



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

**Meeting Date: May 5, 2020**  
**Meeting Time: 6:30 p.m.**  
**Hendrix Park Gymnasium**  
**3960 Wilma Edwards Rd., Ellabell, GA**

I. CALL TO ORDER

II. ADOPT RULES AND PROCEDURES FOR MEETING

III. APPROVAL OF MINUTES

IV. BOARD OF ADJUSTMENT

OLD BUSINESS

1. V#343-20, Justin Ritzema, requesting a variance to Appendix B, Article X, Section 1000(h) to increase the square footage of an accessory structure at 1197 St. Catherine's Circle, Zoned R-1, PIN# 063A-040.

V. NEW BUSINESS

1. V#344-20, Storage Depot, LLC., requesting a variance to reduce the front setback by 25 feet and reduce the side setback by 10 feet for property located on 55 Fort McAllister Rd., Zoned B-2 Conditional, PIN#0613-031-04.
2. V#345-20, Storage Depot, LLC., requesting a variance to reduce the required amount of parking spaces from 12 to 6 spaces for property located on 55 Fort McAllister Rd., Zoned B-2 Conditional, PIN#0613-031-04.
3. V#346-20, Jacob Perna, requesting a variance, Section 1000(g), to increase the allowed amount of square footage for an accessory structure for property located on 275 Abbey Drive, Richmond Hill, Zoned R-30, PIN#0411-058. ***This item was administratively withdrawn, as it was determined that a variance was not needed.***

VI. PLANNING AND ZONING COMMISSION

1. Z#224-20, Lenox PUD Amendment, Bryan Land and Timber, LLC., requesting to amend the PUD regulations for the Lenox Neighborhood. The amendment will affect minimum lot size and width, and maximum lot coverage. The Tax map and parcel numbers are 061-065-05 and 061-066.

2. SD#3140-19, Bryan Land & Timber, LLC. Application for preliminary plat to subdivide property to be known as Lenox Subdivision, at Highway 144 and Veterans Memorial Parkway, Richmond Hill, Georgia. The Tax map and parcel number 061-065-05/061-066, Zoned PUD.
3. SD#3144-20, WaterWays Owners' Association, application for preliminary plat to subdivide Parcel 12 of the Waterways Planned Unit Development (also referred to as The Cove), at Oak Level Road, Richmond Hill, Georgia. The Tax map and parcel number 075-001, Zoned PUD.
4. SD#3146-20, WaterWays Owners' Association, application for preliminary plat to subdivide Parcel 28 of the Waterways Planned Unit Development (also referred to as Redbird Creek), at Oak Level Road, Richmond Hill, Georgia. The Tax map and parcel number 075-001, Zoned PUD.
5. Z#209-19, DHRUV Enterprises, Rezoning Request for the property located at 99 Linda Lane, Georgia. The Zoning is currently AR-1 and proposed is B-1. The Tax map and parcel number is 026-060-03.
6. CUP#165-19, DHRUV Enterprises, Conditional Use Application for the use of a service station at GA HWY 204/Linda Lane, Ellabell, PIN# 0311-159 and 026-060-03.
7. Z#225-20, Matt Trumps, rezoning request from AR-1 to A-5 for the property located on Toni Branch Rd., Ellabell, PIN#026-32-002-001.
8. CUP#166-20, Matt Trumps, conditional use request for an RV Campground located on Toni Branch Rd., Ellabell, PIN#026-32-002-001.
9. Z#226-20, T R Long Engineering, requesting to amend the PUD regulations for the Watergrass Subdivision in Richmond Hill. The amendment will modify the street tree requirements. PIN#057-107.

VII. OTHER BUSINESS

1. UDO Update

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: April 28, 2020**



BRYAN COUNTY  
PLANNING & ZONING COMMISSION and BOARD OF ADJUSTMENT  
MINUTES

Meeting Date: March 03, 2020

Meeting Time: 6:30 p.m.

Attendees: Alex Floyd  
Boyce Young  
Joseph Pecenka, II  
Ronald Carswell  
Stephanie Falls  
Michelle Guran  
Stacy Watson

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

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Commissioner Carswell made a motion to approve the February 4, 2020 Minutes, and a 2<sup>nd</sup> was made by Commissioner Young. Vote 6:0, motion carried.

III. BOARD OF ADJUSTMENT

Commissioner Young made a motion to open as the Board of Adjustment, and a 2<sup>nd</sup> was made by Commissioner Watson. Vote 6:0, motion carried.

1. V#343-20, Justin Ritzema, requesting a variance to increase the square footage of accessory structure at 1197 St. Catherine's Circle, Richmond Hill, Zoned R-1, PIN# 063A-040.
  - a. Ms. Farr-Newman presented the Board with the variance request. She advised this is a variance for 1197 St. Catherine Circle, to increase the permitted size of an accessory building

in an R-1 zoning district. The accessory building is proposed to be larger than the permitted 200 square feet at approximately 1320 square feet; including a garage with storage, a multipurpose room, a bathroom and a covered outdoor porch with a bar. This exceeds the permitted size by 1120 square feet. The additional uses qualify the structure as an accessory structure and not a garage. The applicant indicated the building would be to house equipment and vehicles, but it is also referred to as a pool house and garage on the plans. The applicant also indicated that the bathroom would serve as a backup to the bathroom in the main house due to their existing drainage concerns. Ms. Farr-Newman advised the board that the HOA for The Bluffs indicated that they cannot approve prior to it being permitted.

She stated that a variance decision is determined using four criteria; those four criteria were considered by staff but no hardships were found as the applicant received suggestions from the department of public health to address the drainage concerns, and the need for additional storage can be accommodated by building a garage which would be permitted to be larger than the required 200 square feet for an accessory structure. In addition, there were no hardships specific to the property, and the request for variance is not consistent with zoning criteria. Staff recommended denial of variance.

- b. Justin Ritzema stated that he started the project last year and worked for 5 months with the HOA to get plans where the HOA would approve. He expressed some concern with the email from a member of the HOA, but not representing the HOA, and stated that his goal was to design the structure to the HOA's approval. He indicated that the HOA did originally express that the structure would look like a second home but that he had since communicated his intentions and updated drawings. Mr. Ritzema stated that his intention was to free up the space in the existing garage so that it could be used for parking.
- c. Commissioner Watson made a motion to close the Board of Adjustment, and a 2<sup>nd</sup> was made by Commissioner Carswell. Vote 6:0, motion carried.
- d. Commissioner Pecenka made a motion to approve the variance for V#343-20, with a condition that the building only be used for a garage and workshop area. After discussion regarding staff's inability to enforce the condition, the motion was withdrawn by Commissioner Pecenka.
- e. Commissioner Young made a motion to deny the variance for V#343-20 until further information is given from the ARC. After discussion regarding the benefit of deferring the item for additional information instead of denying it, the motion was withdrawn by Commissioner Young.
- f. Commissioner Falls made a motion to defer the variance for V#343-20 until the next meeting, and a 2<sup>nd</sup> was made by Commissioner Guran. Commissioner Guran further stated she was in favor of deferring the item for clarification on the issues raised in the email submitted to the Commission. Vote 6:0, motion carried.

#### IV. OTHER BUSINESS

#### V. ADJOURNMENT

Commissioner Pecenka made a motion to adjourn the meeting at 6:58 p.m., and a 2<sup>nd</sup> was made by Commissioner Watson. Vote 6:0, motion carried.

**BRYAN COUNTY BOARD OF ADJUSTMENT**

**CASE V#343-20**

Public Hearing Date: March 3, 2020

REGARDING THE APPLICATION OF: Justin Ritzema, requesting a variance for property located at 1197 St. Catherine Circle, PIN# 063A-040. The applicant is requesting a variance in order to construct an accessory building greater than 200 square feet.	Staff Report By: Sara Farr-Newman Dated: February 25, 2020
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**I. Application Summary**

**Requested Action:** Public hearing and consideration of a variance requested by Justin Ritzema is requesting a variance at 1197 St. Catherine Circle, PIN# 063A-040, to allow an accessory building that exceeds 200 square feet in an R-1 zoning district.

**Applicant or Representative:** Justin M. Ritzema  
1197 St. Catherine Circle  
Richmond Hill, GA 31324

**Owner:** Same as Applicant

**Applicable Regulations:**

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

**II. General Information**

**1. Application:** A variance application was submitted by Justin Ritzema on January 31, 2020. After reviewing the application, the Director certified the application as being generally complete on February 6, 2020.

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

- A. Legal notice was published in the Bryan County News on **February 13, 2020**.
- B. Notice was mailed on **February 13, 2020** to surrounding landowners within 300' of the exterior boundaries of the property.
- D. An on-site notice was posted on **February 13, 2020**.

**3. Background:**

The applicant is requesting a variance to allow the construction of an accessory building larger than 200 square feet. The proposed accessory building will be located in the rear of the property adjacent to the pool. The building is approximately 1320 square feet and includes an approximately 450 square foot garage with a 500 square foot multi-purpose room with bathroom, and a 370 square foot covered rear porch with an outdoor bar area , so it exceeds the definition of garage and is classified as an accessory building.

According to the application, the building is being constructed to house equipment and vehicles, but the plans refer to it as a pool house and garage. These additional uses place the building into the category of an accessory building, as the garage is only a portion of the square footage. The building will also serve as a backup bathroom, which has already been approved for septic by the health department. The building has also been approved by The Bluffs HOA contingent on a permit being issued by Bryan County.

**4. Requested Variance:** Per Article X, Section 1000(h) of the Bryan County Code of Ordinances, the applicant is requesting to build an accessory building that exceeds 200 square feet. The building is proposed to be approximately 1320 square feet, which exceeds the permitted size by 1120 square feet.

**5. Exhibits:** The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on February 6, 2020, unless otherwise noted.

**“A” Exhibits- Application:**

- A-1 Variance Application
- A-2 Building Plans
- A-3 HOA review

**“B” Exhibits- Agency Comments:**

- B-1 Engineering (2/6/2020)
- B-2 Fire Chief (2/6/2020)

B-3 Public Health (2/6/2020)

B-4 Public Works (2/6/2020)

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

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

**“D” Exhibits- Public Comment:**

None received

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

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

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

**Staff Findings:** The applicant identified the hardship as the need for a backup bathroom due to septic problems with the septic system for the main house and the need for storage. The house is located in The Bluffs and their HOA does not permit any equipment or vehicles to be stored outside, so additional storage is required for items such as mowers, vehicles, tools, etc. that do not fit in the applicant’s existing garage.

The Department of Public Health provided options for the applicant to address their current drainage concerns, including gutters to redirect stormwater away from the drainage field. In terms of the need for an additional bathroom, this could be accommodated with a smaller accessory building if septic concerns continue. In terms of the need for storage, a detached garage would be an alternate option to store vehicles and other equipment. This would be permitted to be 50% the size of the principal building and provide the required covered storage.

The lot is similar in size and layout to other lots in the neighborhood, and due to the additional options for the applicant to address their concerns in terms of storage and septic issues, staff does not identify these items as a hardship.

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

**Staff Findings:** Staff did not identify any hardships. The lot must follow the same rules and regulations as other lots in the neighborhood. The applicant pointed out the regulations precluding homeowners in The Bluffs from parking any vehicle on the property in the open for longer than 24 hours and the lack of a neighborhood storage area. While staff acknowledges this may be a hardship for the neighborhood overall, it is not particular to the property.

The applicant also pointed out that other houses in the neighborhood have large accessory buildings. Staff did locate several houses with large accessory buildings, but the majority of these appear to be detached garages, which do not fall under the 200 square foot limitation. The regulations limiting the size of accessory buildings in the R-1 zoning district were adopted October 9, 2018 as part of the Interim Development Ordinance. While this ordinance did place additional limitations on accessory building size that may not have impacted others in the applicant's neighborhood prior to that point, the ordinance change impacted all of Bryan County equally, so it is not an individual hardship for the property.

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

**Staff Findings:** Staff did not identify any hardships; however, the concerns brought up by the applicant are not the result of actions taken by the applicant.

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 variance is not consistent with the spirit, purpose, and intent of the ordinance, which is to limit the size of accessory buildings to 200 square feet in R-1 zoning districts. The intent of the Interim Development Ordinance was to limit accessory building sizes in R-1 districts due to the smaller size of

these lots and their residential character as opposed to rural character, which allows larger buildings due to the uses and large lot sizes. Limiting the accessory building size works in conjunction with lot coverage limitations to ensure accessory buildings do not overtake the principal structure and conform to the residential character of this zoning.

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

Staff recommends denial of the requested variance for construction of an accessory building larger than 200 square feet, 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

PAID

JAN 31 2020

Pet. M. - nash



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: Justin M. Ritzema
Address: 1197 St. Catherine Circle
City: Richmond Hill State: GA zip: 31324
Phone: 912-644-0008 Email: jritzema@landmark24homes.com

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

Property Information: General Location:
PIN Number (Map & Parcel): 063A-040 Current Zoning District(s): R-1

What section of the Subdivision or Zoning Code are you requesting a variance for? 1000 "H" section

Description of Variance Requested: To build a garage/shop in the back/side of property to use as an extra garage/storage - work "hobby" area.

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

Applicant Signature Date 1/31/2020

FOR OFFICE USE ONLY

Case #: V#343-20 Date Received: 1/31/20 Fee Paid Initial:

Sustin M. Ritzema

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;

Our family needs a large enough storage area for the vehicles, tools and children's toys. We need the bathroom as a back up for our house, our Septic Floods due to construction of a neighbors house

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;

Our neighborhood has many oversized accessory buildings for storage; Our HOA does not allow us to store or park boats, trailers etc.

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.

When we purchased the property in 2013 we did not have this ordinance; we are trying to meet it the best we can.

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.

We are trying our best to build a nice building that ~~we~~ matches the style and look of our home and other homes in the subdivision.

We are trying to uphold the look of RH by using premium materials.

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

2/6/2020 FOR OFFICE USE ONLY

Completeness Certified: 1/31/2020

P&Z Public Hearing Date: March 3, 2020

Justin and Christina Ritzema

Variance Criteria

1197 St. Catherine Circle

Article 1.

The reason that the accessory building needs to be larger than 200sq.ft. is to accommodate a garage with shop with the purpose to store a vehicle, and/lawn mower, trailer, ATV's, tools and (possibly in the future) a boat; our current garage is completely full, leaving no more space for a vehicle.

Another very important reason the building needs to be built large enough is to accommodate an extra bath with a toilet. Severe flooding problems have occurred since a house was built on the lot which is two doors down. We have had a horrible time trying to flush the toilets in our house when the water table rises because of the flooding.

Unfortunately, the Bluffs HOA has not come up with a resolution to the many drainage problems in this subdivision yet, so this will be a good backup for us because the new septic drain field will be elevated higher than the current one for our home; also will be used when persons are using the pool.

A soil scientist has already studied the landscape and sent his evaluation to the Bryan county Health department; also, our permit has been applied and paid for.

## Article 2.

The reasons in paragraph 3 and 4 in Article 1. tie into the following statements because of the similar issues.

The Bluff's at Richmond Hill Subdivision is currently experiencing drainage problems due to new houses being built and changing elevations to build houses that shed the water away from the new homes; however, the roads in The Bluffs are privately owned and the Architectural Review Board (ARC) has never in the past had anyone on the ARC committee that has the experience or knowledge in building homes and surveying the lots, and/or land development; thus, approving landscape and drainage plans that eventually caused severe flooding in homeowners yard, including my own. (Hardship; need for extra lav. and shower).

The Bluff's at Richmond Hill does not provide any storage areas for vehicles, boats, trailers, RV's, ATV's, etc., The Bluff's HOA also has a by-law that restricts homeowners from parking any type of boat, trailer, RV, camper, etc., on the property in the open for a period of time no longer than 24 hours. This creates a need for a much larger storage space on the property.

### Article 3.

When purchasing our property, the current ordinance was not in place for “accessory buildings”. We were unaware of the ordinance until about 2 months after applying for the permit; we did not know that this would ever be an issue. Judging by looking at the many large accessory buildings/garages that homeowners in our subdivision have built recently to store their vehicles, tools, boats, etc. we never thought that there would be need for a variance.

At the time of purchasing the property (2013), my spouse and I had picked our lot with hopes of clearing the land and developing it for this purpose.

### Article 4.

We would like to build a garage/shop that looks like it “fits in” the neighborhood and Richmond Hill. We will be using the same premium building materials that we used to accent and protect our current home. The materials will be Hardie Board siding, brick water table, and architectural shingles.

Our intentions are to build an accessory building/garage/shop, that will blend into the landscape and match our home from the street view and serve our family as a functional building.

**Bryan County  
Board of Commissioners**

Department of Planning & Zoning



**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.

063A-040  
Parcel Identification Number

[Signature]  
Signature of Applicant

1/31/2020  
Date

**BRYAN COUNTY TAX COMMISSIONER'S USE ONLY**

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

Name: Heidi Page

Title: Senior Tax Clerk

Signature: [Signature]

Date: Jan 31, 2020

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

Manufactured Home: N/A Make \_\_\_\_\_  
Model \_\_\_\_\_  
Year \_\_\_\_\_  
Serial # \_\_\_\_\_

\_\_\_\_\_ The undersigned verifies that a current Bryan County Decal has been issued of the mobile home referenced above.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

FMUMFB  
FMUMFB01

CARROL ANN COLEMAN BRYAN COUNTY TAX COMM  
Clerk HF Date 2020 01 31 Sequence 125549

1/31/20  
12:56:02

Bill Number . . .	2019 016678	Acct 14631R19	Fair Mkt Val	365,700
Taxpayer Name. .	RITZEMA JUSTIN M & CHRISTINA A		Bill Date	2019 08 28
Additional Name.			Due Date	2019 11 15
Address Line 1 .			H/S Code	
Address Line 2 .	1197 ST. CATHERINE CIRCLE		Lender Code	
City ST Zip 4. .	RICHMOND HILL GA 31324		Under Appeal	
Loctn/Desc . . .	LOT 40 PS 574/4 THE BLUFFS		Bankruptcy	
Map Blk Par Sub.	063A 040	Dist 03	Check Notes	
Original Bill	Adj & Charges	Payments	Descriptions	This Tran
4,076.89		4,076.89-	Taxes	_____
			Assessment Pen	_____
			Interest	_____
			Costs	_____
			Late Penalty	_____
			Other Penalty	_____
			TOTALS	_____
4,076.89		4,076.89-	Payment/Adjust	(P/A) P
		Last T/A Date	Reason Code	(F13) 00
		PP 2019 11 02		

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

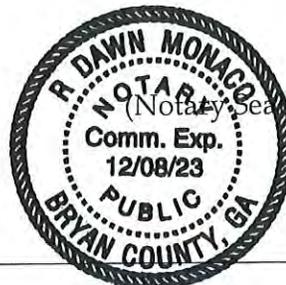
Justin M. Ritzema

Applicant (Print)

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

This 6 day of February 2020

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



**Bryan County  
Board of Commissioners**

Community Development Department



**AUTHORIZATION OF PROPERTY OWNER**

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

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: Justin M. Ritzema

Address: 1197 St. Catherine Circle

City: Richmond Hill State: Georgia Zip Code: 31324

Telephone Number: 912-644-0008 Email: jritzema@landmark24homes.com

[Signature]  
Signature of Owner

1/31/2020  
Date

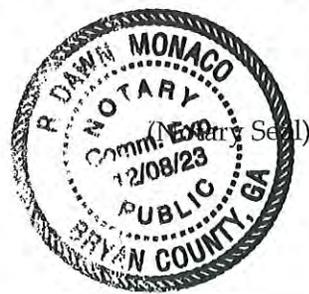
Justin M. Ritzema  
Owners Name (Print)

Personally appeared before me  
Justin M. Ritzema  
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.

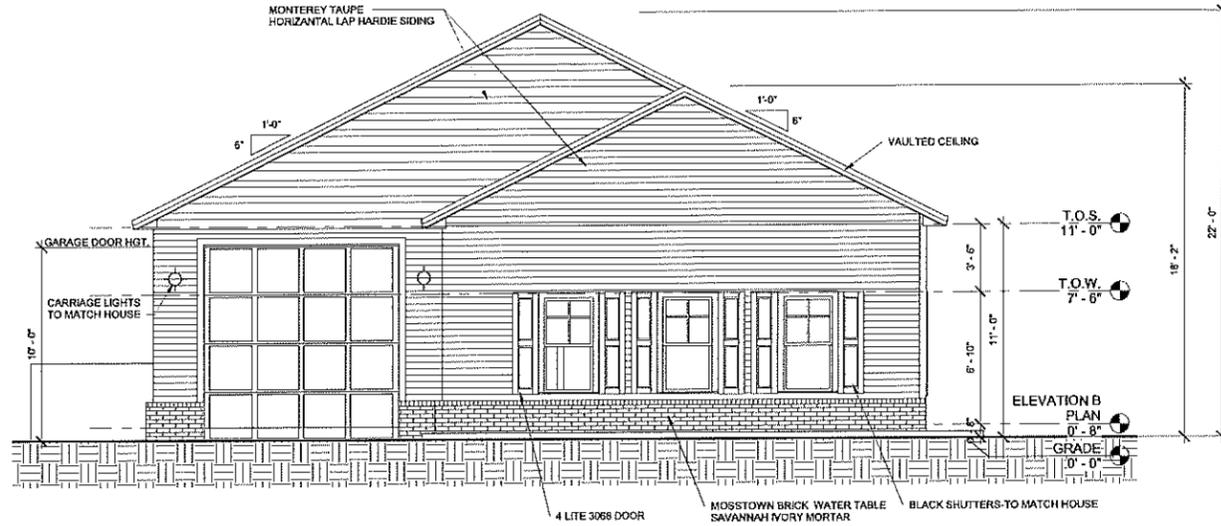
This Day 31<sup>st</sup> of January

[Signature]  
Notary Public



# Exhibit "A-2"

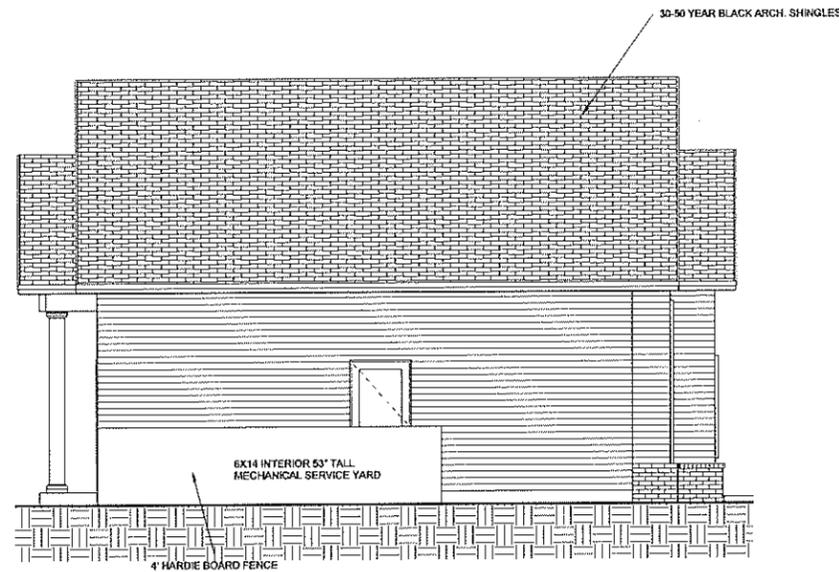
ALL DESIGN AND MATERIAL TO MATCH CURRENT HOME



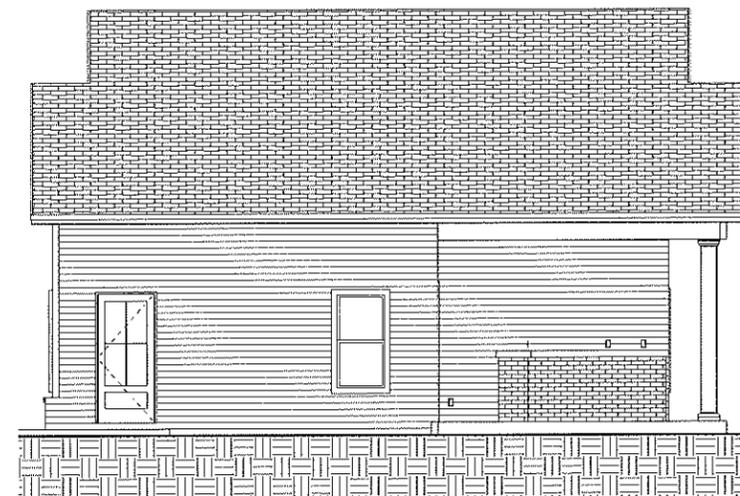
**FRONT ELEVATION - A**  
1/4" = 1'-0"



**REAR ELEVATION - A**  
1/4" = 1'-0"



**LEFT ELEVATION - A**  
1/4" = 1'-0"



**RIGHT ELEVATION - A**  
1/4" = 1'-0"

Project issue date		
#	Date	Description

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**LANDMARK 24**  
HOMES  
2700 WILLET AVENUE, SUITE B-1  
TELENDORF, GA 31404  
PHONE 912-925-3440  
FAX 912-925-9922

*The L 24 Collection*  
POOL HOUSE/GARAGE  
LOT # \_\_\_\_\_, GEORGIA

Sheet Title:  
**EXTERIOR ELEVATIONS - A**

Sheet Number:  
A4.1

Scale: 1/4" = 1'-0"

Drawn By: ANF



SEPTEMBER 10, 2018

#	Date	Description
		RITZEMA SHOP AND POOL

2702 WHATLEY AVENUE  
 SUITE B-1  
 THUNDERBOLT, GA 31404  
 PHONE 401.256.8132  
 CONTACT PERSON: ASHLEY  
 FLAGELLA

PROJECT NAME:

**PROPOSED  
 SHOP/ POOL  
 HOUSE**

PROJECT ADDRESS:

1197 ST CATHERINE CIRCLE,  
 RICHMOND HILL, GA.  
 LOT #40

Sheet Title:

**RITZEMA  
 SHOP AND  
 POOL SITE  
 PLAN**

Sheet:

**A3.0**

Sheet Number:

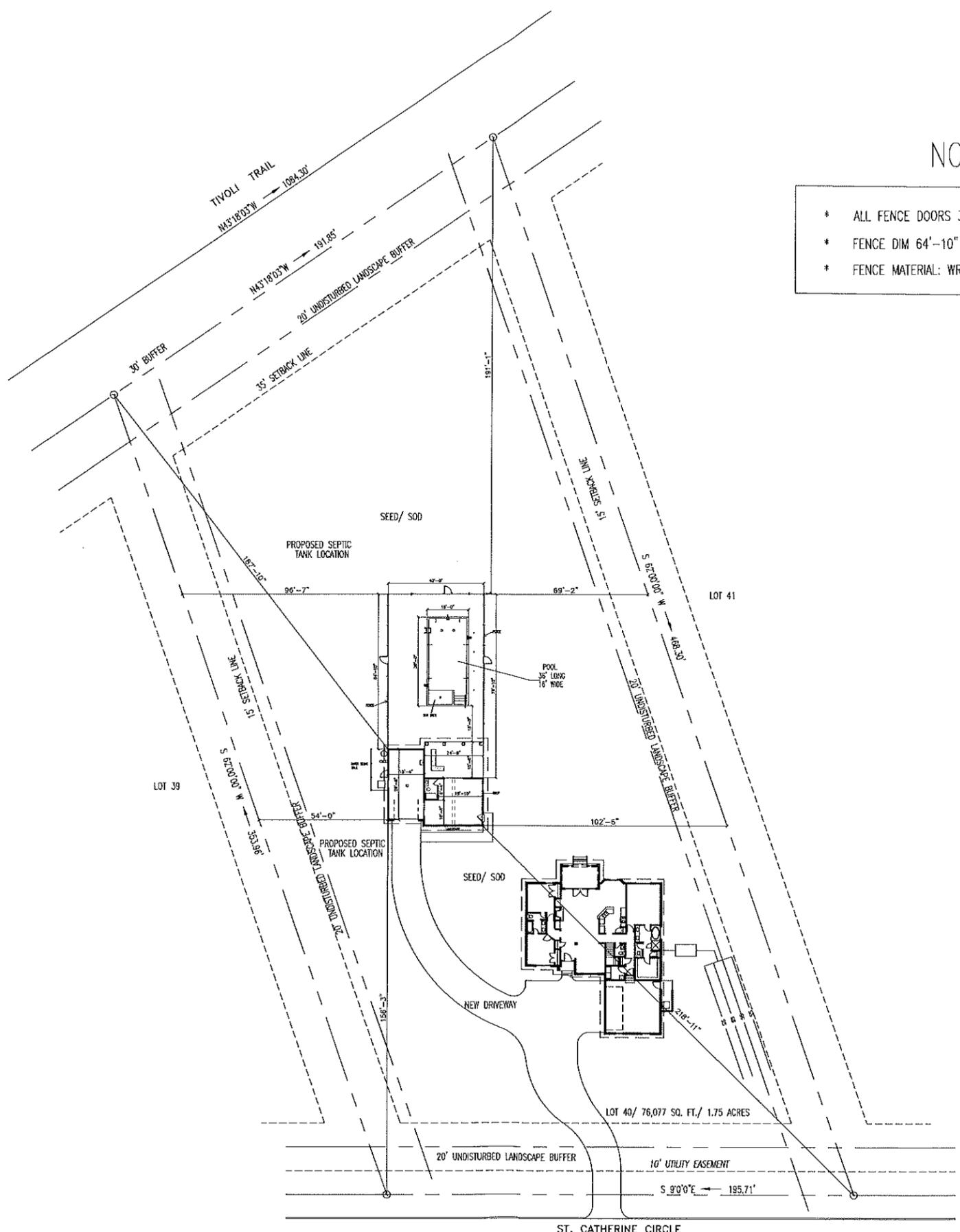
OF

Scale: **1/64" = 1'-0"**

Drawn By: **ANF**

### NOTES

- \* ALL FENCE DOORS 32"-36" X 48"-74" TALL.
- \* FENCE DIM 64'-10" X 40' X 76'-10".
- \* FENCE MATERIAL: WROUGHT IRON- ORNAMENTAL.



On Mon, Oct 7, 2019 at 1:06 PM Chris Gannon

<cjg106@yahoo.com> wrote:

Justin,

The Bluffs ARC met last Friday evening. The Elevation A concept drawings (Sheet No. A3.1 and A4.1, representing 3 windows across the front and a side door entrance to the Shop) are accepted. However, we are unable to approve these plans until we receive a complete set of the final plans filed with and approved by Bryan County (and bearing the County stamp). Please also update the Site Plan to reflect the change in location of the door to the Shop from the front to the right side.

In respect to the pool, The ARC authorizes you to proceed only with excavating the hole necessary for the construction of the pool. No other construction activity is permitted until (i) the County-approved plans are received and approved by the ARC, and (ii) the updated Site Plan is provided and approved by the ARC.

Although final approval of your project plan is not granted, the requirements of the ARC Guidelines and the Covenants shall apply in respect to the excavation work. Please ensure that construction vehicles/equipment access your work site via the driveway, not through the tree beds nor from the walking path behind your lot.

Please contact me if you have any questions.

Chris Gannon  
The Bluffs ARC

# “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#343-20

Zoning Request: Sec. 1000(h) variance for a 950 square foot accessory building with bath.

Filed by: Justin Ritzema

Owners: Justin Ritzema

Property address: 1197 St. Catherine Circle

Map and Parcel # 063A-040

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Mar. 3, 2020 and the Board of Commissioners on NA.

Please return this completed form with any comments/attachments to the Community Development Department by Feb. 7, 2020.

Comments: submit site plan checklist with building permit application.

Engineering Director     Fire Chief     County Health Director

Public Works Director     Bryan County Schools (optional)

Signature: Kyle D. Coan    Date: 2-6-20



**BRYAN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**

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

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**CASE #**  V#343-20

**Zoning Request:**  Sec. 1000(h) variance for a 950 square foot accessory building with bath.

**Filed by:**  Justin Ritzema

**Owners:**  Justin Ritzema

**Property address:**  1197 St. Catherine Circle

**Map and Parcel #**  063A-040

This issue is scheduled for a public hearing with the Planning and Zoning Commission on  Mar. 3, 2020  and the Board of Commissioners on  NA .

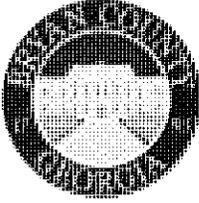
Please return this completed form with any comments/attachments to the Community Development Department by  Feb. 7, 2020 .

**Comments:**  No Issue   
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Engineering Director     Fire Chief     County Health Director

Public Works Director     Bryan County Schools (optional)

**Signature:**  [Handwritten Signature]     **Date:**  2/6/20



**BRYAN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**

51 North Courthouse Street  
P.O. Box 1071  
Pembroke, Georgia 31321  
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CASE # V#343-20

Zoning Request: Sec. 1000(h) variance for a 950 square foot accessory building with bath.

Filed by: Justin Ritzema

Owners: Justin Ritzema

Property address: 1197 St. Catherine Circle

Map and Parcel # 063A-040

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Mar. 3, 2020 and the Board of Commissioners on NA.

Please return this completed form with any comments/attachments to the Community Development Department by Feb. 7, 2020.

Comments: Septic system application is approved. Permit has been issued. No further action is required at this time.

Engineering Director       Fire Chief       County Health Director

Public Works Director       Bryan County Schools (optional)

Signature: M.D. Myers      Date: 02.06.2020  
for Skip Johnson



**BRYAN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**

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

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Owners: Justin Ritzema

Property address: 1197 St. Catherine Circle

Map and Parcel # 063A-040

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Mar. 3, 2020 and the Board of Commissioners on NA.

Please return this completed form with any comments/attachments to the Community Development Department by Feb. 7, 2020.

Comments: No Comments

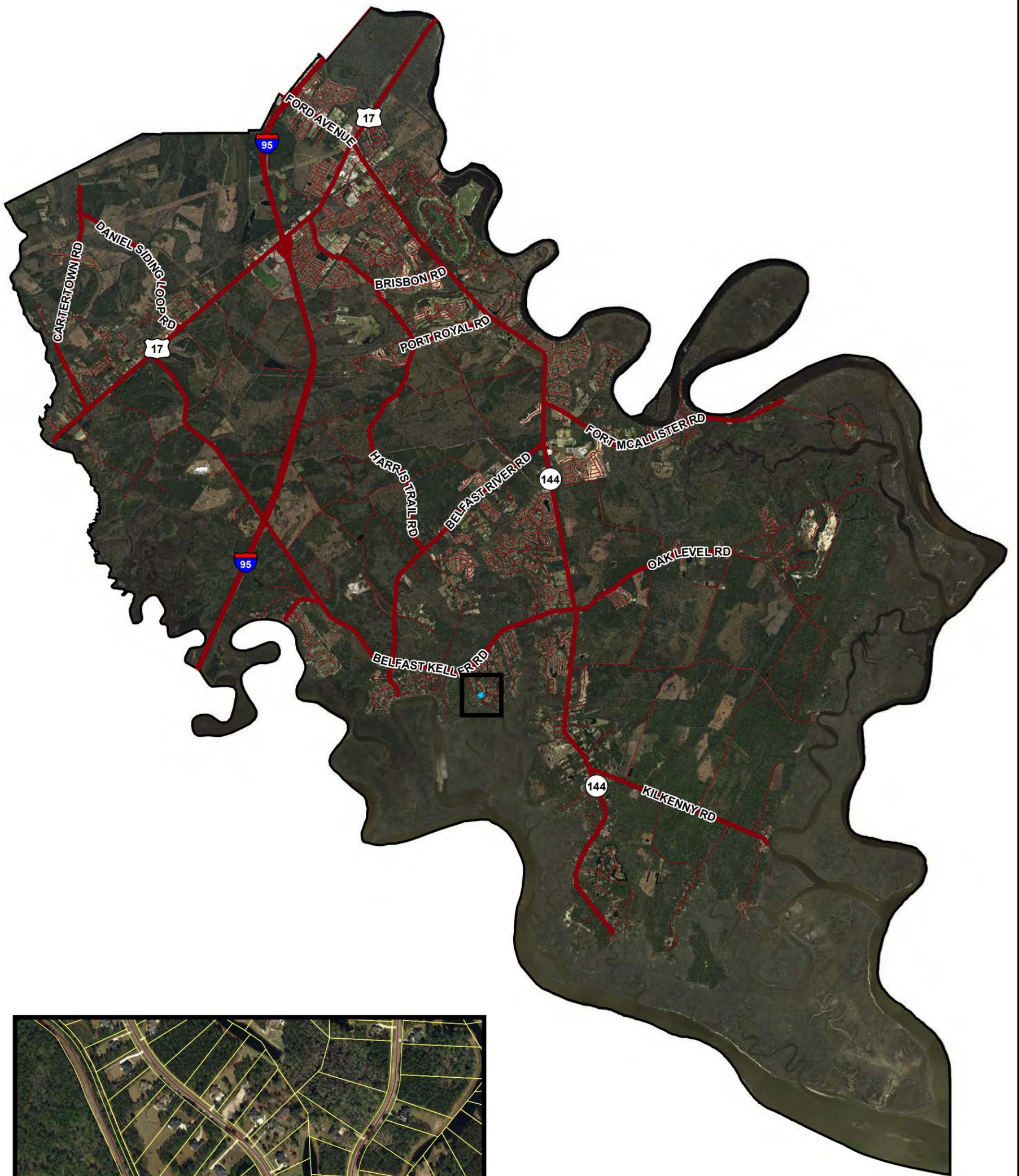
Engineering Director       Fire Chief       County Health Director

Public Works Director       Bryan County Schools (optional)

Signature: LS Alley

Date: 2/6/20

# “C” Exhibits – Bryan County Supplements

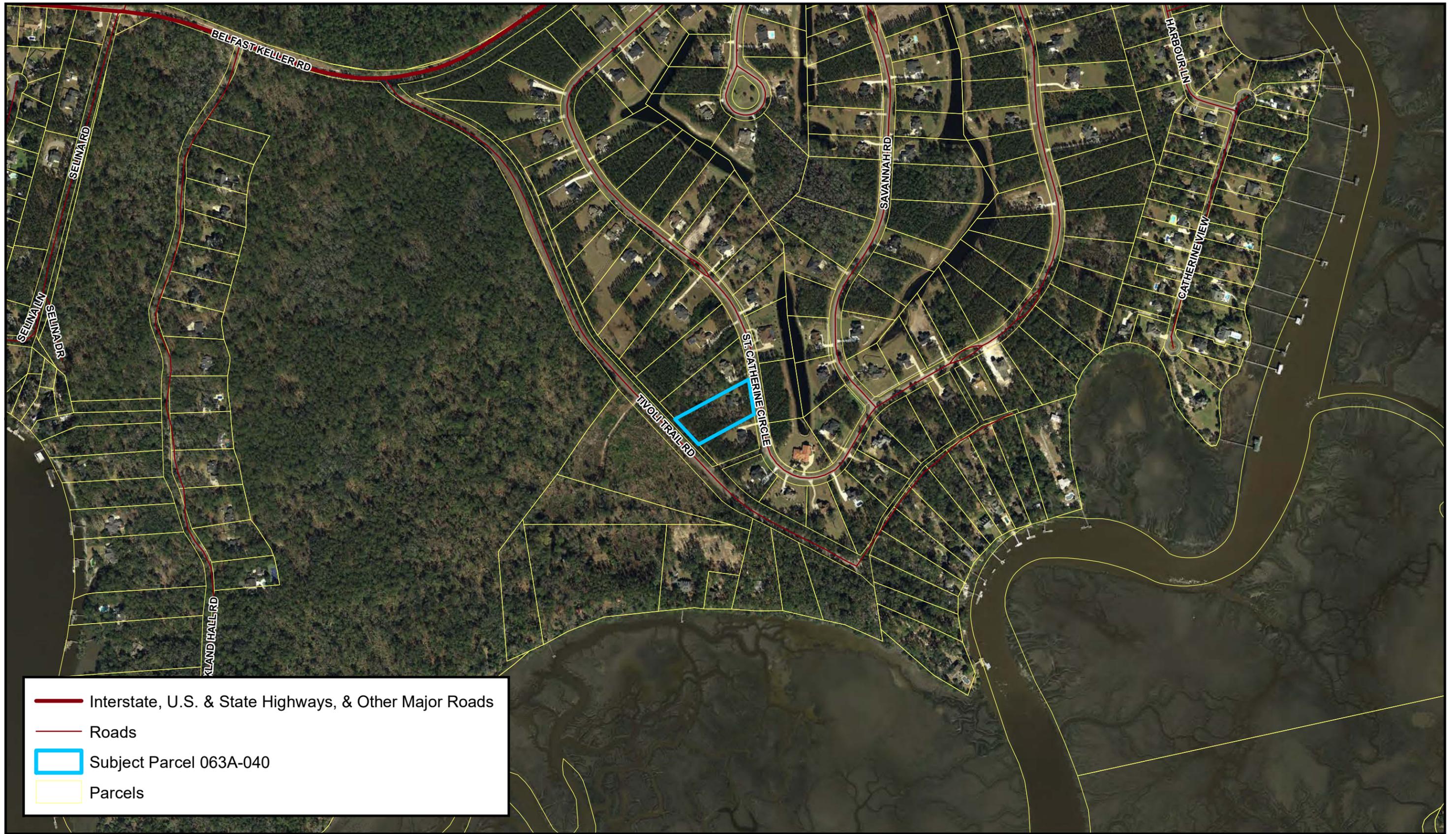


- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 063A-040
- Surrounding Parcels

**Overview Map**  
**Justin M. Ritzema**  
**Case V# 343-20**

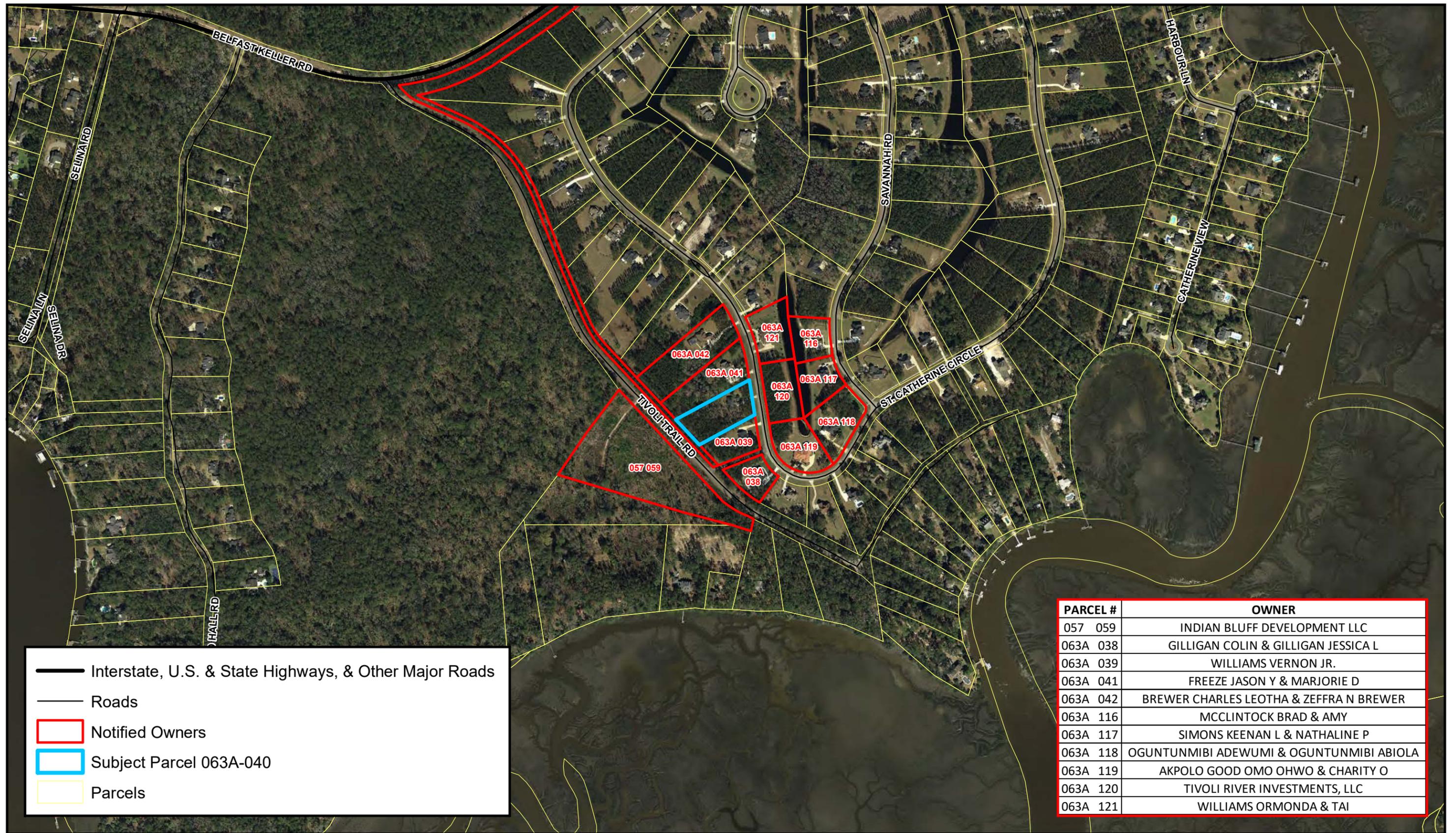
DISCLAIMER  
 Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site-specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed.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





- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 063A-040
- Parcels

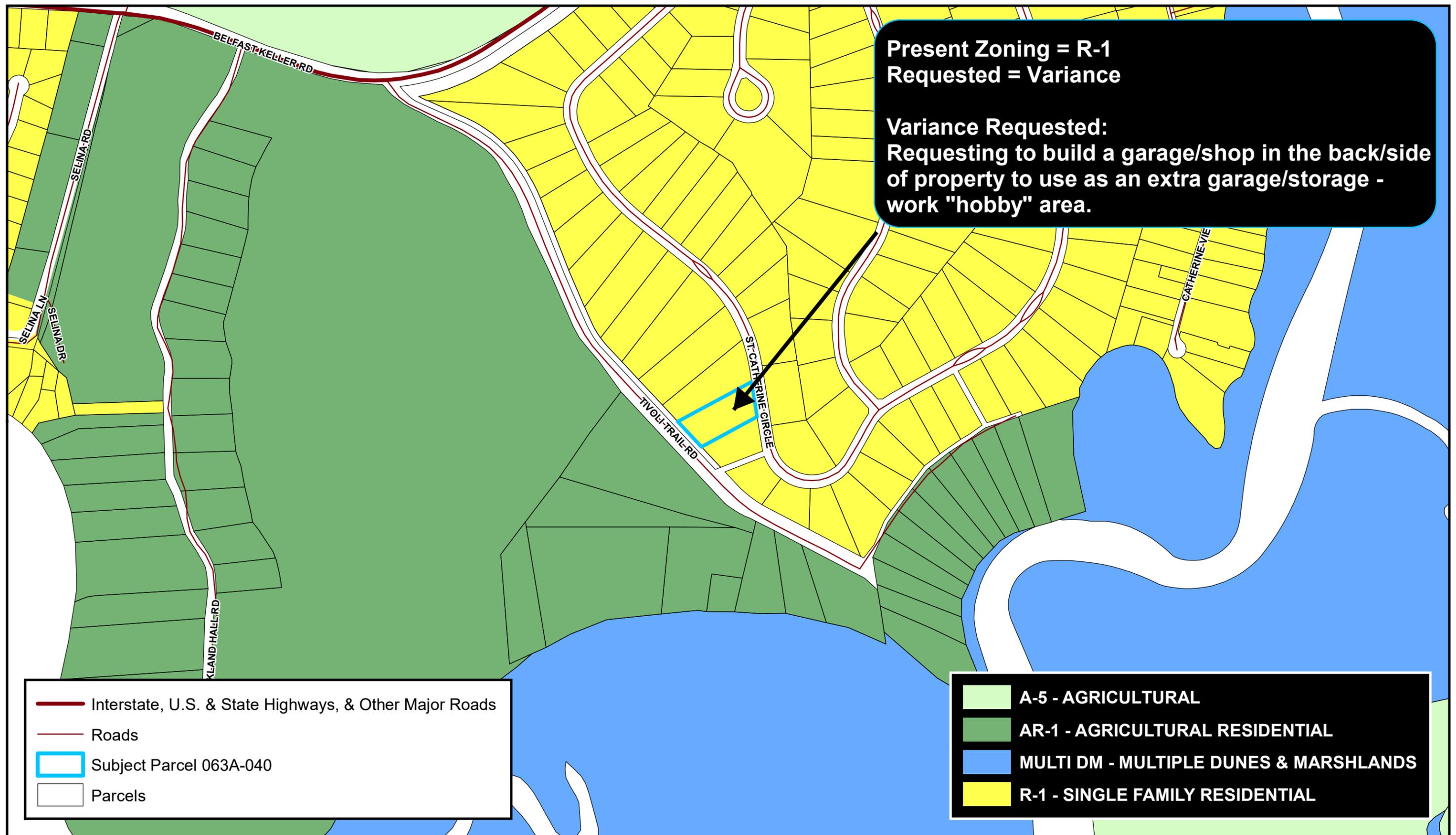




Interstate, U.S. & State Highways, & Other Major Roads  
 Roads  
 Notified Owners  
 Subject Parcel 063A-040  
 Parcels

PARCEL #	OWNER
057 059	INDIAN BLUFF DEVELOPMENT LLC
063A 038	GILLIGAN COLIN & GILLIGAN JESSICA L
063A 039	WILLIAMS VERNON JR.
063A 041	FREEZE JASON Y & MARJORIE D
063A 042	BREWER CHARLES LEOTHA & ZEFFRA N BREWER
063A 116	MCCLINTOCK BRAD & AMY
063A 117	SIMONS KEENAN L & NATHALINE P
063A 118	OGUNTUNMIBI ADEWUMI & OGUNTUNMIBI ABIOLA
063A 119	AKPOLO GOOD OMO OHWO & CHARITY O
063A 120	TIVOLI RIVER INVESTMENTS, LLC
063A 121	WILLIAMS ORMONDA & TAI





-  Interstate, U.S. & State Highways, & Other Major Roads
-  Roads
-  Subject Parcel 063A-040
-  Parcels

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



# “D” Exhibits – Public Comment

The following additional public comments were received after the date of the staff report.

D-1 Email from Chris Gannon received 3/1/2020

D-2 Email from Chris Gannon received 3/27/2020

Sara Farr-Newman

---

**From:** Chris Gannon <cjig106@yahoo.com>  
**Sent:** Sunday, March 1, 2020 3:04 PM  
**To:** Sara Farr-Newman; Audra Miller  
**Subject:** V#343-20, Justin Ritzema

Dear Ms. Miller and Ms. Farr-Newman,

I am writing in reference to the Variance Application submitted by Mr. Justin Ritzema; V#343-20. I am the chairperson of The Bluffs at Richmond Hill HOA's Architecural Review Committee (ARC) but I am not writing as a representative of the HOA or the ARC.

After reading the Staff Report accompanying the Variance Application, I'd like to offer a few comments and additional information:

- I concur with the Staff comments in Article II, Section 3 [General Information / Background] that the Application references that the building will be used to house equipment and vehicles while the plans refer to the building as a poolhouse and garage. The ARC has had similar concerns. The initial plans we reviewed had varying descriptive references some of which were contrary to other information provided by or attributed to Mr. Ritzema. Mr. Ritzema has told the ARC that the structure will be used as a garage and separate workshop (in the enclosed area were the bathroom is located), with the outside covered deck & bar area to be used in connection with his adjacent swimming pool [which is under constuction currently - *hopefully* with a valid permit]. Due to the size and design of the structure, the ARC's underlying concern with the building is that the structure could be converted at any time (wihtout notice or approval) for use as a second residential structure. To us, the building looks like a home. The Bluffs HOA does not permit secondary residential structures on lots;
- In the last sentence of Article II, Section 3 [General Information / Background], the Report states "The building has been approved by The Bluffs HOA contingent on a permit beng issued by Bryan County." This is not correct. The Bluffs HOA has not yet approved the building. Please refer to the email from me accompanying the Application. I specifically stated "However, we are *unable to approve* these plans until we receive a complete set of final plans filed with and approved by Bryan County (and bearing the County stamp). Please also update the Site Plan to reflect the change in location of the door to the Shop from the front to the right side." For approval of any project which also requires County approval, we specifically require receipt of a complete set of the county-approved building plans before formally reviewing and approving a project. Without first receiving the approval of Bryan County, The Bluffs HOA will not approve the building. This building is part of a larger project which includes the pool construction;
- Mr. Ritzema's allegations that his hardships are due to the actions or omissions of The Bluffs HOA and its ARC are not valid in my opinion.
  - In respect to drainage impacting his property, it is true that Mr. Ritzema has had drainage issues since at least 2015 and such issues apparently have affected his septic system. However, *one could argue* that the decision of his builder (Mike Roberts Construction) not to (i) add fill after initially clearing the lot, (ii) raise the foundation of the home, (iii) choose a better location for the drainage field, and/or (iv) install an appropriate sized drainage field on the lot, are contributing factors to the ongoing septic issues encountered by Mr. Ritzema. Further adding to Mr. Ritzema's drainage woes are (i) his lot apparently drains toward the front of the lot near his home and

drainage field although the rear of the lot is wooded which could accommodate some of the water if properly graded, and (ii) in 2019, Mr. Ritzema removed almost all of the trees on his lot but seemingly didn't take the opportunity to regrade the lot to redirect the flow of surface water;

- Mr. Ritzema's allegations that the ARC does not have experience or knowledge in building homes, surveying lots or land development is false. Members of the ARC over the past 8 years have included Steve Burrell (a custom home builder for many years in Bryan County), Theresa Reeves (building contractor with Homes of Integrity and others), and Tracy Hendren (US Army Corps of Engineers). It is true that The Bluffs itself has encountered drainage issues but these issues are not due to the actions or omissions of the ARC. Rather the issues are attributable to errors on the part of the original developer in its installation of the drainage system, failure of the builders to properly grade the lots and construct the required drainage, failure of lot owners to maintain their lots, and the loss of trees and vegetation associated with the development of the remaining lots in The Bluffs;
  - Regarding the alleged storage hardship, that's a ridiculous assertion by Mr. Ritzema. Our HOA Covenants were enacted in 1998 when the subdivision was established. *Every lot*, including Mr. Ritzema's lot, has a restriction on the storage of large vehicles, boats, etc. outside of the garage. He knew or should have known about these restrictions when he bought his home. As noted in the Staff Report, several lot owners have constructed a separate garage to store these vehicles and equipment. Others have opted to rent space in one of the many storage facilities in the area.
- Finally, I find it curious that Mr. Ritzema failed to share that he is in the construction business; he's a construction supervisor for Landmark 24 Homes. He has touted his construction credentials and experience to other neighbors in The Bluffs.

Please contact me if you have any questions.

Sincerely,

Chris Gannon  
924 Sant Catherine Cir.  
Richmond Hill, GA

V#343-20, Justin Ritzema

Exhibit "D-2"

Chris Gannon <cjig106@yahoo.com>

Fri 3/27/2020 6:09 PM

To: Audra Miller <amiller@bryan-county.org>; Amanda Clement <aclement@bryan-county.org>; Sara Farr-Newman <snewman@bryan-county.org>

Cc: Justin Ritzema <jritzema@landmark24homes.com>

Dear Ms. Miller, Ms. Clement and Ms. Newman,

Mr. Justin Ritzema asked me to send this email to the Board for its consideration of Variance No. 343-20, which was tabled due to questions about The Bluffs' process for approval of lot improvement projects. Please share this email with the Board. I am happy to attend the meeting in person or participate via telephone if that would aid in resolving any lingering questions.

Chris Gannon

---

March 27, 2020

Re: V#343-20, Justin Ritzema

Dear Bryan County Planning and Zoning Board,

Mr. Justin Ritzema informed me that you had some questions at the March meeting concerning the The Bluffs HOA requiring receipt of County approval before the Bluffs HOA will approve Mr. Ritzema's plans for construction of the accessory building. Mr. Ritzema has asked me to provide this email to clarify our requirements. *The quick answer* is that The Bluffs HOA has not approved Mr. Ritzema's project because Mr. Ritzema has not provided to us two (2) documents which we are requiring in order to grant final approval of his project.

Any lot improvement in The Bluffs at Richmond Hill must be approved by the Architectural Review Committee of The Bluffs HOA (the "ARC"). Guided by the Covenants and direction of the HOA Board of Directors, the ARC has established specific requirements for builders and lot owners when submitting proposals for ARC review and approval. For improvements which also require County approval, we require a (i) an updated site plan for depicting the improvements, and (ii) a complete set of plans for the project including any structures, all of which must comply with both the HOA Covenants and County requirements. The ARC has broad discretion, granted under the Covenants, in respect to its requirements and decisions. Therefore, depending upon the circumstances, the ARC may require additional information or documentation in support of a project proposal.

In Mr. Ritzema's case, the first set of plans submitted were rejected for several reasons, including that the workshop structure had the design and appearance of a secondary residence which is not permitted in The Bluffs. Following discussion with Mr. Ritzema during which he stated that the structure would not be used as a residence, revised plans incorporating our comments were submitted to the ARC. On October 3, 2019, the ARC concluded that Mr. Ritzema's revised plans were acceptable. However, the ARC still had concerns that (i) the project design as approved by the ARC might not be acceptable to the County, and (ii) that the project design consequently could be changed (without notice to and approval of the ARC) in order to secure County approval. In addition, Mr. Ritzema had not submitted an updated Site

Plan for his lot reflecting the revisions to the workshop structure, which automatically prevented the ARC from approving the project. Hence, the ARC conditioned final approval of Mr. Ritzema's project upon receipt of the following:

1. An updated Site Plan for his Lot which reflects the new location of the man-door entrance to the workshop from the front (street facing side) to the right side of the structure; and
2. A complete set of the final plans filed with and approved by Bryan County.

Once the ARC receives both of the foregoing documents, and confirms that item 2 document matches what was presented previously to the ARC, the project will be approved by the ARC. Such approval could occur very quickly. **Note:** as of March 27, 2020, the ARC *still has not received* the updated Site Plan. This missing document alone prevents the ARC from granting final approval of this project.

Please be clear – the ARC is not withholding its approval of Mr. Ritzema's project contingent on your decision in this Request for Variance. Rather our sole interest is confirming that the plans, accepted by the ARC last October, are the same as those submitted to and approved by the Department.

I am happy to answer any other questions that you may have in this matter. Feel free to contact me directly.

Chris Gannon  
The Bluffs ARC  
912-506-2060

**BRYAN COUNTY BOARD OF ADJUSTMENT**

**CASE V#344-20**

Public Hearing Date: April 7, 2020

REGARDING THE APPLICATION OF: Storage Depot, LLC, requesting a variance for property located at 55 Ft McAllister Rd, PIN# 0613 031 04. The applicant is requesting a variance in order to reduce the front and side setbacks for a commercial building.	Staff Report By: Sara Farr-Newman Dated: March 31, 2020
---	---

**I. Application Summary**

**Requested Action:** Public hearing and consideration of a variance requested by Storage Depot, LLC, for 55 Fort McAllister Road to reduce the front setback by 25 feet and the side setback by 10 feet.

**Applicant or Representative:** Storage Depot, LLC.  
645 Turkey Trot Trail  
Richmond Hill, GA 31324

**Owner:** Storage Depot, LLC.  
645 Turkey Trot Trail  
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 XI. – Uses Permitted in Districts, Section 1111. – “B-2” General Commercial Districts, Bryan County Code of Ordinances.

**II. General Information**

**1. Application:** A variance application was submitted by Storage Depot, LLC on February 25, 2020. After reviewing the application, the Director certified the application as being generally complete on February 27, 2020.

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

A. Legal notice was published in the Bryan County News on **March 19, 2020**.

B. Notice was mailed on **March 20, 2020** to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on **March 18, 2020**.

**3. Background:** The applicant submitted a Site Development application on September 18, 2019 (SP#04-19). The site already has an existing approximately 24,000 square foot self-storage building. This site development application was submitted in order to obtain approval for the addition of a second 11,700 square foot self-storage building on the site located at 55 Fort McAllister Road. During this review, Staff identified that two setback variances would be required in order for the front setback to be reduced to 50-foot front setback and the side setback to be reduced to a 20-foot side setback. A parking variance will also be required, but will be reviewed separately.

**4. Requested Variance:** Per Appendix B – Zoning, Article XI. – Uses Permitted in Districts, Section 1111. – “B-2” General Commercial Districts of the Bryan County Code of Ordinances, the required front setback is 75 feet and the required side setback is 30 feet. The applicant is requesting a 50-foot front setback, a reduction of 25 feet (33% reduction), and a 20-foot side setback, a reduction of 10 feet (33% reduction).

**5. Exhibits:** The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on February 25, 2020, unless otherwise noted.

**“A” Exhibits- Application:**

A-1 Variance Application

A-2 Site Plan

A-3 Site Plan Exhibit (received 3/31/2020)

**“B” Exhibits- Agency Comments:**

B-1 Engineering (3/12/2020)

B-2 Fire Chief (3/12/2020)

B-3 Public Health (3/12/2020)

B-4 Public Works (3/13/2020)

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

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

**“D” Exhibits- Public Comment:**

None received

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

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

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

**Staff Findings:**

Front Setback

The applicant identified the shape and existing conditions of the lot as a hardship. When Fort McAllister Road was planned to be realigned, a portion of the property was taken for the road creating an angled front property line. This resulted in an angled setback line that would require the new building to be set far behind the existing building. Additionally, the existing building was constructed with only a 50 foot front setback. Permitting a reduced setback to match would encourage a consistent development pattern on the site. There is also an existing wetland on the property that restrains the building placement on the rear of the property. Staff does identify this as a hardship that impacts the applicant’s ability to meet the required front setback line as there is limited space for the building site.

Side Setback

The applicant identified the lot shape and wetlands as the hardship for the side setback, as well. Although these items do impact the lot and create a hardship for the front setback, they do not have the same impact on the side setback. The unusual geometry is only located along the front property line, and the wetland is located to the rear of the building. Neither of these lot conditions would prevent the applicant from meeting the required side setback.

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:**

Front Setback

The hardships identified, to include the lot shape and wetlands, are peculiar to the property. This lot shape exists due to a road widening, and the wetland location in conjunction with this creates a unique condition that is not common to other properties in the County.

Side Setback

A hardship was not identified for the side setback, as the existing site constraints do not impact the side.

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:**

Front Setback

The property required for the Fort McAllister Road widening and the existing wetlands are not the result of the actions of the property owner.

Side Setback

No hardship was identified.

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:**

Front Setback

The front setback variance is otherwise consistent with the intent of the ordinance, which is to provide development that is consistent and adheres to a predictable pattern. The new building will align with the existing building, and this variance allows compatible development.

### Side Setback

The purpose of the side yard setback is to establish yards between properties which can provide for adequate spacing between buildings and provide for a space for ancillary infrastructure and improvements. Most commonly, these yards can provide for a means to convey stormwater, through the use of swales and ditches, to prevent runoff from discharging onto adjacent properties. The Engineering Director's review of the variance request indicated that there were concerns with how drainage for the site would be managed with the addition of the second building. The Engineering Director indicated that a swale would have to be provided along the west side of the building where the variance is being requested. At this time, sufficient information has not been received to determine if a reduced side yard setback could support the drainage improvements needed to accommodate this development, while ensuring public safety is secured and that the drainage does not impact adjacent sites. Furthermore, reducing the side setback is not in keeping with the ordinance, as there is no hardship that necessitates the reduction.

## **IV. Staff Recommendation**

Staff recommends approving the front setback variance, because the variance criteria are met, and denying the side setback variance, because the variance criteria are not met.

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

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

Additionally, the Board of Adjustment may approve one variance and deny the other 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.

The Board of Adjustment may make one motion for both variances or they may make two separate motions.

# “A” Exhibits – Application

Bryan County  
Board of Commissioners

Community Development Department

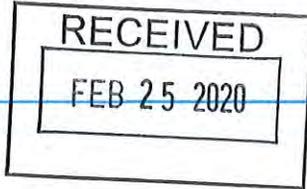


Exhibit "A-1"



**VARIANCE APPLICATION**

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

**Application Fee:** \$150.00

**Applicant:** Applicant Name: STORAGE DEPOT, LLC  
 Property Owner Address: 645 TURKEY TROT TRAIL  
 Authorized Agent City: RICHMOND HILL State: GA Zip: 31324  
Phone: 912-713-5989 Email: BREYNOLDS801@GMAIL.COM

**Property Owner (if not applicant):** SAME AS APPLICANT  
Address:  
City: State: Zip: Phone:

**Property Information: General Location:** 55 FT MCALLISTER ROAD  
**PIN Number (Map & Parcel):** 0613-031-04 **Current Zoning District(s):** B-2 COND

**What section of the Subdivision or Zoning Code are you requesting a variance for?** \_\_\_\_\_

**Description of Variance Requested:** Reduce front setback by 25 feet and reduce side setback by 10 feet.

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

Applicant Signature

02/25/2020  
Date

**PAID**  
FEB 25 2020  
Per CK# 1980

FOR OFFICE USE ONLY

Case #: V# 344-20 Date Received: 02/25/2020  Fee Paid Initial:

### 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
- N/A* Disclosure Statement
- N/A* 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

02/25/2020  
Date

## Variance Criteria

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

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property; The State's property acquisition created an angled property line at the Fort McAllister Road R/W, along with an angled building setback line. Since the building addition will align with the existing building, the building addition would need to be pushed back 45 feet from the existing building to remain behind the building setback line. The angled setback, coupled with an existing wetland, significantly affect building size and placement.

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

The hardship is based on geometric constraints specific to the subject property.

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

The hardship resulted from the state's acquisition of a portion of the property to realign Fort McAllister road.

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.

The variance request is consistent with the intent of the ordinance, does not appear to affect the public and achieves substantial justice because the request seeks relief from site specific geometric constraints resulting from the state's acquisition of a portion of the property for the Fort McAllister Road realignment.

**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: 2/27/2020 P&Z Public Hearing Date: Apr. 7, 2020

Bryan County  
Board of Commissioners

Community Development Department



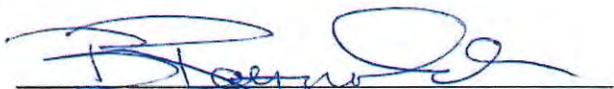
VERIFICATION OF PAID TAXES

XX 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.

XX 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.

0613-031-04

Parcel Identification Number

  
Signature of Applicant

8.20.19  
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: Shelia Way

Title: Tax Clerk

Signature: Shelia Way

Date: 9-17-19

**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 IGA COMM  
Clerk ST1 Date 2019 09 17 Sequence 094158

9:59:52

Bill Number . . .	2018 018955 Acct	8307R18	Fair Mkt Val	1,019,200
Taxpayer Name . .	STORAGE DEPOT LLC		Bill Date	2018 08 24
Additional Name .			Due Date	2018 11 15
Address Line 1 .			H/S Code	
Address Line 2 .	645 TURKEY TROT TRAIL		Lender Code	
City ST Zip 4 . .	RICHMOND HILL GA 31324		Under Appeal	
Loctn/Desc . . .	C4 & C5 RECONFIG OXFORD COMMER		Bankruptcy	
Map Blk Par Sub .	0613 031 04	Dist 03	Check Notes	
Original Bill	Adj & Charges	Payments	Descriptions	This Tran
10,344.88		10,344.88-	Taxes	_____
			Assessment Pen	_____
			Interest	_____
			Costs	_____
			Late Penalty	_____
			Other Penalty	_____
10,344.88		10,344.88-	TOTALS	_____
		Last T/A Date	Payment/Adjust	(P/A) P
		PP 2018 11 01	Reason Code	(F13) 00

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

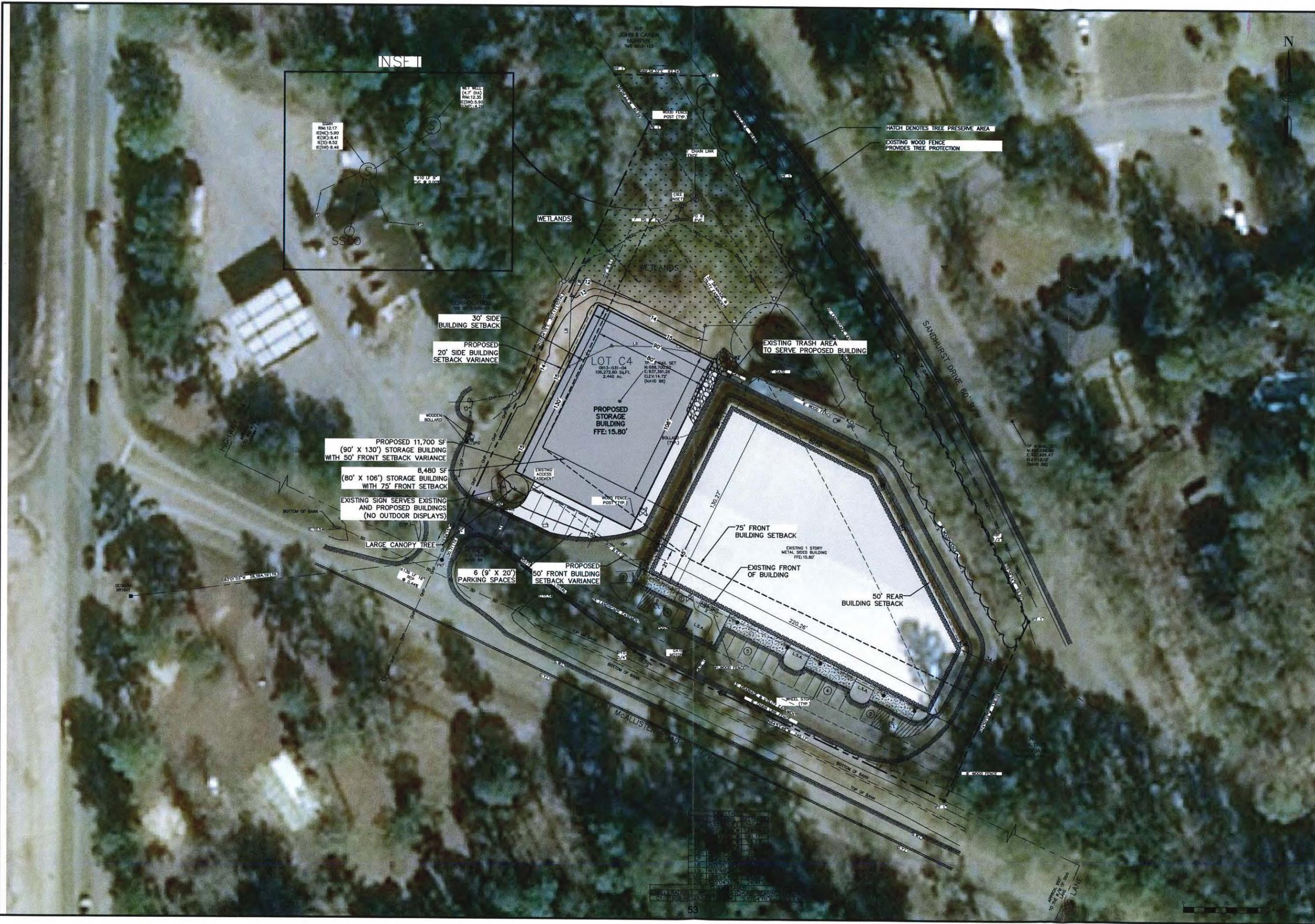
**Storage Depot, LLC**  
**Project Narrative – Variance Request**  
**February 25, 2020**  
**Pittman Engineering**

---

The requested variance proposes reducing the front and side building setbacks for the Storage Depot building addition. The setback reduction will relieve the geometric hardship constraints created after the property was modified to accommodate the Fort McAllister Road realignment. The State's property acquisition created an angled property line at the Fort McAllister Road R/W, along with an angled building setback line. Since the building addition will align with the existing building, the building addition would need to be pushed back 45 feet from the existing building to remain behind the building setback line. The angled setback, coupled with an existing wetland, significantly affect building size and placement. The current front and side setbacks are 75 feet and 30 feet, respectively. The proposed front and side setbacks are 50 and 20 feet, respectively.

The variance request is consistent with the intent of the ordinance, does not appear to affect the public and achieves substantial justice because the request seeks relief from site specific geometric constraints resulting from the state's acquisition of a portion of the property for the Fort McAllister Road realignment.





REV.	REVISIONS	BY	DATE



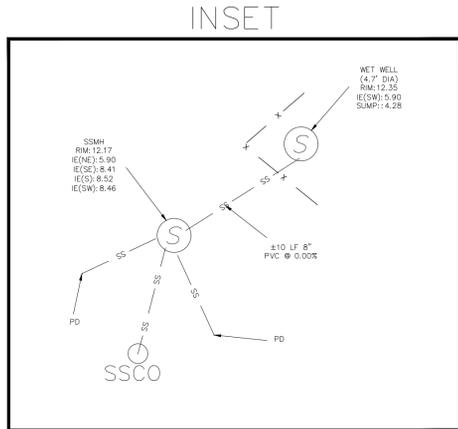
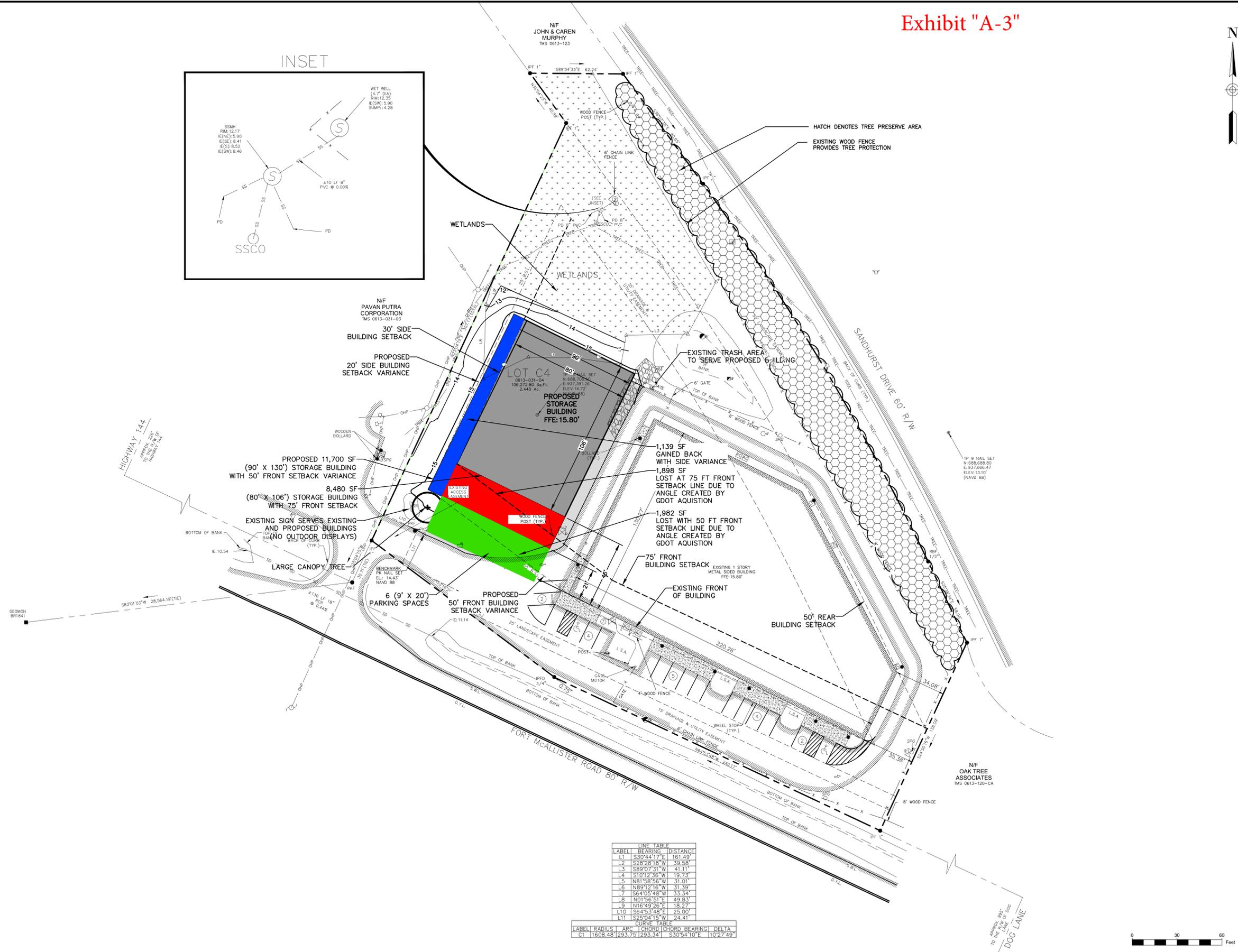
**Pittman Engineering Co., LLC**  
 2591 Hwy 175 Suite 303  
 Richmond Hill, GA 31324  
 912-445-0578  
 www.PittmanEngineeringCo.com

**SITE PLAN FOR VARIANCE REQUEST**  
**STORAGE DEPOT EXPANSION**  
 BRYAN COUNTY, GEORGIA  
 Prepared For  
**STORAGE DEPOT, LLC**

Project No. 18-166  
 Drawn By: MJS  
 Designed By: JJB  
 Checked By: RAP  
 Scale: 1"=30'  
 Date: 2/17/20

SHEET  
**C1.3**

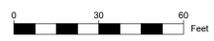
# Exhibit "A-3"



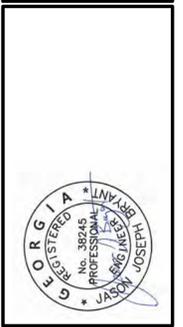
LABEL	BEARING	DISTANCE
L1	S30°44'17" E	161.49'
L2	S28°28'18" W	39.58'
L3	S89°07'31" W	41.11'
L4	S101°2'36" W	19.73'
L5	N81°58'56" W	31.01'
L6	N89°12'16" W	31.39'
L7	S64°05'48" W	33.34'
L8	N01°56'51" E	49.83'
L9	N16°49'26" E	18.27'
L10	S64°53'48" E	25.00'
L11	S29°04'15" W	24.41'

LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	11608.48'	1293.78'	1293.34'	S30°54'10" E	10°27'49"



REV	REVISIONS	BY	DATE



**Pittman Engineering Co., LLC**  
 2591 Hwy 17S Suite 303  
 Richmond Hill, GA 31324  
 912-445-0578  
 www.PittmanEngineeringCo.com

**SITE PLAN FOR VARIANCE REQUEST**  
**STORAGE DEPOT EXPANSION**  
 BRYAN COUNTY, GEORGIA  
 Prepared For  
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Project No. 18-166  
 Drawn By: MJS  
 Designed By: JJB  
 Checked By: RAP  
 Scale: 1"=30'  
 Date: 2/17/20

SHEET  
**C1.3**





# “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#344-20

Zoning Request: Variances to reduce the front setback by 25 feet and the side setback by 10 feet

Filed by: Storage Depot

Owners:

Property address: 55 Ft. McAllister Rd

Map and Parcel # 0613-031-04

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

Please return this completed form with any comments/attachments to the Community Development Department by March 13, 2020

- Comments:
- Provide drainage report
- provide swale on west side of building
- tie in all proposed site grading and provide spot grades
- provide ID for site
- provide GDOT approval / concurrence
- address TIA requirement

[X] Engineering Director [ ] Fire Chief [ ] County Health Director

[ ] Public Works Director [ ] Bryan County Schools (optional)

Signature: Kate D. Coan Date: March 12, 2020



BRYAN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

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

66 Capt. Matthew Freeman Drive  
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Filed by: Storage Depot

Owners: \_\_\_\_\_

Property address: 55 Ft. McAllister Rd

Map and Parcel # 0613-031-04

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

Please return this completed form with any comments/attachments to the Community Development Department by March 13, 2020.

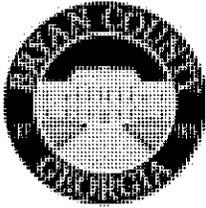
Comments: As long as Fire Dept has access to all sides of building we have no issue.

Engineering Director     Fire Chief     County Health Director

Public Works Director     Bryan County Schools (optional)

Signature: [Handwritten Signature]

Date: 3/12/2020



BRYAN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

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

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Owners: \_\_\_\_\_

Property address: 55 Ft. McAllister Rd

Map and Parcel # 0613-031-04

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

Please return this completed form with any comments/attachments to the Community Development Department by March 13, 2020.

Comments: No action required.

- Engineering Director
- Fire Chief
- County Health Director
- Public Works Director
- Bryan County Schools (optional)

Signature: [Handwritten Signature] Date: 3.12.20



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  
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(Fax) 756-7951

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CASE # V#344-20

Zoning Request: Variances to reduce the front setback by 25 feet and the side setback by 10 feet

Filed by: Storage Depot

Owners: \_\_\_\_\_

Property address: 55 Ft. McAllister Rd

Map and Parcel # .0613-031-04

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

Please return this completed form with any comments/attachments to the Community Development Department by March 13, 2020.

Comments: No Comment

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

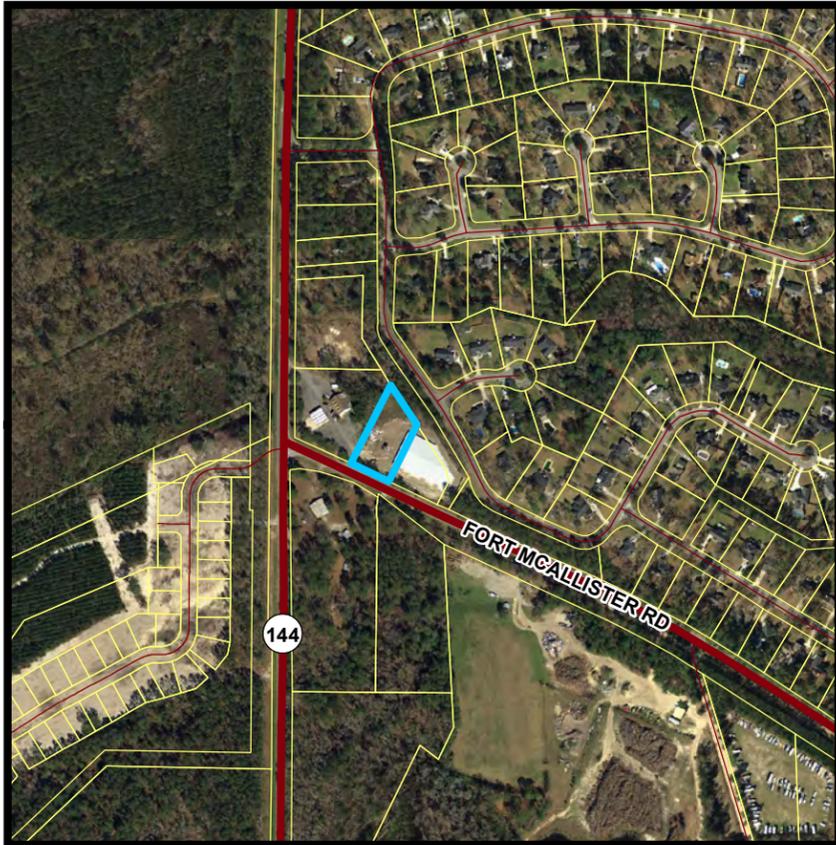
Engineering Director       Fire Chief       County Health Director

Public Works Director       Bryan County Schools (optional)

Signature: Ly Allen

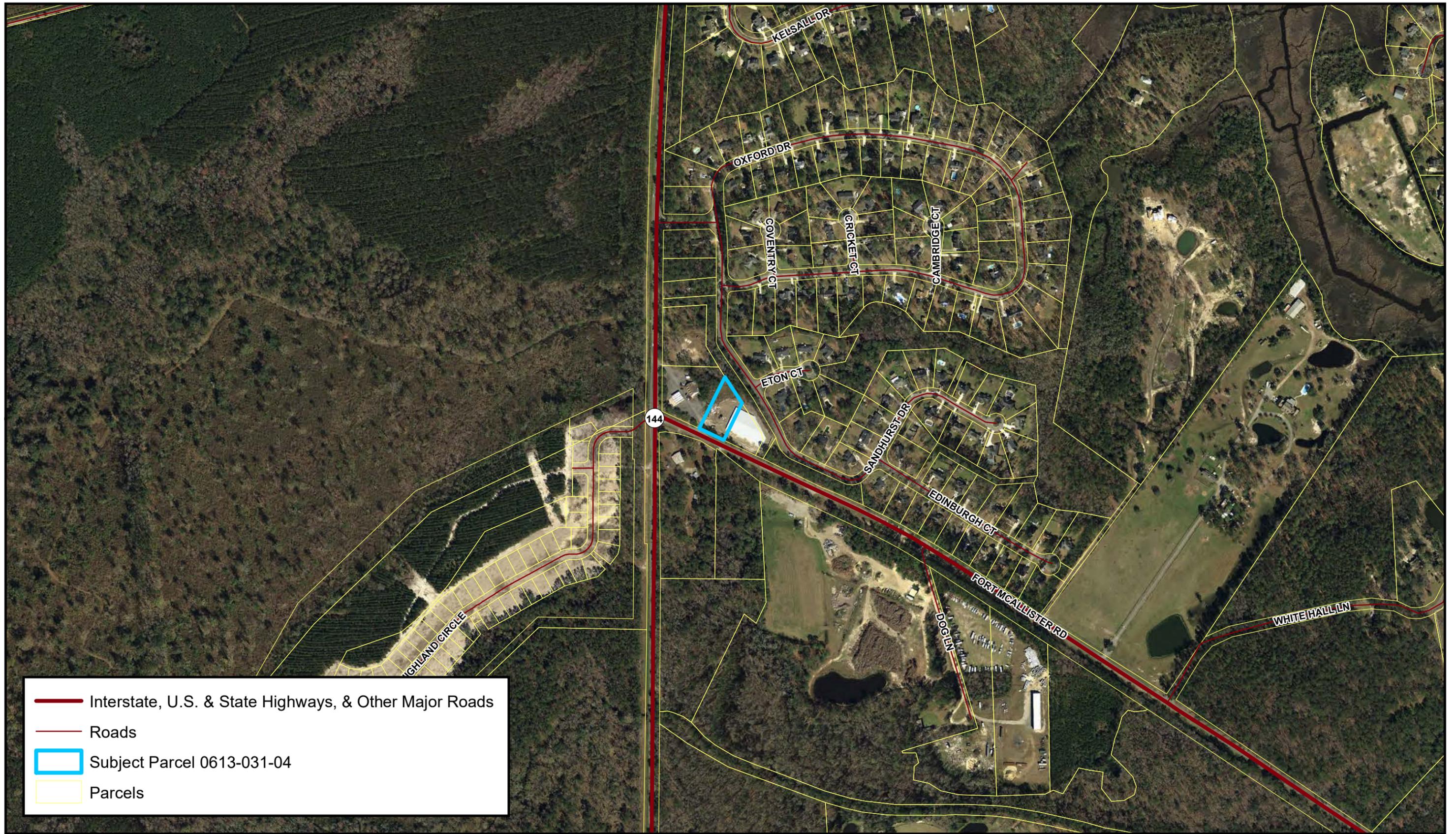
Date: 3/13/20

# “C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0613-031-04
- Surrounding Parcels





- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0613-031-04
- Parcels



**Location Map**  
**Storage Depot, LLC**  
**Case V# 344-20**

Exhibit "C-2"

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



Interstate, U.S. & State Highways, & Other Major Roads  
 Roads  
 Notified Owners  
 Subject Parcel 0613-031-04  
 Parcels

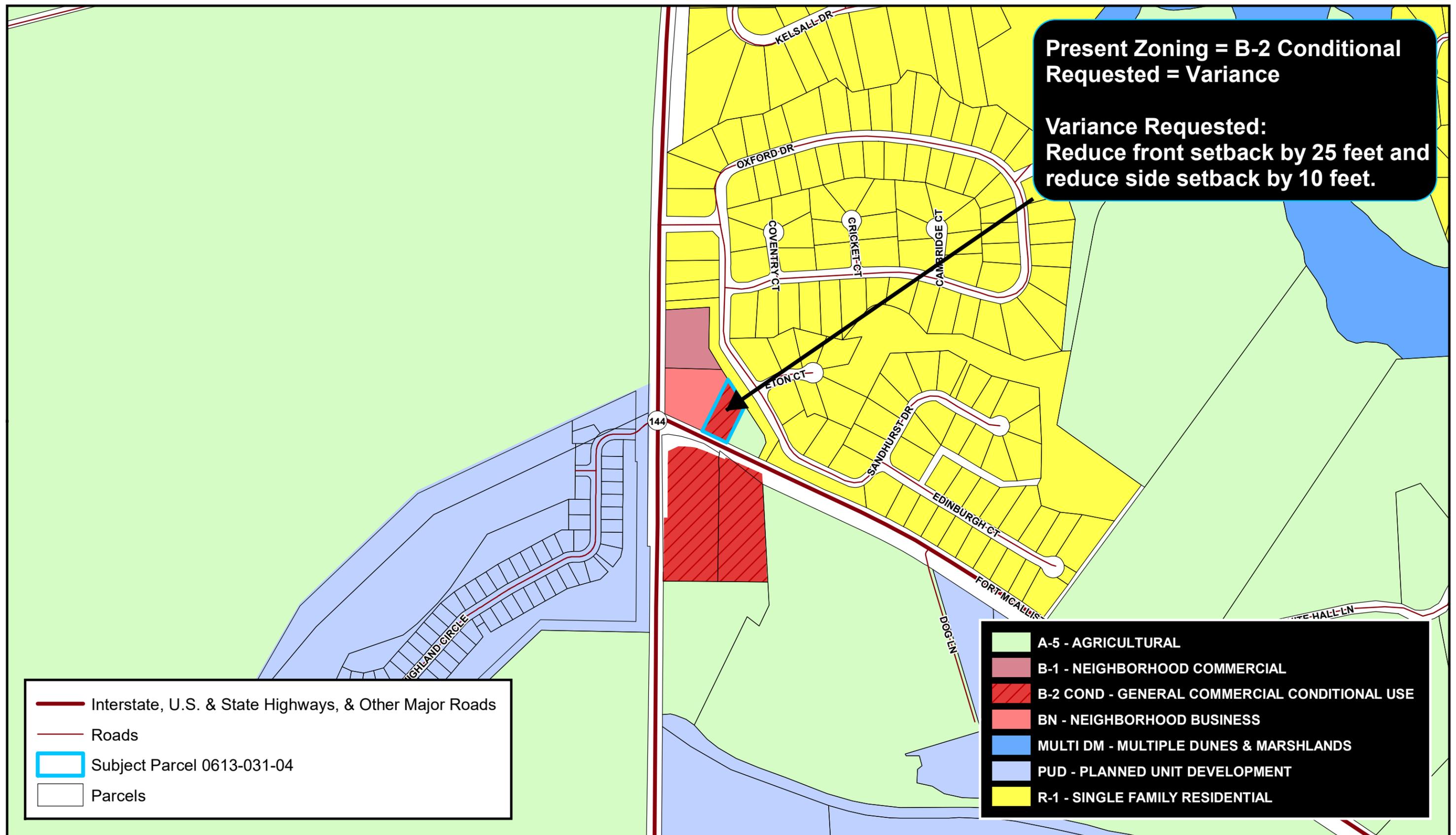
PARCEL #	OWNER	
055 60 022 001	PATEL DILIP M	
055 60 022 002	PATEL DILLIP M	
0613 031 01	MICHAEL ROBERTS CUSTOM HOMES, LLC	
0613 031 03	ENMARK STATIONS INC	
0613 031 04	STORAGE DEPOT LLC	
0613 031 05	BRYAN COUNTY	BRYAN COUNTY BD OF COMMISSIONERS
0613 072	O'DELL ROBERT W & O'DELL AMY	
0613 073	DEWEES DYLAN J & DEWEES LOGAN N	
0613 075	PETERSON GARY W & TERRI L	
0613 076	BOGDAN JOHN & YOUNG-BOGDAN VICTORIA	
0613 079	DAVIS GARY M	
0613 082	COOPER JESSICA LEIGH & SCHROEDER CHANTEL NICOLE	
0613 120 CA	OAK TREE ASSOCIATES	
0613 123	MURPHY JOHN A. & CAREN L.	



**Notification Map**  
**Storage Depot, LLC**  
**Case V# 344-20**

**Exhibit "C-3"**

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 = B-2 Conditional  
Requested = Variance**

**Variance Requested:  
Reduce front setback by 25 feet and  
reduce side setback by 10 feet.**

- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0613-031-04
- Parcels

- A-5 - AGRICULTURAL
- B-1 - NEIGHBORHOOD COMMERCIAL
- B-2 COND - GENERAL COMMERCIAL CONDITIONAL USE
- BN - NEIGHBORHOOD BUSINESS
- MULTI DM - MULTIPLE DUNES & MARSHLANDS
- PUD - PLANNED UNIT DEVELOPMENT
- R-1 - SINGLE FAMILY RESIDENTIAL



# “D” Exhibits – Public Comment

None Received

**BRYAN COUNTY BOARD OF ADJUSTMENT**

**CASE V#345-20**

Public Hearing Date: April 7, 2020

REGARDING THE APPLICATION OF: Storage Depot, LLC, requesting a variance for property located at 55 Ft McAllister Rd, PIN# 0613 031 04. The applicant is requesting a variance in order to reduce the number of parking spaces.	Staff Report By: Sara Farr-Newman Dated: March 31, 2020
--	---

**I. Application Summary**

**Requested Action:** Public hearing and consideration of a variance requested by Storage Depot, LLC, for 55 Fort McAllister Road to reduce the required number of parking spaces from 12 to 6.

**Applicant or Representative:** Storage Depot, LLC.  
645 Turkey Trot Trail  
Richmond Hill, GA 31324

**Owner:** Storage Depot, LLC.  
645 Turkey Trot Trail  
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 1013. – Off-Street Parking Requirements, Bryan County Code of Ordinances.

**II. General Information**

**1. Application:** A variance application was submitted by Storage Depot, LLC on March 13, 2020. After reviewing the application, the Director certified the application as being generally complete on March 13, 2020.

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

A. Legal notice was published in the Bryan County News on **March 19, 2020**.

B. Notice was mailed on **March 20, 2020** to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on **March 18, 2020**.

**3. Background:** The applicant submitted a Site Development application on September 18, 2019 (SP#04-19). The site already has an existing approximately 24,000 square foot self-storage building. This site development application was submitted in order to obtain approval for the addition of a second 11,700 square foot self-storage building on the site located at 55 Fort McAllister Road. During this review, Staff identified that a parking variance would be required.

**4. Requested Variance:** Per Appendix B – Zoning, Article X. – Development Standards of General Applicability, Section 1013. – Off-Street Parking Requirements, warehouse and storage uses require one space per 1,000 square feet of gross floor area. The new building is 11,700 square feet, which requires 12 additional parking spaces. The applicant is requesting to provide 6 spaces, a reduction of 6 spaces, or 50%.

**5. Exhibits:** The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on March 13, 2020, unless otherwise noted.

**“A” Exhibits- Application:**

A-1 Variance Application

A-2 Site Plan

**“B” Exhibits- Agency Comments:**

None Provided

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

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

**“D” Exhibits- Public Comment:**

None received

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

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

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

**Staff Findings:** The applicant indicated that the shape of the lot and lack of parking demand necessitates the variance, because providing the required 12 parking spaces would result in the building being pushed backward into the existing wetlands. The applicant also provided examples of other ordinances and properties allowing less parking for self-storage including locations such as Charleston, SC and Orlando, FL. Additionally, the applicant provided aerial examples of local self-storage facilities in the area, including Savannah, that show a reduced parking demand compared to the ordinance requirement. They also provided aerials of their property for various days of the week showing no cars parked in the existing spaces for their current building.

Staff acknowledges that the ordinance fails to address self-storage as a specific use under the parking standards, resulting in standards meant for larger more intensive warehouse uses requiring one space per 1,000 square feet. The current ordinance, including parking standards, are currently being revised in order to address these types of concerns. Based on this and the applicant’s evidence, staff concurs that the existing parking requirement will create a hardship for the applicant as it does not adequately address the proposed use.

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

**Staff Findings:** The previously identified hardships are specific to this property, as they are based on the lack of appropriate parking standards for this use as well as the shape and existing wetlands of the property, which make complying with the parking more difficult.

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

**Staff Findings:** The existing conditions of the property, including the shape and wetlands, are not the result of the actions of the property owner nor is the lack of an appropriate parking standard within the existing ordinance.

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 consistent with the intent of the ordinance, which is to provide adequate parking for development. The applicant's provided examples, including the Stop N Stor located at 96 Veterans Memorial Parkway providing seven spaces, show that the proposed parking is sufficient and appropriate for the use proposed.

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

Staff recommends approval, with the following condition, of the variance to reduce the parking requirement for the addition from 12 parking spaces to 6 parking spaces, because the variance criteria are met.

- 1. If the use of the property changes or the total square footage of building space on the property is increased, the owner must submit a revised parking demand analysis to the Community Development Director for review and approval.**

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

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

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

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

# “A” Exhibits – Application

Bryan County  
Board of Commissioners

Exhibit "A-1"



Community Development Department

VARIANCE APPLICATION

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

Application Fee: \$150.00

Applicant:

Applicant Name: STORAGE DEPOT, LLC

Property Owner

Address: 645 TURKEY TROT TRAIL

Authorized Agent

City: RICHMOND HILL State: GA Zip: 31324

Phone: 912-713-5989 Email: BREYNOLDS801@GMAIL.COM

Property Owner (if not applicant): SAME AS APPLICANT

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Property Information: General Location: 55 FT MCALLISTER ROAD

PIN Number (Map & Parcel): 0613-031-04 Current Zoning District(s): B-2 COND

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

Description of Variance Requested: Request variance to allow 6 parking spaces instead of 12 parking spaces for the proposed Storage Depot expansion.

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

3/13/20  
Date

FOR OFFICE USE ONLY

ck# 1993/1500

Case #: V#345-20

Date Received: 03/13/2020

Fee Paid

Initial: [Initials]

Variance Criteria

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

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property; The required number of parking spaces requires the proposed parking area to rotate 90 degrees to fit the additional spaces and drive aisle. The larger parking area pushes the building back into an existing wetland, resulting in the need to seek approval to impact wetlands. The proposed number of parking spaces exceeds the needs of the storage business, based on actual customer use. Further supporting examples are detailed in the Project Narrative.

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

The hardship is based on geometric and environmental constraints specific to the subject property. \_\_\_\_\_

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

The hardship resulted from angular property lines created by the state's acquisition of a portion of the property to realign Fort McAllister road and existing environmental constraints.

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.

The variance request is consistent with the intent of the ordinance, does not appear to affect the public and achieves substantial justice because the request seeks relief from site specific geometric constraints and existing environmental constraints.

**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: 3/13/2020 P&Z Public Hearing Date: Apr. 7, 2020

### 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.

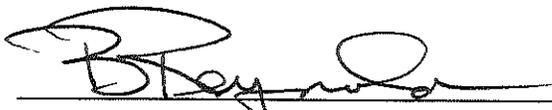
Completeness Review	5 business days after Application Submittal
Planning & Zoning (P&Z) Commission Public Hearing	30-60 days after Completeness Certification

### 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

3-13-20  
\_\_\_\_\_  
Date

Bryan County  
Board of Commissioners



Community Development Department

DISCLOSURE STATEMENT

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

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

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

To Whom: \_\_\_\_\_

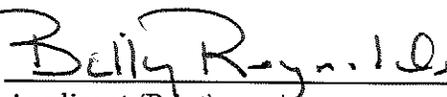
Value of Contribution: \_\_\_\_\_

Date of Contribution: \_\_\_\_\_

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

  
\_\_\_\_\_  
Signature of Applicant

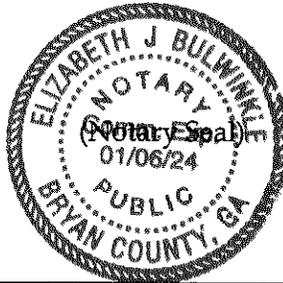
Personally appeared before me

  
\_\_\_\_\_  
Applicant (Print)

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

This 13 day of March 20 20

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



Bryan County  
Board of Commissioners

Community Development Department



**AUTHORIZATION OF PROPERTY OWNER**

I, Billy Reynolds, 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: Billy Reynolds

Address: 645 Turkey Trot Trail

City: Richmond Hill State: Ga Zip Code: 31324

Telephone Number: 912-713-5989 Email: breyneleds801@gmail.com

B Reynolds  
Signature of Owner

3-13-20  
Date

Billy D. Reynolds  
Owners Name (Print)

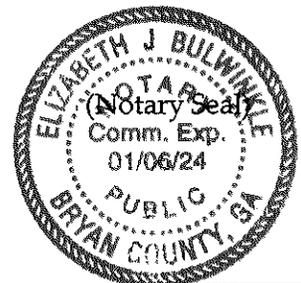
Personally appeared before me

Billy D. Reynolds  
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 13 of March 2020

Elizabeth J Bulwinkle  
Notary Public



Bryan County  
Board of Commissioners

Community Development Department



**VERIFICATION OF PAID TAXES**

XX 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.

XX 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.

0613-031-04

Parcel Identification Number

[Signature]  
Signature of Applicant

8.20.19  
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: Shelia Way

Title: Tax Clerk

Signature: Shelia Way

Date: 9-17-19

**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: \_\_\_\_\_

Bill Number . .	2018 018955 Acct	8307R18	Fair Mkt Val	1,019,200
Taxpayer Name. .	STORAGE DEPOT LLC		Bill Date	2018 08 24
Additional Name.			Due Date	2018 11 15
Address Line 1 .			H/S Code	
Address Line 2 .	645 TURKEY TROT TRAIL		Lender Code	
City ST Zip 4. .	RICHMOND HILL	GA 31324	Under Appeal	
Loctn/Desc . . .	C4 & C5 RECONFIG OXFORD COMMER		Bankruptcy	
Map Blk Par Sub.	0613	031 04	Dist 03	
Original Bill	Adj & Charges	Payments	Check Notes	
10,344.88		10,344.88-	Descriptions	This Tran
			Taxes	_____
			Assessment Pen	_____
			Interest	_____
			Costs	_____
			Late Penalty	_____
			Other Penalty	_____
10,344.88		10,344.88-	TOTALS	_____
		Last T/A Date	Payment/Adjust	(P/A) P
		PP 2018 11 01	Reason Code	(F13) 00

Email Address:

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

**Storage Depot, LLC**  
**Project Narrative – Variance Request for Parking Spaces**  
**March 12, 2020**  
**Pittman Engineering**

---

The requested variance proposes reducing the number of required parking spaces from 12 parking spaces to 6 parking spaces. Reducing the number of parking spaces will relieve the hardships described in the Variance Criteria. The proposed number of parking spaces exceeds the amount of spaces used by Storage Depot customers.

The requirement to provide one parking space for each 1,000 square feet floor area for warehouses/storage aligns with a facility experiencing daily activity, such as commercial vendors or users frequently delivering items to customers or picking up job materials and equipment to take to a worksite. The level of activity is much less for self-storage units, because the typical customer does not access stored items each day. At the Storage Depot, parking usage is typically less than 3 vehicles, including 1 vehicle for the facility manager, 1 vehicle for a customer visiting the leasing office and 1 vehicle accessing the storage units. Please see attached exhibits from March 12, 2018, January 25, 2019 and May 23, 2019, demonstrating parking usage at the existing Storage Depot.

For comparison, attached are copies of off-street parking requirements for self-storage units from Charleston, SC, Orlando FL, Portland OR and Mill Creek WA, and aerial photo exhibits of several local self-storage facilities demonstrating parking needs are similar to the following examples:

- Mill Creek, Washington: 1 space for each 50 storage units plus one space for each 300 square feet of office space.
- Portland, Oregon: Minimum of 1 space per resident manager's facility, plus 3 per leasing office, plus 1 per 100 leasable storage spaces in multi-story buildings or a maximum of 2 per resident manager's facility, plus 5 per leasing office, plus 1 per 67 leasable storage spaces in multi-story buildings.
- Orlando, Florida: Personal storage facilities: Minimum requirement of 3 spaces per manager's office.
- Charleston, South Carolina: Mini warehouse, self storage warehouse facility: 1 space per 6,000 square feet of net leasable square footage, or fraction

thereof, with up to half the required spaces and associated driveways permitted to remain unmarked for trucks and other large vehicles to park and maneuver.

Based on the above examples and observed parking usage at the existing Storage Depot facility, the following calculation is proposed to determine the minimum number of required parking spaces:

- Parking Spaces for Existing Storage Building

152 leasable units x 1 space per 50 units = 4 spaces (rounded up)

1 leasing office x 3 spaces per leasing office = 3 spaces

Total spaces for the existing building = 7 spaces

- Parking Spaces for Proposed Building Addition

75 leasable units x 1 space per 50 units = 2 spaces (rounded up)

- Total Number of Parking Spaces Required

Existing Building + Building Addition = 7 spaces + 2 spaces = 9 spaces

- Parking Space Summary

Number of Existing Storage Building Parking Spaces = 17 spaces

Number of Building Addition Parking Spaces Proposed = 6 spaces

Total Number of Existing and Building Addition Parking Spaces = 23 spaces

23 Parking spaces > 9 spaces, number of parking spaces needed is met

The variance request is consistent with the intent of the ordinance, does not appear to affect the public and achieves substantial justice because the request seeks relief from site specific geometric and environmental constraints.

12. Restaurants, taverns, cocktail lounges: (a) if less than 4,000 square feet in gross floor area, one space per 200 square feet of gross floor area; (b) if over 4,000 square feet in gross floor area, 20 spaces plus one additional space per 100 square feet in excess of 4,000 square feet.
13. Commercial nurseries shall have one space per 300 square feet of interior sales area plus one additional space per 500 square feet of outdoor retail area.
14. Motels and hotels shall have one space per room or unit plus one-half of the spaces required for accessory uses such as restaurants.
15. Retail and wholesale warehouses and building material yards shall have one space per 1,000 square feet of storage area plus one additional space per three employees.
16. Manufacturing and laboratories, contract printing, research, and kennels shall have one space per 1,000 square feet of building or storage area plus one additional space per employee on the largest shift.
17. Mortuaries shall have one space per four fixed seats or eight feet of bench or one space per 40 square feet of assembly area, whichever is greater.
18. Storage warehouses that do not include self storage shall have one space per employee.
19. Self storage warehouses shall have one space for each 50 storage units plus one space for each 300 square feet of office space.

#### E. Community Facilities.

1. Outdoor places of public assembly: one space per eight fixed seats or one space per 100 square feet of assembly area, whichever is greater.
2. Theaters: one space per three seats.
3. Indoor places of public assembly, including churches, auditoriums: one space per four seats or eight feet of bench or one space per 40 feet of assembly area, whichever is greater.
4. Schools: six spaces per classroom and one space per employee.
5. Museums and libraries: one space per 250 square feet.
6. Day care centers: one space per 300 square feet.
7. Hospitals: three spaces per bed.
8. Maintenance yard (municipal or utility): one space per two employees.

F. Uses Not Specified. Any use not listed above shall meet the requirements of the most similar use as determined by the director.

G. Mixed-Use Parking Requirements. For developments on lots or in buildings with combined uses, the required number of parking spaces shall be the sum of the spaces required for each use and shall not be reduced by more than 10 percent for each use. Examples of combined uses are: a furniture store with a retail display area and an attached storage warehouse, a storage warehouse with attached office, or a church with a parochial school. However, if the hours of use do not overlap, the requirements for the development shall be those of the use or combination of uses which overlap,

Land Use	Minimum Requirement	Maximum Permitted
Laboratories, medical & dental	2.5:1000 sf GFA	4:1000 sf GFA
Libraries	2.5:1000 sf GFA	4:1000 sf GFA
Manufacturing & processing	1.5:1000 sf GFA	3.5:1000 sf GFA
Museums & art galleries	2.5:1000 sf GFA	4:1000 sf GFA
Nightclubs & music venues	1:12 RPC or 7:1000 sf GFA	1:7 RPC or 14:1000
Offices - general, government, postal	2.5:1000 sf GFA	4:1000 sf GFA
Offices/clinics - medical, dental	2.8:1000 sf GFA	5.3:1000 sf GFA
Offices - telemarketing, call center	2.5:1000 sf GFA	6:1000 sf GFA
Open air markets	2.5:1000 sf BSA	4:1000 sf BSA
Pain management clinic <sup>1</sup>	5.0:1000 sf GFA	10:1000 sf GFA
Personal storage facilities	3 spaces at manager's office	No maximum.
Recreational vehicle parks <sup>1</sup> *plus a minimum of 3 spaces at the manager's office	1:RV space	No maximum.
Retailing - light, intensive & shopping centers:		
<4,000 sf GFA	2.5:1000 sf GFA	5:1000 sf GFA
4,000—400,000 sf GFA	2.5:1000 sf GFA	4:1000 sf GFA

<u>USE</u>		<u>NUMBER OF SPACES REQUIRED</u>
-	Retail specialty stores selling only furniture, or large appliances, or carpet, or lumber, or or plants, or other specific types of household furnishings	1 per 400 square feet of total floor area excluding storage areas plus 1 per store delivery vehicle.
-	Shopping center - a commercial development which includes one or more <u>retail type</u> uses listed in this table. The total floor area must equal 20,000 square feet or more, in one or more buildings, on one or more lots which are designed and laid out to function as an interrelated development, as evidenced by both shared driveways and parking.	1 per 200 square feet leasable floor area for the first 20,000 total square feet. 1 per 250 square feet for 20,001 to 140,000 total leasable square feet. 1 per 300 square feet for total leasable square feet over 140,001.
-	Mini warehouse, <u>self storage warehouse</u> facility	<u>1 space per 6,000 square feet of net leaseable square footage of warehouse space, or fraction thereof</u> , with up to half the required spaces and associated driveway areas permitted to remain unmarked for trucks and other large vehicles to park and maneuver.
-	Dry cleaners, laundry services	1 per 300 square feet of customer use area plus 2 per 3 employees at maximum employment on a single shift.
-	Private club, fraternal lodges, country clubs	1 per 3 persons allowed by Building Code in the main assembly room or auditorium.

**INDUSTRIAL:**

**Table 266-2**  
**Parking Spaces by Use [2]**  
 (Refer to Table 266-1 to determine which standard applies.)

Use Categories	Specific Uses	Standard A	Standard B
<b>Commercial Categories</b>			
Office	General office	1 per 500 sq. ft. of net building area	1 per 294 sq. ft. of net building area
	Medical/Dental office	1 per 500 sq. ft. of net building area	1 per 204 sq. ft. of net building area
Quick Vehicle Servicing		1 per 500 sq. ft. of net building area	1 per 196 sq. ft. of net building area
Vehicle Repair		1 per 750 sq. ft. of net building area [1]	1 per 500 sq. ft. of net building area
Commercial Parking		None	None
Self-Service Storage		1 per resident manager's facility, plus 3 per leasing office, plus 1 per 100 leasable storage spaces in multi-story buildings.	2 per resident manager's facility, plus 5 per leasing office, plus 1 per 67 leasable storage spaces in multi-story buildings.
Commercial Outdoor Recreation		20 per acre of site	30 per acre of site
Major Event Entertainment		1 per 8 seats	1 per 5 seats
<b>Industrial Categories</b>			
Manufacturing And Production		1 per 750 sq. ft. of net building area [1]	1 per 500 sq. ft. of net building area
Warehouse And Freight Movement		1 per 750 sq. ft. of net building area for the first 3,000 sq. ft. of net building area and then 1 per 3,500 sq. ft. of net building area thereafter [1]	1 per 500 sq. ft. of net building area for the first 3,000 sq. ft. of net building area and then 1 per 2,500 sq. ft. of net building area thereafter
Wholesale Sales, Industrial Service, Railroad Yards		1 per 750 sq. ft. of net building area [1]	1 per 500 sq. ft. of net building area
Waste-Related		See note [2]	See note [2]
<b>Institutional Categories</b>			
Basic Utilities		None	None
Community Service		1 per 500 sq. ft. of net building area	1 per 196 sq. ft. of net building area
Parks And Open Areas		Per CU review for active areas	Per CU review for active areas
Schools	Grade, elementary, middle, junior high	1 per classroom	1.5 per classroom
	High school	7 per classroom	10.5 per classroom
Medical Centers		1 per 500 sq. ft. of net building area	1 per 204 sq. ft. of net building area

# Google Maps Stop N Stor



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft



## Stop N Stor

4.7 ★ ★ ★ ★ ★ (66)

Self-storage facility



Directions



Save



Nearby



Send to your phone



Share

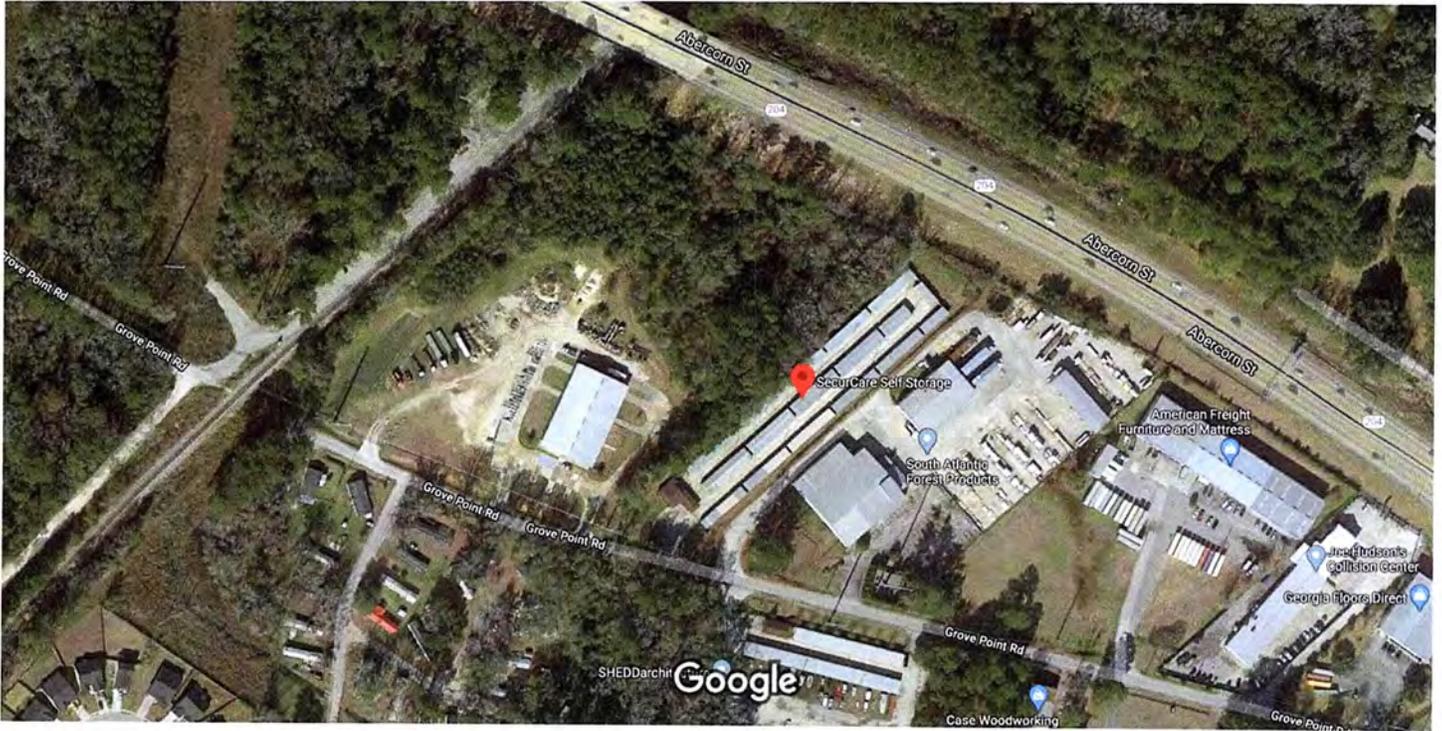


5725 Ogeechee Rd, Savannah, GA 31405



2QGH+J3 Savannah, Georgia

# SecurCare Self Storage



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 100 ft



## SecurCare Self Storage

4.1 ★ ★ ★ ★ (15)

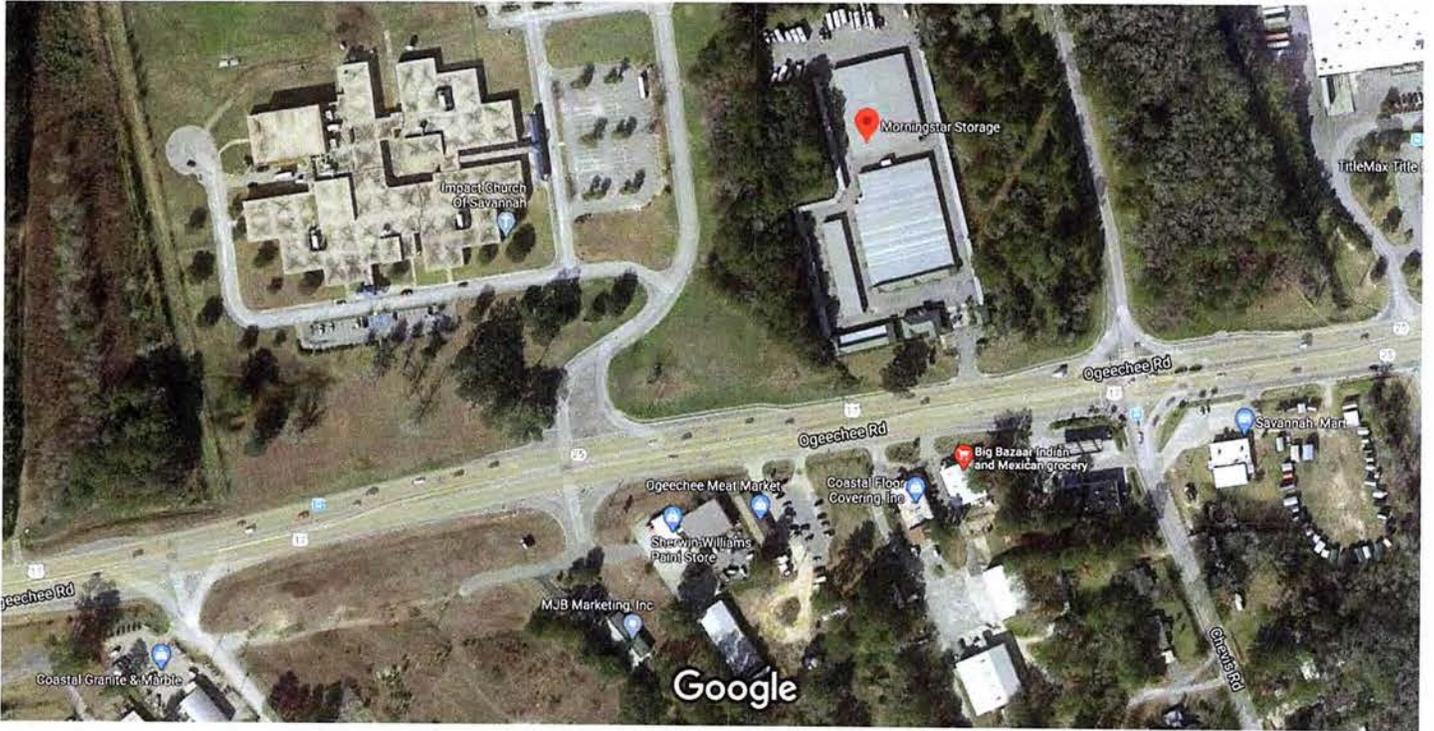
Self-storage facility

-   
Directions
-   
Save
-   
Nearby
-   
Send to your phone
-   
Share

 15050 Abercorn St, Savannah, GA 31419

 XQR9+MF Savannah, Georgia

# Google Maps Morningstar Storage



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 100 ft



## Morningstar Storage

4.8 ★ ★ ★ ★ ★ (72)

Self-storage facility

-   
Directions
-   
Save
-   
Nearby
-   
Send to your phone
-   
Share

 6012 Ogeechee Rd, Savannah, GA 31419

 XPXQ+9H Savannah, Georgia

Google Maps Stop N Stor



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 50 ft



### Stop N Stor

4.8 ★ ★ ★ ★ ★ (77)

Self-storage facility

-   
Directions
-   
Save
-   
Nearby
-   
Send to your phone
-   
Share

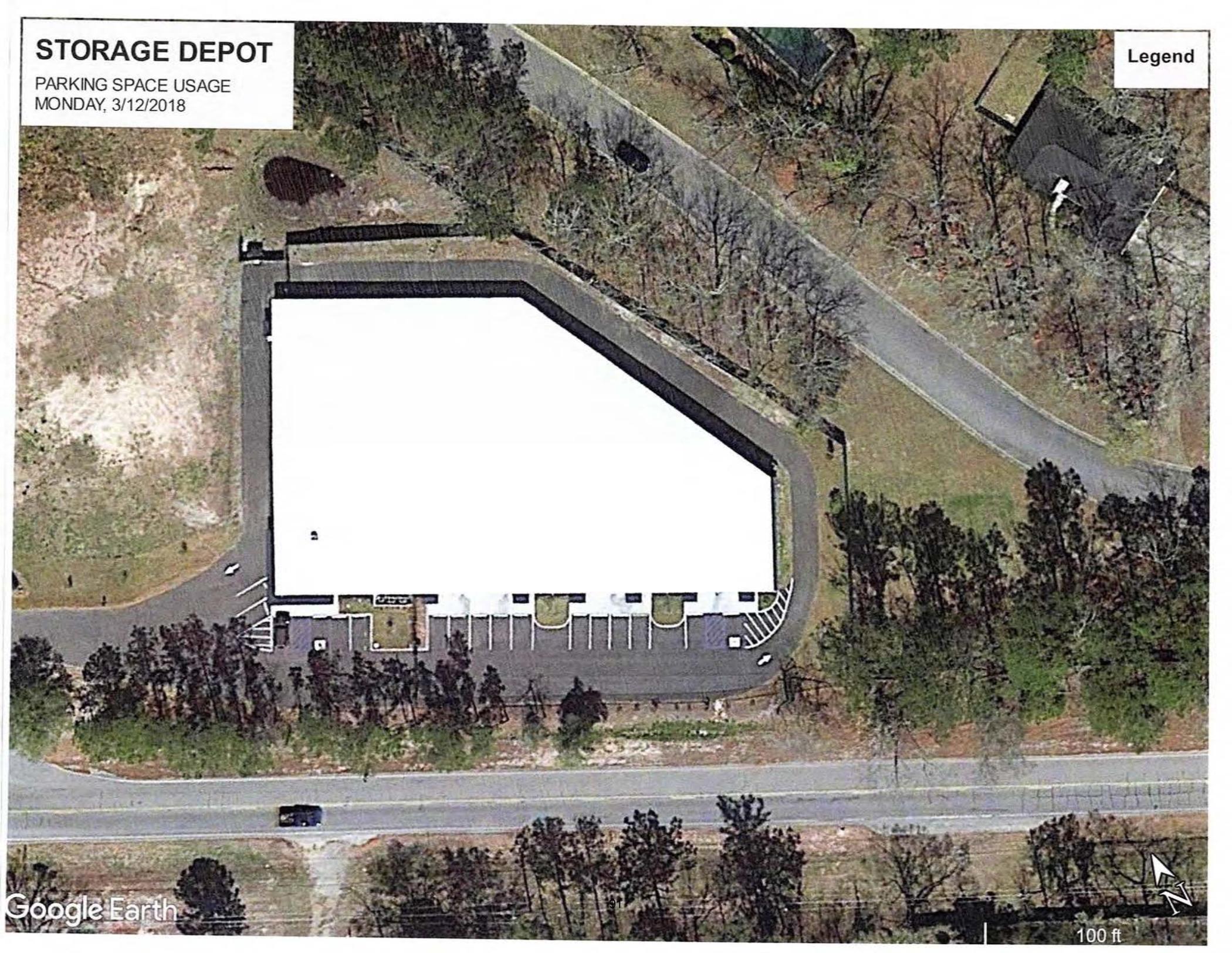
 96 Veterans Memorial Pkwy, Richmond Hill, GA 31324

 VPHR+JF Richmond Hill, Georgia

# STORAGE DEPOT

PARKING SPACE USAGE  
MONDAY, 3/12/2018

Legend



# STORAGE DEPOT

PARKING SPACE USAGE  
FRIDAY, 1/25/2019

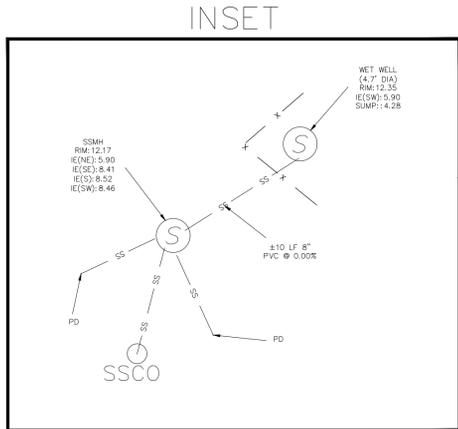
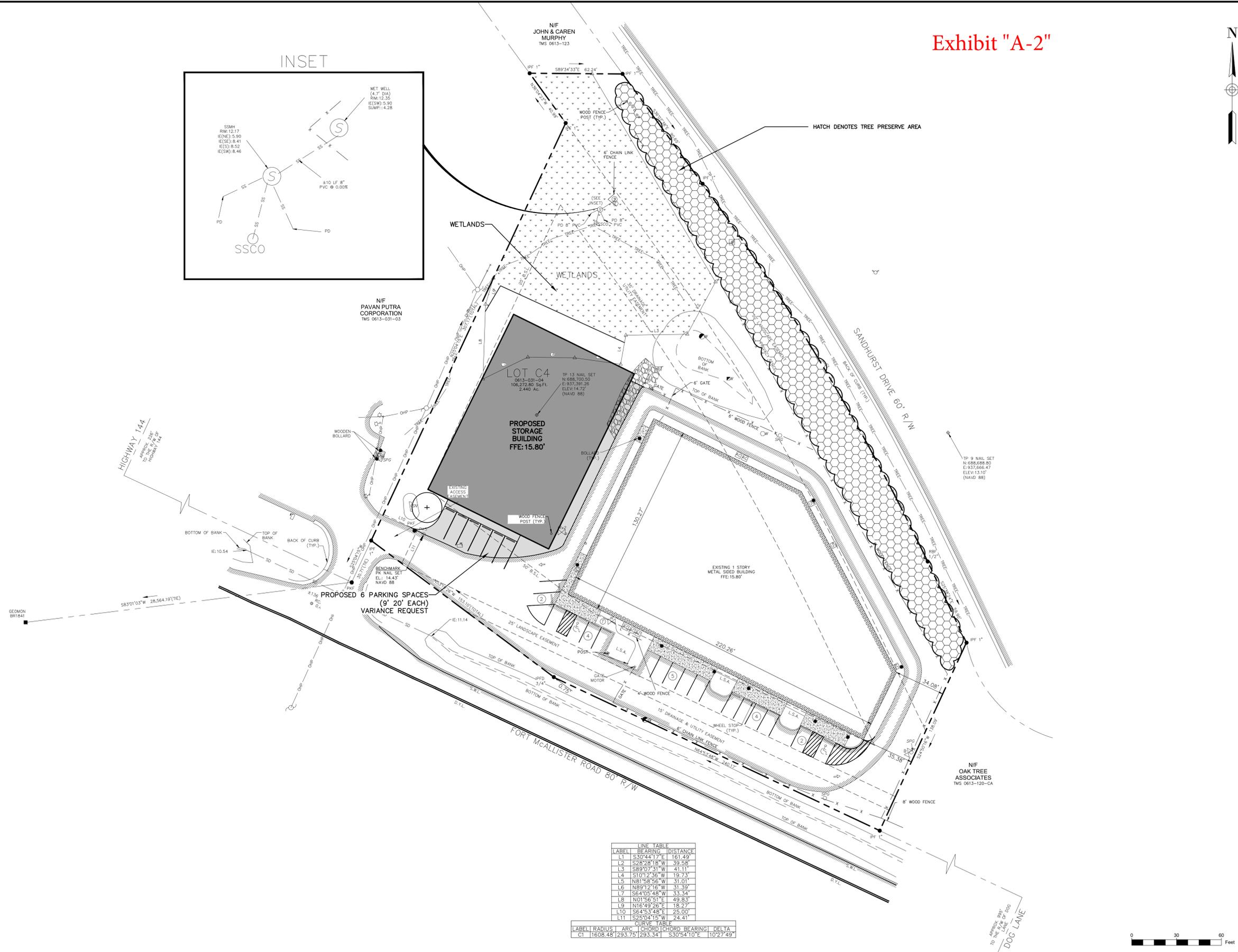
Legend



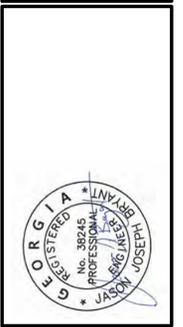


**STORAGE DEPOT**  
**05-23-2019**

# Exhibit "A-2"



REV.	REVISIONS	BY	DATE



**Pittman Engineering Co., LLC**  
 2591 Hwy 175 Suite 303  
 Richmond Hill, GA 31324  
 912-445-0578  
 www.PittmanEngineeringCo.com

**SITE PLAN FOR PARKING VARIANCE REQUEST**  
**STORAGE DEPOT EXPANSION**  
 BRYAN COUNTY, GEORGIA  
 Prepared For  
**STORAGE DEPOT, LLC**

Project No. 18-166  
 Drawn By: JJB  
 Designed By: JJB  
 Checked By: RAP  
 Scale: 1"=30'  
 Date: 3/10/20

SHEET  
**C1.3**

LABEL	BEARING	DISTANCE
L1	S30°44'17"E	161.49'
L2	S28°28'18"W	39.58'
L3	S89°07'31"W	41.11'
L4	S10°12'36"W	19.73'
L5	N81°58'56"W	31.01'
L6	N89°12'16"W	31.39'
L7	S64°05'48"W	33.34'
L8	N01°56'51"E	49.83'
L9	N16°49'26"E	18.27'
L10	S64°53'48"E	25.00'
L11	S22°04'15"W	24.41'

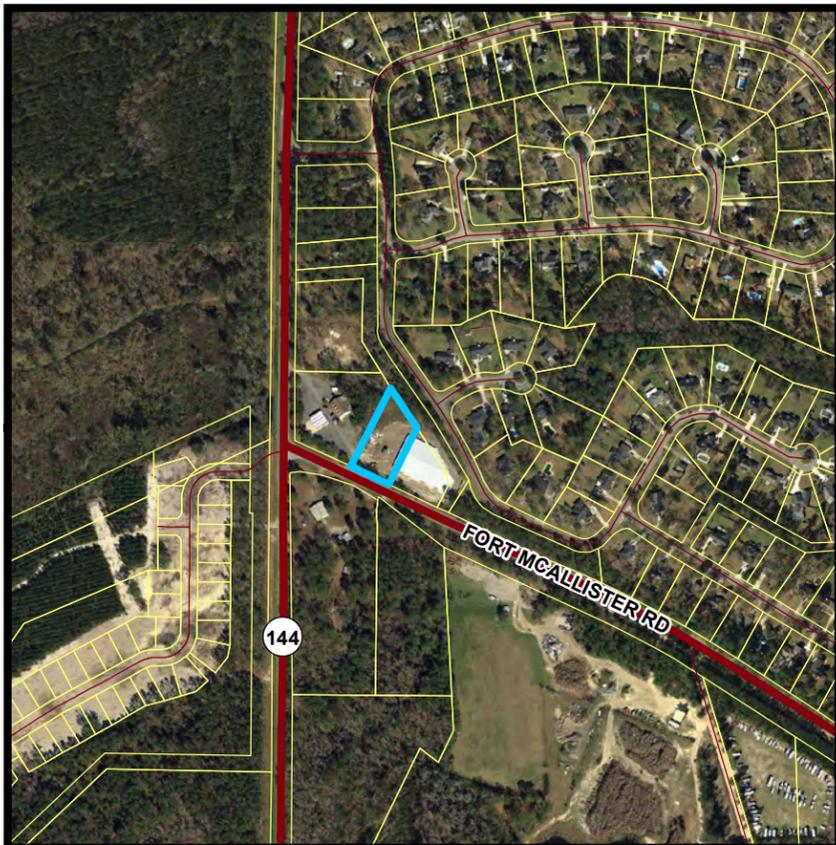
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	1608.48'	293.79'	293.34'	S30°54'10"E	10°27'49"



# “B” Exhibits – Agency Comments

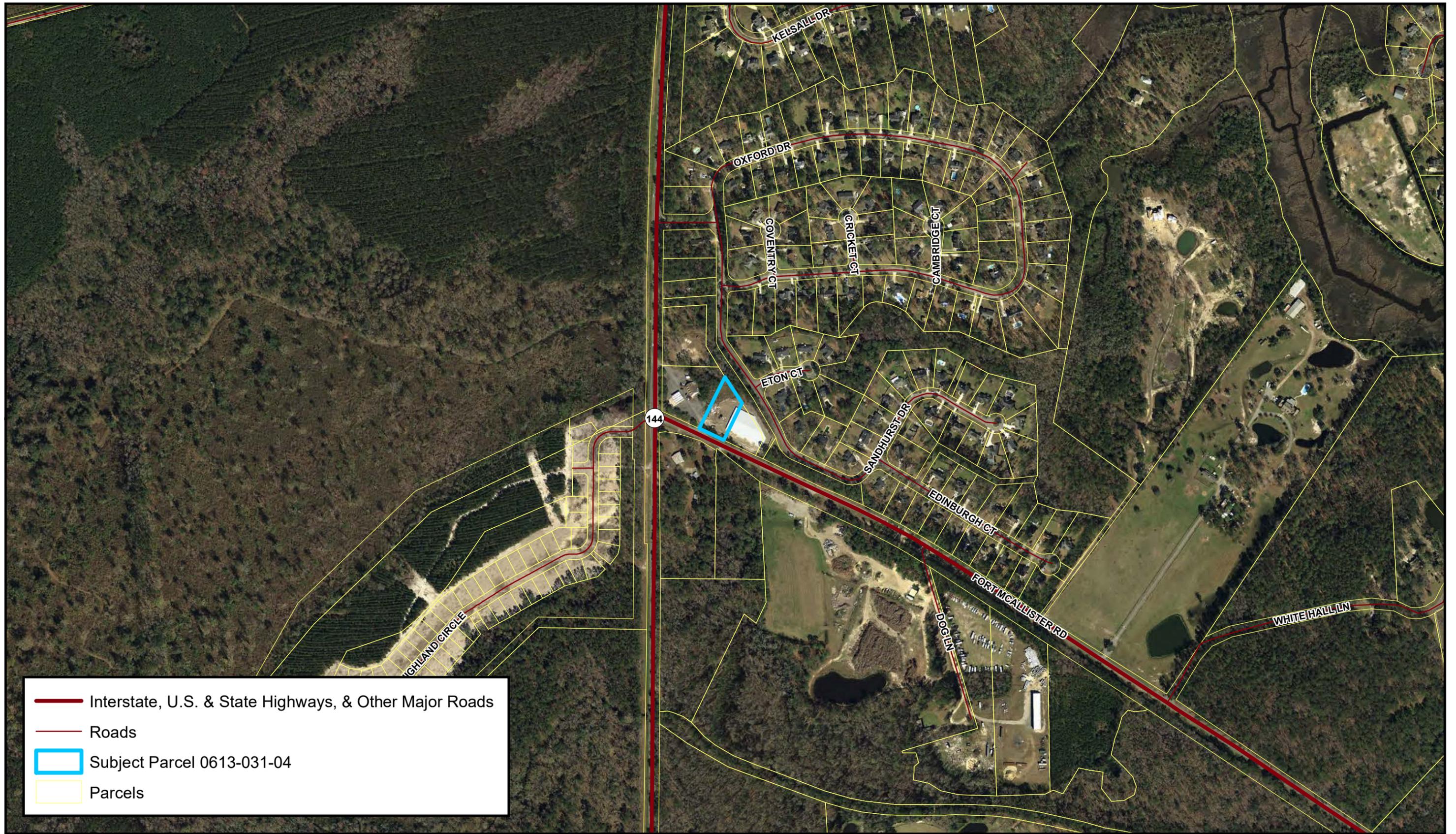
None Provided

# “C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0613-031-04
- Surrounding Parcels





— Interstate, U.S. & State Highways, & Other Major Roads  
— Roads  
 Subject Parcel 0613-031-04  
 Parcels



**Location Map**  
**Storage Depot, LLC**  
**Case V# 345-20**

**Exhibit "C-2"**

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



-  Interstate, U.S. & State Highways, & Other Major Roads
-  Roads
-  Notified Owners
-  Subject Parcel 0613-031-04
-  Parcels

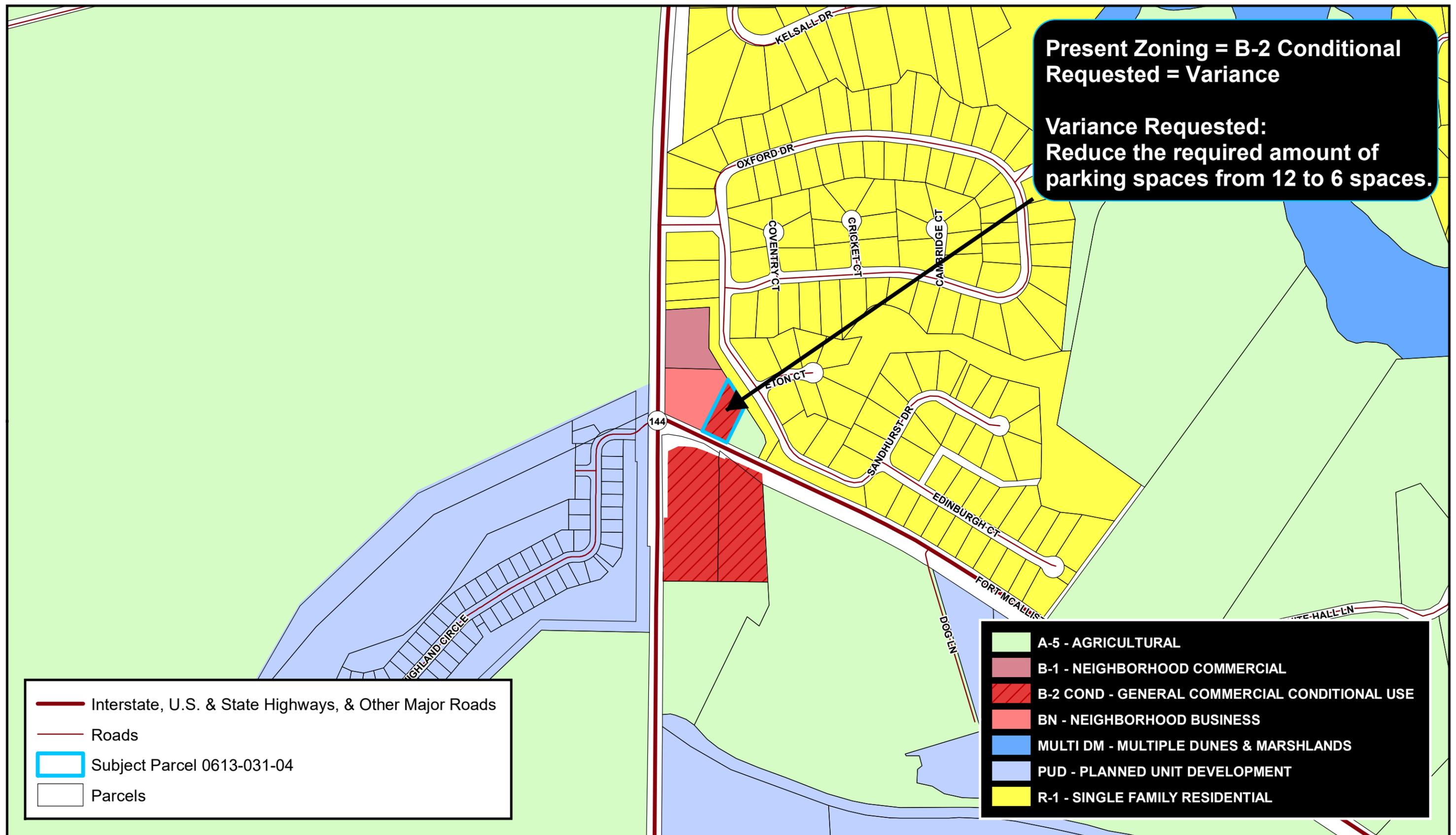
PARCEL #	OWNER	
055 60 022 001	PATEL DILIP M	
055 60 022 002	PATEL DILLIP M	
0613 031 01	MICHAEL ROBERTS CUSTOM HOMES, LLC	
0613 031 03	ENMARK STATIONS INC	
0613 031 04	STORAGE DEPOT LLC	
0613 031 05	BRYAN COUNTY	BRYAN COUNTY BD OF COMMISSIONERS
0613 072	O'DELL ROBERT W & O'DELL AMY	
0613 073	DEWEES DYLAN J & DEWEES LOGAN N	
0613 075	PETERSON GARY W & TERRI L	
0613 076	BOGDAN JOHN & YOUNG-BOGDAN VICTORIA	
0613 079	DAVIS GARY M	
0613 082	COOPER JESSICA LEIGH & SCHROEDER CHANTEL NICOLE	
0613 120 CA	OAK TREE ASSOCIATES	
0613 123	MURPHY JOHN A. & CAREN L.	



**Notification Map**  
**Storage Depot, LLC**  
**Case V# 345-20**

**Exhibit "C-3"**

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**Present Zoning = B-2 Conditional  
Requested = Variance**

**Variance Requested:  
Reduce the required amount of  
parking spaces from 12 to 6 spaces.**

- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0613-031-04
- Parcels

- A-5 - AGRICULTURAL
- B-1 - NEIGHBORHOOD COMMERCIAL
- B-2 COND - GENERAL COMMERCIAL CONDITIONAL USE
- BN - NEIGHBORHOOD BUSINESS
- MULTI DM - MULTIPLE DUNES & MARSHLANDS
- PUD - PLANNED UNIT DEVELOPMENT
- R-1 - SINGLE FAMILY RESIDENTIAL



# “D” Exhibits – Public Comment

None Received

**BRYAN COUNTY PLANNING & ZONING COMMISSION**

**CASE Z#224-20**

Public Hearing Date: April 7, 2019

REGARDING THE APPLICATION OF: Bryan Land & Timber, LLC, requesting a PUD amendment for two parcels, PIN# 061-065-05 and 061-066 in unincorporated Bryan County, Georgia. The applicant is requesting the BLT PUD, a.k.a., Buckhead East PUD, be amended.	Staff Report  by Sara Farr-Newman  Dated: March 31, 2019
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**I. Application Summary**

**Requested Actions:** Public hearing and consideration of an amendment to a previously approved Planned Unit Development (PUD) for Bryan County. The application by Bryan Land & Timber, LLC, proposes to update requirements for lots located in the Lenox neighborhood, a portion of the BLT PUD, a.k.a. Buckhead East PUD, PIN# 061-065-05 and 061-066 located to the east of Highway 144 and south of Veterans Memorial Parkway, in unincorporated Bryan County, Georgia.

**Representative:** Bryan Land & Timber, LLC  
105 Abington Way  
Macon, GA 31210

**Owner:** Bryan Land & Timber, LLC  
105 Abington Way  
Macon, GA 31210

**Applicable Regulations:**

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Proposal Review Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Zoning Ordinance, Subpart B Appendix B, Article XII, Planned Unit Developments, Sec. 1201 – Standards and Sec. 1212 - Amendments to a PUD Approval – Resubmittal and Rehearing

**II. General Information**

**1. Application:** An application to amend the previously approved BLT PUD was submitted by Bryan Land & Timber, LLC, on February 27, 2020. After reviewing the application, the Director certified the application as being generally complete on March 5, 2020.

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

- A. Legal notice was published in the Bryan County News on **March 19, 2020**.
- B. Notice was sent to Surrounding Land Owners on **March 20, 2019**.
- C. The site was posted for Public Hearing on **March 18, 2020**.

**3. Background:** The 44.8-acre portion of the PUD area that is the subject of this application is located in the southwest corner of the PUD development area; east of Hwy 144, south of Veterans Memorial Parkway, and north of Carver School Road. In August of 2018, an application to amend the PUD (“First PUD Amendment”) to convert these uses to single-family residential use was filed with the Community Development office. The Board of Commissioners approved the First PUD Amendment on June 11, 2019, for commercial and 86 residential lots. During this process, the text, which identified the development standards for the PUD, was not revised, even though the Master Plan had been revised numerous times during the review and approval of the First PUD Amendment.

The applicant submitted the preliminary plat for approval of the Lenox residential lots on December 30, 2019. During the initial review, Staff determined that the lots did not conform to the written text included with the First PUD Amendment Application packet for minimum frontage and lot size, though they did match the layout of the final Master Plan exhibits submitted for approval of the First PUD Amendment.

Though staff concurred with the developer that the development standards identified in the preliminary plat were consistent with the Master Plan, staff has no authority to approve development standards that are not consistent with the written development standards included with the First PUD Amendment. The only resolution to the matter is to request a Second PUD Amendment in order to clarify the development standards for the Lenox neighborhood.

**4. Exhibits:** The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on February 27, 2020 unless otherwise noted.

**“A” Exhibits- Application:**

A-1 Amendment Document

**“B” Exhibits- Agency Comments:**

None provided

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

C-1 June 11, 2019 approved Master Plan Amendment

**“D” Exhibits- Public Comment:**

**III. Analysis Under Article XII. – Planned Unit Development: PUD, Section 1201. – Standards:**

The IDO added a specific provision addressing amendments to an approved PUD (Section 1212), but the IDO did not identify criteria for approving a requested amendment. Staff, therefore, evaluated the requested amendment based on the Standards for approving a PUD application identified in Section 1201 of the Zoning Code.

(i) Whether the proposed change in land use is in conformance with the general intent of the comprehensive plan and the general zoning ordinance of the County;

► **Staff comment:** No land use change is proposed.

(ii) Whether there is a need for the amendment/development.

► **Staff comment:** The proposed changes for lot frontage, lot size, and the addition of a coverage maximum are required. The lot layout is the same as the one conceptually approved with the PUD Amendment for Lenox on June 11, 2019, but the PUD requirements were not updated to reflect the lot characteristics of Lenox. This amendment is necessary to create consistent regulations for Lenox and move forward with the preliminary plat.

(iii) Whether or not an exception from the zoning ordinance requirements and limitations is warranted by virtue of the design and amenities incorporated in the development;

► **Staff comment:** The applicant is not currently requesting any exceptions from the zoning ordinance.

(iv) Compatibility with the surrounding area and harmony with the character of the neighborhood;

► **Staff comment:** The amendment would remain compatible with the character and land use patterns within one mile of the property, which are largely single family residential. The following major changes are being proposed:

- Lot width reduced from 60 feet to 54 feet

- Reduction in minimum lot size from 7,600 square feet to 7,200 square feet
- Lot coverage was formerly unspecified and is now identified at 60%

These changes are compatible with the surrounding area, specifically other areas within the Buckhead East neighborhood. They are also consistent with the final version of the Master Plan approved by the Board of Commissioners for the First PUD Amendment. Lots within Buckhead East range in size. The single-family home lots are a minimum of 7,200 square feet, which is consistent with the original PUD approvals in Buckhead in 2012. For example, Buckhead East Phase 4 includes lots approximately this size. The larger lot coverage is also compatible due to the commercial proposed for later development as part of the PUD, as it will create a transition zone from single family and townhome development into commercial development.

(v) The existing and proposed streets are suitable and adequate to carry anticipated traffic within the PUD and vicinity of the PUD, the existing utility services, including stormwater management, are adequate for the proposed amendment;

► **Staff comment:** No changes are proposed that would impact these services.

(vi) The effect of the proposed amendment on the immediate area and future development of the area;

► **Staff comment:** The requested PUD amendment will remain consistent with the previously approved amendment, but clarifies lot size, lot coverage, and lot frontage.

(vii) The PUD makes it possible for the creation of a creative, innovative and efficient use of the property.

► **Staff comment:** The use of the property will remain the same as the previously approved June 11, 2019 amendment.

(vii) The PUD amendment creates a desirable and stable environment.

► **Staff comment:** The proposed amendment permits the Lenox development to move forward, allowing the residential development previously approved to be developed.

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

Staff recommends approval of the PUD amendment.

#### **VI. Planning and Zoning Commission Recommendation**

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

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

► **Motion Regarding Recommendation for Approving the Amendment to the PUD:** Having considered the evidence in the record, upon motion by Commissioner \_\_\_\_\_, second by Commissioner \_\_\_\_\_, and by vote of \_\_ to \_\_, the Commission hereby recommends approval as proposed/approval with conditions/denial of the proposed amendment.

# “A” Exhibits – Application

## Exhibit "A-1"

The Bryan Land & Timber PUD Amendment is specific to the 47.2-acres of the Buckhead East neighborhood adjacent to Hwy 144 and Veterans Memorial Parkway as depicted on the May 22, 2019 Lenox Planned Unit Development Master Plan Approved by Bryan County Commission on June 11, 2019. Item 1 of the Commission Approval stated, "Prior to submitting for a preliminary plat approval or land disturbance permit, the applicant/developer shall submit a final conceptual master plan, including text and site plan, in conformance with the approved PUD amendment and conditions". Therefore, the text of the "PUD Amendment" has been updated and is included herein to reflect changes which are in accordance with the approved PUD amendment and conditions.

The Bryan Land & Timber PUD currently includes 474 lots located on approximately 231 acres. All 474 lots have been sold. The Bryan Land & Timber PUD is approved for 500 units, leaving 26 units available for the development of single-family homes. To create additional single-family density, this amendment includes 60 additional single-family dwelling units above the currently approved 500 dwelling units within the Bryan Land & Timber PUD. Thus, this PUD amendment will increase the total single-family residential units within the PUD to 560 and modify the commercial acreage as shown on the approved Master Plan. Minimum lot area for the PUD Amendment remains 7,200 square feet as in the original approved PUD. Figure 1 below shows the project area highlighted in red on the Vicinity Map.



Figure 1. Vicinity Map. Project area is highlighted in red

The 47.2-acre project contains approximately 7.1 acres of wetlands. The topography ranges from elevation 11 to 23 (NAVD 88). The bulk of the property was reclassified to FEMA Flood Zone A in August 2018. Recently, the owner submitted a FEMA Letter of Map Revision package to FEMA to establish base flood elevations. FEMA has issued a LOMR for the PUD Amendment Area which is dated June 19, 2020. The site boundary, wetland delineation and topography are shown on the Approved Master Plan. Please note the June 11, 2019 Approved PUD Master Plan is preliminary and is subject to change reflecting market conditions and site restrictions.

The proposed PUD Amendment consists of single-family detached homes, commercial and a recreational area. The amended PUD will allow development of the property in character with the existing portions of Buckhead East and aid in response to market demand for additional single-family homes within the PUD area. By carefully preserving wetlands, attention to natural drainage characteristics and creative placement of open space; a more natural use of a limited land resource can be achieved. This, along with 5 feet wide sidewalks instead of the required 4 feet sidewalks will provide a walkable community. The 47.2 Acre PUD Amendment Area is proposed to include 86 homes.

A Development of Regional Impact was performed for the PUD Amendment, since the 47.2 acres was part of the original Bryan Land & Timber project. The DRI states the application was approved and stated, “The applicant’s DRI submittal for this project is in line with the Character Area and the Future Land Use Map as defined in the Comprehensive Plan”.

## **Conceptual Master Plan**

The provisions of the PUD Amendment apply to the development of the 47-acre PUD Amendment Area. The Approved Master Plan Layout is conceptual and subject to change based upon site characteristics and market demand but must be developed as stipulated within the PUD documentation. The hierarchy of Zoning documents is PUD Amendment, followed by the Bryan County Zoning ordinance. Listed below are additional general requirements of the PUD:

1. The standards of development for the PUD Amendment 47.2-acre area will follow the Design Standards of the Bryan County Subdivision Regulations.
2. The detention ponds and storm drainage system located outside the road right-of-way is to be owned, operated and maintained by the Homeowners’ Association. All storm drainage systems within the Bryan County Road right-of-way shall be owned, operated and maintained by Bryan County.

3. The development shall comply with applicable state and local stormwater management requirements for water quality and water quantity in existence at the time construction drawings are submitted for construction plan approval.
4. The development shall comply with applicable state and local public water and sewer requirements in existence at the time construction drawings are submitted for construction plan approval.
5. Prior to submitting for a preliminary plat approval or land disturbance permit, the applicant/developer shall submit a final conceptual master plan, including text and site plan, in conformance with the approved PUD amendment and conditions.
6. The Homeowners Association shall maintain trees and sidewalks within the Bryan County Road right-of-way. This responsibility shall also include pruning trees as necessary to allow emergency vehicle access without scraping of branches against the vehicle.
7. The PUD Amendment area will contain 2.5 acres of land for recreation. The size exceeds the county required 1.0 acre minimum for recreation. Active components of the PUD recreation may consist of playground equipment, slide, swings or free-play lawn as selected by the Owner. The passive components for PUD recreation may consist of a pavilion, seating under pavilion, charcoal grill and fire pit. Please note, actual recreational components are subject to change based upon the final site plan.
8. Site Development shall comply with FEMA and Bryan County Flood Zone requirements.
9. The PUD Amendment document shall be transferred and binding on all future ownerships.
10. A ten (10) foot utility easement shall be placed on the outside of the Bryan County Road rights-of-way.
11. The Homeowner's Association/property owner shall dedicate a ten-foot wide easement for a bike path within the 50-foot undisturbed PUD buffer adjacent to the right-of-way for State Highway 144 to the County. The applicant/owner shall prepare the dedication documents, which will be recorded with the final plat. The 8' wide asphalt path shall be constructed prior to the recording of the final plat or if a phased development, constructed as identified in the approved phasing and development plan. Installation schedule shall be predicated based on Wetland Permitting timeframe. If wetland approval is not received, developer shall install 8' wide asphalt trail within the upland area of the 10' wide easement. The Director of Engineering shall approve the design and construction of the path. The leisure path shall be dedicated to Bryan County.

12. The Developer shall be required to obtain a Land Disturbance Permit from Bryan County and shall comply with all federal, state, and local rules addressing soil and erosion control.
13. Acceptable Building Material for exterior siding for residential structures include the following:
  - a. Painted or stained wood and fiber-cement in clapboard, lap, butt jointed, board and batten, shingle and flat panel applications.
  - b. Brick
  - c. Painted Brick
  - d. Tabby
  - e. Stucco
  - f. Metal used as an accent or secondary material
  - g. Vinyl may be used for soffits and fascia.
  - h. Other materials of equal or greater stability and durability as reasonably approved by the Administrator Officer.
14. The perimeter buffer is to be undisturbed and is intended to screen Hwy 144 and the view to the neighboring storage building. A landscape perimeter buffer plan shall be required if the buffer is inadvertently impacted or altered; the plan shall be submitted to and approved by the Community Development Director prior to Final Plat.
15. The recommended improvements for Veterans Memorial Parkway, as identified in the submitted Traffic Impact Analysis, shall be completed prior to the Phase 1 final plat approval. The Traffic Study recommended improvements at the Veteran's Memorial Parkway, consisting of a right turn lane from Veteran's Parkway into the New road and a dedicated right turn lane from the new road to Veteran's Parkway. These improvements shall be installed prior to final plat approval and shall be dedicated to Bryan County.
16. A 5' wide sidewalk shall be installed within Veteran's Parkway right-of-way from the end of the existing sidewalk at Stop n Store to Branden Way as shown on the Master Plan. The installation shall be performed prior to Phase 1 Final Plat and shall be dedicated to Bryan County.
17. A 30' Emergency Access easement location shall extend from the church road to Amended PUD Area Road. The emergency access shall be installed connecting the Spirit of Peace Lutheran Church entrance drive to Buckhead East. The access easement is to be cleared and a "logging road" style of gate is to be installed during the site development of the subdivision. The access easement is to be grassed and no gravel installed during site development construction. The route shall be within the existing 100' Bryan County Right-

of-Way which is being abandoned. The installation/easement shall be dedicated to Bryan County.

18. Site Development permitting may be performed in parallel with the FEMA review process.

Guidelines for the PUD are listed in the below table:

• Total Site Acreage	47.2 Acres
• Density	1.82 Dwelling Units per gross acreage (86 Lots Total)
• Open Space Required Amount Provided	20% of gross project acreage (9.4 acres) minimum 11.9 acres (25% of gross project acreage)
• Recreational Area Amount Provided	Greater of 1 acre or 5% of required Open Space (0.47 ac) 2.5 acres
• Minimum Lot Width	54 feet, measured at the front building setback line
• Minimum Lot Size	7,200 square feet
• Front Building Setback	25 feet
• Side Building Setback	10 feet
• Rear Building Setback	15 feet
• Project Perimeter Buffer	50 feet Undisturbed along Hwy 144, 30 feet undisturbed along Carver School Rd and Veterans Memorial Pkwy
• Accessory Building Side Setback	10 feet
• Accessory Building Rear Setback	10 feet
• Accessory Building Exterior Finishes	Match Exterior Finish of House
• Maximum Lot Impervious Coverage	60%

**Storm Drainage System**

The stormwater runoff primarily drains to the existing onsite ditches now partially classified as wetlands. The onsite ditches and wetlands outfall into the Buckhead East master planned drainage ditches and lagoons, discharging into Green Creek and eventually outfall to the Ogeechee River. To retain the existing drainage pattern for the site as much as practical, the storm drainage system layout is anticipated to follow the existing natural topography and drain into the Buckhead East master planned drainage system. The roadway drainage shall be collected in curb and gutter sections and drained to curb inlets. The curb inlets are anticipated to drain to storm water detention ponds, ditches and wetlands. The site will be designed to comply with the current Bryan County storm drainage requirements.

### **Water and Sewer Service**

Bryan County is the water and sewer provider. The water supply for the PUD Amendment Area is anticipated to extend from the existing 12-Inch water line on Veterans Memorial Parkway and the 8-Inch water line at the end of Lake Lily Drive. Sewer generated by the PUD is anticipated to be collected and conveyed by gravity sewer. The water and sewer design shall be in accordance with County and EPD requirements.

### **Existing Soil Characteristics**

According to the Bryan and Chatham Counties Soil Survey, the soils consist of Albany fine sand, Ellabelle loamy sand, Ocilla complex and Olustee fine sand. Albany Fine Sand typically has good structural characteristics. Ellabelle loamy sand and Ocilla complex are silty sands with varying percentages of clays. Olustee fine sand contains a small percentage of clay and silt. The soils are similar to the existing Buckhead East PUD development. During the design phase, Owner will hire a geotechnical engineer to determine the ground water table depth and provide general geotechnical services.

### **Wetlands**

Wetlands have been delineated and a Jurisdictional Determination obtained. Wetlands are shown on the Survey and the Master Plan.

### **Traffic**

A traffic impact and access study were prepared for the PUD per Bryan County's request. Based on the ITE Trip Generation manual, 10<sup>th</sup> edition, the PUD is anticipated to generate 73 AM Peak-Hour trips and 98 PM Peak-Hour trips. The study recommended constructing the Veterans Memorial Parkway intersection as a three-lane intersection, with one lane entering and two lanes exiting as separate left and right-turn lanes. The study also recommended considering the addition of a right-turn deceleration lane for traffic entering the PUD from Veterans Memorial Parkway. Please see the Traffic Impact and Access Study for additional information.

### **Restrictive Covenants**

Restrictive Covenants will be applied to the PUD. The Developer will create and record the Restrictive Covenants prior to the sale of any lots.

## **Recreation Area**

The PUD contains 2.5 acres of land for recreation. Please note this amount exceeds the county required 1.0 acre minimum for recreation. Active components of the PUD recreation may consist of a playground equipment, slide, swings or free-play lawn as selected by the Owner. The passive components for PUD recreation may consist of a pavilion, seating under pavilion, charcoal grill and fire pit. Please note, actual recreational components are subject to change based upon the final site plan.

## **Infrastructure Dedications to Bryan County**

### Dedication of Roads

The Owner will construct all roads in accordance with Bryan County and all other applicable standards. All roads that are accessible by the public will be dedicated to Bryan County. Should any of the residential communities be planed as gated, the Developer will establish a Homeowners Association (HOA) to own and maintain the roads and drainage system within the gated community.

### Water, Sewer and Storm Drainage Systems

The proposed water, sewer and storm drainage systems will be designed and constructed to meet or exceed Bryan County Specifications. The systems are to be dedicated to Bryan County for Ownership.

# “B” Exhibits – Agency Comments

None Provided

# “C” Exhibits – Bryan County Supplements



# “D” Exhibits – Public Comment

None Received

**BRYAN COUNTY PLANNING & ZONING COMMISSION**

**CASE SD#3140-19**

Public Hearing Date: April 7, 2020

REGARDING THE APPLICATION OF: Bryan Land and Timber, LLC requesting preliminary plat approval for Lenox Subdivision Phases 1 and 2, PIN# 061 065 05 and 061 066, in unincorporated Bryan County, Georgia.	Staff Report  By: Sara Farr-Newman  Dated: March 31, 2020
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**I. Application Summary**

**Requested Action:** Public hearing and consideration for preliminary plat approval. The application by Bryan Land and Timber, LLC, proposes 86 single-family lots for Lenox Subdivision, PIN# 061 065 05 and 061 066, in unincorporated Bryan County, Georgia.

**Representative:** Bryan Land & Timber, LLC  
105 Abington Way  
Macon, GA 31210

**Owner:** Bryan Land & Timber, LLC  
105 Abington Way  
Macon, GA 31210

**Applicable Regulations:**

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

**II. General Information**

**1. Application:** A preliminary plat application was submitted by Bryan Land and Timber, LLC, on December 30, 2019. After reviewing the application, the Director certified the application as being generally complete on December 31, 2019.

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

- A. Legal notice was published in the Bryan County News on **March 19, 2020**.
- B. Notice was sent to Surrounding Land Owners on **March 20, 2020**.
- C. The site was posted for Public Hearing on **March 18, 2020**.

**3. Background:** The area that is the subject of the preliminary plat approval is for a 44.8-acre portion of the Bryan Land and Timber PUD also known as Buckhead East (PIN# 061 065 05 and 061 066). This PUD was amended June 11, 2019, (Case Z#203-19) to permit the use of this area to be residential and commercial. This preliminary plat is for the residential portion only. The applicant submitted one preliminary plat, but development will be in two phases. Phase 1 consists of 44 lots and Phase 2 consists of 42 lots for a total of 86 residential lots. While the subject property is part of the original Buckhead PUD, the proposed residential subdivision, "Lenox" is a separate and distinct residential subdivision with its own separate development and design standards.

With the PUD Amendment, the applicant submitted an "Analysis of Impact of Proposed Zoning," ("Analysis") which included the design guidelines and development standards for the Lenox subdivision. The subject preliminary plat, therefore, is being reviewed for compliance with not only the County ordinance requirements, but also the approved standards contained within the Analysis and conditions of the PUD Amendment. If the Analysis is silent on a development requirement, the County ordinances govern.

The applicant also submitted a Traffic Impact Analysis with the PUD. Per the conditions of the PUD Amendment, the applicant has to install the required transportation improvements before a final plat is approved and provide a 60-foot wide right-of-way from the cul-de-sac to Carver School Road. In addition, the applicant is required to install a five-foot wide sidewalk within the Veterans Memorial Parkway right-of-way. The sidewalk is to tie into the existing sidewalk at Stop n Store and extend to Branden Way.

The resolution to abandon the previously approved right of way connecting Highway 144 and Veterans Memorial Pkwy was approved by the Board of Commissioners on March 10, 2020, with easements for emergency access and sewer. The abandonment documents have not been finalized or recorded. These documents will need to be recorded prior to the final plat being approved, as they will address the terms and conditions of abandoning the active sewer line and gating and installing improvements to the emergency access easement.

**4. Exhibits:** The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on December 31, 2019, unless otherwise noted.

**“A” Exhibits- Application:**

A-1 Preliminary Plat Application

A-2 Preliminary Plat

**“B” Exhibits- Agency Comments:**

B-1 County Health Director (2/6/20)

B-2 Fire Chief (2/6/20)

B-3 Engineering (3/18/20)

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

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

**“D” Exhibits- Public Comment:**

No Public Comments Received

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

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

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

► **Staff comment:** A sketch plat was not submitted for review; however, the preliminary plat is consistent with the conceptual master plan submitted as part of the approved PUD amendment.

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

► **Staff comment:** The County’s Comprehensive Plan identifies this area of the County as Low Density Suburban Characteristics and supports the existing PUD zoning.

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

► **Staff comment:** Based on the preliminary review, the proposed subdivision complies with applicable County requirements and Analysis standards. The site is partially located within a Special Flood Hazard Area, unnumbered A zone, and is therefore subject to the County’s Flood Damage Prevention ordinance which requires a flood study and base flood elevation data be approved by FEMA. The applicant has provided the required flood study and FEMA’s review has been completed (LOMR 19-04-3361P) with approved changes becoming effective June 19, 2020. Further subdivision and construction for this development will have to comply with these effective changes. In addition to this, the subdivision area contains jurisdictional wetlands, and shows five areas to be impacted by road and infrastructure improvements. These impacts will have to be permitted through the U.S. Army Corps of Engineers. Continued compliance with County, state and federal regulations will be monitored during the development process.

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

► **Staff comment:** The density and lot layout will remain consistent with the conceptual plan approved for the Lenox PUD with lots ranging in size from 7,200 square feet to over 25,000 square feet and frontages that meet or exceed 54 feet at the front building setback line. There are also two new two-lane roads with 60-foot rights-of-way proposed, as well as lots located on Lake Lilly Drive, which is existing. Each lot will also have sidewalks constructed, creating an easily walkable neighborhood.

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

► **Staff comment:** The Lenox subdivision will not have a detrimental impact on adjacent properties as it will conform with the existing PUD zoning.

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

► **Staff comment:** This community has been master planned, and the proposed preliminary plat only represents one phase of the entire Buckhead development. This neighborhood adheres to the overall plan for the neighborhood and will be serviced by County sewer and water. A recreation tract and common areas will be provided in the new neighborhood to serve the homes. The neighborhood will have an external ingress/egress onto Veterans Memorial Parkway as well as ingress/egress onto Lake Lilly Drive that will provide internal circulation. Additionally, there will be a 30-foot-wide emergency access

easement provided in the now abandoned right of way for emergency and fire access. This easement was reviewed and approved by the Fire Chief during the abandonment process.

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

► **Staff comment:** During the public hearing process for the PUD Amendment, the residents of Buckhead East expressed concern that the residents of Lenox would have access to the existing amenities areas, including the pool. The applicant represented Lenox would have its own amenities area and the Buckhead East facilities would not be accessible to Lenox residents. In the Analysis, the applicant stated the recreation area would be approximately 1.44 acres and active recreational components may consist of playground equipment (slide, swings, or free-play lawn area), and the passive recreational areas may consist of a pavilion, seating, grill and fire pit. The preliminary plat does not show the exact recreational components, but staff will review the components with the construction drawings and ensure compliance with the Analysis standards and County ordinances.

Additionally, the approved Conceptual Master Plan showed a walking trail in the common area on the north side of Lenox connecting to a proposed sidewalk on Veterans Memorial Parkway. A fishing dock was identified adjacent to the existing pond within the Buckhead East subdivision. Since these improvements were included on the Conceptual Master Plan, the applicant will be required to install them.

Connectivity to County roads is provided via a new road connecting to Veteran’s Memorial Parkway and a connection to Lake Lily Drive. Per County road improvement requirements, sidewalks will be provided along the new roads.

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

► **Staff comment:** The placement of utilities will be reviewed during the engineering construction plan review, and undergrounding of utilities will be enforced.

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

► **Staff comment:** The tree protection requirements of Article 18 of the Bryan County Engineering Design Standards will be reviewed with the engineering construction plans.

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

Subject to the approval of the associated PUD amendment, Staff recommends approval of the preliminary plat for the Lenox PUD with the following condition:

1. Conservation easements shall be provided for all open space and environmentally sensitive areas, located outside of right-of-way areas.
2. The required sidewalk along Veterans Memorial Parkway shall be installed with the first phase of the subdivision.
3. The timing and phasing of required transportation improvements shall be submitted with the construction drawings and be approved by the Director of Engineering.
4. The abandonment documents must be approved and recorded prior to a final plat being approved. Construction drawings shall demonstrate compliance with conditions of the abandonment

## **V. Planning & Zoning Recommendation**

**Recommendation:** The Commission may recommend that the preliminary plat be approved, conditionally approved, or denied.

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

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

# “A” Exhibits – Application

**Pittman Engineering Co., LLC**

Post Office Box 822  
Richmond Hill, Georgia 31324  
912-445-0578

December 30, 2019

Mrs. Amanda Clement  
Bryan County Planning & Zoning  
66 Captain Matthew Freeman Drive Suite 201  
Richmond Hill, GA 31324

**Re: Lenox Subdivision Phases 1 & 2**  
Preliminary Plat Application  
Bryan County, Georgia

Dear Amanda:

On behalf of our client, Bryan Land & Timber, LLC, please find enclosed the following documents in support of our request for approval of the referenced project and placement on the next available Bryan County agenda. An electronic copy in PDF form of this submittal will be emailed to [aclement@bryan-county.org](mailto:aclement@bryan-county.org).

1. Preliminary Plat Application and fee
2. Preliminary subdivision plat – 2 copies each 11x17 and 24x36
3. Proof of ownership from Bryan County website
4. Verification of property taxes paid from Bryan County website
5. Landfill letter
6. Traffic Impact Analysis
7. GDOT correspondence
8. Jurisdictional wetlands delineation
9. Base flood elevation data – submitted electronically via Dropbox website due to item containing 500+ pages

If you have any questions or comments, or require any additional information, please do not hesitate to contact us.

Sincerely,

**PITTMAN ENGINEERING CO. LLC**



Jason J. Bryant, P.E.

Bryan County  
Board of Commissioners

Community Development Department

Exhibit "A-1"



PRELIMINARY PLAT APPLICATION

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

Application Fee: \$120.00 + \$15.00 per lot = \$120 + \$15 X 86 LOTS = \$1,410

Applicant:  Property Owner  Authorized Agent  
Applicant Name: BRYAN LAND & TIMBER, LLC  
Address: 105 ABINGTON WAY  
City: MACON State: GA Zip: 31210  
Phone: 478-390-6769 Email: ebenson@superiordocumentsolutions.com

Property Owner (if not applicant): SAME  
Address: N/A  
City: N/A State:  Zip: N/A Phone: N/A

Property Information: General Location: VETERANS MEMORIAL PARKWAY AND HWY 144  
PIN Number (Map & Parcel): 061-065-05 & 061 066 Current Zoning District(s): PUD  
Acreage: Parcel Total 44.8 Area to be Subdivided 40.21  
Number of Lots: Existing 0 Proposed 86

Proposed Subdivision Name: LENOX  
Is this part of a phased development?  Yes  No If yes, Phase #: N/A of N/A  
Will the subdivision be served by a private or public water system?  Private  Public  
Will the subdivision be served by a private or public sewer system?  Private  Public

Prior Approvals: Rezoning (if applicable): Case #: Z#203-19 Date of Approval: 6/12/2019  
Sketch Plat Approval (mandatory for major subdivisions): Case #: Z#203-19 Date of Findings: 6/12/2019

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.

E. Carl Benson 12/28/2019  
Applicant Signature Date

RECEIVED  
FOR OFFICE USE ONLY  
DEC 30 2019  
Case #: SD# 3140-19 Date Received: \_\_\_\_\_ Fee Paid  Initial: [Signature]

### Preliminary Plat Review and Timing

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

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

### Preliminary Plat Application Checklist

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

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

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

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

*E. Carl Burton*

Applicant Signature

*12/28/2019*

Date

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

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

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

FOR OFFICE USE ONLY

Completeness Crt'd: 12/31/19 DRC Comments Rec'd: 1/6/20 P&Z Hearing Date: 2/4/20  
BOC Hearing Date: 2/11/20



**Summary**

Parcel Number 061 065 05  
 Location Address  
 Zip Code 31324  
 Legal Description PARCEL J5 PB 667 / PG 10  
 (Note: Not to be used on legal documents)  
 Class C4-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning PUD COND  
 Tax District County Unincorporated (District 03)  
 Millage Rate 25.375  
 Acres 16.42  
 Neighborhood COMMERCIAL - SOUTH (COM-S)  
 Homestead Exemption No (S0)  
 Landlot/District N/A

[View Map](#)

**Owner**

**BRYAN LAND & TIMBER LLC**  
 C/O EARL BENSON  
 105 ABINGTON WAY  
 MACON, GA 31210-8616

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	COMM AC 50000	Acres	715,255	0	0	16.42	0

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/19/2005	488 224	548 6	\$2,631,849	MULTIPLE PARCEL SALE		BRYAN LAND & TIMBER, LLC

**Valuation**

	2019	2018	2017
Previous Value	\$418,700	\$374,100	\$374,100
Land Value	\$277,000	\$277,000	\$374,100
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$277,000	\$277,000	\$374,100

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Bryan County Board of Assessors makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. This webpage is not live data. Values and Ownership indicated are from the last Georgia Department of Revenue certified tax roll and reflect property values as of the tax lien date which, in Georgia, is January 1st of each year. Other data changes will be updated throughout the year.

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[GDPR Privacy Notice](#)

Last Data Upload: 12/24/2019, 6:26:34 AM

Version 2.3.30





**Summary**

Parcel Number 061 066  
 Location Address HWY 144  
 Zip Code 31324  
 Legal Description PARCEL F & K FOR BUCKHEAD EAST SUBDIVISION  
 (Note: Not to be used on legal documents)  
 Class R5-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning PUD COND  
 Tax District County Unincorporated (District 03)  
 Millage Rate 25.375  
 Acres 59.15  
 Neighborhood RAYONIER & S. OF 17 (RAYON)  
 Homestead Exemption No (S0)  
 Landlot/District N/A

[View Map](#)

**Owner**

**BRYAN LAND & TIMBER LLC**  
 C/O EARL BENSON  
 105 ABINGTON WAY  
 MACON, GA 31210-8616

**Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	4	59.15

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/19/2005	488 224	548 6&7	\$2,631,849	MULTIPLE PARCEL SALE		BRYAN LAND & TIMBER, LLC

**Valuation**

	2019	2018	2017
Previous Value	\$467,300	\$359,500	\$666,200
Land Value	\$350,500	\$350,500	\$359,500
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$350,500	\$350,500	\$359,500

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Bryan County Board of Assessors makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. This webpage is not live data. Values and Ownership indicated are from the last Georgia Department of Revenue certified tax roll and reflect property values as of the tax lien date which, in Georgia, is January 1st of each year. Other data changes will be updated throughout the year.

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[GDPR Privacy Notice](#)

Last Data Upload: 12/24/2019, 6:26:34 AM



Version 2.3.30

**Pittman Engineering Co., LLC**

Post Office Box 822  
Richmond Hill, Georgia 31324  
912-445-0578

December 24, 2019

Mr. Kirk Croasmun, P.E.  
Bryan County Planning & Zoning  
66 Captain Matthew Freeman Drive Suite 201  
Richmond Hill, GA 31324

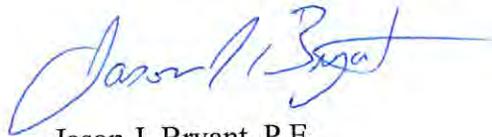
**Re: Lenox Subdivision**  
Landfill Letter  
Bryan County, Georgia

Dear Kirk:

On behalf of our client, Bryan, Land & Timber, LLC, whom is also the Owner of the subject property, we hereby state that to the best of our knowledge, information and belief, the subject property has never been used as a landfill and there are not any existing dangerous environmental situations. Our knowledge, information and belief are based on observing the Google Earth photo history of the site for signs of previous landfill activities.

Sincerely,

**PITTMAN ENGINEERING CO. LLC**



Jason J. Bryant, P.E.

THE UNDERSIGNED FEE SIMPLE OWNER OF ALL THE REAL ESTATE DEPICTED ON THIS PLAT, AND IDENTIFIED AS OWNED BY THE UNDERSIGNED, DOES HEREBY DEDICATE AND TRANSFER TO THE BRYAN COUNTY BOARD OF COMMISSIONERS ALL STREETS, STREET RIGHT OF WAY AND NECESSARILY ATTENDANT DRAINAGE FACILITIES AND EASEMENTS FOR THE STREETS, ALL AS SHOWN ON THIS PLAT

OWNER \_\_\_\_\_ WITNESS \_\_\_\_\_  
 \_\_\_\_\_ NOTARY \_\_\_\_\_

**BRYAN COUNTY / AGENCY APPROVAL**  
 THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING

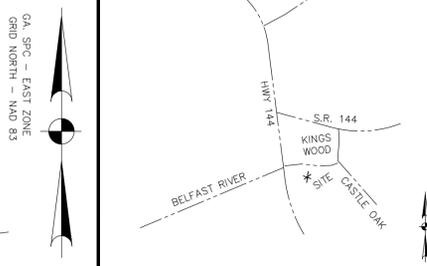
APPROVED UNDER ARTICLE XII IN ACCORDANCE WITH BRYAN COUNTY SUBDIVISION REGULATIONS  
 COUNTY ENGINEER \_\_\_\_\_ DATE OF APPROVAL \_\_\_\_\_  
 APPROVED BY THE PLANNING DIRECTOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 PLANNING DIRECTOR \_\_\_\_\_  
 ATTEST: \_\_\_\_\_ CLERK OF COUNTY COMMISSION

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	LINE BEARING	DISTANCE
C1	560.00	39.60	39.59	N 77°29'36" W	403.05	L1 S 21°29'04" W	51.29
C2	560.00	55.17	55.14	N 72°34'44" W	538.39	L2 S 40°08'14" E	36.70
C3	560.00	43.92	43.91	N 67°30'37" W	429.36	L3 S 40°08'14" E	12.23
C4	560.00	63.29	63.24	N 62°01'24" W	497.24	L4 N 49°51'46" E	54.13
C5	608.00	252.70	250.89	S 19°08'20" W	2348.49	L5 N 49°51'46" E	53.91
C6	360.00	317.44	307.25	S 05°57'01" W	5037.17	L6 N 49°51'46" E	17.91
C7	191.00	116.85	116.42	N 10°44'08" W	1707.09	L7 N 43°29'18" E	39.97
C8	190.00	155.65	154.62	N 09°15'51" E	2252.00	L8 S 04°27'22" W	51.92
C9	190.00	31.68	31.67	N 23°05'36" E	439.14	L9 S 79°29'41" W	26.60
C10	80.00	116.85	116.42	N 64°54'00" E	2817.05	L10 S 82°08'33" W	49.05
C11	800.00	496.05	492.04	S 16°22'09" W	1622.00	L11 S 79°47'02" W	35.99
C12	520.00	95.13	95.00	S 45°22'42" E	1028.55	L12 N 77°09'13" E	15.75
C13	520.00	30.52	30.52	S 52°18'03" E	321.47	L13 N 79°23'01" E	43.63
C14	400.00	284.33	282.54	N 35°03'09" W	3751.43	L14 N 13°19'42" E	39.03
C15	105.00	77.76	75.99	N 18°09'58" E	4225.50	L15 N 23°21'57" E	30.83
C16	75.00	30.42	30.21	N 27°45'46" E	231.41	L16 N 78°42'35" E	86.20
C17	75.00	25.19	25.01	N 06°35'59" E	1811.39	L17 N 16°28'15" W	16.33
C18	135.00	81.32	80.10	N 14°15'25" E	3430.48	L18 S 79°29'41" W	53.83
C19	135.00	18.65	18.64	N 35°25'20" E	755.03	L19 N 42°25'28" W	6.02
C20	430.00	136.68	136.10	N 44°42'33" W	1817.42	L20 N 22°01'44" W	28.99
C21	436.00	128.25	127.79	N 45°20'59" W	1635.12	L21 N 89°16'31" W	27.54
C22	430.00	56.74	56.70	N 31°49'22" W	733.40	L22 S 86°45'17" W	43.15
C23	430.00	56.74	56.70	N 24°15'43" W	733.40	L23 N 71°04'35" W	20.70
C24	430.00	32.73	32.72	N 18°18'03" W	421.40	L24 N 83°24'16" W	29.77
C25	370.00	62.70	62.62	N 21°10'28" W	1006.27	L25 N 07°13'56" E	61.48
C26	370.00	62.70	62.62	N 31°04'56" W	942.32	L26 N 07°13'56" E	55.00
C27	370.00	62.10	62.02	N 40°44'40" W	936.57	L27 N 07°13'56" E	55.00
C28	370.00	54.44	54.39	N 40°46'03" W	856.48	L28 N 08°48'53" E	62.38
C29	550.00	8.82	8.82	S 53°31'23" E	055.06	L29 N 11°04'41" E	64.41
C30	550.00	63.11	63.08	S 49°46'36" E	634.29	L30 N 20°42'11" E	64.41
C31	550.00	60.97	60.94	S 43°18'59" W	621.07	L31 N 79°00'02" E	44.05
C32	630.00	61.09	61.07	S 37°21'34" E	533.21	L32 S 89°17'49" E	25.01
C33	630.00	392.39	386.08	S 16°44'18" E	3541.10	L33 N 20°42'11" E	36.17
C34	630.00	67.38	67.34	S 04°10'06" W	6707.39	L34 N 26°16'58" W	35.95
C35	638.00	43.98	43.97	S 08°17'05" W	356.58	L35 N 03°02'59" W	4.62
C36	638.00	52.91	52.89	S 13°33'26" W	445.04	L36 N 03°02'59" W	4.62
C37	638.00	52.90	52.89	S 18°18'30" W	445.03	L37 N 03°02'59" W	4.62
C38	638.00	61.34	61.31	S 23°26'18" W	620.30	L38 S 54°23'48" W	49.23
C39	638.00	54.05	54.03	S 28°37'08" W	451.13	L39 S 79°18'33" W	34.06
C40	578.00	76.37	76.37	S 30°40'02" W	045.24	L40 S 73°52'47" W	30.00
C41	578.00	77.61	77.55	S 26°26'39" W	741.34	L41 S 73°52'47" W	30.00
C42	578.00	77.61	77.55	S 18°44'59" W	741.34	L42 N 34°23'21" W	17.92
C43	578.00	77.38	77.32	S 11°04'03" W	740.14	L43 N 34°23'21" W	17.92
C44	570.00	80.56	80.49	S 03°11'00" W	809.52	L44 N 52°01'46" W	34.62
C45	570.00	73.90	73.84	S 04°34'47" E	725.47	L45 N 38°34'59" W	10.39
C46	570.00	65.85	65.82	S 11°36'12" E	637.10	L46 N 38°34'59" W	46.60
C47	570.00	64.67	64.64	S 18°09'49" E	630.03	L47 N 39°34'35" W	35.43
C48	570.00	64.67	64.64	S 24°39'29" E	630.03	L48 N 19°47'12" W	4.34
C49	570.00	59.67	59.64	S 30°25'26" E	601.05	L49 N 19°42'49" W	30.00
C50	570.00	61.72	61.69	S 37°02'06" E	642.15		
C51	490.00	59.62	59.59	S 43°37'23" E	658.18		
C52	484.00	49.37	49.33	S 43°39'59" E	565.49		
C53	430.00	123.11	122.69	S 62°05'09" W	1624.12		
C54	400.00	112.41	112.04	S 62°14'09" W	1606.05		
C55	300.00	95.22	94.82	N 64°09'19" E	1181.10		

**NOTES:**  
 1. FIELD EQUIPMENT USED: GEOMAX ZOOM 80 5" TOTAL STATION AND CHAMPION TKO RECEIVER  
 2. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.  
 3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL TOLERANCE OF 0.05 FEET AT THE 95% ACCURACY CONFIDENCE LEVEL AND WAS ADJUSTED USING LEAST SQUARES.  
 4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 379,040 FEET.  
 5. THE PARCEL IDENTIFICATION NUMBERS (PIN) FOR THE PARENT TRACT PLATTED HEREON ARE 061-066 AND 061-065-05.  
 6. UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED; THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.  
 7. ZONING: PUD, AMENDED CASE Z-203-19 APPROVED JUNE 11, 2019.  
 8. ALL CORNERS MARKED WITH 1/2" IRON REBAR, 30" LONG WITH CAP STAMPED (GSA/LSF#1280) UNLESS OTHERWISE NOTED. MONUMENTS SHALL CONFORM WITH BRYAN COUNTY ORDINANCE SECTION 2500 (f).  
 9. ALL LOTS HAVE A 5 FOOT DRAINAGE AND UTILITY EASEMENT ON ALL SIDE AND REAR PROPERTY LINES UNLESS OTHERWISE SHOWN ON PLAT. ALL LOTS HAVE A 10 FOOT FRONT UTILITY EASEMENT ALONG THE RIGHT OF WAY UNLESS OTHERWISE SHOWN.  
 10. MAXIMUM LOT COVERAGE IS SIXTY PERCENT.  
 11. THE DEVELOPER/HOA WILL OWN AND MAINTAIN ALL DRAINAGE FACILITIES OUTSIDE OF THE RIGHT OF WAY.  
 12. CONCRETE SIDEWALK ON INDIVIDUAL LOTS SHALL BE CONSTRUCTED WITH THE ISSUANCE OF THE BUILDING PERMIT. THE DEVELOPER GUARANTEES CONSTRUCTION OF ALL SIDEWALK LOCATED IN THE APPROVED SUBDIVISION WITHIN 3 YEARS OF FINAL PLAT APPROVAL. ANY MAINTENANCE AND REPAIR OF ANY LOT IMPROVEMENTS LOCATED WITHIN THE RIGHT-OF-WAY, TO INCLUDE THE SIDEWALKS, ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.  
 13. EACH LOT TO HAVE TREE PLANTINGS PROVIDED IN ACCORDANCE WITH THE BRYAN COUNTY TREE PROTECTION ORDINANCE. TREES BE LOCATED TO ACCOMMODATE THE INDIVIDUAL LOT LAYOUT, HOME AND SITE CHARACTERISTICS.  
 14. ALL DRAINAGE EASEMENTS, AND MAINTENANCE THEREOF, PROVIDED OUTSIDE OF THE ROAD RIGHT OF WAYS ARE THE RESPONSIBILITY OF THE DEVELOPER/HOA, AND NOT OF BRYAN COUNTY.  
 15. ACCORDING TO LOMR CASE NO. 19-04-3361P, THE FLOOD STUDY IS CURRENTLY UNDER FEMA REVIEW REGARDING FIRM MAP NO. 130016, PANELS 0295D & 375D, DATED 08/02/2018, TO CONFIRM THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA IN ZONE AE, ZONE X-SHADED AREA X (NAVD 88).  
 16. WATER AND SEWER FOR THE PROPOSED PARCELS WILL BE SERVED BY BRYAN COUNTY.  
 17. WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS, ANY DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION MAY RESULT IN PENALTY BY LAW.  
 18. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.  
 19. MINIMUM LOT FRONTAGE IS 54 FEET, MEASURED AT THE FRONT BUILDING SETBACK LINE.

**SETBACKS:**  
 BUILDING FRONT: 25'  
 BUILDING SIDE: 10'  
 BUILDING REAR: 15'  
 ACCESSORY BUILDING REAR: 10'  
 ACCESSORY BUILDING SIDE: 10'



**SURVEYORS CERTIFICATION**  
 AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

THOMAS G. GAMMON, GA RLS 3005 DATE: \_\_\_\_\_

**ACREAGE SCHEDULE**

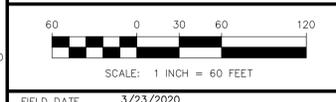
LOTS.....	8.15 AC.
RIGHT OF WAY.....	3.00 AC.
COMMON AREA.....	3.03 AC.
RECREATION AREA.....	2.56 AC.
TOTALS.....	16.74 AC.

THIS PLAT CONTAIN 44 LOTS

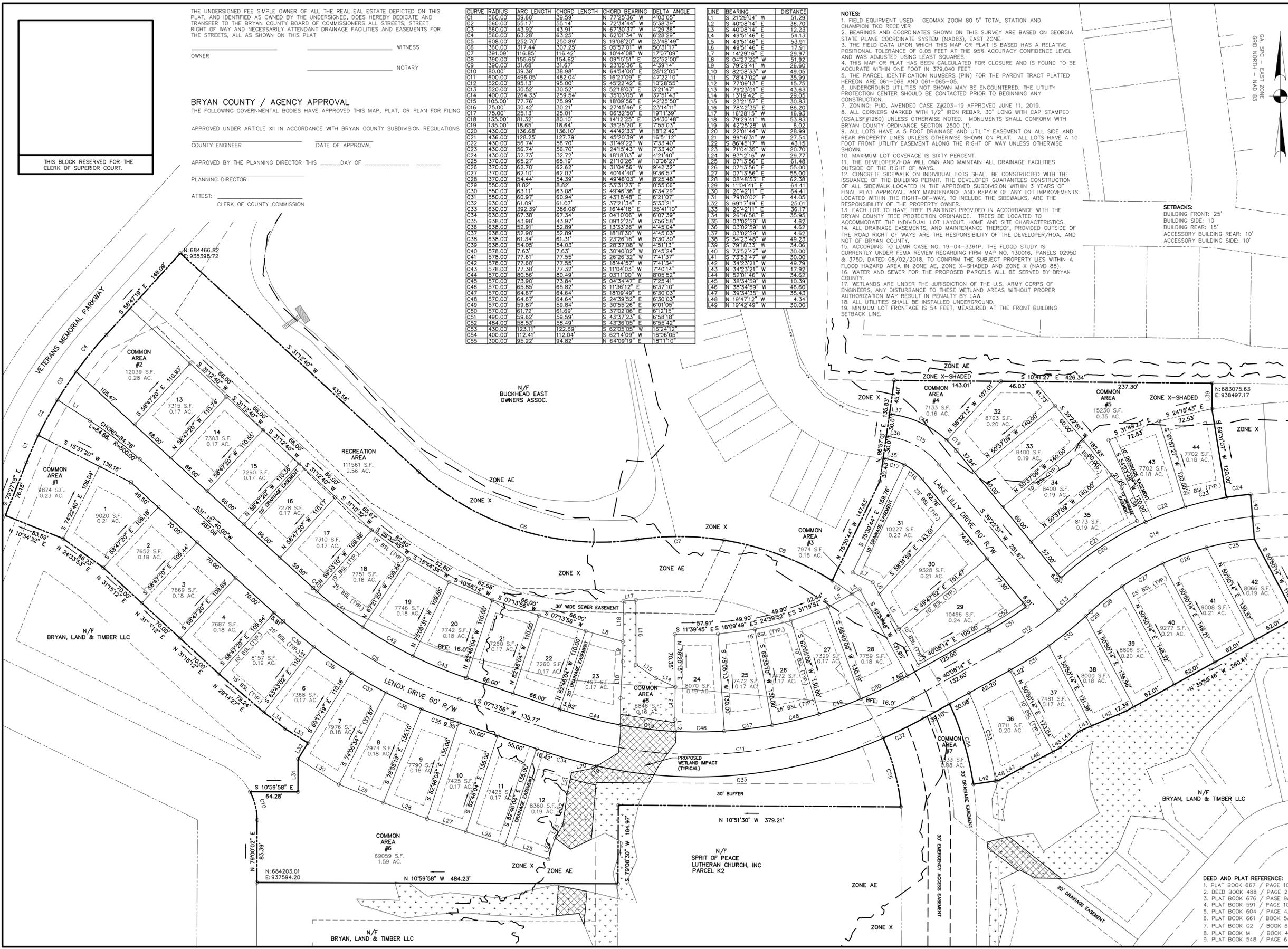
- LEGEND**
- MEANDER POINT (NO MONUMENT)
  - CONC. MONUMENT FOUND
  - CONC. MONUMENT SET
  - IRON PIPE FOUND
  - IRON REBAR SET
  - #222 = STREET ADDRESS

REV. 2/27/2020 BRYAN CO. COMMENTS

MAJOR SUBDIVISION  
**LENOX SUBDIVISION**  
 PHASE 1  
 (LOTS 1 - 44)  
 A PORTION OF  
 PARCELS K & J5  
 20th. G.M. DISTRICT  
 BRYAN COUNTY, GEORGIA  
 PREPARED FOR:  
**BRYAN, LAND & TIMBER LLC**  
 PREPARED BY:  
**GAMMON SURVEYING & ASSOCIATES, LLC**  
 6 RIVER BLUFF DRIVE  
 SAVANNAH, GEORGIA, 31406 / (912) 655-4891

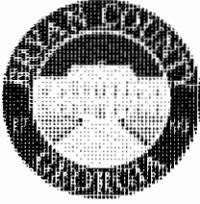


FIELD DATE: 3/23/2020  
 PLAT DATE: 3/23/2020  
 FILE NUMBER: 00579  
 SHEET 1 OF 1





# “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 # SD#3140-19

Zoning Request: Preliminary Plat for the Lenox Subdivision. Consisting of 86 lots on a 44.8 acre parcel.

Filed by: Bryan Land & Timber/Pittman Engineering

Owners: Bryan Land & Timber

Property address: Hwy 144 & Veterans Memorial Parkway

Map and Parcel # 061-065-05 & 061-066

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

Please return this completed form with any comments/attachments to the Community Development Department by Feb. 7, 2020.

Comments: This request does not require approval from the Bryan County Health Department. No further action is required.

Engineering Director       Fire Chief       County Health Director

Public Works Director       Bryan County Schools (optional)

Signature: M.D. Myers, Jr.      Date: 02.06.2020  
for Skip Thomas



**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  
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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 # SD#3140-19

Zoning Request: Preliminary Plat for the Lenox Subdivision. Consisting of 86 lots on a 44.8 acre parcel.

Filed by: Bryan Land & Timber/Pittman Engineering

Owners: Bryan Land & Timber

Property address: Hwy 144 & Veterans Memorial Parkway

Map and Parcel # 061-065-05 & 061-066

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

Please return this completed form with any comments/attachments to the Community Development Department by Feb. 7, 2020.

Comments: No Issues

Engineering Director       Fire Chief       County Health Director

Public Works Director       Bryan County Schools (optional)

Signature: [Handwritten Signature]

Date: 2/6/20



**BRYAN COUNTY  
ENGINEERING 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  
912-756-7962  
(Fax)756-7951

---

January 28, 2020

Re: Lenox PUD  
Preliminary Plat Review

Based on our review of the Lenox Major Subdivision Phase 1 Preliminary Plat prepared by Gammon Surveying & Associates dated December 13, 2019 we have the following comments:

1. All water and sewer alignments shall be finalized within the County ROW and proposed easements removed as necessary. Final utility design shall be provided at Construction Plan review.
2. The previously approved plat from the adjacent Lake Lilly Subdivision shall be utilized and overlaid on the proposed plat in order to verify exact match-ins along the proposed tract boundary. The proposed roadway centerline design and ROW shall coincide with the existing alignment on Lake Lilly Drive. The plat shall be identified by deed reference and approval date.
3. Line description labeling should not be duplicated and shall be consistent throughout.
4. Revise sheet number labeling.
5. Add labeling for Lots 45, 46 & 86 on sheet 1.
6. Numerically label all common areas and provide corresponding acreages.
7. Identify and provide acreages of all recreational facilities and storm water management facilities on the plat. Facilities shall be located on the parent tract or approval/easements from adjacent tract owner(s) shall be submitted.
8. Revise the Acreage Schedule on each sheet to include Total Tract Area, Wetland Area, and Recreational Area.
9. Note #5 shall be revised to include the total area of the parent tract.
10. Revise Note #8 to be in conformance with the Bryan County Ordinance Section 2500 (f) for monuments.
11. Revise Note #11 by removing the last portion of the sentence beginning with "...with the exception of..."
12. Note #13 shall be confirmed and revised, if necessary, at the time of Construction Plan review in conjunction with the Bryan County Tree Protection Ordinance.
13. Add the following note, "All utilities shall be installed underground".
14. Conservation easements shall be provided for all open space and environmentally sensitive areas.

15. The plat shall be revised to show all areas in the proposed ROW and elsewhere that require an ACOE permit for remediation. A JD and Nationwide Permit(s) shall be submitted prior to the start of construction.
16. A Flood Study approved by FEMA shall be submitted prior to execution of Final Plat.
17. Provide separate design plan for the roadway horizontal alignment signed and sealed by PE. The drawing shall show all pertinent horizontal alignment data in accordance with GDOT and AASHTO design guidelines.
18. Realign and extend the roadway centerline and 60' ROW through the cul-de-sac to be perpendicular to the Carver School Road ROW.
19. Realign and show all intersecting roadway centerlines to be perpendicular.
20. Eliminate all compound, broken back, and reverse broken back curves and provide smooth horizontal alignment utilizing a minimum amount of curves and maximizing tangent lengths.
21. Eliminate all deflection angles and provide adequate horizontal curve at L1.
22. The minimum radius for any horizontal curve is 100'.
23. Label ROW radius for the cul-de-sac.
24. Provide N/E coordinates at 2 corner locations of the tract boundary.



**BRYAN COUNTY  
ENGINEERING 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  
912-756-7962  
(Fax)756-7951

---

March 18, 2020

Re: Lenox PUD  
Preliminary Plat Review 2

Based on our review of the Lenox Major Subdivision Phase 1 and 2 Preliminary Plat prepared by Gammon Surveying & Associates dated December 13, 2019, revised on February 28, 2020 we have the following comments:

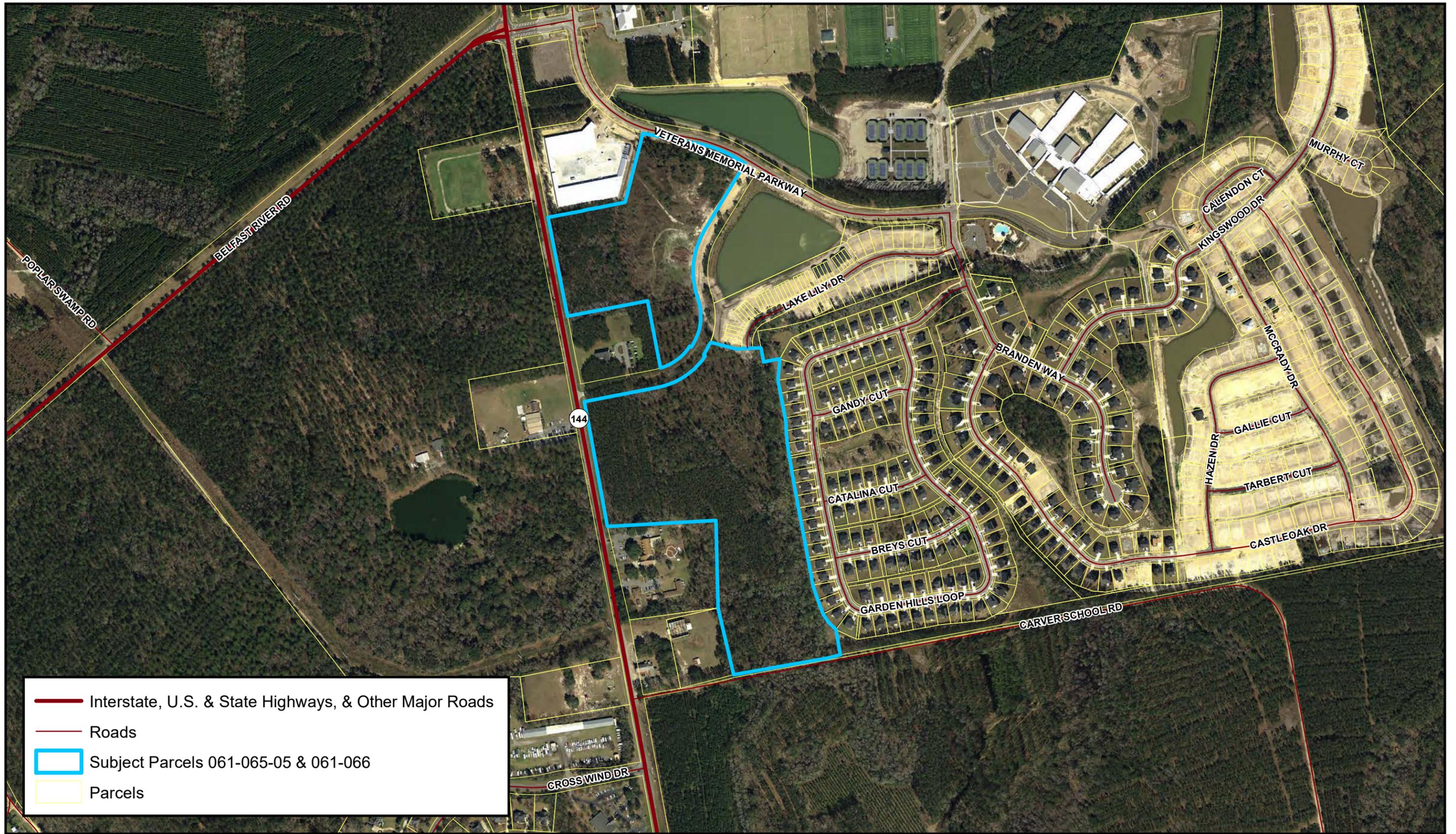
1. The previously approved plat from the adjacent Lake Lilly Subdivision shall be utilized and overlaid on the proposed plat in order to verify exact match-ins along the proposed tract boundary. Provide plat information and centerline design data on Lake Lily Drive a minimum of 50 feet from the plat match line on the Layout Plan. The adjacent plat shall be identified by plat name and approval date on the Layout Plan.
2. Provide all centerline data from the plat on the Layout Plan.
3. Conservation easements shall be provided for all open space and environmentally sensitive areas.
4. Remove the 30' sewer easement from Parcel K2.
5. Label ROW radius for the cul-de-sac on the plat and Layout Plan.

# “C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcels 061-065-05 & 061-066
- Surrounding Parcels





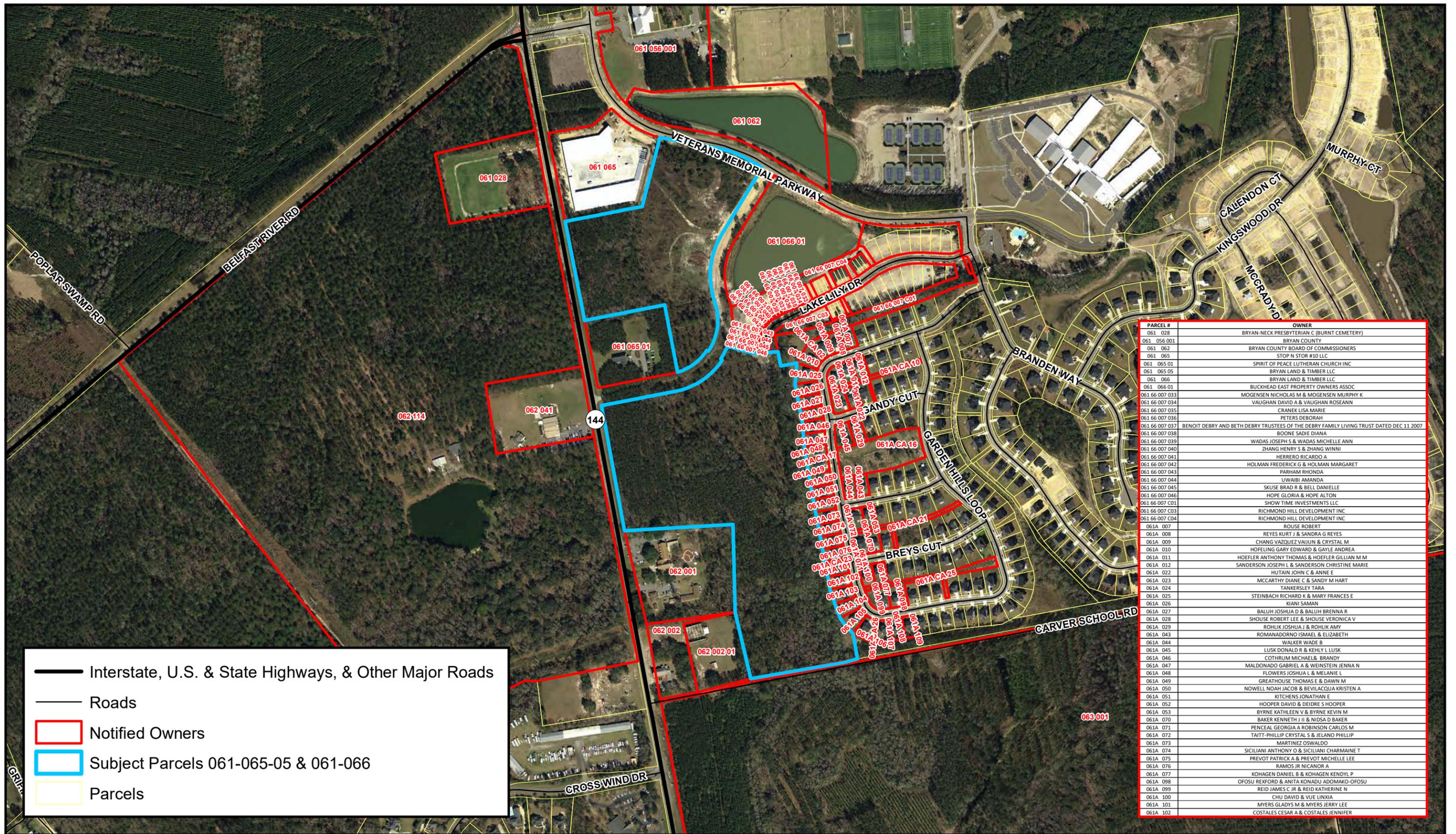
- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcels 061-065-05 & 061-066
- Parcels



**Location Map**  
**Bryan Land & Timber, LLC (Lenox)**  
**Case SD# 3140-19**

Exhibit "C-2"

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



Interstate, U.S. & State Highways, & Other Major Roads  
 Roads  
 Notified Owners  
 Subject Parcels 061-065-05 & 061-066  
 Parcels

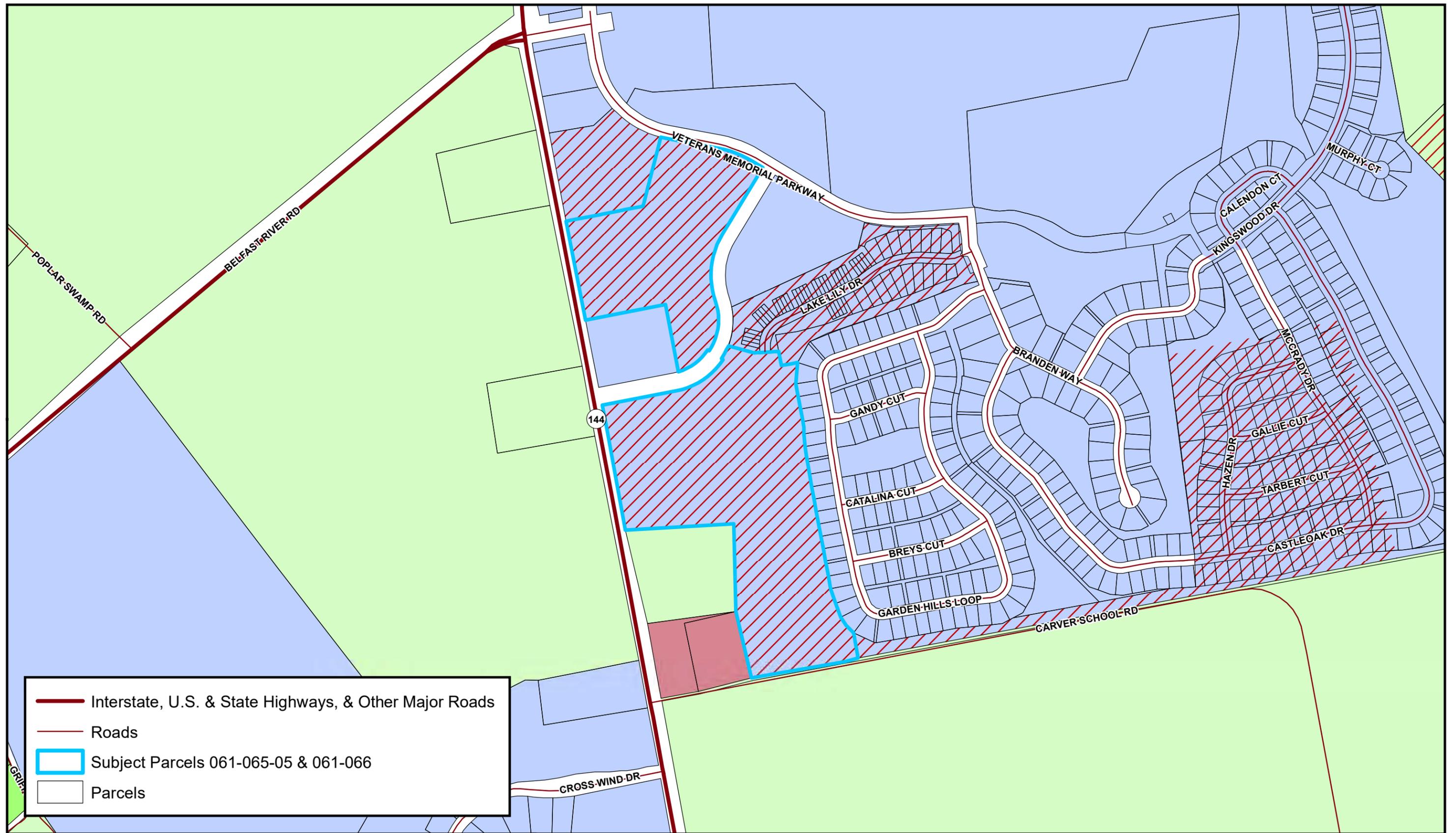
PARCEL #	OWNER
061 028	BRYAN-NECK PRESBYTERIAN C (BURNT CEMETERY)
061 056 001	BRYAN COUNTY
061 062	BRYAN COUNTY BOARD OF COMMISSIONERS
061 065	STOP N STOR #10 LLC
061 065 01	SPIRIT OF PEACE LUTHERAN CHURCH INC
061 065 05	BRYAN LAND & TIMBER LLC
061 066	BRYAN LAND & TIMBER LLC
061 066 01	BUCKHEAD EAST PROPERTY OWNERS ASSOC
061 66 007 033	MOGENSEN NICHOLAS M & MOGENSEN MURPHY K
061 66 007 034	VAUGHAN DAVID A & VAUGHAN ROSEANN
061 66 007 035	CRANEK LISA MARIE
061 66 007 036	PETERS DEBORAH
061 66 007 037	BENOIT DEBRY AND BETH DEBRY TRUSTEES OF THE DEBRY FAMILY LIVING TRUST DATED DEC 11 2007
061 66 007 038	BOONE SADIE DIANA
061 66 007 039	WADAS JOSEPH S & WADAS MICHELLE ANN
061 66 007 040	ZHANG HENRY S & ZHANG WINNI
061 66 007 041	HERREO RICARDO A
061 66 007 042	HOLMAN FREDERICK G & HOLMAN MARGARET
061 66 007 043	PARHAM RHONDA
061 66 007 044	UWABI AMANDA
061 66 007 045	SKUSE BRAD R & BELL DANIELLE
061 66 007 046	HOPE GLORIA & HOPE ALTON
061 66 007 047	SHOW TIME INVESTMENTS LLC
061 66 007 048	RICHMOND HILL DEVELOPMENT INC
061 66 007 049	RICHMOND HILL DEVELOPMENT INC
061A 007	ROUSE ROBERT
061A 008	REYES KURT J & SANDRA G REYES
061A 009	CHANG VAZQUEZ VAJILUN & CRYSTAL M
061A 010	HOFFELING GARY EDWARD & GAYLE ANDREA
061A 011	HOEFELER ANTHONY THOMAS & HOEFELER GILLIAN M M
061A 012	SANDERSON JOSEPH L & SANDERSON CHRISTINE MARIE
061A 022	HUTAIN JOHN C & ANNE E
061A 023	MCCARTHY DIANE C & SANDY M HART
061A 024	TANKERSLEY TARA
061A 025	STEINBACH RICHARD K & MARY FRANCES E
061A 026	KIANI SAMAN
061A 027	BALUH JOSHUA D & BALUH BRENNAN R
061A 028	SHOUSE ROBERT LEE & SHOUSE VERONICA V
061A 029	ROHLIK JOSHUA J & ROHLIK AMY
061A 043	ROMANADORNO ISMAEL & ELIZABETH
061A 044	WALKER WADE B
061A 045	LUSK DONALD R & KEHLY L LUSK
061A 046	COTHRUM MICHAEL & BRANDY
061A 047	MALDONADO GABRIEL A & WEINSTEIN JENNA N
061A 048	FLOWERS JOSHUA L & MELANIE L
061A 049	GREATHOUSE THOMAS E & DAWN M
061A 050	NOWELL NOAH JACOB & BEVLACQUA KRISTEN A
061A 051	KITCHENS JONATHAN E
061A 052	HOOPER DAVID & DEIDRE S HOOPER
061A 053	BYRNE KATHLEEN V & BYRNE KEVIN M
061A 070	BAKER KENNETH J II & NIDSA D BAKER
061A 071	PENCEAL GEORGIA A ROBINSON CARLOS M
061A 072	TAITT-PHILLIP CRYSTAL S & JELANO PHILLIP
061A 073	MARTINEZ OSWALDO
061A 074	SICILIANI ANTHONY O & SICILIANI CHARMARINE T
061A 075	PREVOT PATRICK A & PREVOT MICHELLE LEE
061A 076	RAMOS JR NICANOR A
061A 077	KOHAGEN DANIEL B & KOHAGEN KENDYL P
061A 098	OFOSU REXFORD & ANITA KONADU ADOMAKO-OFOSU
061A 099	REID JAMES C JR & REID KATHERINE N
061A 100	CHU DAVID & VUE LINXIA
061A 101	MYERS GLADYS M & MYERS JERRY LEE
061A 102	COSTALES CESAR A & COSTALES JENNIFER



**Notification Map**  
**Bryan Land & Timber, LLC (Lenox)**  
**Case SD# 3140-19**

**Exhibit "C-3"**

DISCLAIMER  
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-  Interstate, U.S. & State Highways, & Other Major Roads
-  Roads
-  Subject Parcels 061-065-05 & 061-066
-  Parcels

# “D” Exhibits – Public Comment

None Received

**BRYAN COUNTY PLANNING & ZONING COMMISSION**

**CASE SD#3144-20**

Public Hearing Date: April 7, 2020

REGARDING THE APPLICATION OF: Waterways Owners' Association requesting preliminary plat approval for Parcel 12 Subdivision at Waterways, PIN# 075 001, in unincorporated Bryan County, Georgia.	Staff Report By: Sara Farr-Newman Dated: March 31, 2020
---	---

**I. Application Summary**

**Requested Action:** Public hearing and consideration for preliminary plat approval. The application by Waterways Owners' Association, proposes 151 single-family lots in two phases for The Parcel 12 Subdivision at Waterways, PIN# 075 001, in unincorporated Bryan County, Georgia.

**Representative:** Waterways Owners' Association  
51 Waterways Parkway  
Richmond Hill, GA 31324

**Owner:** Savannah Land Holdings, LLC  
101 E Town Place, Suite 150  
St. Augustine, FL 32092

**Applicable Regulations:**

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

**II. General Information**

**1. Application:** A preliminary plat application was submitted by Waterways Owners' Association, on January 23, 2020. After reviewing the application, the Director certified the application as being generally complete on February 11, 2020.

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

- A. Legal notice was published in the Bryan County News on **March 19, 2020**.
- B. Notice was sent to Surrounding Land Owners on **March 20, 2020**.
- C. The site was posted for Public Hearing on **March 18, 2020**.

**3. Background:** The area that is the subject of the preliminary plat approval is for a 67.10-acre portion of PIN# 075-001, which is the parent parcel for the larger Waterways Community (formerly referred to as Genesis Point). Waterways is a master planned community which originally received approval under the Planned Unit Development (PUD) zoning district in 2003; and had a subsequent PUD amendment approved on August 7, 2007. The PUD Master Plan documents for this project consist of written description/development guidelines that are dated May 7, 2007, and a conceptual master plan dated April 17, 2007 and updated March 10, 2020. The PUD encompasses a total of 2,231 acres, with a maximum of 2,946 residential units being permitted. The concept for the Waterways Community is to provide for multiple residential neighborhoods or *Villages*, which surround a *Village Center*, and provide for a mix of land uses and housing types to include single-family homes, townhouses, and multi-family units. This a multi-phase development and other *villages* which have already been platted for single-family lots include Ridgewood Park, Long Creek, The Enclave, Parkway South, and Lakewood. Parcel 12 is surrounded to the North, South, and West by platted neighborhoods with another neighborhood planned to the east. The plat proposes 151 single family lots with 9.47 acres of common area, including 6.42 acres of wetlands.

**4. Exhibits:** The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on February 11, 2020, unless otherwise noted.

**“A” Exhibits- Application:**

- A-1 Preliminary Plat Application
- A-2 Preliminary Plat
- A-3 Updated Master Plan
- A-4 Environmental Site Assessment

**“B” Exhibits- Agency Comments:**

- B-1 Engineering (2-13-2020)
- B-2 Engineering (3-19-2020)
- B-3 911 Director (3-18-2020)
- B-4 Pubic Health (2-6-2020)

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

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

### **“D” Exhibits- Public Comment:**

No Public Comments Received

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

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

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

► **Staff comment:** A sketch plat was not submitted for review; however, the approved PUD Conceptual Master Plan for Waterways (formerly referred to as Genesis Point), classifies Parcel 12 as a “Lagoon and Golf District Parcel” which allows for the development of single-family residential uses. The application for the residential subdivision is therefore consistent with the approved master plan.

The Parcel is referred to as The Cove on the Master Plan; however, the 911 Director required this to be changed due to the similarity to an existing neighborhood name. The applicant will provide a new name prior to final plat approval.

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

► **Staff comment:** The County’s Comprehensive Plan identifies this area of the county as Low Density Suburban Characteristics and supports the existing PUD zoning.

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

► **Staff comment:** Based on the preliminary review, the proposed subdivision complies with applicable requirements, and continued compliance will be monitored during the development process.

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

► **Staff comment:** Under the PUD Written Description/Development Guidelines that are dated May 7, 2007 and approved August 7, 2007, Parcel 12 is classified as a “Lagoon and Golf District Parcel”. This parcel type permits Single Family Conventional Lots (“SFC”) and Single Family Estate Lots (“SFE”) at a density of 2.8 dwelling units per acre and with minimum lot sizes of 5,000 and 7,000 square feet, respectively. Parcel 12 is proposed to conform with the “SFC” lot type with a density of 2.3 dwelling units per acre, and lot sizes ranging between 8,450 and 32,000 square feet. This lot size and density are therefore compatible with the lot sizes and density permissible by the PUD zoning.

The Waterways Community has one primary entrance at Oak Level Road, providing direct access to Waterways Parkway (an 80-foot wide loop road) which connects to Harborview Drive (a 100-foot wide spine road); both are private roads and serve as main thoroughfares through the Waterways Community. Access to Parcel 12 will be via Waterways Parkway and internal circulation will be provided by six 60-foot wide rights-of-way consisting of 2-lanes for vehicular traffic. This development will follow the Cottage Design Guidelines, which require sidewalks to be constructed per the design standards on each lot.

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

► **Staff comment:** This community has been master planned and the proposed preliminary plat only represents one phase of the entire Waterways development. Since the areas surrounding this phase are planned for future development or are already developed for residential or recreation use per the master plan documents, the proposed subdivision should not have detrimental impacts on the safety or viability of the adjacent properties.

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

► **Staff comment:** The proposed facilities will adequately serve the demands of the development at this time. Emergency Services has previously provided comments about their concern regarding having only a single entrance and exit to the entire PUD as it continues to develop. The Master Plan does propose a second entrance/exit; however, the secondary access would connect to property owned by a third party and to date, this third-party has not agreed to or provided any indication they will allow the construction of a new road on their property.

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

► **Staff comment:** Through its intersection with Waterways Parkway, the subdivision will connect to the larger network of streets and sidewalks that are being planned and developed throughout the Waterways Community. The proposed preliminary plat does provide common area and in addition to this, the lots will also have access to the many planned amenities throughout the community.

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

► **Staff comment:** The placement of utilities will be reviewed during the engineering construction plan review, and undergrounding of utilities will be enforced.

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

► **Staff comment:** Waterways is governed by the PUD documents, including amendments and supplements, submitted by the developer and approved by the Board of Commissioners. This neighborhood must follow the Cottage Design Guidelines, which stipulate that prior to a site being cleared all tree preservation areas must be marked and details extensive tree protection guidelines throughout the project. All site plans must receive approval from the PUD's review board, as well.

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

Staff recommends approval of the Parcel 12 Preliminary Plat with the following conditions to be completed prior to final plat approval:

1. The 911 Director shall approve the new road name and subdivision name
2. All water and sewer easements shall be shown on the final plat and approved by the Engineering Director

#### **V. Planning & Zoning Recommendation**

**Recommendation:** The Commission may recommend that the preliminary plat be approved, conditionally approved, or denied.

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

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

Commission hereby recommends approval as proposed/approval with conditions/denial of the proposed preliminary plat.

# “A” Exhibits – Application

Bryan County  
Board of Commissioners

Community Development Department

Exhibit "A-1"



**PRELIMINARY PLAT APPLICATION**

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

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

**Applicant:**

- Property Owner
- Authorized Agent

Applicant Name: WaterWays Owners' Assoc.  
 Address: 51 WaterWays Parkway  
 City: Richmond Hill State: GA Zip: 31324  
 Phone: 904-285-6921 Email: rlamm@fletcherdavisco.com

Property Owner (if not applicant): Savannah Land Holdings, LLC  
 Address: 101 E. Town Place, Suite 150  
 City: St. Augustine State: FL Zip: 32092 Phone: 904-285-6921

Property Information: General Location: Oak Level Road - 20th GM District Bryan County  
 PIN Number (Map & Parcel): 075 001 Current Zoning District(s): PUD  
 Acreage: Parcel Total 1,833 Area to be Subdivided 64.44  
 Number of Lots: Existing 1 Proposed 151 in two phases. Phase 1 will have 93 lots & Phase 2 will have 58 Lots.

Proposed Subdivision Name: The Cove

Is this part of a phased development?  Yes  No If yes, Phase #: Undetermined of \_\_\_\_\_

Will the subdivision be served by a private or public water system?  Private  Public

Will the subdivision be served by a private or public sewer system?  Private  Public

October 7, 2003, with amended conditions

Prior Approvals: Rezoning (if applicable): Case #: #Z#255-03 Date of Approval: approved on July 10, 2007

Sketch Plat Approval (mandatory for major subdivisions): Case #: \_\_\_\_\_ Date of Findings: 8-7-2007

**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] 2-4-20  
 Applicant Signature Date

FOR OFFICE USE ONLY

Case #: SD#3144-20 Date Received: 2/5/2020  Fee Paid Initial: \_\_\_\_\_

### Preliminary Plat Review and Timing

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

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

### Preliminary Plat Application Checklist

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

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

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

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



2-5-2020

Applicant Signature

Date

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

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

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

FOR OFFICE USE ONLY

Completeness Cr'd: 2/11/20 <sup>AK</sup> DRC Comments Rec'd: 2/16/20 P&Z Hearing Date: 4/7/20  
BOC Hearing Date: 4/14/20

Bryan County  
Board of Commissioners

Community Development Department



**AUTHORIZATION BY PROPERTY OWNER**

I, RONALD B. LAMM, JR. - MANAGING MEMBER, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Bryan County, Georgia

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

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

Name of Applicant: SAVANNAH LAND HOLDINGS, LLC

Address: 101 E. TOWN PLACE 101

City: ST. AUGUSTINE State: FL Zip Code: 32092

Telephone Number: 912-661-5003 Email: NBROWN@HUSSEYGAYBELL.COM

[Signature] 1-15-2020  
Signature of Owner Date

RONALD B. LAMM, JR. - MANAGING MEMBER  
Owners Name (Print)

Personally appeared before me  
Ronald B. Lamm, JR  
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 15th of January 2020

[Signature]  
Notary Public VS Cunningham



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.

075-001

\_\_\_\_\_  
Parcel Identification Number

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Applicant

1-15-2020  
\_\_\_\_\_  
Date

**BRYAN COUNTY TAX COMMISSIONER'S USE ONLY**

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

Name: *Shelia Way* Title: *Tax Clerk*  
Signature: *Shelia Way* Date: *1-23-20*

**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: \_\_\_\_\_

FMUMFB  
FMUMFB01

CARROL ANN COLEMAN BRYAN COUNTY TAX COMM  
Clerk ST1 Date 2020 01 23 Sequenc 145433

1/23/20  
14:54:45

Bill Number . . .	2019 017433 Acct 10056R19	Fair Mkt Val	5,033,302
Taxpayer Name. .	SAVANNAH LAND HOLDINGS LLC	Bill Date	2019 08 28
Additional Name.		Due Date	2019 11 15
Address Line 1 .	101 E TOWN PLACE	H/S Code	
Address Line 2 .	SUITE 150	Lender Code	
City ST Zip 4. .	SAINT AUGUSTINE FL 32092	Under Appeal	
Loctn/Desc . . .	WATERWAYS TOWNSHIP	Bankruptcy	
Map Blk Par Sub.	075 001 Dist 03	Check Notes	
Original Bill	Adj & Charges	Payments	This Tran
50,806.83		50,806.83-	
		Taxes	_____
		Assessment Pen	_____
		Interest	_____
		Costs	_____
		Late Penalty	_____
		Other Penalty	_____
		TOTALS	_____
50,806.83		50,806.83-	
		Last T/A Date	(P/A) P
		PP 2019 10 28	(F13) 00
		Reason Code	

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

Bryan County  
Board of Commissioners

Community Development Department



**AFFIDAVIT FOR ARTICLE V**  
**EXEMPTION FROM ENVIRONMENTAL SITE ASSESSMENT**

Owner's Name SAVANNAH LAND HOLDINGS, LLC Phone number: 912-661-5003

Street Address of Location: END OF HARBORVIEW DRIVE

The signing of this statement certifies that I, RONALD B. LAMM, JR. - MANAGING MEMBER owner of the lot with the tax parcel number 075-001, understand that subdivisions applied for under Article XIII of the Subdivision regulations, may qualify for an exemption from Article V, which requires an Environmental Site Assessment of all properties subdivided in Bryan County. In accordance with Article V, Section 512, I acknowledge that the aforementioned property has (1) never been used as a landfill and has (2) no environmentally dangerous situation existing on the property.

*Ronald B. Lamm, Jr.*

Signature of Owner

Personally appeared before me

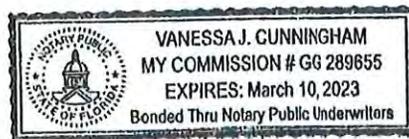
*Ronald B. Lamm, Jr.*  
Applicant (Print)

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

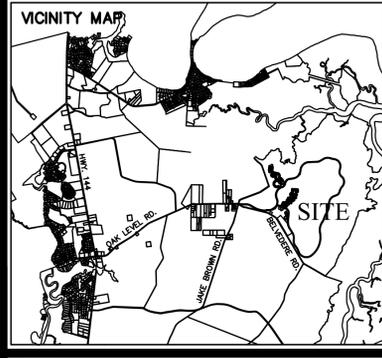
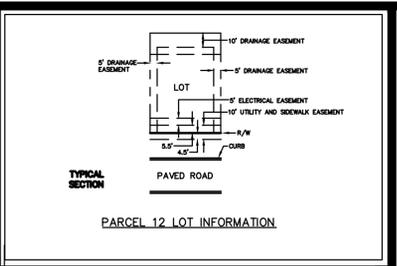
This 22<sup>nd</sup> day of January 2020

(Notary Seal)

*VJ Cunningham*  
Notary Public *VJ Cunningham*



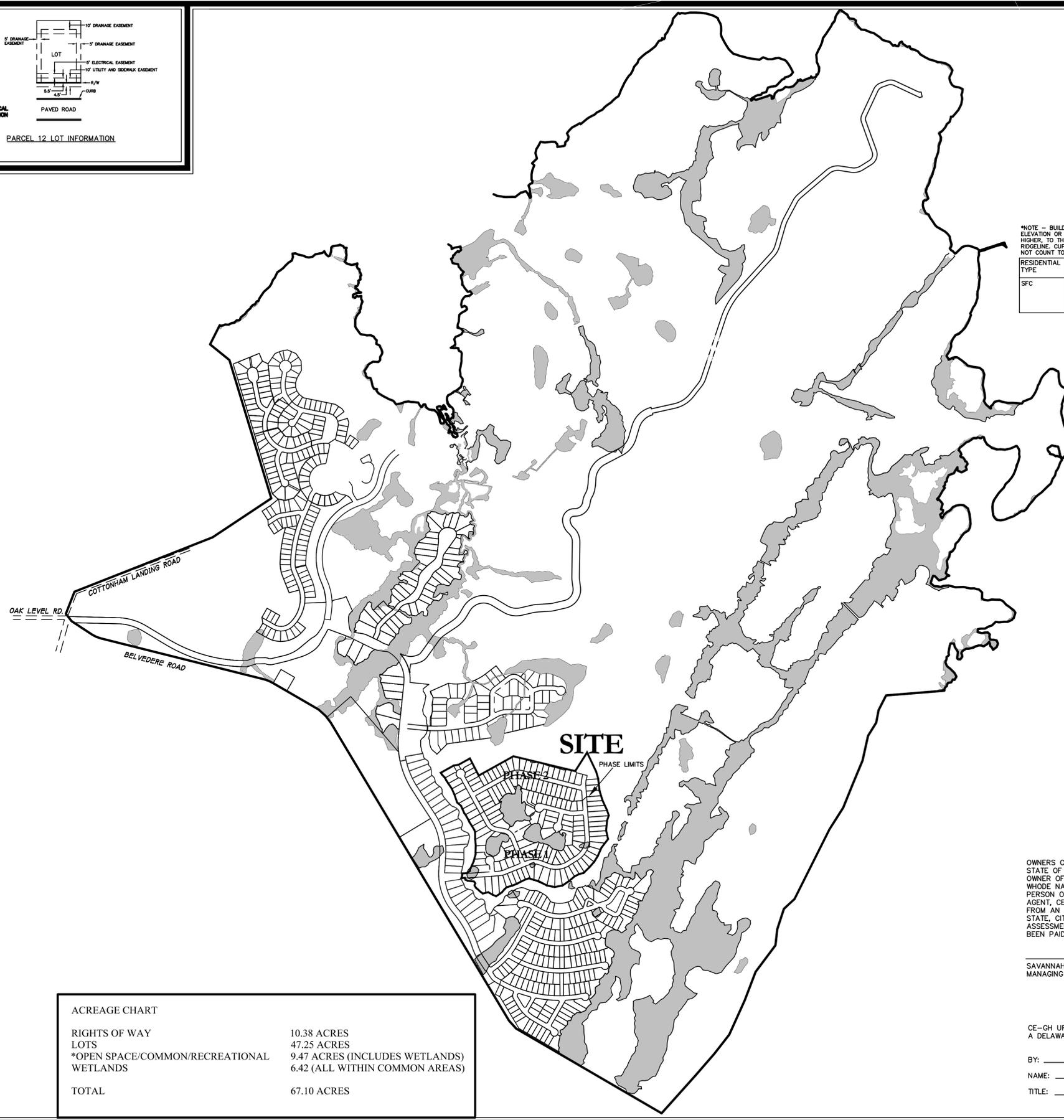
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



NO DEDICATION OF ROAD  
THE RECORDING OF THIS PLAT HAS BEEN APPROVED ON THE CONDITION THAT THE PRIVATE ROAD SHOWN ON THIS PLAT MAY NOT BE DEDICATED TO OR ACCEPTED BY THE COUNTY COMMISSION AS A COUNTY MAINTAINED ROAD.

- REFERENCES:
- BOUNDARY SURVEY, LANDS OF ITT RAYONIER, INC. BY C.E. WILLIAMS DATED 08/28/85.
  - BOUNDARY SURVEY OF GENESIS POINT BY THOMAS & HUTTON ENGINEERING CO. DATED 03/03/95, LAST REVISED 08/16/99.
  - WETLAND SURVEY OF GENESIS POINT BY THOMAS & HUTTON ENGINEERING CO. DATED 06/01/95.
  - ALTA/ACSM LAND TITLE SURVEY OF GENESIS POINT BY THOMAS & HUTTON ENGINEERING CO. DATED 11/10/99, LAST REVISED 12/20/99.
  - SUBDIVISION PLAT BY HUSSEY, GAY, BELL & DEYOUNG, INC. OF RIDGEWOOD PARK, PHASE 1 DATED JANUARY 3, 2011 AND REVISED JANUARY 2, 2013 AND RECORDED IN PB 646, PG. 1.

- NOTES:
- JURISDICTIONAL WETLANDS SHOWN ON THIS EXHIBIT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
  - WETLANDS IMPACTS APPROVED BY UNITED STATES ARMY CORP OF ENGINEERS PERMIT NO. 200600691. ALL APPROVED IMPACT AREAS INDICATED ON THE PLAT HAVE NOT RECEIVED FILL.
  - IN MY OPINION, IN ACCORDANCE WITH THE F.I.R.M. NO. 13029C0400D, EFFECTIVE DATE OF AUGUST 2, 2018, THESE SUBDIVISION LOTS DO NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN.
  - ALL PROPERTY CORNERS ARE 5/8" IRON PINS UNLESS NOTED OTHERWISE.
  - PROPERTY IS ZONED "PUD". PUD DATE IS MAY 7, 2007. ORIGINAL PARENT TRACT OF DEVELOPMENT WAS 2230.94 ACRES.
  - OWNER: SAVANNAH LAND HOLDINGS, LLC.
  - UTILITY EASEMENT PARTIALLY LYING WITHIN PLATTED LOTS DEDICATED BY SAVANNAH LAND HOLDINGS, LLC., TO BRYAN COUNTY BOARD OF COMMISSIONERS, COASTAL ELECTRIC MEMBERSHIP COOPERATIVE, AND TELECOMMUNICATION PROVIDER. ALL UTILITY PLACEMENTS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
  - WATER AND SEWER EASEMENTS DEDICATED TO BRYAN COUNTY BOARD OF COMMISSIONERS.
  - ELECTRICAL EASEMENTS DEDICATED TO COASTAL ELECTRIC MEMBERSHIP COOPERATIVE.
  - SIDEWALKS SHOULD BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR EACH ADJOINING LOT.
  - DRAINAGE EASEMENTS ARE EXCEPTIONS TO 15' NON-DISTURBED BUFFER.
  - SEWER SERVICE LATERALS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UP TO THE SEWER MAIN.
  - EDGE OF WATER IS THE REAR PROPERTY LINE FOR LOTS ALONG LAGOONS. EDGE OF WATER SHALL BE FURTHER DEFINED AS THE LOCATION OF THE EDGE OF WATER WHEN THE LAGOON WATER SURFACE IS AT THE DESIGN ELEVATION OF 12.0.
  - THE MOST RESTRICTIVE SETBACK IS SHOWN FOR THESE LOTS SINCE THE DIRECTION OF THE HOUSE IS UNKNOWN AT THIS TIME. ONCE THE DIRECTION OF THE HOME IS SET THEN THE SIDE YARD SHOULD BE 5' IN WIDTH, NOT 20'.



\*NOTE - BUILDING HEIGHT IS MEASURED FROM THE BASE FEMA FLOOD ELEVATION OR THE HIGHEST ELEVATION OF FINISHED GRADE, WHICHEVER IS HIGHER, TO THE AVERAGE DISTANCE BETWEEN THE EAVE-LINE AND THE RIDGELINE, CUPOLAS, CHIMNEYS AND OTHER ROOF APPURTENANCES SHALL NOT COUNT TOWARD BUILDING HEIGHT.

RESIDENTIAL TYPE	PERMISSIBLE LOCATION	MIN LOT WIDTH	MIN LOT AREA	SETBACKS (FRONT/SIDE/REAR) FRONT FACING GARAGES	REAR GARAGES	MAX LOT COVERAGE VC	MAX. RES. VILLAGES	MAX. BLDG. HEIGHT	MAX. ASSES. BLDG. HGT'
SFC	ALL AREAS	50'	5,000 SF	20 FROM GARAGE FACE TO ROW AND/OR 15 FROM BLDG FACE TO ROW/5/10'	10/5/5 FROM BLDG FACE TO ALLEY EASEMENT	65%	45%	40' (SEE NOTE ABOVE CHART)	27'

THE UNDERSIGNED FEE SIMPLE OWNER OF ALL REAL ESTATE DEPICTED ON THIS PLAT AND IDENTIFIED AS OWNED BY THE UNDERSIGNED DOES HEREBY DEDICATE AND TRANSFER TO THE BRYAN COUNTY BOARD OF COMMISSIONERS NON-EXCLUSIVE EASEMENTS FOR ALL WATER AND SEWER LINES LYING OUTSIDE OF THE PLATTED LOTS, WITHIN THE ROAD RIGHTS OF WAY, COMMON AREA AND/OR OPEN SPACE. ALL TELECOMMUNICATION LINE LOCATIONS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. TELECOMMUNICATION LINE EASEMENTS SHALL BE 8 FEET IN WIDTH, MEASURED 4 FEET ON EITHER SIDE OF THE TELECOMMUNICATION LINE. EASEMENTS WITHIN THE PLATTED LOTS SHALL FALL UNDER NOTE 7 AND WILL BE LOCATED AS DEPICTED AND DELINEATED ON THE RECORDED SUBDIVISION PLAT.

SAVANNAH LAND HOLDINGS, LLC. BY ITS MANAGING MEMBER

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SAVANNAH LAND HOLDINGS, LLC. BY ITS MANAGING MEMBER

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P. NATHAN BROWN  
GA. RLS #3185

DATE

ACREAGE CHART

RIGHTS OF WAY	10.38 ACRES
LOTS	47.25 ACRES
*OPEN SPACE/COMMON/RECREATIONAL	9.47 ACRES (INCLUDES WETLANDS)
WETLANDS	6.42 (ALL WITHIN COMMON AREAS)
TOTAL	67.10 ACRES

OWNERS CERTIFICATE  
STATE OF GEORGIA, COUNTY OF BRYAN THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

SAVANNAH LAND HOLDINGS, LLC. BY ITS MANAGING MEMBER

CE-GH URBANITE REAL ESTATE FUND 1, LLC.  
A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

PRELIMINARY SUBDIVISION PLAT  
WATERWAYS  
PARCEL 12 - PHASES 1 AND 2  
20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA  
FOR: SAVANNAH LAND HOLDINGS, LLC

PLAT DATE: JAN. 14, 2020  
FIELD DATE: JANUARY 2020

REVISED: FEB. 25, 2020

JOB NO.

SCALE: 1" = 60'

ERROR OF CLOSURE: FIELD - 1/98,748  
ERROR OF CLOSURE: PLAT - 1/996,145

ANGULAR ERROR: 1" PER POINT

NUMBER OF LOTS: 151

AREA: 67.10 AC.

EQUIPMENT USED: TOTAL STATION

0 60 120

**HUSSEY GAY BELL**  
Established 1958

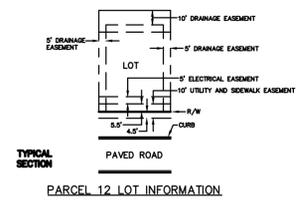
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

SAVANNAH LAND HOLDINGS, LLC. BY ITS MANAGING MEMBER

HUSSEY, GAY, BELL & DEYOUNG, INC.  
CERTIFICATE OF AUTHORIZATION: LSF 300

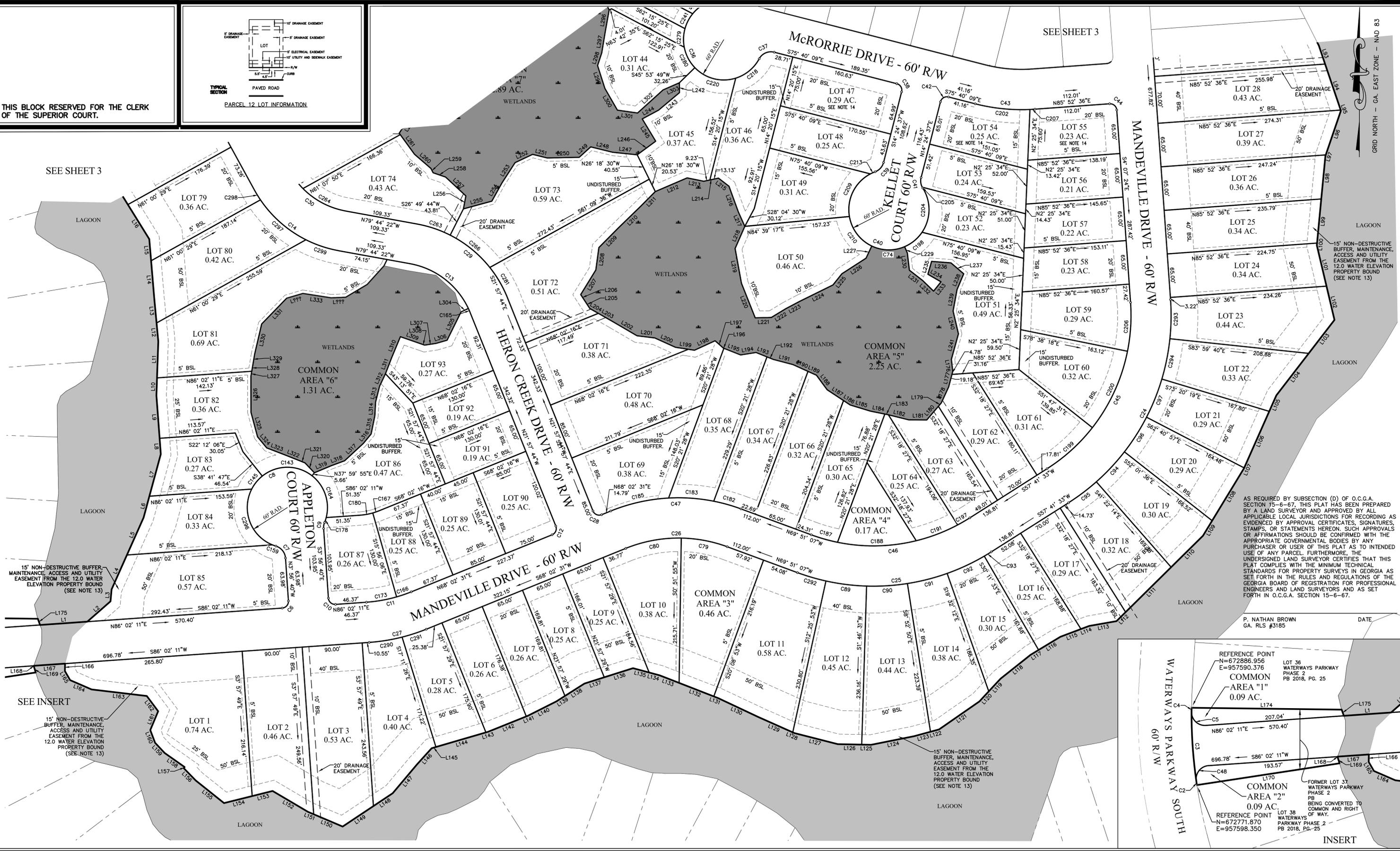
GEORGIA REGISTERED  
No. 3185  
PROFESSIONAL  
LAND SURVEYOR  
P. NATHAN BROWN

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



SEE SHEET 3

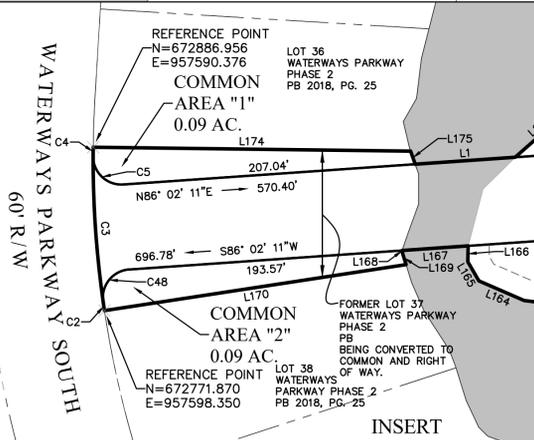
SEE SHEET 3



AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 45-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

P. NATHAN BROWN GA. RLS #3185 DATE

SEE INSERT



INSERT

PRELIMINARY SUBDIVISION PLAT WATERWAYS PARCEL 12 - PHASES 1 AND 2 20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA FOR: SAVANNAH LAND HOLDINGS, LLC

PLAT DATE: JAN. 14, 2020 FIELD DATE: JANUARY 2020 REVISED: FEB. 25, 2020 JOB NO. SCALE: 1" = 60'

ERROR OF CLOSURE: FIELD - 1/98,748 ERROR OF CLOSURE: PLAT - 1/996,145 ANGULAR ERROR: 1" PER POINT NUMBER OF LOTS: 151 AREA: 67.10 AC. EQUIPMENT USED: TOTAL STATION

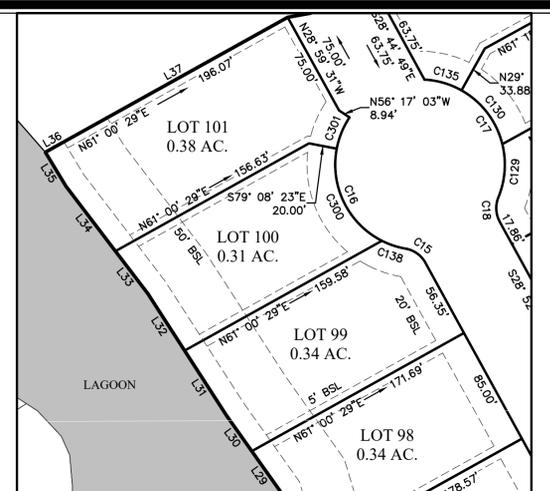
HUSSEY GAY BELL Established 1958 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

SEE SHEET 3

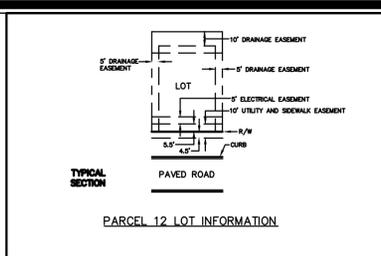
HUSSEY, GAY, BELL & DEYOUNG, INC. CERTIFICATE OF AUTHORIZATION: LSF 300



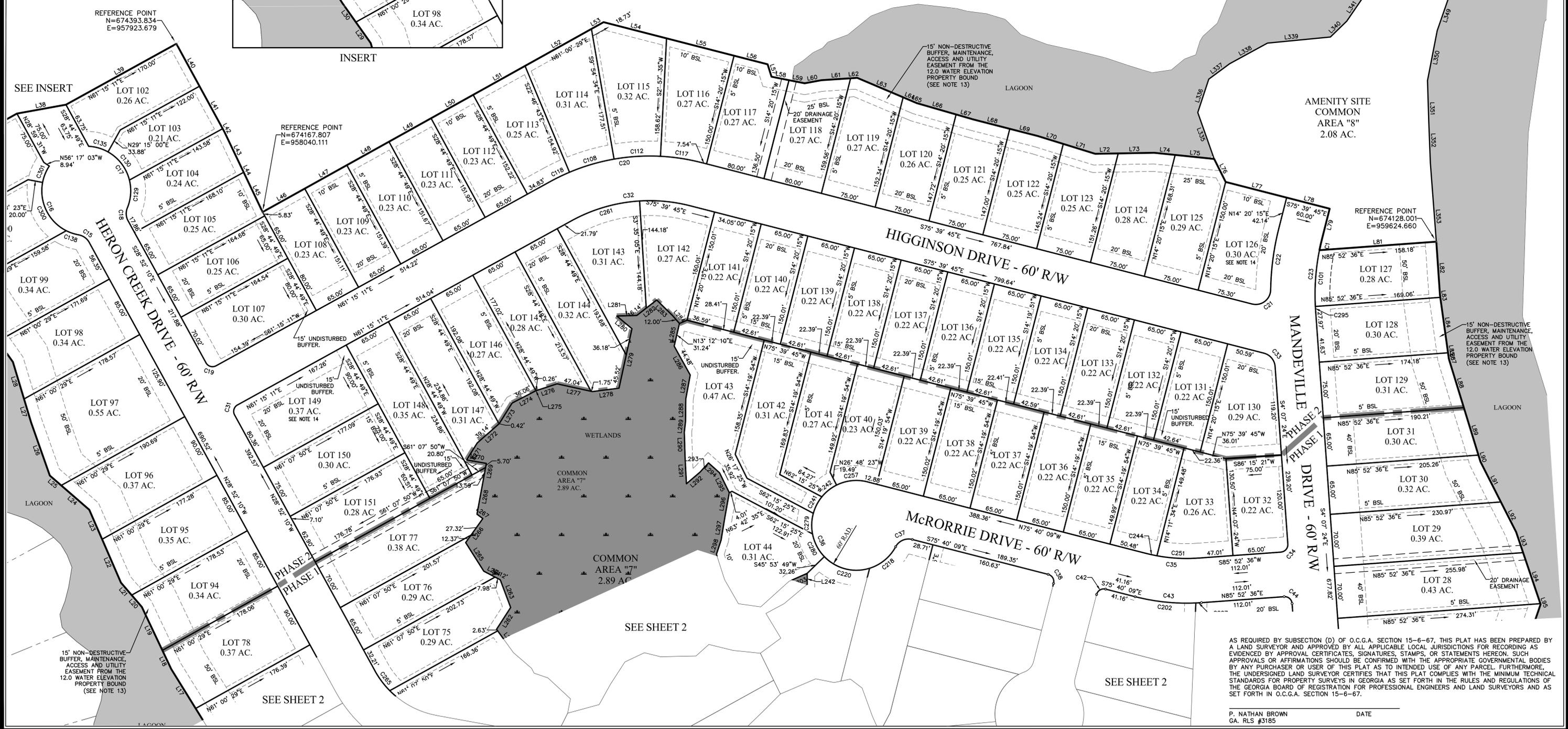
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



INSERT



PARCEL 12 LOT INFORMATION



15' NON-DESTRUCTIVE BUFFER, MAINTENANCE, ACCESS AND UTILITY EASEMENT FROM THE 12.0 WATER ELEVATION PROPERTY BOUND (SEE NOTE 13)

15' NON-DESTRUCTIVE BUFFER, MAINTENANCE, ACCESS AND UTILITY EASEMENT FROM THE 12.0 WATER ELEVATION PROPERTY BOUND (SEE NOTE 13)

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P. NATHAN BROWN GA. RLS #3185 DATE

**PRELIMINARY SUBDIVISION PLAT**  
**WATERWAYS**  
**PARCEL 12 - PHASES 1 AND 2**  
 20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA  
 FOR: SAVANNAH LAND HOLDINGS, LLC

PLAT DATE: JAN. 14, 2020  
 FIELD DATE: JANUARY 2020  
 REVISED: FEB. 25, 2020  
 JOB NO.  
 SCALE: 1" = 60'

ERROR OF CLOSURE: FIELD - 1/98,748
ERROR OF CLOSURE: PLAT - 1/996,145
ANGULAR ERROR: 1" PER POINT
NUMBER OF LOTS: 151
AREA: 67.10 AC.
EQUIPMENT USED: TOTAL STATION

**HUSSEY GAY BELL**  
*Established 1958*  
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

SEE SHEET 2

SEE SHEET 2

HUSSEY, GAY, BELL & DEYOUNG, INC.  
 CERTIFICATE OF AUTHORIZATION: LSF 300

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

CURVE TABLE with columns: CURVE NO., DELTA, ARC, RADIUS, TANGENT, CHORD DIR., CHORD. Contains 118 rows of curve data.

CURVE TABLE with columns: CURVE NO., DELTA, ARC, RADIUS, TANGENT, CHORD DIR., CHORD. Contains 301 rows of curve data.

LINE TABLE with columns: LINE NO., DIRECTION, LENGTH. Contains 19 rows of line data.

LINE TABLE with columns: LINE NO., DIRECTION, LENGTH. Contains 19 rows of line data.

LINE TABLE with columns: LINE NO., DIRECTION, LENGTH. Contains 19 rows of line data.

LINE TABLE with columns: LINE NO., DIRECTION, LENGTH. Contains 19 rows of line data.

LINE TABLE with columns: LINE NO., DIRECTION, LENGTH. Contains 19 rows of line data.

Parcel Table with columns: LOT, ACRES, SQ. FT. Contains 53 rows of parcel data.

Parcel Table with columns: LOT, ACRES, SQ. FT. Contains 105 rows of parcel data.

Parcel Table with columns: LOT, ACRES, SQ. FT. Contains 151 rows of parcel data.

LINE TABLE with columns: LINE NO., DIRECTION, LENGTH. Contains 19 rows of line data.

LINE TABLE with columns: LINE NO., DIRECTION, LENGTH. Contains 19 rows of line data.

LINE TABLE with columns: LINE NO., DIRECTION, LENGTH. Contains 19 rows of line data.

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P. NATHAN BROWN GA. RLS #3185 DATE

PRELIMINARY SUBDIVISION PLAT WATERWAYS PARCEL 12 - PHASES 1 AND 2

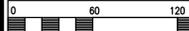
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HUSSEY GAY BELL Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

HUSSEY, GAY, BELL & DEYOUNG, INC. CERTIFICATE OF AUTHORIZATION: LSF 300



# Genesis Point

## PUD Master Plan

### Exhibit B

#### RESIDENTIAL LOT COUNT

Parcel No.	Parcel Name	Total Lots	Parcel No.	Parcel Name	Total Lots
1	Name	N/A	31	Cottenham Exchange	N/A
2	Ridgewood 1,2,3,4,5,6	184	31	Water Access Facility	N/A
6,7,10,11	Waterways Pkwy S Ph 1	18	32	Name	N/A
8	Name	N/A	33	Name	N/A
9	Name	N/A	34	Name	N/A
11	Waterways Pkwy S Ph 2	27	35	Name	N/A
12	The Enclave N	58	36	Name	N/A
12	Parcel 12 Ph 1, 2	151	37	Name	N/A
14	Lakewood Ph 1	75	38	Name	N/A
13,15,18	Lakewood Ph 2	78	39	Village Townhomes Ph 1	67 Lots
16	Name	N/A	40	Name	N/A
17	Name	N/A	41	Name	N/A
19	Name	N/A	42	Name	N/A
20	Name	N/A	43	Name	N/A
21	Name	N/A	44	Name	N/A
22	Name	N/A	45	Name	N/A
23	Name	N/A	46	Enclave	49
24	Name	N/A	47	Name	N/A
25	Name	N/A	48	Name	N/A
26	Name	N/A	49	Name	N/A
27	Name	N/A	50	Name	N/A
28	Parcel 28 Ph 1	66	51	Longcreek	43
29	Name	N/A	52	Name	N/A
30	Name	N/A	53	Name	N/A

#### LEGEND

- MAJOR ROW with MULT-PURPOSE PATHWAY
- RESIDENTIAL - PREDOMINATELY SINGLE FAMILY(SF)
- RESIDENTIAL - SINGLE FAMILY MULTI-FAMILY and CLUBS
- VILLAGE CENTER
- COMMERCIAL
- UTILITY SITES
- GOLF COURSE
- WETLAND
- GREENSPACE
- COMMUNITY OPEN SPACE
- MARSH ACCESS with BOARDWALKS
- FEMA FLOOD ZONE

#### LAND USE & PARCEL SUMMARY

Maximum Residential Density: 2,946 Units and 300 Hotel Units

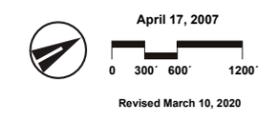
PARCEL NUMBER	ALLOWABLE USES & MAXIMUM DENSITY	AREA
<b>ENTRY PARCELS</b>		
1	Commercial (10,000 sf/ac), and/or Single Family (3 du/ac), and/or Townhomes/Attached Villas (10 du/ac)	34 ac
2	Single Family (3 du/ac), and/or Townhomes/Attached Villas (8 du/ac)	131 ac
3	Buffer	1 ac
4	Utility Site	1 ac
5	Golf Maintenance, Services and/or Commercial	10 ac
5A	EMS Site	2 ac
<b>NW LOOP ROAD PARCELS</b>		
6,7	Single Family (2 du/ac)	8 ac
8	Utility Site & Buffers	23 ac
<b>LAGOON &amp; GOLF DISTRICT PARCELS</b>		
10-13,15	Single Family (2.8 du/ac)	90 ac
46, 47	Single Family (2.8 du/ac), and/or Townhomes/Attached Villas (10 du/ac)	53 ac
<b>SOUTH HAMMOCK PARCELS</b>		
14, 16-22, 24, 25	Single Family (2.8 du/ac) and/or Townhomes/Attached Villas (6 du/ac)	340 ac
<b>MARSH HAMMOCK PARCELS</b>		
23, 26, 28, 30, 32, 34	Single Family (2.5 du/ac), and/or Townhomes/Attached Villas (6 du/ac)	446 ac
<b>CLUB PARCELS</b>		
27, 29, 31, 35, 37, 38	Single Family (4 du/ac), and/or Townhomes/Attached Villas (10 du/ac), and/or Condo/Multi-family (20 du/ac), and/or Community Clubs & Recreation, and/or Marina (parcels 29, 31 or 35 only), and/or Resort Hotel	101 ac
<b>VILLAGE CENTER</b>		
39	Single Family (4 du/ac), and/or Townhomes/Attached Villas (10 du/ac), and/or Condo/Multi-family (20 du/ac), and/or Community Clubs & Recreation, and/or Golf Club, and/or Resort Hotel	136 ac
<b>NORTHEAST HAMMOCK PARCELS</b>		
48-51	Single Family (2.5 du/ac)	59 ac
53	Single Family (2.2 du/ac)	68 ac

<b>SUBTOTAL TOTAL PARCEL UPLAND AREA</b>		<b>1,503 ac</b>
COMMON AREAS:		
Golf Course and Buffers		208 ac
Master Lagoon System and Lakes		193 ac
Entry Road & Loop Road Right-of Ways		55 ac
<b>SUBTOTAL of COMMON AREAS</b>		<b>456 ac</b>
<b>TOTAL UPLAND DEVELOPMENT AREA</b>		<b>1,959 ac</b>
Wetlands		272 ac
<b>TOTAL SITE AREA</b>		<b>2,231 ac</b>
<b>MAXIMUM NUMBER of UNITS:</b>		<b>2,946 Units</b>
		<b>300 Hotel Units</b>

OPEN SPACE SUMMARY	
<b>Open Space Required</b>	<b>446 ac</b>
50% From Wetland	223 ac
Golf Course and Buffers	208 ac
Green Space	26 ac
Community Open Space	31 ac
<b>Total Provided (does not include the master lagoon system)</b>	<b>488 ac</b>

#### NOTES:

- Upland areas represented on the plan does not include permitted wetland impacts converted to uplands.
- Golf, clubs, recreation, lakes, parks, utility and maintenance sites, etc. are permitted in all parcels.
- The parcel areas are approximate and may change based on final site planning, permitting and engineering. The Village Center may be expanded to include parcels 46, 47 and/or 34 or may be condensed.
- The total number of units shall not exceed a total of 3,246 units (2,946 units + 300 resort units).
- Hotel uses are limited to the Club parcels and/or the Village Center parcel as noted and may be divided into several parcels.
- The location of the Community Open Space may change based on final site planning, roadway access, engineering and permitting.



**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT**

**FOR**

**PANOZ MOTOR SPORTS**

**AT**

**GENESIS POINT  
BRYAN COUNTY, GEORGIA**

**PREPARED BY**



**AUGUST 1999**

**HUSSEY, GAY, BELL & DEYOUNG ENVIRONMENTAL, INC.**  
Post Office Box 14247, Savannah, Georgia 31416 Telephone (912) 354-4626

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**FIGURES**

Figure 1	Site Vicinity Map
Figure 2	Site Map

**APPENDICES**

Appendix I	Aerial Photographs
Appendix II	Photographs
Appendix III	Boring Logs
Appendix IV	Qualifications of Environmental Professionals

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**FOR**

**PANOZ MOTOR SPORTS**

**AT**

**GENESIS POINT  
BRYAN COUNTY, GEORGIA**

**AUGUST 1999**

**I) SUMMARY**

In August of 1999, Hussey, Gay, Bell and DeYoung Environmental, Inc. performed a Phase I Environmental Site Assessment for an approximately 2,230 acre parcel of land located at the eastern terminus of Oak Level Road in Bryan County, Georgia (Figures 1 and 2). The parcel, known as Genesis Point, is presently undeveloped and generally utilized as cultivated timberland.

The methods employed for this Phase I Environmental Site Assessment included examination of available background materials, file review, interviews, and field inspections. This assessment has not revealed apparent evidence of recognized adverse environmental conditions on the subject property. Current and past on-site land use practices are not considered likely to have adversely impacted soil or groundwater quality. The findings of the field observations support this conclusion. Our research has produced no evidence to indicate a significant release of hazardous substances or petroleum products at the property, or to infer that conditions are favorable for migration from adjacent sites.

Please note that this document was prepared in accordance with standard and appropriate methods employed in conducting an assessment. However, these methods may not have exposed all potential environmental threats to the project area.

## II) INTRODUCTION

### A) PURPOSE

Consistent with the American Society for Testing and Materials (ASTM) specification ASTM E 1527-97, the principal objective of this site assessment is to determine the potential for the presence of hazardous substances, petroleum products, or other environmental hazards at the subject property. Release of materials into structures, soils, groundwater, and/or surface water may occur as a result of treatment, storage, disposal, generation, utilization, transport, or distribution operations. This study considers past, present, and possible future threats of environmental contamination due to these activities.

### B) METHODOLOGY

This site assessment was performed in general accordance with ASTM Standard E 1527-97 and the following summarizes the approach. Existing information pertaining to the site was obtained from a variety of sources. Physical aspects of the vicinity were ascertained by examination of the United States Geological Survey 7.5 minute topographic maps for Burroughs, Georgia dated 1979, and for Oak Level, Georgia dated 1979 (photo inspected 1983) and the United States Department of Agriculture Soil Conservation Service (now the Natural Resource Conservation Service) *Soil Survey of Bryan and Chatham Counties, Georgia*, dated 1974. Aerial photographs of the property dated 1970 and 1993 were reviewed at the Bryan County Tax Assessors Office and from the United States Geological Survey database to determine past uses of the subject site and vicinity (see Appendix I). Various regulatory databases recording the presence and/or release of hazardous substances

and petroleum products within a ½ to 1 mile radius of the site were reviewed and further inquiry was conducted as appropriate.

The subject property and site vicinity was visually surveyed on August 4, 6, and 10, 1999 to confirm land use patterns and physical features, and to record any observations which suggest potential adverse environmental impacts. If present, storage containers, including drums, barrels, and above or below ground tanks, were noted and investigated to the extent possible. Pits, ponds, lagoons, or other pools of liquid which may contain hazardous waste were examined, as well as any debris deposited at the site. Physical signs suggesting a release such as unusual odors, stressed vegetation, and stained soil or pavement were also noted. Observations were documented in the field with written notes and photographs. In addition, twenty-six hand auger borings were performed on the site to evaluate the soil conditions. The logs of the borings are presented in Appendix III.

### **III) SITE DESCRIPTION**

#### **A) LOCATION**

The approximate 2,230 acre tract is situated west of S.R. 144 at the eastern terminus of Oak Level Road in Bryan County, Georgia (Figures 1 and 2). The subject tract is generally bounded on the north, northwest and east by State owned wildlife management areas. Scattered single-family residences and timberland border the subject site to the southwest. The configuration and boundaries of the property are shown on Figure 2.

#### **B) SITE AND VICINITY CHARACTERISTICS**

The subject site is situated at the eastern terminus of Oak Level Road, and is presently undeveloped and wooded (Photo 1 in Appendix II). Tidal marsh and Redbird Creek borders the subject site on the north and northeast. Fort McAllister is located just under one mile to

the north across Red Bird Creek (Photo's 2, 3, and 4). The subject site is bordered on the south by Belvedere Road (Photo 5). To the south across Belvedere Road is undeveloped land utilized as timberland. A State owned Wildlife Management Area is adjacent to the subject property to the southeast. Further to the southeast is tidal marsh and tributaries of the Ogeechee and Bear Rivers. Generally single family residences are located to the southeast of the subject site along Oak Level Road and Jake Brown Road. Cottonham Road forms the boundary on part of the western portion of the subject site, and traverses across the northern area of the property to Red Bird Creek. State owned Wildlife Management Areas are across Cottonham Road to the northeast and north (Photo 6). Red Bird Creek Road begins on Cottonham Road approximately 3,500 feet west of Red Bird Creek, and continues south through the central portion of the property to Belvedere Road (Photo 7). Logging activities are currently being performed to the south of Cottonham Road in the northeastern portion of the subject site (Photo 8). Several logging roads cross the subject property, and brush piles and timber debris exist along the roads (Photo 9). Approximately 300 acres of the subject site has been delineated as wetlands. The largest portion of these wetlands are generally somewhat linear and are located in the eastern area of the subject site (Photo 10). Generally linear wetland areas are also situated within the north central area, as well as the west central area (see Figure 2). Stormwater generally appears to flow to natural drainage features that extend across the subject property toward the wetland areas. The wetlands appear to drain to the tidal marshes located to the north and northeast for the property. It should be noted however, that the direction of groundwater flow may be different from the surface water flow, and both can be altered locally by changes in surface topography and man-made modifications. Confirmation of the groundwater gradients would require potentiometric measurements.

### C) CURRENT AND PAST USES OF THE PROPERTY

The subject property is undeveloped and wooded. According to sources reviewed, the subject property has been utilized as timberland since at least 1951. Prior to this, the subject

site and the vicinity were part of the Henry Ford Foundation property. The photographs presented in Appendix II illustrate the present conditions at the property. No signs were found indicating that the property was utilized for the storage, disposal, or utilization of hazardous substances.

The United States Geological Survey 7.5 minute topographic maps for Burroughs, Georgia, and Oak Level, Georgia, depict the subject site generally as it appears today. Aerial photographs also depict the site to be undeveloped since at least 1970.

Twenty-six hand auger borings were performed around the perimeter and within the interior of the subject site as shown on Figure 2. The soil borings exhibited no evidence of hazardous waste or petroleum contamination. No apparent evidence of landfilling operations or waste disposal were observed. Note, however, that the soil borings performed as part of this investigation only provide isolated data points and may not represent subsurface conditions at every location in the project area.

#### D) CURRENT AND PAST USES OF ADJOINING PROPERTY

Current use of the vicinity is a sparsely populated residential area, timberland, and wildlife management reserve. Aerial photographs depict the adjoining properties generally as undeveloped woodlands since at least 1970. The 1993 aerial photograph depicts the residential area to the southwest of the subject site.

#### IV) RECORDS REVIEW

##### A) STANDARD ENVIRONMENTAL RECORD SOURCE

We have performed a review of selected environmental databases published by state and federal regulatory agencies to determine if the site or nearby properties are listed as having a past or present record of actual or potential adverse environmental impacts or are under investigation for potential adverse environmental impacts.

The following regulatory databases were obtained from the U.S. Environmental Protection Agency (USEPA) and the Georgia Environmental Protection Division (GDEP) through VISTA Information Solutions, Inc.:

- Federal NPL sites, report dated June, 1999 (1 mile radius)
- Federal CERCLA sites, report dated March, 1999 (0.5-mile radius)
- Federal RCRA TSD sites, report dated May, 1999 (1 mile radius)
- Federal ERNS sites, report dated December, 1998 (property only)
- Federal RCRA generators, report dated May, 1999 (property and adjoining)
- Georgia HSI sites, report dated July, 1998 (1 mile radius)
- Georgia landfill/solid waste sites, report dated January/February, 1999 (0.5-mile)
- Georgia registered UST sites, report dated April, 1998(adjoining properties)
- Georgia Leaking UST sites, report dated March, 1999 (0.5 mile radius)

The database review includes sites in Postal ZIP Code area 31324. The selected radii and proximity guidelines are in general accordance with ASTM guidelines. Review of selected regulatory databases identified no regulated facilities within the ASTM specified radii of concern.

## B) PHYSICAL SETTING SOURCES

The United States Geological Survey 7.5 minute topographic maps for Burroughs, Georgia dated 1979, and for Oak Level, Georgia dated 1979 (photo inspected 1983) were examined for topographic and other features. The ground surface ranges from approximately 1.5 meters in elevation at the tidal marshes along the northern boundaries to approximately 6.5 meters along the western and southern property borders in accordance with the National Geodetic Vertical Datum (NGVD) of 1929. An approximate elevation of 8.5 meters is found in the eastern portion of the subject site near the Oak Level Road terminus. Based on the topographic maps, surface water drainage of the site appears to be primarily toward wetlands located near the central area of the property, and to the adjacent tidal marshes located north and east of the subject site.

The United States Department of Agriculture Soil Conservation Service (now the Natural Resource Conservation Service) *Soil Survey of Bryan and Chatham Counties, Georgia*, dated 1974 maps eight dominant soil types as characteristic of the subject property and immediate vicinity.

Ellabelle loamy sand consists of poorly drained soils in depressions and drainageways. In a representative profile, the surface layer is black loamy sand about 11 inches thick. The subsurface layer is light brownish-gray loamy sand also about 11 inches thick. The subsoils, to a depth of about 60 inches, are gray sandy clay loam mottled with yellowish brown and strong brown in the upper part and with yellowish brown in the lower part. These soils have permeabilities ranging from 0.63 to 2.0 inches per hour. The seasonal high water table is at or near the ground surface.

Leon fine sand consists of poorly drained, nearly level soil that have a prominent humus layer. These soils formed in beds of sand where the water table is high but fluctuating. In a

representative profile, the surface layer is black fine sand about 6 inches thick. The next layer is leached light gray fine sand about 6 inches thick. It is underlain by a weakly cemented layer stained with organic matter and about 7 inches thick. Fine sand occurs below this stained layer and extends to a depth of about 60 inches. Slopes range from 0 to 2 percent. Water moves into the soil rapidly, but the humus layer slows the water movement to a moderately rapid rate. Available water capacity is low. The seasonal high water table is at a depth of 6 to 15 inches for 1 to 3 months in winter and spring.

Olustee fine sand is poorly drained soil that occurs in areas above broad flats, drainageways, and ponds. Slopes range from 0 to about 2 percent. The surface layer is very dark gray fine sand about 6 inches thick. Below this layer is friable, very dark brown and dark yellowish brown fine sand that is about 5 inches thick and stained by organic matter. A layer of pale brown to pale olive fine sand about 21 inches thick is below this. Gray sandy clay loam mottled with brown and gray is below this and extends to a depth of about 60 inches. These soils are low in natural fertility and organic matter content. They are strongly acid to very strongly acid. The available water capacity is low, and permeability is moderate.

Chipley fine sand occurs on broad sand ridges and is moderately well drained. The surface layer is very dark grayish-brown fine sand about 7 inches thick. Under this, to a depth of about 65 inches, is a layer of fine sand that is olive brown, mottled light olive brown, mottled light yellowish brown, and mottled light gray. Permeability is rapid, and the available water capacity is very low and low. This soil is strongly acid throughout. Slopes range from 0 to about 2 percent.

Lakeland sand is excessively drained sandy soils. This soil occurs on ridges and are level to very gently sloping. Slopes range from 0 to 5 percent. The surface layer is very dark grayish brown to pale olive sand about 8 inches thick. Yellowish brown to a pale fine sand occurs below the surface layer to a depth of about 72 inches. This soil is very strongly acid to

strongly acid and are low in organic matter content. Permeability is rapid, and the available water capacity is very low.

Lynn Haven series consists of nearly level, poorly drained, sandy soils that occur in ponded or extremely wet areas. Slopes are 0 to 2 percent. In a representative profile, the surface layer is black sand about 20 inches thick. Below this is a layer of dark reddish brown, stained sand humus about 16 inches thick. It is underlain by dark brown sand that extends to depth of 60 inches. Permeability is moderately rapid to moderate, and the available water capacity is low. These soils are extremely acid to strongly acid.

Albany fine sand consists of slightly undulating, somewhat poorly drained soil. Slopes range from 0 to about 5 percent. In a representative profile, the surface layer is dark gray fine sand about 7 inches thick. The subsurface layer is mainly fine sand and extends to a depth of about 24 inches. It is light olive brown in the upper part and light yellowish brown mottled with brown and gray in the lower part. The subsoil extends to depth of 68 inches. Permeability is moderate and available water capacity is low. This soil is very strongly acid throughout. The seasonal high water table is about 15 inches below the ground surface for about 2 months each year.

Capers soil consists of very poorly drained soils of the tidal marsh flats in the eastern part of Bryan County. These soils are flooded when tides are higher than normal. The surface layer ranges from very dark gray and black loam to silty clay loam and clay loam about 19 inches thick. The underlying material, to a depth of about 60 inches, is clay or silty clay. Permeability is slow, available water capacity is high, and the water table is high throughout the year. Salt content is generally high. The vegetation is mostly salt tolerant grasses.

**V) SITE RECONNAISSANCE AND INTERVIEWS**

**A) HAZARDOUS SUBSTANCES IN CONNECTION WITH IDENTIFIED USES**

No hazardous substances were identified on the subject property.

**B) HAZARDOUS SUBSTANCE CONTAINERS AND UNIDENTIFIED SUBSTANCE CONTAINERS**

No hazardous substance or unidentified substance containers were observed on the subject property.

**C) STORAGE TANKS**

No storage tanks were observed on the subject property.

**D) INDICATIONS OF PCB'S**

No sources of PCBs were observed on the subject property.

**E) INDICATIONS OF SOLID WASTE DISPOSAL**

No indications of solid waste disposal were observed. The borings performed at the site revealed no evidence of landfilling operations.

## VI) FINDINGS AND CONCLUSIONS

The methods employed for this Phase I Environmental Site Assessment included examination of available background materials, file review, interviews, and field inspections. This assessment has not revealed apparent evidence of recognized adverse environmental conditions on the subject property. Current and past on-site land use practices are not considered likely to have adversely impacted soil or groundwater quality. The findings of the field observations support this conclusion. Our research has produced no evidence to indicate a significant release of hazardous substances or petroleum products at the property, or to infer that conditions are favorable for migration from adjacent sites.

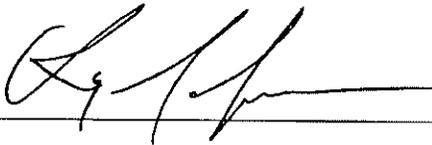
Please note that this document was prepared in accordance with standard and appropriate methods employed in conducting an assessment. However, these methods may not have exposed all potential environmental threats to the project area.

**VII) BENEFICIARY**

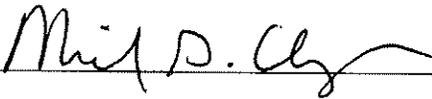
This report, and all work associated with this report, are for the sole use of the beneficiary and will not be transferred to any party other than the beneficiaries named as follows:

Panoz Motor Sports  
Braseleton, Georgia

HUSSEY, GAY, BELL & DEYOUNG ENVIRONMENTAL, INC.



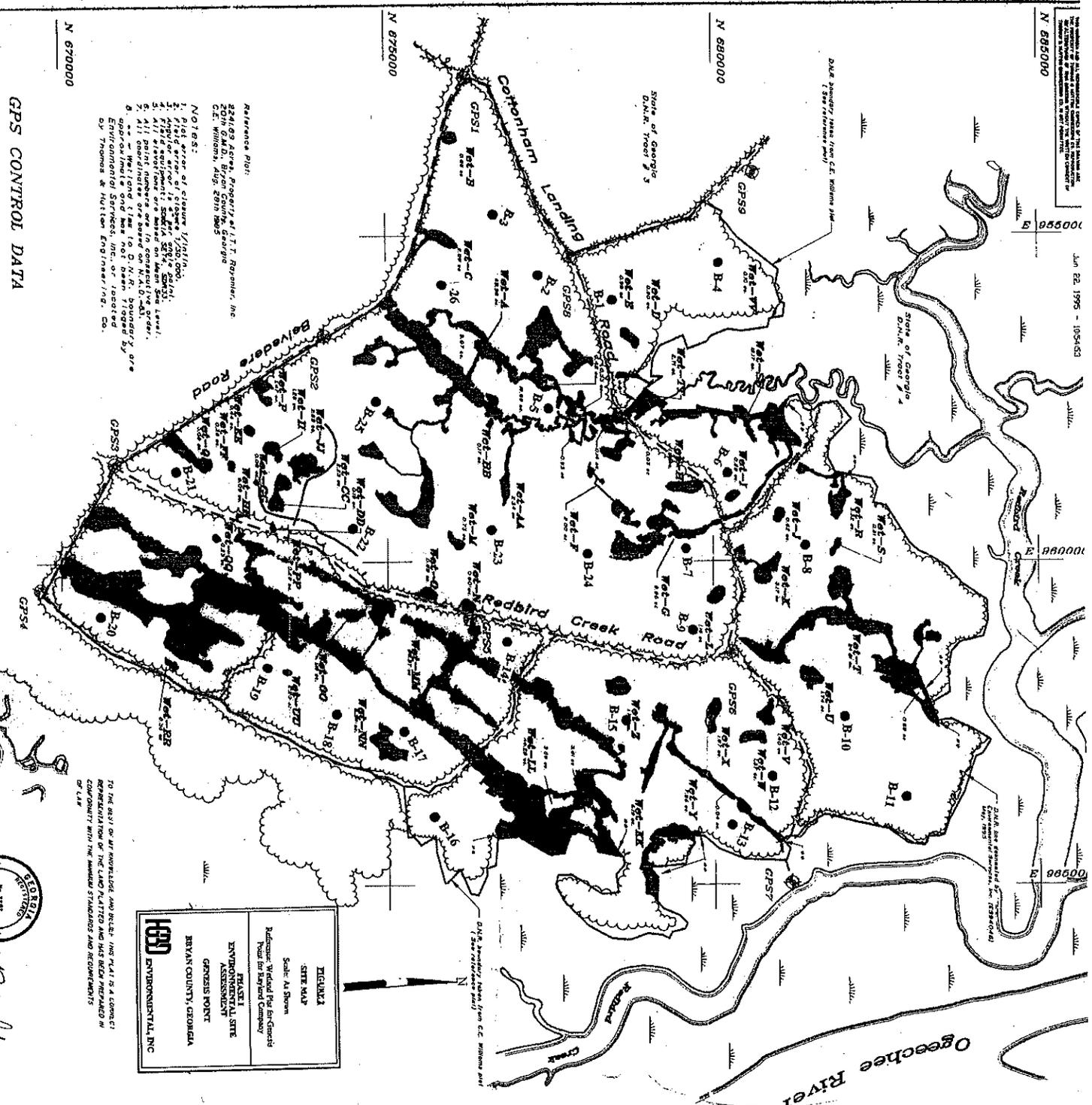
C. Ray Marchman  
Project Manager



Michael Clough  
Environmental Manager

# FIGURES





**GPS CONTROL DATA**

N 670000

**Reference Plot:**  
 324169 Acres, Property of T.T. Ravenor, Inc.  
 60th Avenue, Apopka, FL 32712  
 C.C. Williams, 409 20th Ave S

**NOTES:**  
 1. Plot error of closure 1/10th in.  
 2. Approx error is 2.41m, 50% of 4.8m.  
 3. Field equipment is Trimble 5800 series.  
 4. All points are on a common datum.  
 5. All point numbers are in consecutive order.  
 6. All coordinates are based on NAD 83.  
 7. All points are on the N.E. boundary of the Environmental Services, Inc. or located by Environmental Services, Inc. or located by Thomas & Nutton Engineering, Inc. Co.

Point No.	Northings	Eastings	Altitude
670000	670000	670000	670000
670001	670001	670001	670001
670002	670002	670002	670002
670003	670003	670003	670003
670004	670004	670004	670004
670005	670005	670005	670005
670006	670006	670006	670006
670007	670007	670007	670007
670008	670008	670008	670008
670009	670009	670009	670009
670010	670010	670010	670010
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670032	670032	670032	670032
670033	670033	670033	670033
670034	670034	670034	670034
670035	670035	670035	670035
670036	670036	670036	670036

GRAPHIC SCALE  
 (1 IN = 100 FT)

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTS AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MARIETTA STANDARDS AND REQUIREMENTS OF LAW.

**THOMAS & NUTTON ENGINEERING CO.**  
 1101 FORT WASHINGTON ROAD, SUITE 201, WASHINGTON, GA 30691  
 (770) 546-1101

**THEMATA SITE MAP**  
 Scale: As Shown  
 Prepared: Michael P. Ravenor  
 Date: 06/22/95  
 Project: Environmental Site Assessment  
 Address: 60th Avenue, Apopka, FL 32712  
 Client: T.T. Ravenor, Inc.

# **APPENDIX I**

## **AERIAL PHOTOGRAPHS**



**APPENDIX II**

**PHOTOGRAPHS**



PHOTO 1: View of the end of Oak Level Road. The subject property is center. Cottonham Road is the dirt road to the left.



PHOTO 2: View of tidal marsh adjacent to the north of the subject site, looking east. The land area in the upper right is part of the northern portion of the site.



PHOTO 3: View of the adjacent tidal marsh, looking north.



PHOTO 4: View of Red Bird Creek, looking north. The land mass seen in the upper left is a portion of the northern area of the subject site.



PHOTO 5: Typical view of the southern portion of the property along Belvedere Road, looking west. The subject site is on the right.



PHOTO 6: View of a portion of the adjacent Wildlife Management Area, looking northwest.



PHOTO 7: Typical view of the southern central portion of the subject site along Red Bird Creek Road, looking south.



PHOTO 8: View of the logging activities south of Cottonham Road, looking south.



PHOTO 9: View of one of the timber piles located throughout the property.



PHOTO 10: View of one of the wetland areas on the subject site.

# **APPENDIX III**

## **BORING LOGS**

# BORING LOG

PROJECT Genesis Point (599106200)

LOGGED BY R. Marchman

SITE LOCATION Genesis Point, Bryan Co. GA

DATE August 6, 1999

SAMPLE DEPTH		SAMPLE DESCRIPTION	REMARKS
		Boring B-1	
0"	56"	Brown silty sand	
		Boring B-2	
0"	48"	Dark brown sandy silt	
48"	60"	Yellowish brown silty sand	
		Boring B-3	
0"	60"	Yellowish brown silty sand	
		Boring B-4	
0"	60"	Brown silty sand	
		Boring B-5	
0"	24"	Dark brown, organic rich clayey sand	
24"	48"	Light brown sandy clay with orange mottles	
48"	60"	Dark brown silty clay	

\* Soils field classified in accordance with the Unified Soil Classification System

PAGE 1 OF 6

# BORING LOG

PROJECT Genesis Point (599106200)

LOGGED BY R. Marchman

SITE LOCATION Genesis Point, Bryan Co. GA

DATE August 6, 1999

SAMPLE DEPTH		SAMPLE DESCRIPTION	REMARKS
		Boring B-6	
0"	24"	Dark brown sandy silt	
24"	60"	Dark brown silty sand	
		Boring B-7	
0"	18"	Black sandy silt	
18"	48"	Yellowish brown silty sand	
48"	60"	Dark brown silty sand	
		Boring B-8	
0"	12"	Dark brown sandy silt	
12"	48"	Brown sandy silt	
48"	60"	Light brown silty sand	
		Boring B-9	
0"	18"	Dark brown sandy silt	
18"	30"	Brown sandy silt	
30"	60"	Light brown sand with dark brown mottles	

\* Soils field classified in accordance with the Unified Soil Classification System

PAGE 2 OF 6

# BORING LOG

PROJECT Genesis Point (599106200)

LOGGED BY R. Marchman

SITE LOCATION Genesis Point, Bryan Co. GA

DATE August 6, 1999

SAMPLE DEPTH		SAMPLE DESCRIPTION	REMARKS
		Boring B-10	
0"	48"	Yellowish brown silty sand	
48"	60"	Brown silty sand	
		Boring B-11	
0"	60"	Yellowish brown sandy silt	
		Boring B-12	
0"	60"	Yellowish brown sandy silt	
		Boring B-13	
0"	18"	Brown sandy silt	
18"	60"	Dark brown sandy silt	
		Boring B-14	
0"	30"	Dark brown sandy silt	
30"	60"	Light brown sandy silt	

\* Soils field classified in accordance with the Unified Soil Classification System

PAGE 3 OF 6

# BORING LOG

PROJECT Genesis Point (599106200)

LOGGED BY R. Marchman

SITE LOCATION Genesis Point, Bryan Co. GA

DATE August 7, 1999

SAMPLE DEPTH		SAMPLE DESCRIPTION	REMARKS
		Boring B-15	
0"	18"	Dark brown sandy silt	
18"	36"	Brown sandy silt	
36"	60"	yellowish orange silty sand with orange mottles	
		Boring B-16	
0"	60"	Brown sandy silt	
		Boring B-17	
0"	40"	Dark brown sandy silt	
40"	60"	Light brown sandy silt	
		Boring B-18	
0"	36"	Dark brown sandy silt	
36"	60"	Brown sandy silt with black mottles	
		Boring B-19	
0"	36"	Light brown sandy silt	
36"	60"	Yellowish brown silty sand	

\* Soils field classified in accordance with the Unified Soil Classification System

PAGE 4 OF 6

# BORING LOG

PROJECT Genesis Point (599106200)

LOGGED BY R. Marchman

SITE LOCATION Genesis Point, Bryan Co. GA

DATE August 7, 1999

SAMPLE DEPTH		SAMPLE DESCRIPTION	REMARKS
		<b>Boring B-20</b>	
0"	24"	Brown sandy silt	
24"	48"	Light brown sandy silt	
48"	60"	Yellowish brown sandy silt	
		<b>Boring B-21</b>	
0"	24"	Black sandy silt	
24"	30"	Brown sandy silt	
30"	60"	Yellowish orange silty sand with black mottles	
		<b>Boring B-22</b>	
0"	60"	Light brown sandy silt	
		<b>Boring B-23</b>	
0"	24"	Brown sandy silt	
24"	48"	Dark brown sandy silt	
48"	60"	Light brown sandy silt	

\* Soils field classified in accordance with the Unified Soil Classification System

PAGE 5 OF 6

# BORING LOG

PROJECT Genesis Point (599106200)

LOGGED BY R. Marchman

SITE LOCATION Genesis Point, Bryan Co. GA

DATE August 7, 1999

SAMPLE DEPTH		SAMPLE DESCRIPTION	REMARKS
		Boring B-24	
0"	30"	Dark brown sandy silt	
30"	50"	Brown sandy silt	
50"	60"	Light brown sandy silt with black mottles	
		Boring B-25	
0"	30"	Dark brown sandy silt	
30"	48"	Light brown sandy silt	
48"	60"	Orangish brown clayey sand	
		Boring B-26	
0"	20"	Brown silt	
20"	40"	Brown sandy silt	
40"	60"	Light brown sandy silt	

\* Soils field classified in accordance with the Unified Soil Classification System

PAGE 6 OF 6

**APPENDIX IV**

**QUALIFICATIONS**

**OF**

**ENVIRONMENTAL PROFESSIONALS**

C. Ray Marchman  
Environmental Project Manager  
Hussey, Gay, Bell & DeYoung

*Summary* Mr. Marchman is a Project Manager with Hussey, Gay, Bell & DeYoung, specializing in Phase I and Phase II environmental site assessments and corrective actions. Mr. Marchman has diverse experience in environmental management and regulatory compliance in both the public and private sectors.

Mr. Marchman's training and background focuses on environmental applications of expertise in soils, geology, and hydrology. He has performed all aspects of project management including determining the scope of investigations and appropriate methods, cost estimating, drilling and sampling plans, and coordinating with support functions, clients, laboratories, and state regulators.

Mr. Marchman has written contract specifications, negotiated work, performed quality assurance inspections, and tracked project finances on related projects. He has prepared and reviewed work strategies, site safety and health plans, data acquisition plans, and other documents, including numerous contractor submittals. He has been responsible for technical accuracy of analyses and interpretations, regulatory compliance, meeting deadlines, and budgeting resources.

Mr. Marchman has prepared contamination assessment plans and quality assurance plans, and performed the assessment of soil and groundwater contamination for numerous sites. He has extensive experience managing on-site corrective actions utilizing a variety of technologies. Mr. Marchman's NPDES experience includes the permitting and monitoring of municipal and industrial discharge into surface water bodies. Mr. Marchman has been responsible for sampling and in-situ analyses, compliance sampling studies, data interpretation, planning and implementing stormwater runoff programs, and preparation of discharge notification and monitoring reports. His broad experience with environmental site assessments includes the completion of several NEPA and GEPA studies and assessments.

Mr. Marchman has extensive experience in the supervision and monitoring of sanitary and industrial landfill groundwater requirements. Duties included sampling and field analysis of groundwater, installation of monitoring wells, stormwater runoff, and preparation of quarterly monitoring reports. Mr. Marchman also has extensive experience in the management and monitoring of asbestos abatement projects, facility surveys, asbestos bulk and air sampling analysis and the preparation of Operations and Maintenance Plans for asbestos.

Mr. Marchman has also prepared reports for UST closure, release response, sensitive receptor surveys, free product recovery, all levels of site assessments, remediation plans, and project proposals. He has also performed a wide range of field operations such as well installations, soil borings, sampling/screening, aquifer tests, UST closure operations, and free product recovery.

Mr. Marchman has experience in managing an unusually wide variety of

contaminated sites. He is trained in accordance with OSHA requirements for work at hazardous waste sites.

#### Environmental Site Assessments

Mr. Marchman has performed and managed many multi-phase real estate transaction assessments, including environmental, asbestos, roofing, and building surveys. Mr. Marchman has also fulfilled duties required to complete NEPA and GEPA studies and assessments.

Mr. Marchman's NPDES experience includes the permitting and monitoring of municipal and industrial discharge into surface water bodies. Duties included sampling and in-situ analyses, compliance sampling studies, data interpretation, planning and implementing stormwater runoff programs, and preparation of discharge notification and monitoring reports.

#### Contamination Assessments

Mr. Marchman has prepared contamination assessment plans and quality assurance plans, and performed the assessment of soil and groundwater contamination for numerous sites. He has extensive experience managing on-site corrective actions utilizing a variety of technologies.

#### Emergency Response/Hazmat

Mr. Marchman has managed several emergency response cleanup activities related to surface and subsurface spills of hazardous substances. His responsibilities have included site characterization, delineation of Decontamination Zones and Exclusion Zones, on-site monitoring of cleanup activities, and report preparation.

*Education* B.S., Natural Science, 1994, University of Alabama at Birmingham

*Registrations* Certifications/Registrations  
OSHA 40 Hour Hazardous Materials Health and Safety  
OSHA 40 Hour Hazardous Materials Health and Safety Supervisor/Management  
Environmental Site Assessment Certificate  
EPA AHERA Asbestos Inspector  
EPA Asbestos Contractor/Supervisor  
NIOSH 582

*Memberships* National Association for Environmental Professionals

**Michael G. Clough, P.E.**  
Solid Waste / Geotechnical Engineer

**Summary** Mr. Clough has over twenty years of broad experience in solid waste and geotechnical engineering. He has served as senior engineer, engineering manager, on-site coordinator and principal for the execution of environmental, geological, and engineering services to governmental, industrial, professional, and contractor clients in various parts of the United States. His responsibilities have included managerial, consulting, design and construction services.

**Experience** A partial list of Mr. Clough's geotechnical project experience include the following:

- Subtitle D landfill near Richmond, Virginia  
Performed assessment of waste slopes. Determined geotechnical parameters of solid waste and performed slope stability calculations. Provided recommendations regarding landfill cap stability from a standpoint of deep circular arc failure and sliding block failure analysis of the cap between various soil and geosynthetic interfaces.
- Engineering manager for U.S. Ecology, Inc. responsible for design and construction of Subtitle C, TSCA, and low level radioactive waste landfills in Nevada, Texas, California, Washington, Illinois and Kentucky.
- Provided design services and expert testimony for a new leachate collection system modification to the TECO, Texas, Subtitle C Part B permit.
- Supervised and served as project engineer for a remedial construction activity for the repair of collapsing leachate collection riser pipes at a Subtitle C and TSCA disposal facility in Beatty, Nevada. Project included close coordination with regulators and operational personnel to reach successful conclusion.
- Performed a subsurface investigation for a proposed construction and demolition landfill for the Paduch Gaseous Diffusion Plant near Paducah, Kentucky. Performed geotechnical and geological analysis of the site. Provided design consultation.
- Provided engineering management and design services for portions of a RCRA Part B permit application for a Subtitle C landfill at TECO, Texas.

Michael G. Clough, P.E.

Page Two

- Performed permit work for a construction and demolition landfill for a paper mill in Jesup, Georgia. Provided drainage design for the landfill, operational plan with cooperation with the Owner, and prepared permit in accordance with Georgia EPD regulations. Permit included the addition of an on-site recycling facility.
- Performed design work for capping a Subtitle D landfill in Missouri. Work included volume estimation, operational consideration prior to closure, cap topography and geotechnical analysis.
- Provided closure plans and specifications for construction of a cap of a Subtitle C landfill at TECO, Texas. Also supervised QA efforts at landfill closure.
- Performed yearly closure and post closure cost assessments for the Subtitle C landfills in Texas and Nevada in order to comply with financial assurance requirements.
- Performed QA closures of Subtitle C landfills in Pinewood, SC, Lone Mountain, OK, and near Minneapolis, MN.

Mr. Clough's numerous geotechnical engineering and environmental projects involved investigation, consultation, design and construction including:

- Motion scales for a railroad requiring close tolerances for settlement near Roanoke, VA.
- Turbine/generator combination for a paper mill. Required very tight settlement tolerances and vibration considerations.
- Chemical plant expansion for a pulp and paper mill in Covington, Virginia.
- Performed RCRA closures of two facilities at the Paducah Gaseous Diffusion Plant near Paducah, Kentucky. Acted as certifying engineer.
- Served as project manager for 14 corrective action air sparging remediation systems at various locations in South Carolina. Duties ranged from design, and construction, to operation and maintenance.

Michael G. Clough, P.E.

Page Three

*Education*      Bachelor of Science, Civil Engineering  
West Virginia University  
Bachelor of Science, Geology  
West Virginia University

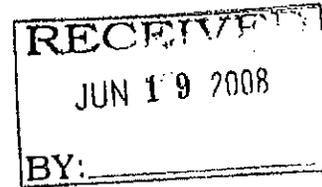
*Registrations*    Registered Professional Engineer  
State of South Carolina  
State of West Virginia  
State of North Carolina  
State of Kentucky  
State of Ohio



DEPARTMENT OF THE ARMY  
SAVANNAH DISTRICT, CORPS OF ENGINEERS  
100 W. OGLETHORPE AVENUE  
SAVANNAH, GEORGIA 31402-0889

JUN 09 2008

Regulatory Division  
200600691



Savannah Land Holdings, LLC  
A Delaware Limited Liability Company  
Attention: Mr. Paul Fletcher  
1548 The Greens Way, Suite 4  
Jacksonville Beach, Florida 32250

Dear Mr. Fletcher:

I refer to the request on your behalf by Environmental Services of May 5, 2008, for modifications to your Department of the Army Permit 200600691, issued on October 25, 2007. The permit authorized the filling of 27.2 acres of jurisdictional wetland and 7.7 acres of isolated wetland for the purpose of developing a mixed use residential development. In the future, please refer to permit 200600691, for all inquiries relating to this permit action.

**AUTHORIZED MODIFICATIONS:** You are hereby authorized to modify your project as follows: to impact 27.71 acres of jurisdictional and 8.9 acres of isolated wetlands as shown on the attached drawings dated April, 22, 2008; change the applicant name to Savannah Land Holdings, LLC.

The revised drawings designated herein supersede the original permit drawings.

This Permit Modification is subject to the terms and conditions of the original permit. You will not depart from the approved location or plans without obtaining prior approval from the Department of the Army. All impacts associated with this permit action are subject to the terms and conditions as stated in the October 2007 Programmatic Agreement enacted among the U.S. Army Corps of Engineers, Savannah District; the Georgia Department of Natural Resources, Historic Preservation Division; Fletcher Management (now referred to as Savannah Land Holdings LLC); the Seminole Nation of Florida as non-signatories but requesting to consult on historic properties located within the Genesis Point Development.

I would like to acknowledge that 14.2 mitigation credits be removed from the total of 226.46 credits, due to a clerical error. This will result in a total requirement of 212.26 wetland mitigation credits of which 139.7 credits will be purchased from an approved mitigation bank that services the project area. I would also acknowledge the initial Phase I purchase of 77 wetland credits from Ochoopee River Mitigation Bank. This will leave a balance of 62.7 mitigation credits remaining to be purchased.

This authorization does not convey any property rights, either in real estate or in material, or any exclusive privileges. It does not authorize any injury to property, invasion of rights, or any infringement of federal, state, local laws, or regulations; nor does it obviate the requirement to

obtain State or local assent required by law for the activity described herein. It does not affect your liability for any damages that may be caused by the work.

If this modification is agreeable, sign both the original and duplicate copy. Please retain the original for your records and return the signed duplicate to this office.

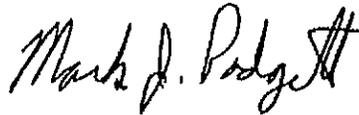
I would like to recognize that the Restrictive Covenant document and plat have been submitted to our Office of Counsel and is currently under final review.

This letter contains an initial proffered permit modification for your permit application. If you object to this decision due to certain terms and conditions therein, you may request that the permit be modified under our regulations at Title 33 Code of Federal Regulations (33 CFR) Part 331. Enclosed you will find a Notification of Appeal Process (NAP) Fact Sheet and Request for Appeal (RFA) Form. To request that the permit be modified you must complete Section II of enclosed form and return the form to the District Engineer at the address shown above.

In order for an RFA to be accepted, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the District Engineer within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by this deadline.

It is not necessary to submit an RFA form to the District Office if you do not object to the permit decision.

Thank you in advance for completing our Customer Survey Form. This can be accomplished by visiting our Web Site at [www.sas.usace.army.mil/permit.htm](http://www.sas.usace.army.mil/permit.htm) (See General Information 6) and completing the survey on-line. We value your comments and appreciate your taking the time to complete a survey each time you interact with our office. If you should have any further questions or concerns, please feel free to contact Mark J. Padgett, of the Regulatory Division at 912-652-5052.



for Edward J. Kertis  
Colonel, US Army  
District Engineer

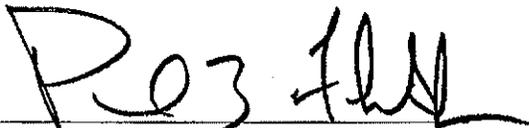
Enclosures

Copy Furnished:

Environmental Services, Inc.  
Attention: Mr. Michael J. DeMell  
413 East Liberty Street  
Savannah, Georgia 31401

---

Permittee hereby accepts the terms and conditions of this instrument.

---

(Permittee)

6.16.08

---

(Date)

# WATERWAYS

## ARCHITECTURAL REVIEW BOARD

C/o Fletcher Davis

DATE: February 5, 2020

TO: Amanda Clement, Bryan County  
Audra Miller, Bryan County

CC: Ron Lamm, Fletcher Davis  
CJ Chance, Hussey Gay Bell

FROM: Vanessa Cunningham, Fletcher Davis

RE: The Cove at Waterways – Design Guidelines

---

Amanda and Audra

Please be advised that Waterways Architectural Review Board will be reviewing all new construction applications for The Cove neighborhood in line with the Design Guidelines for the Lakewood neighborhood, and will adhere to all such requirements.

Please do not hesitate to contact me if you have any questions.

Thank You.

*Vanessa*

# “B” Exhibits – Agency Comments



**BRYAN COUNTY  
ENGINEERING 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  
912-756-7962  
(Fax)756-7951

---

February 13, 2020

Re: Waterways PUD  
The Cove  
Preliminary Plat Review

Based on our review of The Cove Preliminary Subdivision Plat, prepared by Hussey Gay Bell, dated January 14, 2020, consisting of four (4) sheets; and the Traffic Impact Analysis Report for Genesis Point, prepared by Kimley-Horn & Associates, dated May 2003, we have the following comments:

1. The proposed phasing line shall be shown on the cover sheet site map.
2. All water and sewer alignments shall be finalized within the County easements. Final utility design shall be provided at Construction Plan review. Water and sewer systems shall be designed to accommodate the proposed construction phasing of the project such as it relates to manhole and hydrant locations, sewer flows, etc.
3. Previously approved plats from the adjacent tracts shall be utilized and overlaid on the proposed plat in order to verify exact match-ins along the proposed tract boundary. The proposed roadway centerline design and ROW shall coincide with the existing alignment at match-ins. The plat shall be identified by deed reference and approval date.
4. Numerically label all common areas and provide corresponding acreages.
5. Identify and provide acreages of all recreational facilities and storm water management facilities on the plat.
6. Include an Acreage Schedule on the cover sheet which shall include total areas for each of the following; Total Tract, Lots, ROW, Wetlands, Open Space, Recreational.
7. Note #5 shall be revised to include the total area of the parent tract.
8. Conservation easements shall be provided for all open space and environmentally sensitive areas.
9. Provide separate design plan for the roadway horizontal alignment signed and sealed by PE. The drawing shall show all pertinent horizontal alignment data in accordance with GDOT and AASHTO design guidelines.
10. Realign and show all intersecting roadway centerlines to be perpendicular.
11. Provide N/E coordinates at 2 corner locations of the tract boundary.
12. At this time we do not object to providing a waiver for a TIA in conjunction with the proposed subdivision.

## Exhibit "B-2"

### The Cove (revised plat)

Tim Staley <tstaley@bryan-county.org>

Thu 3/19/2020 10:53 AM

To: Sara Farr-Newman <snewman@bryan-county.org>

Cc: Ray O'Neill <roneill@bryan-county.org>

Sara

A review of the revised plat for the Cove in Waterways has been completed by the Engineering Department and we have the following comments:

- 1) The County Engineer has requested that all sewer and water easements be shown on all plats including the preliminary plat. Ref: (engineering comments #2)
- 2) The County Engineer recommends that all gravity sewer deeper than 15' be granted a minimum 25' easement.

Tim Staley  
Infrastructure and Construcon Manag er  
Bryan, County, GA.  
912-661-0270

## Waterways The Cove plat

Quint Moore <qmoore@bryan-county.org>

Wed 3/18/2020 3:34 PM

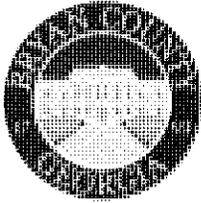
To: Sara Farr-Newman <snewman@bryan-county.org>

Sara,

Here are my comments on the Waterways The Cove plat.

- They need to come up with a new name for the subdivision. THE COVE Subdivision already exist.
- Can a Northing and Easting Coordinate be added to the insert where the development is connecting to Waterways Parkway South (the start of L174 or L170) ?
- Please come up with a new name for JENNIS POINT ROAD. The new name chosen should have DR as the road type. Please give three options for the new road name, just in case the name is already in use.

Thanks,  
Quint



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 # SD#3144-20

Zoning Request: Preliminary plat for Waterways subdivision, The Cove.  
Consisting of 151 lots on a 64.44 acre tract.  
Filed by: Waterways Owners Association  
Owners: Savannah Land Holdings  
Property address: Oak Level Rd.  
Map and Parcel # 075-001

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

Please return this completed form with any comments/attachments to the Community Development Department by Feb. 7, 2020.

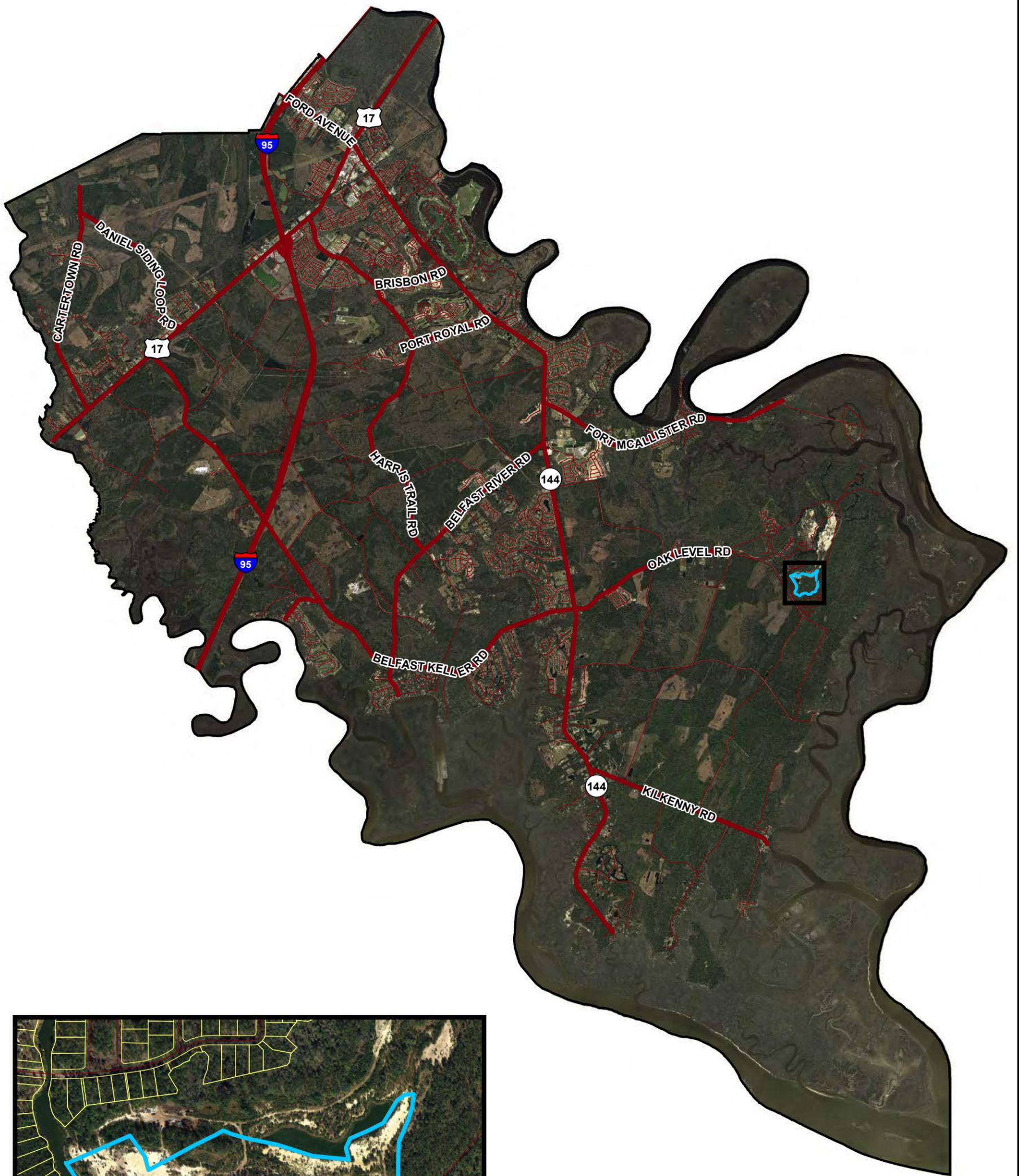
Comments: This request does not require approval from the Bryan County Health Department. No further action is required.

- Engineering Director
- Fire Chief
- County Health Director
- Public Works Director
- Bryan County Schools (optional)

Signature: M.P. [Signature]  
for Skip [Signature]

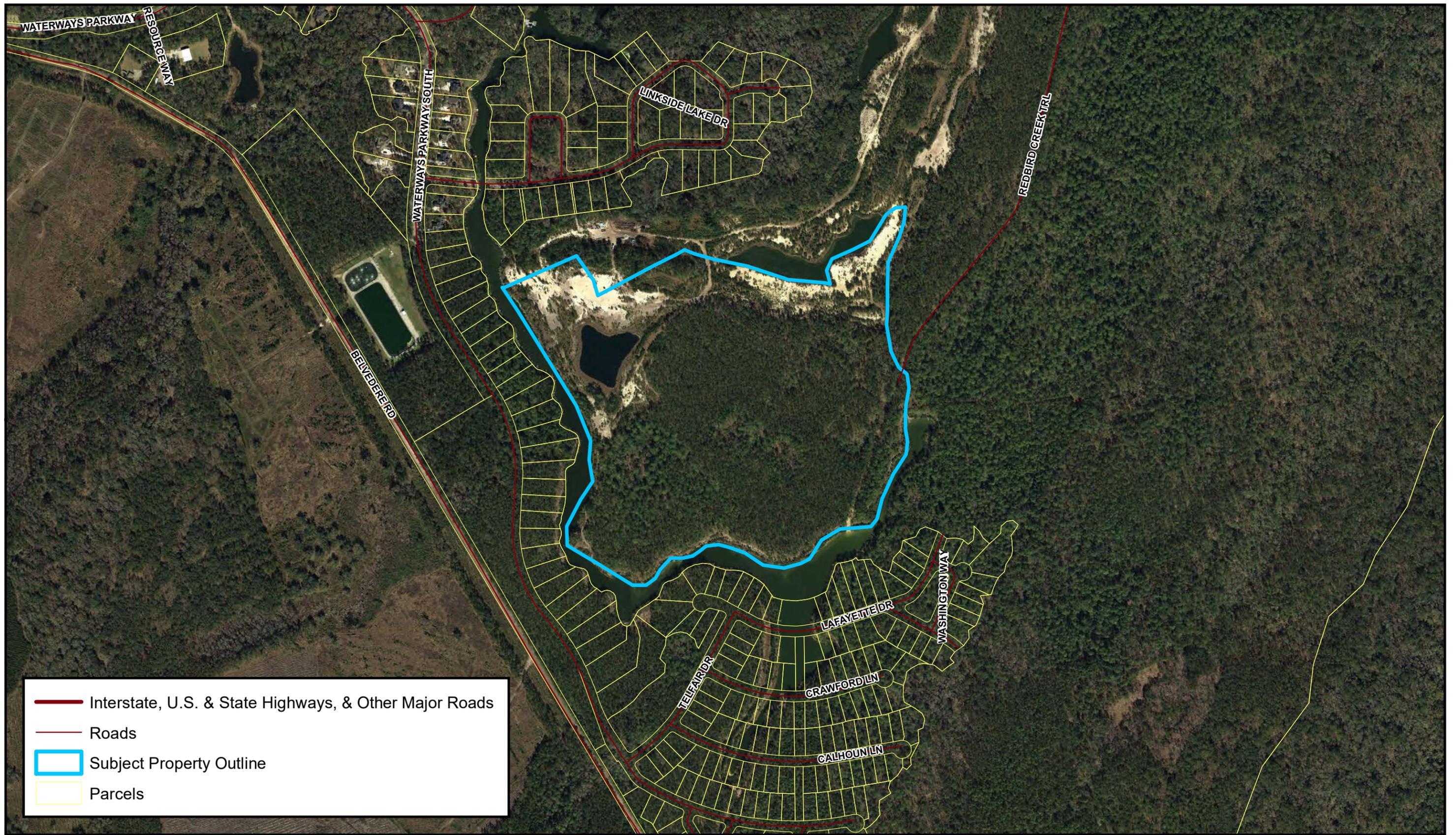
Date: 02.06.2020

# “C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Property Outline
- Surrounding Parcels





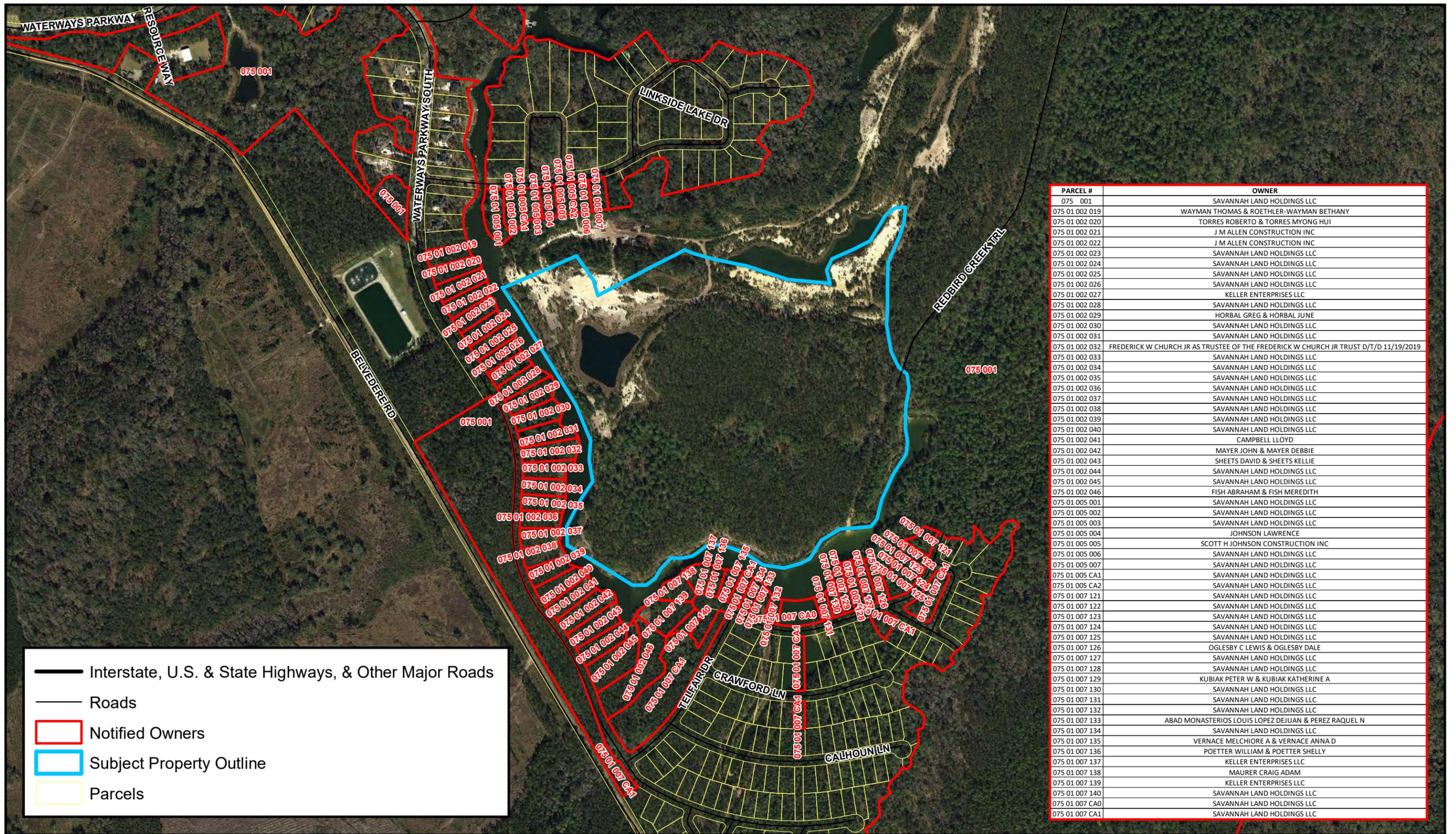
- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Property Outline
- Parcels



**Location Map**  
**The Cove (name to change)**  
**Case SD# 3144-20**

Exhibit "C-2"

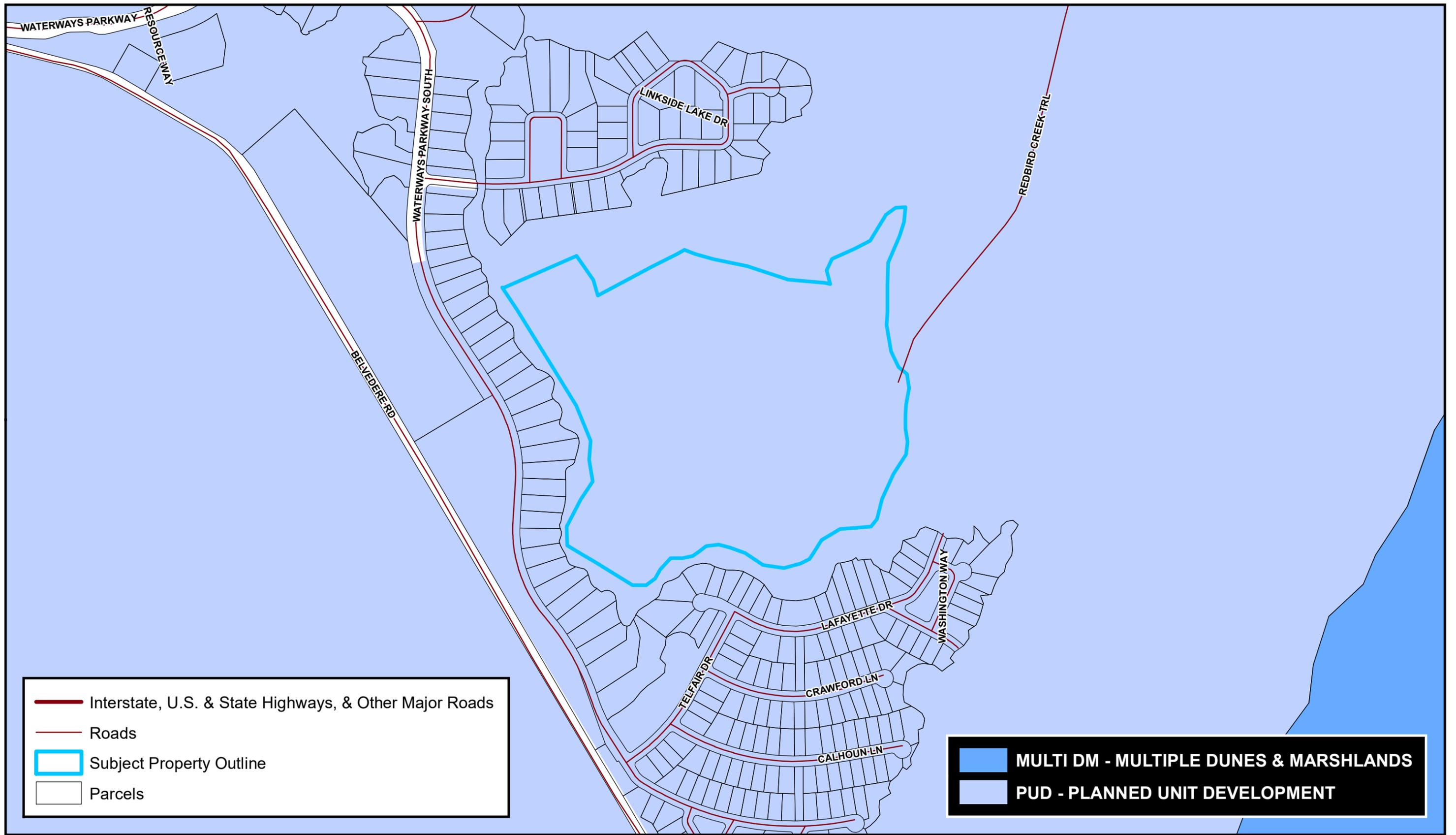
**DISCLAIMER**  
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— Interstate, U.S. & State Highways, & Other Major Roads  
 — Roads  
 [Red Outline] Notified Owners  
 [Blue Outline] Subject Property Outline  
 [Yellow Outline] Parcels

PARCEL #	OWNER
075 001	SAVANNAH LAND HOLDINGS LLC
075 01 002 019	WAYMAN THOMAS & ROETHLER-WAYMAN BETHANY
075 01 002 020	TORRES ROBERTO & TORRES MYONG HUI
075 01 002 021	J M ALLEN CONSTRUCTION INC
075 01 002 022	J M ALLEN CONSTRUCTION INC
075 01 002 023	SAVANNAH LAND HOLDINGS LLC
075 01 002 024	SAVANNAH LAND HOLDINGS LLC
075 01 002 025	SAVANNAH LAND HOLDINGS LLC
075 01 002 026	SAVANNAH LAND HOLDINGS LLC
075 01 002 027	KELLER ENTERPRISES LLC
075 01 002 028	SAVANNAH LAND HOLDINGS LLC
075 01 002 029	HORBAL GREG & HORBAL JUNE
075 01 002 030	SAVANNAH LAND HOLDINGS LLC
075 01 002 031	SAVANNAH LAND HOLDINGS LLC
075 01 002 032	FREDERICK W CHURCH JR AS TRUSTEE OF THE FREDERICK W CHURCH JR TRUST D/T/D 11/19/2019
075 01 002 033	SAVANNAH LAND HOLDINGS LLC
075 01 002 034	SAVANNAH LAND HOLDINGS LLC
075 01 002 035	SAVANNAH LAND HOLDINGS LLC
075 01 002 036	SAVANNAH LAND HOLDINGS LLC
075 01 002 037	SAVANNAH LAND HOLDINGS LLC
075 01 002 038	SAVANNAH LAND HOLDINGS LLC
075 01 002 039	SAVANNAH LAND HOLDINGS LLC
075 01 002 040	SAVANNAH LAND HOLDINGS LLC
075 01 002 041	CAMPBELL LLOYD
075 01 002 042	MAYER JOHN & MAYER DEBBIE
075 01 002 043	SHEETS DAVID & SHEETS KELLIE
075 01 002 044	SAVANNAH LAND HOLDINGS LLC
075 01 002 045	SAVANNAH LAND HOLDINGS LLC
075 01 002 046	FISH ABRAHAM & FISH MEREDITH
075 01 005 001	SAVANNAH LAND HOLDINGS LLC
075 01 005 002	SAVANNAH LAND HOLDINGS LLC
075 01 005 003	SAVANNAH LAND HOLDINGS LLC
075 01 005 004	JOHNSON LAWRENCE
075 01 005 005	SCOTT H JOHNSON CONSTRUCTION INC
075 01 005 006	SAVANNAH LAND HOLDINGS LLC
075 01 005 007	SAVANNAH LAND HOLDINGS LLC
075 01 005 CA1	SAVANNAH LAND HOLDINGS LLC
075 01 005 CA2	SAVANNAH LAND HOLDINGS LLC
075 01 007 121	SAVANNAH LAND HOLDINGS LLC
075 01 007 122	SAVANNAH LAND HOLDINGS LLC
075 01 007 123	SAVANNAH LAND HOLDINGS LLC
075 01 007 124	SAVANNAH LAND HOLDINGS LLC
075 01 007 125	SAVANNAH LAND HOLDINGS LLC
075 01 007 126	OGLESBY C LEWIS & OGLESBY DALE
075 01 007 127	SAVANNAH LAND HOLDINGS LLC
075 01 007 128	SAVANNAH LAND HOLDINGS LLC
075 01 007 129	KUBIAK PETER W & KUBIAK KATHERINE A
075 01 007 130	SAVANNAH LAND HOLDINGS LLC
075 01 007 131	SAVANNAH LAND HOLDINGS LLC
075 01 007 132	SAVANNAH LAND HOLDINGS LLC
075 01 007 133	ABAD MONASTERIOS LOUIS LOPEZ DEJUAN & PEREZ RAQUEL N
075 01 007 134	SAVANNAH LAND HOLDINGS LLC
075 01 007 135	VERNACE MELCHIORE A & VERNACE ANNA D
075 01 007 136	POETTER WILLIAM & POETTER SHELLY
075 01 007 137	KELLER ENTERPRISES LLC
075 01 007 138	MAURER CRAIG ADAM
075 01 007 139	KELLER ENTERPRISES LLC
075 01 007 140	SAVANNAH LAND HOLDINGS LLC
075 01 007 CA0	SAVANNAH LAND HOLDINGS LLC
075 01 007 CA1	SAVANNAH LAND HOLDINGS LLC





- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Property Outline
- Parcels

- MULTI DM - MULTIPLE DUNES & MARSHLANDS
- PUD - PLANNED UNIT DEVELOPMENT



**Zoning Map**  
**The Cove (name to change)**  
**Case SD# 3144-20**

Exhibit "C-4"

**DISCLAIMER**  
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# “D” Exhibits – Public Comment

None Received

**BRYAN COUNTY PLANNING & ZONING COMMISSION**

**CASE SD#3146-20**

Public Hearing Date: April 7, 2020

REGARDING THE APPLICATION OF: Waterways Owners' Association requesting preliminary plat approval for Parcel 28 Subdivision, Phase 1 at Waterways, PIN# 075 001, in unincorporated Bryan County, Georgia.	Staff Report By: Sara Farr-Newman Dated: March 31, 2020
--	---

**I. Application Summary**

**Requested Action:** Public hearing and consideration for preliminary plat approval. The application by Waterways Owners' Association, proposes 66 single-family lots for Phase 1 of the subdivision of Parcel 28 at Waterways, PIN# 075 001, in unincorporated Bryan County, Georgia.

**Representative:** Waterways Owners' Association  
51 Waterways Parkway  
Richmond Hill, GA 31324

**Owner:** Savannah Land Holdings, LLC  
101 E Town Place, Suite 150  
St. Augustine, FL 32092

**Applicable Regulations:**

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

**II. General Information**

**1. Application:** A preliminary plat application was submitted by Waterways Owners' Association, on March 5, 2020. After reviewing the application, the Director certified the application as being generally complete on March 5, 2020.

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

- A. Legal notice was published in the Bryan County News on **March 19, 2020**.
- B. Notice was sent to Surrounding Land Owners on **March 20, 2020**.
- C. The site was posted for Public Hearing on **March 18, 2020**.

**3. Background:** The area that is the subject of the preliminary plat approval is for a 39.13-acre portion of PIN# 075-001, which is the parent parcel for the larger Waterways Community (formerly referred to as Genesis Point). Waterways is a master planned community which originally received approval under the Planned Unit Development (PUD) zoning district in 2003; and had a subsequent PUD amendment approved on August 7, 2007. The PUD Master Plan documents for this project consist of written description/development guidelines that are dated May 7, 2007, and a conceptual master plan dated April 17, 2007, last updated March 10, 2020. The PUD encompasses a total of 2,231 acres, with a maximum of 2,946 residential units being permitted. The concept for the Waterways Community is to provide for multiple residential neighborhoods or *Villages*, which surround a *Village Center*, and provide for a mix of land uses and housing types to include single-family homes, townhouses, and multi-family units. This a multi-phase development and other *villages*, which have already been platted for single-family lots, include Ridgewood Park, Long Creek, The Enclave, Parkway South, and Lakewood.

Parcel 28 is located near the northern tip of the Waterways Development along Redbird Creek, and just south of the Cottenham Exchange amenity center and Bryan County Boat Launch Facility at Waterways Township. The plat proposes 66 single-family lots with private roads and 0.64 acres of common area.

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

**“A” Exhibits- Application:**

- A-1 Preliminary Plat Application
- A-2 Preliminary Plat
- A-3 Updated Master Plan
- A-4 Environmental Site Assessment

**“B” Exhibits- Agency Comments:**

- B-1 County Health Director (3/12/20)
- B-2 Fire Chief (3/12/20)
- B-3 Engineering Director (3/20/20)
- B-4 Public Works Director (3/13/20)
- B-5 911 Director (3/18/20)

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

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

### **“D” Exhibits- Public Comment:**

No Public Comments Received

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

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

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

► **Staff comment:** A sketch plat was not submitted for review; however, the approved PUD Conceptual Master Plan for Waterways, classifies Parcel 28 as a “Marsh Hammock Parcel” which allows for the development of single-family residential uses. The application for the residential subdivision is, therefore, consistent with the approved master plan.

The Parcel is referred to as Redbird Creek on the Master Plan; however, the 911 Director required this to be changed due to the similarity to an existing neighborhood name. The applicant will provide a new name prior to final plat approval.

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

► **Staff comment:** The County’s Comprehensive Plan identifies this area of the County as Low Density Suburban Characteristics and supports the existing PUD zoning.

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

► **Staff comment:** Based on the preliminary review, the proposed subdivision complies with applicable requirements, and continued compliance will be monitored during the development process.

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

► **Staff comment:** Under the PUD Written Description/Development Guidelines, dated May 7, 2007, and approved August 7, 2007, Parcel 28 is classified as a “Marsh Hammock Parcel”. This parcel type permits Single Family Conventional Lots (“SFC”) and Single Family Estate Lots (“SFE”) at a density of 2.5 dwelling units per acre and with minimum lot sizes of 5,000 and 7,000 square feet, respectively. Parcel 28 is proposed to conform with the “SFE” lot type with a density of 1.7 dwelling units per acre, and lot sizes ranging between 12,350 and 39,500 square feet. The lot size and density are, therefore, compatible with the lot sizes and density permissible by the PUD zoning.

The Waterways Community has one primary entrance at Oak Level Road, providing direct access to Waterways Parkway (an 80-foot wide loop road) which connects to Harborview Drive (a 100-foot wide spine road); both are private roads and serve as main thoroughfares through the Waterways Community. The Parcel 28 subdivision will be accessed from Harborview Drive. Six new two-lane roads (private) will be constructed, providing access to the individual lots. The minimum right-of-way width for each road will be 60 feet, and sidewalks, per the design guidelines, will be installed within the right-of-way on both sides of the road.

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

► **Staff comment:** This community has been master planned and the proposed preliminary plat only represents one phase of the entire Waterways development. Since the areas surrounding this phase are planned for future development per the master plan documents, the proposed subdivision should not have detrimental impacts on the safety or viability of the adjacent properties.

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

► **Staff comment:** The proposed facilities will adequately serve the demands of the development at this time. Emergency Services did provide a comment addressing their concern regarding having only a single entrance and exit to the entire PUD as it continues to develop. The Master Plan does propose a second entrance/exit; however, the secondary access would connect to property owned by a third party and to date, this third-party has not agreed to or provided any indication they will allow the construction of a new road on their property.

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

► **Staff comment:** Through its intersection with Harborview Drive, the Parcel 28 subdivision will connect to the larger network of streets and sidewalks that are being planned and developed throughout the Waterways Community. The proposed preliminary plat does provide common area and in addition to this, the lots will have access to the many planned amenities throughout the community, including the nearby Cottenham Exchange amenity center.

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

► **Staff comment:** The placement of utilities will be reviewed during the engineering construction plan review, and undergrounding of utilities will be enforced.

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

► **Staff comment:** Waterways is governed by the PUD documents, including amendments and supplements, submitted by the developer and approved by the Board of Commissioners. This neighborhood must follow the Estate Design Guidelines, which stipulate that prior to a site being cleared, all tree preservation areas must be marked and the tree protection guidelines must be followed and implemented throughout the project. All site plans must receive approval from the PUD's review board, as well.

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

Approve the preliminary plat with the following conditions and either shown on the final plat or addressed before final plat approval:

- 1. All road names and a new neighborhood name shall be approved by the 911 Director;**
- 2. The file number of the PUD approval shall be provided in the notes;**
- 3. Sewer and water easements shall be shown and approved by the Engineering Director.**

#### **V. Planning & Zoning Recommendation**

**Recommendation:** The Commission may recommend that the preliminary plat be approved, conditionally approved, or denied.

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

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

# “A” Exhibits – Application

Bryan County  
Board of Commissioners

Community Development Department

Exhibit "A-1"



**PRELIMINARY PLAT APPLICATION**

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



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

**Applicant:**

- Property Owner
- Authorized Agent

Applicant Name: WaterWays Owners' Assoc.  
 Address: 51 WaterWays Parkway  
 City: Richmond Hill State: GA Zip: 31324  
 Phone: 904-285-6921 Email: rlamm@fletcherdavisco.com

Property Owner (if not applicant): Savannah Land Holdings, LLC  
 Address: 101 E. Town Place, Suite 150  
 City: St. Augustine State: FL Zip: 32092 Phone: 904-285-6921

Property Information: General Location: Oak Level Road - 20th GM District Bryan County  
 PIN Number (Map & Parcel): 075 001 Current Zoning District(s): PUD  
 Acreage: Parcel Total 1714.92 Area to be Subdivided 40.00  
 Number of Lots: Existing 1 Proposed 66

Proposed Subdivision Name: Redbird Creek Subdivision

Is this part of a phased development?  Yes  No If yes, Phase #: Undetermined of       
 Will the subdivision be served by a private or public water system?  Private  Public  
 Will the subdivision be served by a private or public sewer system?  Private  Public

Prior Approvals: Rezoning (if applicable): Case #: #Z#255-03 Date of Approval: 10-7-03 with amended conditions on 7-10-07  
 Sketch Plat Approval (mandatory for major subdivisions): Case #: #Z#255-03 Date of Findings:       
 Master Plan approved on 8-7-07

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] 3-5-20  
 Applicant Signature Date

FOR OFFICE USE ONLY

Case #: S07#3146-20 Date Received: 03/05/2020  Fee Paid Initial: [Signature]

91110.00 ck# 3282

### Preliminary Plat Review and Timing

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

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

### Preliminary Plat Application Checklist

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

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

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

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



3-5-20

Applicant Signature

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: 3/5/20 DRC Comments Rec'd: 3/12/20 P&Z Hearing Date: 4/7/20  
BOC Hearing Date: 4/14/20

Bryan County  
Board of Commissioners

Community Development Department



**AUTHORIZATION BY PROPERTY OWNER**

I, RONALD B. LAMM, JR. - MANAGING MEMBER, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Bryan County, Georgia

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

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

Name of Applicant: SAVANNAH LAND HOLDINGS, LLC

Address: 101 E. TOWN PLACE 101

City: ST. AUGUSTINE State: FL Zip Code: 32092

Telephone Number: 912-661-5003 Email: NBROWN@HUSSEYGAYBELL.COM

*Ronald B. Lamm, Jr.*

1-15-2020

Signature of Owner

Date

RONALD B. LAMM, JR. - MANAGING MEMBER

Owners Name (Print)

Personally appeared before me

Ronald B. Lamm, JR

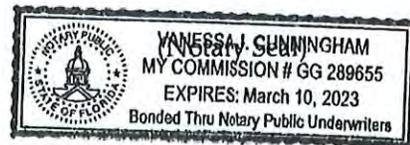
Owner (Print)

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 15th of January 2020

*VJ Cunningham*

Notary Public VJ Cunningham



Bryan County  
Board of Commissioners

Community Development Department



**AFFIDAVIT FOR ARTICLE V**  
**EXEMPTION FROM ENVIRONMENTAL SITE ASSESSMENT**

Owner's Name SAVANNAH LAND HOLDINGS, LLC Phone number: 912-661-5003

Street Address of Location: END OF HARBORVIEW DRIVE

The signing of this statement certifies that I, RONALD B. LAMM, JR. - MANAGING MEMBER, owner of the lot with the tax parcel number 075-001, understand that subdivisions applied for under Article XIII of the Subdivision regulations, may qualify for an exemption from Article V, which requires an Environmental Site Assessment of all properties subdivided in Bryan County. In accordance with Article V, Section 512, I acknowledge that the aforementioned property has (1) never been used as a landfill and has (2) no environmentally dangerous situation existing on the property.

Signature of Owner

Personally appeared before me

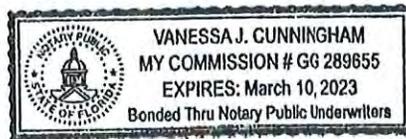
Applicant (Print)

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

This 22<sup>nd</sup> day of January 2020

(Notary Seal)

Notary Public VJ Cunningham



**Certification of Non-Litigation**

In accordance with Chapter 19, Appendix C, Article 15, Section 1509 of the Bryan County Ordinance which stated the following:

**Section 1509. Developer’s Certification of Non-Litigation.**

“ Prior to county acceptance of subdivision improvements for maintenance, the developer shall certify that there are no pending or threatened actions of law that involve the subdivision improvements, including any liens from contractors, suppliers or material and equipment, and all providers of labor or services associated with the subdivision improvements. If any such actions of law or liens remain unresolved, the county will not accept the subdivision improvements for maintenance until releases or waivers are provided. “

I hereby, certify that there are no pending or threatened actions of law that involve the subdivision improvements, including liens from contractors, subcontractors, suppliers or material and equipment, and all providers of labor or services associated with the subdivision improvements for:

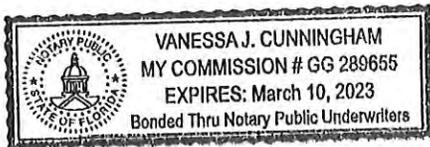
**Redbird Creek Subdivision** ( Waterways)

*Ron Lamm* 3/5/2020  
Ron Lamm: Managing Member Savannah Land Holdings, LLC Date

Notary Public:

Sworn to and subscribed before me this 5<sup>th</sup> day of March, 2020.

*VJ Cunningham*  
Notary Public VJ Cunningham



SEE SHEET 2

RESIDENTIAL TYPE	PERMISSIBLE LOCATION	MIN LOT WIDTH	MIN LOT AREA	SETBACKS (FRONT/SIDE/REAR) FRONT FACING GARAGES REAR GARAGES	MAX LOT COVERAGE VC RES. VILLAGES	MAX. BLDG. HEIGHT	MAX. ASSES. BLDG. HGT.
SFE	ALL AREAS	70'	7,000 SF	20' FROM GARAGE (DOOR) 10'/5'/5' FROM FACE TO ROW AND/OR 15' BLDG. FACE TO FROM BLDG. FACE TO ALLEY ROW OR ROW/S/10'	60% 45%	40' SEE *NOTE BELOW	27'

\*NOTE - BUILDING HEIGHT IS MEASURED FROM THE BASE FEMA FLOOD ELEVATION OR THE HIGHEST ELEVATION OF FINISHED GRADE, WHICHEVER IS HIGHER, TO THE AVERAGE DISTANCE BETWEEN THE EAVE-LINE AND THE RIDGELINE. CUPOLAS, CHIMNEYS AND OTHER ROOF APPURTENANCES SHALL NOT COUNT TOWARD BUILDING HEIGHT.

\*NOTE - SETBACKS ABOVE ARE THE MINIMUM. SOME LOTS HAVE MORE RESTRICTIVE SETBACKS AND ARE SHOWN ON THE PLAT.

Parcel Table	Parcel Table	Parcel Table
LOT	ACRES	SQ. FT.
1	0.38	16758.80
2	0.58	25464.52
3	0.49	21138.20
4	0.42	18360.48
5	0.58	25459.83
6	0.41	17816.81
7	0.43	18710.20
8	0.46	19858.21
9	0.42	18300.15
10	0.36	15754.52
11	0.46	20151.37
12	0.43	18653.47
13	0.33	14423.95
14	0.34	14652.63
15	0.60	26296.46
16	0.58	25345.91
17	0.68	29524.03
18	0.77	33718.87
19	0.79	34578.17
20	0.81	35145.78
21	0.84	36621.26
22	0.52	22495.24
23	0.58	25341.31
24	0.35	15149.97
25	0.28	12350.00

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ACREAGE CHART

RIGHTS OF WAY LOTS	9.24 ACRES
*OPEN SPACE/Common /RECREATIONAL LIFT STATION	29.10 ACRES
WETLANDS	0.64 ACRES
TOTAL	0.15 ACRES
	39.13 ACRES

REFERENCE POINT  
N=681206.230  
E=962045.477  
EL=0.00'

CE-GH URBANITE REAL ESTATE FUND 1, LLC. A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

OWNERS CERTIFICATE

STATE OF GEORGIA, COUNTY OF BRYAN THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

THE UNDERSIGNED FEE SIMPLE OWNER OF ALL THE REAL ESTATE DEPICTED ON THIS PLAT AND IDENTIFIED AS OWNED BY THE UNDERSIGNED DOES HEREBY DEDICATE AND TRANSFER TO THE BRYAN COUNTY BOARD OF COMMISSIONERS NON-EXCLUSIVE EASEMENTS FOR TELECOMMUNICATION LINES AND ASSOCIATED APPURTENANCES LYING OUTSIDE OF THE PLATTED LOTS, WITHIN THE ROAD RIGHTS OF WAY, COMMON AREA AND/OR OPEN SPACE. ALL TELECOMMUNICATION LINE LOCATIONS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. TELECOMMUNICATION LINE EASEMENTS SHALL BE 8 FEET IN WIDTH, MEASURED 4 FEET ON EITHER SIDE OF THE TELECOMMUNICATION LINE. EASEMENTS WITHIN THE PLATTED LOTS SHALL FALL UNDER NOTE 7 AND WILL BE LOCATED AS DEPICTED AND DELINEATED ON THE RECORDED SUBDIVISION PLAT.

SAVANNAH LAND HOLDINGS, LLC. BY ITS MANAGING MEMBER

THE UNDERSIGNED FEE SIMPLE OWNER OF ALL THE REAL ESTATE DEPICTED ON THIS PLAT AND IDENTIFIED AS OWNED BY THE UNDERSIGNED DOES HEREBY DEDICATE AND TRANSFER TO THE BRYAN COUNTY BOARD OF COMMISSIONERS NON-EXCLUSIVE EASEMENTS FOR ALL WATER AND SEWER LINES LYING OUTSIDE OF THE PLATTED LOTS, WITHIN THE ROAD RIGHTS OF WAY, COMMON AREA AND/OR OPEN SPACE. WATER LINE EASEMENTS SHALL BE 15 FEET IN WIDTH, MEASURED 7.5 FEET ON EITHER SIDE OF THE WATER LINE. SEWER LINE EASEMENTS SHALL BE 25 FEET IN WIDTH, MEASURED 12.5 FEET ON EITHER SIDE OF THE SEWER LINE. EASEMENTS WITHIN THE PLATTED LOTS SHALL FALL UNDER NOTES 7 & 8 AND WILL BE LOCATED AS DEPICTED AND DELINEATED ON THE RECORDED SUBDIVISION PLAT.

SAVANNAH LAND HOLDINGS, LLC. BY ITS MANAGING MEMBER

THE UNDERSIGNED FEE SIMPLE OWNER OF ALL REAL ESTATE DEPICTED ON THIS PLAT AND IDENTIFIED AS OWNED BY THE UNDERSIGNED DOES HEREBY DEDICATE ALL ROADS, RIGHT OF WAYS, DRAINAGE FACILITIES/EASEMENTS, AND COMMON AREA DEPICTED ON THIS PLAT TO WATERWAYS TOWNSHIP OWNERS ASSOCIATION, INC. ALL LOTS SHALL HAVE 5' DRAINAGE EASEMENTS ON SIDE LOT LINES AND 10' DRAINAGE EASEMENTS ON REAR LOTS LINES.

SAVANNAH LAND HOLDINGS, LLC. BY ITS MANAGING MEMBER

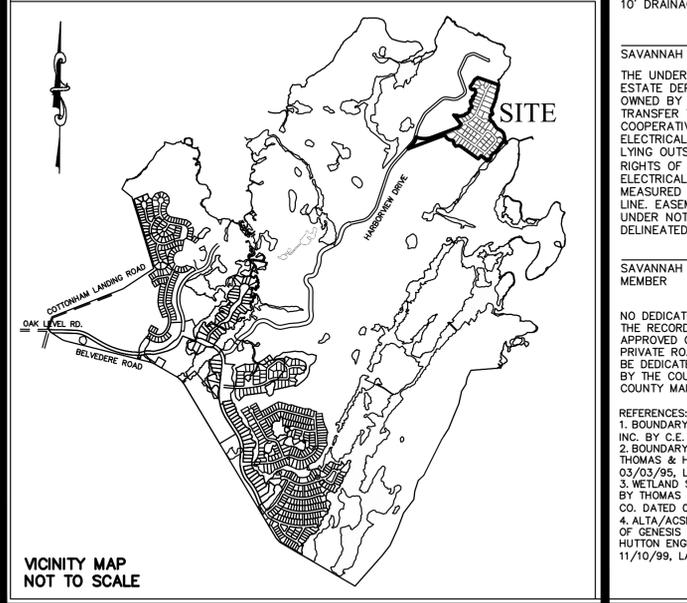
THE UNDERSIGNED FEE SIMPLE OWNER OF ALL THE REAL ESTATE DEPICTED ON THIS PLAT AND IDENTIFIED AS OWNED BY THE UNDERSIGNED DOES HEREBY DEDICATE AND TRANSFER TO COASTAL ELECTRIC MEMBERSHIP COOPERATIVE NON-EXCLUSIVE EASEMENTS FOR ELECTRICAL LINES AND ASSOCIATED APPURTENANCES LYING OUTSIDE OF THE PLATTED LOTS, WITHIN THE ROAD RIGHTS OF WAY, COMMON AREA, AND/OR OPEN SPACE. ELECTRICAL LINE EASEMENTS SHALL BE 10 FEET IN WIDTH, MEASURED 5 FEET ON EITHER SIDE OF THE ELECTRICAL LINE. EASEMENTS WITHIN THE PLATTED LOTS SHALL FALL UNDER NOTE 7 AND WILL BE LOCATED AS DEPICTED AND DELINEATED ON THE RECORDED SUBDIVISION PLAT.

SAVANNAH LAND HOLDINGS, LLC. BY ITS MANAGING MEMBER

NO DEDICATION OF ROAD THE RECORDING OF THIS PLAT HAS BEEN APPROVED ON THE CONDITION THAT THE PRIVATE ROAD SHOWN ON THIS PLAT MAY NOT BE DEDICATED TO OR ACCEPTED BY THE COUNTY COMMISSION AS A COUNTY MAINTAINED ROAD.

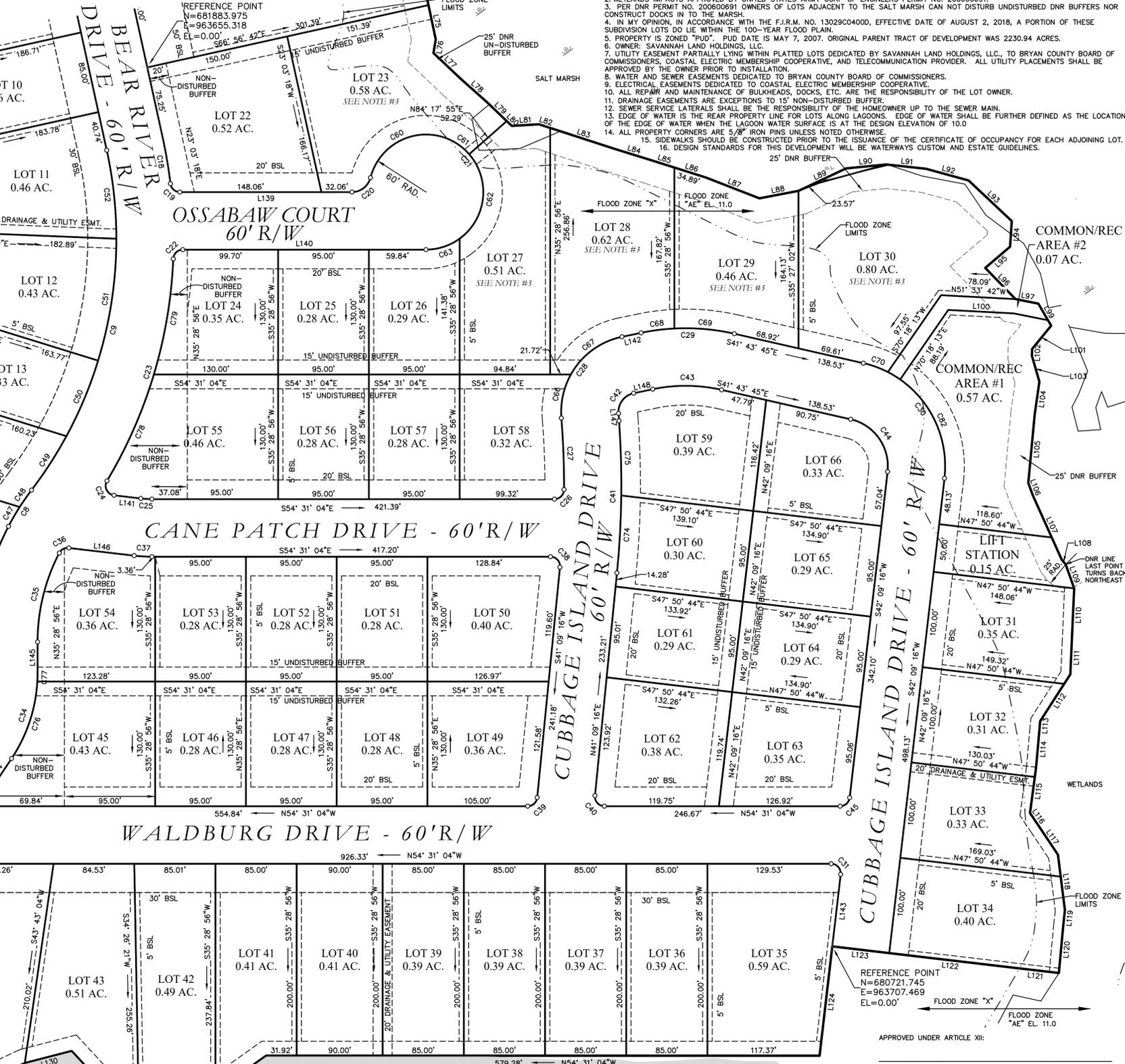
REFERENCES:

- BOUNDARY SURVEY, LANDS OF ITT RAYONIER, INC. BY C.E. WILLIAMS DATED 08/28/85.
- BOUNDARY SURVEY OF GENESIS POINT BY THOMAS & HUTTON ENGINEERING CO. DATED 03/03/95, LAST REVISED 08/16/99.
- WETLAND SURVEY OF GENESIS POINT BY THOMAS & HUTTON ENGINEERING CO. DATED 06/01/95.
- ALTA/ACSM LAND TITLE SURVEY OF GENESIS POINT BY THOMAS & HUTTON ENGINEERING CO. DATED 11/10/99, LAST REVISED 12/20/99.



REFERENCE POINT  
N=681244.244  
E=962760.950  
EL=0.00'

15' MAINTENANCE, ACCESS AND UTILITY EASEMENT FROM THE 10.0 WATER ELEVATION PROPERTY BOUND (SEE NOTE 13)



- NOTES:
- JURISDICTIONAL WETLANDS SHOWN ON THIS EXHIBIT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
  - WETLANDS IMPACTS APPROVED BY UNITED STATES ARMY CORP OF ENGINEERS PERMIT NO. 20660691.
  - PER DNR PERMIT NO. 20660691 OWNERS OF LOTS ADJACENT TO THE SALT MARSH CAN NOT DISTURB UNDISTURBED DNR BUFFERS NOR CONSTRUCT DOCKS IN TO THE MARSH.
  - IN MY OPINION, IN ACCORDANCE WITH THE F.I.R.M. NO. 13029C04000, EFFECTIVE DATE OF AUGUST 2, 2018, A PORTION OF THESE SUBDIVISION LOTS DO LIE WITHIN THE 100-YEAR FLOOD PLAIN.
  - PROPERTY IS ZONED "PUD" PUD DATE IS MAY 7, 2007. ORIGINAL PARENT TRACT DATE OF DEVELOPMENT WAS 2230.94 ACRES.
  - OWNER: SAVANNAH LAND HOLDINGS, LLC.
  - UTILITY EASEMENT PARTIALLY LYING WITHIN PLATTED LOTS DEDICATED BY SAVANNAH LAND HOLDINGS, LLC., TO BRYAN COUNTY BOARD OF COMMISSIONERS, COASTAL ELECTRIC MEMBERSHIP COOPERATIVE, AND TELECOMMUNICATION PROVIDER. ALL UTILITY PLACEMENTS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
  - WATER AND SEWER EASEMENTS DEDICATED TO BRYAN COUNTY BOARD OF COMMISSIONERS.
  - ELECTRICAL EASEMENTS DEDICATED TO COASTAL ELECTRIC MEMBERSHIP COOPERATIVE.
  - ALL REPAIR AND MAINTENANCE OF BULKHEADS, DOCKS, ETC. ARE THE RESPONSIBILITY OF THE LOT OWNER.
  - DRAINAGE EASEMENTS ARE EXCEPTIONS TO 15' NON-DISTURBED BUFFER.
  - SEWER SERVICE LATERALS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UP TO THE SEWER MAIN.
  - EDGE OF WATER IS THE REAR PROPERTY LINE FOR LOTS ALONG LAAGOONS. EDGE OF WATER SHALL BE FURTHER DEFINED AS THE LOCATION OF THE EDGE OF WATER WHEN THE LAAGOON WATER SURFACE IS AT THE DESIGN ELEVATION OF 10.0
  - ALL PROPERTY CORNERS ARE 5/8" IRON PINS UNLESS NOTED OTHERWISE.
  - SIDEWALKS SHOULD BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR EACH ADJOINING LOT.
  - DESIGN STANDARDS FOR THIS DEVELOPMENT WILL BE WATERWAYS CUSTOM AND ESTATE GUIDELINES.

APPROVED UNDER ARTICLE XII:

COUNTY ENGINEER	DATE OF APPROVAL
911 ADDRESS DIRECTOR	DATE OF APPROVAL
APPROVED BY THE PLANNING DIRECTOR THIS	DAY OF
PLANNING DIRECTOR	
ATTEST:	CLERK OF COUNTY COMMISSION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

P. NATHAN BROWN - GA. RLS #3185 DATE \_\_\_\_\_

PRELIMINARY PLAT WATERWAYS PARCEL 28 - PHASE 1

20 TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA

FOR: SAVANNAH LAND HOLDINGS, LLC

SHEET 1 of 2

PLAT DATE: FEBRUARY 13, 2020	FIELD DATE: DECEMBER 2019
REVISED:	
JOB NO.	
SCALE: 1" = 60'	

ERROR OF CLOSURE: FIELD - 1/74,488	ERROR OF CLOSURE: PLAT - 1/3,273,229
ANGULAR ERROR: 1" PER POINT	
NUMBER OF LOTS: 66	
AREA: 39.13 AC.	
EQUIPMENT USED: TOTAL STATION	
0 60 120	

**HUSSEY GAY BELL**

Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

**DRAFT FOR REVIEW**

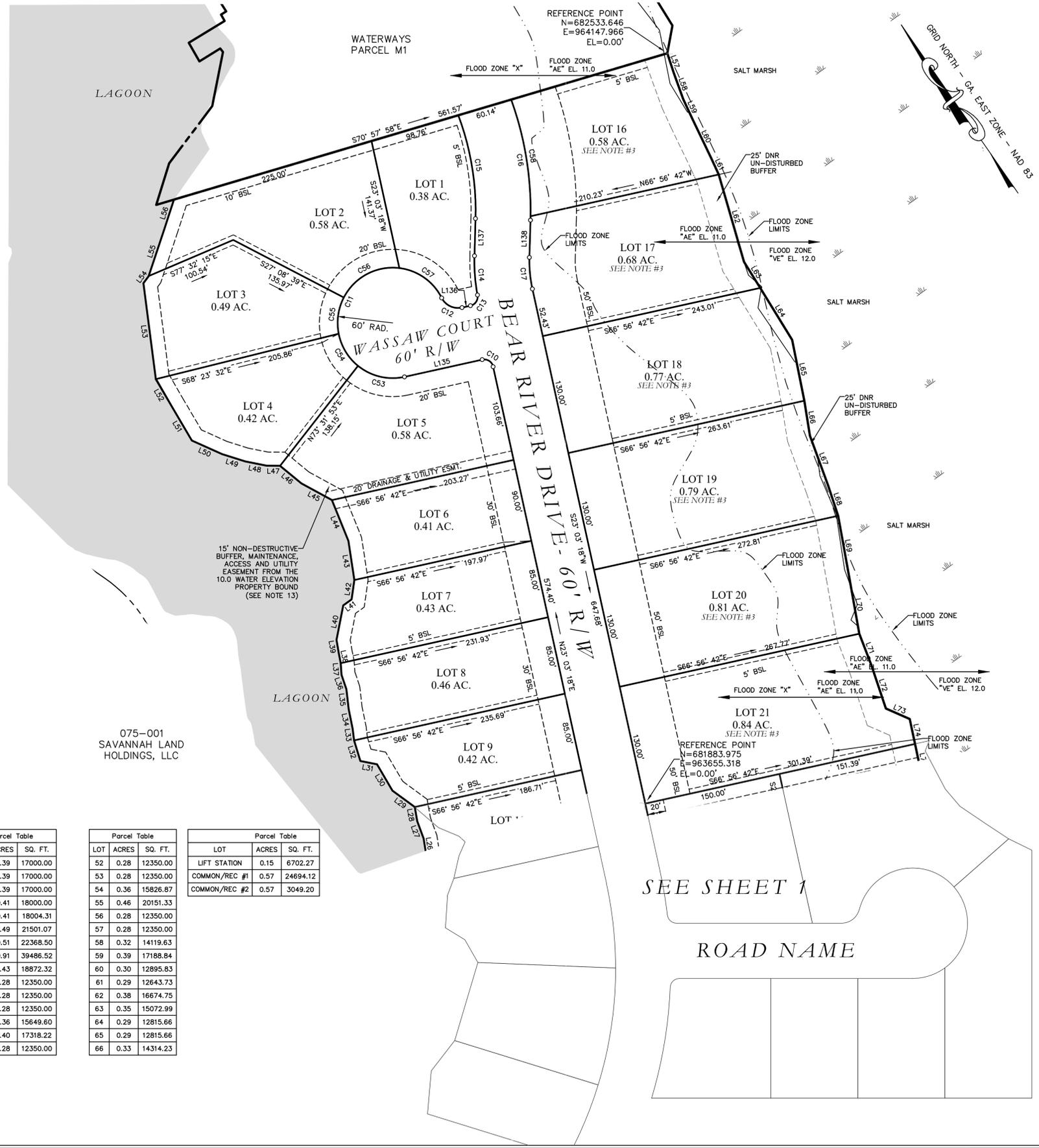
HUSSEY, GAY, BELL & DEYOUNG, INC. CERTIFICATE OF AUTHORIZATION: LSF 300

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

075-001 SAVANNAH LAND HOLDINGS, LLC

LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	N35°28'56"E	32.25'	L25	N19°41'48"E	15.84'	L50	N30°20'52"W	36.24'	L76	S45°00'38"W	14.34'	L103	S19°24'52"W	28.04'	L129	N7°30'22"W	73.74'
L2	S69°18'14"E	20.01'	L26	N26°30'24"E	12.75'	L51	N4°52'51"E	43.11'	L77	S11°13'49"E	39.01'	L104	S43°40'41"W	34.44'	L130	N68°59'23"W	50.57'
L3	S68°53'12"E	14.21'	L27	N15°15'05"E	20.13'	L52	N5°26'16"E	34.80'	L78	S12°57'23"E	37.40'	L105	S40°46'34"W	71.77'	L131	N79°25'16"W	64.39'
L4	N86°42'58"E	14.14'	L28	N25°16'13"E	15.63'	L53	N28°04'31"E	104.75'	L79	S10°45'43"E	28.14'	L106	S15°18'37"W	13.92'	L132	N54°10'58"W	76.97'
L5	N16°11'05"E	49.71'	L29	N18°21'13"W	30.01'	L54	N72°15'11"E	9.40'	L80	S11°43'18"E	7.31'	L107	S11°15'08"W	73.15'	L133	N30°27'40"W	70.18'
L6	N74°25'58"E	10.90'	L30	N4°59'11"E	33.22'	L55	N54°01'45"E	53.46'	L81	S57°55'01"E	28.26'	L108	S4°20'02"E	6.65'	L134	N62°35'52"W	29.56'
L7	N84°50'56"E	22.34'	L31	N43°28'37"W	18.56'	L56	N53°40'46"E	34.13'	L82	S36°54'14"E	12.51'	L109	S15°59'29"W	26.49'	L135	N66°56'42"W	86.82'
L8	S77°41'05"E	57.24'	L32	N18°42'04"E	23.58'	L57	S17°18'05"W	22.60'	L83	S36°32'13"E	70.39'	L110	S38°01'03"W	55.14'	L136	S66°56'42"E	9.47'
L9	S72°17'12"E	24.85'	L33	N28°21'05"E	12.88'	L58	S15°28'54"W	30.04'	L84	S37°29'22"E	41.05'	L111	S38°01'03"W	34.49'	L137	N37°08'06"E	40.49'
L10	S47°13'52"E	8.21'	L34	N23°53'46"E	21.61'	L59	S10°40'52"W	24.13'	L85	S36°58'32"E	24.96'	L112	S68°20'02"W	58.20'	L138	S37°08'06"W	40.49'
L11	S24°59'01"E	8.68'	L35	N28°56'01"E	21.74'	L60	S9°42'51"W	47.09'	L86	S36°54'14"E	34.89'	L113	S40°34'07"W	8.38'	L139	S54°31'04"E	180.12'
L12	N84°34'43"E	21.41'	L36	N16°39'07"E	16.46'	L61	S10°41'49"W	19.50'	L87	S33°21'38"E	59.79'	L114	S40°34'07"W	40.29'	L140	N54°31'04"W	254.53'
L13	N66°57'39"E	29.64'	L37	N21°16'47"E	20.91'	L62	S19°16'45"W	98.79'	L88	S65°18'34"E	41.63'	L115	S43°08'38"W	47.64'	L141	S47°50'44"E	28.13'
L14	S76°30'13"E	22.70'	L38	N24°25'11"E	12.17'	L63	S3°27'44"W	33.35'	L89	S79°42'19"E	55.01'	L116	S1°28'42"W	15.95'	L142	S66°13'16"E	20.42'
L15	N69°01'24"E	17.84'	L39	N25°41'46"E	13.61'	L64	S3°46'51"W	66.27'	L90	S60°08'31"E	42.41'	L117	S1°28'42"W	36.42'	L143	N42°09'16"E	75.48'
L16	S87°42'44"E	19.22'	L40	N46°01'25"E	38.30'	L65	S24°07'50"W	67.46'	L91	S48°21'34"E	41.81'	L118	S28°18'06"W	58.24'	L144	N69°23'35"E	41.03'
L17	N65°44'16"E	10.32'	L41	N89°52'44"E	11.23'	L66	S26°22'21"W	38.50'	L92	S39°05'59"E	46.20'	L119	S41°44'03"W	15.83'	L145	N35°28'56"E	32.25'
L18	N40°30'42"E	46.99'	L42	N43°31'23"E	21.06'	L67	S15°14'58"W	57.74'	L93	S11°29'54"E	61.89'	L120	S40°47'06"W	50.01'	L146	S47°50'44"E	68.78'
L19	N73°23'18"E	41.77'	L43	N26°45'46"E	42.99'	L68	S17°06'24"W	34.55'	L94	S39°29'51"W	26.82'	L121	N47°50'44"W	48.77'	L147	N31°22'34"E	7.84'
L20	N30°43'51"E	86.35'	L44	N13°19'27"E	47.79'	L69	S25°10'03"W	68.18'	L95	S85°07'24"W	34.07'	L122	N47°50'44"W	130.00'	L148	S66°13'16"E	20.38'
L21	N31°08'21"E	19.22'	L45	N25°58'24"W	37.76'	L70	S25°23'27"E	61.92'	L96	S8°50'48"E	45.42'	L123	N47°50'44"W	60.00'			
L22	N30°16'33"E	17.25'	L46	N15°05'55"W	30.11'	L71	S14°24'40"W	36.74'	L97	S43°15'47"E	24.31'	L124	S42°09'16"W	114.65'			
L23	N20°47'09"E	27.80'	L47	N54°08'28"W	14.44'	L72	S16°52'49"W	49.57'	L98	S51°4'22"W	26.66'	L125	N90°00'00"W	65.19'			
L24	N21°25'58"E	22.62'	L48	N43°21'28"W	24.09'	L73	S30°58'23"E	28.39'	L99	S51°33'42"E	68.67'	L126	S74°16'27"W	42.36'			
			L49	N37°06'58"W	26.38'	L74	S23°28'33"W	27.72'	L100	S74°54'40"W	31.41'	L127	N38°19'03"W	56.05'			
						L75	S23°28'33"W	36.55'	L101	S74°54'40"W	31.41'	L128	N37°40'29"W	20.92'			

CURVE NO.	DELTA	ARC	RADIUS	TANGENT	CHORD DIR.	CHORD
C1	26°59'56"	23.56'	50.00'	12.00'	S55°53'37"W	23.34'
C2	26°12'34"	150.96'	330.00'	76.82'	N29°17'22"E	149.64'
C3	93°52'10"	32.77'	20.00'	21.40'	S30°45'00"E	29.22'
C4	32°55'20"	344.76'	600.00'	177.28'	N85°15'15"E	340.04'
C5	33°54'40"	59.19'	100.00'	30.49'	N52°26'15"E	58.33'
C6	8°05'49"	36.74'	260.00'	18.40'	N39°31'50"E	36.71'
C7	27°35'28"	125.20'	260.00'	63.84'	N49°16'40"E	124.00'
C8	9°53'47"	44.91'	260.00'	22.51'	N68°01'17"E	44.85'
C9	49°54'53"	374.60'	430.00'	200.12'	N48°00'44"E	362.87'
C10	90°00'00"	15.71'	10.00'	10.00'	N21°56'42"W	14.14'
C11	255°31'21"	267.58'	60.00'	77.46'	N60°48'58"E	94.87'
C12	75°31'21"	26.36'	20.00'	15.49'	S29°11'02"E	24.49'
C13	88°09'57"	15.39'	10.00'	9.68'	N68°58'20"E	13.91'
C14	12°14'45"	42.75'	200.00'	21.45'	N31°00'43"E	42.66'
C15	22°19'18"	114.54'	294.00'	58.00'	N25°58'27"E	113.82'
C16	21°36'19"	133.49'	354.00'	67.55'	S26°19'56"W	132.70'
C17	14°04'48"	34.40'	140.00'	17.29'	S30°05'42"W	34.32'
C18	5°39'30"	48.39'	490.00'	24.22'	S25°53'03"W	48.37'
C19	83°13'52"	14.53'	10.00'	8.88'	S12°54'08"E	13.28'
C20	75°31'21"	26.36'	20.00'	15.49'	N87°43'15"E	24.49'
C21	255°31'21"	267.58'	60.00'	77.46'	S21°16'45"E	94.87'
C22	87°35'06"	15.29'	10.00'	9.59'	S81°41'23"W	13.84'
C23	28°32'28"	244.09'	490.00'	124.63'	S52°10'04"W	241.57'
C24	114°17'01"	19.95'	10.00'	15.48'	S91°17'47"W	16.80'
C25	6°40'21"	11.65'	100.00'	5.83'	S51°10'54"E	11.64'
C26	89°40'06"	15.65'	10.00'	9.94'	N80°38'53"E	14.10'
C27	4°54'37"	74.56'	870.00'	37.30'	N33°21'31"E	74.54'
C28	82°52'32"	115.72'	80.00'	70.62'	N72°20'28"E	105.89'
C29	24°29'30"	98.32'	230.00'	49.92'	S53°58'30"E	97.57'
C30	83°53'02"	161.05'	110.00'	98.84'	S01°24'46"W	147.04'
C31	96°40'21"	16.87'	10.00'	11.24'	N6°10'54"W	14.94'
C32	56°05'20"	9.79'	10.00'	5.33'	N82°33'45"W	9.40'
C33	123°54'40"	21.63'	10.00'	18.77'	N7°26'15"E	17.65'



075-001 SAVANNAH LAND HOLDINGS, LLC

Parcel Table														
LOT	ACRES	SQ. FT.	LOT	ACRES	SQ. FT.	LOT	ACRES	SQ. FT.	LOT	ACRES	SQ. FT.	LOT	ACRES	SQ. FT.
1	0.38	16758.80	16	0.58	25345.91	37	0.39	17000.00	52	0.28	12350.00			
2	0.58	25464.52	20	0.81	35145.78	38	0.39	17000.00	53	0.28	12350.00			
3	0.49	21382.20	22	0.52	22495.24	39	0.39	17000.00	54	0.36	15826.87			
4	0.42	18360.48	23	0.58	25341.31	40	0.41	18000.00	55	0.46	20151.33			
5	0.58	25459.83	24	0.35	15149.97	41	0.41	18004.31	56	0.28	12350.00			
6	0.41	17816.81	25	0.28	12350.00	42	0.49	21501.07	57	0.28	12350.00			
7	0.43	18710.20	26	0.29	12477.93	43	0.51	22368.50	58	0.32	14119.63			
8	0.46	19858.21	27	0.51	22175.68	44	0.91	39486.52	59	0.39	17188.84			
9	0.42	18300.15	28	0.62	26891.47	45	0.43	18872.32	60	0.30	12895.83			
10	0.36	15754.52	29	0.46	20240.10	46	0.28	12350.00	61	0.29	12643.73			
11	0.46	20151.37	31	0.35	15136.17	47	0.28	12350.00	62	0.38	16674.75			
12	0.43	18653.47	32	0.31	13356.24	48	0.28	12350.00	63	0.35	15072.99			
13	0.33	14423.95	34	0.40	17638.39	49	0.36	15649.60	64	0.29	12815.66			
14	0.34	14652.63	35	0.59	25784.92	50	0.40	17318.22	65	0.29	12815.66			
15	0.60	26296.46	36	0.39	17000.00	51	0.28	12350.00	66	0.33	14314.23			

SEE SHEET 1  
ROAD NAME

PRELIMINARY PLAT  
WATERWAYS  
PARCEL 28 - PHASE 1  
20 TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA  
FOR: SAVANNAH LAND HOLDINGS, LLC

PLAT DATE: FEBRUARY 13, 2020  
FIELD DATE: DECEMBER 2019  
REVISIONS:  
JOB NO.  
SCALE: 1" = 60'

ERROR OF CLOSURE: FIELD - 1/74.488  
ERROR OF CLOSURE: PLAT - 1/3,273,229  
ANGULAR ERROR: 1" PER POINT  
NUMBER OF LOTS: 66  
AREA: 39.13 AC.  
EQUIPMENT USED: TOTAL STATION

**HUSSEY GAY BELL**  
Established 1958  
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

**DRAFT FOR REVIEW**

HUSSEY, GAY, BELL & DEYOUNG, INC.  
CERTIFICATE OF AUTHORIZATION: LSF 300

# Genesis Point

## PUD Master Plan

### Exhibit B

#### RESIDENTIAL LOT COUNT

Parcel No.	Parcel Name	Total Lots	Parcel No.	Parcel Name	Total Lots
1	Name	N/A	31	Cottenham Exchange	N/A
2	Ridgewood 1,2,3,4,5,6	184	31	Water Access Facility	N/A
6,7,10,11	Waterways Pkwy S Ph 1	18	32	Name	N/A
8	Name	N/A	33	Name	N/A
9	Name	N/A	34	Name	N/A
11	Waterways Pkwy S Ph 2	27	35	Name	N/A
12	The Enclave N	58	36	Name	N/A
12	Parcel 12 Ph 1, 2	151	37	Name	N/A
14	Lakewood Ph 1	75	38	Name	N/A
13,15,18	Lakewood Ph 2	78	39	Village Townhomes Ph 1	67 Lots
16	Name	N/A	40	Name	N/A
17	Name	N/A	41	Name	N/A
19	Name	N/A	42	Name	N/A
20	Name	N/A	43	Name	N/A
21	Name	N/A	44	Name	N/A
22	Name	N/A	45	Name	N/A
23	Name	N/A	46	Enclave	49
24	Name	N/A	47	Name	N/A
25	Name	N/A	48	Name	N/A
26	Name	N/A	49	Name	N/A
27	Name	N/A	50	Name	N/A
28	Parcel 28 Ph 1	66	51	Longcreek	43
29	Name	N/A	52	Name	N/A
30	Name	N/A	53	Name	N/A

#### LEGEND

	MAJOR ROW with MULT-PURPOSE PATHWAY
	RESIDENTIAL - PREDOMINATELY SINGLE FAMILY(SF)
	RESIDENTIAL - SINGLE FAMILY MULTI-FAMILY and CLUBS
	VILLAGE CENTER
	COMMERCIAL
	UTILITY SITES
	GOLF COURSE
	WETLAND
	GREENSPACE
	COMMUNITY OPEN SPACE
	MARSH ACCESS with BOARDWALKS
	FEMA FLOOD ZONE

#### LAND USE & PARCEL SUMMARY

Maximum Residential Density: 2,946 Units and 300 Hotel Units

PARCEL NUMBER	ALLOWABLE USES & MAXIMUM DENSITY	AREA
<b>ENTRY PARCELS</b>		
1	Commercial (10,000 sf/ac), and/or Single Family (3 du/ac), and/or Townhomes/Attached Villas (10 du/ac)	34 ac
2	Single Family (3 du/ac), and/or Townhomes/Attached Villas (8 du/ac)	131 ac
3	Buffer	1 ac
4	Utility Site	1 ac
5	Golf Maintenance, Services and/or Commercial	10 ac
5A	EMS Site	2 ac
<b>NW LOOP ROAD PARCELS</b>		
6,7	Single Family (2 du/ac)	8 ac
8	Utility Site & Buffers	23 ac
<b>LAGOON &amp; GOLF DISTRICT PARCELS</b>		
10-13,15	Single Family (2.8 du/ac)	90 ac
46, 47	Single Family (2.8 du/ac), and/or Townhomes/Attached Villas (10 du/ac)	53 ac
<b>SOUTH HAMMOCK PARCELS</b>		
14, 16-22, 24, 25	Single Family (2.8 du/ac) and/or Townhomes/Attached Villas (6 du/ac)	340 ac
<b>MARSH HAMMOCK PARCELS</b>		
23, 26, 28, 30, 32, 34	Single Family (2.5 du/ac), and/or Townhomes/Attached Villas (6 du/ac)	446 ac
<b>CLUB PARCELS</b>		
27, 29, 31, 35, 37, 38	Single Family (4 du/ac), and/or Townhomes/Attached Villas (10 du/ac), and/or Condo/Multi-family (20 du/ac), and/or Community Clubs & Recreation, and/or Marina (parcels 29, 31 or 35 only), and/or Resort Hotel	101 ac
<b>VILLAGE CENTER</b>		
39	Single Family (4 du/ac), and/or Townhomes/Attached Villas (10 du/ac), and/or Condo/Multi-family (20 du/ac), and/or Community Clubs & Recreation, and/or Golf Club, and/or Resort Hotel	136 ac
<b>NORTHEAST HAMMOCK PARCELS</b>		
48-51	Single Family (2.5 du/ac)	59 ac
53	Single Family (2.2 du/ac)	68 ac

#### SUBTOTAL TOTAL PARCEL UPLAND AREA 1,503 ac

<b>COMMON AREAS:</b>	
Golf Course and Buffers	208 ac
Master Lagoon System and Lakes	193 ac
Entry Road & Loop Road Right-of Ways	55 ac
<b>SUBTOTAL of COMMON AREAS 456 ac</b>	

#### TOTAL UPLAND DEVELOPMENT AREA 1,959 ac

Wetlands	272 ac
<b>TOTAL SITE AREA</b>	<b>2,231 ac</b>

#### MAXIMUM NUMBER of UNITS: 2,946 Units 300 Hotel Units

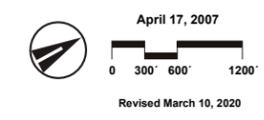
#### OPEN SPACE SUMMARY

<b>Open Space Required</b>	<b>446 ac</b>
50% From Wetland	223 ac
Golf Course and Buffers	208 ac
Green Space	26 ac
Community Open Space	31 ac

#### Total Provided (does not include the master lagoon system) 488 ac

#### NOTES:

- Upland areas represented on the plan does not include permitted wetland impacts converted to uplands.
- Golf, clubs, recreation, lakes, parks, utility and maintenance sites, etc. are permitted in all parcels.
- The parcel areas are approximate and may change based on final site planning, permitting and engineering. The Village Center may be expanded to include parcels 46, 47 and/or 34 or may be condensed.
- The total number of units shall not exceed a total of 3,246 units (2,946 units + 300 resort units).
- Hotel uses are limited to the Club parcels and/or the Village Center parcel as noted and may be divided into several parcels.
- The location of the Community Open Space may change based on final site planning, roadway access, engineering and permitting.



**Exhibit "A-4"**

**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT**

**FOR**

**PANOZ MOTOR SPORTS**

**AT**

**GENESIS POINT  
BRYAN COUNTY, GEORGIA**

**PREPARED BY**



**ENVIRONMENTAL**

**AUGUST 1999**

**HUSSEY, GAY, BELL & DEYOUNG ENVIRONMENTAL, INC.**  
Post Office Box 14247, Savannah, Georgia 31416 Telephone (912) 354-4626

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### **FIGURES**

Figure 1	Site Vicinity Map
Figure 2	Site Map

### **APPENDICES**

Appendix I	Aerial Photographs
Appendix II	Photographs
Appendix III	Boring Logs
Appendix IV	Qualifications of Environmental Professionals

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**FOR**

**PANOZ MOTOR SPORTS**

**AT**

**GENESIS POINT  
BRYAN COUNTY, GEORGIA**

**AUGUST 1999**

**D) SUMMARY**

In August of 1999, Hussey, Gay, Bell and DeYoung Environmental, Inc. performed a Phase I Environmental Site Assessment for an approximately 2,230 acre parcel of land located at the eastern terminus of Oak Level Road in Bryan County, Georgia (Figures 1 and 2). The parcel, known as Genesis Point, is presently undeveloped and generally utilized as cultivated timberland.

The methods employed for this Phase I Environmental Site Assessment included examination of available background materials, file review, interviews, and field inspections. This assessment has not revealed apparent evidence of recognized adverse environmental conditions on the subject property. Current and past on-site land use practices are not considered likely to have adversely impacted soil or groundwater quality. The findings of the field observations support this conclusion. Our research has produced no evidence to indicate a significant release of hazardous substances or petroleum products at the property, or to infer that conditions are favorable for migration from adjacent sites.

Please note that this document was prepared in accordance with standard and appropriate methods employed in conducting an assessment. However, these methods may not have exposed all potential environmental threats to the project area.

## II) INTRODUCTION

### A) PURPOSE

Consistent with the American Society for Testing and Materials (ASTM) specification ASTM E 1527-97, the principal objective of this site assessment is to determine the potential for the presence of hazardous substances, petroleum products, or other environmental hazards at the subject property. Release of materials into structures, soils, groundwater, and/or surface water may occur as a result of treatment, storage, disposal, generation, utilization, transport, or distribution operations. This study considers past, present, and possible future threats of environmental contamination due to these activities.

### B) METHODOLOGY

This site assessment was performed in general accordance with ASTM Standard E 1527-97 and the following summarizes the approach. Existing information pertaining to the site was obtained from a variety of sources. Physical aspects of the vicinity were ascertained by examination of the United States Geological Survey 7.5 minute topographic maps for Burroughs, Georgia dated 1979, and for Oak Level, Georgia dated 1979 (photo inspected 1983) and the United States Department of Agriculture Soil Conservation Service (now the Natural Resource Conservation Service) *Soil Survey of Bryan and Chatham Counties, Georgia*, dated 1974. Aerial photographs of the property dated 1970 and 1993 were reviewed at the Bryan County Tax Assessors Office and from the United States Geological Survey database to determine past uses of the subject site and vicinity (see Appendix I). Various regulatory databases recording the presence and/or release of hazardous substances

and petroleum products within a ½ to 1 mile radius of the site were reviewed and further inquiry was conducted as appropriate.

The subject property and site vicinity was visually surveyed on August 4, 6, and 10, 1999 to confirm land use patterns and physical features, and to record any observations which suggest potential adverse environmental impacts. If present, storage containers, including drums, barrels, and above or below ground tanks, were noted and investigated to the extent possible. Pits, ponds, lagoons, or other pools of liquid which may contain hazardous waste were examined, as well as any debris deposited at the site. Physical signs suggesting a release such as unusual odors, stressed vegetation, and stained soil or pavement were also noted. Observations were documented in the field with written notes and photographs. In addition, twenty-six hand auger borings were performed on the site to evaluate the soil conditions. The logs of the borings are presented in Appendix III.

### **III) SITE DESCRIPTION**

#### **A) LOCATION**

The approximate 2,230 acre tract is situated west of S.R. 144 at the eastern terminus of Oak Level Road in Bryan County, Georgia (Figures 1 and 2). The subject tract is generally bounded on the north, northwest and east by State owned wildlife management areas. Scattered single-family residences and timberland border the subject site to the southwest. The configuration and boundaries of the property are shown on Figure 2.

#### **B) SITE AND VICINITY CHARACTERISTICS**

The subject site is situated at the eastern terminus of Oak Level Road, and is presently undeveloped and wooded (Photo 1 in Appendix II). Tidal marsh and Redbird Creek borders the subject site on the north and northeast. Fort McAllister is located just under one mile to

the north across Red Bird Creek (Photo's 2, 3, and 4). The subject site is bordered on the south by Belvedere Road (Photo 5). To the south across Belvedere Road is undeveloped land utilized as timberland. A State owned Wildlife Management Area is adjacent to the subject property to the southeast. Further to the southeast is tidal marsh and tributaries of the Ogeechee and Bear Rivers. Generally single family residences are located to the southeast of the subject site along Oak Level Road and Jake Brown Road. Cottonham Road forms the boundary on part of the western portion of the subject site, and traverses across the northern area of the property to Red Bird Creek. State owned Wildlife Management Areas are across Cottonham Road to the northeast and north (Photo 6). Red Bird Creek Road begins on Cottonham Road approximately 3,500 feet west of Red Bird Creek, and continues south through the central portion of the property to Belvedere Road (Photo 7). Logging activities are currently being performed to the south of Cottonham Road in the northeastern portion of the subject site (Photo 8). Several logging roads cross the subject property, and brush piles and timber debris exist along the roads (Photo 9). Approximately 300 acres of the subject site has been delineated as wetlands. The largest portion of these wetlands are generally somewhat linear and are located in the eastern area of the subject site (Photo 10). Generally linear wetland areas are also situated within the north central area, as well as the west central area (see Figure 2). Stormwater generally appears to flow to natural drainage features that extend across the subject property toward the wetland areas. The wetlands appear to drain to the tidal marshes located to the north and northeast for the property. It should be noted however, that the direction of groundwater flow may be different from the surface water flow, and both can be altered locally by changes in surface topography and man-made modifications. Confirmation of the groundwater gradients would require potentiometric measurements.

### C) CURRENT AND PAST USES OF THE PROPERTY

The subject property is undeveloped and wooded. According to sources reviewed, the subject property has been utilized as timberland since at least 1951. Prior to this, the subject

site and the vicinity were part of the Henry Ford Foundation property. The photographs presented in Appendix II illustrate the present conditions at the property. No signs were found indicating that the property was utilized for the storage, disposal, or utilization of hazardous substances.

The United States Geological Survey 7.5 minute topographic maps for Burroughs, Georgia, and Oak Level, Georgia, depict the subject site generally as it appears today. Aerial photographs also depict the site to be undeveloped since at least 1970.

Twenty-six hand auger borings were performed around the perimeter and within the interior of the subject site as shown on Figure 2. The soil borings exhibited no evidence of hazardous waste or petroleum contamination. No apparent evidence of landfilling operations or waste disposal were observed. Note, however, that the soil borings performed as part of this investigation only provide isolated data points and may not represent subsurface conditions at every location in the project area.

#### D) CURRENT AND PAST USES OF ADJOINING PROPERTY

Current use of the vicinity is a sparsely populated residential area, timberland, and wildlife management reserve. Aerial photographs depict the adjoining properties generally as undeveloped woodlands since at least 1970. The 1993 aerial photograph depicts the residential area to the southwest of the subject site.

## IV) RECORDS REVIEW

### A) STANDARD ENVIRONMENTAL RECORD SOURCE

We have performed a review of selected environmental databases published by state and federal regulatory agencies to determine if the site or nearby properties are listed as having a past or present record of actual or potential adverse environmental impacts or are under investigation for potential adverse environmental impacts.

The following regulatory databases were obtained from the U.S. Environmental Protection Agency (USEPA) and the Georgia Environmental Protection Division (GDEP) through VISTA Information Solutions, Inc.:

- Federal NPL sites, report dated June, 1999 (1 mile radius)
- Federal CERCLA sites, report dated March, 1999 (0.5-mile radius)
- Federal RCRA TSD sites, report dated May, 1999 (1 mile radius)
- Federal ERNS sites, report dated December, 1998 (property only)
- Federal RCRA generators, report dated May, 1999 (property and adjoining)
- Georgia HSI sites, report dated July, 1998 (1 mile radius)
- Georgia landfill/solid waste sites, report dated January/February, 1999 (0.5-mile)
- Georgia registered UST sites, report dated April, 1998(adjoining properties)
- Georgia Leaking UST sites, report dated March, 1999 (0.5 mile radius)

The database review includes sites in Postal ZIP Code area 31324. The selected radii and proximity guidelines are in general accordance with ASTM guidelines. Review of selected regulatory databases identified no regulated facilities within the ASTM specified radii of concern.

## B) PHYSICAL SETTING SOURCES

The United States Geological Survey 7.5 minute topographic maps for Burroughs, Georgia dated 1979, and for Oak Level, Georgia dated 1979 (photo inspected 1983) were examined for topographic and other features. The ground surface ranges from approximately 1.5 meters in elevation at the tidal marshes along the northern boundaries to approximately 6.5 meters along the western and southern property borders in accordance with the National Geodetic Vertical Datum (NGVD) of 1929. An approximate elevation of 8.5 meters is found in the eastern portion of the subject site near the Oak Level Road terminus. Based on the topographic maps, surface water drainage of the site appears to be primarily toward wetlands located near the central area of the property, and to the adjacent tidal marshes located north and east of the subject site.

The United States Department of Agriculture Soil Conservation Service (now the Natural Resource Conservation Service) *Soil Survey of Bryan and Chatham Counties, Georgia*, dated 1974 maps eight dominant soil types as characteristic of the subject property and immediate vicinity.

Ellabelle loamy sand consists of poorly drained soils in depressions and drainageways. In a representative profile, the surface layer is black loamy sand about 11 inches thick. The subsurface layer is light brownish-gray loamy sand also about 11 inches thick. The subsoils, to a depth of about 60 inches, are gray sandy clay loam mottled with yellowish brown and strong brown in the upper part and with yellowish brown in the lower part. These soils have permeabilities ranging from 0.63 to 2.0 inches per hour. The seasonal high water table is at or near the ground surface.

Leon fine sand consists of poorly drained, nearly level soil that have a prominent humus layer. These soils formed in beds of sand where the water table is high but fluctuating. In a

representative profile, the surface layer is black fine sand about 6 inches thick. The next layer is leached light gray fine sand about 6 inches thick. It is underlain by a weakly cemented layer stained with organic matter and about 7 inches thick. Fine sand occurs below this stained layer and extends to a depth of about 60 inches. Slopes range from 0 to 2 percent. Water moves into the soil rapidly, but the humus layer slows the water movement to a moderately rapid rate. Available water capacity is low. The seasonal high water table is at a depth of 6 to 15 inches for 1 to 3 months in winter and spring.

Olustee fine sand is poorly drained soil that occurs in areas above broad flats, drainageways, and ponds. Slopes range from 0 to about 2 percent. The surface layer is very dark gray fine sand about 6 inches thick. Below this layer is friable, very dark brown and dark yellowish brown fine sand that is about 5 inches thick and stained by organic matter. A layer of pale brown to pale olive fine sand about 21 inches thick is below this. Gray sandy clay loam mottled with brown and gray is below this and extends to a depth of about 60 inches. These soils are low in natural fertility and organic matter content. They are strongly acid to very strongly acid. The available water capacity is low, and permeability is moderate.

Chipley fine sand occurs on broad sand ridges and is moderately well drained. The surface layer is very dark grayish-brown fine sand about 7 inches thick. Under this, to a depth of about 65 inches, is a layer of fine sand that is olive brown, mottled light olive brown, mottled light yellowish brown, and mottled light gray. Permeability is rapid, and the available water capacity is very low and low. This soil is strongly acid throughout. Slopes range from 0 to about 2 percent.

Lakeland sand is excessively drained sandy soils. This soil occurs on ridges and are level to very gently sloping. Slopes range from 0 to 5 percent. The surface layer is very dark grayish brown to pale olive sand about 8 inches thick. Yellowish brown to a pale fine sand occurs below the surface layer to a depth of about 72 inches. This soil is very strongly acid to

strongly acid and are low in organic matter content. Permeability is rapid, and the available water capacity is very low.

Lynn Haven series consists of nearly level, poorly drained, sandy soils that occur in ponded or extremely wet areas. Slopes are 0 to 2 percent. In a representative profile, the surface layer is black sand about 20 inches thick. Below this is a layer of dark reddish brown, stained sand humus about 16 inches thick. It is underlain by dark brown sand that extends to depth of 60 inches. Permeability is moderately rapid to moderate, and the available water capacity is low. These soils are extremely acid to strongly acid.

Albany fine sand consists of slightly undulating, somewhat poorly drained soil. Slopes range from 0 to about 5 percent. In a representative profile, the surface layer is dark gray fine sand about 7 inches thick. The subsurface layer is mainly fine sand and extends to a depth of about 24 inches. It is light olive brown in the upper part and light yellowish brown mottled with brown and gray in the lower part. The subsoil extends to depth of 68 inches. Permeability is moderate and available water capacity is low. This soil is very strongly acid throughout. The seasonal high water table is about 15 inches below the ground surface for about 2 months each year.

Capers soil consists of very poorly drained soils of the tidal marsh flats in the eastern part of Bryan County. These soils are flooded when tides are higher than normal. The surface layer ranges from very dark gray and black loam to silty clay loam and clay loam about 19 inches thick. The underlying material, to a depth of about 60 inches, is clay or silty clay. Permeability is slow, available water capacity is high, and the water table is high throughout the year. Salt content is generally high. The vegetation is mostly salt tolerant grasses.

**V) SITE RECONNAISSANCE AND INTERVIEWS**

**A) HAZARDOUS SUBSTANCES IN CONNECTION WITH IDENTIFIED USES**

No hazardous substances were identified on the subject property.

**B) HAZARDOUS SUBSTANCE CONTAINERS AND UNIDENTIFIED SUBSTANCE CONTAINERS**

No hazardous substance or unidentified substance containers were observed on the subject property.

**C) STORAGE TANKS**

No storage tanks were observed on the subject property.

**D) INDICATIONS OF PCB'S**

No sources of PCBs were observed on the subject property.

**E) INDICATIONS OF SOLID WASTE DISPOSAL**

No indications of solid waste disposal were observed. The borings performed at the site revealed no evidence of landfilling operations.

## VI) FINDINGS AND CONCLUSIONS

The methods employed for this Phase I Environmental Site Assessment included examination of available background materials, file review, interviews, and field inspections. This assessment has not revealed apparent evidence of recognized adverse environmental conditions on the subject property. Current and past on-site land use practices are not considered likely to have adversely impacted soil or groundwater quality. The findings of the field observations support this conclusion. Our research has produced no evidence to indicate a significant release of hazardous substances or petroleum products at the property, or to infer that conditions are favorable for migration from adjacent sites.

Please note that this document was prepared in accordance with standard and appropriate methods employed in conducting an assessment. However, these methods may not have exposed all potential environmental threats to the project area.

**VII) BENEFICIARY**

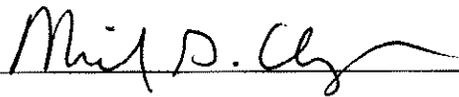
This report, and all work associated with this report, are for the sole use of the beneficiary and will not be transferred to any party other than the beneficiaries named as follows:

Panoz Motor Sports  
Braseleton, Georgia

HUSSEY, GAY, BELL & DEYOUNG ENVIRONMENTAL, INC.



C. Ray Marchman  
Project Manager



Michael Clough  
Environmental Manager

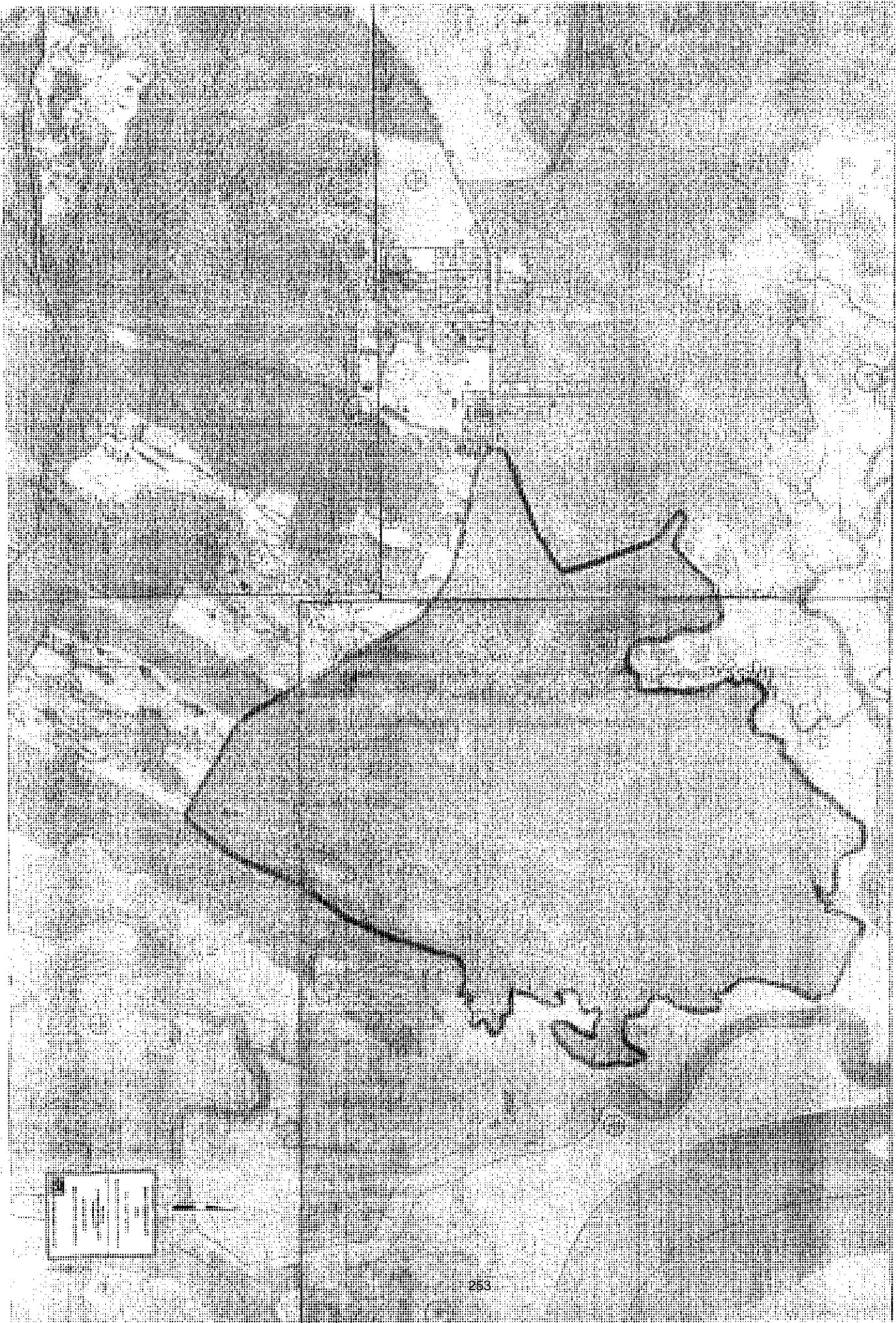
# FIGURES





# **APPENDIX I**

## **AERIAL PHOTOGRAPHS**



**APPENDIX II**

**PHOTOGRAPHS**



PHOTO 1: View of the end of Oak Level Road. The subject property is center. Cottonham Road is the dirt road to the left.



PHOTO 2: View of tidal marsh adjacent to the north of the subject site, looking east. The land area in the upper right is part of the northern portion of the site.



PHOTO 3: View of the adjacent tidal marsh, looking north.



PHOTO 4: View of Red Bird Creek, looking north. The land mass seen in the upper left is a portion of the northern area of the subject site.



PHOTO 5: Typical view of the southern portion of the property along Belvedere Road, looking west. The subject site is on the right.



PHOTO 6: View of a portion of the adjacent Wildlife Management Area, looking northwest.



PHOTO 7: Typical view of the southern central portion of the subject site along Red Bird Creek Road, looking south.



PHOTO 8: View of the logging activities south of Cottonham Road, looking south.



PHOTO 9: View of one of the timber piles located throughout the property.



PHOTO 10: View of one of the wetland areas on the subject site.

# **APPENDIX III**

## **BORING LOGS**

# BORING LOG

PROJECT Genesis Point (599106200)

LOGGED BY R. Marchman

SITE LOCATION Genesis Point, Bryan Co. GA

DATE August 6, 1999

SAMPLE DEPTH		SAMPLE DESCRIPTION	REMARKS
		Boring B-1	
0"	56"	Brown silty sand	
		Boring B-2	
0"	48"	Dark brown sandy silt	
48"	60"	Yellowish brown silty sand	
		Boring B-3	
0"	60"	Yellowish brown silty sand	
		Boring B-4	
0"	60"	Brown silty sand	
		Boring B-5	
0"	24"	Dark brown, organic rich clayey sand	
24"	48"	Light brown sandy clay with orange mottles	
48"	60"	Dark brown silty clay	

\* Soils field classified in accordance with the Unified Soil Classification System

PAGE 1 OF 6

# BORING LOG

PROJECT Genesis Point (599106200)

LOGGED BY R. Marchman

SITE LOCATION Genesis Point, Bryan Co. GA

DATE August 6, 1999

SAMPLE DEPTH		SAMPLE DESCRIPTION	REMARKS
		Boring B-6	
0"	24"	Dark brown sandy silt	
24"	60"	Dark brown silty sand	
		Boring B-7	
0"	18"	Black sandy silt	
18"	48"	Yellowish brown silty sand	
48"	60"	Dark brown silty sand	
		Boring B-8	
0"	12"	Dark brown sandy silt	
12"	48"	Brown sandy silt	
48"	60"	Light brown silty sand	
		Boring B-9	
0"	18"	Dark brown sandy silt	
18"	30"	Brown sandy silt	
30"	60"	Light brown sand with dark brown mottles	

\* Soils field classified in accordance with the Unified Soil Classification System

PAGE 2 OF 6

# BORING LOG

PROJECT Genesis Point (599106200)

LOGGED BY R. Marchman

SITE LOCATION Genesis Point, Bryan Co, GA

DATE August 6, 1999

SAMPLE DEPTH		SAMPLE DESCRIPTION	REMARKS
Boring B-10			
0"	48"	Yellowish brown silty sand	
48"	60"	Brown silty sand	
Boring B-11			
0"	60"	Yellowish brown sandy silt	
Boring B-12			
0"	60"	Yellowish brown sandy silt	
Boring B-13			
0"	18"	Brown sandy silt	
18"	60"	Dark brown sandy silt	
Boring B-14			
0"	30"	Dark brown sandy silt	
30"	60"	Light brown sandy silt	

\* Soils field classified in accordance with the Unified Soil Classification System

PAGE 3 OF 6

# BORING LOG

PROJECT Genesis Point (599106200)

LOGGED BY R. Marchman

SITE LOCATION Genesis Point, Bryan Co. GA

DATE August 7, 1999

SAMPLE DEPTH		SAMPLE DESCRIPTION	REMARKS
Boring B-15			
0"	18"	Dark brown sandy silt	
18"	36"	Brown sandy silt	
36"	60"	yellowish orange silty sand with orange mottles	
Boring B-16			
0"	60"	Brown sandy silt	
Boring B-17			
0"	40"	Dark brown sandy silt	
40"	60"	Light brown sandy silt	
Boring B-18			
0"	36"	Dark brown sandy silt	
36"	60"	Brown sandy silt with black mottles	
Boring B-19			
0"	36"	Light brown sandy silt	
36"	60"	Yellowish brown silty sand	

\* Soils field classified in accordance with the Unified Soil Classification System

PAGE 4 OF 6

# BORING LOG

PROJECT Genesis Point (599106200)

LOGGED BY R. Marchman

SITE LOCATION Genesis Point, Bryan Co. GA

DATE August 7, 1999

SAMPLE DEPTH		SAMPLE DESCRIPTION	REMARKS
		Boring B-20	
0"	24"	Brown sandy silt	
24"	48"	Light brown sandy silt	
48"	60"	Yellowish brown sandy silt	
		Boring B-21	
0"	24"	Black sandy silt	
24"	30"	Brown sandy silt	
30"	60"	Yellowish orange silty sand with black mottles	
		Boring B-22	
0"	60"	Light brown sandy silt	
		Boring B-23	
0"	24"	Brown sandy silt	
24"	48"	Dark brown sandy silt	
48"	60"	Light brown sandy silt	

\* Soils field classified in accordance with the Unified Soil Classification System

PAGE 5 OF 6

# BORING LOG

PROJECT Genesis Point (599106200)

LOGGED BY R. Marchman

SITE LOCATION Genesis Point, Bryan Co. GA

DATE August 7, 1999

SAMPLE DEPTH		SAMPLE DESCRIPTION	REMARKS
Boring B-24			
0"	30"	Dark brown sandy silt	
30"	50"	Brown sandy silt	
50"	60"	Light brown sandy silt with black mottles	
Boring B-25			
0"	30"	Dark brown sandy silt	
30"	48"	Light brown sandy silt	
48"	60"	Orangish brown clayey sand	
Boring B-26			
0"	20"	Brown silt	
20"	40"	Brown sandy silt	
40"	60"	Light brown sandy silt	

\* Soils field classified in accordance with the Unified Soil Classification System

PAGE 6 OF 6

**APPENDIX IV**

**QUALIFICATIONS**

**OF**

**ENVIRONMENTAL PROFESSIONALS**

C. Ray Marchman  
Environmental Project Manager  
Hussey, Gay, Bell & DeYoung

*Summary*

Mr. Marchman is a Project Manager with Hussey, Gay, Bell & DeYoung, specializing in Phase I and Phase II environmental site assessments and corrective actions. Mr. Marchman has diverse experience in environmental management and regulatory compliance in both the public and private sectors.

Mr. Marchman's training and background focuses on environmental applications of expertise in soils, geology, and hydrology. He has performed all aspects of project management including determining the scope of investigations and appropriate methods, cost estimating, drilling and sampling plans, and coordinating with support functions, clients, laboratories, and state regulators.

Mr. Marchman has written contract specifications, negotiated work, performed quality assurance inspections, and tracked project finances on related projects. He has prepared and reviewed work strategies, site safety and health plans, data acquisition plans, and other documents, including numerous contractor submittals. He has been responsible for technical accuracy of analyses and interpretations, regulatory compliance, meeting deadlines, and budgeting resources.

Mr. Marchman has prepared contamination assessment plans and quality assurance plans, and performed the assessment of soil and groundwater contamination for numerous sites. He has extensive experience managing on-site corrective actions utilizing a variety of technologies. Mr. Marchman's NPDES experience includes the permitting and monitoring of municipal and industrial discharge into surface water bodies. Mr. Marchman has been responsible for sampling and in-situ analyses, compliance sampling studies, data interpretation, planning and implementing stormwater runoff programs, and preparation of discharge notification and monitoring reports. His broad experience with environmental site assessments includes the completion of several NEPA and GEPA studies and assessments.

Mr. Marchman has extensive experience in the supervision and monitoring of sanitary and industrial landfill groundwater requirements. Duties included sampling and field analysis of groundwater, installation of monitoring wells, stormwater runoff, and preparation of quarterly monitoring reports. Mr. Marchman also has extensive experience in the management and monitoring of asbestos abatement projects, facility surveys, asbestos bulk and air sampling analysis and the preparation of Operations and Maintenance Plans for asbestos.

Mr. Marchman has also prepared reports for UST closure, release response, sensitive receptor surveys, free product recovery, all levels of site assessments, remediation plans, and project proposals. He has also performed a wide range of field operations such as well installations, soil borings, sampling/screening, aquifer tests, UST closure operations, and free product recovery.

Mr. Marchman has experience in managing an unusually wide variety of

contaminated sites. He is trained in accordance with OSHA requirements for work at hazardous waste sites.

#### Environmental Site Assessments

Mr. Marchman has performed and managed many multi-phase real estate transaction assessments, including environmental, asbestos, roofing, and building surveys. Mr. Marchman has also fulfilled duties required to complete NEPA and GEPA studies and assessments.

Mr. Marchman's NPDES experience includes the permitting and monitoring of municipal and industrial discharge into surface water bodies. Duties included sampling and in-situ analyses, compliance sampling studies, data interpretation, planning and implementing stormwater runoff programs, and preparation of discharge notification and monitoring reports.

#### Contamination Assessments

Mr. Marchman has prepared contamination assessment plans and quality assurance plans, and performed the assessment of soil and groundwater contamination for numerous sites. He has extensive experience managing on-site corrective actions utilizing a variety of technologies.

#### Emergency Response/Hazmat

Mr. Marchman has managed several emergency response cleanup activities related to surface and subsurface spills of hazardous substances. His responsibilities have included site characterization, delineation of Decontamination Zones and Exclusion Zones, on-site monitoring of cleanup activities, and report preparation.

*Education* B.S., Natural Science, 1994, University of Alabama at Birmingham

*Registrations* Certifications/Registrations  
OSHA 40 Hour Hazardous Materials Health and Safety  
OSHA 40 Hour Hazardous Materials Health and Safety Supervisor/Management  
Environmental Site Assessment Certificate  
EPA AHERA Asbestos Inspector  
EPA Asbestos Contractor/Supervisor  
NIOSH 582

*Memberships* National Association for Environmental Professionals

**Michael G. Clough, P.E.**  
**Solid Waste / Geotechnical Engineer**

**Summary** Mr. Clough has over twenty years of broad experience in solid waste and geotechnical engineering. He has served as senior engineer, engineering manager, on-site coordinator and principal for the execution of environmental, geological, and engineering services to governmental, industrial, professional, and contractor clients in various parts of the United States. His responsibilities have included managerial, consulting, design and construction services.

**Experience** A partial list of Mr. Clough's geotechnical project experience include the following:

- Subtitle D landfill near Richmond, Virginia  
Performed assessment of waste slopes. Determined geotechnical parameters of solid waste and performed slope stability calculations. Provided recommendations regarding landfill cap stability from a standpoint of deep circular arc failure and sliding block failure analysis of the cap between various soil and geosynthetic interfaces.
- Engineering manager for U.S. Ecology, Inc. responsible for design and construction of Subtitle C, TSCA, and low level radioactive waste landfills in Nevada, Texas, California, Washington, Illinois and Kentucky.
- Provided design services and expert testimony for a new leachate collection system modification to the TECO, Texas, Subtitle C Part B permit.
- Supervised and served as project engineer for a remedial construction activity for the repair of collapsing leachate collection riser pipes at a Subtitle C and TSCA disposal facility in Beatty, Nevada. Project included close coordination with regulators and operational personnel to reach successful conclusion.
- Performed a subsurface investigation for a proposed construction and demolition landfill for the Paduch Gaseous Diffusion Plant near Paducah, Kentucky. Performed geotechnical and geological analysis of the site. Provided design consultation.
- Provided engineering management and design services for portions of a RCRA Part B permit application for a Subtitle C landfill at TECO, Texas.

Michael G. Clough, P.E.

Page Two

- Performed permit work for a construction and demolition landfill for a paper mill in Jesup, Georgia. Provided drainage design for the landfill, operational plan with cooperation with the Owner, and prepared permit in accordance with Georgia EPD regulations. Permit included the addition of an on-site recycling facility.
- Performed design work for capping a Subtitle D landfill in Missouri. Work included volume estimation, operational consideration prior to closure, cap topography and geotechnical analysis.
- Provided closure plans and specifications for construction of a cap of a Subtitle C landfill at TECO, Texas. Also supervised QA efforts at landfill closure.
- Performed yearly closure and post closure cost assessments for the Subtitle C landfills in Texas and Nevada in order to comply with financial assurance requirements.
- Performed QA closures of Subtitle C landfills in Pinewood, SC, Lone Mountain, OK, and near Minneapolis, MN.

Mr. Clough's numerous geotechnical engineering and environmental projects involved investigation, consultation, design and construction including:

- Motion scales for a railroad requiring close tolerances for settlement near Roanoke, VA.
- Turbine/generator combination for a paper mill. Required very tight settlement tolerances and vibration considerations.
- Chemical plant expansion for a pulp and paper mill in Covington, Virginia.
- Performed RCRA closures of two facilities at the Paducah Gaseous Diffusion Plant near Paducah, Kentucky. Acted as certifying engineer.
- Served as project manager for 14 corrective action air sparging remediation systems at various locations in South Carolina. Duties ranged from design, and construction, to operation and maintenance.

**Michael G. Clough, P.E.**

**Page Three**

***Education***      Bachelor of Science, Civil Engineering  
West Virginia University  
Bachelor of Science, Geology  
West Virginia University

***Registrations***    Registered Professional Engineer  
State of South Carolina  
State of West Virginia  
State of North Carolina  
State of Kentucky  
State of Ohio

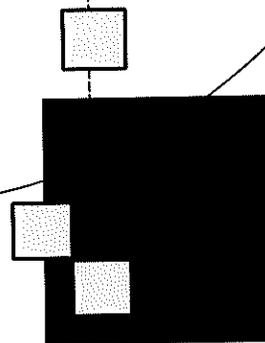
Environmental Consultants



Hussey Gay Bell & DeYoung  
Environmental Inc.

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
GENESIS POINT  
Bryan County, Georgia

June 2003



Hussey Gay Bell & DeYoung Environmental, Inc.  
SAVANNAH • GAINESVILLE • CHARLESTON • COLUMBIA

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### FIGURES

- Figure 1**      **Site Vicinity Map**  
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### APPENDICES

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**FOR**

**PANOZ MOTOR SPORTS**

**AT**

**GENESIS POINT  
BRYAN COUNTY, GEORGIA**

**JUNE 2003**

**I) SUMMARY**

In June 2003, Hussey, Gay, Bell and DeYoung Environmental Inc. (HGBD) performed a Phase I Environmental Site Assessment for an approximately 2,230-acre parcel of land located at the eastern terminus of Oak Level Road in Bryan County, Georgia (Figures 1 and 2). The parcel, known as Genesis Point, is presently undeveloped and generally utilized as cultivated timberland and for hunting.

The methods employed for this Phase I Environmental Site Assessment included examination of available background materials, file review, interviews, and field inspections.

This assessment has not revealed apparent evidence of recognized adverse environmental conditions on the subject property. Current and past on-site land use practices are not considered likely to have adversely impacted soil or groundwater quality. The findings of the field observations support this conclusion. Our research has produced no evidence to indicate a significant release of hazardous substances or petroleum products at the property.

Please note that this document was prepared in accordance with standard and appropriate methods employed in conducting an assessment. However, these methods may not have exposed all potential environmental threats to the project area. Conclusions presented apply to the site conditions observed at the time of the investigation and to those which may potentially impact the site in the future. The conclusions are not applicable to changes occurring after the investigation has been completed and of which HGBD is not aware and cannot evaluate.

## **II) INTRODUCTION**

### **A) PURPOSE**

Consistent with the American Society for Testing and Materials (ASTM) specification ASTM E1527-00, the principal objective of this site assessment is to determine the potential for the presence of hazardous substances, petroleum products, or other environmental hazards at the subject property. Release of materials into structures, soils, groundwater, and/or surface water may occur as a result of treatment, storage, disposal, generation, utilization, transport, or distribution operations. This study considers past, present, and possible future threats of environmental contamination due to these activities.

### **B) METHODOLOGY**

This site assessment was performed in general accordance with ASTM Standard E 1527-00 and the following summarizes the approach. Existing information pertaining to the site was obtained from a variety of sources. Physical aspects of the vicinity were ascertained by examination of the United States Geological Survey 7.5 minute topographic maps for Burroughs, Georgia dated 1979, and for Oak Level, Georgia dated 1979 (photo inspected 1983) and the United States Department of Agriculture Soil Conservation Service (now the Natural Resource Conservation Service) *Soil Survey of Bryan and Chatham Counties*,

Georgia, dated 1974. Aerial photographs of the property dated 1970 and 1993 were reviewed at the Bryan County Tax Assessors Office and from the United States Geological Survey database to determine past uses of the subject site and vicinity (see Appendix I). Various regulatory databases recording the presence and/or release of hazardous substances and petroleum products within a ½ to 1 mile radius of the site were reviewed and further inquiry was conducted as appropriate. A previous environmental assessment of the property was completed by HGBD in August 1999.

A reconnaissance of the subject property and site vicinity was performed on March 6, 12, and 13, 2003 to confirm land use patterns and physical features, and to record any observations which suggest potential adverse environmental impacts. If present, storage containers, including drums, barrels, and above or below ground tanks, were noted and investigated to the extent possible. If present, pits, ponds, lagoons, or other pools of liquid which may contain hazardous waste were examined, as well as any debris deposited at the site. Any physical signs suggesting a release, such as unusual odors, stressed vegetation, and stained soil or pavement were also noted and documented if observed. Twenty-six shallow hand auger borings (six to eight feet in depth) were performed at the subject site. All observations were documented in the field with written notes and photographs.

### **III) SITE DESCRIPTION**

#### **A) LOCATION**

The approximate 2,230 acre tract is situated east of S.R. 144 at the eastern terminus of Oak Level Road in Bryan County, Georgia (Figures 1 and 2). The subject tract is generally bounded on the north, northwest and east by State of Georgia owned wildlife management areas. Scattered single-family residences and timberland border the subject site to the southwest. The configuration and boundaries of the property are shown on Figure 2.

## B) SITE AND VICINITY CHARACTERISTICS

The subject site is situated at the eastern terminus of Oak Level Road, and is presently undeveloped and generally wooded (Photo 1 in Appendix II). Tidal marsh and Redbird Creek border the subject site on the north and northeast. Fort McAllister is located just under one mile to the north across Red Bird Creek (Photo's 2, 3, and 4). The subject site is bordered on the south by Belvedere Road (Photo 5). To the south across Belvedere Road is undeveloped land utilized as timberland. A State of Georgia owned Wildlife Management Area is adjacent to the subject property to the southeast. Further to the southeast are tidal marsh and tributaries of the Ogeechee and Bear Rivers. Generally single family residences are located to the southeast of the subject site along Oak Level Road and Jake Brown Road. Cottonham Road forms the boundary on part of the western portion of the subject site, and traverses across the northern portion of the property to Red Bird Creek. State owned Wildlife Management Areas are across Cottonham Road to the northeast and north (Photo 6). Red Bird Creek Road begins at Cottonham Road approximately 3,500 feet west of Red Bird Creek, and continues south through the central portion of the property to Belvedere Road (Photo 7). Logging activities have recently been performed to the south of Cottonham Road in the northeastern portion of the subject site (Photo 8). Several logging roads cross the subject property, and brush piles and timber debris exist along the roads (Photo 9). Approximately 300 acres of the subject site have been delineated as wetlands. The largest portions of these wetlands are generally somewhat linear and are located in the eastern area of the subject site (Photo 10). Generally linear wetland areas are also situated within the north central area, as well as the west central area (see Figure 2). Stormwater appears to flow to natural drainage features that extend across the subject property toward the wetland areas. The wetlands appear to drain to the tidal marshes located to the north and northeast for the property. It should be noted however, that the direction of groundwater flow may be different from the surface water flow, and both can be altered locally by changes in surface

topography and man-made modifications. Confirmation of the groundwater gradients would require potentiometric measurements.

### C) CURRENT AND PAST USES OF THE PROPERTY

The subject property is undeveloped and generally wooded. According to sources reviewed, the subject property has been utilized as timberland since at least 1951. Prior to this, the subject site and the vicinity were part of the Henry Ford Foundation property. The photographs presented in Appendix II illustrate the present conditions at the property. No indications that the property was utilized for the storage, disposal, or utilization of hazardous substances were found.

The United States Geological Survey 7.5 minute topographic maps for Burroughs, Georgia, and Oak Level, Georgia, depict the subject site generally as it appears today. Aerial photographs also depict the site to be undeveloped since at least 1970.

### D) CURRENT AND PAST USES OF ADJOINING PROPERTY

Current use of the vicinity is a sparsely populated residential area, timberland, and wildlife management reserve. Aerial photographs depict the adjoining properties generally as undeveloped woodlands since at least 1970. The 1993 aerial photograph depicts the residential area to the southwest of the subject site.

## IV) RECORDS REVIEW

### A) STANDARD ENVIRONMENTAL RECORD SOURCE

We have performed a review of selected environmental databases published by state and federal regulatory agencies to determine if the site or nearby properties are listed as having a past or present record of actual or potential adverse environmental impacts or are under investigation for potential adverse environmental impacts.

The following regulatory databases were obtained from the U.S. Environmental Protection Agency (USEPA) and the Georgia Environmental Protection Division (GEPD) through Environmental Data Resources, Inc.:

- Federal NPL sites (1-mile radius)
- Federal CERCLA sites (0.5-mile radius)
- Federal RCRA TSD sites (1-mile radius)
- Federal ERN sites (property only)
- Federal RCRA generators (property and adjoining)
- Georgia HSI sites (1-mile radius)
- Georgia landfill/solid waste sites (0.5-mile radius)
- Georgia registered UST sites (adjoining properties)
- Georgia Leaking UST sites (0.5-mile radius)

The database review includes sites in Postal Zip Code area 31324. The selected radii and proximity guidelines are in general accordance with ASTM guidelines. Review of selected regulatory databases identified no regulated facilities within the ASTM specified radii of concern.

## B) PHYSICAL SETTING SOURCES

The United States Geological Survey 7.5 minute topographic maps for Burroughs, Georgia dated 1979, and for Oak Level, Georgia dated 1979 (photo inspected 1983) were examined for topographic and other features. The ground surface ranges from approximately 1.5 meters in elevation at the tidal marshes along the northern boundaries to approximately 6.5 meters along the western and southern property borders in accordance with the National Geodetic Vertical Datum (NGVD) of 1929. An approximate elevation of 8.5 meters is found in the eastern portion of the subject site near the Oak Level Road terminus. Based on the topographic maps, surface water drainage of the site appears to be primarily toward wetlands located near the central area of the property, and to the adjacent tidal marshes located north and east of the subject site.

The United States Department of Agriculture Soil Conservation Service (now the Natural Resource Conservation Service) *Soil Survey of Bryan and Chatham Counties, Georgia*, indicates eight dominant soil types as characteristic of the subject property (Figure 3).

Ellabelle loamy sand consists of poorly drained soils in depressions and drainageways. In a representative profile, the surface layer is black loamy sand about 11 inches thick. The subsurface layer is light brownish-gray loamy sand also about 11 inches thick. The subsoils, to a depth of about 60 inches, are gray sandy clay loam mottled with yellowish brown and strong brown in the upper part and with yellowish brown in the lower part. These soils have permeabilities ranging from 0.63 to 2.0 inches per hour. The seasonal high water table is at or near the ground surface.

Leon fine sand consists of poorly drained, nearly level soil that have a prominent humus layer. These soils formed in beds of sand where the water table is high but fluctuating. In a representative profile, the surface layer is black fine sand about 6 inches thick. The next layer is leached light gray fine sand about 6 inches thick. It is underlain by a weakly

cemented layer stained with organic matter and about 7 inches thick. Fine sand occurs below this stained layer and extends to a depth of about 60 inches. Slopes range from 0 to 2 percent. Water moves into the soil rapidly, but the humus layer slows the water movement to a moderately rapid rate. Available water capacity is low. The seasonal high water table is at a depth of 6 to 15 inches for 1 to 3 months in winter and spring.

Olustee fine sand is poorly drained soil that occurs in areas above broad flats, drainageways, and ponds. Slopes range from 0 to about 2 percent. The surface layer is very dark gray fine sand about 6 inches thick. Below this layer is friable, very dark brown and dark yellowish brown fine sand that is about 5 inches thick and stained by organic matter. A layer of pale brown to pale olive fine sand about 21 inches thick is below this. Gray sandy clay loam mottled with brown and gray is below this and extends to a depth of about 60 inches. These soils are low in natural fertility and organic matter content. They are strongly acid to very strongly acid. The available water capacity is low, and permeability is moderate.

Chipley fine sand occurs on broad sand ridges and is moderately well drained. The surface layer is very dark grayish-brown fine sand about 7 inches thick. Under this, to a depth of about 65 inches, is a layer of fine sand that is olive brown, mottled light olive brown, mottled light yellowish brown, and mottled light gray. Permeability is rapid, and the available water capacity is very low and low. This soil is strongly acid throughout. Slopes range from 0 to about 2 percent.

Lakeland sand is excessively drained sandy soils. These soils occur on ridges and are level to very gently sloping. Slopes range from 0 to 5 percent. The surface layer is very dark grayish brown to pale olive sand about 8 inches thick. A yellowish brown to pale fine sand occurs below the surface layer to a depth of about 72 inches. This soil is very strongly acid to strongly acid and is low in organic matter content. Permeability is rapid, and the available water capacity is very low.

Lynn Haven series consists of nearly level, poorly drained, sandy soils that occur in ponded or extremely wet areas. Slopes are 0 to 2 percent. In a representative profile, the surface layer is black sand about 20 inches thick. Below this is a layer of dark reddish brown, stained sand humus about 16 inches thick. It is underlain by dark brown sand that extends to depth of 60 inches. Permeability is moderately rapid to moderate, and the available water capacity is low. These soils are extremely acid to strongly acid.

Albany fine sand consists of slightly undulating, somewhat poorly drained soil. Slopes range from 0 to about 5 percent. In a representative profile, the surface layer is dark gray fine sand about 7 inches thick. The subsurface layer is mainly fine sand and extends to a depth of about 24 inches. It is light olive brown in the upper part and light yellowish brown mottled with brown and gray in the lower part. The subsoil extends to depth of 68 inches. Permeability is moderate and available water capacity is low. This soil is very strongly acid throughout. The seasonal high water table is about 15 inches below the ground surface for about 2 months each year.

Capers soil consists of very poorly drained soils of the tidal marsh flats in the eastern part of Bryan County. These soils are flooded when tides are higher than normal. The surface layer ranges from very dark gray and black loam to silty clay loam and clay loam about 19 inches thick. The underlying material, to a depth of about 60 inches, is clay or silty clay. Permeability is slow, available water capacity is high, and the water table is high throughout the year. Salt content is generally high. The vegetation is mostly salt tolerant grasses.

**V) SITE RECONNAISSANCE AND INTERVIEWS**

**A) HAZARDOUS SUBSTANCES IN CONNECTION WITH IDENTIFIED USES**

No hazardous substances were observed on the subject site.

**B) HAZARDOUS SUBSTANCE CONTAINERS AND UNIDENTIFIED SUBSTANCE CONTAINERS**

No hazardous or unidentified substance containers were observed on the subject site.

**C) STORAGE TANKS**

No storage tanks were observed on the subject site.

**D) INDICATIONS OF PCB'S**

No pole or pad mounted transformers were observed on the subject site.

**E) INDICATIONS OF SOLID WASTE DISPOSAL**

No indications of solid waste disposal were observed. The shallow borings performed at the site revealed no evidence of landfilling operations.

## **VI) LIMITATIONS & EXCEPTIONS OF ASSESSMENT**

The conclusions presented in this report are professional opinions, developed from the information gathered relative to the subject property as outlined in the report, and interpretation of that information. HGBD warrants that the findings, recommendations, and professional advice contained herein represent good commercial and customary practice for conducting an environmental assessment. HGBD does not warrant the accuracy or completeness of the information provided by outside sources referenced in this report. Additionally, if potentially environmentally significant information becomes available subsequent to the submittal of this report, HGBD reserves the right to amend the conclusions as presented herein.

This study is not intended to be an exhaustive investigation of specific contamination at the subject property, but rather provide an overview of information or recognized environmental conditions, or the potential for contamination at the subject site and adjacent properties.

Conclusions presented apply to the site conditions observed at the time of the investigation and those which may potentially impact the site in the future. The conclusions are not applicable to changes occurring after the investigation has been completed and of which HGBD is not aware and cannot evaluate. No other warranties are implied or expressed.

## **VII) FINDINGS AND CONCLUSIONS**

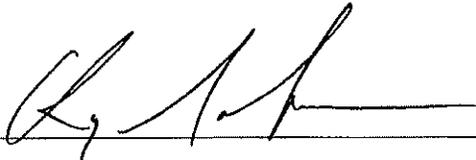
The methods employed for this Phase I Environmental Site Assessment included examination of available background materials, file review, interviews, and field inspections. This assessment has not revealed apparent evidence of recognized adverse environmental conditions on the subject property. Current and past on-site land use practices are not considered likely to have adversely impacted soil or groundwater quality. The findings of the field observations support this conclusion. Our research has produced no evidence to indicate a significant release of hazardous substances or petroleum products at the property.

**VIII) BENEFICIARY**

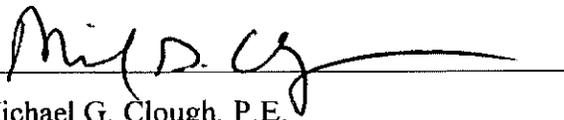
This report, and all work associated with this report, are for the sole use of the beneficiary and will not be transferred to any party other than the beneficiaries named as follows:

Panoz Motor Sports  
Braselton, Georgia

HUSSEY, GAY, BELL & DEYOUNG ENVIRONMENTAL, INC.



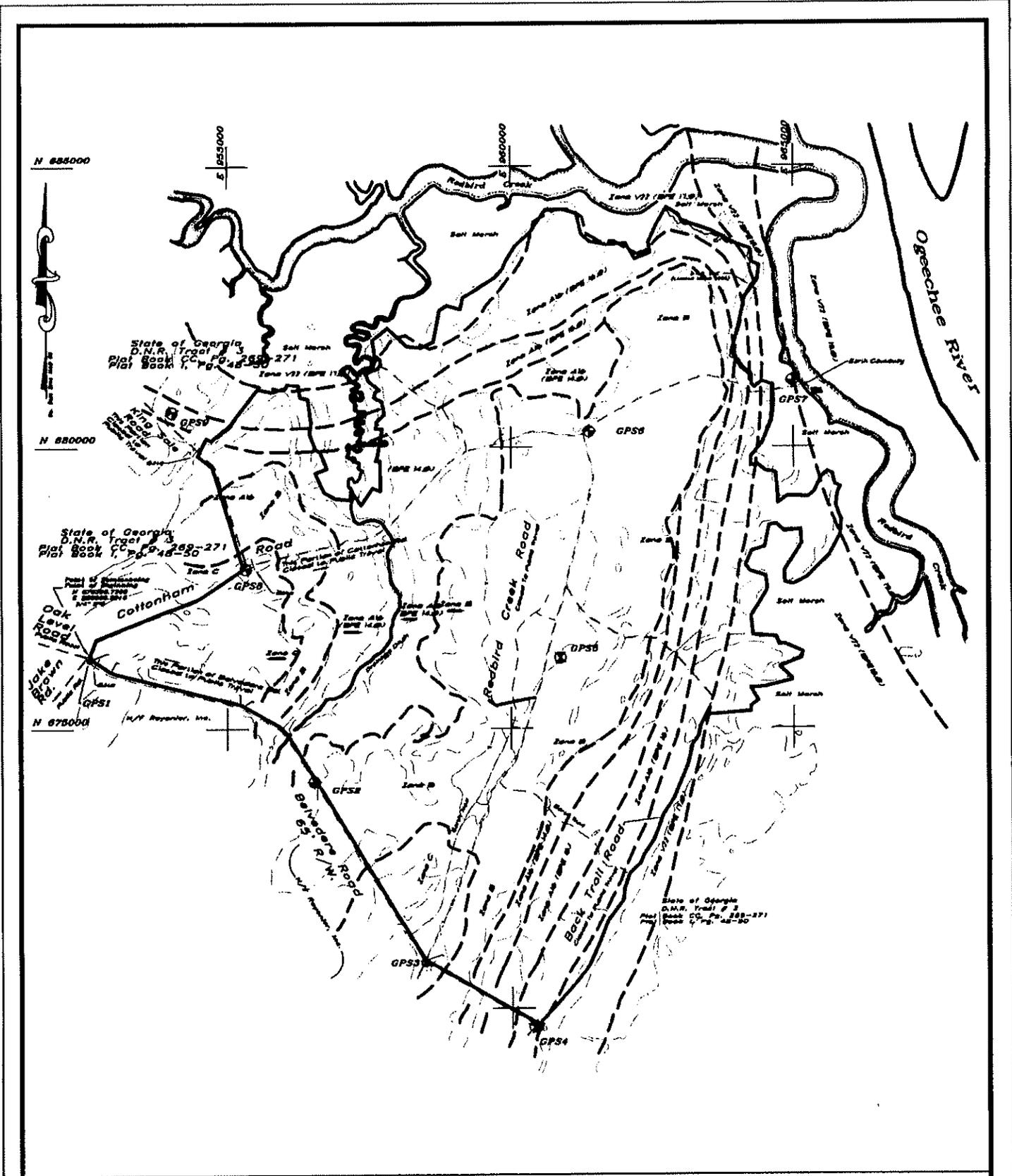
C. Ray Marchman, R.E.M.  
Project Manager



Michael G. Clough, P.E.  
Environmental Manager

# FIGURES





**FIGURE 2**  
**SITE**  
**MAP**

**GENESIS POINT**  
**BOUNDARY SURVEY**

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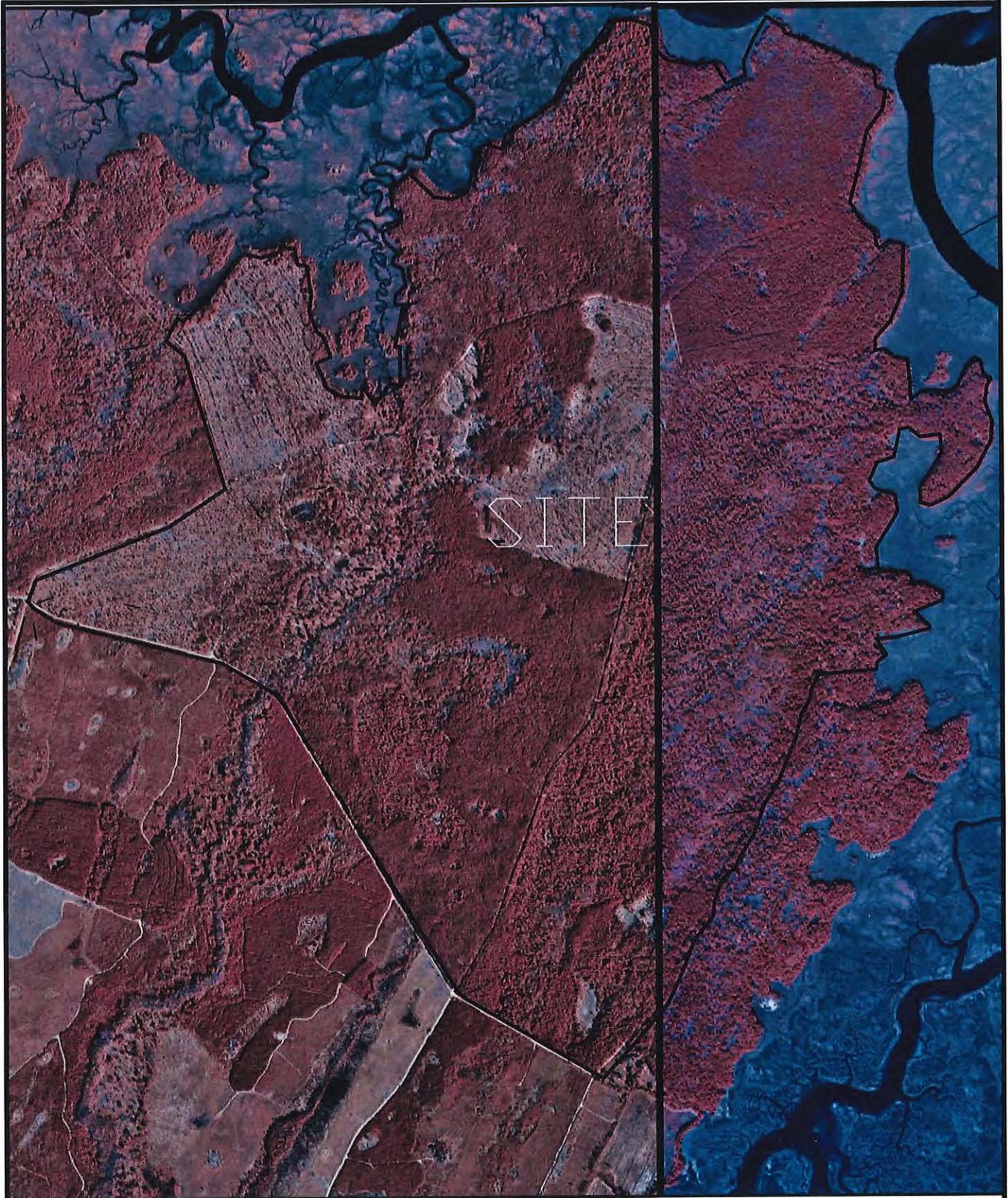
**PHASE I ESA**

DESIGNED	DRAWN	CHECKED
DATE: JUNE 2003		
JOB NO.		
SCALE: NTS		



**APPENDIX I**

**AERIAL PHOTOGRAPH**



APPENDIX I  
AERIAL  
PHOTO 1

GENESIS POINT  
1999 AERIAL PHOTOGRAPH

PHASE I ESA

DESIGNED	DRAWN	CHECKED
DATE: JUNE 2003		
JOB NO.		
SCALE: NTS		



**APPENDIX II**

**PHOTOGRAPHS**



PHOTO 1: View of the end of Oak Level Road. The subject property is center. Cottonham Road is the dirt road to the left.



PHOTO 2: View of tidal marsh adjacent to the north of the subject site, looking east. The land area in the upper right is part of the northern portion of the site.



PHOTO 3: View of the adjacent tidal marsh, looking north.



PHOTO 4: View of Red Bird Creek, looking north. The land mass seen in the upper left is a portion of the northern area of the subject site.



PHOTO 5: Typical view of the southern portion of the property along Belvedere Road, looking west. The subject site is on the right.



PHOTO 6: View of a portion of the adjacent Wildlife Management Area, looking northwest.



PHOTO 7: Typical view of the southern central portion of the subject site along Red Bird Creek Road, looking south.



PHOTO 8: View of the logging activities south of Cottonham Road, looking south.



PHOTO 9: View of one of the timber piles located throughout the property.



PHOTO 10: View of one of the wetland areas on the subject site.

**APPENDIX III**

**QUALIFICATIONS**

**OF**

**ENVIRONMENTAL PROFESSIONALS**

**C. Ray Marchman, R.E.M.**  
Senior Environmental Project Manager

**Summary** Mr. Marchman is a Project Manager with Hussey, Gay, Bell & DeYoung, specializing in Phase I and Phase II environmental site assessments and corrective actions. Mr. Marchman has diverse experience in environmental management and regulatory compliance in both the public and private sectors.

**Experience** Mr. Marchman's training and background focuses on environmental applications of expertise in soils, geology, and hydrology. He has performed all aspects of project management including determining the scope of investigations and appropriate methods, cost estimating, drilling and sampling plans, and coordinating with support functions, clients, laboratories, and state regulators.

Mr. Marchman has written contract specifications, negotiated work, performed quality assurance inspections, and tracked project finances on related projects. He has prepared and reviewed work strategies, site safety and health plans, data acquisition plans, and other documents, including numerous contractor submittals. He has been responsible for technical accuracy of analyses and interpretations, regulatory compliance, meeting deadlines, and budgeting resources.

Mr. Marchman has prepared contamination assessment plans and quality assurance plans, and performed the assessment of soil and groundwater contamination for numerous sites. He has extensive experience managing on-site corrective actions utilizing a variety of technologies. Mr. Marchman's NPDES experience includes the permitting and monitoring of municipal and industrial discharge into surface water bodies. Mr. Marchman has been responsible for sampling and in-situ analyses, compliance sampling studies, data interpretation, planning and implementing stormwater runoff programs, and preparation of discharge notification and monitoring reports. His broad experience with environmental site assessments includes the completion of several NEPA and GEPA studies and assessments.

Mr. Marchman has extensive experience in the supervision and monitoring of sanitary and industrial landfill groundwater requirements. Duties included sampling and field analysis of groundwater, installation of monitoring wells, stormwater runoff, and preparation of quarterly monitoring reports. Mr. Marchman also has extensive experience in the management and monitoring of asbestos abatement projects, facility surveys, asbestos bulk and air sampling analysis and the preparation of Operations and Maintenance Plans for asbestos.

**C. Ray Marchman, R.E.M.**

Page Two

Mr. Marchman has also prepared reports for UST closure, release response, sensitive receptor surveys, free product recovery, all levels of site assessments, remediation plans, and project proposals. He has also performed a wide range of field operations such as well installations, soil borings, sampling/screening, aquifer tests, UST closure operations, and free product recovery.

Mr. Marchman has experience in managing an unusually wide variety of contaminated sites. He is trained in accordance with OSHA requirements for work at hazardous waste sites.

**Education**            B.S., Natural Science, University of Alabama at Birmingham

**Specialized Training**    OSHA 40 Hour Hazardous Materials Health and Safety  
OSHA 8 Hour Hazardous Materials Health and Safety Supervisor /  
Management  
Certified Environmental Specialist  
Certified Environmental Inspector  
Certified Testing Specialist  
Phase I Environmental Site Assessment Certification  
USACOE 40 Hour Wetland Delineation Training  
EPA AHERA Asbestos Inspector  
EPA Asbestos Contractor / Supervisor  
NIOSH 582

**Registrations**        Registered Environmental Manager  
REM Registration No. 10842

**Memberships**        National Registry of Environmental Professionals  
National Association of Environmental Professionals  
Environmental Assessment Association  
Georgia Water & Pollution Control Association

**Michael G. Clough, P.E.**  
**Solid Waste / Geotechnical Engineer**

**Summary** Mr. Clough has over twenty years of broad experience in solid waste and geotechnical engineering. He has served as senior engineer, engineering manager, on-site coordinator and principal for the execution of environmental, geological, and engineering services to governmental, industrial, professional, and contractor clients in various parts of the United States. His responsibilities have included managerial, consulting, design and construction services.

**Experience** A partial list of Mr. Clough's geotechnical project experience include the following:

- Subtitle D landfill near Richmond, Virginia  
Performed assessment of waste slopes. Determined geotechnical parameters of solid waste and performed slope stability calculations. Provided recommendations regarding landfill cap stability from a standpoint of deep circular arc failure and sliding block failure analysis of the cap between various soil and geosynthetic interfaces.
- Engineering manager for U.S. Ecology, Inc. responsible for design and construction of Subtitle C, TSCA, and low level radioactive waste landfills in Nevada, Texas, California, Washington, Illinois and Kentucky.
- Provided design services and expert testimony for a new leachate collection system modification to the TECO, Texas, Subtitle C Part B permit.
- Supervised and served as project engineer for a remedial construction activity for the repair of collapsing leachate collection riser pipes at a Subtitle C and TSCA disposal facility in Beatty, Nevada. Project included close coordination with regulators and operational personnel to reach successful conclusion.
- Performed a subsurface investigation for a proposed construction and demolition landfill for the Paduch Gaseous Diffusion Plant near Paducah, Kentucky. Performed geotechnical and geological analysis of the site. Provided design consultation.
- Provided engineering management and design services for portions of a RCRA Part B permit application for a Subtitle C landfill at TECO, Texas.

Michael G. Clough, P.E.

Page Two

- Performed permit work for a construction and demolition landfill for a paper mill in Jesup, Georgia. Provided drainage design for the landfill, operational plan with cooperation with the Owner, and prepared permit in accordance with Georgia EPD regulations. Permit included the addition of an on-site recycling facility.
- Performed design work for capping a Subtitle D landfill in Missouri. Work included volume estimation, operational consideration prior to closure, cap topography and geotechnical analysis.
- Provided closure plans and specifications for construction of a cap of a Subtitle C landfill at TECO, Texas. Also supervised QA efforts at landfill closure.
- Performed yearly closure and post closure cost assessments for the Subtitle C landfills in Texas and Nevada in order to comply with financial assurance requirements.
- Performed QA closures of Subtitle C landfills in Pinewood, SC, Lone Mountain, OK, and near Minneapolis, MN.

Mr. Clough's numerous geotechnical engineering and environmental projects involved investigation, consultation, design and construction including:

- Motion scales for a railroad requiring close tolerances for settlement near Roanoke, VA.
- Turbine/generator combination for a paper mill. Required very tight settlement tolerances and vibration considerations.
- Chemical plant expansion for a pulp and paper mill in Covington, Virginia.
- Performed RCRA closures of two facilities at the Paducah Gaseous Diffusion Plant near Paducah, Kentucky. Acted as certifying engineer.
- Served as project manager for 14 corrective action air sparging remediation systems at various locations in South Carolina. Duties ranged from design, and construction, to operation and maintenance.

**Michael G. Clough, P.E.**

**Page Three**

*Education*      Bachelor of Science, Civil Engineering  
West Virginia University  
Bachelor of Science, Geology  
West Virginia University

*Registrations*    Registered Professional Engineer  
State of South Carolina  
State of West Virginia  
State of North Carolina  
State of Kentucky  
State of Ohio



HUSSEY, GAY, BELL & DEYOUNG ENVIRONMENTAL, INC.

September 1, 2004

Mr. Gus Bell  
Hussey, Gay, Bell & DeYoung, Inc.  
329 Commercial Drive  
Savannah, Georgia 31416

Re: Phase I Environmental Site Assessment Update  
Genesis Point  
Bryan County, Georgia

Dear Mr. Bell:

Hussey, Gay, Bell & DeYoung Environmental, Inc. (HGBD) originally completed a Phase I Environmental Site Assessment (ESA) for an approximately 2,230-acre parcel of land located at the eastern terminus of Oak Level Road in Bryan County, Georgia, in August 1999. The ESA was subsequently updated in June 2003. The methods employed for the original ESA and the ESA Update included examination of available background materials, file review, interviews, and field inspections of the property and surrounding vicinity. Both the original site assessment (entitled *Phase I Environmental Site Assessment For Panoz Motor Sports At Genesis Point, Bryan County, Georgia*, dated August 1999) and the 2003 Update were performed in general accordance with ASTM Standard E1527. The original assessment and the 2003 Update did not reveal apparent evidence of recognized adverse environmental conditions on the subject tracts, and concluded that current and past on-site land use practices were not considered likely to have adversely impacted soil or groundwater quality.

We affirm the applicability of the original August 1999 Phase I ESA and June 2003 ESA Update for the parcel known as Genesis Point. **This assessment update has not revealed apparent evidence of recognized adverse environmental conditions on the subject property.**

The approximate 2,230 acre tract is situated east of S.R. 144 at the eastern terminus of Oak Level Road in Bryan County, Georgia. The subject tract is generally bounded on the north, northwest and east by State of Georgia owned wildlife management areas. Scattered single-family residences and timberland border the subject site to the southwest.

The subject tract and vicinity were visually inspected on August 31 and September 1, 2004, and the various hazardous substances and petroleum products regulatory databases were reviewed. Based upon this study, the conclusions presented in the original ESA and ESA Update are still valid for the subject tract.

No significant changes were observed within the subject tract. Significant logging operations appear to be taking place within wooded property located to the west of the subject tract. These activities do not appear to represent an adverse environmental threat to the property.

We have performed a review of selected environmental databases published by state and federal regulatory agencies to determine if the site or nearby properties are listed as having a past or present record of actual or potential adverse environmental impacts or are under investigation for potential adverse environmental impacts. The following regulatory databases were obtained from the U.S. Environmental Protection Agency (USEPA) and the Georgia Environmental Protection Division (GDEP) through Environmental FirstSearch, Inc.:

- Federal NPL sites (1-mile radius)
- Federal CERCLA sites (0.5-mile radius)
- Federal RCRA TSD sites (1-mile radius)
- Federal ERNS sites (property only)
- Federal RCRA generators (property and adjoining)
- Georgia HSI sites (1-mile radius)
- Georgia landfill/solid waste sites (0.5-mile)
- Georgia registered UST sites (adjoining properties)
- Georgia Leaking UST sites (0.5-mile radius)

Review of the selected regulatory databases has identified no listed regulatory facilities within the ASTM specified radii of concern.

**This assessment update has not revealed apparent evidence of recognized adverse environmental conditions on the subject property.** The findings of the visual site inspection and the regulatory database search support this conclusion. It is the opinion of HGBD that further investigation at the subject site in regard to potential environmental concerns is currently unwarranted.

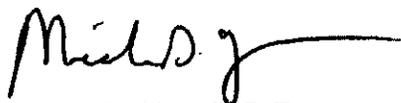
Please note that this document was prepared in accordance with standard and appropriate methods employed in conducting an assessment. However, these methods may not have exposed all potential environmental threats to the project area. Conclusions presented apply to the site conditions existing at the time of the investigation and to those which may potentially impact the site in the future. The conclusions are not applicable to changes occurring after the investigation has been completed and of which HGBD is not aware and cannot evaluate. Should potentially environmentally significant information become available subsequent to the submittal of this report, HGBD reserves the right to amend the conclusions as presented herein. HGBD does not warrant the accuracy or completeness of the information provided by outside sources referenced in this report.

If you have any questions concerning this letter, please do not hesitate to contact us.

Sincerely,  
HUSSEY, GAY, BELL & DeYOUNG ENVIRONMENTAL, INC.



C. Ray Marchman, R.E.M.



Michael G. Clough, P.E.



HUSSEY, GAY, BELL & DEYOUNG ENVIRONMENTAL, INC.

July 20, 2006

Mr. Gus Bell  
Hussey, Gay, Bell & DeYoung, Inc.  
329 Commercial Drive  
Savannah, Georgia 31416

Re: Phase I Environmental Site Assessment Update  
Genesis Point  
Bryan County, Georgia

Dear Mr. Bell:

Hussey, Gay, Bell & DeYoung Environmental, Inc. (HGBD) originally completed a Phase I Environmental Site Assessment (ESA) for an approximately 2,230-acre parcel of land located at the eastern terminus of Oak Level Road in Bryan County, Georgia, in August 1999. The ESA was subsequently updated in June 2003 and September 2004. The methods employed for the original ESA and the ESA Update included examination of available background materials, file review, interviews, and field inspections of the property and surrounding vicinity. Both the original site assessment (entitled *Phase I Environmental Site Assessment For Panoz Motor Sports At Genesis Point, Bryan County, Georgia*, dated August 1999) and the 2003 and 2004 Updates were performed in general accordance with ASTM Standard E1527. The original assessment and the updates did not reveal apparent evidence of recognized adverse environmental conditions on the subject tracts, and concluded that current and past on-site land use practices were not considered likely to have adversely impacted soil or groundwater quality.

We affirm the applicability of the original August 1999 Phase I ESA, June 2003 ESA Update, and September 2004 ESA Update for the parcel known as Genesis Point. **This assessment update has not revealed apparent evidence of recognized adverse environmental conditions on the subject property.**

The approximately 2,230 acre tract is situated east of S.R. 144 at the eastern terminus of Oak Level Road in Bryan County, Georgia. The subject tract is generally bounded on the north, northwest and east by State of Georgia owned wildlife management areas. Scattered single-family residences and timberland border the subject site to the southwest.

The subject tract and vicinity were visually inspected on July 17 and July 18, 2006, and the various hazardous substances and petroleum products regulatory databases were reviewed. Based upon this study, the conclusions presented in the original ESA and ESA Updates are still valid for the subject tract.

Several minor changes were observed within the subject tract. Three relatively small areas of excavation were noted during the site visit. An interview with the site landscape architect concluded that these areas were excavated in order to use the soils for road maintenance. In addition, it was noted that the entrance gates on Cottonham Road and on Back Trail Road had been damaged and that they were not functioning to keep unauthorized traffic off the property. Although it is suggested that controlled access to the property be re-established, these activities do not appear to represent an adverse environmental threat to the property.

We have performed a review of selected environmental databases published by state and federal regulatory agencies to determine if the site or nearby properties are listed as having a past or present record of actual or potential adverse environmental impacts or are under investigation for potential adverse environmental impacts. The following regulatory databases were obtained from the U.S. Environmental Protection Agency (USEPA) and the Georgia Environmental Protection Division (GEPD) through Environmental FirstSearch, Inc.:

- Federal NPL sites (1-mile radius)
- Federal CERCLA sites (0.5-mile radius)
- Federal RCRA TSD sites (1-mile radius)
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- Federal RCRA generators (property and adjoining)
- Georgia HSI sites (1-mile radius)
- Georgia landfill/solid waste sites (0.5-mile)
- Georgia registered UST sites (adjoining properties)
- Georgia Leaking UST sites (0.5-mile radius)

Review of the selected regulatory databases has identified no listed regulatory facilities within the ASTM specified radii of concern.

**This assessment update has not revealed apparent evidence of recognized adverse environmental conditions on the subject property.** The findings of the visual site inspection and the regulatory database search support this conclusion. It is the opinion of HGBD that further investigation at the subject site in regard to potential environmental concerns is currently unwarranted.

Please note that this document was prepared in accordance with standard and appropriate methods employed in conducting an assessment. However, these methods may not have exposed all potential environmental threats to the project area. Conclusions presented apply to the site conditions existing at the time of the investigation and to those which may potentially impact the site in the future. The conclusions are not applicable to changes occurring after the investigation has been completed and of which HGBD is not aware and cannot evaluate. Should potentially environmentally significant information become available subsequent to the submittal of this report, HGBD reserves the right to amend the conclusions as presented herein. HGBD does not warrant the accuracy or completeness of the information provided by outside sources referenced in this report.

If you have any questions concerning this letter, please do not hesitate to contact us.

Sincerely,  
HUSSEY, GAY, BELL & DeYOUNG ENVIRONMENTAL, INC.



John N. Eden, P.E.



C. Ray Marchman, R.E.M.

Brandi Henson  
 Jackson County Tax Collector  
 401 Grindstaff Cove Rd., Suite 154  
 Sylva, NC 28779



**TAX NOTICE**

**Failure to Pay Motor Vehicle Tax Bill:**

will result in DMV's refusal to allow renewal of the registration.

**Failure to Pay Annual Property Taxes:**

Delinquent taxes are subject to garnishment of wages, levy on personal property and foreclosure proceedings after January 5 of the year following the due date.

Interest on motor vehicle bills begins one month after the due date. The first month's interest is 5%, subsequent months accumulate at the rate of 0.75% per month until the balance is paid.

Annual property tax bills are due and payable on Sept. 1. Interest begins the following January 6. The first month's interest is 2%, subsequent months accumulate at the rate of 0.75% per month until the balance is paid.

BELL, DIANA T  
 1345 BEAR ISLAND DR  
 W PALM BEACH, FL 33409



Scan this code with your mobile phone to view or pay this bill

Tax Year	Property	Bill Number	Account Number	Bill Date	Due Date
2019	7573-01-9007	19A7573019007	144228	8/12/2019	9/1/2019

Real Property Value	238,420
Personal Property Value	0
Exempt Value	0
Deferred Value	0
Net Taxable Value	238,420
Property Description	LT 34 SEC 3A THE FOREST
Acreage	0.94

Taxing District	Rate Per \$100 Value	Amount
GENERAL COUNTY TAX	0.38	906
CASHIERS FIRE TAX	0.0233	55.55
SOLID WASTE FEE	0	84
<b>Total Amount:</b>		<b>\$1,045.55</b>

This document is a web-generated replica of the original tax bill.

# “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 # SD#3146-20

Zoning Request: Redbird Creek Preliminary Plat

Filed by: WaterWays Owners' Association

Owners: \_\_\_\_\_

Property address: Waterways

Map and Parcel # 075-001

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

Please return this completed form with any comments/attachments to the Community Development Department by Mar. 13, 2020.

Comments: no action required.

Engineering Director       Fire Chief       County Health Director

Public Works Director       Bryan County Schools (optional)

Signature: M.O. [Signature]      Date: 3.12.20



BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

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P.O. Box 1071
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912-653-3893
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CASE # SD#3146-20

Zoning Request: Redbird Creek Preliminary Plat

Filed by: WaterWays Owners' Association

Owners:

Property address: Waterways

Map and Parcel # 075-001

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

Please return this completed form with any comments/attachments to the Community Development Department by Mar. 13, 2020

Comments: Number of homes has increased and there is only one way in & out, for the health & safety of home owners I think there should be a 2nd way in and out.

Name of subdivision needs to be changed there already is a Red Bird Creek

Engineering Director [ ] Fire Chief [x] County Health Director [ ]

Public Works Director [ ] Bryan County Schools (optional) [ ]

Signature: [Handwritten Signature]

Date: 3/12/2020

## Redbird Creek

Tim Staley <tstaley@bryan-county.org>

Fri 3/20/2020 10:21 AM

To: Sara Farr-Newman <snewman@bryan-county.org>

Cc: Ray O'Neill <roneill@bryan-county.org>

Sara

A review of the revised plat for Redbird Creek in Waterways has been completed by the Engineering Department and we have the following comments:

- 1) The County Engineer has requested that all sewer and water easements be shown on all plats including the preliminary plat. Ref: (engineering comments #2)
  
- 2) The County Engineer recommends that all gravity sewer deeper than 15' be granted a minimum 25' easement.

Tim Staley  
Infrastructure and Construcon Manag er  
Bryan, County, GA.  
912-661-0270

Tim Staley  
Infrastructure and Construcon Manag er  
Bryan, County, GA.  
912-661-0270



BRYAN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

51 North Courthouse Street  
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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 # SD#3146-20

Zoning Request: Redbird Creek Preliminary Plat

Filed by: WaterWays Owners' Association

Owners: \_\_\_\_\_

Property address: Waterways

Map and Parcel # 075-001

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

Please return this completed form with any comments/attachments to the Community Development Department by Mar. 13, 2020.

Comments: No Comment

Engineering Director       Fire Chief       County Health Director

Public Works Director       Bryan County Schools (optional)

Signature: [Signature]

Date: 3/13/20

**Exhibit "B-5"****RE: Waterways Plats**

Quint Moore <qmoore@bryan-county.org>

Wed 3/18/2020 10:04 AM

To: Sara Farr-Newman <snewman@bryan-county.org>

Sara,

Here are my comments on the REDBIRD CREEK plat.

- They need to come up with a new name for the subdivision. REDBIRD CREEK Subdivision already exist.
- WALDBURG can only be used once.
- The poron tha t looks like a loop or circle will only be one road name with a circle or loop road type.
- Depending on the new name for the subdivision, REDBIRD DR will probably be replaced with a new name if it is not already in use. I would rather not use REDBIRD DR.

Thanks,

Quint

---

**From:** Sara Farr-Newman <snewman@bryan-county.org>

**Sent:** Wednesday, March 18, 2020 9:28 AM

**To:** Quint Moore <qmoore@bryan-county.org>

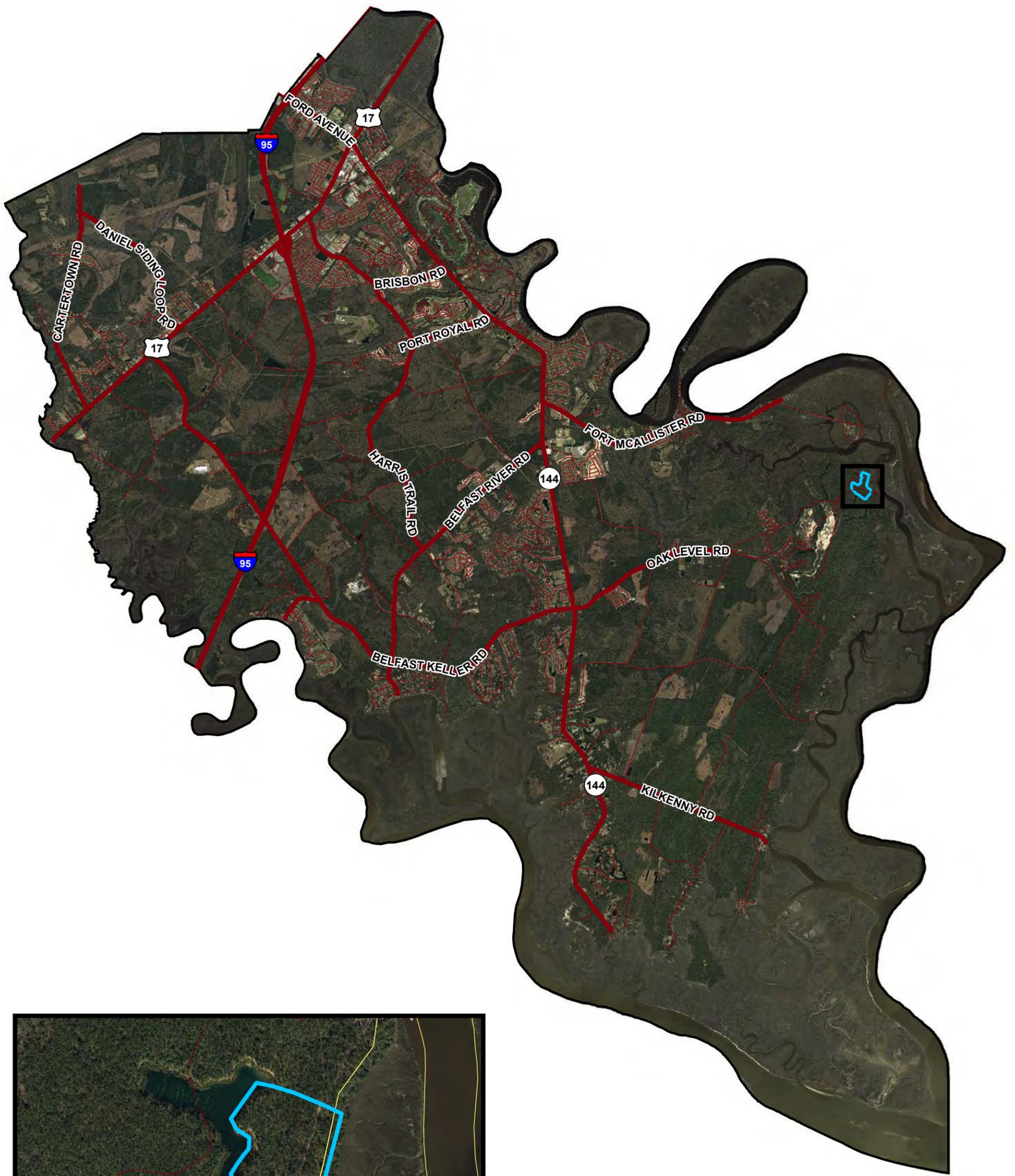
**Subject:** Waterways Plats

Hi Quint,

Did you have any comments for road names/neighborhood names on the Waterways Plats? Thank you,

Sara Farr-Newman

# “C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Property Outline
- Surrounding Parcels





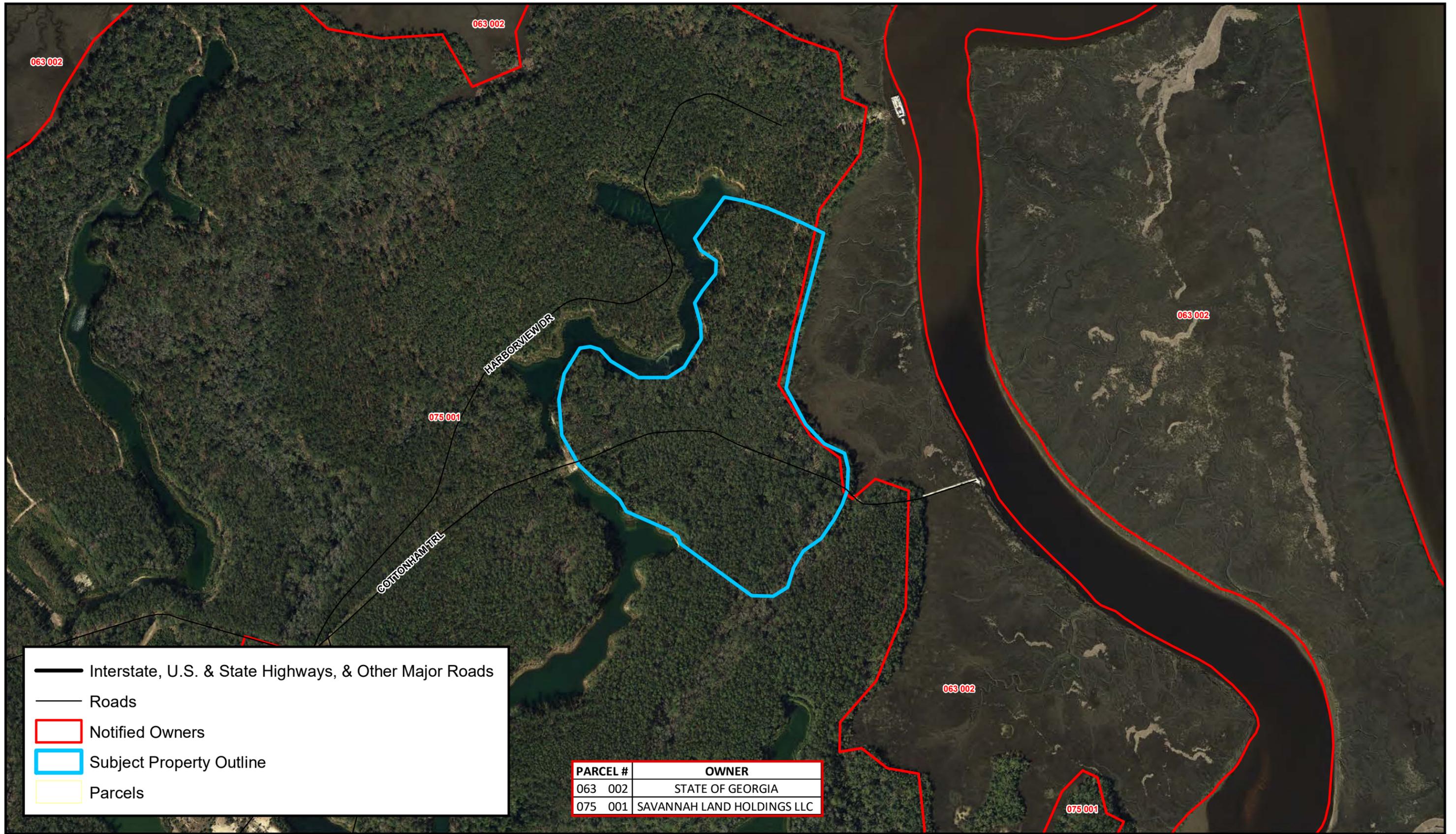
Produced by Bryan County GIS  
March 2020



**Location Map**  
**Redbird Creek (name to change)**  
**Case SD# 3146-20**

Exhibit "C-2"

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



— Interstate, U.S. & State Highways, & Other Major Roads  
 — Roads  
 [Red Outline] Notified Owners  
 [Blue Outline] Subject Property Outline  
 [Yellow Outline] Parcels

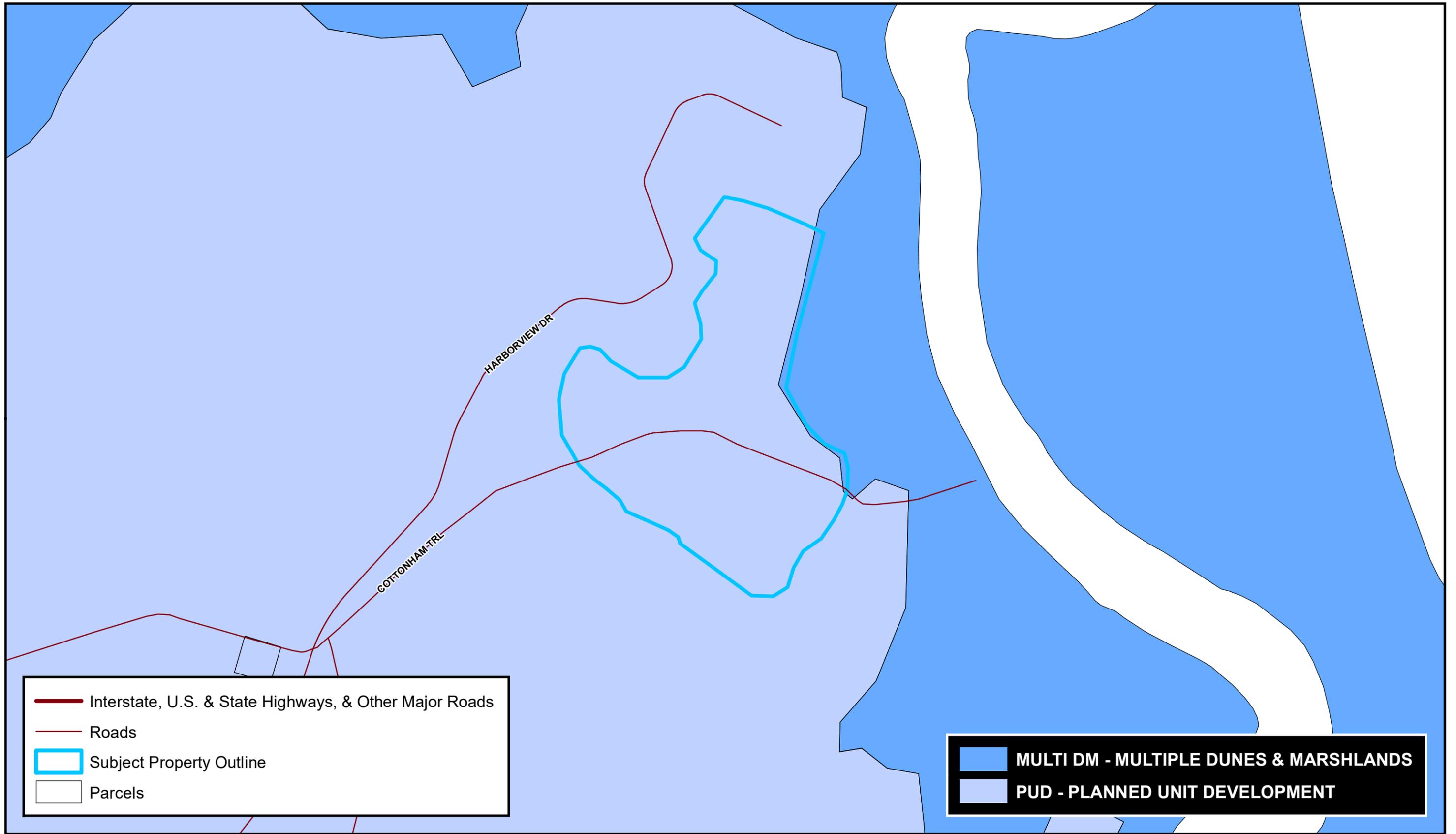
PARCEL #	OWNER
063 002	STATE OF GEORGIA
075 001	SAVANNAH LAND HOLDINGS LLC



**Notification Map**  
**Redbird Creek (name to change)**  
**Case SD# 3146-20**

**Exhibit "C-3"**

DISCLAIMER  
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-  Interstate, U.S. & State Highways, & Other Major Roads
-  Roads
-  Subject Property Outline
-  Parcels

-  MULTI DM - MULTIPLE DUNES & MARSHLANDS
-  PUD - PLANNED UNIT DEVELOPMENT



Produced by Bryan County GIS  
March 2020



**Zoning Map**  
**Redbird Creek (name to change)**  
**Case SD# 3146-20**

**Exhibit "C-4"**

DISCLAIMER  
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# “D” Exhibits – Public Comment

None Received

**BRYAN COUNTY PLANNING & ZONING COMMISSION**

**CASE Z#209-19**

Public Hearing Date: April 7, 2020

REGARDING THE APPLICATION OF: DHRUV Enterprises, LLC, requesting the rezoning of property, PIN# 026-060-03, in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned “B-1”, Neighborhood Commercial District, from its current “AR-1”, Agricultural Residential District zoning.	Staff Report By: Amanda Clement Dated: March 31, 2020
--	---

**I. Application Summary**

**Requested Action:** Public hearing and consideration of a rezoning map amendment for Bryan County. The application by DHRUV Enterprises, LLC, proposes to change the “AR-1” Agricultural Residential District zoning for PIN# 026-060-03, in unincorporated Bryan County, to “B-1” Neighborhood Commercial District.

**Applicant:** DHRUV Enterprises, LLC  
c/o Deepak Bhagat  
8614 White Bluff Road  
Savannah, Ga 31406

**Owner:** Same

**Representative:** Carol Bacon Miller  
P.O. Box 796  
Pembroke, Ga 31321

**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 VI. – Amendments, Section 610. – Standards Governing the Exercise of Zoning Power (“standards”), Bryan County Code of Ordinances
- Appendix B - Zoning, Article XI. – Uses Permitted in Districts, Section 1110. – “B-1” Neighborhood Commercial Districts, Bryan County Code of Ordinances

## II. General Information

**1. Application:** A rezoning application was submitted by Carol Bacon Miller, on behalf of DHRUV Enterprises, LLC, on July 2, 2019. The Community Development Department placed the application on hold until the applicant submitted a Traffic Impact Analysis (TIA). The Engineering Director reviewed and approved the TIA on February 21, 2020, and the Community Development Director certified the application as being generally complete on February 21, 2020.

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

- A. Legal notice was published in the Bryan County News on **March 19, 2020**.
- B. Notice was sent to Surrounding Land Owners on **March 20, 2020**.
- C. The site was posted for Public Hearing on **March 18, 2020**.

**3. Background:** The subject property is located in the southwest corner of the intersection at State Route 204 and Sadie's Kitchen Road. This site consists of 4 acres and is mostly cleared with natural buffers existing along State Route 204, Sadie's Kitchen Road, and the rear property line. According to the application, the most recent use of the site has been as rental property with several mobile homes.

The applicant is seeking a rezoning to "B-1" Neighborhood Commercial to permit the use of the property for *Retail Stores*. In addition to this, the applicant is also seeking an associated conditional use permit (CUP#165-19) to allow for a *Service Station*. The submitted conceptual site plan shows the site to be developed with the adjacent one-acre parcel (PIN# 0311-159), which is already zoned "B-1". The plan proposes a 3,600 square foot convenience store with two regular gas pumps (4 fueling positions) and 1 diesel pump, and 7,200 square feet of retail space. A single site access is proposed along State Route 204 to serve the development.

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

**"A" Exhibits- Application:**

- A-1 Rezoning Application (revised December 30, 2019)
- A-2 Conceptual Site Plan
- A-3 Traffic Impact Study dated February 5, 2020 (received February 9, 2020)

**"B" Exhibits- Agency Comments:**

- B-1 Engineering Director Comments (dated 3-12-2020)
- B-2 Fire Chief Comments (dated 3-12-2020)
- B-3 County Health Director Comments (dated 3-12-2020)
- B-4 Public Works Director Comments (dated 3-12-2020)

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

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

**“D” Exhibits- Public Comment:**

None

**III. Analysis Under Article VI. - Amendments, Section 610. - Standards Governing the Exercise of Zoning Power:**

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

1. Whether the proposed reclassification is in conformance with the Comprehensive Plan.

**Staff Findings:** The Comprehensive Plan Character Areas and Future Land Use Map of North Bryan County shows the subject site as being within the Community Crossroads commercial node located between the intersections of State Route 204/Black Creek Church Road and State Route 204/Wade Carter Road. The Community Crossroads character area anticipates future development to allow for small retail components to provide day-to-day goods and services to the surrounding residential uses. This character area recommends rezoning to “BN” Neighborhood Business or “B-1” Neighborhood Commercial. Therefore, reclassifying the subject property for commercial uses would remain in conformance with the Comprehensive Plan by providing space for additional retail and service options for residents.

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

**Staff Findings:** The intent of the “B-1” Neighborhood Commercial zoning district is to provide locations for small locally oriented businesses, serving primarily nearby residents. The subject property’s location fronting a major arterial highway and between the intersections of Wade Carter Road and Black Creek Church Road helps to carry out the purpose of the “B-1” district by locating small business options in an easily accessible area close to residential areas.

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

**Staff Findings:** Immediately adjacent to the west of the site are undeveloped lands zoned “B-1” and “B-2”/Conditional, to the east is Sadie’s Kitchen Road, to the north is State Route 204, and to the south is a 100’ wide right-of-way for the Seaboard Coast Line railroad. Other uses within one (1) mile of the site are: 1) the Victoria Place Subdivision (zoned “R-1”); 2) agricultural and residential lands either undeveloped or developed for single-family residential use (zoned “A-5” and “AR-1”); and 3) the intersection of State Route 204 and Black Creek Church Road, which has developed into a commercial intersection with the Zip N Food Store (zoned “B-2”) and a new Dollar General (zoned “B-2”). In addition to this, there are a few isolated and sporadically zoned commercial districts in the area. Due to the property being bound by commercial uses and right-of-way and given the mix of uses within one (1) mile of the site, the rezoning to “B-1” Neighborhood Commercial District is not likely to impact the overall character of the area.

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

**Staff Findings:** The adequacy of each of the public services intended to serve the subject property is discussed below:

- a) Roads: The roads providing access to this site are State Route 204 and Sadie’s Kitchen Road. State Route 204 is a state maintained, two-lane-rural arterial road with a posted speed limit of 45 m.p.h. Based on the Traffic Impact Study prepared by the applicant, current daily volumes are roughly 3,400 vehicles per day. This is slightly less than those approximated in the County’s North Bryan Transportation Study prepared by Thomas and Hutton in 2018, which estimated current daily volumes at roughly 3,500 vehicles per day. With a current daily volume of 3,500 vehicles per day, the corridor was found to be operating at an acceptable Level of Service.

Sadie’s Kitchen Road is a county maintained, unpaved local road with no posted speed limit. This road provides access from State Route 204 to several residential properties. As an unpaved, local

road, this access would not be adequate to serve the potential development and is therefore not being considered by the applicant as a means of access.

- b) Parks and Recreational Facilities: Hendrix Park provides public recreation facilities for North Bryan County; however, since the “B-1” Neighborhood Commercial zoning district does not allow residential uses, there would be no impacts to parks and recreational facilities.
- c) Police and Fire Protection: The Bryan County Sheriff’s Office and Bryan County Emergency Services provide police and fire protection for the subject property. The site falls within the response area for the Mill Creek Station 5.
- d) Schools: Lanier Primary, Bryan County Elementary, Bryan County Middle, and Bryan County High Schools serve North Bryan County residents; however, since the “B-1” Neighborhood Commercial zoning district does not allow residential uses, there would be no impacts on schools.
- e) Stormwater Drainage System: Existing topographic information for the area suggests that stormwater from the site primarily drains to the rear of the property before draining west towards a wetlands area.
- f) Water Supplies and Wastewater Treatment: Bryan County does not provide water or sewer service to the area.
- g) Waste Disposal: Waste disposed of in the unincorporated areas of Bryan County is collected by Republic Waste and taken to Broadhurst Environmental Landfill in Wayne County. Based on information made available by the Georgia Department of Natural Resources, Environmental Protection Division, Land Protection Branch, this landfill has approximately 86 years of capacity remaining.

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

**Staff Findings:** The Georgia Natural, Archaeological, and Historic Resources map does not reveal any known archeological, historical, or cultural resources. The National Wetlands Inventory map does not show the potential for any protected wetlands on the site, and the FEMA F.I.R.M. maps identify this property as being located outside of the Special Flood Hazard Area, and within the X zone. The reclassification and development of the site should therefore not adversely affect any historical, cultural, or environmental resources.

6. Whether the proposed reclassification will adversely affect the existing uses or usability of adjacent or nearby Lots or the preservation of the integrity of any adjacent neighborhoods.

**Staff Findings:** Adjacent existing uses consist of undeveloped lands zoned “B-1” and “B-2”/Conditional to the west, Sadie’s Kitchen Road to the east, State Route 204 to the north, and a 100’ wide railroad right-of-way for the Seaboard Coastline rail line to the south. The proposed reclassification should not adversely affect the existing uses or usability of the adjacent commercial lands as the proposed reclassification would yield compatible uses to these. Further, the proposed reclassification should not adversely affect nearby residential uses as the proposed commercial and existing residential uses will be separated by existing rights-of-way.

7. Whether the proposed reclassification could adversely affect market values of nearby Lots.

**Staff Findings:** No evidence or research has been presented either in support of or in opposition to this request, which would suggest the proposed use will not have an adverse effect on the market values of nearby lots.

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

**Staff Findings:** The proposed reclassification is not expected to require an increase in existing levels of service for schools, parks and recreational facilities, or police and fire protection. Level of Service for these services are generally measured based on population or households; neither of which are likely to increase due to a direct result of the proposed commercial development. Necessary increases for all other public services intended to serve the subject property are discussed below:

- a) Stormwater Drainage System: The conceptual site plan locates the impervious portions of the developed area towards the front of the site, with pervious areas and a detention pond to the rear. Staff notes that the site will have to be designed to comply with current Bryan County storm drainage requirements in place at the time of site development approval.
- b) Water Supplies and Wastewater Treatment: Bryan County does not provide water or sewer service to the area and therefore, the development will be required to provide its own water supply and wastewater treatment through the use of a private well and septic system.

- c) Solid Waste Services: Waste disposed of in the unincorporated areas of Bryan County is collected by Republic Waste and taken to Broadhurst Environmental Landfill in Wayne County. Based on information made available by the Georgia Department of Natural Resources, Environmental Protection Division, Land Protection Branch, this landfill has approximately 86 years of capacity remaining.
- d) Roads: The Traffic Impact Study prepared for this rezoning request analyzed the intersections at State Route 204/Wade Carter Road, State Route 204/Sadie’s Kitchen Road, State Route 204/Ellabell Loop Road, and State Route 204/Black Creek Church Road under Existing conditions, Future No-Build conditions (without the proposed development), and Future Build conditions (with the proposed development). Based on these findings, the studied intersections currently operate and are expected to continue to operate at acceptable levels of service with the proposed development. Excerpts from the Traffic Impact Study on these Level of Service findings are below.

**Table 2: Existing Level of Service**

Intersection	AM Peak Delay (LOS)	PM Peak Delay (LOS)
SR 204 at Wade Carter Road	10 (A)	10 (A)
SR 204 at Sadie’s Kitchen Road	11(B)	9 (A)
SR 204 at Ellabell Loop Road	11 (B)	11 (B)
SR 204 at Black Creek Church Road	11 (B)	12 (B)

**Table 4: Future No-Build Level of Service**

Intersection	AM Peak Delay (LOS)	PM Peak Delay (LOS)
SR 204 at Wade Carter Road	10 (A)	10 (A)
SR 204 at Sadie’s Kitchen Road	11 (B)	9 (A)
SR 204 at Ellabell Loop Road	11 (B)	11 (B)
SR 204 at Black Creek Church Road	11 (B)	12 (B)

**Table 6: Future Build Level of Service**

Intersection	AM Peak Delay (LOS)	PM Peak Delay (LOS)
SR 204 at Wade Carter Road	10 (A)	11 (B)
SR 204 at Sadie’s Kitchen Road	11 (B)	10 (A)
SR 204 at Ellabell Loop Road	11 (B)	11 (B)
SR 204 at Black Creek Church Road	11 (B)	13 (B)
SR 204 at Site Access	11 (B)	11 (B)

In addition to this, an auxiliary lane analysis was conducted for the site access on State Route 204, and found that an eastbound right-turn deceleration lane and a westbound left-turn lane are warranted based on GDOT guidelines. The Traffic Impact Study concluded the addition of the auxiliary turn lanes would have minimal impact on the site access operations, and the intersections would continue to operate at an acceptable Level of Service with or without turn lanes. For this reason, the Traffic Impact Study

recommended the applicant apply for a waiver or variance from GDOT for the auxiliary turn lanes. Since State Route 204 is a state road, the County has no jurisdiction, and GDOT will determine, which improvements, if any are required on State Route 204.

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

**Staff Findings:** The subject property is anticipated for small-scale commercial development under the County's Comprehensive Plan and is generally bound by State Route 204, Sadie's Kitchen Road, the Seaboard Coast Line railroad, and undeveloped lands zoned for commercial use. Staff finds the intent of the Comprehensive Plan and the clear lines of demarcation marked by the existing rights-of-way which separate the proposed commercial use from any incompatible uses, to be supporting ground for approval of the proposed reclassification.

10. The existing uses and zoning of nearby lots.

**Staff Findings:** Adjacent existing uses consist of undeveloped lands zoned "B-1" and "B-2"/Conditional to the west, Sadie's Kitchen Road to the east, State Route 204 to the north, and a 100' wide railroad right-of-way for the Seaboard Coast Line railroad to the south. The proposed reclassification should not adversely affect the existing uses or usability of the adjacent or nearby commercial uses as the proposed reclassification would yield compatible uses to these. Further, the proposed reclassification should not adversely affect nearby residential uses as the proposed commercial and existing residential uses will be separated by existing rights-of-way.

11. The extent to which the value of the Lot proposed to be reclassified is diminished by its existing zoning restrictions.

**Staff Findings:** The application for the reclassification states that the value of the property is diminished by its current use and existing zoning restrictions, yet does not specify how. While staff generally agrees that property could be worth more if zoned for commercial uses as opposed to residential, staff does not agree that this general understanding alone is a determinative factor in meeting this standard. Instead, it must be shown that the current value of the lot is diminished by its existing zoning restrictions. This is generally interpreted to mean that the diminishment is to the extent that it deprives the property owner of the use of his property in some way. Contrary to this, the application states that the property has been used in the past as a rental property with several mobile homes. This demonstrates that there is some functional and economic value to the property afforded by its existing zoning. Therefore, the applicant's

argument fails to demonstrate that the existing zoning restrictions diminish the current value of the lot as zoned.

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

**Staff Findings:** Staff has not identified any diminished property value of the lot resulting from its existing zoning restrictions.

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

**Staff Findings:** The subject property proposed for reclassification is bound by State Route 204, Sadie's Kitchen Road, the Seaboard Coast Line railroad, and undeveloped lands zoned for commercial use. Given the clear lines of demarcation which separate the proposed commercial use from any incompatible uses, staff has not identified a relative gain to the public for the subject property to remain agriculturally and residentially zoned.

14. The suitability of the Lot proposed to be reclassified for its current and proposed zoned purposes.

**Staff Findings:** The current zoning of the property is "AR-1" Agricultural District; the purpose of which is to provide for large lot single family and manufactured home development in a rural environment. As stated in the County's Comprehensive Plan, the future development plans for the County identify this area as suitable for a Community Crossroads commercial node in order to provide for small, locally oriented businesses that provide day-to-day goods and services to the surrounding rural, residential uses. Additionally, the subject property is located adjacent to undeveloped lands zoned for commercial use, and is bound on the other three sides by public state, county, and railroad rights-of-way. Therefore, the lot is suitable for its proposed use.

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

**Staff Findings:** The application for the rezoning states that the subject site was most recently used as a rental property for several mobile homes, but does not indicate when the last income from the property was received.

16. Whether the proposed reclassification would create an isolated District unrelated to adjacent and nearby Districts.

**Staff Findings:** The proposed reclassification would not create an isolated district unrelated to adjacent or nearby districts. The subject property is adjacent to undeveloped lands zoned for commercial uses.

17. Whether there are substantial reasons why the Lot cannot be used in accordance with this existing zoning classification.

**Staff Findings:** The applicant did not offer substantial reasons as to why the subject property cannot be used in accordance with the existing zoning classification.

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

**Staff Findings:** The applicant has presented a specific plan to utilize the site for *Retail Stores* and a *Service Station* (CUP#165-19).

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

Staff recommends approval of the requested rezoning, subject to the following condition:

1. The owner/developer shall be responsible for constructing the road improvements on State Route 204 in accordance with Georgia Department of Transportation requirements.

#### **V. Planning & Zoning Commission Recommendation**

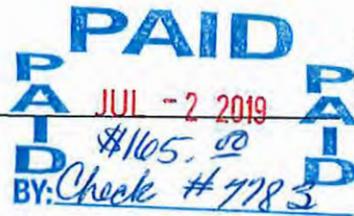
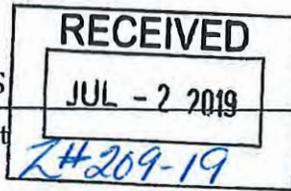
**Recommendation:** The Commission may recommend that the rezoning be granted as requested, or it may recommend approval of the rezoning requested subject to provisions, or it may recommend that the rezoning be denied.

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

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

# “A” Exhibits – Application

Bryan County  
Board of Commissioners  
Community Development Department



REZONING APPLICATION

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

FEE

Application Fee: \$165.00

APPLICANT/OWNER INFORMATION

Applicant: DHRUV ENTERPRISES, LLC (Deepak Bhagat)  
 Property Owner Address: 8614 White Bluff Road  
 Authorized Agent City: Savannah State: GA Zip: 31406  
Phone: (912) 655-9413 Email: vibedeeep2000@gmail.com

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

PROPERTY INFORMATION

Property Address or General Location: Ga. Hwy 204/Linda Lane/Sadie's Kitchen Road  
PIN Number(s) (Map & Parcel): 026 060-03 Total Acreage: 4  
Current Zoning District(s): AR-1 Proposed Zoning District(s): B -2- 1

Existing Use of Property: residential/rental property  
Proposed Use of Property: commercial (convenience store/retail with gasoline pumps)

FOR OFFICE USE ONLY

Case #: Z# 209-19 Date Received: 7/2  Fee Paid Initial: S.G.  
\*Revised Dec. 30, 2019

## REZONING REVIEW AND TIMING

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

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

## MAP AMENDMENT APPLICATION CHECKLIST

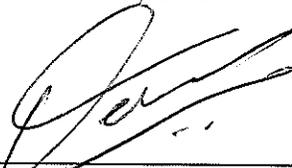
The following information must be included with your submittal. Any omission of the items below will result in a delay of your request. Place a check next to each item included with your submission.

- Completed Application
- Completed Authorization by Property Owner form, if applicant is not the property owner
- Proof of Ownership *Deed/ Plat attached*
- Verification of Paid Taxes
- Disclosure Statement
- Written impact analysis prepared with respect to each of the standards enumerated on Page 3 of this application form. This analysis is required for all reclassifications to PUD, I-1, WP, I-L, B-2, R-3, R-4 and WB-3; and all other reclassifications of lots at least 20 acres in size in the AR 1.5, R-30, R-1, R-2, B-1, O and WB-2.
- One (1) 8 ½ x 11 inch, and One (1) full size copy of the proposed concept plan
- Traffic Impact Analysis – Required for proposed uses generating more than 1,000 average daily trips or will concentrate 300 or more average daily trips per day through a single access point
- Traffic Design Analysis – Required for proposed uses that do not meet the threshold for a Traffic Impact Analysis but will generate 200 or more average daily trips

## APPLICANT CERTIFICATION AND ACKNOWLEDGMENT

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

X

  
Applicant Signature **DEEPAK BHAGAT**  
as Member/Manager of DHRUV ENTERPRISES LLC

Date

7/1/2019

## REZONING STANDARDS

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

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

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

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

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

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

FOR OFFICE USE ONLY

Completeness Cr'd: 2/21/2020\* DRC Meeting Date: 3/12/2020 P&Z Hearing Date: 4/7/2020  
 BOC Hearing Date: 4/13/2020

\*Held for TIA Approval

December 30, 2019

To: Bryan County Community Development Department

Re: Application for Rezoning of Parcel Number 026-060-03

I hereby **amend** my pending application for rezoning of the above-noted parcel to request zoning reclassification to B-1 rather than B-2 as stated in the original application. I am also filing a separate Application for Conditional Use of the Parcel.

This 30<sup>th</sup> day of December.



CAROL BACON MILLER, as attorney and agent for DHRUV ENTERPRISES, LLC

Bryan County  
Board of Commissioners

Community Development Department



**AUTHORIZATION OF PROPERTY OWNER**

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

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

Name of Applicant: DHRUV ENTERPRISES, LLC

Address: 8614 White Bluff Road

City: Savannah State: GA Zip Code: 31406

Telephone Number: 912 655 9413 Email: \_\_\_\_\_

X [Signature]  
Signature of Owner **Member/Manager**

7/1/19  
Date

DHRUV ENTERPRISES, LLC  
Owners Name (Print)

**I further state that my attorney Carol Bacon Miller is representing me in this matter. Department staff may communicate directly with her on all issues pertaining to this application.**

Personally appeared before me  
Deepak Bhagat  
Owner (Print)

X [Signature]  
Initials

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 1<sup>st</sup> of July, 2019

Carol Bacon Miller  
Notary Public



Bryan County  
Board of Commissioners

Community Development Department



VERIFICATION OF PAID TAXES

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

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

<sup>03</sup>  
~~026-060-003~~

Parcel Identification Number

X *[Signature]*  
Signature of Applicant **Deepak Bhagat**

7/1/2019  
Date

**BRYAN COUNTY TAX COMMISSIONER'S USE ONLY**

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

Name: Bridgette Miller

Title: TAX CLERK

Signature: Bridgette Miller

Date: 7-2-19

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

Manufactured Home: \_\_\_\_\_ Make  
\_\_\_\_\_ Model  
\_\_\_\_\_ Year  
\_\_\_\_\_ Serial #

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Bill Number . . .	2018 005184 Acct	16387R18	Fair Mkt Val	25,500
Taxpayer Name . .	DHRUV ENTERPRISES LLC		Bill Date	2018 08 24
Additional Name .			Due Date	2018 11 15
Address Line 1 .			H/S Code	
Address Line 2 .	8614 WHITE BLUFF ROAD		Lender Code	
City ST Zip 4 . .	SAVANNAH	GA 31406	Under Appeal	
Loctn/Desc . . .	LOT 1 PS 594/5A		Bankruptcy	
Map Blk Par Sub .	026 060 03	Dist 03	Check Notes	
Original Bill	Adj & Charges	Payments	Descriptions	This Tran
258.83		258.83-	Taxes	
			Assessment Pen	_____
			Interest	_____
			Costs	_____
			Late Penalty	_____
			Other Penalty	_____
258.83		258.83-	TOTALS	_____
		Last T/A Date	Payment/Adjust	(P/A) P
		PP 2018 09 11	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.

X

Signature of Applicant **Deepak Bhagat for  
DHRUV ENTERPRISES, LLC**

Personally appeared before me

**Deepak Bhagat**

Applicant (Print)

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

This 1<sup>st</sup> day of July 2019

Notary Public



## IMPACT ANALYSIS IN SUPPORT OF APPLICATION FOR REZONING

Re: **Parcel 026-060-003**

The parcel to be rezoned and combined consists of 4 acres located in Ellabell on Georgia Highway 204. Applicant seeks rezoning in order to construct a commercial building which will feature a convenience store with additional retail space. The development will feature gasoline pumps as part of the convenience store. Applicant is filing a separate petition to rezone the adjoining parcel. The Applicant's proposed development includes both parcels, which are 5 acres in total.

The proposed reclassification and planned development is in conformity with the comprehensive plan's goals of redevelopment of existing areas and creating more mixed use areas to better provide for the needs of the residents and the public in general.

The proposed reclassification and planned development is compatible with the neighborhood and will have a positive impact. The immediate area is predominantly residential, with some businesses nearby. It is a densely populated rural unincorporated area. There is a lack of retail businesses for the residents. A convenience store selling gasoline would be a great "convenience" indeed for the residents of this area of the county. There is currently one store that sells gasoline located about a half mile away. Other than that store, the nearest is more than three miles away.

Public facilities and services are adequate to serve the Property. Private water and sewer have already been included in the conceptual plan for the site. Highway 204 is a main artery road for this neighborhood. The proposed development would not increase traffic on the road. The proposed reclassification and planned development should not require any increase in existing levels of public services, with the possible exception of police or fire protection for the planned building. Any such increase would be well within the existing abilities of current fire and police protection provided in the area.

There are no known archaeological, historic, cultural, or environmental resources on the Property or in the immediate vicinity which would be affected by the proposed reclassification and planned development.

The proposed reclassification and planned development will not adversely affect the existing uses or usability of adjacent or nearby lots. It will provide a much needed service to the residents of this area. Market value of adjoining properties may increase, but should not be negatively affected.

The proposed reclassification and planned development is justified in this case because the value of the Property is diminished by its current use and existing zoning restrictions. The value of the Property should be increased, not diminished, by the proposed rezoning and redevelopment. The most recent use of the Property is rental for several older mobile homes. The proposed use will be a vast improvement for the neighborhood and community as a whole, and will add to the property tax base.

The neighborhood has experienced a great deal of growth over the past 10-15 years. Commercial businesses in the neighborhood have not kept up. The planned development is needed to address the changed conditions of the area and the needs of the public.

Existing uses of adjoining Properties: The parcel to the immediate west of the Subject property is also owned by the Applicant. It is presently classified as B-1, but a separate application is being simultaneously filed seeking reclassification to B-2. All other adjoining parcels, including those across the road (Georgia Highway 204) are zoned AR-1.

The proposed reclassification and planned development will promote the general welfare of the public, especially residents in the area, by providing a much needed service. The public as a whole will also benefit by the added sales tax with the proposed development will generate for the County's operating revenues. The existing classification will not provide any benefit to the public, and detracts from the overall aesthetics of the neighborhood. The Property is currently producing very little income and this has been the status for many years. Continuation of the Property's current use and classification is not in the best interests of the community as a whole or the residents of this area

This site is ideally suited for the proposed reclassification and planned development. The Owner's plans for the site will meet a need in the area. As there are several businesses in the neighborhood, including a Dollar General retail store presently under construction, the proposed reclassification will not create an isolated district unrelated to adjacent and nearby districts.

The **Conceptual Site Plan** submitted with the application shows the area of the Property to be used for the proposed development.

### **TRAFFIC IMPACT ANALYSIS**

It is anticipated that there will be little or no increase to traffic on the public road. Most of the trips into and out of the site will be by persons already passing through the area on Georgia Highway 204. The point of access shown on the site plan is adequate to accommodate the anticipated traffic into and out of the site. It is anticipated that there will be 280-320 trips per day in and out of the site once the planned convenience store is constructed and operational.

BRYAN COUNTY  
CLERK OF COURTS

749 0128

2007 AUG 24 PM 4:10

015-2007-001659

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

Bryan County, Georgia  
Real Estate Transfer Tax

Paid 33.00  
Date 8-24-07  
*J. Davis*  
Clerk of Superior Court

After recording, return to:  
CAROL B. MILLER, Attorney at Law  
Post Office Box 796  
Pembroke, GA 31321

STATE OF GEORGIA  
COUNTY OF BRYAN

**WARRANTY DEED**

THIS INDENTURE, Made this 24<sup>th</sup> day of August, 2007, between DOLLY CROSBY, of Bryan County, Georgia, as Grantor, and DHRUV ENTERPRISES, LLC, a Georgia limited liability corporation, as Grantee;

**WITNESSETH:**

The said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, his heirs and assigns, the following described property, to wit:

All that certain lot, tract or parcel of land situate, lying and being in the 1380<sup>th</sup> G. M. District of Bryan County, Georgia, containing 4.0 acres, more or less, and being more particularly set forth on that certain plat of survey dated April 17, 2007, and recorded in Plat Book 594, Page 5-A, in the Office of the Clerk of Superior Court of Bryan County, Georgia. Said plat is hereby incorporated by specific reference for descriptive and all other legal purposes.

This is a portion of that parcel of land conveyed to the Grantor herein by Warranty Deed from R & K Bell Properties, LLP, dated December 1, 2004, and being recorded in Deed Book 476, Page 53, Bryan County, Georgia records.

Said conveyance is subject to any and all easements, right of way encroachments, or servitudes, including such as/or would be

apparent from a visual or on the site survey, an examination of the property and such as are recorded upon the public records of Bryan County, Georgia.

**TO HAVE AND TO HOLD**, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of **DHRUV ENTERPRISES, LLC**, the said Grantee, its heirs and assigns forever in **Fee Simple**.

And the said Grantor, for her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said Grantee, its heirs and assigns, against the claims of all persons whomsoever.

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

*Dolly Crosby* (SEAL)  
**DOLLY CROSBY**

Signed, sealed and delivered  
on the 24<sup>th</sup> day of August,  
2007, in the presence of:

*Janya Dixon*  
Witness

*Carol Bacon Miller*  
Notary Public

**CAROL BACON MILLER  
BRYAN COUNTY, GEORGIA  
MY COMMISSION EXPIRES  
OCTOBER 30, 2010**

BOOK # \_\_\_\_\_ PAGE # \_\_\_\_\_  
CLERK OF SUPERIOR COURT  
BRYAN COUNTY, GA  
FEBRUARY 10, 2008

749 0129

**N.P.**

BRYAN COUNTY  
CLERK OF COURTS  
2007 AUG 24 PM 4:10



**Summary**

Parcel Number 026 060 03  
 Location Address 99 LINDA LN  
 Legal Description LOT 1 PS 594/5A  
 (Note: Not to be used on legal documents)  
 Class R3-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning AR-1  
 Tax District County Unincorporated (District 03)  
 Millage Rate 25.375  
 Acres 4  
 Neighborhood ELLABELL AREA (ELLAB)  
 Homestead Exemption No (S0)  
 Landlot/District N/A

[View Map](#)

**Owner**

DHRUV ENTERPRISES LLC  
 8614 WHITE BLUFF ROAD  
 SAVANNAH, GA 31406

**Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	3	4

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
STORAGE	1981	34x21/0	0	\$1,200

**Prebill Mobile Homes**

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
25392	MYERS AIMY		1991	GENERAL	UNKNOWN	24x58
25393	PFISTER VICKI		1988	FLEETWOOD	SPRING HILL	24x48

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/24/2007	749 128	594 5A	\$33,000	FAIR MARKET LAND SALE	CROSBY DOLLY	DHRUV ENTERPRISES LLC
12/1/2004	476 53	516 10	\$82,000	FAIR MARKET SALE	R&K BELL PROPERTIES LLLP	CROSBY DOLLY
6/27/2002	237 437	516 10	\$82,000	FAIR MARKET SALE	DUBOIS LINDA F	R&K BELL PROPERTIES LLLP
11/21/2001	193 440	B 87	\$0	ESTATE	PHILLIPS LINDA FAYE	DUBOIS LINDA F
1/11/1993	10-K367	93 258	\$0	GIFT DEED	STRICKLAND R J	PHILLIPS LINDA FAYE
1/1/1993	10-K0367		\$0	UQ		STRICKLAND R J

**Valuation**

	2018	2017	2016
Previous Value	\$25,500	\$29,200	\$29,200
Land Value	\$24,300	\$24,300	\$28,000
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$1,200	\$1,200	\$1,200
= Current Value	\$25,500	\$25,500	\$29,200

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Permits, Photos, Sketches.

The Bryan County Board of Assessors makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. This webpage is not live data. Values and Ownership indicated are from the last Georgia Department of Revenue certified tax roll and reflect property values as of the tax lien date which, in Georgia, is January 1st of each year. Other data changes will be updated throughout the year.



Last Data Upload: 7/2/2019, 6:26:16 AM

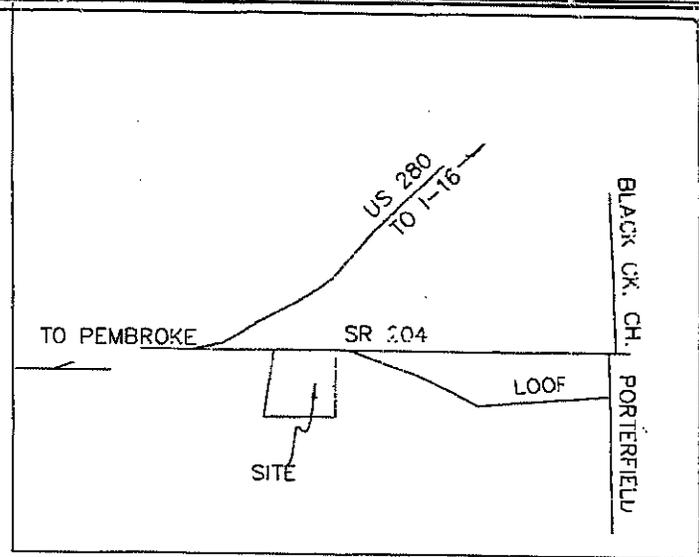
Version 2.2.28

APPROVED UNDER ARTICLE XIV IN ACCORDANCE  
WITH THE BRYAN COUNTY SUBDIVISION REGULATIONS.

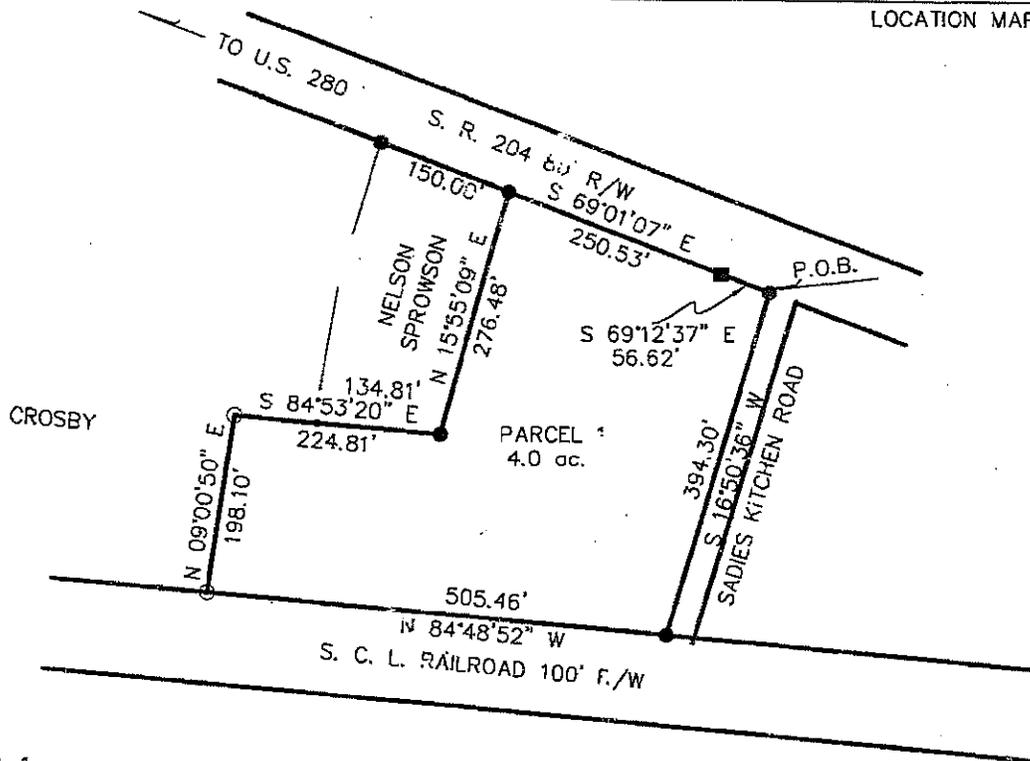
*[Signature]*  
DIRECTOR

8/14/07  
DATE

ACCORDING TO FIRM 130016 0090 A DATED NOV. 16, 1983,  
THIS PARCEL IS NOT IN A FLOOD ZONE.



LOCATION MAP



MAG.

ZONE AR-1  
SETBACKS  
75' FRONT  
25' SIDE  
50' REAR

Georgia, Bryan County  
Recorded in Plat Book  
594 Page 5A  
Date 8-23-07  
*[Signature]*  
Clerk Superior Court

SURVEYOR'S NOTES:

- I certify that in my opinion this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of the Georgia Plat Act.
- Any certification expressed or implied herein applies only to the individual(s), association(s), agency(s), and/or corporation(s) explicitly listed.
- This surveyor does not guarantee that all easements or wetlands that may effect this property are shown, indicated or implied.

REF: PLAT SHOWING 2 TRACTS DATED 05-20-05  
PLAT SLIDE 262  
PLAT SLIDE 465 PGE 8  
1.00 AC. SURVEY P.B. 360 PGE 3



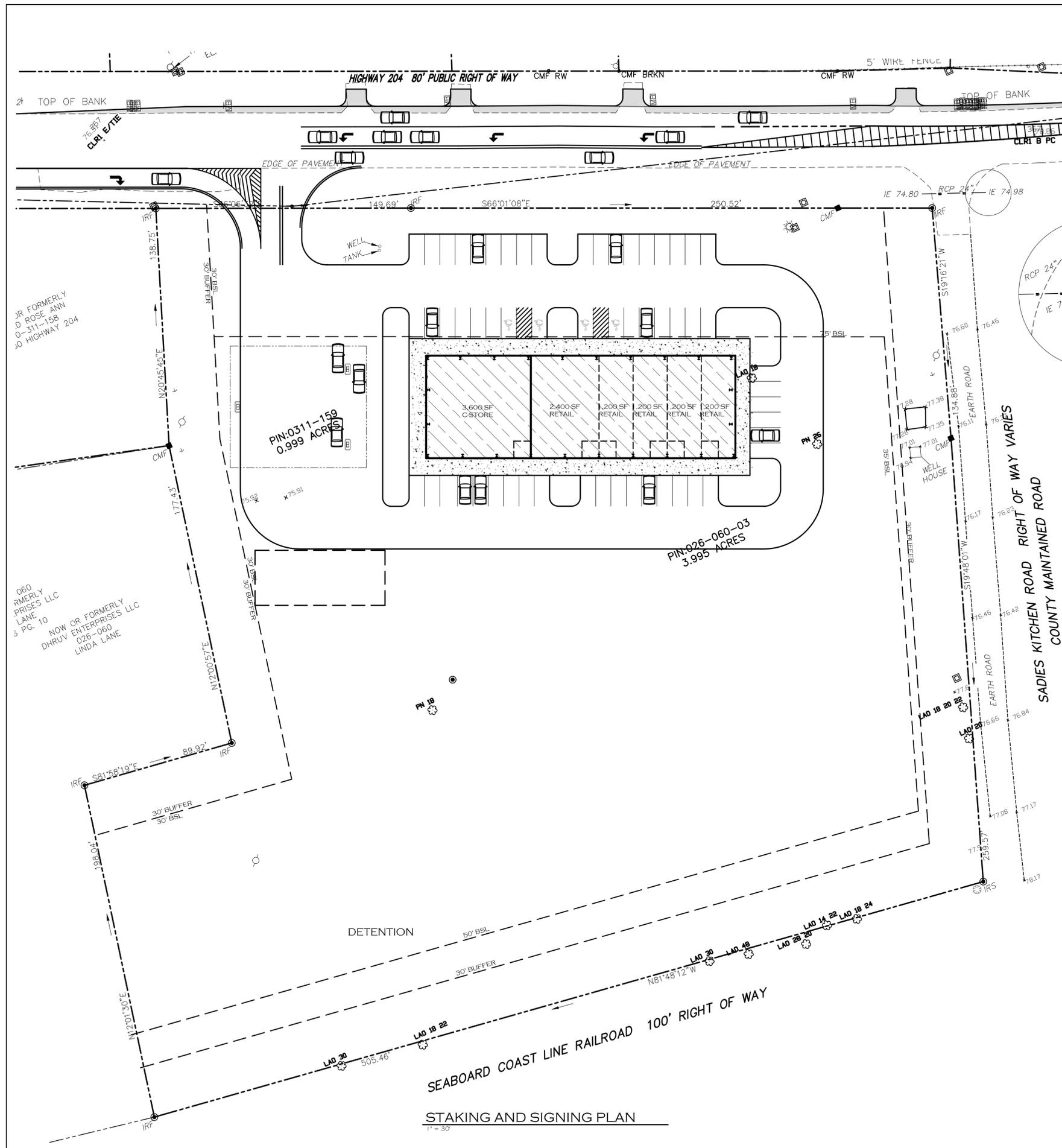
SURVEY FOR:

**DHRUV ENTERPRISES, LLC**  
349

AREA	LAND LOT	LAND DIST.	COUNTY	G.M.D.	STATE
4.00 AC.	-	-	BRYAN	1380 TH	GEORGIA

- IRON PIN SET
- IRON PIN FOUND
- CONC. MARKER SET
- ▽ CONC. MARKER FOUND
- ▽ NO CORNER SET/FOUND

DRAWN BY: HMS



STAKING AND SIGNING PLAN  
1" = 30'

**TRAFFIC IMPACT STUDY**

Full Appendix with Traffic Counts has been removed. This information is on file with the Bryan County Community Development Office.

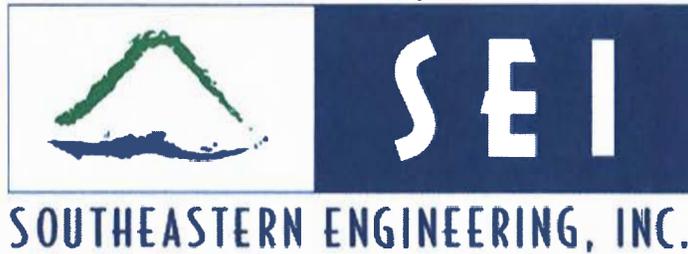
**FOR**

**SR 204 Gas Station**

**Bryan County, GA**

Prepared For:  
Catskill Builder  
P.O. Box 944  
Tybee Island, GA 31328

Prepared By:



2470 Sandy Plains Road  
Marietta, GA 30066

February 5, 2020



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## APPENDICES

- Appendix A: Site Plan
- Appendix B: Traffic Count Summary Sheets
- Appendix C: Synchro Report
- Appendix D: Intersection Control Evaluation

## EXECUTIVE SUMMARY

A gas station is proposed to be constructed on approximately 5 acres of land along GA 204 in Bryan County. The proposed development will include a gas station with 12 vehicle fueling positions, a 3,600 SF convenience store, and 7,200 SF of retail space. A single site access is proposed along SR 204 to serve the development. The study details the findings of the traffic analysis upon the complete construction of the proposed development, which is planned for 2020.

The traffic operations at the study intersections were evaluated for the existing year 2019 and future year 2020. The study intersections currently operate and are expected to continue to operate at acceptable levels of service without the development. The future year 2020 was analyzed with the site generated traffic volumes from the proposed development added to the future year 2020 background traffic. Based on the findings of the analyses, the study intersections will continue to operate at acceptable levels of service, LOS A-B, in the future year 2020 with the proposed development. The traffic impact caused by the proposed development on intersection operations is minimal.

An auxiliary lane analysis was conducted at the site access intersection with SR 204 based on GDOT and AASHTO guidelines. Based on the findings of the analysis, the volume entering the proposed development exceeds GDOT left and right turning vehicle thresholds; therefore, an eastbound right-turn deceleration lane and a westbound left-turn lane are warranted. Due to low volumes on SR 204, an auxiliary lane analysis based on the standards set by AASHTO was performed. Using AASHTO standards, a left-turn auxiliary lane is not warranted along SR 204 at the site access based on peak hour volumes.

The operational analysis of the intersection of SR 204 at the site access with right turn and left turn lanes had minimal impact on the site access intersection operations. The intersection will continue to operate at the same level of service as it did when evaluated without the auxiliary lanes.

Based on the findings from the analyses, the proposed gas station development is expected to have minimal impact on the study intersections. The study intersections are expected to continue to operate at the same level as in the existing year. Auxiliary lanes are warranted along SR 204 at the site access based on daily volumes, but the left-turn lane is not warranted based on the peak hour volumes. The operational impact of the left-turn and right-turn lanes is minimal and the intersection will continue to operate at the same level of service with or without the additional turn lanes. Based on the analysis, a waiver or variance request from GDOT is recommended.

## INTRODUCTION

A traffic impact study was conducted by Southeastern Engineering, Inc. for a proposed gas station development in Ellabell, Bryan County, GA. The site is located on approximately 5 acres, to the south of State Route 204 (SR 204) and to the west of Sadie's Kitchen Road. The development proposes one site access on SR 204. **Figure 1** illustrates an overall location map near the proposed gas station.



**Figure 1: Location Map**

The purpose of this study is to identify potential traffic impacts of the proposed gas station on the surrounding roadway network. The study includes the existing and future peak hour traffic operations and capacity analysis at the study intersections as well as any proposed site access. Operational improvements will be evaluated to mitigate the traffic impacts caused by the proposed development, if needed. Based on the results of the capacity analysis for the study intersections and site access, recommendations will be made for the required geometry and traffic control.

## PROJECT DESCRIPTION

The proposed commercial development will include a gas station with 12 vehicle fueling positions and a 3,600 SF convenience store, and 7,200 SF of retail space. The site plan proposes a single site access on SR 204. The study analyzes traffic impacts on the surrounding roadway network upon full build-out of the proposed development, which is planned for 2020. The proposed site plan is included in **Appendix A**.

## EXISTING TRAFFIC CONDITIONS

The traffic impact study analyzes the current traffic operations along SR 204 in the vicinity of the proposed development. Capacity analysis and level of service evaluations of the study intersections were conducted for the existing conditions and future conditions with and without the proposed development.

### Roadway Conditions

The roadway network adjacent to the proposed development site was examined to evaluate the existing roadway conditions. An aerial of the study area can be seen in **Figure 2**.

#### State Route 204 (SR 204)

SR 204 is functionally classified as a two-lane-rural major collector which connects residential communities within Bryan County to Savannah. It has a posted speed limit of 45 miles per hour within the site vicinity. Curb, gutter and sidewalks are not available near the site.

#### Wade Carter Road

Wade Carter Road is a two-lane facility and is classified as a local road. It has a posted speed limit of 35 miles per hour and connects to residential driveways along with other local roads. It connects to SR 204 in the south and connects to Black Creek Church Road in the north.

#### Sadie's Kitchen Road

Sadie's Kitchen Road is a local unpaved road that connects to SR 204 in the north. There is no posted speed limit along Sadie's Kitchen Road and connects to residential driveways.

#### Ellabell Loop Road

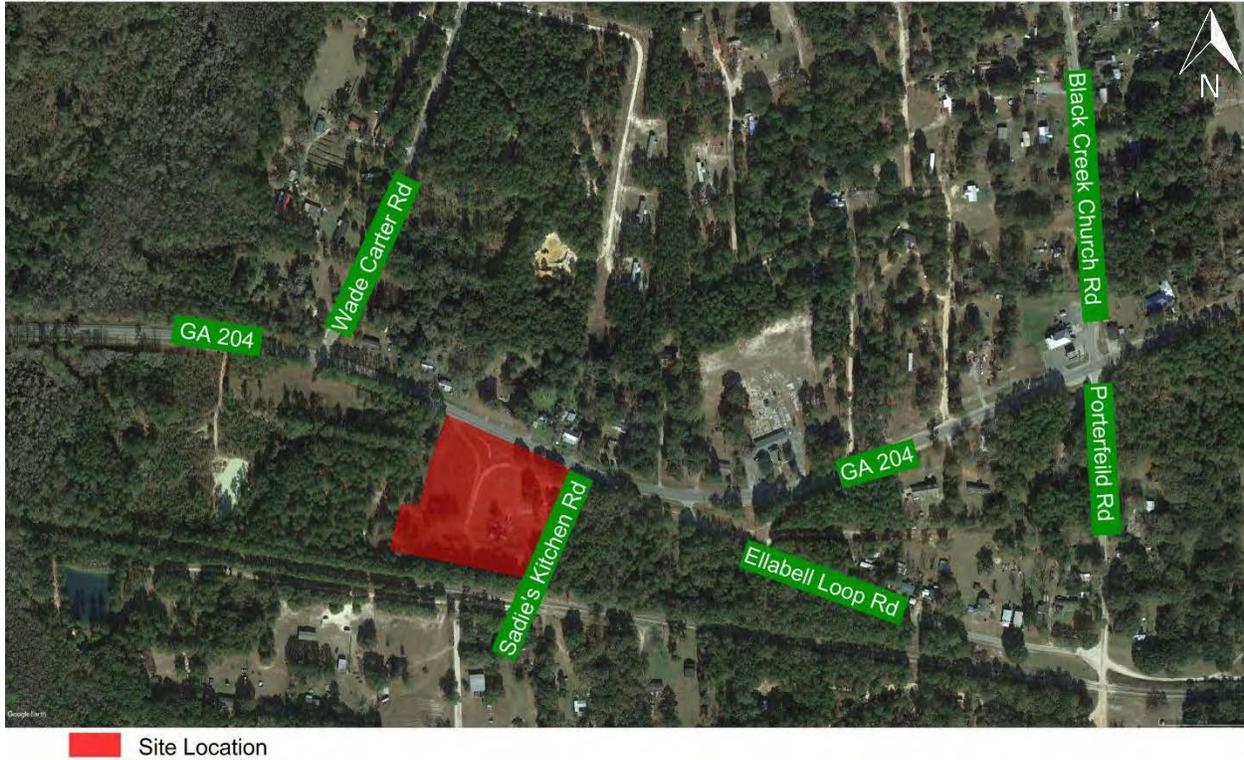
Ellabell Loop Road is a local road with a posted speed limit of 25 miles per hour. It connects to SR 204 on the west, and on the east, it connects to Porterfield Road. It is a two-lane road that is mostly utilized by residential communities.

#### Black Creek Church Road

Black Creek Church Road is functionally classified as a rural major collector. It is a two-lane facility with a posted speed limit of 35 miles per hour. It connects to SR 30 in the north and SR 204 in the south, where it transitions to Porterfield Road.

#### Porterfield Road

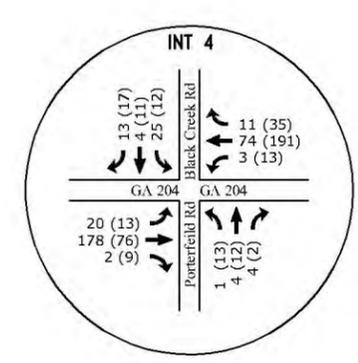
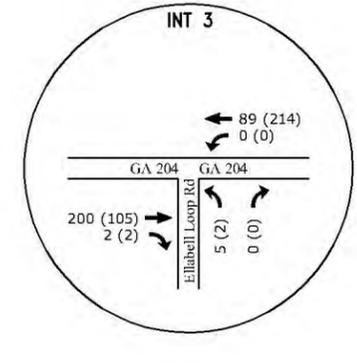
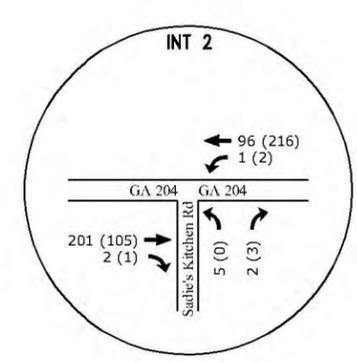
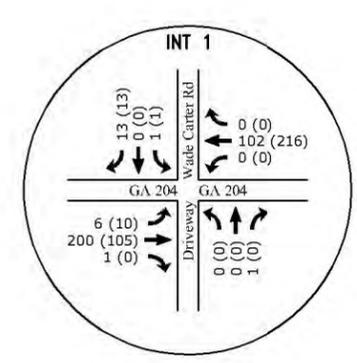
Porterfield Road is a local two-lane road with a posted speed limit of 25 miles per hour. It connects to Ellabell Loop Road in the south and SR 204 in the north. It transitions to Black Creek Church Road and Indian Trail Road in the north and south, respectively.



**Figure 2 Aerial View of Study Area**

### **Existing Traffic Patterns**

Existing traffic volumes near the site were collected along SR 204 in October 2019 on a typical weekday when school was in session. Traffic on this section of SR 204 averages approximately 3,400 daily vehicle trips. The study analyzes weekday morning and evening peak hour traffic conditions on the study intersections near the proposed development. The collected traffic volumes were used to determine the traffic distribution for the proposed development, as well as to analyze existing and future conditions within the study area. Existing traffic counts are attached in **Appendix B**. The existing A.M. and P.M. peak hour traffic volumes for the study intersections are illustrated in **Figure 3**.



Legend: AM (PM)

PROPERTY AND EX. R/W LINE		STORM LINE	
REQUIRED R/W LINE		TELEPHONE LINE	
CONSTRUCTION LIMITS		OH POWER LINE	
PERMANENT EASEMENT FOR MAINTENANCE		UG POWER LINE	
TEMPORARY EASEMENT FOR CONSTRUCTION		WATER LINE	
EASEMENT FOR CONSTRUCTION OF DRIVEWAYS		FIBER OPTIC LINE	
PERMANENT DRAINAGE EASEMENT		GAS LINE	
		SANITARY SEWER LINE	
		LIGHTING CONDUIT	
		RETAINING WALL	
		LIMIT OF DISTURBANCE	

FIGURE 3

EXISTING (2019) PEAK HOUR VOLUMES

REVISION DATES	

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SR 204 GAS STATION	
SHEET NO.	

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## Level of Service Methodology

Intersection capacity analyses were performed using the methodology outlined in the Highway Capacity Manual, 6<sup>th</sup> Edition (HCM). This methodology is the industry standard for the evaluation of intersection capacity and delay. To facilitate the analysis, computer software Synchro was used. This software conforms to the methodology of the HCM.

An analysis of peak hour traffic conditions was performed to determine the level of service (LOS) at the study intersections. LOS for an intersection is based on vehicular delay at the intersection and is a typical measure of effectiveness used to evaluate intersection operations. The HCM provides ranges of delay for each LOS definition, spanning from very minimal delays (LOS A) to high delays (LOS F). LOS F is considered unacceptable for most drivers.

For unsignalized intersections, where a stop sign controls side streets or minor streets, the criterion for evaluating traffic operations is the LOS for the controlled turning movements at the intersection. Methodology from the HCM to determine the delay and LOS for these turning movements is based on the following input data:

- Intersection geometry
- Lane configuration
- Turning movement volumes

**Table 1** below indicates the relationship between delay and level of service for unsignalized intersections.

Table 1: Level of Service for Unsignalized Intersections	
Level of Service	Control Delay Per Vehicle (sec)
A	≤10
B	>10 and ≤15
C	>15 and ≤25
D	>25 and ≤35
E	>35 and ≤50
F	>50

The 95<sup>th</sup> percentile queue is another measure in which vehicles expected to queue at an intersection are quantified.

## Existing Conditions Level of Service

Synchro 10 was used to estimate LOS under existing and future conditions using the HCM methodology. Left-turning volumes will experience the highest delays at intersections as this movement must yield to all other approaching traffic. The results of the existing intersection capacity analyses are summarized in **Table 2**. Detailed results can be seen in **Appendix C**.

Table 2: Existing Level of Service		
Intersection	AM Peak Delay (LOS)	PM Peak Delay (LOS)
SR 204 at Wade Carter Road	10 (A)	10 (A)
SR 204 at Sadie's Kitchen Road	11(B)	9 (A)
SR 204 at Ellabell Loop Road	11 (B)	11 (B)
SR 204 at Black Creek Church Road	11 (B)	12 (B)

Based on existing conditions, all the study intersections are operating at acceptable levels of service during AM and PM peak periods.

## FUTURE CONDITIONS - WITHOUT THE PROPOSED DEVELOPMENT

In order to assess the traffic impact of the proposed development on the roadway network, traffic operations were analyzed and evaluated in the future year 2020 without the proposed development (No Build) to compare with the future conditions with the proposed development (Build).

### Historical Growth Rates

To estimate future traffic volumes, the existing traffic volumes were increased to account for background traffic growth not related directly to the proposed development. In order to determine this average annual growth factor, three nearby Georgia Department of Transportation (GDOT) count stations were analyzed. The five-year and ten-year historical traffic trends are shown in **Table 3**.

Table 3 Growth Rate Based on Historical Data			
Station ID	Location	5-Year Growth Rate	10-Year Growth Rate
029-0187	SR 204 (east of Clarence Smith Road)	3.9%	0.9%
029-0205	Black Creek Church Road (north of Pine Ridge Road)	1.9%	0.4%
029-0185	SR 204 (west of Morgan Rd)	2.7%	0.8%
<b>5-Year and 10-Year Average</b>		2.8%	0.7%
<b>Average Growth Rate</b>		2.0%	

An average annual growth rate of 2.0% was applied to forecast the background traffic volumes for the year 2020.

### Future No Build Traffic Volumes

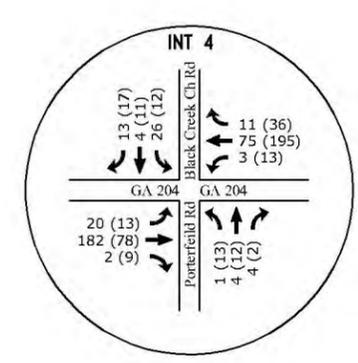
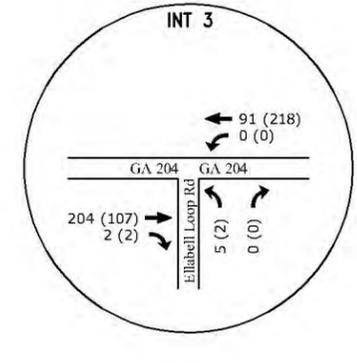
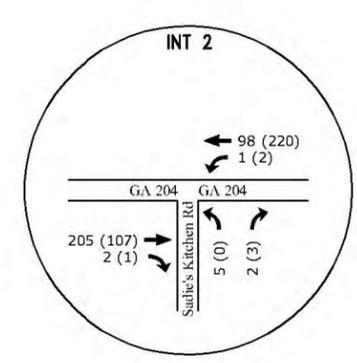
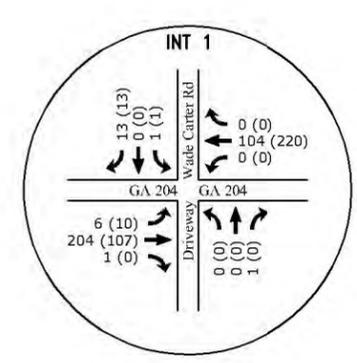
The future background traffic volumes were determined by applying the annual exponential growth rate over two years to the existing background traffic volumes. Future background traffic volume without the traffic from the proposed development is as shown in **Figure 4**.

### Future No Build Level of Service

The future 2020 background traffic volumes were used to determine the level of service for the study intersections. The LOS methodology discussed previously was applied to the future 2020 background traffic volumes to project short term operations at the study area intersections. The results of the capacity analysis for the future No-build year are summarized in **Table 4**, and detailed results can be seen in **Appendix C**.

Table 4: Future No-Build Level of Service		
Intersection	AM Peak Delay (LOS)	PM Peak Delay (LOS)
SR 204 at Wade Carter Road	10 (A)	10 (A)
SR 204 at Sadie's Kitchen Road	11 (B)	9 (A)
SR 204 at Ellabell Loop Road	11 (B)	11 (B)
SR 204 at Black Creek Church Road	11 (B)	12 (B)

The data contained in the **Table 4** illustrates that the study intersections will continue to operate at acceptable overall levels of service in the future without the proposed development.



Legend: AM (PM)

PROPERTY AND EX. R/W LINE		STORM LINE	
REQUIRED R/W LINE		TELEPHONE LINE	
CONSTRUCTION LIMITS		OH POWER LINE	
PERMANENT EASEMENT FOR MAINTENANCE		UG POWER LINE	
TEMPORARY EASEMENT FOR CONSTRUCTION		WATER LINE	
EASEMENT FOR CONSTRUCTION OF DRIVEWAYS		FIBER OPTIC LINE	
PERMANENT DRAINAGE EASEMENT		GAS LINE	
		SANITARY SEWER LINE	
		LIGHTING CONDUIT	
		RETAINING WALL	
		LIMIT OF DISTURBANCE	

FIGURE 4

NO BUILD (2020) PEAK HOUR VOLUMES

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SR 204 GAS STATION	
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## PROPOSED DEVELOPMENT

The proposed commercial development will include a gas station with 12 vehicle fueling positions, a 3,600 SF convenience store, and 7,200 SF of retail space. A single site access is proposed for the development on SR 204. The development was analyzed to be completed under one phase of construction by 2020.

### Trip Generation

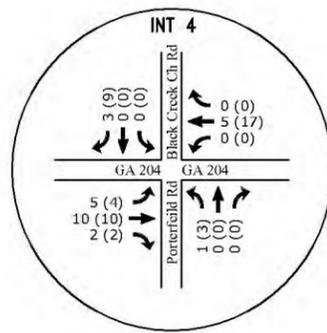
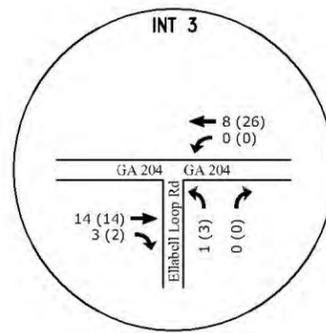
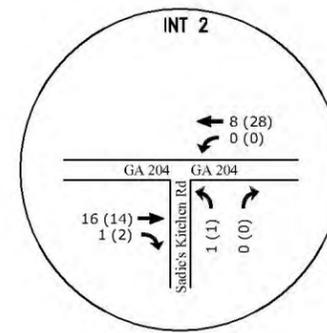
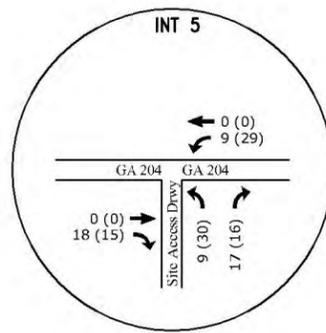
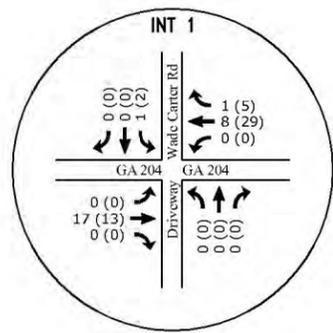
The expected number of gross trips associated with this development was determined using trip generation software. The process estimates trips generated by the proposed land use under the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9<sup>th</sup> Edition, 2012. The development will have no internal capture trips, but pass-by trips will be present. Trip generation for the proposed development is summarized in **Table 5**.

Land Use	Units	AM Peak Hour			PM Peak Hour			Daily Traffic		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Retail	7200 SF	4	3	7	12	14	26	150	149	299
Gas Station with C-Store	12 Fueling Positions	23	23	46	32	32	64	977	976	1953

Although an average rate was utilized to conservatively calculate trip generation for the development, a lower rate could be used due to its location and traffic in the surrounding area.

### Trip Distribution and Assignment

The estimated traffic volumes presented in **Table 5** were distributed on the adjacent street network based on the land use and existing traffic pattern in the area as well as future traffic volumes in and around the study area. The site-generated traffic was assigned to the study intersections according to the expected trip distribution and typical traffic patterns of the proposed land use and location on the roadway network. These traffic volumes are shown in **Figure 5**.



Legend: AM (PM)

PROPERTY AND EX. R/W LINE		STORM LINE	
REQUIRED R/W LINE		TELEPHONE LINE	
CONSTRUCTION LIMITS		OH POWER LINE	
PERMANENT EASEMENT FOR MAINTENANCE		UG POWER LINE	
TEMPORARY EASEMENT FOR CONSTRUCTION		WATER LINE	
EASEMENT FOR CONSTRUCTION OF DRIVEWAYS		FIBER OPTIC LINE	
PERMANENT DRAINAGE EASEMENT		GAS LINE	
		SANITARY SEWER LINE	
		LIGHTING CONDUIT	
		RETAINING WALL	
		LIMIT OF DISTURBANCE	

FIGURE 5

**SOUTHEASTERN ENGINEERING, INC.**  
 2470 Sandy Plains Road  
 Marietta, Georgia 30066  
 Tel: 770-321-3936  
 www.seengineering.com

**SITE GENERATED PEAK HOUR TRIPS**

REVISION DATES	

DATE: \_\_\_\_\_

**SR 204 GAS STATION**

SHEET NO. \_\_\_\_\_

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## FUTURE CONDITIONS - WITH PROPOSED DEVELOPMENT (BUILD)

In order to assess the traffic impact of the development, the site generated trips were added to the background traffic and the combined volumes were analyzed.

### Future Build Traffic Volumes

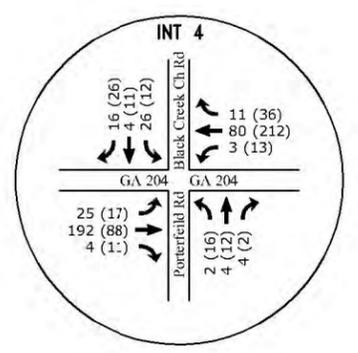
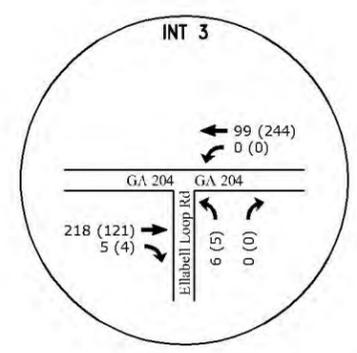
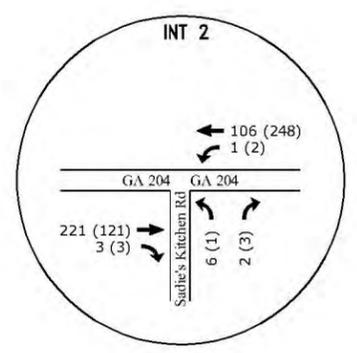
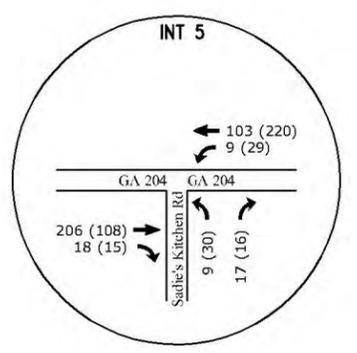
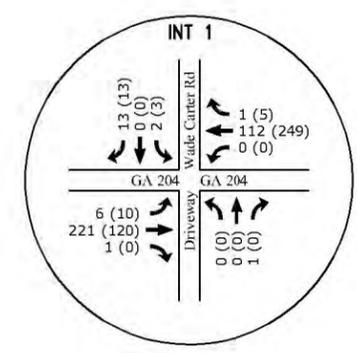
The future build analysis has been conducted in order to determine any impacts associated with the full build-out of the proposed development. Based on the site trip distribution and proposed site access, the generated peak hour volumes were assigned to the adjacent street network and are presented in **Figure 6**.

### Future Build Level of Service

The future 2020 background traffic volumes, along with the site generated volumes, were used to analyze the impact of the proposed development. The level of service criteria, as discussed in prior sections, was applied to the study intersections to determine the impacts of the proposed development. **Table 6** summarizes the results for the future build conditions, and the detailed results can be found in **Appendix C**.

Table 6: Future Build Level of Service		
Intersection	AM Peak Delay (LOS)	PM Peak Delay (LOS)
SR 204 at Wade Carter Road	10 (A)	11 (B)
SR 204 at Sadie's Kitchen Road	11 (B)	10 (A)
SR 204 at Ellabell Loop Road	11 (B)	11 (B)
SR 204 at Black Creek Church Road	11 (B)	13 (B)
SR 204 at Site Access	11 (B)	11 (B)

The study intersections are expected to continue to operate at the same levels of service as in the no-build scenario. The intersection of SR 204 at the site access is expected to operate at an acceptable level of service, LOS B in both the AM and PM peak hours.



Legend: AM (PM)

PROPERTY AND EX. R/W LINE		STORM LINE	
REQUIRED R/W LINE		TELEPHONE LINE	
CONSTRUCTION LIMITS		OH POWER LINE	
PERMANENT EASEMENT FOR MAINTENANCE		UG POWER LINE	
TEMPORARY EASEMENT FOR CONSTRUCTION		WATER LINE	
EASEMENT FOR CONSTRUCTION OF DRIVEWAYS		FIBER OPTIC LINE	
PERMANENT DRAINAGE EASEMENT		GAS LINE	
		SANITARY SEWER LINE	
		LIGHTING CONDUIT	
		RETAINING WALL	
		LIMIT OF DISTURBANCE	

FIGURE 6

**SOUTHEASTERN ENGINEERING, INC.**  
 2470 Sandy Plains Road  
 Marietta, Georgia 30066  
 tel: 770-321-3936  
 www.seengineering.com

**BUILD (2020) PEAK HOUR VOLUMES**

REVISION DATES	

DATE:	
<b>SR 204 GAS STATION</b>	
SHEET NO.	

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## Auxiliary Lane Analysis

The need for auxiliary lanes was evaluated for the study intersection located on SR 204 at the site access. The determination of a right turn lane is based on guidelines found in GDOT's *Regulations for Driveway and Encroachment Control Manual*. Auxiliary lanes are used on approaches to intersections or driveways when the projected traffic volumes exceed minimum levels. A right-turn lane is warranted if the site's daily right turning volume meets or exceeds the threshold set in **Table 7**.

Table 7: Right-Turn Lane Requirements				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	< 6000	≥6000	<10000	≥10000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
≥65 MPH	Always	Always	Always	Always

SR 204's average daily traffic of approximately 3,400 vehicles and a posted speed limit of 45 miles per hour sets the threshold to 150 right-turning vehicles per day. Approximately 564 vehicles are expected to turn right from the eastbound approach into the proposed development. The volume entering the development is higher than the threshold; therefore, a right-turn lane is warranted.

GDOT has set guidelines for determining the need for left-turn lanes and is also described within its *Regulations for Driveway and Encroachment Control* manual. A left-turn lane is warranted if the site's daily left-turning volume meets or exceeds the values found in **Table 8**

Table 8: Left-Turn Lane Requirements				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	< 6000	≥6000	<10000	≥10000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
≥55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

SR 204's average daily traffic of approximately 3,400 vehicles and a posted speed limit of 45 miles per hour sets the threshold to 250 left-turning vehicles per day. Approximately 564 vehicles are expected to turn left from the westbound approach into the proposed development. The volume entering the development is higher than the threshold; therefore, a left-turn lane is warranted.

Due to low volumes on SR 204, an auxiliary lane analysis based on the standards set by AASHTO and found within the Green Book, *A Policy on Geometric Design of Highways and Streets*, 6<sup>th</sup> Edition, 2011 were used to determine if a left-turn lane is required. The following table is in the Green Book. A left-turn deceleration lane is warranted if the volume per hour for left-turning vehicles meets or exceeds the values shown in **Table 9**.

Table 9: Guide for Left-Turn Lanes on Two-Lane Highways					
Operating Speed (mph)	Opposing Volume (veh/hr)	Advancing Volume (veh/hr)			
		5% Left Turns	10% Left Turns	20% Left Turns	30% Left Turns
50 mph Operating Speed	800	280	210	165	135
	600	350	260	195	170
	400	430	320	240	210
	200	550	400	300	270
	100	615	445	335	295

The number of opposing volumes during the AM and PM peak hours is 224 veh/hr and 123 veh/hr, respectively, and advancing volume is 112 veh/hr and 249 veh/hr during the AM and PM peak hours, respectively. The expected advancing volumes are lower than the required volumes for opposing volume of 200 veh/hr and 400 veh/hr with 10% left turning vehicles during A.M. and P.M. peak hours. Based on AASHTO standards, a left-turn lane is not warranted.

### Impact of Auxiliary Lanes

Although the site access is on a state route and turn lane thresholds are met per GDOT guidelines, the operation of auxiliary lanes along SR 204 at the site access was analyzed. The intersection's operation comparison with and without auxiliary lanes are summarized in **Table 10**.

Table 10: Operational Analysis of Auxiliary Lanes			
Intersection	AM-Peak Delay (LOS)	PM-Peak Delay (LOS)	95 <sup>th</sup> % Queue AM (PM)
SR 204 at Site Access w/o Auxiliary Lanes	11 (B)	11 (B)	1 vehicle (1 vehicle)
SR 204 at Site Access w/ Auxiliary Lanes	10 (A)	11 (B)	1 vehicle (1 vehicle)

The operational impact of adding auxiliary lanes for site access is minimal. The delay experienced on SR 204 is nearly the same with or without the auxiliary lanes. The number of vehicles in the queue at the 95<sup>th</sup> percentile for site access with auxiliary lanes is the same as that for site access without the auxiliary lanes.

### INTERSECTION CONTROL EVALUATION

An Intersection Control Evaluation (ICE) analysis was performed and as part of the analysis, feasible intersection controls were identified and analyzed. An analysis of peak hour traffic conditions was performed to determine the level of service (LOS) at the study intersection. LOS for an intersection is based on vehicular delay at the intersection and is a typical measure of effectiveness used to evaluate intersection operations. The ICE tool scores the feasible

intersection controls based on project cost, traffic operations, safety analysis, environmental impacts, and stakeholder posture. The higher the ICE score, the more preferable the intersection control is per the tool. The completed ICE spreadsheet is included in **Appendix D**.

The site is located in a rural area. The average daily traffic on SR 204 is close to 3,400 vehicles per day. The intersection does not meet signal or all-way stop (AWS) warrants; therefore a conventional minor street stop control and right in-right out (RIRO) intersection controls were considered for intersection control evaluation (ICE). Since there is no adequate location to make a U-Turn downstream, a RIRO is not a feasible intersection control at SR 204 and the site access. A waiver request has been prepared for a conventional minor street stop control as it is the only feasible intersection control option at SR 204 and the site access.

## **FINDINGS**

The traffic operations at the study intersections were evaluated for the existing year 2019 and future year 2020. The study intersections currently operate and are expected to continue to operate at acceptable levels of service without the development. The future year 2020 was analyzed with the site generated traffic volumes from the proposed development added to the future year 2020 background traffic. Based on the findings of the analyses, the study intersections will continue to operate at acceptable levels of service, LOS A-B, in the future year 2020 with the proposed development. The traffic impact caused by the proposed development on intersection operations is minimal.

An auxiliary lane analysis was conducted at the site access intersection with SR 204 based on GDOT and AASHTO guidelines. Based on the findings of the analysis, the volume entering the proposed development exceeds GDOT left and right turning vehicle thresholds; therefore, an eastbound right-turn deceleration lane and a westbound left-turn lane are warranted. Due to low volumes on SR 204, an auxiliary lane analysis based on the standards set by AASHTO was performed. Using AASHTO standards, a left-turn auxiliary lane is not warranted along SR 204 at the site access based on peak hour volumes.

The operational analysis of the intersection of SR 204 at the site access with right turn and left turn lanes had minimal impact on the site access intersection operations. The intersection will continue to operate at the same level of service as it did when evaluated without the auxiliary lanes.

## **RECOMMENDATIONS**

Based on the findings from the analyses, the proposed gas station development is expected to have minimal impact on the study intersections. The study intersections are expected to continue to operate at the same level as in the existing year. Auxiliary lanes are warranted along SR 204 at the site access based on daily volumes, but the left-turn lane is not warranted based on the peak hour volumes. The operational impact of the left-turn and right-turn lanes is minimal and the intersection will continue to operate at the same level of service with or without the additional turn lanes. Based on the analysis, a waiver or variance request from GDOT is recommended.

## TRAFFIC IMPACT STUDY APPENDICES

- **Appendix A**
  - Site Plan
- **Appendix B**
  - Traffic Count Summary Sheets
- **Appendix C**
  - Synchro Reports
- **Appendix D**
  - Intersection Control Evaluation

# “B” Exhibits – Agency Comments



**BRYAN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**

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

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

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

CASE # Z#209-19

**Zoning Request:** Rezoning from AR-1 to B-1 for the commercial use of a convenience store with alcohol retail and fuel distribution

**Filed by:** DHRUV Enterprises

**Owners:** Deepak Bhagat

**Property address:** Hwy 204 near Sadie's Kitchen Rd. Ellabell

**Map and Parcel #** 026-060-03 & 0311-159

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

Please return this completed form with any comments/attachments to the Community Development Department by Mar. 13, 2020.

**Comments:** Construct road improvements on SR 204 in accordance with GDOT requirements.

Engineering Director       Fire Chief       County Health Director

Public Works Director       Bryan County Schools (optional)

Signature: Kurt D. Coan      Date: March 12, 2020



BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

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

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Map and Parcel # 026-060-03 & 0311-159

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

Please return this completed form with any comments/attachments to the Community Development Department by Mar. 13, 2020.

Comments: No Issues

- Engineering Director, Fire Chief, County Health Director, Public Works Director, Bryan County Schools (optional)

Signature: [Handwritten Signature] Date: 3/12/2020



BRYAN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

51 North Courthouse Street  
P.O. Box 1071  
Pembroke, Georgia 31321  
912-653-3893  
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Map and Parcel # 026-060-03 & 0311-159

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

Please return this completed form with any comments/attachments to the Community Development Department by Mar. 13, 2020.

Comments: No further comment required.

- Engineering Director
- Fire Chief
- County Health Director
- Public Works Director
- Bryan County Schools (optional)

Signature: *[Handwritten Signature]* Date: 3.12.20  
For Skip James



BRYAN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

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

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Owners: Deepak Bhagat

Property address: Hwy 204 near Sadie's Kitchen Rd. Ellabell

Map and Parcel # 026-060-03 & 0311-159

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

Please return this completed form with any comments/attachments to the Community Development Department by Mar. 13, 2020.

Comments: No Comment

Engineering Director       Fire Chief       County Health Director

Public Works Director       Bryan County Schools (optional)

Signature: [Signature]

Date: 3/13/20

# “C” Exhibits – Bryan County Supplements

Exhibit "C-1"



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 026-060-03
- Surrounding Parcels

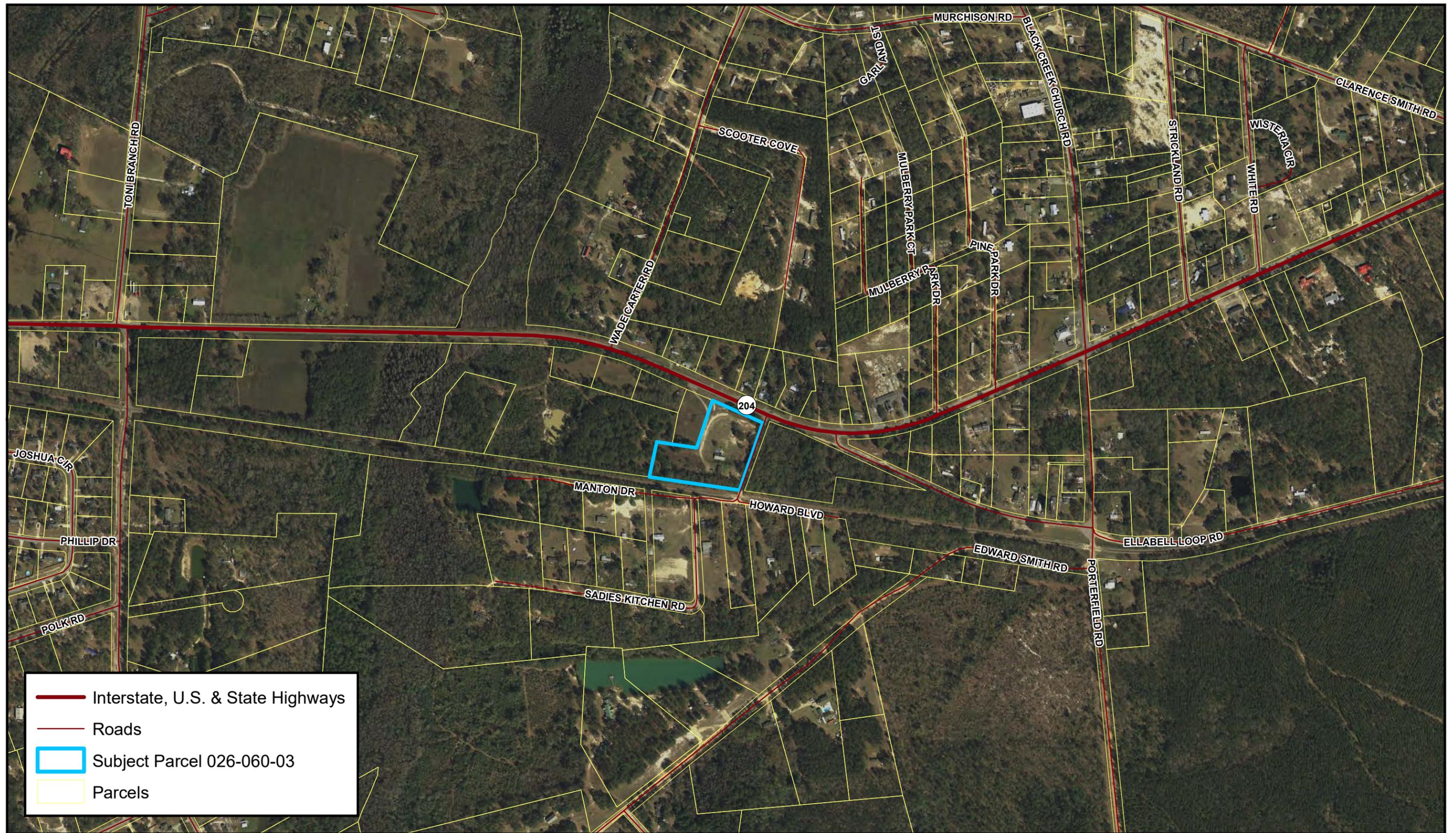


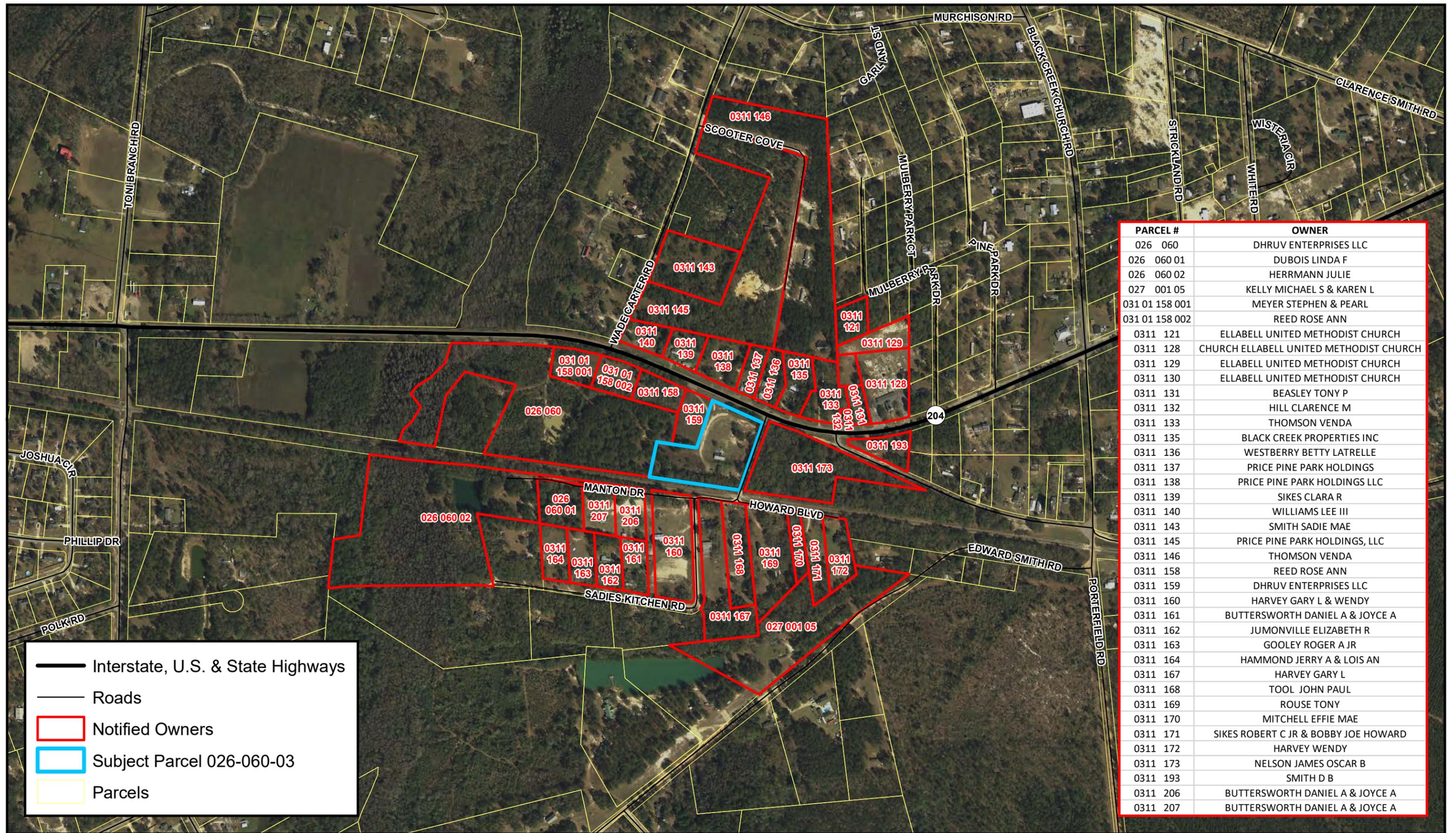
Produced by Bryan County GIS  
July 2019



Overview Map  
DHRUV Enterprises, LLC  
Case Z# 209-19

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.

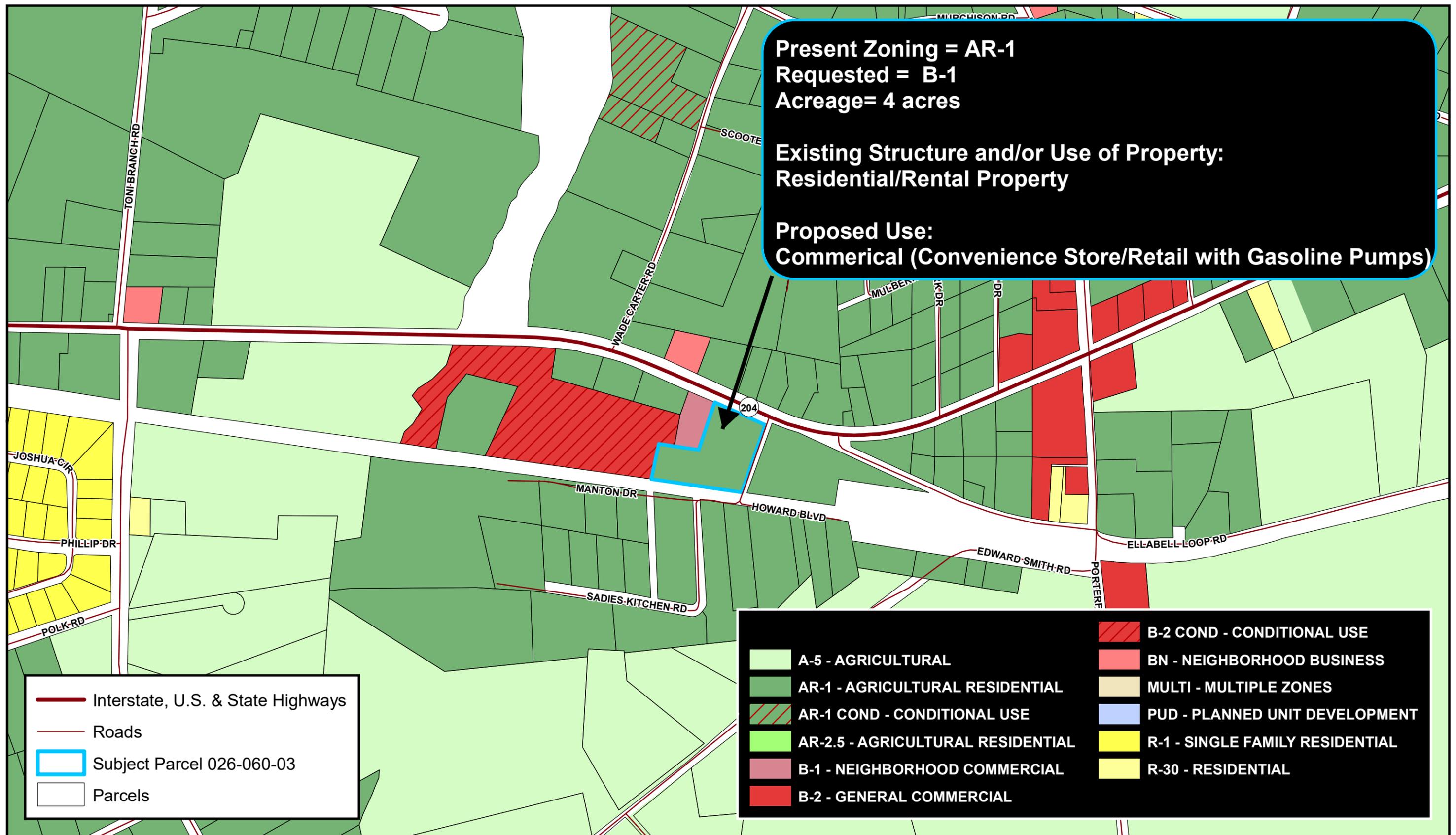




— Interstate, U.S. & State Highways  
 — Roads  
 Notified Owners  
 Subject Parcel 026-060-03  
 Parcels

PARCEL #	OWNER
026 060	DHRUV ENTERPRISES LLC
026 060 01	DUBOIS LINDA F
026 060 02	HERRMANN JULIE
027 001 05	KELLY MICHAEL S & KAREN L
031 01 158 001	MEYER STEPHEN & PEARL
031 01 158 002	REED ROSE ANN
0311 121	ELLABELL UNITED METHODIST CHURCH
0311 128	CHURCH ELLABELL UNITED METHODIST CHURCH
0311 129	ELLABELL UNITED METHODIST CHURCH
0311 130	ELLABELL UNITED METHODIST CHURCH
0311 131	BEASLEY TONY P
0311 132	HILL CLARENCE M
0311 133	THOMSON VENDA
0311 135	BLACK CREEK PROPERTIES INC
0311 136	WESTBERRY BETTY LATRELLE
0311 137	PRICE PINE PARK HOLDINGS
0311 138	PRICE PINE PARK HOLDINGS LLC
0311 139	SIKES CLARA R
0311 140	WILLIAMS LEE III
0311 143	SMITH SADIE MAE
0311 145	PRICE PINE PARK HOLDINGS, LLC
0311 146	THOMSON VENDA
0311 158	REED ROSE ANN
0311 159	DHRUV ENTERPRISES LLC
0311 160	HARVEY GARY L & WENDY
0311 161	BUTTERSWORTH DANIEL A & JOYCE A
0311 162	JUMONVILLE ELIZABETH R
0311 163	GOOLEY ROGER A JR
0311 164	HAMMOND JERRY A & LOIS AN
0311 167	HARVEY GARY L
0311 168	TOOL JOHN PAUL
0311 169	ROUSE TONY
0311 170	MITCHELL EFFIE MAE
0311 171	SIKES ROBERT C JR & BOBBY JOE HOWARD
0311 172	HARVEY WENDY
0311 173	NELSON JAMES OSCAR B
0311 193	SMITH D B
0311 206	BUTTERSWORTH DANIEL A & JOYCE A
0311 207	BUTTERSWORTH DANIEL A & JOYCE A





**Present Zoning = AR-1**  
**Requested = B-1**  
**Acreage = 4 acres**

**Existing Structure and/or Use of Property:**  
**Residential/Rental Property**

**Proposed Use:**  
**Commerical (Convenience Store/Retail with Gasoline Pumps)**

Interstate, U.S. & State Highways  
 Roads  
 Subject Parcel 026-060-03  
 Parcels

	A-5 - AGRICULTURAL		B-2 COND - CONDITIONAL USE
	AR-1 - AGRICULTURAL RESIDENTIAL		BN - NEIGHBORHOOD BUSINESS
	AR-1 COND - CONDITIONAL USE		MULTI - MULTIPLE ZONES
	AR-2.5 - AGRICULTURAL RESIDENTIAL		PUD - PLANNED UNIT DEVELOPMENT
	B-1 - NEIGHBORHOOD COMMERCIAL		R-1 - SINGLE FAMILY RESIDENTIAL
	B-2 - GENERAL COMMERCIAL		R-30 - RESIDENTIAL



# “D” Exhibits – Public Comment

None Received

**BRYAN COUNTY BOARD OF COUNTY COMMISSIONERS**

**CASE CUP#165-19**

Public Meeting Date: April 7, 2020

REGARDING THE APPLICATION OF: DHRUV Enterprises, LLC requesting a conditional use for property located on State Route 204, PIN# 0311-159 and 026-060-03, in unincorporated Bryan County, Georgia. The applicant is requesting the conditional use for a <i>Service Station</i> .	Staff Report By: Amanda Clement Dated: March 31, 2020
--	---

**I. Application Summary**

**Requested Action:** Public hearing and consideration of a conditional use application. The application by DHRUV Enterprises, LLC proposes the use for a *Service Station* on property located on State Route 204, PIN# 0311-159 and 026-060-03, in unincorporated Bryan County, Georgia.

**Applicant:** DHRUV Enterprises, LLC  
c/o Deepak Bhagat  
8614 White Bluff Road  
Savannah, Ga 31406

**Owner:** Same

**Representative:** Carol Bacon Miller  
P.O. Box 796  
Pembroke, Ga 31321

**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 submitted by Carol Bacon Miller, on behalf of DHRUV Enterprises, LLC on December 30, 2019. After reviewing the application, the Director certified the application as being generally complete on February 21, 2020.

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

A. Legal notice was published in the Bryan County News on **March 19, 2020**.

B. Notice was sent to Surrounding Land Owners on **March 20, 2020**.

C. The site was posted for Public Hearing on **March 18, 2020**.

**3. Background:** The subject properties are located in the southwest corner of the intersection at State Route 204 and Sadie's Kitchen Road. This site consists of two parcels (PIN# 0311-159 and 026-060-03), totaling 5 acres combined. It is mostly cleared with natural buffers existing along State Route 204, Sadie's Kitchen Road, and the rear property line. According to the application, the most recent use of the site has been as rental property with several mobile homes.

Parcel # 0311-159 is currently zoned "B-1" Neighborhood Commercial and parcel # 026-060-03 is currently zoned "AR-1" Agricultural Residential. The applicant is seeking an associated rezoning approval for parcel 026-060-03 to be rezoned to "B-1" Neighborhood Commercial (Z#209-19) to permit the use of the property for *Retail Stores*. In addition to this, the applicant filed this conditional use permit to allow for a *Service Station*. The submitted conceptual site plan shows a 3,600 square foot convenience store with two regular gas pumps (4 fueling positions) and 1 diesel pump, and 7,200 square feet of retail space. A single site access is proposed along State Route 204 to serve the development.

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

**"A" Exhibits- Application:**

A-1 Conditional Use Application

A-2 Conceptual Site Plan

**"B" Exhibits- Agency Comments:**

- B-1 Engineering Director Comments (dated 3-12-2020)
- B-2 Fire Chief Comments (dated 3-12-2020)
- B-3 County Health Director Comments (dated 3-12-2020)
- B-4 Public Works Director Comments (dated 3-13-2020)

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

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

**“D” Exhibits- Public Comment:**

None presented

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

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

**Staff findings:** The Conditional Use District ordinance requires that a conditional use district be established only from conditional uses listed within the zoning district. The use of *Service Stations*, is listed as a conditional use for lots zoned “B-1”.

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 submitted conceptual plan proposes 2 regular gas pumps (4 fueling positions) and 1 diesel gas pump for the retail sale and supply of fuel, and does not propose any other facilities that are commonly associated with a *Service Station*, such as the installation of vehicle parts or the minor repair

of vehicles. In general, the commercial development of the site will be subject to the County's Site and Building Design Guidelines for non-residential development, which will govern the architectural design, site layout, landscaping, lighting, etc. In addition to these standards, the subject property is also included in the Arterial Road Development Standards Overlay District and is subject to Section 1020 – Arterial Roads of the Bryan County Zoning Ordinance. These design standards should help mitigate any concerns regarding the use as it relates to the aesthetics of the site. Additionally, if the use as a *Service Station* is limited to the retail sale and supply of fuel only, then other potential nuisances such as noise and the accumulation of outdoor storage or junk vehicles - which are often associated with *Service Stations* - should not be a concern.

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

Based on the above findings, staff recommends approval of the conditional use, subject to the following condition:

1. The conditional use approval for a *Service Station*, shall be for the use of gas pumps for the retail sale and supply of fuel, and shall not include the installation of vehicle parts or the minor repair of vehicles.

#### **V. Planning & Zoning Commission Recommendation**

**Recommendation:** The Commission may recommend that the conditional use be granted as requested, or it may recommend approval of the conditional use requested subject to conditions, 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 conditions/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: Carol Bacon Miller

Address: P.O. Box 796

City: Pembroke State: GA Zip: 31321

Phone: (912) 653-4040 Email: carol@carolbaconmiller-law.com

Property Owner (if not applicant): DHRUV ENTERPRISES, LLC

Address: 8614 White Bluff Road

City: Savannah State: GA Zip: 31406 Phone: 912 655 9413

PROPERTY INFORMATION

Property Address or General Location: Ga. Hwy 204/Linda Lane; Sadie's Kitchen Road

PIN Number (Map & Parcel): 0311 159 and 026-060-03 Current Zoning District(s): B-1 and AR-1

Note: there is a pending application for rezoning classification of Parcel 026-060-03 to B-1

CONDITIONAL USE REQUESTED:

Service Station/convenience store/retail sales of alcohol (for off premises consumption)

FOR OFFICE USE ONLY

Case #:

CUR#1165-19

Date Received:

12-30-19



Fee Paid

Initial:

JMA

## Conditional Use Review and Timing

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

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

## Conditional Use Application Checklist

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

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

**APPLICANT CERTIFICATION AND ACKNOWLEDGMENT**

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

Carl Ba Mllh  
Applicant Signature *on behalf of*  
DHRV Enterprises LLC

11/15/19  
Date

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

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

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

**FOR OFFICE USE ONLY**

Completeness Crt'd: 2/21/2020 \* DRC Meeting Date: 3/12/2020 P&Z Hearing Date: 4/7/2020

BOC Hearing Date: 4/13/2020  
*\* Held for TIA Approval*

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.

X

Signature of Applicant  
Deepak Bhagat

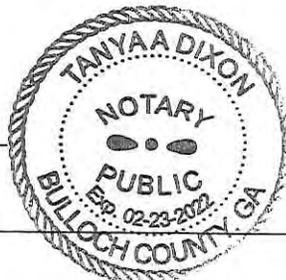
Personally appeared before me

Deepak Bhagat for DHARUV Enterprises LLC  
Applicant (Print)

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

This 15<sup>th</sup> day of November 20 19

Tanya A. Dixon  
Notary Public



(Notary Seal)

**Bryan County  
Board of Commissioners**

Community Development Department



**AUTHORIZATION OF PROPERTY OWNER**

Deepak Bhagat/

I, DHRUV ENTERPRISES, LLC, 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: DHRUV ENTERPRISES LLC

Address: 8614 White Bluff Rd

City: Savannah State: GA Zip Code: 31406

Telephone Number: 912 217 8220 Email: Contact attorney

[Signature] Carol ecardbaconmillor-law.com  
11/15/19

Signature of Owner Date

DEEPAK. BHAGAT.

Owners Name (Print)

Personally appeared before me

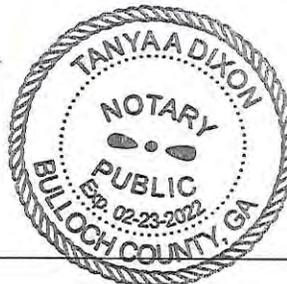
Deepak Bhagat

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 15<sup>th</sup> of November, 2019

Tanya A. Dixon  
Notary Public



(Notary Seal)

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.

\* NO Fire Tax Collected  
Permit will be issued  
late. Property Tax verified

026-060-03  
Parcel Identification Number

Camp Barthell  
Signature of Applicant

11/15/19  
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 Micell

Title: Tax Clerk

Signature: Bridgette Micell

Date: 12/30/19

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

Manufactured Home: \_\_\_\_\_ Make \_\_\_\_\_  
\_\_\_\_\_ Model \_\_\_\_\_  
\_\_\_\_\_ Year \_\_\_\_\_  
\_\_\_\_\_ Serial # \_\_\_\_\_

N/A

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Bill Number . . .	2019 005385 Acct 16387R19	Fair Mkt Val	25,500
Taxpayer Name. .	DHRUV ENTERPRISES LLC	Bill Date	2019 08 28
Additional Name.		Due Date	2019 11 15
Address Line 1 .		H/S Code	
Address Line 2 .	8614 WHITE BLUFF ROAD	Lender Code	
City ST Zip 4 . .	SAVANNAH GA 31406	Under Appeal	
Loctn/Desc . . .	LOT 1 PS 594/5A	Bankruptcy	
Map Blk Par Sub.	026 060 03 Dist 03	Check Notes	
Original Bill	Adj & Charges	Payments	Descriptions This Tran
256.39		256.39-	Taxes
			Assessment Pen
			Interest
			Costs
			Late Penalty
			Other Penalty
256.39		256.39-	TOTALS
		Last T/A Date	Payment/Adjust (P/A) P
		PP 2019 09 19	Reason Code (F13) 00

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

Bryan County  
Board of Commissioners



Community Development Department

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.

\*NO Fire Tax collected  
permit issued at later  
Date.  
Property tax verified.

0311 159  
Parcel Identification Number

Camp BonMilk on behalf  
Signature of Applicant  
of DHRV Enterprises LLC

11/15/19  
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 H. Mitchell Title: Tax Clerk

Signature: Bridgette Mitchell Date: 12/30/19

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

Manufactured Home: \_\_\_\_\_ Make \_\_\_\_\_  
\_\_\_\_\_ Model \_\_\_\_\_  
\_\_\_\_\_ Year \_\_\_\_\_  
\_\_\_\_\_ Serial # \_\_\_\_\_ N/A

\_\_\_\_\_ 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 30 Sequence 113536

12/30/19  
11:36:54

Bill Number . . .	2019 005384 Acct	3175R19	Fair Mkt Val	6,200
Taxpayer Name. .	DHRUV ENTERPRISES LLC		Bill Date	2019 08 28
Additional Name.			Due Date	2019 11 15
Address Line 1 .			H/S Code	
Address Line 2 .	8614 WHITE BLUFF ROAD		Lender Code	
City ST Zip 4. .	SAVANNAH	GA 31406	Under Appeal	
Loctn/Desc . . .	6-Z-492 10/14/87 PS360:3		Bankruptcy	
Map Blk Par Sub.	0311	159	Dist 03	
Original Bill	Adj & Charges	Payments	Check Notes	
62.34		62.34-	Descriptions	This Tran
			Taxes	
			Assessment Pen	
			Interest	
			Costs	
			Late Penalty	
			Other Penalty	
62.34		62.34-	TOTALS	
		Last T/A Date	Payment/Adjust	(P/A) P
		PP 2019 09 19	Reason Code	(F13) 00

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

## DESCRIPTION OF PROPOSED CONDITIONAL USE

Re: **Parcel 026-060-003 and Parcel 0311-159**

The subject parcels combined consist of 5 acres located in Ellabell on Georgia Highway 204. Parcel 0311-159 is presently zoned B-1. Parcel 026-060-03 is presently zoned AR-1, but Applicant has an application pending seeking reclassification to B-1. Applicant seeks a conditional use permit for the parcels in order to construct a commercial building which will feature a convenience store with additional retail spaces. The development will feature gasoline pumps as part of the convenience store. The Applicant's proposed development includes both parcels, which are 5 acres in total.

The proposed conditional use of the parcels is in conformity with the comprehensive plan's goals of redevelopment of existing areas and creating more mixed use areas to better provide for the needs of the residents and the public in general.

The proposed conditional use and planned development is compatible with the neighborhood and will have a positive impact. The immediate area is predominantly residential, with some businesses nearby. It is a densely populated rural unincorporated area. There is a lack of retail businesses for the residents. A convenience store selling gasoline would be an added convenience indeed for the residents of this area of the county. There is currently one store that sells gasoline located about a half mile away. Other than that store, the nearest is more than three miles away.

Public facilities and services are adequate to serve the Property. Private water and sewer have already been included in the conceptual plan for the site. Highway 204 is a main artery road for this neighborhood. The proposed development would not increase traffic on the road. The Proposed conditional use and planned development should not require any increase in existing levels of public services, with the possible exception of police or fire protection for the planned building. Any such increase would be well within the existing abilities of current fire and police protection provided in the area.

There are no known archaeological, historic, cultural, or environmental resources on the Property or in the immediate vicinity which would be affected by proposed conditional use and planned development.

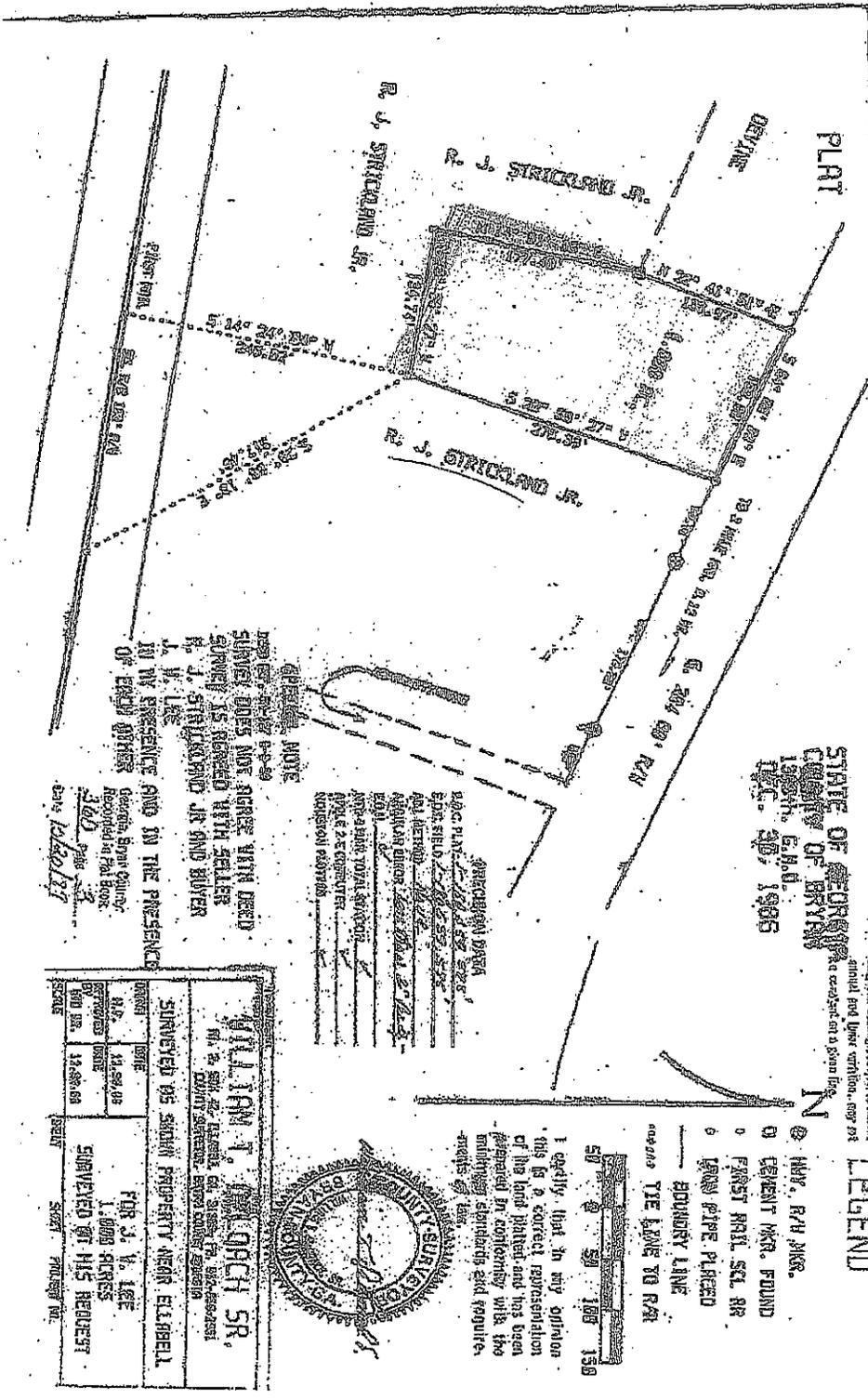
The proposed conditional use and planned development will not adversely affect the existing uses or usability of adjacent or nearby lots. It will provide a much needed service to the residents of this area. Market value of adjoining properties may increase, but should not be negatively affected.

The neighborhood has experienced a great deal of growth over the past 10-15 years. Commercial businesses in the neighborhood have not kept up. The planned development is needed to address the changed conditions of the area and the needs of the public.

The proposed conditional use and planned development will promote the general welfare of the public, especially residents in the area, by providing a much needed service. The public as a whole will also benefit by the added sales tax with the proposed development will generate for the County's operating revenues. The existing classification of AR-1 does not provide any benefit to the public, and detracts from the overall aesthetics of the neighborhood. The subject parcels are currently producing very little income and this has been the status for many years. Continuation of the Property's current use is not in the best interests of the community as a whole or the residents of this area. The Applicant's proposed use of the two parcels will be more beneficial than the permitted uses allowed for B-1 classification. Conditional Use permission is required.

This site is ideally suited for the proposed conditional use and planned development. The Owner's plans for the site will meet a need in the area. As there are several businesses in the neighborhood, including a Dollar General retail store recently constructed, the proposed reclassification will not create an isolated district unrelated to adjacent and nearby districts.

The **Conceptual Site Plan** submitted with the application shows the area of the Property to be used for the proposed development.



31-1-159 Maped Parcel #

STATE OF GEORGIA  
 COUNTY OF BRYAN  
 1998th. 6th. d.  
 DEC. 30, 1998

Maped Parcel #

LEGEND

- NEW. R/W MARK.
- CEMENT MARK FOUND
- PAINT MARK FOUND
- IRON PIPE PLACED
- BOUNDARY LINE
- TIE LINE TO R/W

I certify that in my opinion this is a correct representation of the land plat and has been prepared in conformity with the highest standards and requirements of the



**WILLIAM T. ELHBELL SR.**  
 No. 12345, State of Georgia  
 COUNTY SURVEYOR, BRYAN COUNTY, GEORGIA

SURVEYED AS SHOWN PROPERTY NEAR ELHBELL

DATE	11-29-01
TIME	11:29 AM
BY	FOR J. H. LEE
BY	1.0000 ACRES
BY	SURVEYED BY HIS REQUEST
BY	SECRET

**SPECIAL NOTE**  
 DEED FOR THE 1.0000 ACRES SHOWN AS OWNED WITH SELLER R. J. STRICKLAND JR AND BUYER J. H. LEE IN MY PRESENCE AND IN THE PRESENCE OF OTHER

SECTIONAL DATA  
 SEC. PLAT: 100-159  
 SDR. SHEET: 100-159  
 ADJ. SECTION: 100-159  
 REVISIONS: 100-159  
 AREA THIS TOTAL SECTION: 100-159  
 DATE 2-1-1998  
 SUPERVISOR: 100-159

BRYAN COUNTY  
CLERK OF COURTS

1124 0427

2014 JAN 24 AM 9:35

~~1124~~ BOOK # PAGE  
REBECCA S. CRONE  
CLERK OF SUPERIOR COURT  
BRYAN COUNTY, GA

015-2014-000106

Bryan County, Georgia  
Real Estate Transfer Tax.

PAID 10.  
DATE 1-24-14

*R. Simmons*  
Clerk of Superior Court

STATE OF GEORGIA  
BRYAN COUNTY

Prepared by:  
CAROL B. MILLER, Attorney at Law  
P.O. Box 796  
Pembroke, Georgia 31321

### WARRANTY DEED

THIS INDENTURE, Made this 23rd day of January, 2014, between PRICE LAND INVESTMENT HOLDINGS, LLC, a limited liability company having its principal place of business in Bryan County, Georgia, acting by and through its member, Judy H. Price, as Grantor, DHRUV ENTERPRISES, LLC, a limited liability company having its principal place of business in Chatham County, Georgia, as Grantee;

#### WITNESSETH:

The said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described property, to wit:

All that certain parcel of land designated as Tax Parcel 031-1-159, lying and being in the 1380<sup>th</sup> G. M. District of Bryan County, Georgia, containing 1.0 acre, more or less, and being more particularly described on that certain plat prepared by William T. DeLoach, Sr., Bryan County Surveyor, dated December 30, 1985, and recorded in the Office of the Clerk of Superior Court of Bryan County, Georgia, in Plat Slide 360, Page 3. Said plat is hereby incorporated by specific reference for descriptive and all other legal purposes. This being the same parcel conveyed to All Seasons Mobile Homes, Inc. in Deed Book 725, Page 329, said Clerk's Office.

BRYAN COUNTY  
CLERK OF COURTS

1124 0428

2014 JAN 24 AM 9:35

BOOK # PAGE  
DESPICA W. CARRE  
CLERK OF SUPERIOR COURT  
BRYAN COUNTY, GA

Said property is known as 2858 Highway 204, Ellabell, Georgia, and has a Parcel Identification Number of 031-1-159 according to the current numbering system in use by the Bryan County Tax Assessor's Office.

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

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of DHRUV ENTERPRISES, LLC, the said Grantee, its heirs and assigns forever in Fee Simple.

And the said Grantor, for its heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said Grantee, its successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has hereunto set its hands and affixed its seal the day and year first above written.

Signed, sealed and delivered on the 23rd day of January, 2014, in the presence of:

PRICE LAND INVESTMENT HOLDINGS, LLC

Cleavel B Miller  
Witness

By: Judy H Price  
Judy H Price, Member

Tanya A Dixon  
Notary Public

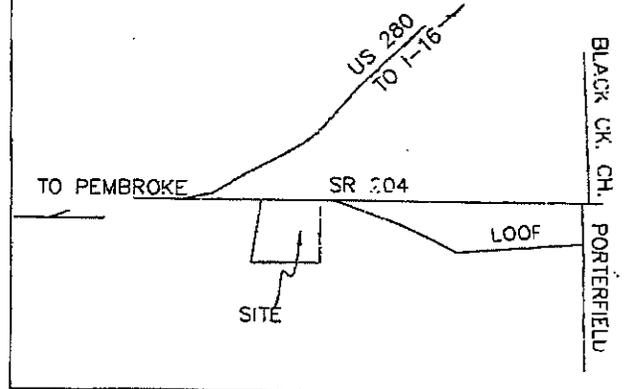
Tanya A. Dixon  
NOTARY PUBLIC  
Bulloch County, GEORGIA  
My Comm. Expires 02/25/2014



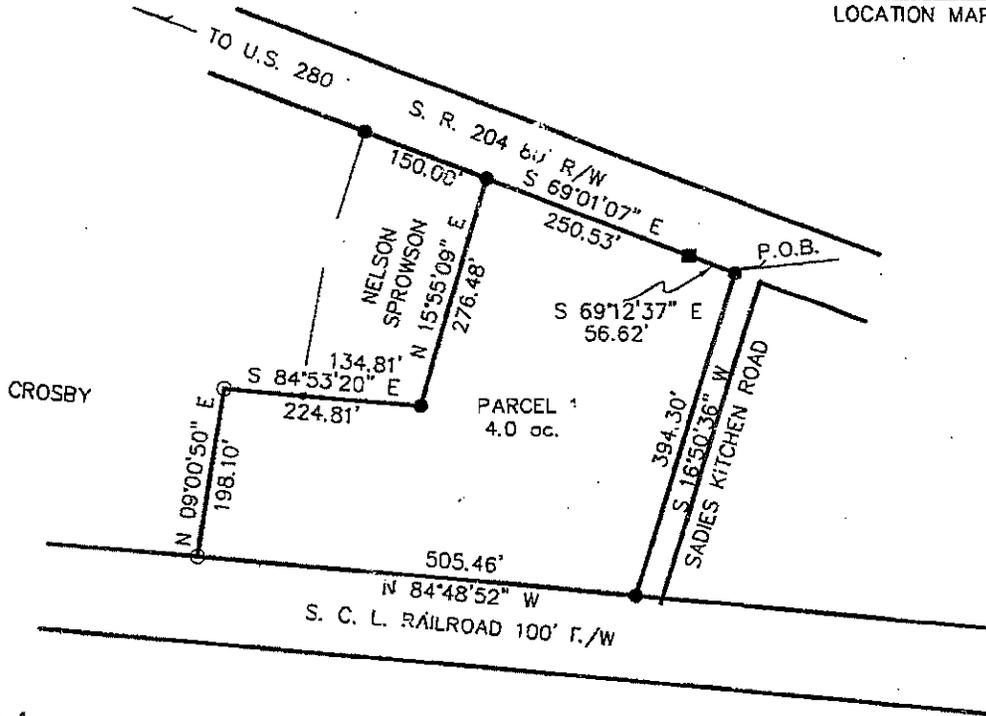
APPROVED UNDER ARTICLE XIV IN ACCORDANCE WITH THE BRYAN COUNTY SUBDIVISION REGULATIONS.

*[Signature]* 8/14/07  
 DIRECTOR DATE

ACCORDING TO FIRM 130016 0090 A DATED NOV. 16, 1983, THIS PARCEL IS NOT IN A FLOOD ZONE.



LOCATION MAP



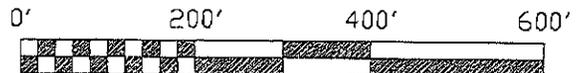
ZONE AR-1  
 SETBACKS  
 75' FRONT  
 25' SIDE  
 50' REAR

Georgia, Bryan County  
 Recorded in Plat Book  
 594 Page 5A  
 Date 8-23-07  
*[Signature]*  
 Clerk Superior Court

SURVEYOR'S NOTES:

- 1: I certify that in my opinion this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of the Georgia Plat Act.
- 2: Any certification expressed or implied herein applies only to the individual(s), association(s), agency(s), and/or corporation(s) explicitly listed.
- 3: This surveyor does not guarantee that all easements or wetlands that may effect this property are shown, indicated or implied.

REF: PLAT SHOWING 2 TRACTS DATED 05-20-05  
 PLAT SLIDE 262  
 PLAT SLICE 465 PGE 8  
 1.00 AC. SURVEY P.B. 360 PGE 3



SURVEY FOR:

**DHRUV ENTERPRISES, LLC**

AREA	LAND LOT	LAND DIST.	COUNTY	G.M.D.	STATE
4.00 AC.	-	-	BRYAN	1380 TH	GEORGIA

- IRON PIN SET
- IRON PIN FOUND
- CONC. MARKER SET
- CONC. MARKER FOUND
- ▽ NO CORNER SET/FOUND

DRAWN BY: HMS

2

BRYAN COUNTY  
CLERK OF COURTS

749 0128

2007 AUG 24 PM 4:10

015-2007-001659

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

Bryan County, Georgia  
Real Estate Transfer Tax

Paid 33.00  
Date 8-24-07  
*J. Davis*  
Clerk of Superior Court

After recording, return to:  
CAROL B. MILLER, Attorney at Law  
Post Office Box 796  
Pembroke, GA 31321

STATE OF GEORGIA  
COUNTY OF BRYAN

### WARRANTY DEED

THIS INDENTURE, Made this 24<sup>th</sup> day of August, 2007, between DOLLY CROSBY, of Bryan County, Georgia, as Grantor, and DHRUV ENTERPRISES, LLC, a Georgia limited liability corporation, as Grantee;

#### WITNESSETH:

The said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, his heirs and assigns, the following described property, to wit:

All that certain lot, tract or parcel of land situate, lying and being in the 1380<sup>th</sup> G. M. District of Bryan County, Georgia, containing 4.0 acres, more or less, and being more particularly set forth on that certain plat of survey dated April 17, 2007, and recorded in Plat Book 594, Page 5-A, in the Office of the Clerk of Superior Court of Bryan County, Georgia. Said plat is hereby incorporated by specific reference for descriptive and all other legal purposes.

This is a portion of that parcel of land conveyed to the Grantor herein by Warranty Deed from R & K Bell Properties, LLP, dated December 1, 2004, and being recorded in Deed Book 476, Page 53, Bryan County, Georgia records.

Said conveyance is subject to any and all easements, right of way encroachments, or servitudes, including such as/or would be

apparent from a visual or on the site survey, an examination of the property and such as are recorded upon the public records of Bryan County, Georgia.

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of **PHRUV ENTERPRISES, LLC**, the said Grantee, its heirs and assigns forever. **Simple**

And the said Grantor, for her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said Grantee, its heirs and assigns, against the claims of all persons whomsoever.

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

Dolly Crosby (SEAL)  
DOLLYCROSBY

Signed, sealed and delivered  
on the 24<sup>th</sup> day of August,  
2007, in the presence of:

Tanya Dillon  
Witness  
Carol Bacon Miller  
Notary Public

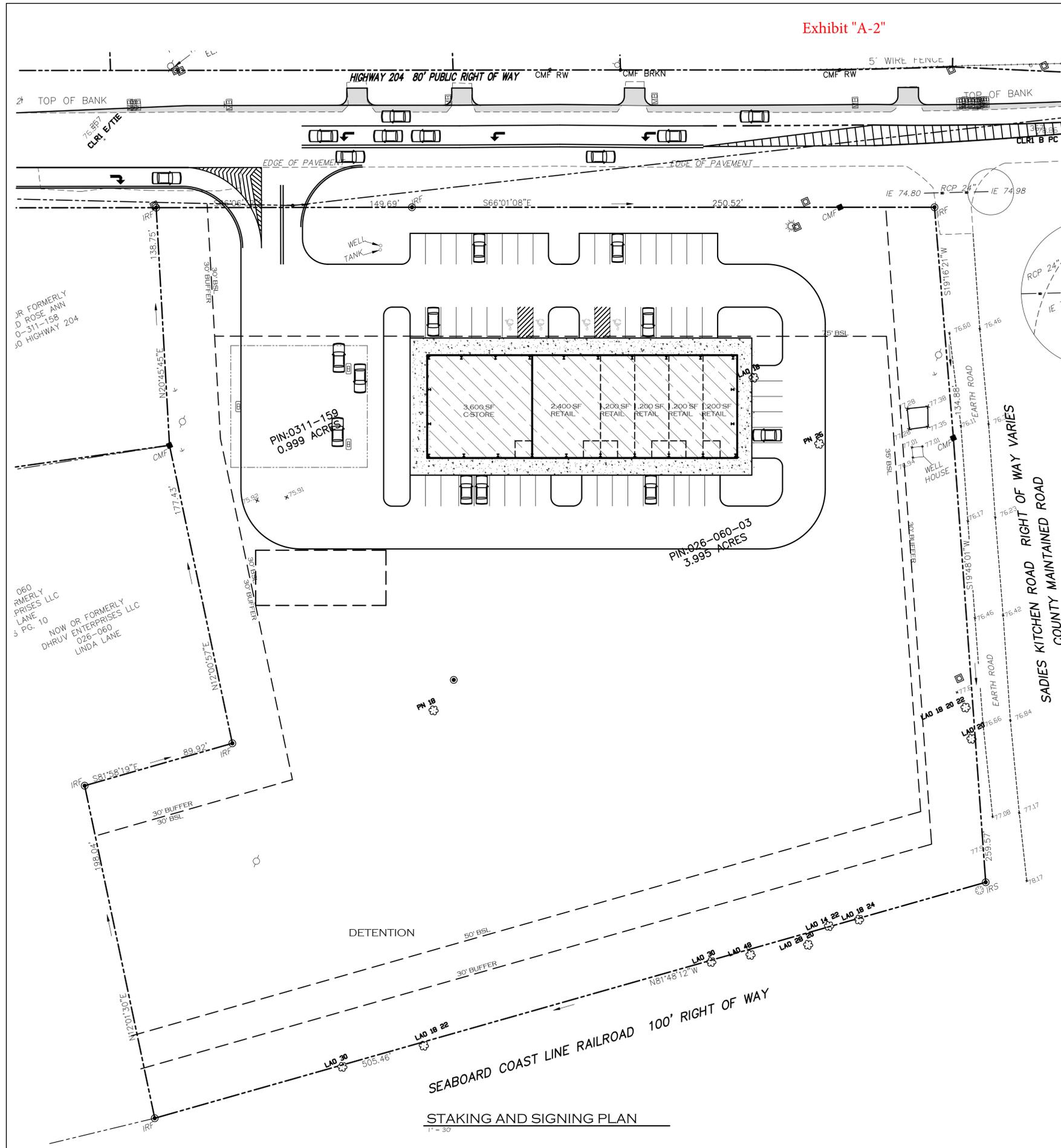
CAROL BACON MILLER  
BRYAN COUNTY, GEORGIA  
MY COMMISSION EXPIRES  
OCTOBER 30, 2010

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

749 0129

N.P.

BRYAN COUNTY  
CLERK OF COURTS  
2007 AUG 24 PM 4:10



STAKING AND SIGNING PLAN

1" = 30'

# “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#165-19

Zoning Request: Conditional Use for the commercial use of a convenience store with alcohol retail and fuel distribution

Filed by: DHRUV Enterprises

Owners: Deepak Bhagat

Property address: Hwy 204 near Sadie's Kitchen Rd. Ellabell

Map and Parcel # 026-060-03 & 0311-159

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

Please return this completed form with any comments/attachments to the Community Development Department by Mar. 13, 2020.

Comments: construct road improvements on SR 204 in accordance with GDOT requirements

Engineering Director       Fire Chief       County Health Director

Public Works Director       Bryan County Schools (optional)

Signature: Kate J. Coan

Date: March 12, 2020



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

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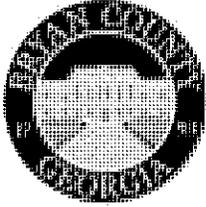
Please return this completed form with any comments/attachments to the Community Development Department by Mar. 13, 2020.

Comments: No issues

- Engineering Director, Fire Chief (checked), County Health Director, Public Works Director, Bryan County Schools (optional)

Signature: [Signature] Date: 3/12/2020

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  
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Owners: Deepak Bhagat

Property address: Hwy 204 near Sadie's Kitchen Rd. Ellabell

Map and Parcel # 026-060-03 & 0311-159

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

Please return this completed form with any comments/attachments to the Community Development Department by Mar. 13, 2020.

Comments: No further action requested.

- Engineering Director
- Fire Chief
- County Health Director
- Public Works Director
- Bryan County Schools (optional)

Signature: M.A. [Signature]  
For Skip Varvas

Date: 3.12.20



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

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CASE # CUP#165-19

Zoning Request: Conditional Use for the commercial use of a convenience store with alcohol retail and fuel distribution

Filed by: DHRUV Enterprises

Owners: Deepak Bhagat

Property address: Hwy 204 near Sadie's Kitchen Rd. Ellabell

Map and Parcel # 026-060-03 & 0311-159

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

Please return this completed form with any comments/attachments to the Community Development Department by Mar. 13, 2020.

Comments: No Comment

- Engineering Director
- Fire Chief
- County Health Director
- Public Works Director
- Bryan County Schools (optional)

Signature: G Allen

Date: 3/13/20

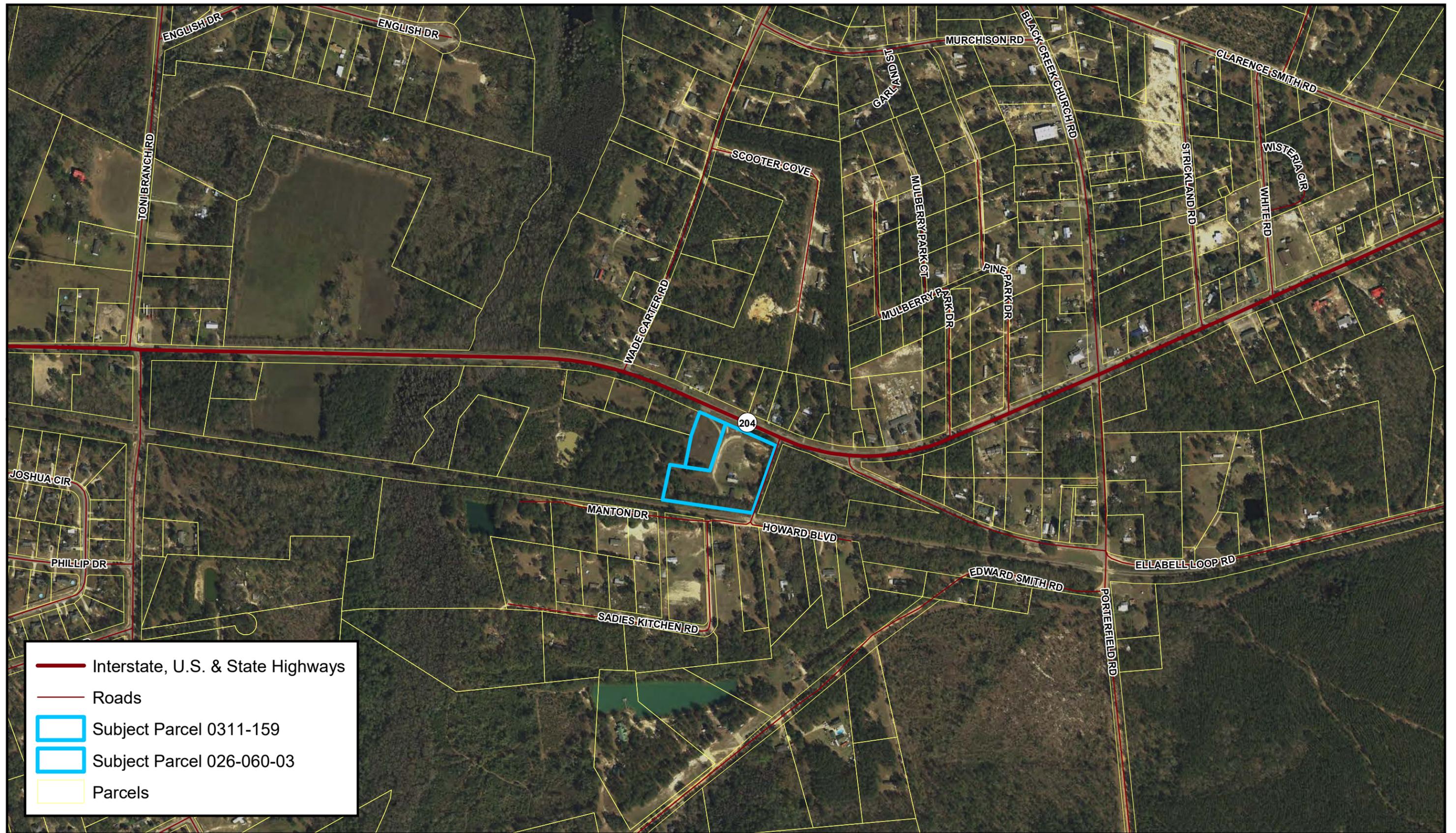
# “C” Exhibits – Bryan County Supplements

Exhibit "C-1"



-  Interstate, U.S. & State Highways
-  Roads
-  Subject Parcel 0311-159
-  Subject Parcel 026-060-03
-  Parcels





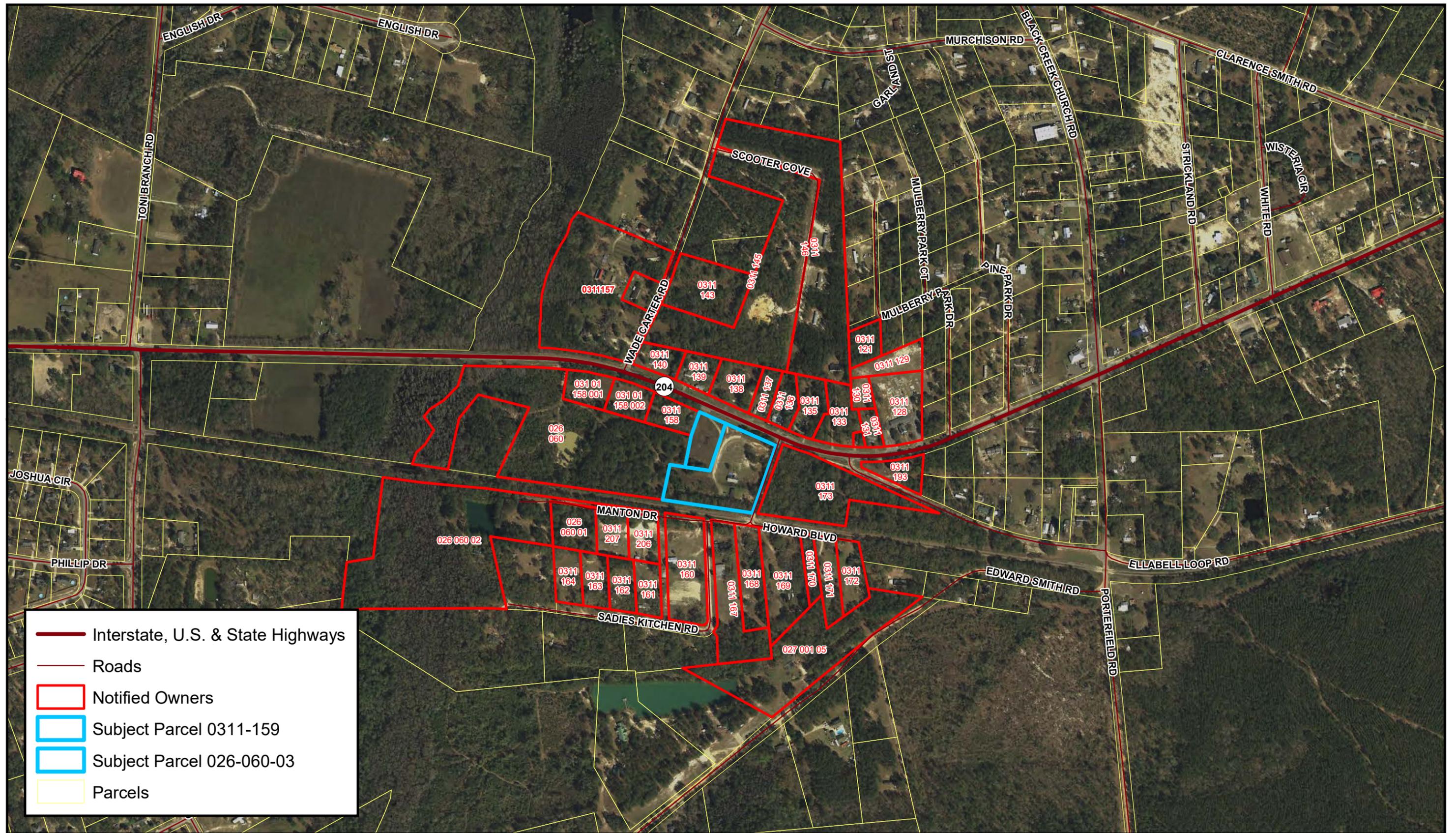
- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 0311-159
- Subject Parcel 026-060-03
- Parcels



**Location Map**  
**DHRUV Enterprises, LLC**  
**Case CUP# 165-19**

Exhibit "C-2"

**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.

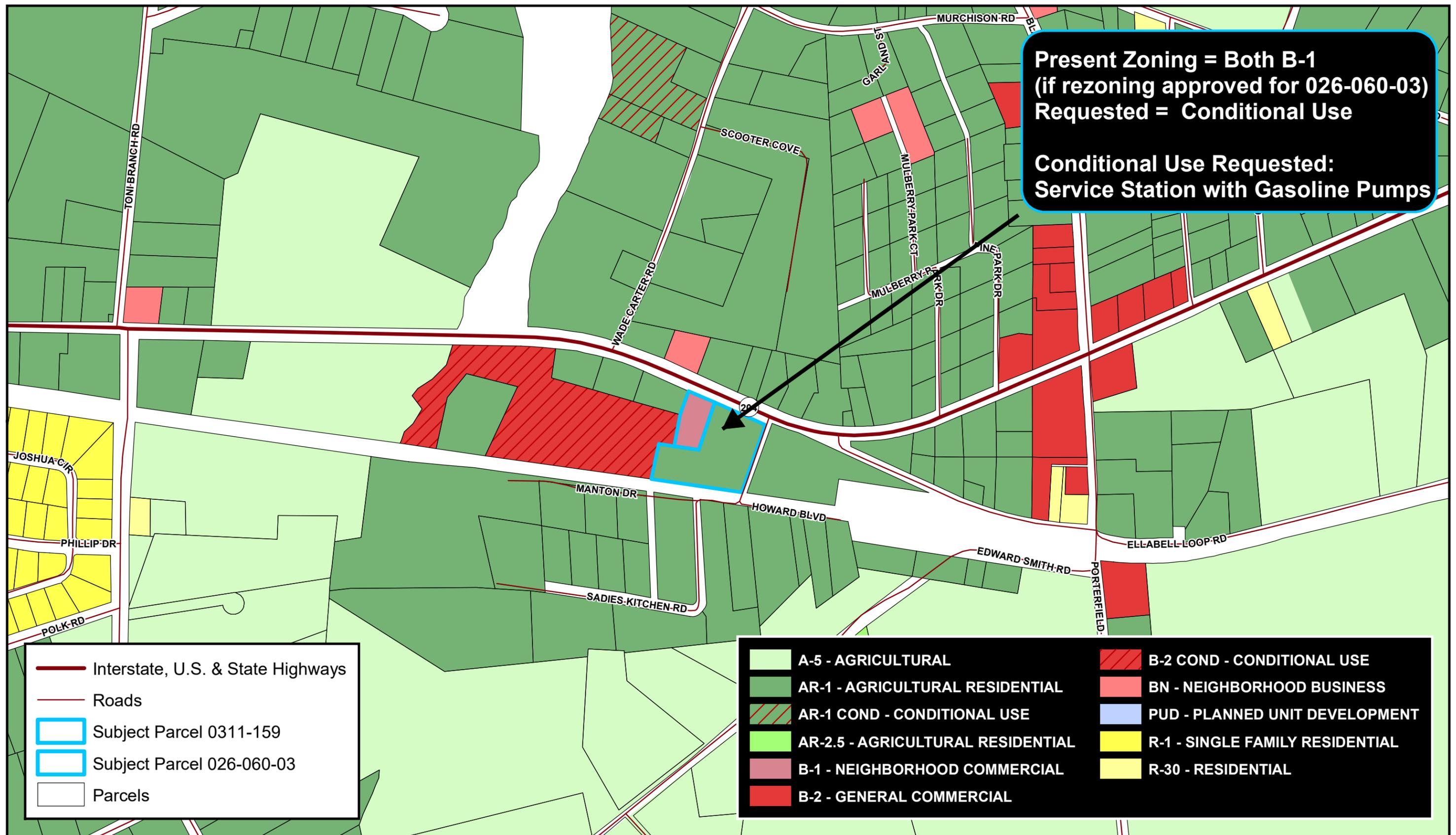


**Notification Map**  
**DHRUV Enterprises, LLC**  
**Case CUP# 165-19**

**Exhibit "C-3"**

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 = Both B-1  
(if rezoning approved for 026-060-03)  
Requested = Conditional Use**

**Conditional Use Requested:  
Service Station with Gasoline Pumps**

- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 0311-159
- Subject Parcel 026-060-03
- Parcels

- A-5 - AGRICULTURAL
- AR-1 - AGRICULTURAL RESIDENTIAL
- AR-1 COND - CONDITIONAL USE
- AR-2.5 - AGRICULTURAL RESIDENTIAL
- B-1 - NEIGHBORHOOD COMMERCIAL
- B-2 - GENERAL COMMERCIAL
- B-2 COND - CONDITIONAL USE
- BN - NEIGHBORHOOD BUSINESS
- PUD - PLANNED UNIT DEVELOPMENT
- R-1 - SINGLE FAMILY RESIDENTIAL
- R-30 - RESIDENTIAL



# “D” Exhibits – Public Comment

None Received

**BRYAN COUNTY PLANNING & ZONING COMMISSION**

**CASE Z#225-20**

Public Hearing Date: May 5, 2020

REGARDING THE APPLICATION OF: Matt Trumps on behalf of Kissing Cow Ranch, LLC, requesting the rezoning of PIN# 026 32 002 001, in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned A-5, from its current zoning of AR-1.	Staff Report By: Sara Farr-Newman Dated: April 28, 2020
---	---

**I. Application Summary**

**Requested Action:** Public hearing and consideration of a rezoning map amendment for Bryan County. The application by Matt Trumps on behalf of Kissing Cow Ranch, LLC, proposes to change the zoning of the property identified by PIN# 026 32 002 001 from its current zoning of AR-1 to A-5 in order to permit a Conditional Use for a campground.

**Applicant or Representative:** Matt Trumps  
95 Sea Island Parkway, Ste 104  
Beaufort, SC 29907

**Owner:** Kissing Cow Ranch, LLC  
696 Majestic Oaks Dr  
Hampstead, NC 28443

**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 VI. – Amendments, Section 610. – Standards Governing the Exercise of Zoning Power (“standards”), Bryan County Code of Ordinances
- Appendix B - Zoning, Article XI. – Uses Permitted in Districts, Section 1100 – “A-5” Agricultural Districts, Bryan County Code of Ordinances

## II. General Information

**1. Application:** A rezoning application was submitted by Matt Trumps on March 30, 2020. After reviewing the application, the Director certified the application as being generally complete on April 8, 2020.

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

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

B. Notice was sent to Surrounding Land Owners on **April 17, 2020**.

C. The site was posted for Public Hearing on **April 17, 2020**.

**3. Background:** The property proposed for rezoning from AR-1 to A-5 is located off Toni Branch Road in North Bryan County and is currently vacant. The property is 25 acres and largely cleared with wooded areas along most of the property lines. It is surrounded by large lots zoned for agricultural/residential uses (AR-1) and a residential neighborhood to the west zoned R-1. The access to the lot is via Toni Branch Road. There is a possibility of wetlands on a northern portion of the property, but they have not been identified and/or mapped by a wetlands specialist. No portion of the lot is located in a special flood hazard area.

The Bryan County Comprehensive Plan's Future Land Use map shows this area as Rural Residential Transitioning, which is identified in the Comprehensive Plan as suitable for residential developments that fit into a suburban character area usually more dense than Agricultural Low Density. Lot sizes should be controlled by available utilities. The zoning districts recommended for this land use are AR-1.5, AR-2.5, R-30, and R-1.

The applicant is planning to utilize the property as an RV campground with approximately 54 spaces. This will require a conditional use approval, which is requested and discussed in a separate application (CUP#166-20); however, the property must be rezoned for this use as it is only permitted under an A-5 zoning district as a conditional use.

**5. Exhibits:** The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on March 30, 2020, unless otherwise noted.

**"A" Exhibits- Application:**

A-1 Rezoning Application

A-2 Conceptual Site Plan (4/16/2020)

**"B" Exhibits- Agency Comments:**

- B-1 Engineering Comments (4/8/2020)
- B-2 Public Health Comments (4/15/2020)
- B-3 Public Works (4/9/2020)

**“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:**

**III. Analysis Under Article VI. - Amendments, Section 610. - Standards Governing the Exercise of Zoning Power:**

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

1. Whether the proposed reclassification is in conformance with the Comprehensive Plan;

**Staff Findings:** The proposed rezoning to A-5 is not in keeping with the Comprehensive Plan. The property falls under the Rural Residential Transitioning future land use, which does not include A-5 as a recommended zoning. Rezoning from AR-1 to A-5 will maintain the rural character of the area, and will in fact require larger lots (5 acres) should the property ever be subdivided in the future; however, it does not conform to the vision of this area accommodating the pressures for more low density suburban residential development. Instead, it encourages continued low-density agriculture uses.

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

**Staff Findings:** Rezoning the parcel is not in keeping with the overall zoning scheme. The purpose of the Ordinance includes providing predictable development and compatible growth, and the proposed rezoning does not conform with the Future Land Use Element that guides development. The Conditional

Use proposed, an RV campground, is different from uses allowed by right and may create concerns with the compatibility as well. These concerns will be discussed in more depth in the CUP review. The A-5 zoning itself and the by right uses include commercial agriculture. This intense use is in conflict with the zoning scheme, which envisions this area to transition into a development pattern that incorporates more suburban features. Rezoning to a less dense agricultural zoning, A-5, moves away from the overall zoning scheme.

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

**Staff Findings:** Overall, the proposed reclassification is not compatible with the surrounding land uses. There is limited A-5 zoning within the area, which, as mentioned previously, is envisioned as Rural Residential Transitioning. Additionally, there are three commercial nodes surrounding the parcel indicating that the area is continuing to develop into a low-density suburban area with supporting uses. This type of development is not compatible with an A-5 zoning, which accommodates uses such as commercial agriculture and the keeping of large farm animals. The planned use of an RV park could also create conflict with surrounding uses, particularly the existing R-1 neighborhood.

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

**Staff Findings:** The rezoning will have minimal impact on the schools, parks and recreational facilities, particularly with the intended use as an RV campground. Toni Branch Road is classified as a collector road. This type of road has a projected daily count of 401 to 1500 trips per day. The proposed rezoning is unlikely to have a significant traffic impact. According to the ITE 10<sup>th</sup> Trip Generation Manual, the p.m. peak hour trips for similar campgrounds is approximately 0.9 trip per acre. With 54 spaces, the peak p.m. hour trips would be 54. This will not require further traffic analysis or a Traffic Impact Assessment (TIA).

The main impact on public facilities is the impact on water, wastewater, and solid waste services. If the rezoning is approved and the CUP approved, the applicant will have to service the use with septic and well. At this time, it is unclear if the proposed development could be adequately served or not as in depth studies have not been completed. The applicant did indicate a well would be installed that could provide adequate capacity. Both Engineering and Public Health expressed the need for additional information about these services as well as the possible impact on stormwater drainage.

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

**Staff Findings:** The rezoning will not adversely impact any environmental or cultural resources. GNARGHIS (Georgia's Natural, Archeological, and Historic Resources GIS) does not show any known features located along Toni Branch Road. This map is a statewide map that collects information on existing resources.

There is a small area of wetlands located on the property, which cannot be impacted without a permit from the Army Corps of Engineers. It is currently not proposed to be impacted as the conceptual site plan provided for the RV campground shows no development in this area.

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

**Staff Findings:** The rezoning to A-5 has the potential to adversely affect nearby existing uses, which are largely residential. The rezoning would permit commercial agriculture and other commercial uses such as a bed and breakfast by right. These uses could come into conflict with the residential nature of the area, particularly as it continues to transition into low-density suburban development.

7. Whether the proposed reclassification could adversely affect market values of nearby Lots;

**Staff Findings:** No evidence was provided showing the market value of nearby lots would be impacted.

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

**Staff Findings:** As discussed under criterion 4, the main concerns are the septic and water. The applicant indicated further studies will be completed and all requirements met for the required well and septic following approvals. Both Public Health and Engineering brought up these as areas of concern for the proposed use that will be opened up by a rezoning and noted they will require further information. Public comment was not provided by the Fire Chief, but the applicant would also need to ensure the internal roads and the entrance/exit point are sufficient for emergency services.

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

**Staff Findings:** The property immediately to the north of the subject parcel was subdivided into 10 lots now known as Toni Branch Acres. The planned use for this subdivision is large lot residential. As these lots develop, they may cause a minor increase in traffic as well as additional driveways on Toni Branch.

The Board of Commissioners also recently approved an update to the Future Land Use Element of the Comprehensive Plan, which changed the classification of this area to Rural Residential Transitioning. This classification means the area is seen as suitable for future development that is more dense than the agricultural low density areas, such as the existing R-1 suburban neighborhood located adjacent to the parcel. This update changed what zoning is appropriate for this area, and does not include A-5 zoning.

10. The existing Uses and zoning of nearby Lots;

**Staff Findings:** The surrounding properties are all residential or vacant, and they include AR-1 zonings and a neighborhood to the west zoned R-1. These uses and zoning are not compatible with the proposed A-5 zoning.

11. The extent to which the value of the Lot proposed to be reclassified is diminished by its existing zoning restrictions;

**Staff Findings:** The lot is proposed to be rezoned from AR-1 to A-5, which is a more restrictive zoning, so the existing zoning does not diminish the value of the property. Under the current AR-1 zoning, the property could be subdivided into one-acre lots and developed.

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

**Staff Findings:** The existing zoning does not promote the health, safety, morals, or general welfare of the public more than the proposed A-5 zoning.

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

**Staff Findings:** The existing AR-1 zoning does offer gains to the public, because it prevents more intense commercial agricultural uses. It also prevents some conditional use that could be incompatible with residential uses, such as airfields and commercial stables. Additionally, it is more compatible with the Future Land Use envisioned for the area in the Comprehensive Plan as it permits smaller residential lots than A-5 zoning.

14. The suitability of the Lot proposed to be reclassified for its current and proposed zoned purposes;  
and

**Staff Findings:** The lot is more suitable for the AR-1 zoning, because this zoning permits low-density residential development that is compatible with the surrounding area. A-5 zoning would limit the residential use of the property and instead encourage commercial ventures that would lead to conflict with surrounding uses.

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

**Staff Findings:** There is no record of the lot ever being income producing, though it was largely cleared at some point with trees remaining along the property lines.

16. Whether the proposed reclassification would create an isolated District unrelated to adjacent and nearby Districts;

**Staff Findings:** The proposed rezoning would create an isolated district. Nearby zoning includes R-1, AR-1, though there is one A-5 lot nearby; however, the zoning in the area has limited A-5 zoned parcels.

17. Whether there are substantial reasons why the Lot cannot be used in accordance with this existing zoning classification;

**Staff Findings:** There are no substantial reasons why the Lot cannot be used under the existing AR-1 zoning. While the applicant would be unable to move forward with the RV campground, the lot can be used for a number of other types of development including subdividing it into residential lots.

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

**Staff Findings:** The applicant provided a conceptual site plan.

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

Staff recommends denial of the rezoning from AR-1 to A-5, because the rezoning is not in compliance with the Future Land Use Element of the Comprehensive Plan, is in conflict with surrounding uses and zoning, and the rezoning criteria are not met.

## V. Planning & Zoning Commission Recommendation

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

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

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

# “A” Exhibits – Application



**REZONING REVIEW AND TIMING**

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

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

**MAP AMENDMENT APPLICATION CHECKLIST**

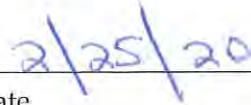
The following information must be included with your submittal. Any omission of the items below will result in a delay of your request. Place a check next to each item included with your submission.

- Completed Application
- Completed Authorization by Property Owner form, if applicant is not the property owner
- Proof of Ownership
- Verification of Paid Taxes
- Disclosure Statement
- Written impact analysis prepared with respect to each of the standards enumerated on Page 3 of this application form. This analysis is required for all reclassifications to PUD, I-1, WP, I-L, B-2, R-3, R-4 and WB-3; and all other reclassifications of lots at least 20 acres in size in the AR 1.5, R-30, R-1, R-2, B-1, O and WB-2.
- One (1) 8 ½ x 11 inch, and One (1) full size copy of the proposed concept plan
- Traffic Impact Analysis – Required for proposed uses generating more than 1,000 average daily trips or will concentrate 300 or more average daily trips per day through a single access point
- Traffic Design Analysis – Required for proposed uses that do not meet the threshold for a Traffic Impact Analysis but will generate 200 or more average daily trips

**APPLICANT CERTIFICATION AND ACKNOWLEDGMENT**

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

  
Applicant Signature

  
Date

**REZONING STANDARDS**

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

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

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

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

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

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

**FOR OFFICE USE ONLY**

Completeness Cr't'd: 4/8/2020 DRC Meeting Date: 4/9/2020 P&Z Hearing Date: 5/5/2020  
 BOC Hearing Date: 5/12/2020

# STATE OF GEORGIA

Secretary of State  
Corporations Division  
313 West Tower  
2 Martin Luther King, Jr. Dr.  
Atlanta, Georgia 30334-1530

Annual Registration

\*Electronically Filed\*  
Secretary of State  
Filing Date: 03/29/2020 09:34:33

## BUSINESS INFORMATION

BUSINESS NAME : Kissing Cow Ranch, LLC  
CONTROL NUMBER : 17115932  
BUSINESS TYPE : Domestic Limited Liability Company  
ANNUAL REGISTRATION PERIOD : 2020

## BUSINESS INFORMATION

PRINCIPAL OFFICE ADDRESS : 150 Zachary Trail, Ellabell, GA, 31308, USA  
REGISTERED AGENT NAME : Jarod Howie Eaton  
REGISTERED OFFICE ADDRESS : 150 Zachary Trail, Ellabell, GA, 31308, USA  
REGISTERED OFFICE COUNTY : Bryan

## BUSINESS INFORMATION

PRINCIPAL OFFICE ADDRESS : 696 Majestic Oaks Dr, Hampstead, NC, 28443, USA  
REGISTERED AGENT NAME : Jarod Howie Eaton  
REGISTERED OFFICE ADDRESS : 150 Zachary Trail, Ellabell, GA, 31308, USA  
REGISTERED OFFICE COUNTY : Bryan

## BUSINESS INFORMATION

AUTHORIZER SIGNATURE : Jarod Eaton  
AUTHORIZER TITLE : Organizer

Bryan County  
Board of Commissioners

Community Development Department



AUTHORIZATION OF PROPERTY OWNER

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

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

Name of Applicant: Matt Tawp

Address: 25 New Island Pkwy Suite 104

City: Summerville State: SC Zip Code: 29707

Telephone Number: 813 252 8996 Email: mtawp@kissling.com

[Signature]  
Signature of Owner

27 Feb 2020  
Date

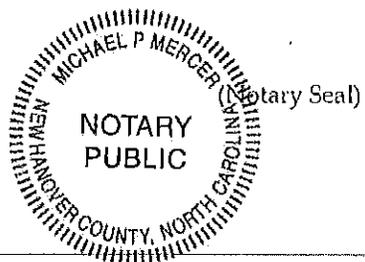
Sarah Eaton  
Owners Name (Print)

Personally appeared before me  
Sarah Eaton  
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 27 of February 2020

Michael P. New  
Notary Public



Bryan County  
Board of Commissioners

Community Development Department



VERIFICATION OF PAID TAXES

X 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.

X 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.

026-32-002-001  
Parcel Identification Number

[Signature]  
Signature of Applicant

2/25/20  
Date

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

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

Name: Shelia Way

Title: Tax Clerk

Signature: Shelia Way

Date: 4-16-20

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

Manufactured Home: [Signature] Make \_\_\_\_\_  
Model \_\_\_\_\_  
Year \_\_\_\_\_  
Serial # \_\_\_\_\_

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

FMUMFB  
FMUMFB01

CARROL ANN COLEMAN BRYAN COUNTY TAX COMM  
Clerk ST1 Date 2020 04 16 Sequence 162644

4/16/20  
16:27:06

Bill Number . . .	2019 011150 Acct	20024R19	Fair Mkt Val	122,000
Taxpayer Name. .	KISSING COW RANCH LLC A		Bill Date	2019 08 28
Additional Name.	GEORGIA LIMITED		Due Date	2019 11 15
Address Line 1 .	LIABILITY COMPANY		H/S Code	
Address Line 2 .	150 ZACHARY TRAIL		Lender Code	
City ST Zip 4. .	ELLABELL	GA 31308	Under Appeal	
Loctn/Desc . . .	PB 2017 / PG 117		Bankruptcy	
Map Blk Par Sub.	026 32 002 001	Dist 03	Check Notes	
Original Bill	Adj & Charges	Payments	Descriptions	This Tran
1,226.64		1,226.64-	Taxes	.....
			Assessment Pen	.....
			Interest	.....
			Costs	.....
			Late Penalty	.....
			Other Penalty	.....
1,226.64		1,226.64-	TOTALS	.....
		Last T/A Date	Payment/Adjust	(P/A) P
		PP 2019 10 28	Reason Code	(F13) 00

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

*Snewman@bryan-county.org*

Bryan County  
Board of Commissioners

Community Development Department



VERIFICATION OF PAID TAXES

X 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.

X 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.

026-32-002-001  
Parcel Identification Number

[Signature]  
Signature of Applicant

2/25/20  
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: \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

Manufactured Home: \_\_\_\_\_ Make  
\_\_\_\_\_ Model  
\_\_\_\_\_ Year  
\_\_\_\_\_ Serial #

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Bryan County  
Board of Commissioners



Community Development Department

DISCLOSURE STATEMENT

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

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

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

To Whom: \_\_\_\_\_

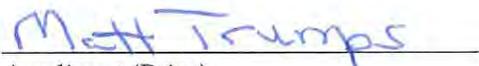
Value of Contribution: \_\_\_\_\_

Date of Contribution: \_\_\_\_\_

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

  
\_\_\_\_\_  
Signature of Applicant

Personally appeared before me

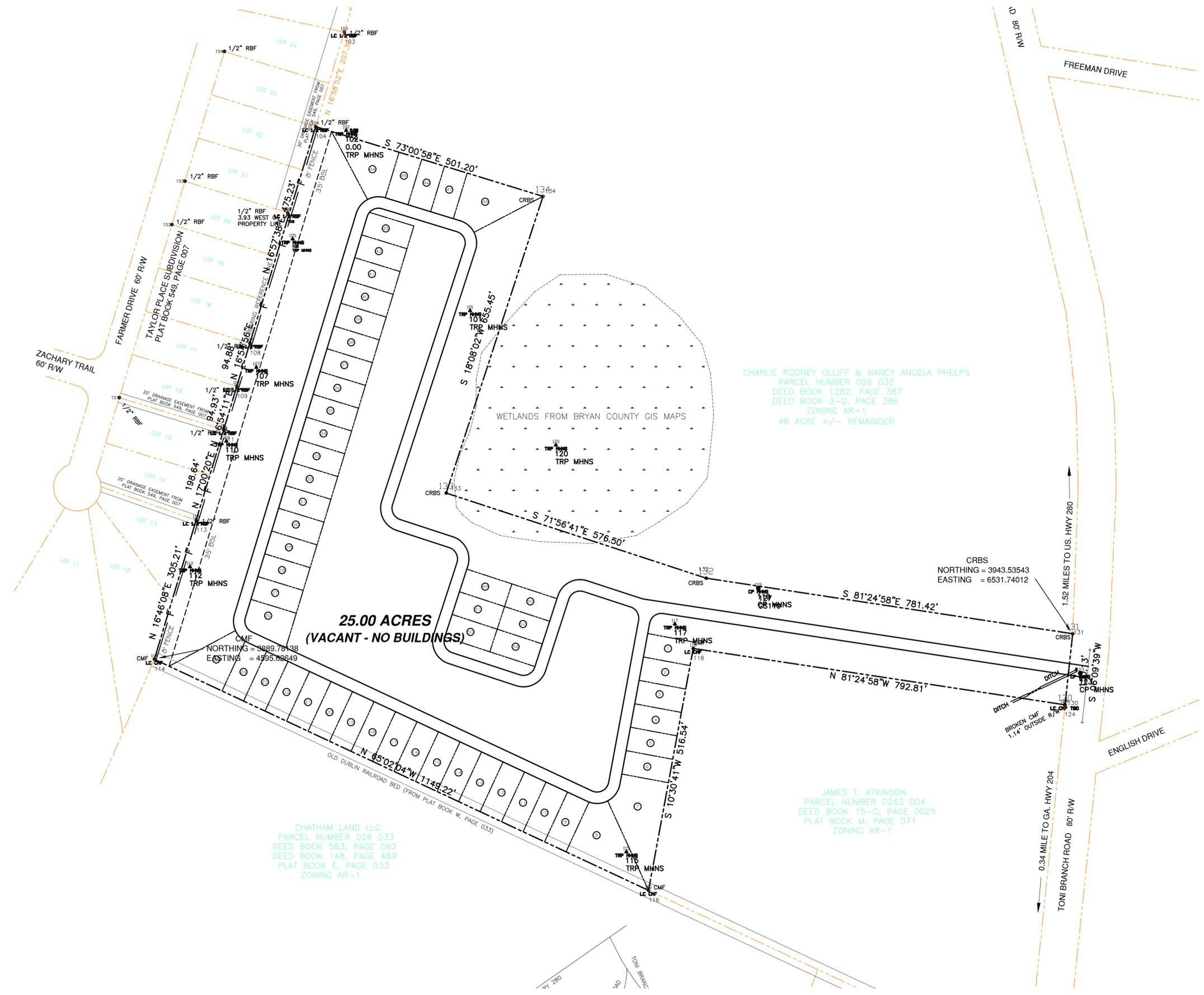
  
\_\_\_\_\_  
Applicant (Print)

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

This 24 day of Feb 2020

(Notary Seal)

  
\_\_\_\_\_  
Notary Public 4/7/20



CHATHAM LAND LLC  
 PARCEL NUMBER 026 033  
 DEED BOOK 583, PAGE 062  
 DEED BOOK 148, PAGE 489  
 PLAT BOOK E, PAGE 033  
 ZONING AR-1

CHARLIE RODNEY OLLIFF & NANCY ANGELA PHELPS  
 PARCEL NUMBER 026 032  
 DEED BOOK 1282, PAGE 387  
 DEED BOOK 3-D, PAGE 386  
 ZONING AR-1  
 48 ACRE +/- REMAINDER

JAMES T. ATKINSON  
 PARCEL NUMBER 0263 004  
 DEED BOOK 15-0, PAGE 0025  
 PLAT BOOK M, PAGE 071  
 ZONING AR-1

# “B” Exhibits – Agency Comments



**BRYAN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**

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

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

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

**CASE #**   Z#225-20  

**Zoning Request:**   Rezoning request from AR-1 to A-5 for the use of an RV Park.  

**Filed by:**   Matt Trumps  

**Owners:**   Kissing Cow Ranch, LLC  

**Property address:**   Toni Branch Road  

**Map and Parcel #**   026-32-002-001  

This issue is scheduled for a public hearing with the Planning and Zoning Commission on   May 5, 2020   and the Board of Commissioners on   May 12, 2020  .

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

**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

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CASE # Z#225-20

Zoning Request: Rezoning request from AR-1 to A-5 for the use of an RV Park.

Filed by: Matt Trumps

Owners: Kissing Cow Ranch, LLC

Property address: Toni Branch Road

Map and Parcel # 026-32-002-001

This issue is scheduled for a public hearing with the Planning and Zoning Commission on May 5, 2020 and the Board of Commissioners on May 12, 2020.

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

Comments: The B.C. Health Dept. will need details of your planned operations and septic details. please also indicate plans for well.

- Engineering Director
- Fire Chief
- County Health Director *for skip years*
- Public Works Director
- Bryan County Schools (optional)

Signature: *Matt Trumps* Date: 4.15.20



**BRYAN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**

51 North Courthouse Street  
P.O. Box 1071  
Pembroke, Georgia 31321  
912-653-3893  
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**Map and Parcel #**   026-32-002-001  

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

**Comments:**   No comments at this time.  

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

**Signature:**   George Allen  

**Date:**   4/9/20

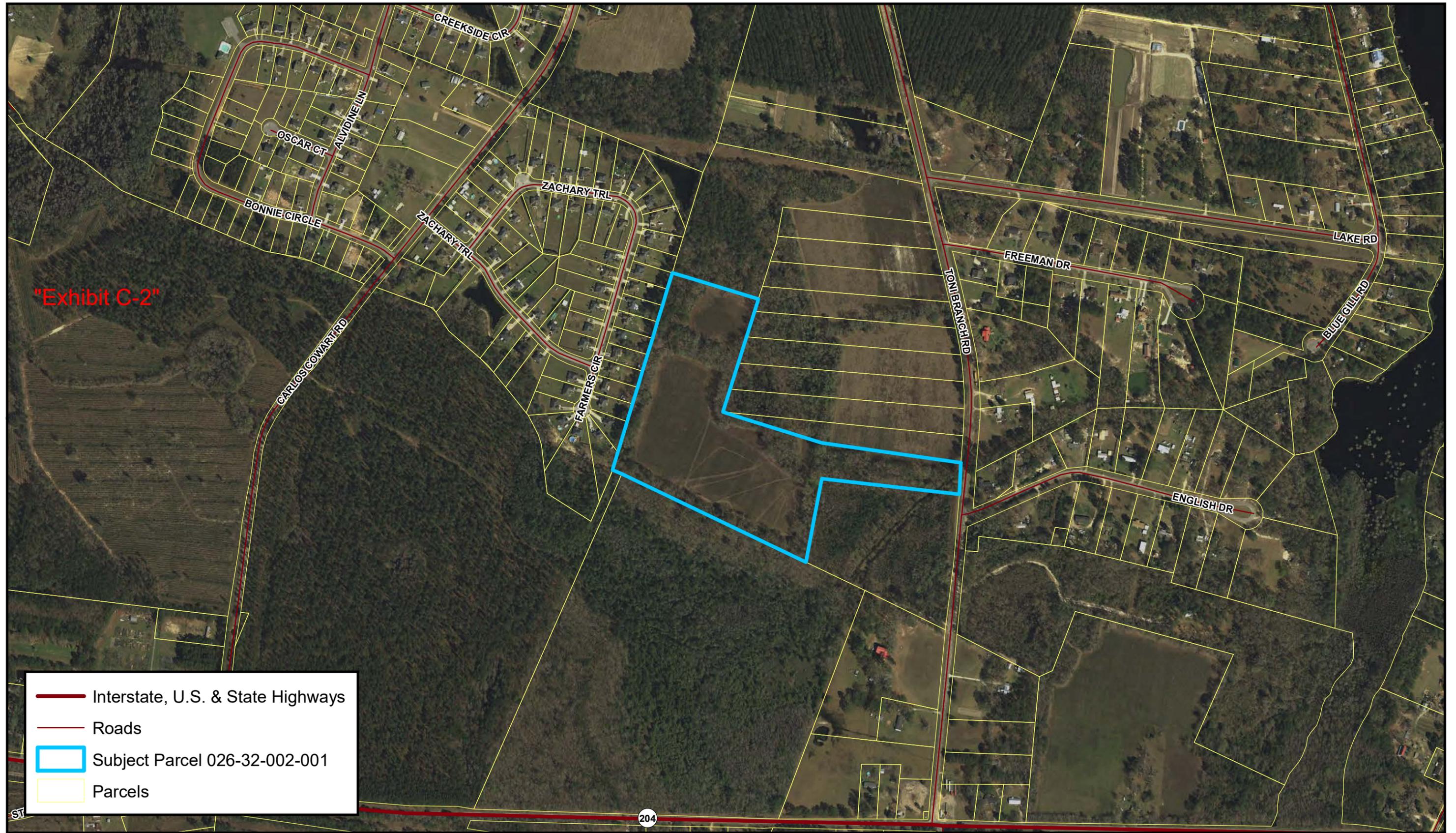
# “C” Exhibits – Bryan County Supplements

"Exhibit C-1"



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 026-32-002-001
- Parcels

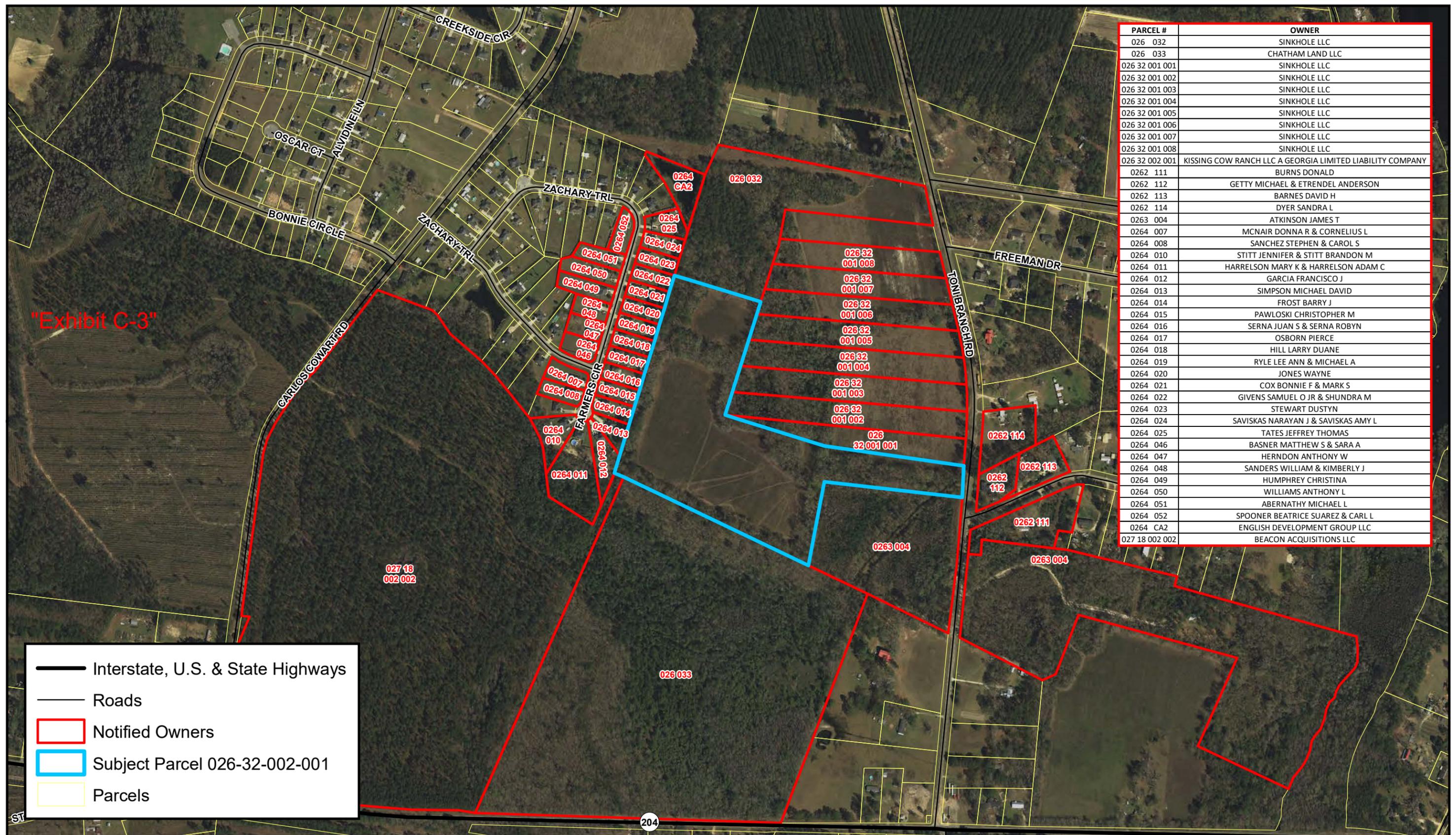




"Exhibit C-2"

	Interstate, U.S. & State Highways
	Roads
	Subject Parcel 026-32-002-001
	Parcels





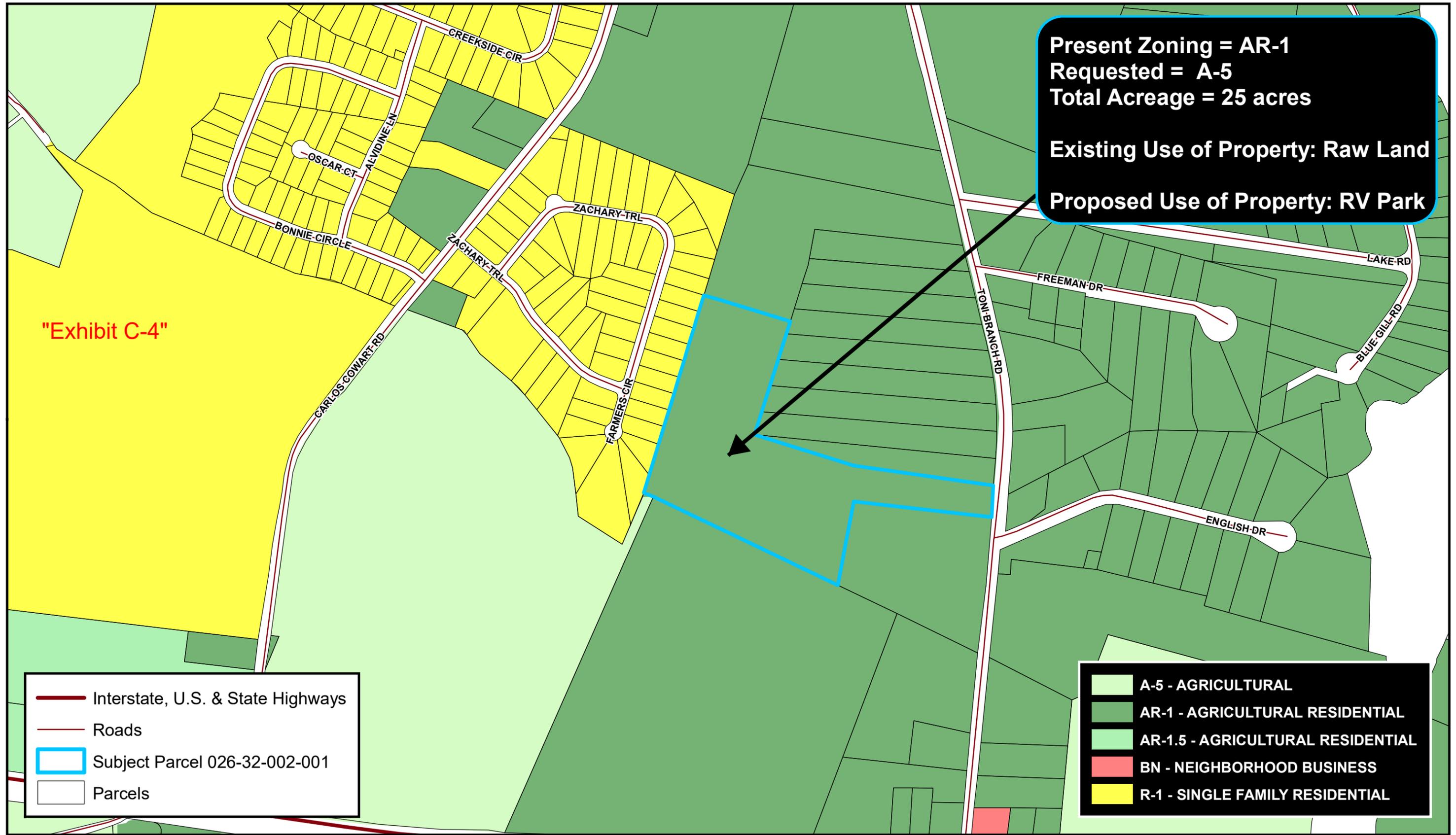
PARCEL #	OWNER
026 032	SINKHOLE LLC
026 033	CHATHAM LAND LLC
026 32 001 001	SINKHOLE LLC
026 32 001 002	SINKHOLE LLC
026 32 001 003	SINKHOLE LLC
026 32 001 004	SINKHOLE LLC
026 32 001 005	SINKHOLE LLC
026 32 001 006	SINKHOLE LLC
026 32 001 007	SINKHOLE LLC
026 32 001 008	SINKHOLE LLC
026 32 002 001	KISSING COW RANCH LLC A GEORGIA LIMITED LIABILITY COMPANY
0262 111	BURNS DONALD
0262 112	GETTY MICHAEL & ETRENDEL ANDERSON
0262 113	BARNES DAVID H
0262 114	DYER SANDRA L
0263 004	ATKINSON JAMES T
0264 007	MCNAIR DONNA R & CORNELIUS L
0264 008	SANCHEZ STEPHEN & CAROL S
0264 010	STITT JENNIFER & STITT BRANDON M
0264 011	HARRELSON MARY K & HARRELSON ADAM C
0264 012	GARCIA FRANCISCO J
0264 013	SIMPSON MICHAEL DAVID
0264 014	FROST BARRY J
0264 015	PAWLOSKI CHRISTOPHER M
0264 016	SERNA JUAN S & SERNA ROBYN
0264 017	OSBORN PIERCE
0264 018	HILL LARRY DUANE
0264 019	RYLE LEE ANN & MICHAEL A
0264 020	JONES WAYNE
0264 021	COX BONNIE F & MARK S
0264 022	GIVENS SAMUEL O JR & SHUNDRA M
0264 023	STEWART DUSTYN
0264 024	SAVISKAS NARAYAN J & SAVISKAS AMY L
0264 025	TATES JEFFREY THOMAS
0264 046	BASNER MATTHEW S & SARA A
0264 047	HERNDON ANTHONY W
0264 048	SANDERS WILLIAM & KIMBERLY J
0264 049	HUMPHREY CHRISTINA
0264 050	WILLIAMS ANTHONY L
0264 051	ABERNATHY MICHAEL L
0264 052	SPOONER BEATRICE SUAREZ & CARL L
0264 CA2	ENGLISH DEVELOPMENT GROUP LLC
027 18 002 002	BEACON ACQUISITIONS LLC

Interstate, U.S. & State Highways  
 Roads  
 Notified Owners  
 Subject Parcel 026-32-002-001  
 Parcels



**Notification Map**  
**Matt Trumps**  
**Case Z# 225-20**

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.



**Present Zoning = AR-1**  
**Requested = A-5**  
**Total Acreage = 25 acres**  
**Existing Use of Property: Raw Land**  
**Proposed Use of Property: RV Park**

"Exhibit C-4"

-  Interstate, U.S. & State Highways
-  Roads
-  Subject Parcel 026-32-002-001
-  Parcels

-  A-5 - AGRICULTURAL
-  AR-1 - AGRICULTURAL RESIDENTIAL
-  AR-1.5 - AGRICULTURAL RESIDENTIAL
-  BN - NEIGHBORHOOD BUSINESS
-  R-1 - SINGLE FAMILY RESIDENTIAL



# “D” Exhibits – Public Comment

**BRYAN COUNTY PLANNING & ZONING COMMISSION**

**CASE CUP#166-20**

Public Hearing Date: May 5, 2020

REGARDING THE APPLICATION OF: Matt Trumps on behalf of Kissing Cow Ranch, LLC, requesting a conditional use for PIN# 026 32 002 001, in unincorporated Bryan County, Georgia. The applicant is requesting the conditional use for camps, camp grounds, and parks.	Staff Report By: Sara Farr-Newman Dated: April 28, 2020
---	---

**I. Application Summary**

**Requested Action:** Public hearing and consideration of a conditional use application. The application by Matt Trumps on behalf of Kissing Cow Ranch, LLC, proposes the use for an RV camp ground on property located on Toni Branch Road, PIN# 026 32 002 001, in unincorporated Bryan County, Georgia.

**Applicant or Representative:** Matt Trumps  
95 Sea Island Parkway, Ste 104  
Beaufort, SC 29907

**Owner:** Kissing Cow Ranch, LLC  
696 Majestic Oaks Dr  
Hampstead, NC 28443

**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 submitted by Matt Trumps on March 30, 2020. After reviewing the application, the Director certified the application as being generally complete on April 8, 2020.

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

- A. Legal notice was published in the Bryan County News on **April 16, 2020**.
- B. Notice was sent to Surrounding Land Owners on **April 17, 2020**.
- C. The site was posted for Public Hearing on **April 17, 2020**.

**3. Background:** The property proposed for the conditional use of a campground is located off Toni Branch Road in North Bryan County and is currently vacant. The property is 25 acres and largely cleared with wooded areas along the property lines. The property is currently zoned AR-1, but the applicant requested a rezoning to A-5. This rezoning request is addressed in a separate application and review (Z#225-20).

The Conditional Use proposed is for an RV Campground of approximately 54 spaces as shown on the conceptual site plan. The campground will be accessed via Toni Branch Road and is proposed to have individual spaces for RVs with water and septic hookups located at each pad. County sewer and water are not available at this site, so a well will be installed to provide water and one septic tank is proposed per four pads. A communal shower and laundry area is also proposed but is not shown on the site plan. No other amenities are specified at this time.

**5. Exhibits:** The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on March 30, 2020, unless otherwise noted.

**“A” Exhibits- Application:**

- A-1 Conditional Use Application
- A-2 Conceptual Site Plan (4/16/2020)

**“B” Exhibits- Agency Comments:**

- B-1 Engineering Comments (4/8/2020)
- B-2 Public Health Comments (4/15/2020)
- B-3 Public Works Comments (4/9/2020)

**“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:**

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

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

**Staff findings:** The Conditional Use District ordinance requires that a conditional use district be established only from conditional uses listed within the zoning district. The use of *Camp, Camp Ground, and Parks*, is listed as a 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 submitted conceptual site plan proposes a 54-lot RV park, including an entry located on Toni Branch Road and an internal road network to provide access to the lots. The Future Land Use Element of the Comprehensive Plan identifies this area as Rural Residential Transitioning. As discussed in the rezoning application for this parcel, staff is recommending denial of the rezoning. Staff finds that the proposed use as an RV park is not compatible with the Future Land Use Element, which describes developments in this area as lower density residential development with rural and suburban features similar to existing neighborhoods, such as Taylor Place to the west and the developing Toni Branch Acres immediately to the north. The RV use and the demand it requires on utilities is not an appropriate use for this site and is not compatible with surrounding uses or the Comprehensive Plan. Additionally, the addition of large recreation vehicles could create concerns for the safety and maintenance of Toni Branch Road.

While staff is recommending denial, the Commission should consider the following if moving forward with approval: There should be some consideration for buffering from adjacent residential uses. The applicant indicated the existing tree buffer would be maintained, but this is not clearly identified on the plans. A

minimum buffer must be maintained along all property lines to protect adjacent uses and/or a wall or fence installed.

There is a lack of information on the site plan regarding sewage and water as well as any recreational components proposed. The applicant did indicate that they plan on using septic tanks at a ratio of one tank per four spots with individual hook ups for each RV as well as a common shower and laundry building for the campground. The Comprehensive Plan includes language that discourages the proliferation of new septic tanks, and with the numbers provided by the applicant, a minimum of 14 new septic tanks will be required on site. Staff recommends installing a dump station (a single sewage disposal system that is cleaned out periodically and waste is transported to an approved sewage disposal location) that meets the GA Department of Public Health Standards as specified in *Rules and Regulations Tourist Accommodations Chapter 511-6-2* as an alternative to individual septic tanks and hook ups to meet the intent of the Comprehensive Plan and avoid installing a large number of septic tanks. Either septic tanks or a dump station would meet the Public Health Department standards; however, the dump station better meets the intent of the Comprehensive Plan. The applicant also indicated they will install a well to provide water to each pad and for ancillary uses.

Additionally, fire and emergency services must be provided sufficient access and water, as needed, in case of emergency. While the increase in traffic will be limited, there is some concern about the increase in large vehicles such as RVs accessing Toni Branch Road, which currently only serves residential uses. This increase in traffic, specifically in reference to large vehicles, may not be compatible with the residential and agricultural nature of the area; however, the traffic impact is not significant enough to require a TIA. It is also unlikely to be a significant increase in the number of vehicles per day. Staff is also recommending that a minimum of two parking spaces be provided with each pad in order to ensure parking is provided for guests and their visitors and ensure it is contained to appropriate areas.

On-site amenities, such as a pool or other recreation, must also be provided to ensure the campground does not impact County parks and other public amenities. An area of community concern that must also be addressed is ensuring people do not utilize the campground as a residence. Regulations and/or covenants limiting the time people are permitted to stay to prohibit living in their RVs on the campground will be required. The length of a stay shall be limited to 30 days. The regulations must also address a required length of time in between stays. Staff recommends a minimum of two weeks.

#### IV. Staff Recommendation

Staff recommends denial, because the proposed conditional use is not compatible with the Comprehensive Plan or surrounding uses.

If the Commission does recommend approval staff recommends the following conditions:

1. A tree and landscape buffer a minimum of 50-feet in width be provided along all property lines. The planting plan must be included with the site plan, and all required plantings must be installed prior to a certification of occupancy being issued and/or final inspection.
2. Two parking spots per pad are provided.
3. A dump station is provided instead of individual septic tanks.
4. The recreation standards for subdivisions are applied to the RV Campground.
5. Regulations via covenants are created to enforce limiting the length of stays in the park to 30 days with a minimum of two weeks in between stays.

#### V. Planning & Zoning Commission Recommendation

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

# “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: Matt Trumps
Address: 95 Sec Island Parkway Ste 104
City: Beaufort State: SC Zip: 29907
Phone: 843-252-8996 Email: mtrump@islc.net

Property Owner (if not applicant): Kissing Cow Ranch, LLC
Address: 696 Majestic Oaks Dr
City: Humpstead State: NC Zip: 28443 Phone: 410-615-4252

PROPERTY INFORMATION

Property Address or General Location: O Tomi Branch Road
PIN Number (Map & Parcel): 026-32-002-001 Current Zoning District(s): AR

CONDITIONAL USE REQUESTED:

Camps, Camp grounds and Parks

FOR OFFICE USE ONLY

Case #: CUP#166-20 Date Received: 3/30/2020 Fee Paid Initial: SF

## Conditional Use Review and Timing

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

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

## Conditional Use Application Checklist

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

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

**APPLICANT CERTIFICATION AND ACKNOWLEDGMENT**

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

  
\_\_\_\_\_  
Applicant Signature

2/25/20  
\_\_\_\_\_  
Date

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

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

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

**FOR OFFICE USE ONLY**

Completeness Crt'd: 4/8/2020      DRC Meeting Date: 4/9/2020      P&Z Hearing Date: 5/5/2020  
BOC Hearing Date: 5/12/2020

Bryan County  
Board of Commissioners

Community Development Department



AUTHORIZATION OF PROPERTY OWNER

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

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

Name of Applicant: Matt Tawp

Address: 25 New Island Parkway Suite 104

City: Spartanburg State: SC Zip Code: 29107

Telephone Number: 813 252 8996 Email: mtawp@ish.net

[Signature]  
Signature of Owner

27 Feb 2020  
Date

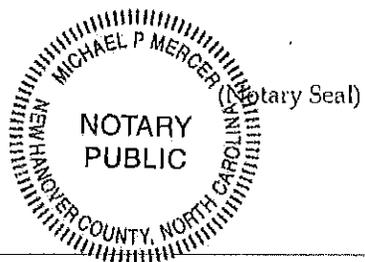
Sarah Eaton  
Owners Name (Print)

Personally appeared before me  
Sarah Eaton  
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 27 of February 2020

Michael P. New  
Notary Public



Bryan County  
Board of Commissioners

Community Development Department



VERIFICATION OF PAID TAXES

X 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.

X 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.

026-32-002-001  
Parcel Identification Number

[Signature]  
Signature of Applicant

2/25/20  
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: \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

Manufactured Home: \_\_\_\_\_ Make  
\_\_\_\_\_ Model  
\_\_\_\_\_ Year  
\_\_\_\_\_ Serial #

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Bryan County  
Board of Commissioners



Community Development Department

DISCLOSURE STATEMENT

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

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

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

To Whom: \_\_\_\_\_

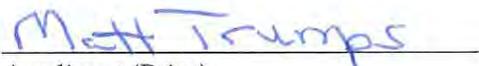
Value of Contribution: \_\_\_\_\_

Date of Contribution: \_\_\_\_\_

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

  
\_\_\_\_\_  
Signature of Applicant

Personally appeared before me

  
\_\_\_\_\_  
Applicant (Print)

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

This 24 day of Feb 2020

(Notary Seal)

  
\_\_\_\_\_  
Notary Public 4/7/20

Bryan County  
Board of Commissioners

Community Development Department



VERIFICATION OF PAID TAXES

X 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.

X 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.

026-32-002-001  
Parcel Identification Number

[Signature]  
Signature of Applicant

2/25/20  
Date

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

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

Name: Shelia Way Title: Tax Clerk  
Signature: Shelia Way Date: 4-16-20

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

Manufactured Home: [Signature] Make \_\_\_\_\_  
Model \_\_\_\_\_  
Year \_\_\_\_\_  
Serial # \_\_\_\_\_

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

FMUMFB  
FMUMFB01

CARROL ANN COLEMAN BRYAN COUNTY TAX COMM  
Clerk ST1 Date 2020 04 16 Sequence 162644

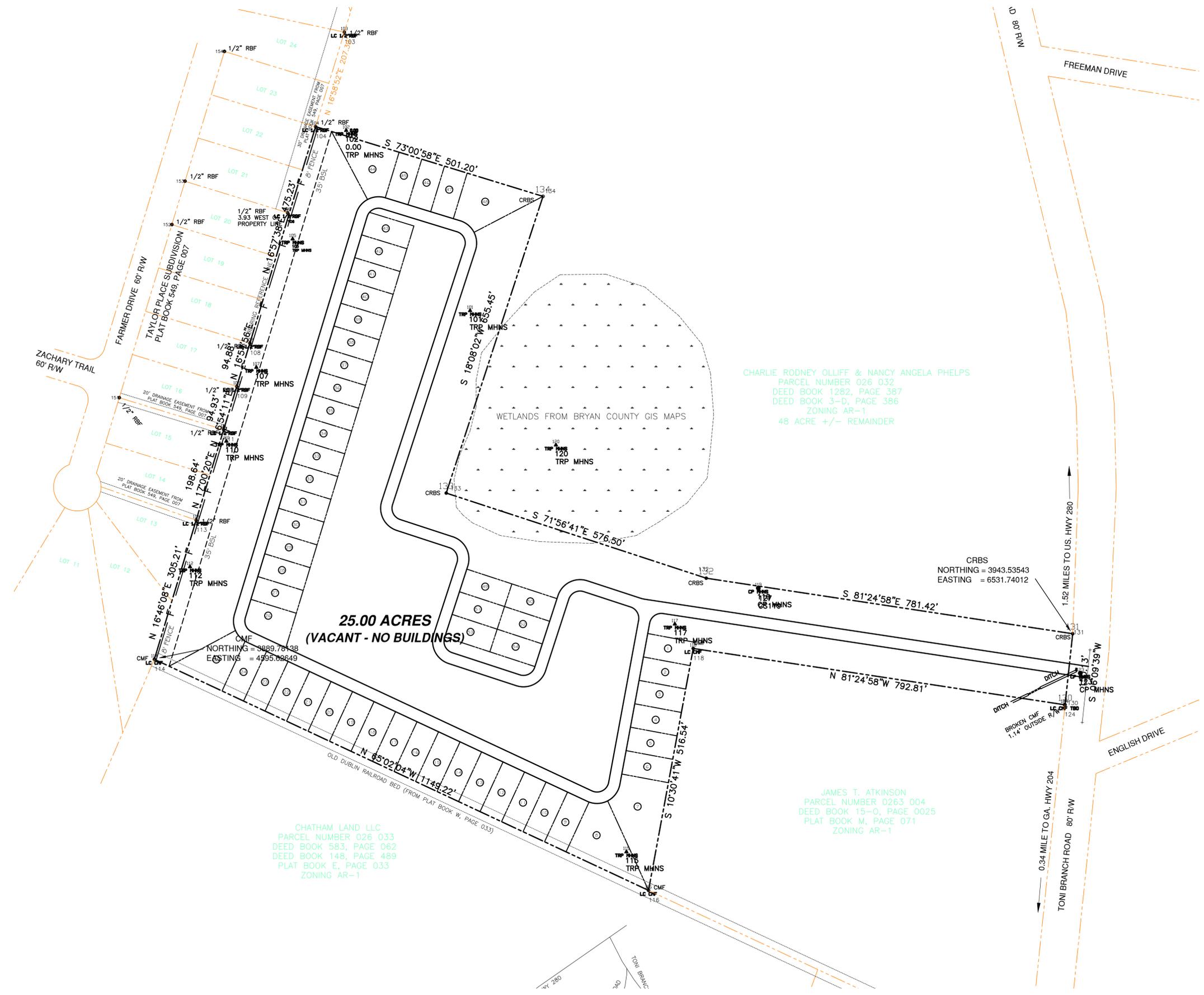
4/16/20  
16:27:06

Bill Number . . .	2019 011150 Acct	20024R19	Fair Mkt Val	122,000
Taxpayer Name . .	KISSING COW RANCH LLC A		Bill Date	2019 08 28
Additional Name .	GEORGIA LIMITED		Due Date	2019 11 15
Address Line 1 .	LIABILITY COMPANY		H/S Code	
Address Line 2 .	150 ZACHARY TRAIL		Lender Code	
City ST Zip 4 . .	ELLABELL	GA 31308	Under Appeal	
Loctn/Desc . . .	PB 2017 / PG 117		Bankruptcy	
Map Blk Par Sub .	026 32 002 001	Dist 03	Check Notes	
Original Bill	Adj & Charges	Payments	Descriptions	This Tran
1,226.64		1,226.64-	Taxes	.....
			Assessment Pen	.....
			Interest	.....
			Costs	.....
			Late Penalty	.....
			Other Penalty	.....
1,226.64		1,226.64-	TOTALS	.....
		Last T/A Date	Payment/Adjust	(P/A) P
		PP 2019 10 28	Reason Code	(F13) 00

Email Address:

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

*Snewman@bryan-county.org*



CHATHAM LAND LLC  
 PARCEL NUMBER 026 033  
 DEED BOOK 583, PAGE 062  
 DEED BOOK 148, PAGE 489  
 PLAT BOOK E, PAGE 033  
 ZONING AR-1

CHARLIE RODNEY OLLIFF & NANCY ANGELA PHELPS  
 PARCEL NUMBER 026 032  
 DEED BOOK 1282, PAGE 387  
 DEED BOOK 3-D, PAGE 386  
 ZONING AR-1  
 48 ACRE +/- REMAINDER

JAMES T. ATKINSON  
 PARCEL NUMBER 0263 004  
 DEED BOOK 15-0, PAGE 0025  
 PLAT BOOK M, PAGE 071  
 ZONING AR-1

# “B” Exhibits – Agency Comments

**"Exhibit B-1"**



**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#166-20

**Zoning Request:** Conditional use for the A-5 requested zoning for the use of campgrounds and RV park

**Filed by:** Matt Trumps

**Owners:** Kissing Cow Ranch, LLC

**Property address:** Toni Branch Road

**Map and Parcel #** 026-32-002-001

This issue is scheduled for a public hearing with the Planning and Zoning Commission on May 5, 2020 and the Board of Commissioners on May 12, 2020.

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

**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#166-20

Zoning Request: Conditional use for the A-5 requested zoning for the use of campgrounds and RV park

Filed by: Matt Trumps

Owners: Kissing Cow Ranch, LLC

Property address: Toni Branch Road

Map and Parcel # 026-32-002-001

This issue is scheduled for a public hearing with the Planning and Zoning Commission on May 5, 2020 and the Board of Commissioners on May 12, 2020.

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

Comments: The B.C. Health Dept. will need details of your planned operations, and septic details. Please also indicate plans for well.

- Engineering Director
- Fire Chief
- County Health Director *For skip Yumms*
- Public Works Director
- Bryan County Schools (optional)

Signature: M. Trumps Date: 4.15.20



**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 # CUP#166-20

**Zoning Request:** Conditional use for the A-5 requested zoning for the use of campgrounds and RV park

**Filed by:** Matt Trumps

**Owners:** Kissing Cow Ranch, LLC

**Property address:** Toni Branch Road

**Map and Parcel #** 026-32-002-001

This issue is scheduled for a public hearing with the Planning and Zoning Commission on May 5, 2020 and the Board of Commissioners on May 12, 2020.

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

**Comments:** No comments at this time.

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

**Signature:** George Allen

**Date:** 4/9/20

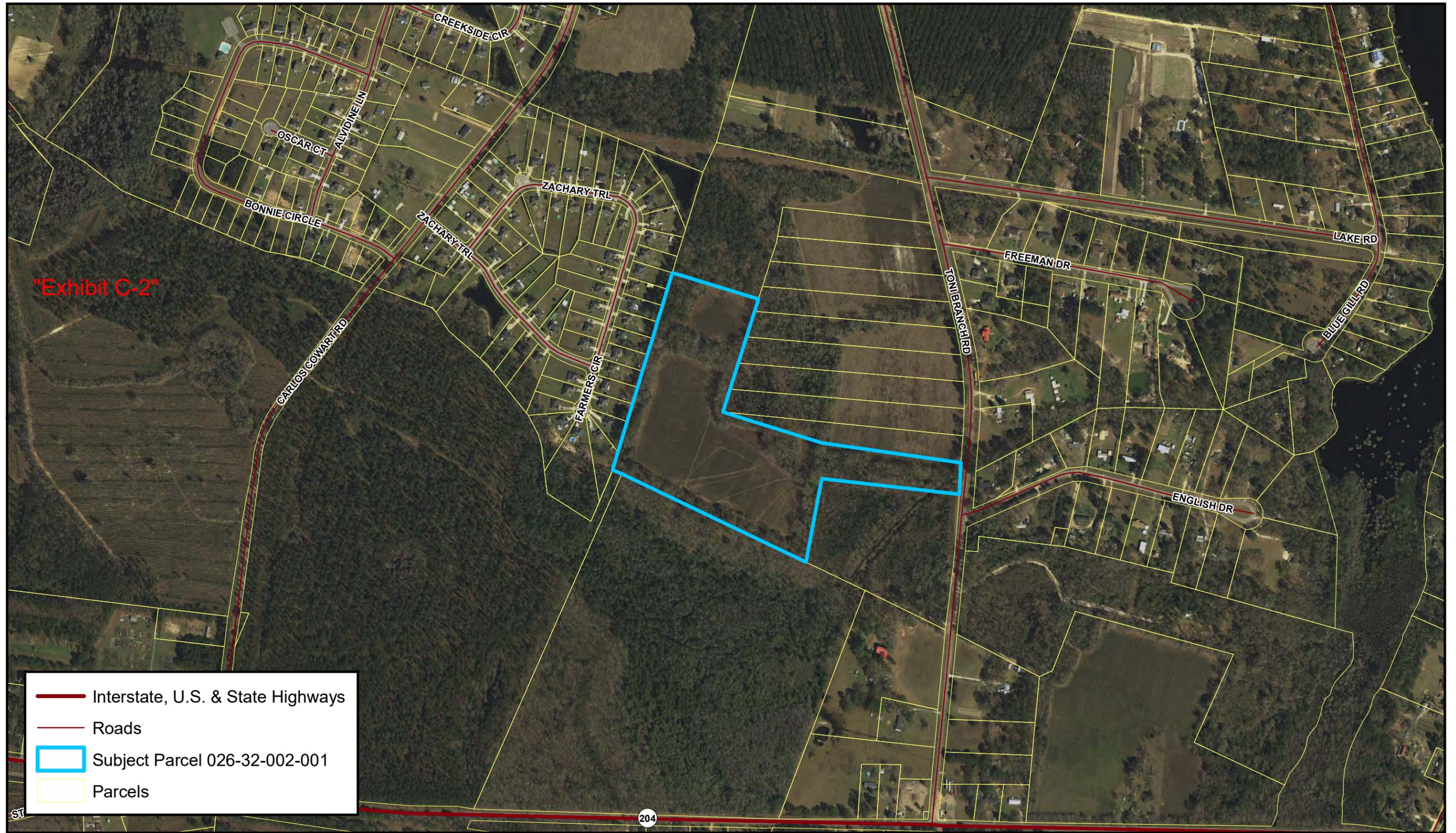
# “C” Exhibits – Bryan County Supplements

"Exhibit C-1"



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 026-32-002-001
- Parcels

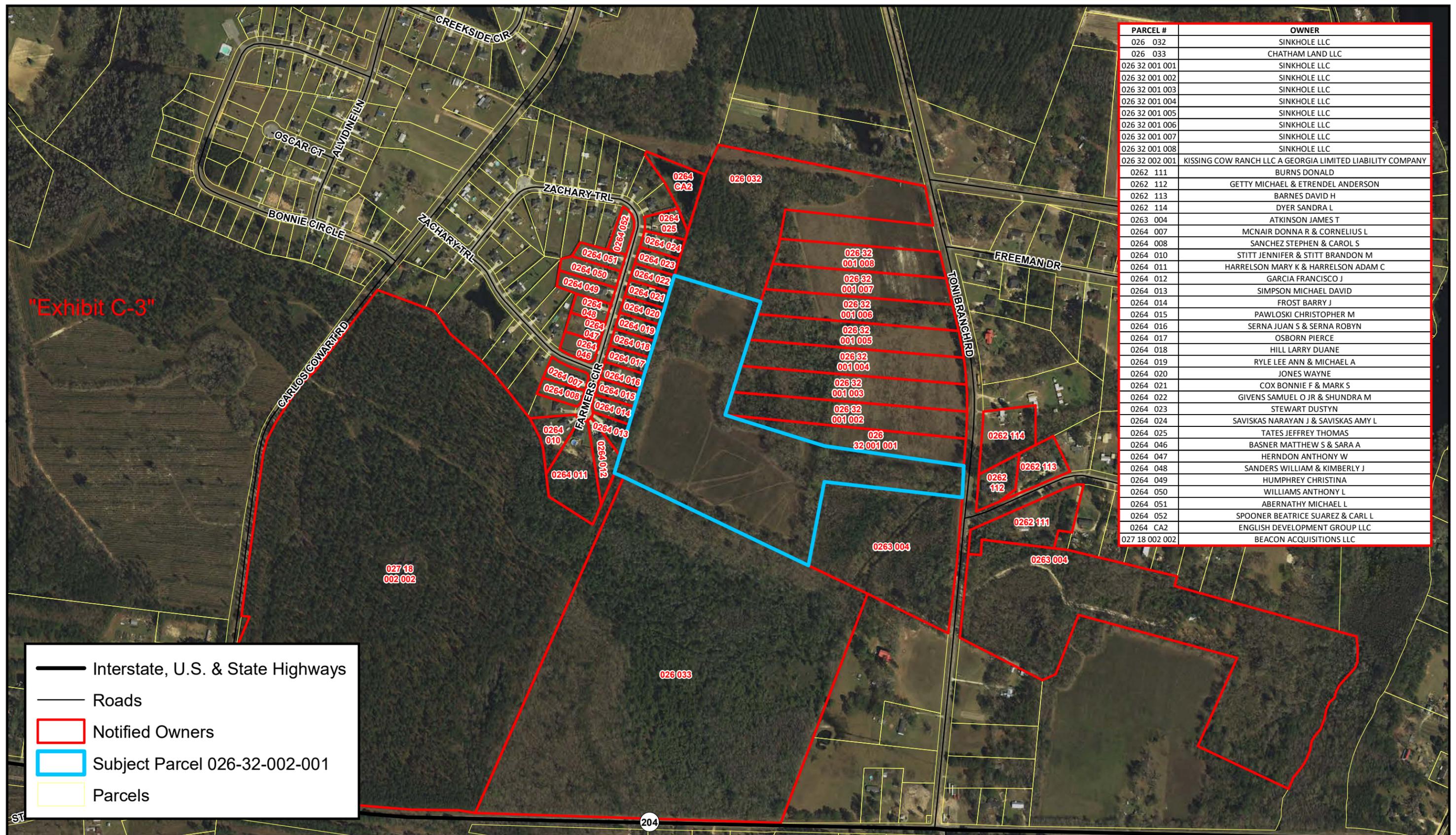




"Exhibit C-2"

	Interstate, U.S. & State Highways
	Roads
	Subject Parcel 026-32-002-001
	Parcels





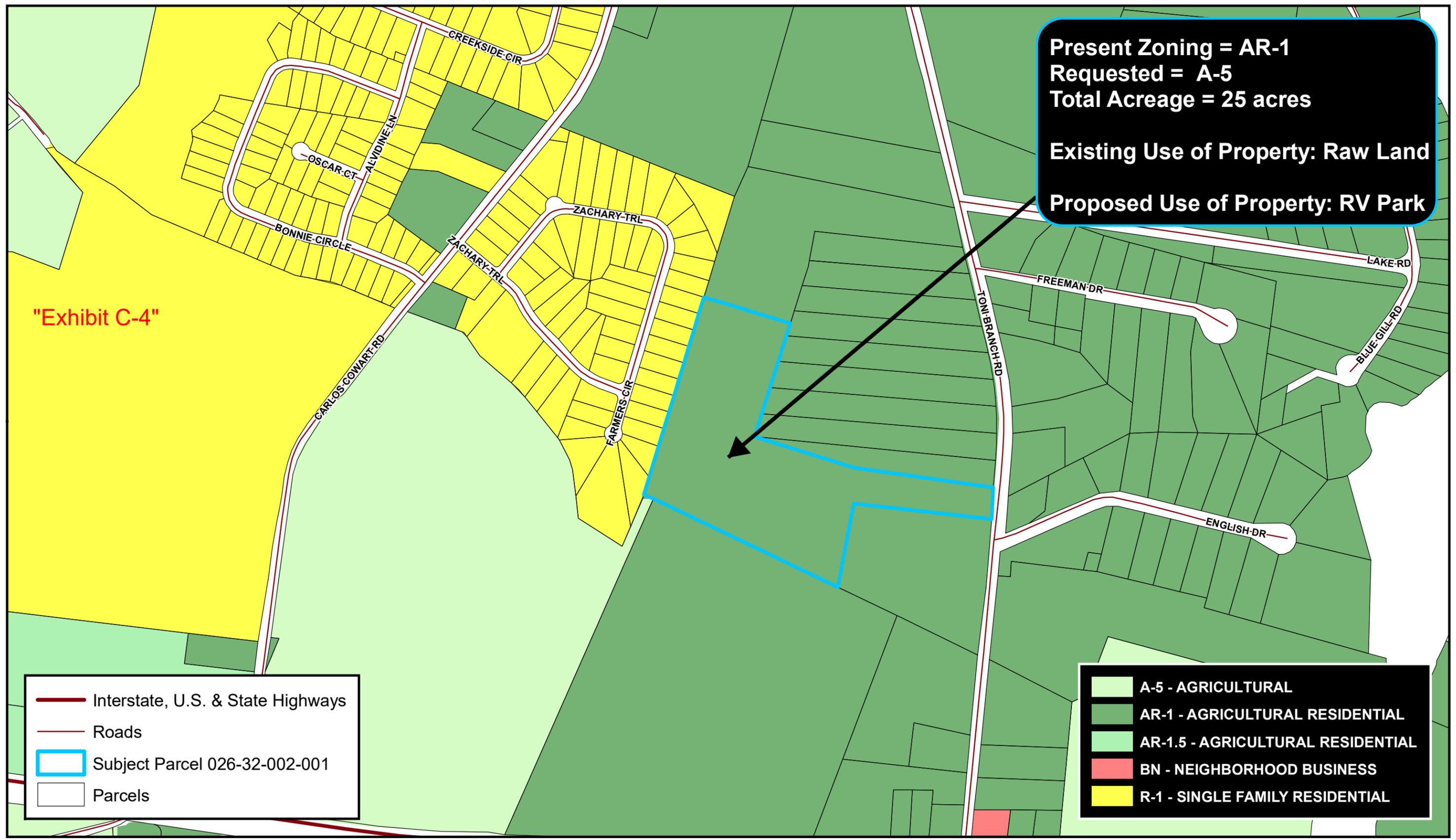
PARCEL #	OWNER
026 032	SINKHOLE LLC
026 033	CHATHAM LAND LLC
026 32 001 001	SINKHOLE LLC
026 32 001 002	SINKHOLE LLC
026 32 001 003	SINKHOLE LLC
026 32 001 004	SINKHOLE LLC
026 32 001 005	SINKHOLE LLC
026 32 001 006	SINKHOLE LLC
026 32 001 007	SINKHOLE LLC
026 32 001 008	SINKHOLE LLC
026 32 002 001	KISSING COW RANCH LLC A GEORGIA LIMITED LIABILITY COMPANY
0262 111	BURNS DONALD
0262 112	GETTY MICHAEL & ETRENDEL ANDERSON
0262 113	BARNES DAVID H
0262 114	DYER SANDRA L
0263 004	ATKINSON JAMES T
0264 007	MCNAIR DONNA R & CORNELIUS L
0264 008	SANCHEZ STEPHEN & CAROL S
0264 010	STITT JENNIFER & STITT BRANDON M
0264 011	HARRELSON MARY K & HARRELSON ADAM C
0264 012	GARCIA FRANCISCO J
0264 013	SIMPSON MICHAEL DAVID
0264 014	FROST BARRY J
0264 015	PAWLOSKI CHRISTOPHER M
0264 016	SERNA JUAN S & SERNA ROBYN
0264 017	OSBORN PIERCE
0264 018	HILL LARRY DUANE
0264 019	RYLE LEE ANN & MICHAEL A
0264 020	JONES WAYNE
0264 021	COX BONNIE F & MARK S
0264 022	GIVENS SAMUEL O JR & SHUNDRA M
0264 023	STEWART DUSTYN
0264 024	SAVISKAS NARAYAN J & SAVISKAS AMY L
0264 025	TATES JEFFREY THOMAS
0264 046	BASNER MATTHEW S & SARA A
0264 047	HERNDON ANTHONY W
0264 048	SANDERS WILLIAM & KIMBERLY J
0264 049	HUMPHREY CHRISTINA
0264 050	WILLIAMS ANTHONY L
0264 051	ABERNATHY MICHAEL L
0264 052	SPOONER BEATRICE SUAREZ & CARL L
0264 CA2	ENGLISH DEVELOPMENT GROUP LLC
027 18 002 002	BEACON ACQUISITIONS LLC

Interstate, U.S. & State Highways  
 Roads  
 Notified Owners  
 Subject Parcel 026-32-002-001  
 Parcels



**Notification Map**  
**Matt Trumps**  
**Case Z# 225-20**

DISCLAIMER  
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**Present Zoning = AR-1**  
**Requested = A-5**  
**Total Acreage = 25 acres**  
**Existing Use of Property: Raw Land**  
**Proposed Use of Property: RV Park**

"Exhibit C-4"

- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 026-32-002-001
- Parcels

- A-5 - AGRICULTURAL
- AR-1 - AGRICULTURAL RESIDENTIAL
- AR-1.5 - AGRICULTURAL RESIDENTIAL
- BN - NEIGHBORHOOD BUSINESS
- R-1 - SINGLE FAMILY RESIDENTIAL



# “D” Exhibits – Public Comment

**BRYAN COUNTY PLANNING & ZONING COMMISSION**

**CASE Z#226-20**

Public Hearing Date: May 5, 2020

REGARDING THE APPLICATION OF: TR Long Engineering, on behalf of Watergrass LLC, requesting a PUD amendment for PIN# 057 107 in unincorporated Bryan County, Georgia. The applicant is requesting the Watergrass PUD be amended.	Staff Report By: Sara Farr-Newman Dated: April 28, 2020
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**I. Application Summary**

**Requested Actions:** Public hearing and consideration of an amendment to a previously approved Planned Unit Development (PUD) for Bryan County. The application by TR Long Engineering, on behalf of Watergrass LLC, proposes to update requirements for street tree plantings in the Watergrass PUD, PIN# 057 107 located off of Belfast River Road and south of Dunham Marsh Trail, in unincorporated Bryan County, Georgia.

**Representative:** TR Long Engineering, P.C.  
306 Commercial Drive  
Savannah, GA 31406

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

**Applicable Regulations:**

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Proposal Review Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Zoning Ordinance, Subpart B Appendix B, Article XII, Planned Unit Developments, Sec. 1201 – Standards and Sec. 1212 - Amendments to a PUD Approval – Resubmittal and Rehearing

**II. General Information**

**1. Application:** An application to amend the previously approved Watergrass PUD was submitted by TR Long Engineering, on April 10, 2020. After reviewing the application, the Director certified the application as being generally complete on April 13, 2020.

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

- A. Legal notice was published in the Bryan County News on **April 16, 2020**.
- B. Notice was sent to Surrounding Land Owners on **April 17, 2020**.
- C. The site was posted for Public Hearing on **April 17, 2020**.

**3. Background:** The approximately 139-acre PUD that is the subject of this application is located off of Belfast River Road and south of Dunham Marsh Trail. The PUD was originally approved on April 11, 2017, by the Board of Commissioners and included a staff condition regarding street trees that required street trees be added with a spacing of 40' OC and root barrier installed along the street side of the verge (the grass strip between the sidewalk and the road). This condition was included in the staff recommendation brought forward by the Planning & Zoning Commission and approved by the Board of Commissioners.

The intention of the condition was to provide consistent tree coverage throughout the neighborhood and provide streets lined with trees; however, the condition created challenges regarding tree maintenance and implementation due to the location's limited space and inclusion in the public right of way. The challenges also include the timing of the tree installation. Additionally, the PUD does not have a maintenance plan or resources for these street trees located in the public ROW, which is not a conducive location for the trees to thrive.

To date, no trees have been planted on the verge side. The trees have been planted on the individual lots. When staff discovered the discrepancy in the language of the condition versus the implementation, staff reached out to the applicant to discuss. The applicant and staff both agreed the implementation of the condition is challenging at best. Both parties agreed the trees would most likely not survive if planted in this area. More importantly from the staff perspective, the roots could potentially damage the road pavement, and without maintenance responsibility being clearly delegated to the HOA, the County would bear responsibility for future maintenance, as the trees would be located within the public right-of-way. The County currently does not have an arborist or landscape architect on staff to evaluate street trees and does not have a replacement fund.

For these reasons, staff and the applicant worked together to come to a mutually agreeable resolution. The applicant has requested a revision to this condition (referred to as condition number 4 in the request) to require the following:

- Trees be planted by the builder
- Two trees required per lot that will be maintained by individual property owners
- Trees located no farther apart than 40 feet O.C. and no closer together than 20 feet O.C.
- Trees planted behind the sidewalk within the individual lots

The requested amended condition is consistent with the discussions between staff and the applicant, and staff is supportive of the requested amendment, as the trees will still be provided, but they will be located in a manner that does not require maintenance by the County and do not potentially cause damage to the road pavement.

Under the County ordinances, including the IDO, the Community Development Director has no authority to amend conditions included with a rezoning approval. Such conditions become part of the zoning, and only the Board of Commissioners have the authority to alter or amend the condition. In order to resolve this issue, therefore, the applicant has to formally request an amended condition.

**4. Exhibits:** The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on April 10, 2020 unless otherwise noted.

**“A” Exhibits- Application:**

A-1 Amendment Request

**“B” Exhibits- Agency Comments:**

None provided

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

C-1 Staff Recommendation for Watergrass PUD approval (3/28/2017)

C-2 Photographs (4/15/2020)

**“D” Exhibits- Public Comment:**

**III. Analysis Under Article XII. – Planned Unit Development: PUD, Section 1201. – Standards:**

The IDO added a specific provision addressing amendments to an approved PUD (Section 1212), but the IDO did not identify criteria for approving a requested amendment. Staff, therefore, evaluated the

requested amendment based on the applicable standards for approving a PUD application identified in Section 1201 of the Zoning Code.

((ii) Whether there is a need for the amendment/development.

► **Staff comment:** The proposed amendment addresses ongoing concerns regarding the timing of the planting, location, and maintenance of trees within the Watergrass PUD. The existing requirement of planting the trees in the ROW in the verge creates concerns on when the installation should be completed and complicates the inspection and CO process. This location is also not conducive to plantings thriving due to limited soil area and the possibility of the sidewalk and road being impacted or damaged by root systems. Since the required trees have been planted on the individual lots to date without issue or comment, the requested amended condition ensures the required plantings and implementation are consistent throughout the development and resolves the maintenance and viability issues.

(vi) The effect of the proposed amendment on the immediate area and future development of the area;

► **Staff comment:** The requested PUD amendment will remain consistent with the previously approved condition, but will allow the tree plantings to better thrive leading to more tree coverage in the future. It will also aid in the timely approval and inspection of houses as the requirements and timing of installation will be clarified.

(vii) The PUD amendment creates a desirable and stable environment.

► **Staff comment:** The proposed amendment permits the Watergrass PUD to continue developing with the intent of the condition to create tree coverage and compatible landscaping. The number of trees required per lot and overall canopy coverage would not change.

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

Staff recommends approval of the amended condition to revise the location of the required trees, because the standards are met.

#### **VI. Planning and Zoning Commission Recommendation**

**Recommendation:** The Commission may recommend that the amended condition be granted as requested, recommend approval with a modification, or it may recommend that the amendment be denied.

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

► **Motion Regarding Recommendation for Approving the Amendment to the PUD:** 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 as modified/denial of the proposed amendment.

# “A” Exhibits – Application

# T. R. Long Engineering, P.C.

114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664 Office  
(912) 368-7206 FAX



306 Commercial Drive  
Savannah, Georgia 31406  
(912) 335-1046 Office  
(912) 335-1642 FAX

March 9, 2020

Ms. Audra Miller  
Community Development Director  
Bryan County Board of Commissioners  
66 Captain Matthew Freeman Drive  
Richmond Hill, Georgia 31324

Re: Watergrass Subdivision

Dear Ms. Miller,

On behalf of the developer for Watergrass Subdivision, we respectfully request that the PUD Condition 4 be modified. Based on my understanding of the proposal the street trees would be planted behind the sidewalk and not in the verge. Two trees would be planted for each lot by each builder. The trees would be placed in the right of way no more than 40 feet apart and no less than 20 feet apart.

Please let me know of any forms or applications that need to be completed. Also please let me know of any changes in this that you may deem appropriate. Should you have any questions, comments or need additional information please contact us.

Sincerely,

A handwritten signature in blue ink that reads "Trent R. Long".

Trent R. Long, P.E.

# “B” Exhibits – Agency Comments

# “C” Exhibits – Bryan County Supplements

**STAFF SUMMARY FOR**  
**The Planning and Zoning Commission**

**Topic:**

AN ORDINANCE TO MODIFY THE OFFICIAL ZONING AND DEVELOPMENT STANDARDS MAPS OF BRYAN COUNTY GEORGIA IN REGARD TO MICHAEL T. CASEY AND JAMES W. ROYAL, SR. FOR PIN #057-101, LOCATED ALONG THE FRONTAGE OF BELFAST RIVER ROAD; FROM AGRICULTURAL DISTRICT (A-5) TO PLANNED UNIT DEVELOPEMNT (PUD) IN DISTRICT 4.

**Prepared by:** Eric Greenway, AICP

**Date:** 03/28/2017

**STAFF SUMMARY**

**Location:** Property is located on Belfast River Road across near the Intersection of Harris Trail Road and Dunham Marsh Trail.

**Total Acreage:** Approximately 139.76 acres

**Owner/ Applicant:** TR Long Engineering

**Board of Commissioners District:** 4

**History:** These properties were originally zoned A-5.

**Existing Uses and Adjacent Property Information:**

The subject property is presently undeveloped. Adjacent property characteristics are listed below.

**Adjacent Property Information:**

**North:** A-5 Agricultural; Undeveloped

**South:** A-5 Agricultural; Vacant and Developed

**East:** PUD Residential (Dunham Marsh)

**West:** A-5 Agricultural; Vacant and Developed

**Conformance with Comprehensive Plan:** Yes - The subject property contains the Future Land Use Plan (the Plan) recommendation of Suburban Developing. Therefore, staff finds the proposal consistent with the objectives of the Plan and compatible with the development currently underway in the immediate vicinity. Planned/programmed infrastructure improvements and current capacity of existing facilities are adequate to support the proposed development.

**Staff Recommendation:** Approval with the condition that:

1. A community trail be constructed by the developer parallel to Belfast River from property line to property line. This will begin to implement the long range plan to provide a connection for the residents of this neighborhood to DeVaul Henderson Recreational Park.

Recommended language:

“As part of the PUD approval requirements, an 8’ wide asphalt leisure path shall be constructed (approximately ??? feet) within the 30’ undisturbed PUD Buffer adjacent to Belfast River Road as shown on the Master Plan. Leisure Path shall be constructed prior to closing the 60th lot. The Leisure

path design, permitting, mitigation and construction shall be performed by Owner at Owner's expense. Please note the Leisure Path (approximately ??? feet) located within the Wetland area is subject to State and Federal approval. If approval for an asphalt leisure path is not received for the wetland area, the leisure path shall stop short of the wetland delineation line and approximately ??? feet of leisure path shall be installed prior to closing the 60th lot. The leisure path is to be owned and maintained by the PUD Home Owners' Association.

2. Developer must extend Bryan County Water and Sewer to exterior edge of the Belfast River Frontage.
- 3.
4. Building Foundations: The finished floor elevation at the front façade shall be located above grade in accordance with the following standards:
  - a. For setbacks of ten (10) feet or more, the foundation supporting the floor framing on the front façade shall be a minimum of eighteen (18) inches above grade; and
  - b. For setbacks of less than ten (10) feet, the foundation supporting the floor framing on the front façade shall be a minimum of twenty-four (24) inches above grade.
    1. Exposed foundation walls or piers shall be clad in face brick, stone, stucco, or some other masonry material accurately imitating these materials. Lattice-work screening shall be installed between piers on front and side building façades.
    2. Nothing in this subsection shall prevent the use of slab foundations, provided the slab is clad in the materials required for building foundations and extends to the minimum height above grade specified in subsection (1) above.
5. Street Tress be added with a spacing of 40' OC and root barrier installed along the street side of the verge.
6. Sidewalks and stormwater facilities located outside of the road right-of-way will be maintained by the HOA.
7. The following language be added for siding on all houses within the PUD:

Acceptable Building Material for exterior siding for residential structures include the following:

  - a. Painted or stained wood and fiber-cement in clapboard, lap, butt jointed, board and batten, shingle and flat panel applications.
  - b. Brick
  - c. Painted Brick
  - d. Tabby
  - e. Stucco
  - f. Metal used as an accent or secondary material
  - g. Vinyl may be used for soffits and fascia.
  - h. Other materials of equal or greater stability and durability as reasonably approved by the Administrator Officer.
8. Following language be added on tree preservation on each lot:

“Monumental trees 24” and greater in diameter will be preserved to the maximum extent practicable if they are located outside the road right-of-way and outside the building pad area plus 10 feet outside the building pad.”

Also a tree mitigation plan must be submitted and approved for the damage done to the required open space/buffer areas on the portion of the plan that has been recently cleared.

**Potential Impacts:**

**Denial-** The applicant will be held to base zoning requirements for density and allowable uses.

**Approval-** Establishes consistency with the existing plans for development and improvements in the immediate area. Provides assurances on the quality, use, and type of development that can take place.



Apr 15, 2020 at 3:23:40 PM  
Watergrass Way  
Richmond Hill GA 31324  
Officer Tiffany Maxwell  
Bryan County Enforcement

483



Apr 15, 2020 at 3:20:39 PM  
Watergrass Way  
Richmond Hill GA 31324  
Officer Tiffany Maxwell  
Bryan County Enforcement



Apr 15, 2020 at 3:23:20 PM  
Watergrass Way  
Richmond Hill GA 31324  
Officer Tiffany Maxwell  
Bryan County Enforcement

485



Apr 15, 2020 at 3:22:59 PM  
Watergrass Way  
Richmond Hill GA 31324  
Officer <sup>486</sup> Tiffany Maxwell  
Bryan County Enforcement



Apr 15, 2020 at 3:13:51 PM  
Watergrass Way  
Richmond Hill GA 31324  
Officer Tiffany Maxwell  
Bryan County Enforcement

487



Apr 15, 2020 at 3:13:41 PM  
Watergrass Way  
Richmond Hill GA 31324  
Officer Tiffany Maxwell  
Bryan County Enforcement



Apr 15, 2020 at 3:14:02 PM  
Watergrass Way  
Richmond Hill GA 31324  
Officer Tiffany Maxwell  
Bryan County Enforcement

# “D” Exhibits – Public Comment