



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

**Meeting Date: June 2, 2020**  
**Meeting Time: 6:30 p.m.**  
**508 Timber Trail, Richmond Hill, GA 31324**  
**Timber Trail Park Gymnasium/Green gym**

I. CALL TO ORDER

II. APPROVAL OF MINUTES

III. BOARD OF ADJUSTMENT

1. V#348-20, David Kovach, requesting a variance to reduce the rear and side setbacks by 7 feet for property located on 305 Frank Edwards Rd., Ellabell, and Zoned PUD. The Tax map and parcel number is 024S-058.

IV. PLANNING AND ZONING COMMISSION

1. Z#223-20, VTRE Development, LLC, rezoning request from A-5 to I-1 for the use of a warehouse distribution and manufacturing facility located at Old Cuyler Rd., Ellabell. The Tax map and parcel number is 034-021.
2. Z#227-20, 17 Ventures, LLC, rezoning request for property located at 26 and 64 Blake Street, Richmond Hill. The zoning is currently I-L and the proposed is I-1. The Tax map and parcel number for the parent parcel is 048-015.
3. CUP#168-20, 17 Ventures, LLC, requesting a conditional use for boat sales and service for property located at 26 and 64 Blake St., Richmond Hill, Zoned I-L and proposed is I-1. The Tax map and parcel number for the parent parcel is 048-015.
4. CUP#167-20, Rayonier, requesting a conditional use of a borrow pit on property located near the intersection of Oak Level Road and Carver School Road, Richmond Hill, Zoned A-5. The Tax map and parcel number is 063-001.
5. Z#228-20, William Norwood, rezoning request for the property located at 6910 Hwy 17, Richmond Hill, Georgia. The zoning is currently AR-1 and the proposed is B-2. The Tax map and parcel number is 042-069.
6. SD#3147-20, North Bryan Properties, LLC, Interstate Exchange Commercial Park Preliminary Plat. The Tax map and parcel numbers are 029-004, 029-005, and 030-001.

## V. OTHER BUSINESS

1. SP#09-20, Maxwell-Reddick and Gapac, Design Waiver Modification
2. UDO Update
3. Planning and Zoning Training

## VI. 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: May 26, 2020**

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BRYAN COUNTY  
PLANNING & ZONING COMMISSION and BOARD OF ADJUSTMENT  
MINUTES

Meeting Date: May 5, 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

I. CALL TO ORDER

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

II. ADOPT RULES AND PROCEDURES FOR MEETING

Chairman Floyd announced the rules and procedures for the meeting.

III. APPROVAL OF MINUTES

Commissioner Carswell made a motion to approve the March 3, 2020 Minutes, and a 2<sup>nd</sup> was made by Commissioner Young. Vote 6:0, motion carried.

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.

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- a. Ms. Clement presented the board with the variance request. She stated the variance request was previously deferred from the March Board of Adjustment Meeting for additional information from the Home Owner's Association. She concluded that the correspondence from Chris Gannon with the Home Owner's Association was provided with the meeting materials.
- b. Justin Ritzema, 1197 St. Catherine Circle, asked the Commission for any comments.
- c. Commissioner Pecenka asked if the same plans that were submitted for the application were also submitted to the Home Owner's Association.
- d. Mr. Ritzema stated the HOA plans corresponded with the application plans.
- e. Commissioner Watson made a motion to approve the variance request for V#343-20, and a 2<sup>nd</sup> was made by Commissioner Falls. Vote 4:2, opposed by Commissioner Young and Commissioner Guran. Motion failed to pass as a result of the lack of a four-fifths majority vote.

## 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.
  - a. Commissioner Pecenka made a motion to open the public hearing, and a 2<sup>nd</sup> was made by Commissioner Watson. Vote 6:0, motion carried.
  - b. Ms. Clement gave the presentation, stating the variance request would be considered as two different variances, one for the front setback and one for the side setback. She described two unique conditions that may impact the ability to comply with the required front setback. The first one she described was that during the realignment of Highway 144, frontage was taken from the existing setback and current structure setback. The second hardship being that the rear portion of the property consists of wetlands, which would restrict the ability to place the new structure further back. She stated that staff recommended approval for the front setback. For the second variance request for the side setback, Ms. Clement described as having no unique conditions for a hardship and that staff recommended denial.
  - c. Ray Pittman, representative for the applicant, explained that the portion taken by GDOT did affect both side and front setbacks and described the need to get in parking and an entrance. He further stated that they could put in privacy fencing for a buffer along the side setback. He also stated that the current entrance is a shared drive between the El'Cheapo and the Storage Depot. He continued by stating that GDOT needs to acquire more property due to the road elevation and that the applicant will need to slope the driveway for the elevation change.
  - d. Chairman Floyd asked if the parking requirements, changed, would that affect the setbacks.
  - e. Mr. Pittman answered that in his opinion you do need some parking for this structure. He stated that the owner studied the traffic for the current Storage Building and found the maximum amount of cars for parking were thirteen and the existing parking allows for eighteen cars.
  - f. Commissioner Carswell made a motion to close the public hearing, and a 2<sup>nd</sup> was made by Commissioner Pecenka. Vote 6:0, motion carried.
  - g. Commissioner Falls made a motion to approve both front and side setback variances, V#344-20, and a 2<sup>nd</sup> was made by Commissioner Watson. Vote 4:2, Commissioner Pecenka and Commissioner Guran opposed, motion failed.

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- h. Commissioner Pecenka made a motion to approve the front setback variance but not the side setback for V#344-20, and a 2<sup>nd</sup> was made by Commissioner Guran. Vote 5:1, Commissioner Watson opposed, motion carried.
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.
    - a. Commissioner Pecenka made a motion to open the public hearing, and a 2<sup>nd</sup> was made by Commissioner Watson. Vote 6:0, motion carried.
    - b. Ms. Clement presented the Board with the variance request, stating that staff recommended approval because our Ordinance does not address this type of storage facility for parking requirements but more for industrial and warehouse areas. She concluded that with the approval would be the condition that 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.
    - c. Ray Pittman, representative for the applicant, stated he was in agreement with the staff's recommendation.
    - d. Commissioner Young asked for clarification that the study concluded there were thirteen cars parked in one day.
    - e. Mr. Pittman confirmed, yes.
    - f. Commissioner Pecenka made a motion to close the public hearing, and a 2<sup>nd</sup> was made by Commissioner Young. Vote 6:0, motion carried.
    - g. Commissioner Pecenka made a motion to approve V#345-20 with the condition, and a 2<sup>nd</sup> was made by Commissioner Young. Vote 6:0, motion carried.
  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.
    - a. This item was administratively withdrawn, as it was determined that a variance was not needed.

Commissioner Carswell made a motion to close as the Board of Adjustment and open as the Planning Commission, and a 2<sup>nd</sup> was made by Commissioner Pecenka. Vote 6:0, motion carried.

## V. PLANNING 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.
  - a. Commissioner Pecenka made a motion to open the public hearing, and a 2<sup>nd</sup> was made by Commissioner Falls. Vote 6:0, motion carried.
  - b. Ms. Clement explained the history of the Lenox neighborhood, as a PUD amendment to the Buckhead East Subdivision. She explained there were several revisions to the master plan that was reflected in the approval documents which included the master concept

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plan as well as the written PUD text, which detailed development guidelines. –such as minimum setbacks and minimum lot size. She stated it was discovered through the preliminary plat review that the written text was not updated to reflect the concept plan that was approved. Therefore, she stated the differences identified were minimum lot size 7,600 square feet versus 7,200 square feet, minimum lot width 60' versus 54', and maximum lot coverage, which was not considered in the PUD. Lastly, she stated that staff needed this clarified so applicant proposed 60% of maximum lot coverage. Under this evaluation, she stated staff recommended approval.

- c. Commissioner Pecenka asked what was approved, master plan or text. Ms. Clement explained both were approved even though there was conflict and staff was not allowed to ignore conflict. She said PUDs are complex and through the revisions, they failed to make sure documents aligned.
  - d. Commissioner Falls asked if 60% coverage is consistent with Buckhead East. Ms. Clement explained that Buckhead East had no coverage requirement so retroactively had to go back and look at them and they ranged from 40% to 60%. Commissioner Falls asked if builder maxes out 60% lot coverage, could the property owner add additional impervious areas. Ms. Clement explained the property owner would have to get a variance.
  - e. Commissioner Watson asked about traffic. Ms. Clement explained they did a TIA, and the applicant was required to do certain improvements. She also clarified that text allowed 92 lots, but what actually got approved was 86 lots, hence, the lot count went down.
  - f. Commissioner Guran asked is this a question about verbiage or are we truly approving new lot size and lot width. Ms. Clement said master plan was approved and everything being presented is consistent with that site plan. Ms. Clement agreed that we could not say that people looking at the site plan knew these would be 7, 600 square feet and there was no record of clear discussion of lot sizes being decreased.
  - g. Commissioner Watson asked how do we reduce number of lots and reduce lot size. Ms. Clement explained that they kept some commercial acreage, which is why both the lot count and lot size went down.
  - h. Charles Way, representative for the applicant, said Ms. Clement covered everything. Charles explained numerous meetings occurred, and he said lot size and coverages were discussed. He said in addition, they did 27 concept plans and showed approximately 11 to Planning staff. As a result, he stated the plan is not changing. He specified that they consulted with Buckhead East residents and believes that nothing with the request should be a surprise to anyone. Furthermore, he stated that the only lots that decrease in size are near the commercial area, approximately 30 and all others retained original size.
  - i. Commissioner Pecenka asked where the text came from. Charles explained that there was a full text document. Charles explained as time went by people focused on the picture and not the text.
  - j. Commissioner Pecenka made a motion to close the public hearing, and a 2<sup>nd</sup> was made by Commissioner Falls. Vote 6:0, motion carried.
  - k. Commissioner Young made a motion to recommend approval of the amendment Z#224-20 as proposed, and a 2<sup>nd</sup> was made by Commissioner Carswell. Vote 5:1, Commissioner Pecenka opposed, motion approved.
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.

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- a. Commissioner Pecenka made a motion to open the public hearing, and a 2<sup>nd</sup> was made by Commissioner Watson. Vote 6:0, motion carried.
  - b. Ms. Clement explained this is for the preliminary plat for the Lenox subdivision. She explained everything complied with the master plan. Ms. Clement stated BOC would need to approve the amendment before the plat can approved. In conclusion, she highlighted the staff conditions for approval.
    - 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.
  - c. Jason Bryan, representative for the owner, stated that the developer agrees with the conditions.
  - d. Commissioner Falls asked for clarification on agreeing with conditions.
  - e. Commissioner Pecenka made a motion to close the public hearing, and a 2<sup>nd</sup> was made by Commissioner Young. Vote 6:0, motion carried.
  - f. Commissioner Young made a motion to recommend approval of SD#3140-19 with conditions, and a 2<sup>nd</sup> was made by Commissioner Guran. Vote 5:1, Commissioner Pecenka opposed, motion carried.
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.
- a. Commissioner Guran made a motion to open the public hearing, and a 2<sup>nd</sup> was made by Commissioner Pecenka. Vote 6:0, motion carried.
  - b. Ms. Clement explained the proposed single-family residential project. She stated that the preliminary plat with density and lot size complied with Waterways PUD. She highlighted 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.
  - c. Commissioner Falls questioned a staff comment on the staff report proposing a second entrance and asked about the status of secondary access. Ms. Clement said that the secondary access is adjacent to private property and would need their approval. She said that the applicant would need to address. Commissioner Falls reiterated her question.
  - d. Ron Lamm, Project Director for Waterways, said it was contingent on Rayonier, as they own the property. He further stated when it was approved in 2003, commissioner recommended secondary access, so Waterways has provided property as an exit for Terrapoint.
  - e. Commissioner Pecenka made a motion to close the public hearing, and a 2<sup>nd</sup> was made by Commissioner Carswell. Vote 6:0, motion carried.

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- f. Commissioner Pecenka made a motion to recommend approval for SD#3144-20 with the conditions stated, and a 2<sup>nd</sup> was made by Commissioner Watson. Vote 6:0, motion carried.
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.
  - a. Commissioner Pecenka made a motion to open the public hearing, and a 2<sup>nd</sup> was made by Commissioner Falls. Vote 6:0, motion carried.
  - b. Ms. Clement explained the proposed development for 66 lots was permitted single family residential with a density of 2.5 and minimum lot sizes from 5,000 to 7,000 square feet. She stated that the proposed plat has a density of 1.7 and lot sizes from 12, 350 to 39,500. She stated that staff finds the proposed in compliance with PUD and recommends approval with conditions.
    - 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.
  - c. Commissioner made a motion to close the public hearing, and a 2<sup>nd</sup> was made by Commissioner Falls. Vote 6:0, motion carried.
  - d. Commissioner Watson made a motion to recommend approval for SD#3146-20, and a 2<sup>nd</sup> was made by Commissioner Pecenka. Vote 6:0, motion carried.
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.
  - a. Commissioner Falls made a motion to open the public hearing, and a 2<sup>nd</sup> was made by Commissioner Pecenka. Vote 6:0, motion carried.
  - b. Ms. Clement presented the request, explained the location, and the zoning request from AR-1 to B-1. She further explained this was recognized as a community crossroads on the Comprehensive Plan, which is designed for small scale commercial and BN and B1 are identified as acceptable in the Comprehensive Plan. She showed this area was developing as commercial and that rail road right-of-way separated the property from agricultural residential areas. She stated that staff recommends approval. She explained details of the specific use would be considered under the conditional use permit.
  - c. Commissioner Pecenka asked about a Traffic Impact Analysis (TIA). Ms. Clement explained that a TIA was required and the applicant prepared a TIA. Furthermore, she stated that the TIA showed the level of service on 204 is acceptable and even with the added traffic will still be acceptable. In addition, she commented that the TIA recommended some site improvements and potential for turn lanes on 204, but impact would minimal. She highlighted that a condition requires compliance with TIA and any GDOT requirements.
  - d. Commissioner Falls asked about responsibility for installing improvements for traffic. She asked whether State would pick up maintenance in the future of the road and improvements in the ROW. Ms. Clement said this is why GDOT and County are involved

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in the review of TIA. She stated that the applicant is only responsible for improvements that are 100% within their property and anything in ROW is state/county.

- e. Reverend Clay Loadman, United Methodist Church, spoke against the request because of the traffic. He did not feel the TIA showed true traffic impacts. He also spoke about the next item and said the businesses shown will generate a lot of traffic. He expressed concern about the curve and feels there will be accidents and highlighted the Zip In traffic. Worried about traffic with high end users at both ends. However, he said, if it was furniture store, he would be okay with the use.
- f. Chairman Floyd asked about the current speed limit. Reverend Loadman thought it was 45 mph.
- g. Commissioner Carswell explained that there was a temporary zoning approval in 2008 with a 5-year stipulation for building and that since nothing was built the rezoning was rescinded.
- h. Commissioner Young explained that in his experience with TIAs that they are very accurate. Reverend said it is how traffic behaves and is more of a police issue but the area had limited resources.
- i. Commissioner Guran asked had the community petitioned the police to address this issue.
- j. Reverend Loadman explained people have tried and was aware of letters having been written.
- k. Commissioner Carswell asked if the Georgia State Highway patrols this area, and Reverend Loadman said yes, but that he had only seen one in about 6 weeks.
- l. Oscar (James) Nelson asked about the distance from church property to this place with alcohol sales. Ms. Clement stated that she did not know. She agreed that Georgia has laws on alcohol sales near churches. She highlighted that this request was just for rezoning and alcohol sales would go through a separate approval process.
- m. Mr. Nelson asked about the conditional use. Ms. Clement explained access would only be to and from Hwy 204. She clarified that the Linda Lane address is how the property is addressed. Mr. Nelson wanted to know why we used Linda Lane for reference. Ms. Clement explained that Linda Lane is the address listed in 911 records and from the Tax Assessor's Office. Mr. Nelson felt that staff would be recommending alcohol sales with recommending approval of the rezoning. He questioned how will this affect Sadie's Kitchen Road.
- n. Chairman Floyd responded that he did not think it would affect Sadie's Kitchen Road, because the applicant would use Highway 204. Mr. Nelson reiterated that business will sell alcohol and people will go to restock alcohol after drinking. He felt this would be a danger to the church. He stated that the Church had many activities and children would be in danger of the road area. He stated he was against this project. In addition, he stated he was against it because of trash generated by these types of the projects. He stated the there is a Dollar General and convenience store already in the area and this use would not help the area develop.
- o. Carol Miller, attorney for the applicant, spoke on behalf of the applicant. She stated that staff summed up the application well, showing the application consistent with the Comprehensive Plan, and consistent with the use of properties in the area. She felt it should not generate additional traffic and that this is bypass traffic. She stated that the TIA is thorough and prepared by professionals and the level of traffic is less than what the road is designed to handle. She stated that additional police action may be needed. She further stated that the applicant has been in contact with GDOT and will need West bound

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left turn lane and East bound right turn lane so road will be safer. Again, she stated this was only a request for rezoning with this application to B-1.

- p. Mark Boswell, Engineer of record, explained how the TIA was conducted. He stated it was done during school hours. Furthermore, he stated Linda Lane was a driveway and that there is no easement or ROW for this. He explained that they would provide dumpsters.
  - q. Commissioner Falls asked when a new business comes in does GDOT lower speed limit. Mr. Boswell said he did not know because he has never petitioned GDOT to lower speed limit.
  - r. Commissioner Young made a motion to close the public hearing, and a 2<sup>nd</sup> was made by Commissioner Guran. Vote 6:0, motion carried.
  - s. Commissioner Young made a motion to approve Z#209-19 with the condition that the owner/developer shall be responsible for constructing the road improvements on State Route 204 in accordance with Georgia Department of Transportation requirements, and a 2<sup>nd</sup> was made by Commissioner Carswell. Vote 6:0, motion carried.
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.
- a. Commissioner Pecenka made a motion to open the public hearing, and a 2<sup>nd</sup> was made by Commissioner Falls. Vote 6:0, motion carried.
  - b. Ms. Clement explained the uses allowed within the zoning and the conditional uses that have to be approved through the public hearing process for any conditions. She further explained that the conditional use permit was for the gas pumps and the service station definition includes gas pumps and vehicle repairs. Additionally, she stated the condition said vehicle repairs were not allowed.
  - c. Commissioner Falls asked if this was only for vehicles and not boats. Ms. Clement explained there was one diesel pump.
  - d. Reverend Clay Loadman stated he felt the TIA is accurate and road is not maxed out on traffic, but he is concerned about how the traffic moves. He also pointed out that people ride Quads up and down the side of the road, and there are people who drive tractors on the road. Therefore, the traffic study does not reflect these uses and he feels this is very dangerous.
  - e. Commissioner Guran stated that she respected his opinion but they have a TIA that says something else.
  - f. Reverend Loadman asked how we could rectify the traffic study with the actual traffic.
  - g. Commissioner Young said he respected the Reverend's opinion, but feels it is an enforcement issue and not a P&Z issue and should address with the BOC. Reverend Loadman responded if development was not there then the traffic could not get worse. Commissioner Young said traffic flow would not increase and the traffic was already there.
  - h. Commissioner Carswell explained that he passed by there on Friday and saw signs where it says "Free Food", and asked if this affected traffic. Reverend Loadman said yes, that they have to pull back even when staff wears safety vests.
  - i. Oscar Nelson asked for clarification on the conditional use approval. Ms. Clement explained the use was for the gas pumps. Chairman Floyd explained that alcohol sales could happen because P&Z recommended approval on the rezoning, but would have to get an alcohol license. Mr. Nelson also raised the issue of the change of location. Ms. Clement explained that we posted on the website and tried to get word out.

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- j. Carol Miller, attorney for applicant, confirmed that the applicant only wanted the gas pumps and did not want to do any auto repairs.
  - k. Richard Hammond, 1355 Toni Branch Rd., suggested requiring a wall along Sadie's Kitchen. Furthermore, he stated many kids walk along the road and Commission should put in Comp Plan that sidewalks be installed.
  - l. Commissioner Falls asked what was the distance from Zip In to this site. Commissioner Young stated probably 1/4 mile.
  - m. Commissioner Pecenka made a motion to close the public hearing, and a 2<sup>nd</sup> was made by Commissioner Carswell. Vote 6:0, motion carried.
  - n. Commissioner Carswell made a motion to recommend approval for CUP#165-19 with the condition that 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, and a 2<sup>nd</sup> was made by Commissioner Young. Vote 6:0, motion carried.
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.
- a. Commissioner Pecenka made a motion to open the public hearing, and a 2<sup>nd</sup> was made by Commissioner Watson. Vote 6:0, motion carried.
  - b. Ms. Clement presented the rezoning request from AR-1 to A-5 and explained there is an associated CUP for an RV Park. She explained there was an amendment to Future Land Use Map for the North End of the County that was approved in March after a yearlong effort. She asserted that this amendment was brought about for the need to identify where rural residential should go and identify transition from Agricultural to Rural Residential. Consequently, she stated this area was specifically identified as a suitable area for this type of development. She said that within this Character Area, the Comp plan recommends specific types of zoning as AR-2.5 and AR-1.5, R-30 and R-1. She continued by stating uses were identified as residential and steered away from agricultural, so this request was not compliant with the Comprehensive Plan. Furthermore, she highlighted development in this area that showed this type of residential development. Therefore, she stated staff recommended denial.
  - c. Chairman Floyd explained this was for rezoning.
  - d. Larry Hill, 160 Zachary Trail, stated his property backed up to this property and as he was the caretaker, he would answer questions if needed.
  - e. Etrendel Anderson Green, 25 English Drive, asked how rezoning the property would affect her property and taxes on her property. Ms. Clement expressed that they should not really get into this issue because it is a tax issue, but tax was based on the use of the property.
  - f. Charles Hires, 825 Blue Gill Rd., voiced his concern about roads and the need to make an intersection. He questioned the location of the entrance and asked if it would be off Toni Branch Rd. He asked if the Board could make recommendation to state. He continued that this would affect the Church and would like to see the speed limit dropped from the current speed of 45 mph.
  - g. Sandra Direy, 1449 Toni Branch Rd., opposed the project.
  - h. Richard Hammond, 1355 Toni Branch Rd., sought to leave as AR-1 and stated traffic concerns.
  - i. Commissioner Pecenka requested to have public hearing on CUP before vote.

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8. CUP#166-20, Matt Trumps, conditional use request for an RV Campground located on Toni Branch Rd., Ellabell, PIN#026-32-002-001.
  - a. Ms. Clement explained the conditional use was for 54 RV sites and each site would have individual septic hookups. She stated they proposed a communal shower and laundry area. She said that staff recommended denial. However, if the Planning Commission recommends approval then they requested 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.
  - b. Commissioner Young brought up if they are having 54 individual wells or community well and who would be using this as this seems more for a long-term use.
  - c. Commissioner Falls asked about length of time for the conditional use permit with conditions. Ms. Clement explained once approved, the conditions are enforceable as long as the RV Park is operating on this site, and conditions are legally enforceable.
  - d. Commissioner Carswell asked if North Bryan County would be looking at more businesses coming in to help with taxes. Furthermore, did we consider revenue that the business might bring in? Ms. Clement explained that the Comp Plan and Future Land Use Map shows areas where we think uses are most appropriate.
  - e. Mr. Hill explained he maintained the property and that the owner lives in North Carolina. He also explained that the owner was not a RV park operator and originally planned to farm the land. However, a new job relocated him to North Carolina. Mr. Hill said he would not have a problem with the RV Park coming in.
  - f. Ms. Anderson stated opposition with the RV Park. She voiced her concerns on increasing traffic. Mr. Michael Getty 25 English Dr. voiced his concerns as being the adjacent property owner. He spoke in opposition of the traffic and drainage along Toni Branch Road.
  - g. Ms. Stiry voiced her concerns on traffic and stated that this proposal was not suitable for a neighborhood.
  - h. Mr. Hammond stated he was against the request and asked to follow the Comp Plan for residential. He also spoke on traffic, road conditions, and bridge condition along Toni Branch Road.
  - i. Commissioner Carswell made a motion to close the public hearing, and a 2<sup>nd</sup> was made by Commissioner Pecenka. Vote 6:0, motion carried.
  - j. Commissioner Pecenka made a motion to recommend denial of Z#225-20, and a 2<sup>nd</sup> was made by Commissioner Young. Vote 6:0, motion carried.
  - k. Commissioner Pecenka made a motion to recommend denial of CUP#166-20, and a 2<sup>nd</sup> was made by Commissioner Guran. Vote 6:0, motion carried.

## Pembroke

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.
  - a. Commissioner Pecenka made a motion to open the public hearing, and a 2<sup>nd</sup> was made by Commissioner Watson. Vote 6:0, motion carried.
  - b. Ms. Clement explained the request as an amendment to the PUD condition. She stated that staff learned that the homes currently constructed did not have trees in the required street side of the verge, which is in-between the road and the sidewalk, but in the front yards. In addition, she stated the issue would be the difficulty of planting the trees in the narrow strip of grass that could potentially cause problems for tree growth, County infrastructure, and maintenance. She explained that staff worked with the Developer for Watergrass to address the PUD conditions to prevent problems for the required street trees. To conclude she stated that staff recommended to plant trees on the individual lots and not in the verge area and County right-of-way.
  - c. Commissioner Falls asked about history of the project, questioning if the Developer disregarded the PUD requirements. Ms. Clement explained the history of the PUD approval and that the Developer did intend to meet the County requirements. Ms. Miller spoke about the difficulty of the condition, stating the need for a County arborist and a maintenance budget if street trees were to be required across the board. She stated that although past Planning Directors requested these conditions with good intent, the execution failed for lack of conditional knowledge and staff needs. Chairman Floyd asked about the County tree ordinances requirements. Ms. Miller stated that the canopy coverage requirements in the County ordinance was 40%.
  - d. Commissioner Falls questioned the responsibility of the Developer's or the County has need for an arborist or landscape architect. Ms. Miller replied that the Developers are given an approved trees list and a landscape architect would be required to approve with the draft UDO requirements. Furthermore, she explained the zoning condition as a legislative action that could only be changed through the amendment process.
  - e. Trent Long, applicant, stated he could answer any questions.
  - f. Commissioner made a motion to close the public hearing, and a 2<sup>nd</sup> was made by Commissioner. Vote 6:0, motion carried.
  - g. Commissioner Pecenka made a motion to recommend approval for Z#226-20, and a 2<sup>nd</sup> was made by Commissioner Falls. Vote 6:0, motion carried.

## VI. OTHER BUSINESS

Ms. Miller gave a brief update on the UDO process. She stated that under the direction of the Administrator, staff would present chapters for the Board to review. She also stated social distancing difficulties with meetings for property owners for addressing zoning changes, but will assess with the Board for solutions to future meetings.

## VII. ADJOURNMENT

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

**BRYAN COUNTY BOARD OF ADJUSTMENT**

**CASE V#348-20**

Public Hearing Date: June 2, 2020

<p>REGARDING THE APPLICATION OF: David Kovach, requesting a variance for property located at 305 Frank Edwards Road, PIN# 024S 058. The applicant is requesting a variance in order to decrease the rear and side setbacks to 3 feet.</p>	<p>Staff Report By: Sara Farr-Newman Dated: May 26, 2020</p>
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**I. Application Summary**

**Requested Action:** Public hearing and consideration of a variance requested by David Kovach for property located at 305 Frank Edwards Road, PIN# 024S 058. The applicant is requesting a decrease of the rear and side setbacks for an accessory building. The proposed setbacks are both 3 feet.

**Applicant or Representative:** David Kovach  
305 Frank Edwards Rd  
Ellabell, GA 31308

**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(k) – General Rules for Accessory Uses and Structures

**II. General Information**

**1. Application:** A variance application was submitted by David Kovach on April 29, 2020. After reviewing the application, the Director certified the application as being generally complete on April 29, 2020.

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

A. Legal notice was published in the Bryan County News on **May 14, 2020**.

B. Notice was mailed on **May 15, 2020** to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on **May 15, 2020**.

**3. Background:** The applicant is requesting a variance in order to reduce the side and rear setbacks for an accessory building located at 305 Frank Edwards Road. The building is located in the Brewton Acres neighborhood, which is zoned PUD. The applicant originally planned to build the accessory building, a shed, at 200 square feet, which under the 2018 GA Building Codes does not require a building permit. However, Bryan County's Ordinance requires any building larger than 120 square feet to obtain a building permit. Additionally, Bryan County's Ordinance requires a building permit for any size building with a permanent slab, such as the concrete slab used for the applicant's building. This information was later clarified with the applicant, but the applicant had already begun construction, including a concrete slab, when made aware of this requirement. As a site plan had not been previously reviewed due to the applicant not applying for a building permit, the building was located within the rear and side setbacks and a variance required. The applicant is now proposing an accessory structure measuring 231.25 square feet.

**4. Requested Variance:** Per Appendix B- Zoning, Article X. – Development Standards of General Applicability, Section 1000(k) – General Rules for Accessory Uses and Structures of the Bryan County Code of Ordinances, accessory structures cannot be located closer than 10 feet to the rear and side property lines. This applies, because the PUD zoning does not specify accessory building setbacks. The applicant is requesting 3 foot setbacks on the rear and side of the accessory building, which is a variance of 7 feet for each setback.

**5. Exhibits:** The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on April 29, 2020, unless otherwise noted.

**“A” Exhibits- Application:**

A-1 Variance Application

A-2 Accessory Building Photographs in Neighborhood

**“B” Exhibits- Agency Comments:**

B-1 Engineering (5/7/2020)

B-2 Fire Chief (5/5/2020)

B-3 Public Health (5/8/2020)

**“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 originally moved forward with their project believing a building permit was not required. The applicant pointed out that there are several accessory buildings of a comparable size located closer than 10 feet to side and rear setbacks throughout the neighborhood; however, these buildings may not be on permanent foundations and/or may have been below the 120 square foot threshold for a building permit when they were constructed. Despite this, the applicant’s proposed accessory building at this time measures 230 square feet and therefore is required to obtain a building permit and ultimately adhere to the required 10 foot setbacks. Requiring the applicant to adhere to the Ordinance required 10-foot side and rear setbacks is not 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, and there are no conditions peculiar to the property that would create a hardship. The lot's wedge shape and larger than average size (0.82 acres) compared to other lots in the neighborhood means that the setbacks required can easily be accommodated. Additionally, the lot does not have any notable topography that would result in the need for a variance or otherwise create a hardship.

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

**Staff Findings:** Staff did not identify a hardship. Based on the application that was submitted, the applicant is identifying the hardship to be the result of constructing the permanent slab without knowing that a permit was required. However, despite this, the building is now being proposed at 231.25 square foot and must adhere to the required 10-foot setbacks.

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

**Staff Findings:** The requested variance is not consistent with the intent of the ordinance, which is to provide consistent development including setbacks. The Ordinance also ensures public safety by ensuring buildings of a certain size and with permanent foundations maintain minimum separation requirements from adjacent property lines.

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

Staff recommends denial of the variance to reduce the side and rear setbacks by 7 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

## 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: David Kovach  
 Address: 305 Frank Edwards Rd.  
 City: Ellabell State: GA Zip: 31308  
 Phone: 912-321-2323 Email: Dkovach87@gmail.com

Property Owner (if not applicant): \_\_\_\_\_  
 Address: 305 Frank Edwards Rd.  
 City: Ellabell State: GA Zip: 31308 Phone: 912-321-2323

Property Information: General Location: Lot 58 in Brewton Acres, Ellabell, GA  
 PIN Number (Map & Parcel): 0245 058 Current Zoning District(s): 1380th G.M.

What section of the Subdivision or Zoning Code are you requesting a variance for? Rear / side

Description of Variance Requested: Requesting 3' <sup>setback</sup> variance for rear and side

**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]

28 April 2020

Applicant Signature

Date

### FOR OFFICE USE ONLY

Case #: V#348-20 Date Received: April 29, 2020  Fee Paid Initial: SFN

### 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.

<b>Completeness Review</b>	5 business days after Application Submittal
<b>Planning &amp; Zoning (P&amp;Z) Commission Public Hearing</b>	<u>30-60</u> 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

28 April 2020

Date

Variance Criteria

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

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

Please see attached Variance Criteria Document

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

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

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

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

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

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

FOR OFFICE USE ONLY

Completeness Certified: April 29, 2020 P&Z Public Hearing Date: June 2, 2020

# Bryan County Board of Commissioners

Community Development Department



## VERIFICATION OF PAID TAXES

DK 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.

DK 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.

0245 058  
Parcel Identification Number

[Signature]  
Signature of Applicant

28 April 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: \_\_\_\_\_ 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: \_\_\_\_\_

# 2019 Property Tax Statement

Carrol Ann Coleman  
 Bryan County Tax Commissioner  
 P.O. Box 447  
 Pembroke, GA 31321-0447  
 912-653-3880

KOVACH DAVID & KOVACH SARA  
 305 FRANK EDWARDS ROAD  
 ELLABELL, GA 31308

**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-011260	11/15/2019	\$0.00	\$200.00	\$0.00	Paid 01/28/2020

Map: 024S 058  
 Location: 305 FRANK EDWARDS RD  
 Account No: 17129R

**IMPORTANT NOTICES**

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1st in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

Bryan County Tax Commissioner  
 11 N Courthouse St, P.O. Box 447, Pembroke, GA 31321  
 (912) 653-3880

If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1st in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained from the Tax Assessor at the above location and phone number.

Carrol Ann Coleman  
 Bryan County Tax Commissioner  
 P.O. Box 447  
 Pembroke, GA 31321-0447  
 912-653-3880



**Tax Payer:** KOVACH DAVID & KOVACH SARA  
**Map Code:** 024S 058 Property  
**Description:** LT 58 BREWTON ACRES S/D  
**Location:** 305 FRANK EDWARDS RD  
**Bill No:** 2019-011260  
**District:** 03

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$181,000.00	\$72,400.00	\$72,400.00	\$0.00	8.561000	\$0.00	\$0.00	\$0.00
SCHOOL BND	\$181,000.00	\$72,400.00	\$72,400.00	\$0.00	1.500000	\$0.00	\$0.00	\$0.00
SCHOOL M&O	\$181,000.00	\$72,400.00	\$72,400.00	\$0.00	15.075000	\$0.00	\$0.00	\$0.00
SOLID WSTE	\$181,000.00	\$72,400.00	\$0.00	\$72,400.00	0.000000	\$200.00	\$0.00	\$200.00
<b>TOTALS</b>					<b>25.136000</b>	<b>\$200.00</b>	<b>\$0.00</b>	<b>\$200.00</b>

**IMPORTANT MESSAGES - PLEASE READ**

- If you receive a property tax bill on property you no longer own and you are not responsible for the bill, please forward the bill on to the new owner or contact our office with the information.
- You can now pay your tax bills online at [bryancountypay.com](http://bryancountypay.com) where a convenience fee of 2.5% (\$2.00 min) will be charged by the vendor for this service.
- This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor, the House of Representatives and the Georgia State Senate.

**PAYMENT INSTRUCTIONS**

- Please Make Check or Money Order Payable to: **Bryan County Tax Commissioner**
- Please write the bill number(s) on your check.
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send them this portion only.
- **If you are paying after the due date, please call our office for the full amount due.**
- Interest on unpaid tax bills is applied in compliance with GA Code 48-2-40.
- Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44.

<b>Current Due</b>	\$200.00
<b>Discount</b>	\$0.00
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$0.00
<b>Other Fees</b>	\$0.00
<b>Previous Payments</b>	\$200.00
<b>Back Taxes</b>	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
<b>Paid Date</b>	01/28/2020

# 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

David Kovach

Applicant (Print)

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

This 28 day of April 2020

(Notary Seal)

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

# Bryan County Board of Commissioners

Community Development Department



### AUTHORIZATION OF PROPERTY OWNER

I, David Kovach, 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: David Kovach

Address: 305 Frank Edwards Rd.

City: Ellabell State: GA Zip Code: 31308

Telephone Number: 912-321-2323 Email: DKovach87@gmail.com

Signature of Owner

28 April 2020  
Date

David Kovach  
Owners Name (Print)

Personally appeared before me

David Kovach  
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 28 April of 2020

(Notary Seal)

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

## **Variance Criteria**

I, David Kovach, contacted the Bryan County Planning and Zoning office in Pembroke to verify information prior to beginning building of my accessory structure (shed). I was informed by the Pembroke Planning and Zoning Office that an accessory structure under 200 square-feet without electricity did NOT require a permit. I submitted to my HOA to build a shed under 200 square feet and was given approval.

Two weeks later I was contacted by my HOA that I should verify the 200 sq/ft limitation. I called Bryan County Planning and Zoning again where they again told me 200 sq/ft, but I asked for a reference. After asking for a reference I was eventually told anything over 120 sq/ft required a permit. I was able to get in contact with a manager that was able to explain that there had been confusion between federal zoning requirements and Bryan county zoning requirements which are slightly different.

I already set a concrete slab and started construction after getting false information. Original enclosed structure would have been 192 sq/ft. Now with knowing the permit is required regardless of the 200 sq/ft limit, I will close in the front and cover with a full roof to make it 231.25 sq/ft. I have the support of my HOA as well as there being other accessory structures in the neighborhood that are positioned very similarly as what I'm asking for (as seen in attached images).

This mistake was not malicious in any way. I attempted to do the correct thing by contacting the county Planning and Zoning office. I require a variance based on the large concrete slab already being set with construction started. I ask that the Bryan County Board of Commissioners take this into consideration in granting me this variance.

**Brewton Acres HOA Building Approval Disclosure**

The Brewton Acres HOA has reviewed the building proposal of David Kovach residing at 305 Frank Edwards Rd. Lot 58 of Brewton Acres. We have approved the building of an accessory structure in the back corner of the property with a setback of 3 feet from the rear property line and 3 feet from the side property line.

Approving Authority Position: PRESIDENT  
Approving Authority Name: Richard Grund  
Approving Authority Signature: [Signature]  
Date: 4-28-20

## **Site Plan Information for Accessory Structure**

Applicant and Owner Name: David Kovach

Address: 305 Frank Edwards Rd. Ellabell GA 31308

Subdivision and Lot number: Brewton Acres, Lot 58

Original Site plan Dated 28 April 2020

Lot Size: 0.86 Acre

Zoning District: 1380<sup>th</sup> G.M. District, Bryan County, Georgia

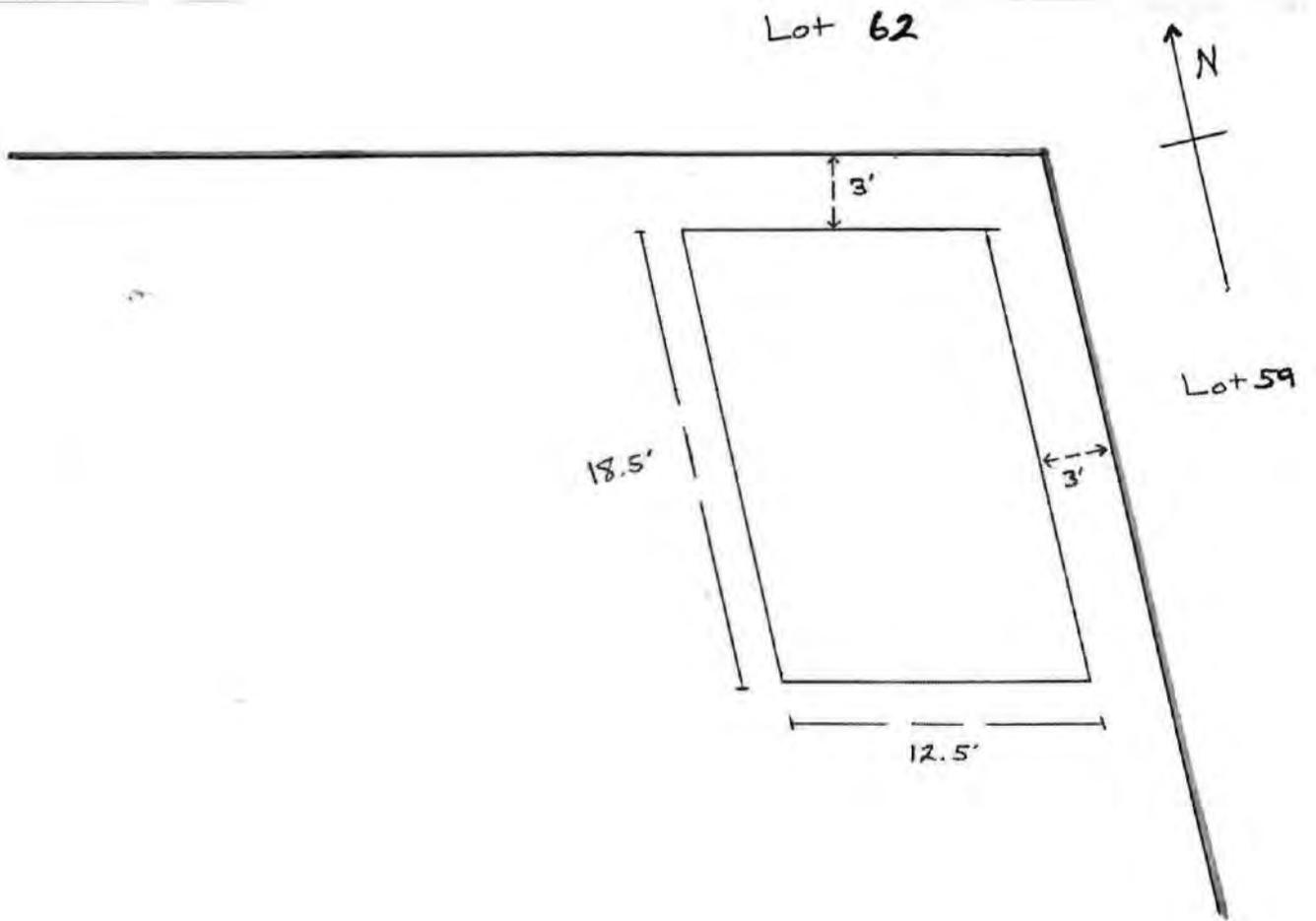
No environmentally sensitive areas.

Easements: Setback is 35' from rear property boundary and 15' from side property line.

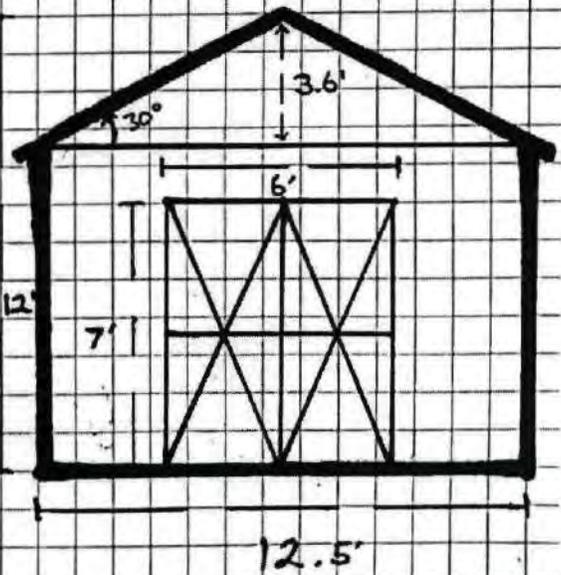
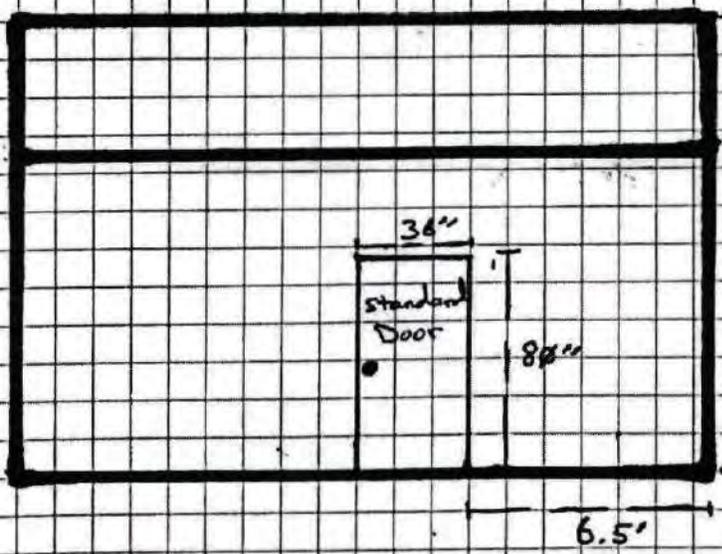
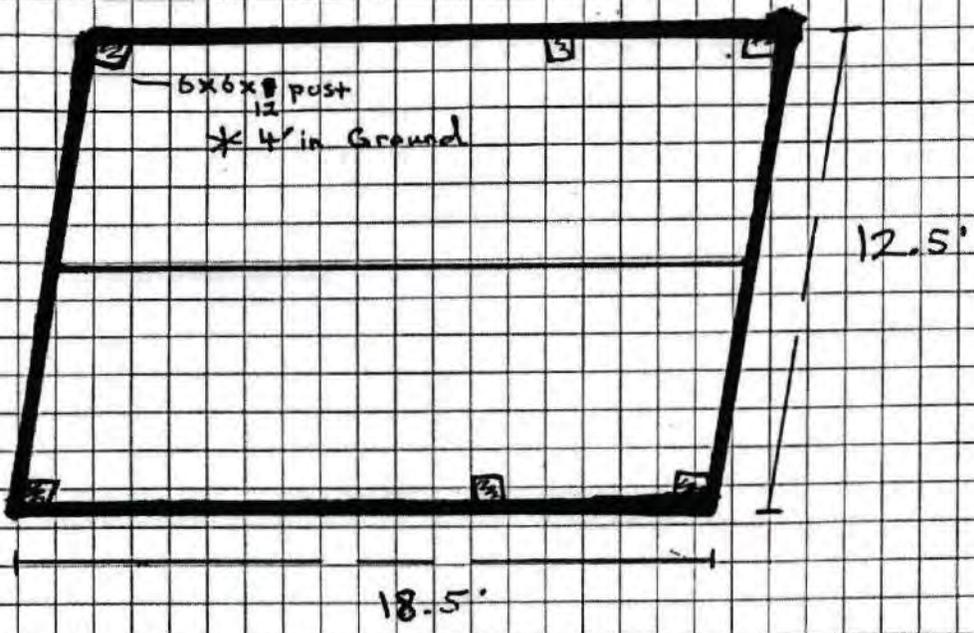
Proposed set back of 3 feet from rear and side (corner) of property lines.

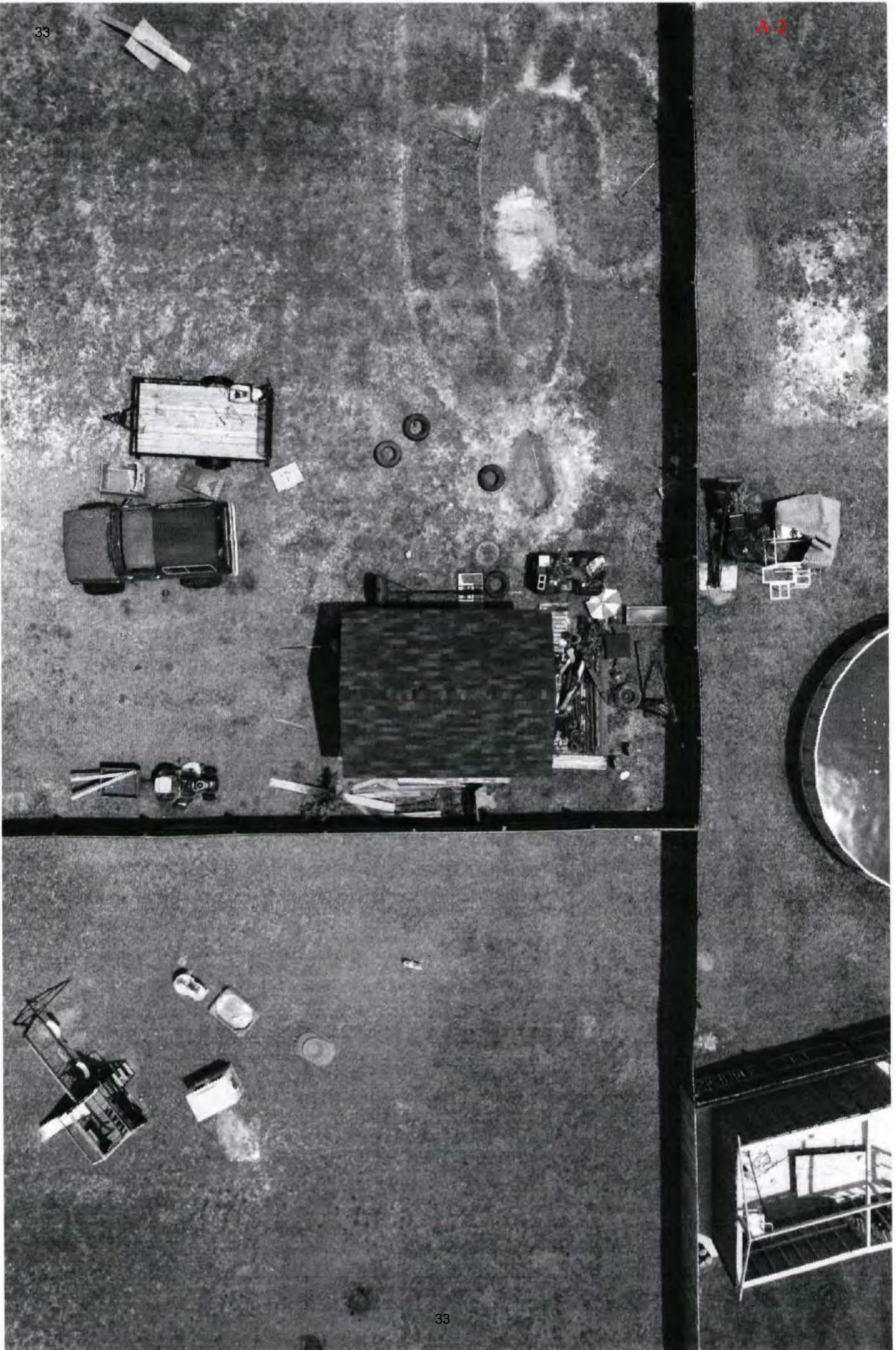
Lot coverage percentage: 0.6% based on a lot size of 0.86 acre or 37,461.6 sq/ft and a shed size of 231.25 sq/ft.

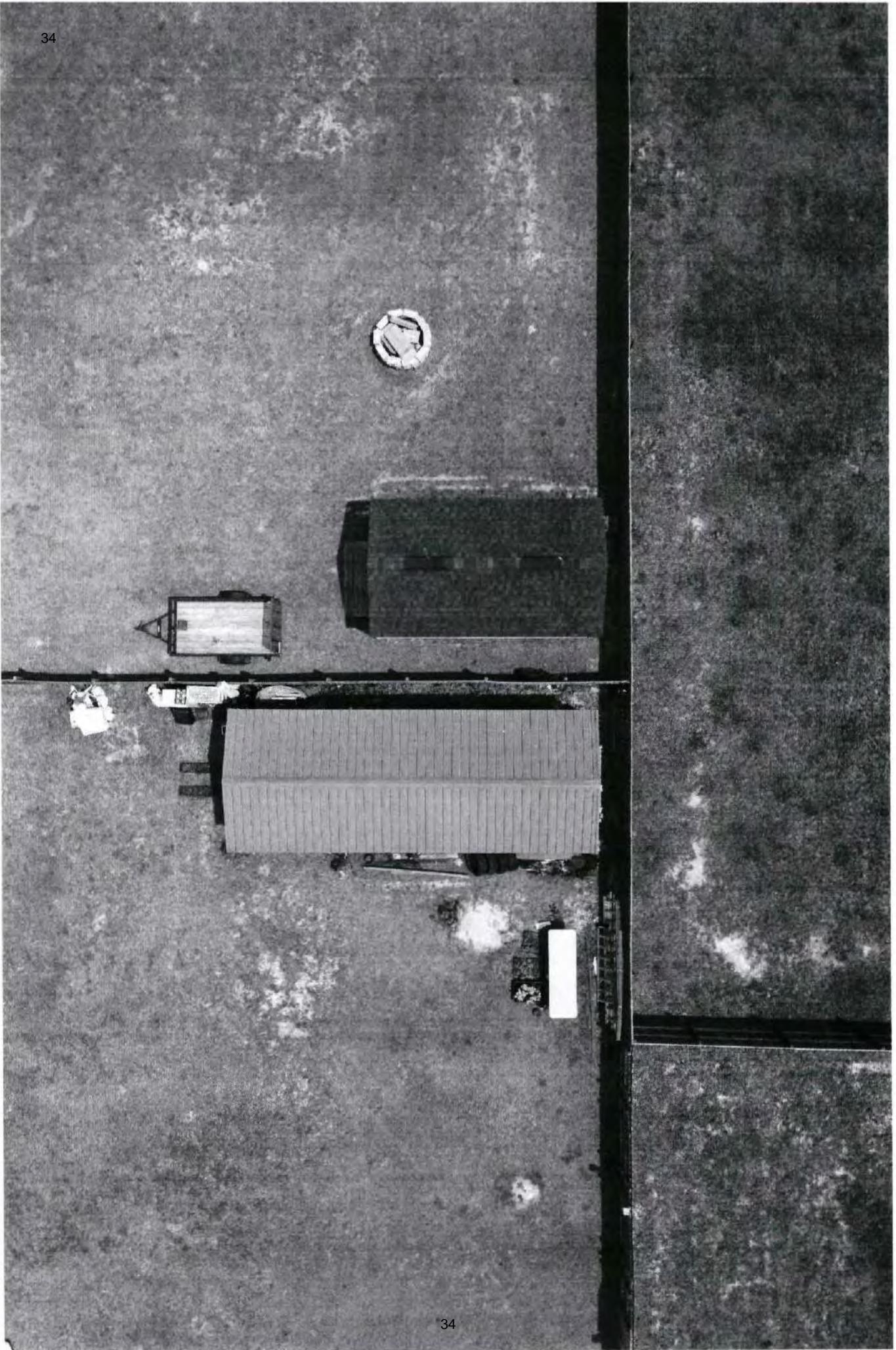




- 18.5 X 12.5 Shed  
- Slab Foundation







# “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#348-20

Zoning Request: Variance request for a 3' side and rear setback for an accessory structure.

Filed by: David Kovach

Owners: Same

Property address: 305 Frank Edwards Rd., Ellabell

Map and Parcel # 024S-058

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Jun 2, 2020 and the Board of Commissioners on \_\_\_\_\_.

Please return this completed form with any comments/attachments to the Community Development Department by May 8, 2020.

Comments: NONE

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

Signature: Kate D. Coover      Date: 5-7-20



**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  
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Owners: Same

Property address: 305 Frank Edwards Rd., Ellabell

Map and Parcel # 024S-058

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Jun 2, 2020 and the Board of Commissioners on \_\_\_\_\_.

Please return this completed form with any comments/attachments to the Community Development Department by May 8, 2020.

Comments: No Issue

Engineering Director     Fire Chief     County Health Director

Public Works Director     Bryan County Schools (optional)

Signature: [Signature]

Date: 5/5/20



**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  
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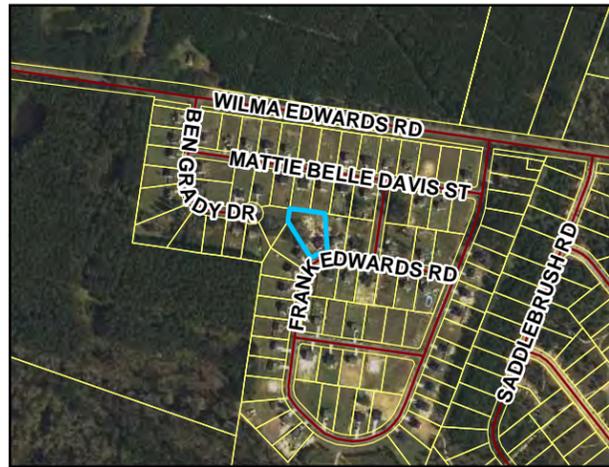
Please return this completed form with any comments/attachments to the Community Development Department by May 8, 2020.

Comments: No comment.

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

Signature: [Signature] Date: 5. 8. 20

# “C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 024S-058
- Parcels

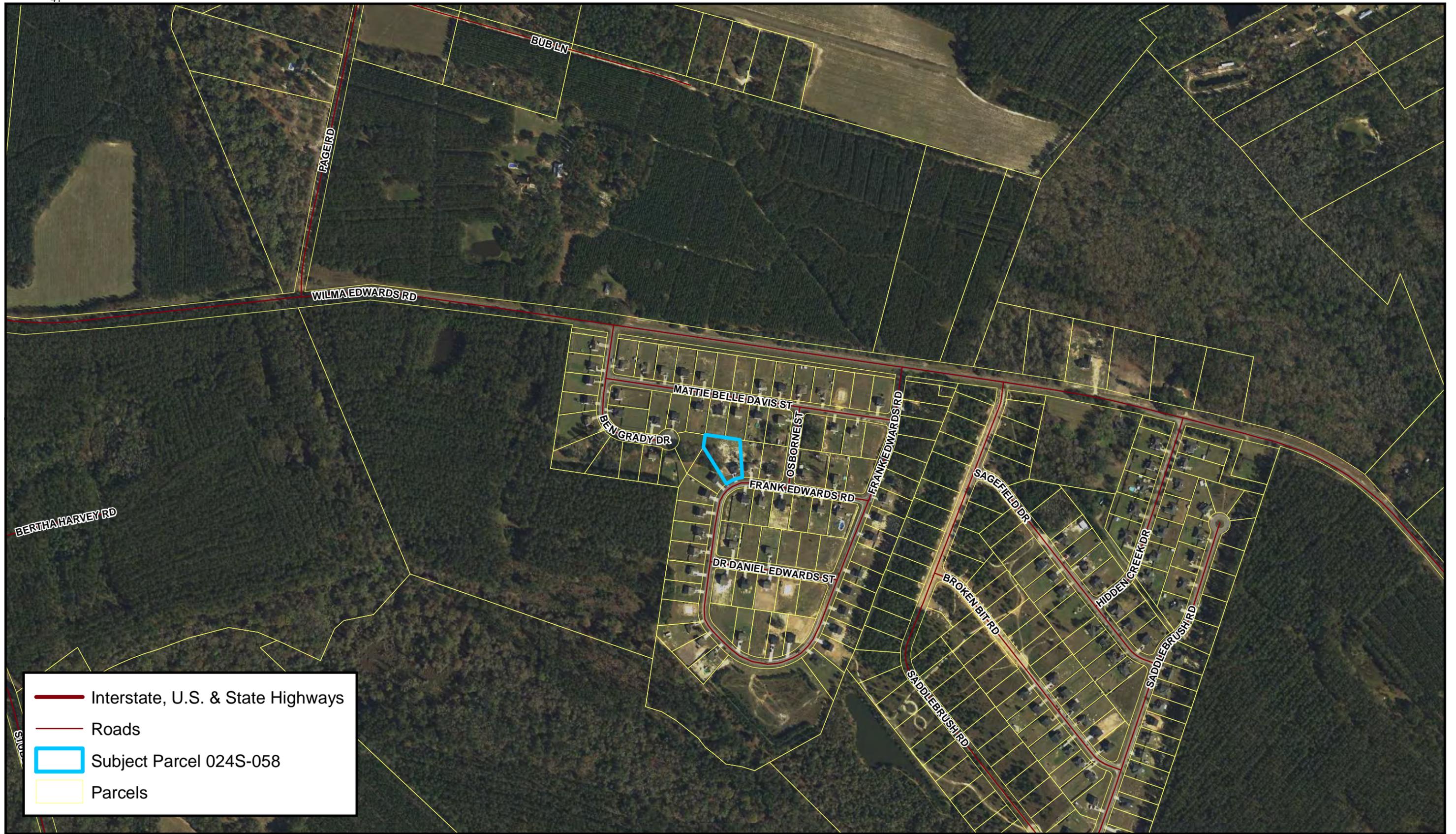


Produced by Bryan County GIS  
May 2020



**Overview Map  
David Kovach  
Case V# 348-20**

DISCLAIMER  
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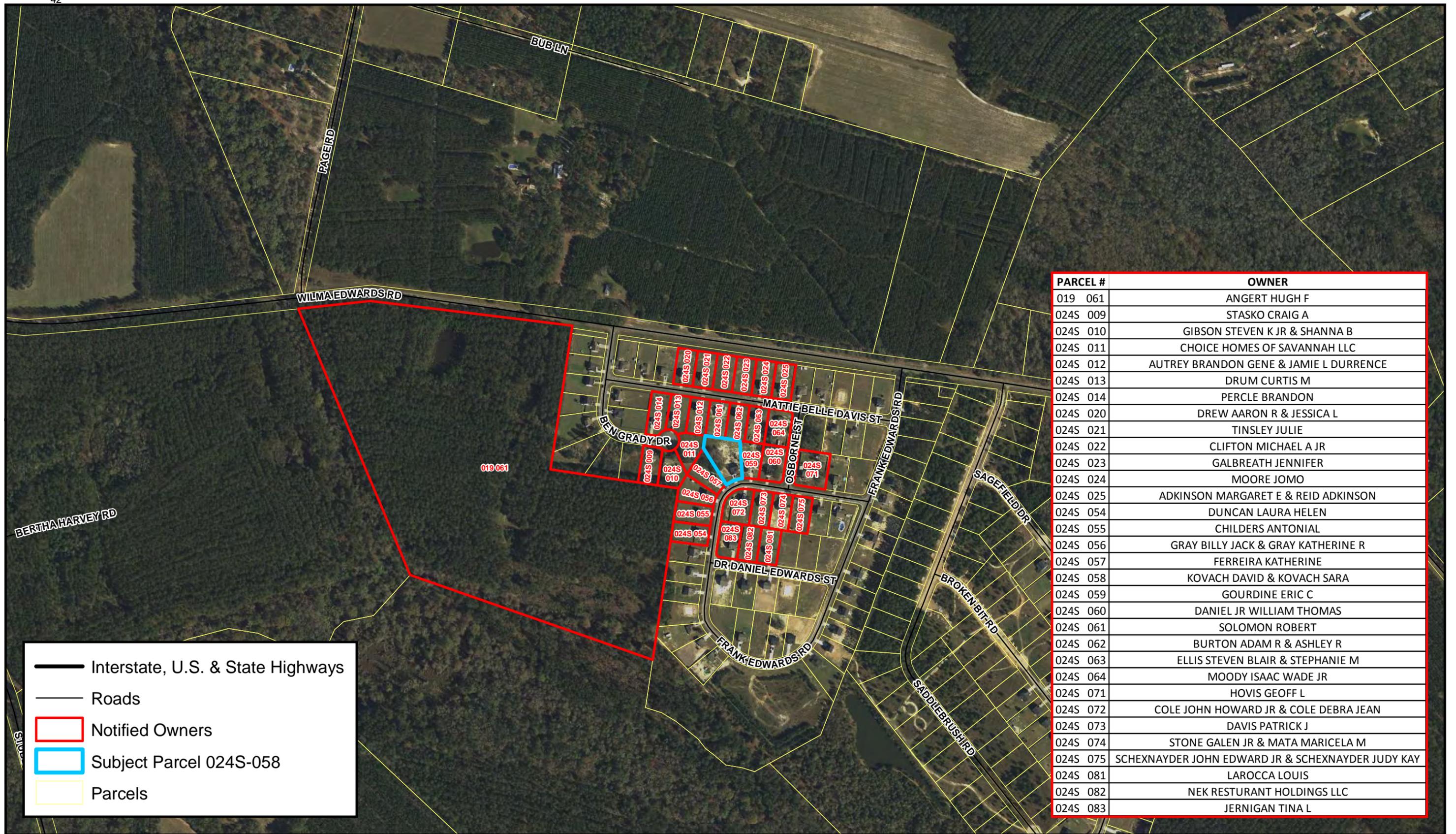
- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 024S-058
- Parcels



**Location Map**  
**David Kovach**  
**Case V# 348-20**

C-2

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PARCEL #	OWNER
019 061	ANGERT HUGH F
024S 009	STASKO CRAIG A
024S 010	GIBSON STEVEN K JR & SHANNA B
024S 011	CHOICE HOMES OF SAVANNAH LLC
024S 012	AUTREY BRANDON GENE & JAMIE L DURRENCE
024S 013	DRUM CURTIS M
024S 014	PERCLE BRANDON
024S 020	DREW AARON R & JESSICA L
024S 021	TINSLEY JULIE
024S 022	CLIFTON MICHAEL A JR
024S 023	GALBREATH JENNIFER
024S 024	MOORE JOMO
024S 025	ADKINSON MARGARET E & REID ADKINSON
024S 054	DUNCAN LAURA HELEN
024S 055	CHILDERS ANTONIAL
024S 056	GRAY BILLY JACK & GRAY KATHERINE R
024S 057	FERREIRA KATHERINE
024S 058	KOVACH DAVID & KOVACH SARA
024S 059	GOURDINE ERIC C
024S 060	DANIEL JR WILLIAM THOMAS
024S 061	SOLOMON ROBERT
024S 062	BURTON ADAM R & ASHLEY R
024S 063	ELLIS STEVEN BLAIR & STEPHANIE M
024S 064	MOODY ISAAC WADE JR
024S 071	HOVIS GEOFF L
024S 072	COLE JOHN HOWARD JR & COLE DEBRA JEAN
024S 073	DAVIS PATRICK J
024S 074	STONE GALEN JR & MATA MARICELA M
024S 075	SCHEXNAYDER JOHN EDWARD JR & SCHEXNAYDER JUDY KAY
024S 081	LAROCCA LOUIS
024S 082	NEK RESTURANT HOLDINGS LLC
024S 083	JERNIGAN TINA L

Interstate, U.S. & State Highways  
 Roads  
 Notified Owners  
 Subject Parcel 024S-058  
 Parcels



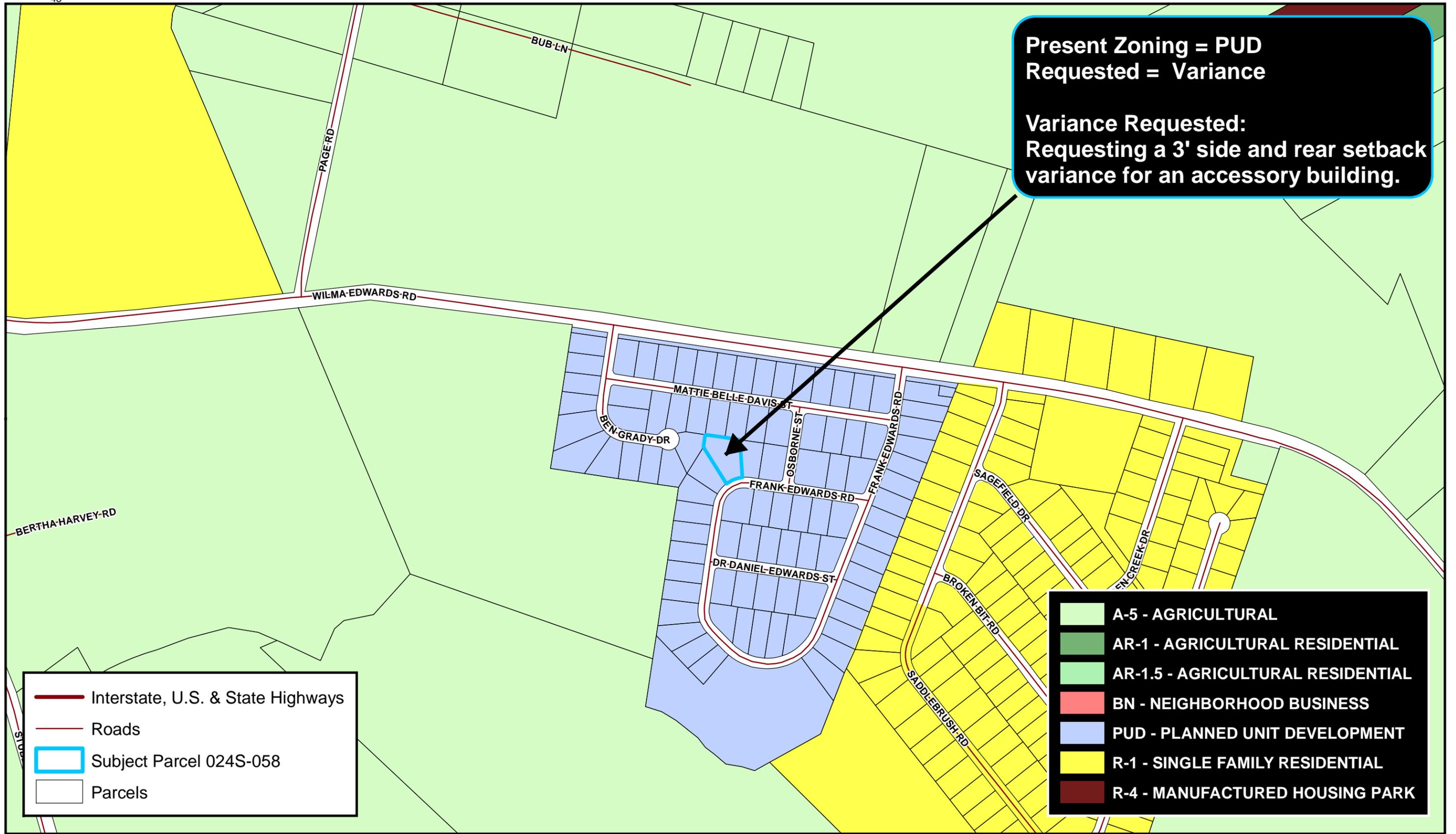
**Notification Map**  
**David Kovach**  
**Case V# 348-20**

C-3

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Present Zoning = PUD  
Requested = Variance

Variance Requested:  
Requesting a 3' side and rear setback  
variance for an accessory building.



-  Interstate, U.S. & State Highways
-  Roads
-  Subject Parcel 024S-058
-  Parcels

-  A-5 - AGRICULTURAL
-  AR-1 - AGRICULTURAL RESIDENTIAL
-  AR-1.5 - AGRICULTURAL RESIDENTIAL
-  BN - NEIGHBORHOOD BUSINESS
-  PUD - PLANNED UNIT DEVELOPMENT
-  R-1 - SINGLE FAMILY RESIDENTIAL
-  R-4 - MANUFACTURED HOUSING PARK



# **“D” Exhibits – Public Comment**

**None Provided**

**BRYAN COUNTY PLANNING & ZONING COMMISSION**

**CASE Z#223-20**

Public Hearing Date: June 2, 2020

<p>REGARDING THE APPLICATION OF: VTRE Development, LLC, requesting the rezoning of property, PIN# 034-021, in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned to the “I-1”, General Industrial District, from its current “A-5”, Agricultural District zoning.</p>	<p>Staff Report By: Amanda Clement Dated: May 26, 2020</p>
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**I. Application Summary**

**Requested Action:** Public hearing and consideration of a zoning map amendment for Bryan County. The application by VTRE Development, LLC, proposes to change the “A-5” Agricultural District zoning for PIN# 034-021, in unincorporated Bryan County, to “I-1” General Industrial District.

**Applicant:** VTRE Development, LLC  
c/o Mike Jones  
5555 Gate Parkway, Suite 100  
Jacksonville, FL 32256

**Owner:** Kelly, Jo Johnston & Kelly, Julian D  
1 Washington Avenue  
Savannah, GA 31405

**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 1114. – “I-1” General Industrial Districts, Bryan County Code of Ordinances

## II. General Information

**1. Application:** A rezoning application was submitted by VTRE Development, LLC, on March 5, 2020. After reviewing the application, the Director certified the application as being generally complete on May 1, 2020, upon receipt of the required Rezoning Impact Analysis.

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

A. Legal notice was published in the Bryan County News on **May 14, 2020**.

B. Notice was sent to Surrounding Land Owners on **May 14, 2020**.

C. The site was posted for Public Hearing on **May 15, 2020**.

**3. Background:** The subject property is located south of Highway 280, between Oracal Parkway and Old Cuyler Road. This site consists of 515.60 acres and is currently undeveloped<sup>1</sup>. The applicant is seeking a rezoning to “I-1” General Industrial to permit the use of the property for *Warehouses*. The submitted conceptual site plan shows the site to be developed with approximately 4.7 million square feet of building space with an estimated value of \$282 million dollars at build out. There are two proposed access points to the site – both on Oracal Parkway – with potential for a third driveway at Dicon Street, which is also accessible from Oracal Parkway. Due to the size of the proposed development, the applicant was required to submit a Traffic Impact Analysis for review by the County and undergo a Development of Regional Impact review with the Coastal Regional Commission. These reports and findings are included as exhibits to the application and are further discussed throughout this report.

**5. 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 Rezoning Application

A-2 Conceptual Site Plan (received April 23, 2020)

A-3 Written Impact Analysis (received May 1, 2020)

A-4 Traffic Impact Analysis dated April 2020, revised May 12, 2020 (received May 12, 2020)

A-5 Development of Regional Impact Report dated May 13, 2020 (received May 13, 2020)

### “B” Exhibits- Agency Comments:

B-1 Engineering Director Comments (received May 7, 2020)

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<sup>1</sup> The application states the property is 448.83 acres, but the concept plan submitted with the application states 515.60 acres. Staff verified that the total site is 515.60 acres based on ALTA/NSPS Land Title Survey.

B-2 Fire Chief Comments (received May 5, 2020)

B-3 County Health Director Comments (received May 8, 2020)

B-4 Public Works Director Comments (none received)

**“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 adopted in July of 2018 showed the subject site as being within the Mixed Use character area centered around the Interstate 16 and Highway 280 interchange. The County, however, amended the Land Use Element of the Comprehensive Plan on March 10, 2020, to further clarify the intended uses within North Bryan County, and as a result, this parcel was reclassified to Industrial. The Industrial character area anticipates future development to help further the County’s goal of attracting new industries and employment opportunities to the County. This character area recommends rezoning to “C-I” Interchange Commercial, “I-L” Light Industrial, and “I-1” General Industrial. Therefore, rezoning the subject property for industrial uses would remain in conformance with the Land Use Element of the plan.

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 “I-1” General Industrial zoning district is to provide appropriate locations for manufacturing, assembling, fabricating and related activities. Since these types of uses generally produce greater impacts on public services, they are best suited in proximity to larger road networks with access to public utilities. Therefore, rezoning this site to industrial where the proposed development can connect to existing infrastructure, helps improve 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:** Immediately adjacent to the south and west of the site is Interstate Centre, an existing industrial park (zoned “I-1”); to the east is Old Cuyler Road and undeveloped lands zoned “A-5”; and to the north are lands zoned “AR-1” which are either undeveloped or developed with low-density residential uses. Other uses within one (1) mile of the site are commercial lands located at the I-16/Highway 280 interchange (zoned “C-1”), and commercial lands located at the intersection of Highway 280/Highway 80 (zoned “B-2”). Due to the property being adjacent to the existing Interstate Centre Industrial Park, the rezoning to “I-1” General Industrial District is not likely to impact the overall character and land use pattern within the area; however, if not properly designed or buffered, the scale of the proposed development could produce negative impacts to those low-density residential neighborhoods to the north and east of the site.

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 Oracal Parkway and Old Cuyler Road. Oracal Parkway is a local, County maintained road, which provides access from Highway 280 to the Interstate Centre Industrial Park. It begins as a four-lane divided road at Highway 280 and transitions to a two-lane undivided road at the proposed project entrances. The intersection at Highway 280 and Oracal Parkway is currently under stop sign control. Based on the Traffic Impact Analysis prepared by Thomas & Hutton on behalf of the applicant, the intersection is currently operating at a Level of Service (LOS) of C during the AM Peak Hour and a LOS of D during the PM Peak Hours for the westbound approach (traffic exiting Oracal Parkway and entering Highway 280); and is operating at a LOS of A during both the AM and PM Peak Hours for the southbound

left turns (traffic turning left off of Highway 280 onto Oracal Parkway). From all other points, the intersection is currently operating at an acceptable level of service. Necessary improvements to maintain an acceptable level of service with the proposed development are further discussed under criterion 8 below.

Old Cuyler Road is a County maintained, unpaved local road. This road provides access from Highway 80 to several residential properties, and is not being considered for access to the proposed development.

- b) Parks and Recreational Facilities: Hendrix Park provides public recreation facilities for North Bryan County; however, since the “I-1” General Industrial 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 Oracal Station 5, located on Oracal Parkway within Interstate Centre.
- d) Schools: Lanier Primary, Bryan County Elementary, Bryan County Middle, and Bryan County High Schools serve North Bryan County residents; however, since the “I-1” General Industrial zoning district does not allow residential uses, there would be no impacts on schools.
- e) Stormwater Drainage System: According to the application, the park will have a master planned storm drainage system that will be independent from any existing storm system, and must be designed to meet applicable Bryan County and State storm drainage requirements in place at the time of site development approval.
- f) Water Supplies and Wastewater Treatment: This property is located within the Bryan County water and sewer service area. The application indicates that the current water system is adequate to support the proposed development, and the County Engineering Director has indicated that the County has sufficient ground water capacity to serve the approximately 42,000 Gallons Per Day (GPD) estimated water supply demand to be generated by the proposed project. There is not, however, sufficient wastewater treatment capacity available to service the proposed project at this time. The necessary improvements to these facilities or increases in level of service to serve the proposed development are further discussed under criterion 8 below.
- 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 show the potential for wetlands located along the northern and southern boundaries of the site; and a portion of the site, roughly following these anticipated wetland lines, is located within the Special Flood Hazard Area as designated on the Flood Insurance Rate Maps (F.I.R.M) for the 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:** Adjacent existing uses consist of the Interstate Centre Industrial Park zoned “I-1” and undeveloped lands zoned “A-5” and “AR-1”. The proposed reclassification should not adversely affect the existing uses or usability of the adjacent industrial lands, as the proposed reclassification would yield compatible uses to these. However, if not properly designed and buffered, the proposed reclassification could adversely affect nearby residential uses by introducing more intense uses to the area.

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 that the proposed use would have or 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 industrial development. Necessary increases for all other public services intended to serve the subject property are discussed below:

- a) Stormwater Drainage System: According to the application, the park will have a master planned storm drainage system that will be independent from any existing storm system, and must be designed to meet applicable Bryan County and State storm drainage requirements in place at the time of site development approval.
- b) Water Supply and Wastewater Treatment: The County Engineering Director has indicated that the County has sufficient ground water capacity to serve the proposed project, and that a water main extension shall be installed as part of the proposed infrastructure improvements. There is not, however, sufficient wastewater treatment capacity available to service the proposed project at this time. The Engineering Director has been in discussions with the developer regarding their identified short and long-term needs, and while upgrades to the existing wastewater treatment facility are currently underway to provide flow for the short-term needs, long-term plans for the expansion have not been approved. Therefore, until such time that the County sewer expansion plans are final, Community Development Department staff is concerned about the County's ability to commit to providing service to the development on a timeline that corresponds with their long-term needs. A Development Agreement, therefore, will be required to address timing of the expansion, total capacity, demand, allotment of capacity, and timing of tap fee payments.
- c) Roads: The Traffic Impact Study prepared for this rezoning request analyzed the intersections at Highway 280 and Oracal Parkway/Interstate Centre Boulevard and the proposed site access drives onto Oracal Parkway under Current conditions, Future No-Build / Build Out conditions in 2024, and Future No-Build / Build Out conditions in 2030. Based on these findings, the studied intersections currently operate at an acceptable level of service. Under the 2024/2030 build out conditions, the proposed site access drives at Oracal Parkway will maintain an acceptable level of service, but the intersection at Highway 280 and Oracal Parkway will deteriorate to an unacceptable level of service by 2024.

In addition to the level of service findings, the study also evaluated GDOT traffic signal warrants at the intersection of Highway 280 and Oracal Parkway/Interstate Centre Boulevard. This evaluation found that signal warrants would be met at the intersection at full build-out in 2030, and identifies signalization of the intersection as well as a multi-lane roundabout as potential solutions for the level of service issues. The signalization of this intersection has already been anticipated with other recent developments within the area, including the Love's Travel Stop. Similar to other developments, the County will require that this development contribute a fair share contribution towards the cost of making the necessary upgrades.

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 industrial development under the County's Comprehensive Plan and is contiguous to the existing Interstate Centre Industrial Park with direct frontage on Oracal Parkway. In addition to this, the Regional Plan of Coastal Georgia has identified this area as a *Developing* area which is likely to become urbanized and require urban services in the next 20 years. The trend in development as anticipated by both the Comprehensive Plan and Regional Plan is already coming to fruition with the development of the Interstate Centre Industrial Park, the new Love's Travel Stop, and the proposed Interstate Exchange commercial park, all of which are within close proximity to this site.

10. The existing uses and zoning of nearby lots.

**Staff Findings:** Adjacent existing uses consist of the Interstate Centre Industrial Park zoned "I-1", undeveloped lands zoned "A-5", and lands developed for low-density residential uses zoned "AR-1".

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 current zoning of "A-5" does not allow for warehouse, distribution, or light manufacturing, which would provide the most beneficial use of this property. While staff acknowledges that the existing zoning does not provide for the uses proposed, staff does not agree that this alone is a determinative factor in meeting this standard, as the same could be said for nearly any rezoning application. Instead, this standard should generally be interpreted to mean that conditions exist which deprive the property owner of the use of property for the current permitted uses, such that the value of the property is diminished. The applicant has, therefore, not demonstrated that the value of the lot is diminished by the existing "A-5" zoning.

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:** Neither staff nor the applicant has 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 Oracal Parkway to the west and is contiguous to the Interstate Centre Industrial Park. With an estimated value of \$282 million dollars at build out, the project is estimated to generate approximately \$2,862,300.00 in annual local tax revenues. Reclassifying this site for future development under the “I-1” zoning district supports the Comprehensive Plan’s vision for this site to develop under the Industrial character area as shown on the Future Land Use Map. It also furthers the County’s goal to attract new industries and local employment opportunities to the County and diversify the tax base, all of which would be a relative gain to the public. Given the current designation on the Future Land Use Map and goals within the Comprehensive Plan, staff has not identified a relative gain to the public for the subject property to remain agriculturally 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 “A-5” Agricultural District; the purpose of which is to conserve natural resources and open space of land while permitting low density residential development and general farming and forestry activities. As stated in the County’s Comprehensive Plan, the future development plans for the County identify this area as suitable for Industrial development due to its location in close proximity to the I-16 interchange and public utilities. Furthermore, the physical condition of the site, including the existing elevation and soil conditions, makes it suitable for further development.

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 is undeveloped timberland, which has been harvested for timber in the past; however, it does not specify the last time it was timbered for income.

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 as the subject property is adjacent to an existing industrial park zoned “I-1”.

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, only stating that there is very limited current demand for land to be developed for the uses permitted under the “A-5” zoning.

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 conceptual master plan for planning purposes only.

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

Staff recommends approval of the requested rezoning, subject to the following condition:

1. The developer shall enter into a development agreement with the County to address the sewer extension and required transportation improvements. The development agreement shall be fully executed prior to the issuance of the first preliminary plat approval.

#### **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: VTRE Development, LLC
Address: 5555 Gate Parkway, Suite 100
City: Jacksonville State: FL Zip: 32256
Phone: (904) 489-3658 Email: mike.jones@vantrustre.com

Property Owner (if not applicant): KELLY, JO JOHNSTON & KELLY, JULIAN D
Address: 1 WASHINGTON AVE
City: SAVANNAH State: GA Zip: 31405-2104 Phone: ((NEED THIS))

PROPERTY INFORMATION

Property Address or General Location: OLD CUYLER RD ELLABELL, GA 31308
PIN Number(s) (Map & Parcel): 034-021 Total Acreage: 448.83
Current Zoning District(s): A-5 Proposed Zoning District(s): I-1

Existing Use of Property: Undeveloped Timberland
Proposed Use of Property: Warehouse, Distribution, Manufacturing, Assembly

PAID

FOR OFFICE USE ONLY

Case #: 2#223-20

Date Received:

Per

MAR 5 2020

Fee Paid

133295

Initial:

[Signature]

## 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 business days</b> 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.

G. Jean Carney  
Applicant Signature

3.03.2020  
Date

### REZONING STANDARDS

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

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

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

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

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

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

**FOR OFFICE USE ONLY**

Completeness Crt'd: 3/5/2020 DRC Meeting Date: 5/8/2020 P&Z Hearing Date: 6/2/2020  
 BOC Hearing Date: 6/9/2020

# Bryan County Board of Commissioners

Community Development Department



## AUTHORIZATION OF PROPERTY OWNER

I, JULIAN D. KELLY, JR., 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: VTRE Development, LLC

Address: 5555 Gate Parkway, Suite 100

City: Jacksonville State: FL Zip Code: 32256

Telephone Number: (904) 489-3658 Email: mike.jones@vantrustre.com

Julian D. Kelly jr, by Julia Kelly Rodgers 3-4-2020  
Signature of Owner as POA Date

JULIAN D. KELLY, JR  
Owners Name (Print)

Personally appeared before me

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 4th of March, 2020

J. Reese  
Notary Public



(Notary Seal)

61  
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.

034-021

Parcel Identification Number

Julian D. Kelly jr by Julia Kelly Rodgers 3/4/2020  
Signature of Applicant as POA 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: Heidi Page Date: 3/5/2020

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

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

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

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

STATE OF GEORGIA )  
COUNTY OF CHATHAM )

ASSENT TO DEVISE

THIS INDENTURE, made and entered into this 28th day of April, 1980, by and between JO JOHNSTON KELLY, AS EXECUTRIX U/W JULIAN DANZLER KELLY, also known as Julian D. Kelly and Julian D. Kelly, Sr., late of Chatham County, Georgia, deceased, of the first part, and JO JOHNSTON KELLY and JULIAN D. KELLY, JR. as Co-Trustees U/W of Julian D. Kelly, deceased, of Chatham County, Georgia, of the second part,

WITNESSETH:

WHEREAS, JULIAN DANZLER KELLY died a resident of Chatham County, Georgia, on May 14, 1979, seized and possessed of the hereinafter described property and leaving a Last Will and Testament and First Codicil, which was duly probated in solemn form in the Probate Court of Chatham County, Georgia, on May 30, 1979, and Letters Testamentary were issued to first party; and

WHEREAS, all debts of the estate have been paid, and there is no necessity for administration on the hereinafter described property;

NOW, THEREFORE, first party does hereby assent to the devise contained in Item IV of said Last Will and Testament, and the First Codicil thereto, and in consideration of the premises and pursuant to the provisions of said Will and Codicil has granted, conveyed and relinquished and by these presents does hereby grant, convey and relinquish unto second parties as Co-Trustees as aforesaid and their successors and assigns, the following described property, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 1308th G. M. District, Bryan County, Georgia, containing 448.83 acres, being designated Parcel 1 on that certain plat dated January 7, 1974, made by J. H. Purcell, Registered Land Surveyor, entitled "Plat showing three parcels of land containing a total of 994.33 acres belonging to: Julian D. Kelly, Sr.", recorded in Plat Record Book I, folio 104, in the Office of Clerk, Superior Court, Bryan County, Georgia, and being more fully described as follows:

BEGINNING at the point of intersection of the western right-of-way line of the public road leading to Blitchton

and the centerline of the branch marking the common boundary line of the lands hereby conveyed and lands now or formerly of J. D. Clark, which shall be the Point of Beginning; running thence along the common boundary of the lands hereby conveyed and lands now or formerly of J. D. Clark North 77°15' West a distance of 295.10 feet to a point; running thence South 53°15' West a distance of 391.60 feet to a point; running thence South 66° 30' West a distance of 594.0 feet to a point; running thence South 57°00' West a distance of 726.0 feet to a point; running thence South 24°57' West a distance of 1019.54 feet to an iron pin at the point of intersection of the lands hereby conveyed, the lands now or formerly of J. D. Clark, and the lands now or formerly of Union Camp Corporation; running thence along the common boundary line of the lands hereby conveyed and the lands now or formerly of Union Camp Corporation North 07°40' West a distance of 727.40 feet to an iron pin; running thence North 76°00' West a distance of 812.0 feet to an iron pin; running thence North 33°17' West a distance of 459.0 feet to an iron pin; running thence North 42°07' West a distance of 2200.00 feet to a point; running thence North 42°13' West a distance of 322.00 feet to an iron pin at the intersection of the lands hereby conveyed, the lands now or formerly of Union Camp Corporation, and the lands now or formerly of H. M. Gardner; running thence North 41°30' East a distance of 660.00 feet to a point; running thence along the common boundary of the lands hereby conveyed and the lands now or formerly of H. M. Gardner North 35°05' East a distance of 739.20 feet to a point; running thence North 43°30' East a distance of 577.50 feet to a point; running thence North 28°05' East a distance of 830.94 feet to a point; running thence North 05°49' West a distance of 1039.27 feet to a point; running thence North 76°01' East a distance of 2391.90 feet to a point on the eastern right-of-way line of the public road leading to Blitchton; running thence along the eastern right-of-way line of said public road South 12°15' East a distance of 5439.60 feet to the Point of Beginning.

ALL as will more fully appear by reference to the Plat hereinabove referred to.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, improvements, hereditaments, easements and appurtenances thereunto belonging or in any wise appertaining unto second parties as Co-Trustees and their successors and assigns, in as full and ample a manner as did or could the said JULIAN DANTZLER KELLY during his lifetime.

IN WITNESS WHEREOF, first party has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

*Julian Dantzler Kelly* (L.S.)  
As Executrix U/W Julian Dantzler Kelly

*Anthony Williams*

*Estharr E. Valley*  
Notary Public  
Chatam County, Georgia  
ESTHARR E. VALLEY  
Notary Public, Chatam County, Ga.  
My Commission Expires Mar. 2, 1982

RECORDED APRIL 30th, 1980  
*Alma B. Horn* CLERK.

# 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.

G. John Carey  
Signature of Applicant

Personally appeared before me

G. John Carey  
Applicant (Print)

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

This 3<sup>rd</sup> day of March 20 20

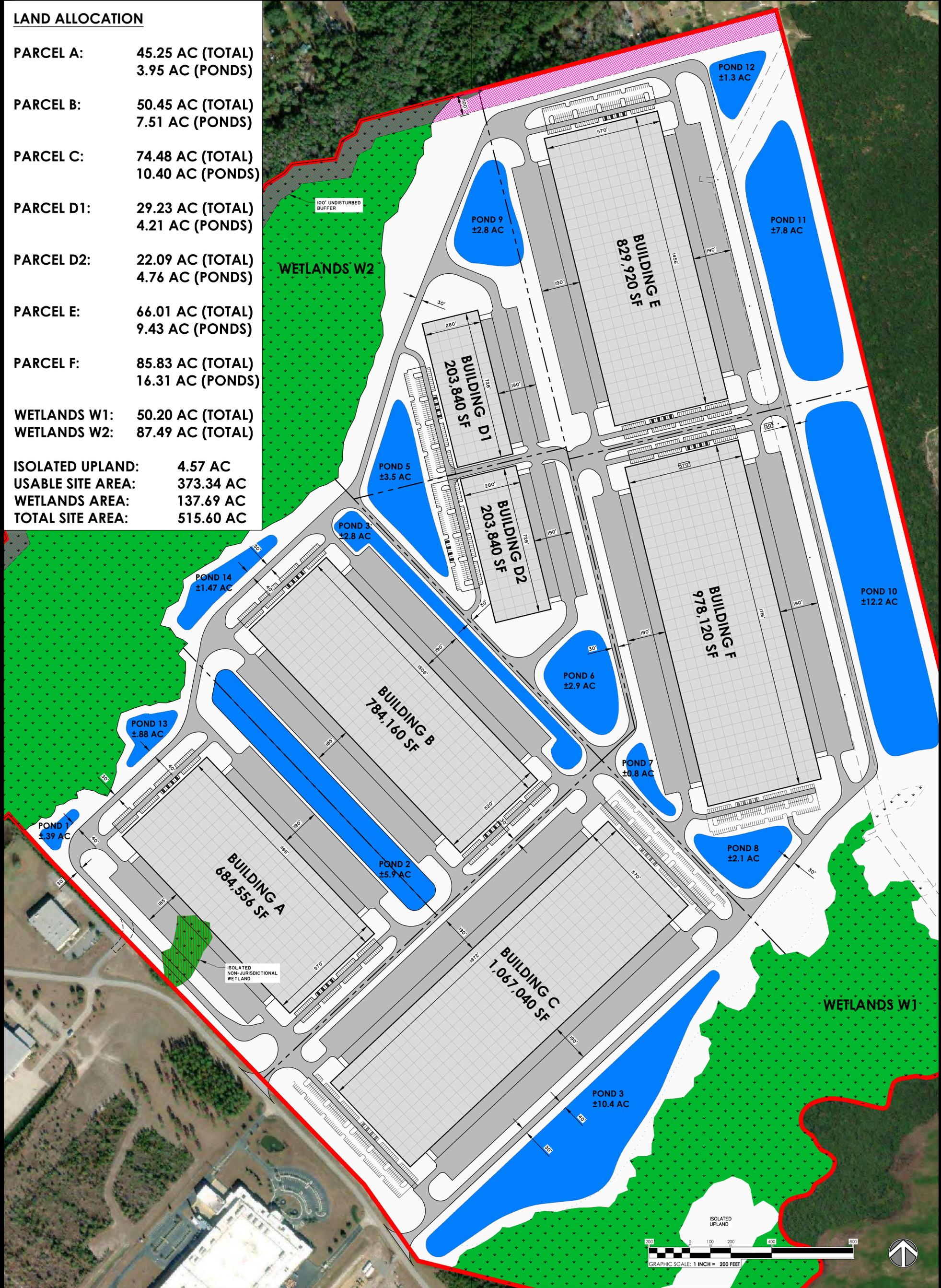


(Notary Seal)

[Signature]  
Notary Public

**LAND ALLOCATION**

<b>PARCEL A:</b>	<b>45.25 AC (TOTAL)</b> <b>3.95 AC (PONDS)</b>
<b>PARCEL B:</b>	<b>50.45 AC (TOTAL)</b> <b>7.51 AC (PONDS)</b>
<b>PARCEL C:</b>	<b>74.48 AC (TOTAL)</b> <b>10.40 AC (PONDS)</b>
<b>PARCEL D1:</b>	<b>29.23 AC (TOTAL)</b> <b>4.21 AC (PONDS)</b>
<b>PARCEL D2:</b>	<b>22.09 AC (TOTAL)</b> <b>4.76 AC (PONDS)</b>
<b>PARCEL E:</b>	<b>66.01 AC (TOTAL)</b> <b>9.43 AC (PONDS)</b>
<b>PARCEL F:</b>	<b>85.83 AC (TOTAL)</b> <b>16.31 AC (PONDS)</b>
<b>WETLANDS W1:</b>	<b>50.20 AC (TOTAL)</b>
<b>WETLANDS W2:</b>	<b>87.49 AC (TOTAL)</b>
<b>ISOLATED UPLAND:</b>	<b>4.57 AC</b>
<b>USABLE SITE AREA:</b>	<b>373.34 AC</b>
<b>WETLANDS AREA:</b>	<b>137.69 AC</b>
<b>TOTAL SITE AREA:</b>	<b>515.60 AC</b>



PREPARED FOR:



CONCEPTUAL MASTER PLAN EXHIBIT  
**KELLY TRACT**  
 BRYAN COUNTY / GA

March 13, 2020



www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.  
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VTRE PROPERTIES LLC

KELLY TRACT REZONING (A-5 to I-1)

WRITTEN IMPACT ANALYSIS – RESPONSE TO REZONING STANDARDS

The standards below shall be considered for any rezoning request.

1. Whether the proposed reclassification is in conformance with the comprehensive plan.

*The current North Bryan County Character Areas & Future Land Use Map on the Bryan County website identifies the Kelly Tract as “Mixed Use”, same as the adjacent Interstate Centre business and industrial park. Based on this, we believe the I-1 zoning fits within this land use. Link here: <https://www.bryancountyga.org/home/showdocument?id=5340>*

2. Whether the proposed reclassification improves the overall zoning scheme and helps carry out the purposes of this ordinance.

*The demand for warehouse and distribution property is high for properties along the I-16 corridor. It is logical to position additional industrial property in north Bryan County within close proximity of existing industrial property and within close proximity of the interchange of I-16 and Us Highway 280 /SR 30. Having industrial property positioned closely to I-16 along existing industrial road corridors reduces truck trips in more remote portions of the County.*

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.

*The Kelly Tract is located immediately adjacent to Interstate Centre, which is an existing industrial park. Current access to the park would be via Oracal Parkway. Adjacent undeveloped or light density residential properties would be buffered from the development by very large existing jurisdictional wetlands. In the one portion of the site to the north where there is no wetland, VTRE has proposed a **100' undisturbed upland buffer** along the edge of the site.*

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.

Roads: *The Kelly Tract would be accessed via Oracal Parkway, which is suitable to convey the anticipated traffic. VTRE completed a traffic study that indicates that signal warrants would be met at the Oracal Parkway / Highway 280 at full build out when stacked on existing traffic growth. VTRE is prepared to contribute a pro rata share of the cost of the signal currently proposed by the County.*

Water: *Existing water infrastructure is sufficient for the proposed development. There is an existing 12-inch water main within the Oracal Parkway right of way in front of the site. The area is served by an Upper Floridan Well, and a 500,000-gallon elevated storage tank. The County has approximately 1.5 MGD capacity, overall. The anticipated water demand for this property will be approximately 42,000 GPD. The site would be served by extending the existing 12-inch water line along Oracal Parkway.*

Sewer: Interstate Centre has an onsite wastewater treatment facility with a current total capacity of approximately 40,000 GPD. An expansion project is underway to expand the capacity to approximately 115,000 GPD. Bryan County is also working with regional partners, including the City of Savannah to secure additional sewer capacity for the north end of the County. There is an existing lift station to the west of West Penn Testing. The proposed lift station for this site would likely tie to this lift station or extend directly to the existing wastewater treatment facility.

Storm Drainage: The park will have a master planned storm drainage system that will be independent from any existing storm system. The storm system will be designed to meet applicable Bryan County drainage ordinances and State requirements.

Fire Protection / Police Protection: There is an existing Bryan County fire station within Interstate Centre, **adjacent to the Kelly Tract. Bryan County Sheriff's Department would provide policing.**

Solid Waste Services: There is sufficient solid waste services that serve existing industries in Interstate Centre that would also be able serve facilities on the Kelly Tract.

Parks/Recreation: It is our opinion that expansion of these facilities would not be needed for the I-1 use. It is anticipated that this would be driven by residential development in the area.

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.

Cultural Resources: Brockington & Associates performed archaeological background research for Interstate Centre, which also included the Kelly Tract. Though it did find one site within the Kelly Tract, the site was within the Georgia Transmission power easement and had been destroyed. The report indicated that it was not eligible for the National Register of Historic Places. We are not aware of any other sites.

Flood Zones: A portion of the site, roughly following the anticipated wetland lines, is included with the 1% Annual FEMA Flood Hazard Zone. The northwestern edge of the site is within Zone AE with a determined base flood elevation (BFE). The northeastern site is within Zone A, which does not have determined BFE. There are also areas within the site that are included within the 0.2% Annual FEMA Flood Hazard Zone. A flood study is currently being undertaken to establish the BFE within the A zones and will be complete prior to subdividing the site.

We are not aware of any other special considerations at this time.

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.

Since this proposed development would be accessed via Oracal Parkway with direct access to Hwy 280 and I-16, and will be buffered on all sides by preserved wetlands, undisturbed buffers, or undeveloped land, we do not believe this development would adversely affect adjacent properties.

7. Whether the proposed reclassification could adversely affect market values of nearby lots.

It is difficult to predict market values of land. It is our opinion that the buffering previously mentioned and the separate access to the site will minimize adverse impact to adjacent properties.

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.

*The only expansion that we believe will be required is that of the sewer system, as discussed above. It is our understanding that the County has committed to this expansion and is currently working on it.*

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.

*There are none that we are aware of.*

10. The existing uses and zoning of nearby lots.

- 0292003 – Development Authority of Bryan County – Zone I-1 – Industrial Building
- 029200105 – Development Authority of Bryan County – Zone I-1 – Vacant Land
- 0292001CA – Black Creek Investments – Zoned I-1 – Industrial Building
- 0292001 – JK Savannah LLC – Zoned I-1 – Industrial Building
- 02900105 – Arthur W and Arthur L Smith – Zoned I-1 – Vacant Land
- 03402001 – Toni Branch Properties LLC – Zoned AR-1 – Low density residential
- 034019 – Jeffrey T & Marlene M Ball – Zoned AR-1 – Low density residential
- 034017 – Harold W & Angela L Davis – Zoned AR-1 – Low density residential
- 034109601 – James L JR & Carol Lynn Rackley – Zoned AR-1 – Low density residential
- 0341098 – Ann Collins – Zoned AR-1 - Residential
- 0341099 – Ann Collins – Zoned AR-1 – Residential
- 0341100 – Ann Collins – Zoned AR-1 – Residential
- 0341101 – Miles Branch Church – Church
- 0341103 – Country Estate Rentals LLC – Zoned AR-1 – Residential
- 034023 – Julian Dantzler Kelly Jr – Zoned A-5 – Undeveloped Woodlands
- 034022 – Julian D Kelly Jr – Zoned A-5 – Undeveloped Woodlands
- 035007 – Development Authority of Bryan County – Zoned I-1 – Vacant Land
- 0292008 – Development Authority of Bryan County – Zoned I-1 – Vacant Land
- 0292007 – Development Authority of Bryan County – Zoned I-1 – Industrial Building
- 0292006 – Development Authority of Bryan County – Zoned I-1 – Industrial Building
- 0292005001 – Orafol Americas Inc – Zoned I-1 – Vacant Land

11. The extent to which the value of the lot proposed to be reclassified is diminished by its existing zoning restrictions.

*The current zoning, A-5, does not allow for warehouse, distribution, or light manufacturing, which would provide the most beneficial use of this property, due to its proximity to Interstate Centre & I-16.*

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.

*By zoning this property I-1, it will provide quality industrial sites for warehouse, distribution, and/or light manufacturing facilities.*

13. The relative gain to the public, as compared to the hardship imposed upon petitioner, by the existing zoning restrictions.

*Those facilities will create jobs for north Bryan County and generate property tax revenue for the County to fund public services and infrastructure.*

14. The suitability of the lot proposed to be reclassified for its current and proposed zoned purposes.

*Based on the site location, existing elevations, quality of soils, regular shape, and general quality, it is our opinion that this site is extremely well suited for industrial warehouse and distribution facilities.*

15. The length of time the lot proposed to be reclassified has been non-income producing as zoned.

*The property is undeveloped timberland. From time to time it has been harvested for timber, but to our knowledge, that has been the only income producing activity on the land under its current ownership.*

16. Whether the proposed reclassification would create an isolated district unrelated to adjacent and nearby districts.

*This site is located adjacent to an existing industrial park, Interstate Centre, which is zoned I-1. This rezoning will not create an isolated district.*

17. Whether there are substantial reasons why the lot cannot be used in accordance with this existing zoning classification.

*There is very limited current demand for land for the uses approved for A-5.*

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.

*A conceptual master plan has been provided.*



THOMAS  
&  
HUTTON

A-4

Appendix Not Included.  
Full TIA available in file  
located at Bryan County  
Community  
Development Richmond  
Hill Office

**TRAFFIC IMPACT ANALYSIS**

VAN TRUST – KELLY TRACT  
BRYAN COUNTY, GEORGIA

Prepared for:  
VTRE DEVELOPMENT

J – 28334.0000

APRIL 2020  
REV. May 12, 2020



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## 1. INTRODUCTION

An industrial development is proposed for the Kelly Tract which is located east of Oracal Parkway Circle, just south of SR 30/US 280 in Bryan County, Georgia (**Figure 1**). The development is envisioned to include seven separate warehousing buildings totaling 4,728,880 square feet. The project is anticipated to be built out in two phases, with phase one completed in 2024 and phase two completed in 2030.

There are two proposed accesses to the site; both are on Oracal Parkway Circle south of Dicon Street. The first access is approximately 1000 feet to the south of Dicon Street, and the second driveway is approximately 1000' south of the first driveway. A third driveway is proposed at Dicon Street; however, this driveway may not be allowed, so all site-generated traffic is assigned to the two southernmost driveways. The southern access driveways are proposed to be tee intersections. The site layout is shown in **Figure 2**.

The Kelly Tract, which includes about 380 upland acres, is currently zoned A-5, agricultural. A zoning change to I-1, Industrial is sought for the project site.

This study will examine the morning and afternoon peak hour traffic conditions at the intersection of SR 30 and Oracal Parkway Circle/Interstate Centre Boulevard, and at the two proposed driveway locations.

## 2. EXISTING CONDITIONS

### Roadway Conditions

US 280/SR 30, hereafter referred to as SR 30, is a north-south, two-lane roadway with a 55-mph posted speed limit. At Oracal Parkway Circle/Interstate Centre Boulevard, SR 30 has one through lane, a dedicated right turn lane, and a dedicated left turn lane in each direction.

Oracal Parkway Circle is a four-lane divided roadway at its approach to SR 30. There is a shared left/through lane, and a lane for right turns which is separated by a raised island. Southeast of the intersection, Oracal Parkway Circle transitions to a two-lane undivided roadway. The posted speed limit on Oracal Parkway Circle is 30 mph.

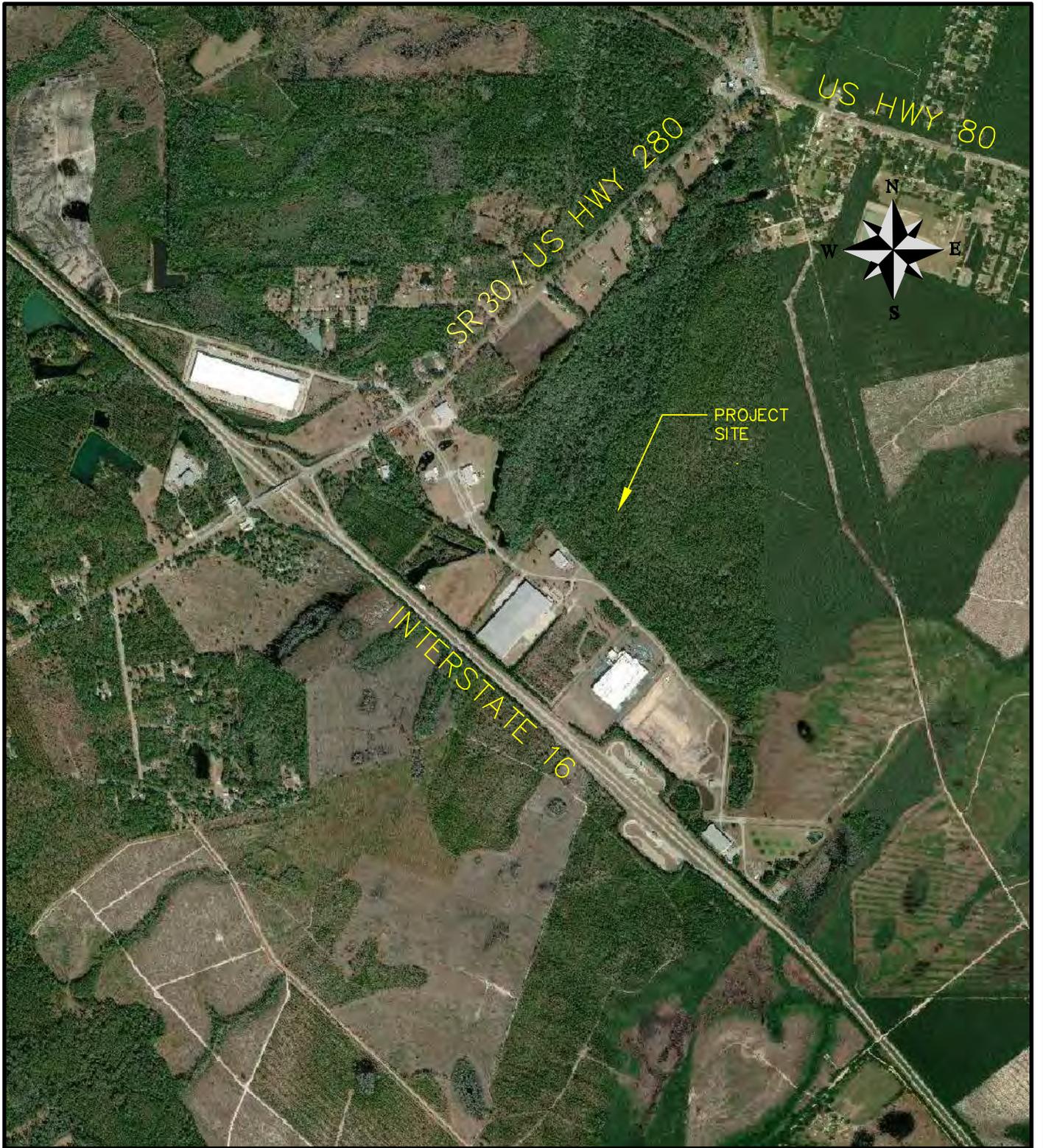
Interstate Centre Boulevard is an east-west, four-lane roadway at its intersection with SR 30. At the intersection with SR 30, Interstate Centre Boulevard has two eastbound and two westbound lanes. Eastbound, there is a shared through/left lane and a right turn lane which is separated by a raised island.

The eastbound and westbound approaches to the intersection are stop controlled, while SR 30 is free flowing.

### Traffic Conditions

Traffic operations at intersections are typically evaluated in terms of "Level of Service" or LOS. The LOS is a measurement of delay incurred at an intersection or for a particular movement. LOS is defined by the Transportation Research Board's Highway Capacity Manual (HCM) from which LOS A represents free flow conditions with minimal delays; LOS F represents congested conditions. Generally, a LOS D or better is considered acceptable.

Table 1 shows the HCM criteria for roundabouts, unsignalized intersections and signalized intersections.



# KELLY TRACT TRAFFIC IMPACT ANALYSIS

## LOCATION MAP

CLIENT:

**VTRE DEVELOPMENT**

LOCATION: BRYAN COUNTY

DATE: APRIL 2020

JOB NUMBER: J-28334.0000

DRAWN BY: SY

REVIEWED BY: MB

SHEET: FIGURE 2

SCALE: 1" = 2000'

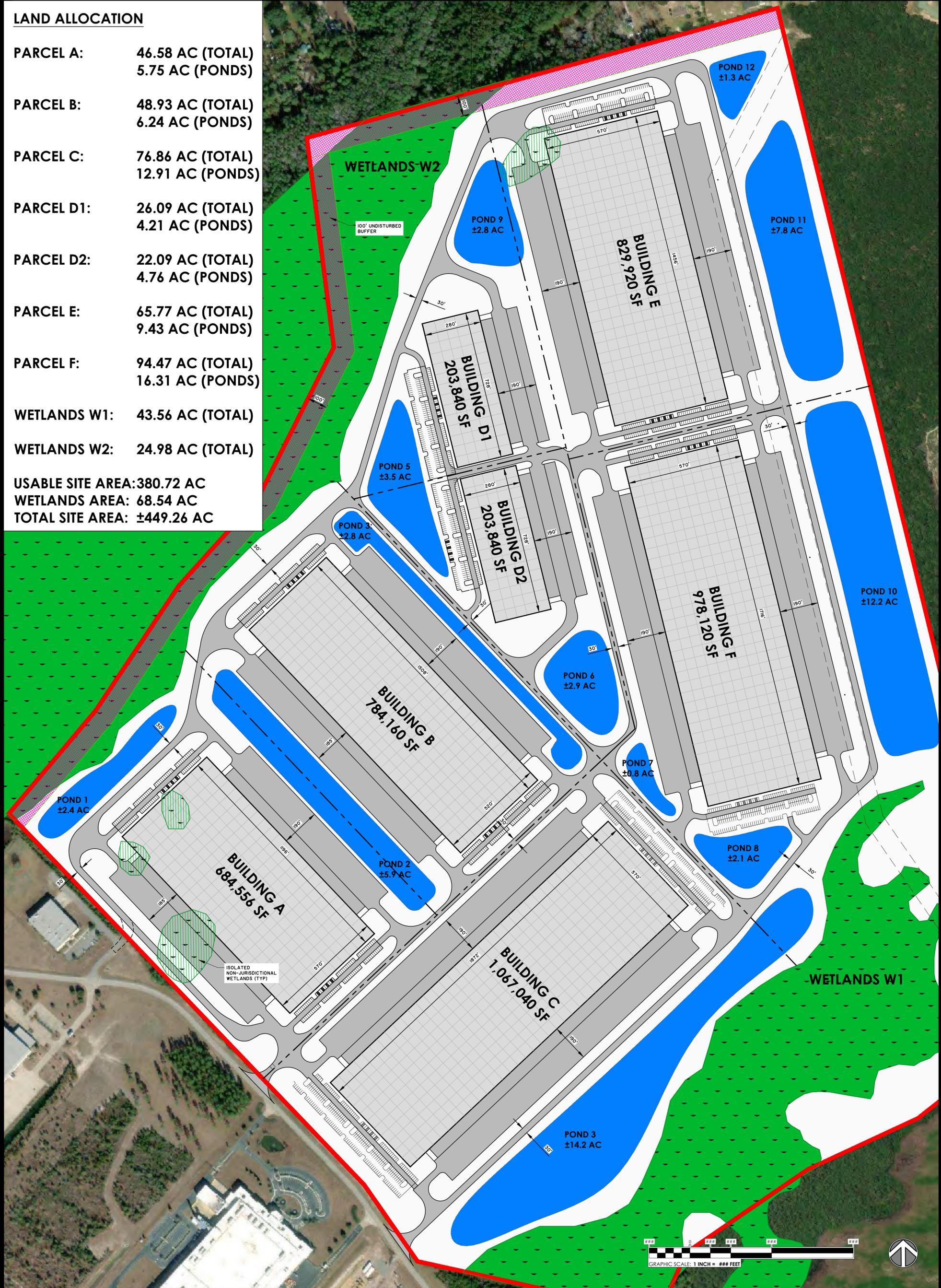


50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300

[www.thomasandhutton.com](http://www.thomasandhutton.com)

**LAND ALLOCATION**

<b>PARCEL A:</b>	<b>46.58 AC (TOTAL)</b> <b>5.75 AC (PONDS)</b>
<b>PARCEL B:</b>	<b>48.93 AC (TOTAL)</b> <b>6.24 AC (PONDS)</b>
<b>PARCEL C:</b>	<b>76.86 AC (TOTAL)</b> <b>12.91 AC (PONDS)</b>
<b>PARCEL D1:</b>	<b>26.09 AC (TOTAL)</b> <b>4.21 AC (PONDS)</b>
<b>PARCEL D2:</b>	<b>22.09 AC (TOTAL)</b> <b>4.76 AC (PONDS)</b>
<b>PARCEL E:</b>	<b>65.77 AC (TOTAL)</b> <b>9.43 AC (PONDS)</b>
<b>PARCEL F:</b>	<b>94.47 AC (TOTAL)</b> <b>16.31 AC (PONDS)</b>
<b>WETLANDS W1:</b>	<b>43.56 AC (TOTAL)</b>
<b>WETLANDS W2:</b>	<b>24.98 AC (TOTAL)</b>
<b>USABLE SITE AREA:</b>	<b>380.72 AC</b>
<b>WETLANDS AREA:</b>	<b>68.54 AC</b>
<b>TOTAL SITE AREA:</b>	<b>±449.26 AC</b>



PREPARED FOR:



CONCEPTUAL MASTER PLAN EXHIBIT  
**KELLY TRACT**  
 BRYAN COUNTY / GA

March 13, 2020



www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.  
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Table 1. Level of Service definitions

LEVEL OF SERVICE	CONTROL DELAY (sec.) at UNSIGNALIZED INTERSECTIONS	CONTROL DELAY (sec.) at SIGNALIZED INTERSECTIONS	CONTROL DELAY (sec.) at ROUNDABOUTS
A	≤ 10	≤ 10	≤ 10
B	>10 and ≤ 15	>10 and ≤ 20	>10 and ≤ 15
C	>15 and ≤ 25	>20 and ≤ 35	>15 and ≤ 25
D	>25 and ≤ 35	>35 and ≤ 55	>25 and ≤ 35
E	>35 and ≤ 50	>55 and ≤ 80	>35 and ≤ 50
F	>50	>80	>50

Traffic counts were taken at the study intersections in March 2020 and are included in Appendix A. The morning and afternoon peak hour volumes are shown in **Figure 3**. Capacity analyses were completed based on the counts; results are shown in Table 2 and included in Appendix B.

Table 2. Current Levels of Service (2020)

Intersection	Control	2020 AM Peak Hour		2020 PM Peak Hour	
		LOS	DELAY (sec)	LOS	DELAY (sec)
SR 30 and Oracal Parkway Circle/Interstate Centre Boulevard	Stop				
EB approach (Interstate Centre Blvd)		C	21.7	C	18.0
WB approach (Oracal Parkway Circle)		C	20.8	D	28.1
NB left turns (SR 30)		A	1.8	A	1.0
SB left turns (SR 30)		A	1.4	A	0.2
Oracal Parkway Circle and Dicon Street/Private Driveway	Stop				
EB left turns (Oracal Pkwy)		A	0.4	A	0.7
WB left turns (Oracal Pkwy)		A	0	A	0
NB approach (Dicon Street)		A	9.5	B	10.9
SB approach (West Penn Driveway)		A	8.5	A	9.6

Both intersections currently operate at acceptable levels of service.

### 3. HISTORICAL VOLUMES

Georgia Department of Transportation Count Station #029-0136 is located on SR 30 between Oracal Parkway Circle and US 80. Recent count station data is shown in Table 3.

Table 3. GDOT Count Station Data

Count station	2010 ADT	2011 ADT	2012 ADT	2013 ADT	2014 ADT	2015 ADT	2016 ADT	2017 ADT
029-0136 SR 30	7530	6620	6780	7320	7320	7740	8060	8310

Using the annual growth from the GDOT count station data, SR 30 has experienced approximately 1.1% annual growth between 2010 and 2017. The 2020 peak hour volumes are raised by 1.1% annually to account for background growth. In addition, traffic projections for the proposed Love's Travel Stop, as presented in the "Love's Travel Stop Traffic Impact Analysis," May 2018, are added to the background traffic volumes to estimate the 2024 no-build conditions. Figure 7A, Primary Site Generated trips from the love's Travel Stop TIA is included in Appendix A. The phase one no-build volumes are shown in **Figure 4**.

#### 4. TRIP GENERATION

Trips generated by the proposed development are estimated using the standard rates and equations from the Institute of Transportation Engineers, Trip Generation, 10<sup>th</sup> Edition, 2017. The development is a warehousing facility that will include 4,728,880 square feet of building. Trip generation is shown in Table 4, and the calculations are included in Appendix C.

Table 4. Trip Generation

Building	Land Use	Daily	AM Peak		PM Peak	
			Enter	Exit	Enter	Exit
A	Warehousing 622,440 sf	1,029	77	23	28	75
B	Warehousing 730,080 sf	1,199	87	26	31	84
C	Warehousing 1,160,640	1,879	127	38	45	122
D1	Warehousing 203,840 sf	368	39	12	14	38
D2	Warehousing 203,840 sf	368	39	12	14	38
E	Warehousing 829,920 sf	1,357	96	29	34	93
F	Warehousing 978,120 sf	1,591	110	33	39	106
TOTAL PHASE 1	2,513,160 sf	4,107	291	87	104	281
TOTAL PHASE 2	2,215,720 sf	3,684	283	85	101	275
PROJECT TOTAL	4,728,880 sf	7,791	574	172	205	556

Using 2024 (Phase One Build Out year) as the base year, a comparison of background traffic volumes, Love's traffic volumes, and Kelly Tract traffic volumes at the intersection of SR 30 and Oracal Parkway Circle/Interstate Centre Boulevard is presented in Table 5.

Table 5. Breakdown of Traffic Volumes by Generator

TRAFFIC GENERATOR	AM PEAK HOUR VOLUME/% OF TOTAL	PM PEAK HOUR VOLUME/% OF TOTAL	ADT – VOLUME/% OF TOTAL
2024 BASE VOLUMES	910 / 51%	1147 / 57%	11,941 / 57%
LOVE'S *	147 / 8%	150 / 7%	1175 / 6%
KELLY TRACT	746 / 41%	729 / 36%	7791 / 37%
TOTAL	<b>1803 / 100%</b>	<b>2026 / 100%</b>	<b>20,907 / 100%</b>

\*Includes primary and diverted trips

## 5. TRIP DISTRIBUTION

The primary site trip distribution patterns are assumed to split in accordance with the directional patterns observed in the recent counts and the site layout. For this study, the general distribution assumptions are as follows:

- 67% to/from the west on SR 30
- 33% to/from the east on SR 30

Almost all traffic is expected to travel to and from the north (west) on Oracal Parkway Circle. The site-generated trips are assigned to the study intersections and access points based on the trip distribution assumptions and the driveway layout. Site-generated peak hour trips and site trip distributions are shown in **Figure 5**.

Includes primary and diverted trips

## 6. FUTURE (NO-BUILD/BUILD OUT) CONDITIONS

### PHASE ONE 2024

The phase one site generated traffic volumes (Figure 5) are added to the 2024 no build volumes (Figure 4) to determine the morning and afternoon peak hour volumes for phase one (**Figure 6**). Table 5 shows the intersection Levels of Service with and without the proposed development. Highway capacity software (HCS) reports for the phase one no-build volumes are included in Appendix D. HCS reports for the phase one build out volumes are included in Appendix E.

Table 6. Future Levels of Service (2024)

Intersection	Control	2024 AM Peak Hour		2024 PM Peak Hour	
		No-Build (LOS/DELAY)	Build Out (LOS/DELAY)	No-Build (LOS/DELAY)	Build Out (LOS/DELAY)
SR 30 and Oracal Parkway Circle/ Interstate Centre Blvd	Stop				
EB approach (Interstate Centre Blvd)		C / 23.8	E / 41.9	C / 22.1	D / 32.4
WB approach (Oracal Parkway Circle)		C / 22.6	F / 104.7	E / 37.9	F / 371.3
NB left turns (SR 30)		A / 1.4	A / 1.0	A / 1.2	A / 1.0
SB left turns (SR 30)		A / 1.4	A / 3.4	A / 0.2	A / 1.2
Oracal Parkway Circle and Dicon Street/ Private Driveway	Stop				
EB left turns (Oracal Pkway)		A / 0.1	A / 0.4	A / 0.2	A / 0.2
WB left turns (Oracal Pkway)		A / 0	A / 0	A / 0	A / 0
NB approach (Dicon Street)		A / 9.6	C / 15.0	B / 11.0	C / 19.9
SB approach (Private Driveway)		A / 8.5	A / 9.2	A / 9.6	B / 13.0
Oracal Parkway Circle and Proposed Driveway 1	Stop				
SB approach (Private Driveway)		-	A / 9.2	-	B / 13.6
EB left turns (Oracal Pkway)		-	A / 1.7	-	A / 2.1
Oracal Parkway Circle and Proposed Driveway 2	Stop				
SB approach (Private Driveway)		-	A / 8.9	-	B / 11.6
EB left turns (Oracal Pkway)		-	A / 5.6	-	A / 7.0

The Oracal Parkway Circle approach to the study intersection of SR 30 at Oracal Parkway Circle/Interstate Center Boulevard will fall to unacceptable levels of service in the pm peak hour of the no build condition. Levels of service E and F are expected in the peak hours with the build out volumes. Traffic signal warrant criteria contained in the Manual on Uniform Traffic Control Devices (MUTCD), 2009, were evaluated for the 2024 phase one build out condition. It was determined that none of the signal warrants are met at the 100% threshold as required by GDOT for signalization. Warrant 2, the four hour warrant and Warrant 3, the peak hour warrant, and are both met at the 70% thresholds.

The intersection of Oracal Parkway Circle and Dicon Street/Proposed Driveway will operate at acceptable levels of service in the No Build and Build Out conditions for Phase one.

The intersections of Oracal Parkway Circle and the Proposed Driveways will also operate at acceptable levels of service in the no build and build out conditions for Phase one.

Left turn lanes in the eastbound direction on Oracle Parkway Circle are included in the HCS analyses for the driveway intersections. GDOT requires left turn lanes where more than 300 vehicles per day turn left on a two-lane roadway with ADT<6000. At phase one build out, 1,114 left turns are expected into the Driveway 1, and 940 into Driveway 2.

PHASE TWO 2030

Ten years of background growth, the primary trips from Love's Travel Stop, and the phase one site generated traffic volumes are added to the existing (2020) traffic volumes to develop the 2030 no build traffic volumes (Figure 7). The phase two site generated traffic volumes (Figure 8) are added to the 2030 no build volumes (Figure 7) to determine the morning and afternoon peak hour volumes for phase two (Figure 9). Table 6 shows the phase two intersection Levels of Service with and without the proposed development. HCS reports for the phase two no-build volumes are included in Appendix F. HCS reports for the phase two build out volumes are included in Appendix G.

Table 7. Future Levels of Service (2030)

Intersection	Control	2030 AM Peak Hour		2030 PM Peak Hour	
		No-Build (LOS/DELAY)	Build Out (LOS/DELAY)	No-Build (LOS/DELAY)	Build Out (LOS/DELAY)
SR 30 and Oracal Parkway Circle/ Interstate Centre Blvd	Stop				
EB approach (Interstate Centre Blvd)		E / 49.9	F / 79.3	E / 40.0	F / 55.7
WB approach (Oracal Parkway Circle)		F / 149.4	F / 704.1	F / 477.7	F / 1000
NB left turns (SR 30)		A / 1.0	A / 0.7	A / 1.1	A / 0.9
SB left turns (SR 30)		A / 3.5	A / 5.2	A / 1.2	A / 2.1
Oracal Parkway Circle and Dicon Street/ Private Driveway	Stop				
EB left turns (Oracal Pkway)		A / 0.1	A / 0.1	A / 0.2	A / 0.2
WB left turns (Oracal Pkway)		A / 0	A / 0	A / 0	A / 0
NB approach (Dicon Street)		C / 15.1	D / 27.3	C / 20.6	D / 34.3
SB approach (Private Driveway)		A / 9.3	A / 9.9	B / 13.3	C / 16.9
Oracal Parkway Circle and Proposed Driveway 1	Stop				
SB approach (Private Driveway)		A / 9.2	A / 9.9	B / 13.8	D / 29.3
EB left turns (Oracal Pkway)		A / 1.7	A / 2.9	A / 2.2	A / 3.6
Oracal Parkway Circle and Proposed Driveway 2	Stop				
SB approach (Private Driveway)		A / 8.9	A / 9.2	B / 11.7	C / 15.6
EB left turns (Oracal Pkway)		A / 5.6	A / 6.7	A / 7.0	A / 7.5

SR 30 and Oracal Parkway Circle/Interstate Centre Boulevard

The minor street approaches to the intersection of SR 30 and Oracal Parkway Circle/Interstate Centre Boulevard operate at unacceptable levels of service in the peak hours of the phase two no build and build conditions. Levels of service E and F are expected in the peak hours with the build out volumes. There are two potential ways of mitigating the unacceptable levels of service at the minor street approaches; installation of a traffic signal, and construction of a roundabout.

Traffic signal warrants were evaluated at the intersection of SR 30 and Oracal Parkway Circle/Interstate Centre Boulevard for the 2030 phase two build out condition. It was determined that Warrant 2, four hour volume warrant, and Warrant 3, peak hour volume warrant are met at the 100% threshold as required by GDOT for signalization. In addition, six of the required eight hours of Warrant 1, Eight Hour Volume Warrant are met in the phase 2 build out condition. Due to the pm peak hour left turn volume from Oracal Parkway Circle (475 vehicles) dual left turns and minor street split phasing are required with signalization. To accommodate dual left turn lanes, SR 30 westbound would require widening to provide a second receiving lane. The traffic signal warrant analyses are shown in **Figures 10 -12**.

Evaluation of levels of service at the intersection of SR 30 and Oracal Parkway Circle/Interstate Centre Boulevard, if signalized, is dependent on determining appropriate traffic signal phasing. The left turn phasing for the intersection of SR 30 and Oracal Parkway Circle/Interstate Centre Boulevard is based on the GDOT Policy 6786-2 for Left Turning Phasing. The 2030 build out volumes are utilized for the left turn phasing analysis. The left turn phasing analysis is included in Appendix H.

The second way of mitigating unacceptable levels of service is installation of a roundabout at the intersection of SR 30 and Oracal Parkway Circle/Interstate Centre Boulevard. For the phase one build out, a single lane roundabout provides LOS C or better in both peak hours. In the phase two build out condition, a multi-lane roundabout is required to provide acceptable levels of service.

Table 8. Future Levels of Service with Improvements (2030)

Intersection	2030 AM Pk Hr Build Out		2030 PM Pk Hr Build Out	
	Traffic Signal	Roundabout	Traffic Signal	Roundabout
SR 30 and Oracal Parkway Circle/ Interstate Centre Blvd				
NB approach (SR 30)	C / 23.1	A / 9.0	C / 26.5	A / 6.0
SB approach (SR 30)	C / 22.9	C / 16.4	C / 16.6	B / 10.7
EB approach (Interstate Centre Blvd)	A / 9.9	A / 7.9	C / 27.3	B / 11.6
WB approach (Oracal Parkway Circle)	B / 11.7	A / 6.9	B / 19.5	C / 16.7
<b>Overall</b>	<b>B / 12.3</b>	<b>B / 11.6</b>	<b>C / 24.4</b>	<b>B / 11.3</b>

Oracal Parkway Circle and Dicon Street/Private Driveway

The minor street approaches to the intersection of Oracal Parkway Circle and Dicon Street/Private Driveway will operate at acceptable levels of service in the build out condition for phase two. The capacity analysis assumes that not all buildings in the Kelly Tract will have the same shift times in the pm peak hour.

Oracal Parkway Circle and Proposed Driveway 1

The intersection of Oracal Parkway Circle and Proposed Driveway 1 will operate at acceptable levels of service in the no build and build out conditions for phase two. The capacity analysis assumes that not all buildings in the Kelly Tract will have the same shift times in the pm peak hour.

Oracal Parkway Circle and Proposed Driveway 2

The intersection of Oracal Parkway Circle and Proposed Driveway 2 will operate at acceptable levels of service in the no build and build out conditions for phase two. The capacity analysis assumes that not all buildings in the Kelly Tract will have the same shift times in the pm peak hour.

Left turn lanes in the eastbound direction on Oracle Parkway Circle are included in the HCS analyses for the two driveway intersections. An insignificant volume of right turns is expected to enter the site driveways due to the existing road network.

## **7. SUMMARY / CONCLUSIONS**

An industrial facility is proposed for the Kelly Tract which is located east of Oracal Parkway Circle, just south of SR 30/US 280 in Bryan County, Georgia. The development is envisioned to include seven separate warehousing buildings totaling 4,728,880 square feet. The project is anticipated to be built out in two phases, with phase one completed in 2024 and phase two completed in 2030.

At the off-site intersection of SR 30 and Oracal Parkway Circle/Interstate Centre Boulevard, unacceptable levels of service are anticipated with the phase one and phase two build out of the Kelly Tract and the existing minor street stop sign control. GDOT-accepted traffic signal warrants are not met with the phase one build out. At the phase one build out, a single lane roundabout provides acceptable levels of service at this intersection.

With the build out of phase two, two GDOT accepted traffic signal warrants are met. The left turn volume exiting Oracal Parkway Circle (475 pm peak hour vehicles) requires two left turn lanes, and split phasing, per GDOT policy. Signalization of this intersection is a potential solution for level of service issues, as is installation of a multi-lane roundabout. At the intersection of SR 30 and Oracal Parkway Circle/Interstae Centre Blvd, both alternatives; installation of a traffic signal and construction of a roundabout, will provide acceptable levels of service at the build out of phase two

This study assumes two accesses to the site, although a third access may be permitted. The first access is from Oracal Parkway Circle, approximately 1000' south of Dicon Street. The second access is also from Oracal Parkway Circle, approximately 1000' south of the first access driveway. Widening to provide standby left turn lanes into the proposed driveways is recommended.

The proposed intersections of Oracal Parkway Circle and the access driveways to the site will operate at acceptable levels of service in the build out condition. Left turn standby lanes on Oracal Parkway Circle are required at each driveway.

**RECOMMENDED BY:**

**THOMAS & HUTTON ENGINEERING CO.**

  
\_\_\_\_\_  
Doyle D. Kelley, PE

\_\_\_\_\_  
April 28, 2020  
Date

**GEORGIA DEPARTMENT OF TRANSPORTATION**

\_\_\_\_\_  
District Traffic Manager

\_\_\_\_\_  
Date

**GEORGIA DEPARTMENT OF TRANSPORTATION**

\_\_\_\_\_  
State Traffic Engineer

\_\_\_\_\_  
Date

***DEVELOPMENT OF REGIONAL IMPACT  
REPORT***

**Prepared for  
Bryan County, Georgia  
DRI #3092  
Kelly Tract, Industrial Warehouse Distribution Facilities  
May 13, 2020**



*Prepared by:  
Coastal Regional Commission  
1181 Coastal Dr. SW  
Darien, GA*

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## 1. APPLICATION INFORMATION

### 1.1 Jurisdiction

Bryan County, Georgia  
DRI # 3092  
Kelly Tract, Industrial Warehouse Distribution Facilities

### 1.2 Applicant

VTRE Development, LLC, Att: John Carey  
[mike.jones@vantruste.com](mailto:mike.jones@vantruste.com)  
904-489-3656

## 2. PROJECT DESCRIPTION

### 2.1 Summary

The DRI submittal involves the construction of seven industrial/distribution facilities, totaling 4.7 million square foot of building space. Project also includes road, water, and sewer extensions to access and serve the facilities.

According to the DRI submittal, the estimated value at build out is \$282 million. The project is projected to generate \$2,862,300 in estimated annual local tax revenues.

## 3. PARCEL DATA

### 3.1 Size of Property

The project size has a total site acreage of 515.60. Disturbed area acreage of 373.34 that includes right-of-way improvements.

### 3.2 General Location

The property is located in the Southeast Georgia region, referred to as the Coastal Region, consisting of ten counties and thirty-five communities. Bryan County is in the northern part of the coastal region.

The DRI project is located along Old Cuyler Road, south of US-280 in Bryan County, GA.

The subject property is located in the Bryan County.

According to the United States Census Bureau, the 2017 population of Bryan County was estimated to be 37,060.

## 4. LAND USE INFORMATION

### 4.1 Site Map

The site plan for use of the property is attached.

### 4.2 Built Features

The project site is currently vacant.

### 4.3 Future Development Map Designation (Character Area)

According to the Bryan County Future Land Use Map from their Comprehensive Plan, the project site is located in the Industrial area.

The North Bryan Industrial area, shown in purple, is within close proximity to the I-16/280 Interchange which serves the expanding I-16/280 Corridor and functions as the gateway to North Bryan County.

The Industrial area envisions a district that will be able to adapt to changing industrial, commercial and residential needs, including:

- A. Expansion of the existing industrial space to include industrial parks and service centers for trucking and logistic needs;

Future Zoning Consideration:

- I-1 – General Industrial Districts;

### 4.4 Zoning District

According to Bryan County, the property is currently zoned A-5 Agriculture.

## 5. CONSISTENCY AND COMPATIBILITY ANALYSIS

### 5.1 Consistency with the Comprehensive Plan

The Bryan County Comprehensive Plan was adopted in 2018. The Future Land Use Map designates the DRI property for Industrial.

The proposed DRI site is designated as Industrial.

The applicant's DRI submittal for the Kelly Tract, Industrial Warehouse Distribution Facilities is in line with the Character Area and the Future Land Use Map as defined in the Comprehensive Plan.

## **6. CONSISTENCY WITH REGIONAL PLAN OF COASTAL GEORGIA**

### **6.1 Regional Development Map and Defining Narrative**

The Regional Development Map illustrates the desired future land use patterns from the regions' Areas Requiring Special Attention and the regions' Projected Development Patterns using the following categories:

- |                 |               |
|-----------------|---------------|
| a. Conservation | c. Developed  |
| b. Rural        | d. Developing |

The Regional Future Development Map illustrates the area as Developing which is consistent with the proposed DRI development.

### **6.2 Guiding Principles of the Regional Plan**

Guiding Principles identify those overarching values which are to be utilized and evaluated for all decisions within the region. This section provides the analysis of the consistency between the proposed DRI and the Guiding Principles in the Regional Plan.

### **6.3 Guiding Principles for Water and Wastewater**

Seven guiding principles are identified in the Regional Plan for water and wastewater:

1. Require the use of green building strategies to minimize water demand.
2. Promote the use of a standardized protocol to forecast water needs to meet reasonable future water needs throughout region.
3. Promote use of purple pipe and grey water techniques and use of surface water in addition to groundwater where appropriate.
4. Promote water conservation through use of a tiered rate system.
5. Promote the use of the best available technology, dependent on soil type, for wastewater treatment.
6. Large areas of Coastal Georgia are beyond the reach of urban wastewater infrastructure, or centralized wastewater treatment facilities. To ensure sustainable communities, require proper siting, design, construction, use, and maintenance of decentralized wastewater treatment, or ISTS (Individual Sewage Treatment Systems).
7. Pursue regional coordination in provision of water and wastewater facilities.

### **6.4 Guiding Principles for Stormwater Management**

Five guiding principles are identified in the Regional Plan for Stormwater Management:

1. Encourage development practices and sitings that do not significantly impact wetlands and habitat areas or allow for the preservation and conservation of wetlands and habitat areas through appropriate land use practices.
2. Promote the use of coast-specific quality growth principles and programs, such as the Green Growth Guidelines, Earthcraft Coastal Communities and the Coastal Supplement to the Georgia Stormwater Management Manual, to guide site planning and development.
3. Minimize impervious coverage wherever possible. The level of impervious cover in a development, rather than population density, is the best predictor of whether development will affect the quality of water resource.
4. Develop stormwater programs across the region.
5. Pursue State-level funding for regional water quality monitoring activities due to the statewide importance of coastal waters and estuaries.

## **6.5 Guiding Principles for Transportation**

Seven guiding principles are identified in the Regional Plan for Transportation:

1. Provide the forum and the support to coordinate regional multi-modal transportation, including rail, airports, and public transportation, and also the planning and development of street connectivity and transit-oriented developments.
2. Promote the establishment of regional transportation compact(s) to provide a forum for local governments and MPO's to communicate and discuss transportation issues and decisions in the Coastal Region. These compacts do not replace the existing federal and State processes mandated in law, but provide a forum to communicate issues, ideas and discussions.
3. Promote coordination among agencies and jurisdictions in development of a region-wide, multi-modal transportation network, including transit, where applicable.
4. Encourage the coordination of transportation network improvements and land use planning.
5. Promote coordinated public infrastructure and school location planning with land use planning.
6. Maintain a human scale environment with context sensitive design practices.
7. Work to establish dedicated revenue source(s) for transportation improvements.

## **6.6 Guiding Principles for Historic and Cultural Resources**

Eleven guiding principles are identified in the Regional Plan for Historic and Cultural Resources:

1. Encourage local governments to examine proposed development areas prior to development approval and require mitigation to significant resources.
2. Encourage development practices and sitings that do not significantly impact cultural and historical areas.
3. Maintain viewsheds of significant cultural and historic assets.
4. Maintain a range of landscapes and environments that provide diversity of habitats, species, resources and opportunities for recreation, commerce, community enjoyment and cultural practices.
5. Designate culturally and/or archaeological and/or historically significant resource management areas for potential acquisition and/or protection.
6. Educate residents and visitors regarding the statewide importance of this region's cultural and historic resources.
7. Encourage utilization and cooperation of museums, universities, foundations, non-government organizations, professional associations, and private firms to advise and monitor management.
8. Promote the establishment of partnerships for the development and utilization of incentives to restore, remediate or reuse cultural resources as appropriate.
9. Compile the traditional lore and knowledge of local people and integrate their understandings and practices into planning and development.
10. Encourage coordination among agencies and jurisdictions in developing and funding heritage conservation land uses and ensuring public access to publicly held and supported conservation areas.
11. Promote designation of Main Street and Better Home Town Communities.

## **6.7 Guiding Principles for Natural Resources**

Twenty guiding principles are identified in the Regional Plan for Natural Resources:

1. Promote the protection, restoration, enhancement and management of natural resources.
2. Continue the traditional use of land and water (such as farming, forestry, fishing, etc.) as feasible, provided that any significant impacts on resources can be prevented or effectively mitigated.
3. Protect and enhance Coastal Georgia's water resources, including surface water, groundwater, and wetlands and ground water recharge areas.
4. Protect and enhance water quality, quantity and flow regimes.
5. Commit to investing in the protection of natural resources before any restoration and/or remediation is needed.
6. Encourage the restoration and protection of wetlands to provide flooding, storm and habitat protection.

7. Maintain viewsheds of significant natural resources.
8. Enhance access to natural resources for recreation, public education, and tourist attractions as appropriate within the protection mission.
9. Encourage utilization of universities, foundations, and non-government organizations to advise, monitor, and enhance management.
10. Promote the establishment of partnerships and funding mechanisms for the development and utilization of incentives to restore, rehabilitate, protect or reuse natural resources as appropriate.
11. Encourage development practices and sitings that do not significantly impact environmentally sensitive areas.
12. Promote low impact design practices that protect natural resources.
13. Promote to local governments a program of monitoring installation and impacts of individual and community docks along the coast.
14. Promote the monitoring of cumulative impacts of waterfront development along the coast.
15. Maintain a range of landscapes and environments that provide diversity of habitats, species, resources and opportunities for recreation, commerce, community enjoyment and cultural practices.
16. Encourage the development and use of a method to place a value on ecosystem services.
17. Promote the identification of innovative funding sources and development of ecosystem services markets (e.g. carbon, storm buffers, traditional land and water uses).
18. Promote the Adopt-a-Wetland program in areas that can be used as reference sites and that are within projected development areas.
19. Encourage coordination among agencies and jurisdictions in developing and funding conservation land uses and ensuring public access to publicly held and supported conservation areas.
20. Encourage coordination among agencies in studying the impacts of climate change and sea level rising.

## **6.8 Guiding Principles for Regional Growth Management**

Twenty-three guiding principles are identified in the Regional Plan for Growth Management:

1. Encourage development that enhances the desired character of each of the region's cities and towns.
2. Avoid establishment of new land uses which may be incompatible with existing adjacent land uses.
3. Protect our military installations from land use changes that jeopardize their mission through creation or implementation of Joint Land Use Studies (JLUS).
4. Promote growth in those areas that can be efficiently served by infrastructure, such as water, wastewater and transportation.
5. Encourage infill development as an alternative to expansion.
6. Focus new development in compact nodes that can be served by public or community infrastructure providers.

7. Maintain and enhance the scenic character of our rural highways and county roads.
8. Encourage clustered developments, particularly in areas that are suitable and proposed for development, that maximize open spaces, protect natural, cultural and historic resources, preserve wildlife habitat, and include green, low impact development strategies.
9. Encourage local governments to allow green, low impact developments as an alternative to traditional development standards and develop incentives encouraging their use.
10. Limit development in sensitive areas located near marshes and waterways, to low impact development that maintains our coastal character, while recognizing and protecting the sensitive environment.
11. Strongly encourage that new developments have minimal impacts on vital wetlands, coastal hammocks, marshes, and waterways.
12. Discourage lot-by-lot water and wastewater treatment systems for multiple lot developments.
13. Promote green building techniques to maximize energy efficiency and water conservation and minimize post construction impacts on the environment.
14. Encourage the development of a “transfer of development rights” (TDR) program.
15. Encourage development and compliance with minimum uniform land use and development standards for all local governments to adopt within the region.
16. Encourage coordination among agencies and jurisdictions in land use planning, regulation, review and permitting.
17. Promote affordable housing options.
18. Encourage the placement of new schools near existing infrastructure.
19. Partner with state, federal, non-governmental organizations and local governments to provide guidance on critical natural areas, land conservation efforts, and land use practices within each jurisdiction. Provide assistance in all outreach efforts forthcoming from this initiative.
20. Pursue opportunities for continuing education as it relates to regional issues.
21. Encourage enactment of impact fees to defray costs of new development.
22. Consider planning and/or managing a catastrophic event.
23. Promote reduction, reuse and recycle practices.

## **6.9 Guiding Principles on Business and Industry**

Fourteen guiding principles are identified in the Regional Plan for Business and Industry.

1. Promote strategic distributions of business and industry across the region consistent with natural, cultural, historic and industrial resource strategies and encourage partnerships and collaboration between economic development agencies.

2. Investigate ways to share costs and benefits across jurisdictional lines for both regional marketing and project support.
3. Incorporate community plans for the strategic use of land for manufacturing, distribution, etc., while recognizing and respecting natural resources and the unique differences between communities.
4. Coordinate with the Georgia Ports Authority (GPA) to identify their needs and identify mechanisms for the economic development industry to strengthen the GPA and its presence in logistics, distribution, and workforce development.
5. Leverage and incorporate the region's military installations (Fort Stewart Army Base, Hunter Army Airfield and Kings Bay Naval Base) and the Federal Law Enforcement Training Center to recruit economic development projects.
6. Incorporate Herty Advanced Materials Development Center's experience and position as a development center for the commercialization of materials and create incentives to retain a portion of pilot plant opportunities as new Georgia industries and to assist development authorities in increasing recruitment win rates.
7. Promote the historic nature, natural beauty and successful past and present performance of Coastal Georgia as a location site for film and clean high-tech industry and as a recruitment tool for opportunities.
8. Incorporate the Center of Innovation's (COI) statewide logistics plan into a regional strategy to assist in the recruitment of companies and leverage as support for industry.
9. Coordinate federal, State and local economic development funding programs and initiatives that affect the coast.
10. Enhance workforce development by collaborating with business, industry, and planning of educational entities that provide necessary workforce skills.
11. Increase existing industry retention and expansion rates.
12. Promote downtown revitalization efforts to enhance job creation and location of business and offices within downtown areas.
13. Incorporate current and future needs for housing, infrastructure, and natural resource protection into economic development initiatives.
14. Encourage international economic developments that support strategic industry sectors.
15. Enhance economic development and tourism opportunities by increasing cross functional communication.

### **6.10 Guiding Principles for Agricultural Lands**

Ten guiding principles are identified in the Regional Plan for Agricultural Lands.

1. Strongly discourage the conversion of prime farmland to urban uses as it represents a loss to the region's landscape.
2. Wise use and protection of basic soil and water resources helps to achieve practical water quality goals and maintain viable agriculture.
3. Viable agriculture is the backbone of a functioning network of agriculture, open space, and natural areas and a range of strategies should be used to ensure the value of agricultural land.

4. Promote learning about culinary traditions and culture.
5. Encourage agricultural biodiversity.
6. Promote local food traditions and provide opportunity for education of where food comes and how our food choices affect the rest of the world.
7. Promote connecting producers of foods with consumers through events and farmers markets.
8. Promote biodiversity through educational events and public outreach, promoting consumption of seasonal and local foods.
9. Promote community gardens within urban settings.
10. Encourage regional tasting events of local foods, music, talks, forums, workshops, and exhibitions in favor of local agricultural products.

### **6.11 Guiding Principles for Communities for a Lifetime - Livable Communities**

Twelve guiding principles are identified in the Regional Plan for Communities for a Lifetime/Livable Communities:

1. The CRC promotes the concept of Lifelong Communities – places where people of all ages and abilities have access to the public landscape and services which enable them to live healthy and independent lives.
2. For a Lifelong Community to be truly successful it must be a complete community. Complete communities include the direct characteristics that at a minimum meet the needs of the user population, but also provided for a greater civic good by including elements that are beneficial to the environment, sensitive to a broad population and embrace economic/financially feasible regimes.
3. The region will encourage and promote the underlying issues that must be included in a Lifelong Community. The seven (7) basic tenets of a Lifelong Community are:
  - a. Connectivity – the physical connection of streets, pedestrian networks and public spaces that promote ease of access, a direct coexistence with the existing urban fabric and barrier free mobility for all.
  - b. Pedestrian access and transit – focuses on the access to public or privately supported methods of mass transit-oriented forms of mobility and focuses on pedestrian forms of mobility as a primary or equal method of transportation when compared to conventional vehicular modes.
  - c. Neighborhood retail and services – proximity to vital and relevant supporting uses and services are necessary for a successful Lifelong Community. Mixture of uses, walkable streets and services oriented to a range of population needs is the context of this issue.
  - d. Social interaction – social interaction with the full range of the population is a proven requirement of lifelong communities. Pedestrian accessible streets and dwellings, a full stratum of dwelling types, community programming elements and careful placement of improvements are key components in creating a socially vibrant community.

- e. Dwelling types – a range of dwelling types within a walkable range is crucial to meet the social, economic and physical goals of a lifelong community. Creative architectural and planning solutions, a strong but flexible regulatory framework and policies that promote efficient and sustainable methods of construction are among the crucial requirements of this issue.
  - f. Healthy living – accessibility to fitness, education, cultural and health maintenance programming elements are vital to a successful lifelong community and are the primary concerns of this issue.
  - g. Environmental and Sustainable Solutions – the creation of a complete community includes provisions for the appropriate preservation of natural and cultural resources. Promotion of sustainable construction techniques, preservation of natural and cultural resources, innovative methods of power generation and integrated food production are among some of primary components related to successfully executing this issue.
4. The region will determine its “aging readiness” to provide programs, policies and services that address the needs of older adults.
  5. The region will determine its “aging readiness” to ensure that communities are “livable” for persons of all ages.
  6. The region will harness the talent and experience of older adults
  7. To determine “age readiness,” local comprehensive plans should review:
    - a. Demographics;
    - b. Quantity, quality, and type of existing housing stock;
    - c. Land use patterns; and
    - d. Quantity, quality, and type of recreational needs.
  8. Comprehensive plans will promote development patterns and design features to meet the needs of seniors.
  9. Comprehensive plans and ordinances will promote Universal Design/Accessible Building Standards for buildings as well as recreational areas.
  10. Comprehensive plans will include goals and objectives that specifically address the aging population.
  11. Consider seniors and the elderly when reviewing site plans for new construction and/or renovations.
  12. The region will ensure comprehensive plans permit basic services within walking distance recognizing it is a great convenience for all residents but an absolute necessity for an aging population.

#### **6.12 Guiding Principles for Coastal Vulnerability and Resilience**

Three guiding principles are identified in the Regional Plan for Coastal Vulnerability and Resilience.

1. The region believes that a community’s resilience is measured by its sustained ability to prepare for, respond to, and fully bounce back from crises.
2. The regions strength is in our community’s resilience and in understanding the region’s vulnerabilities, and in taking positive collective actions to

limit the impact of a disruptive crisis, and recovering rapidly from disasters.

3. The region believes in collaborating with a wide range of community resilience experts, community leaders and private sector partners to work together to increase collective capacities to respond to adversity with increased resources, competence, and connectedness to one another.

## **7. REGIONAL RESOURCE PLAN AND RIR**

### **7.1 The Regional Resource Plan**

The Regional Resource Plan (RIR) identifies Cultural and Historic and Natural Resources of regional importance. The Regional Resource Plan provides recommended best development practices, protective measures and policies for local governments to use within one mile of a regionally important resource. The proposed site is within RIR area related to wetlands and floodplains.

### **7.2 Area Requiring Special Attention**

The ARSA identifies areas requiring special attention, including:

Areas where rapid development or change of land uses are likely to occur, especially where the pace of development has and/or may outpace the availability of community facilities and services, including transportation.

The DRI site includes areas designated as floodplains. From the inspection of the effective Flood Insurance Rate Maps (FIRMs) developed by the Federal Emergency Management Agency (FEMA), the site is located outside of the Special Flood Hazard Area (SFHA), in Zone X, an area of low flood risk. A portion of the proposed parcel is in Zone X, an area of moderate risk, inundated by the 0.2% annual chance flood, often referred to as the 500-year flood. A Floodplain Snapshot Map showing the designated floodplain impacts in the vicinity of the project location, accompanied by the relevant extract of FEMA's FIRMs are attached.

### **7.3 Natural Resources**

#### Green Infrastructure

The U.S. Environmental Protection Agency defines Green Infrastructure as management approaches and technologies that utilize enhance and/or mimic the natural hydrologic cycle processes of infiltration, evapotranspiration and reuse. This management approach attempts to keep stormwater onsite. It incorporates vegetation and natural resources as much as possible in development and redevelopment.

Green Infrastructure has a number of benefits, including reduced runoff, groundwater recharge, higher air quality, better aesthetics, reduces costs, lowers impacts on climate change, and provides environmental benefits that surpass improved water quality.

Coastal Georgia's Green Infrastructure network is defined as a natural life support system of parks and preserves, woodlands and wildlife areas, wetlands and waterways, greenways, cultural, historic and recreational sites and other natural areas all with conservation value. A potential impact as a result of premature or poorly planned conversion of land to other uses is the failure to adequately protect and conserve natural resources such as wetlands, flood plains, native vegetation, lakes, streams, rivers, natural groundwater aquifer recharge areas, and other significant natural systems. The river corridors, floodplains and tributary streams are considered to be critical green infrastructure components, as they supply key social, economic and environmental benefits for local communities and provide important habitats for wildlife.

Green infrastructure planning provides an alternative to what is common practice in many communities: conserving land on a piecemeal basis without the benefit of a large framework plan that allows a comprehensive approach to land conservation. Areas of protected open space should follow natural features for recreation and conservation purposes, including greenways that link ecological, cultural and recreational amenities.

Green Infrastructure shall be considered first in the planning process and in reviewing comprehensive plans, zoning, development review processes and performance standards.

Principles for green infrastructure include identifying what is to be protected in advance of development; providing for linkage between natural areas; and designing a system that operates at different functional scales, across political jurisdictions, and through diverse landscapes. Additional principles include sound scientific and land use planning practices, providing funding upfront as a primary public investment (for example, through a dedicated tax or other funding mechanism), emphasizing the benefits to people and nature, and using the green infrastructure as the planning framework for conservation and development. The concept of green infrastructure planning is based on a strategic approach to ensuring environmental assets of natural and cultural value are integrated with land development, growth management and built infrastructure planning at the earliest stage.

Greenspace or greenway land needs to be set aside for pedestrian, equestrian, and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods, and commercial areas. Open-space, parks, trails, greenways, and natural undeveloped land are not individual but an integrated and organized system. Green infrastructure is as an interconnected system. Key physical, natural, ecological, landscape, historical, access and recreational assets contribute to the functionality of the green infrastructure network. The green infrastructure network weaves together a network of recreational and nature areas. Properly planned greenways provide efficient pedestrian linkages that can serve as alternative transportation to and from work, to services and other daily destinations. Greenway linkages serve as outdoor recreation for biking, walking, and jogging. Green infrastructure encourages the creation of transportation

corridors and connections, which can foster ecotourism, tourism and outdoor recreation.

#### **7.4 Wetlands**

The applicant does indicate the presence of 137.69 acres of wetlands is on the site. *If wetlands are found to be on the site, the U.S. Army Corps of Engineers (USCOE) would need to be contacted to make a jurisdictional determination concerning the identified wetlands. A 404 permit will be required from the USCOE for proposed impacts to wetlands. A USCOE permit may be required for any proposed relocation of onsite water courses.*

## **8. COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)**

### **8.1 Population and Employment Trends**

<b>County</b>	<b>2000</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
Bryan	23,417	35,107	40,165	45,741	51,924

*Source: U.S. Census; Georgia Coast 2030: Population Projections for the 10-County Region*

The county's population is expected to grow from its 2000 level of 23,417 to 51,924 by 2030, according to the US Census and the Governor's Office of Planning and Budget. The Coastal Region's population in 2030 is projected to be 962,956, which is an increase from the 2000 level of 558,350.

Bryan County, is a growing county in the region and had a 2017 population estimate of 37,060 according to the US Census. The 2010 Census population of Bryan County was in 2000 was 23,417.

The Coastal Georgia region supported 312,400 jobs in 2000, and is expected to support 435,050 jobs in 2030. The Bryan County unemployment rate in 2016 was 4.8 percent.

## **9. CRC Resources**

### **9.1 Coastal Stormwater Supplement**

The CRC applauds Bryan County for adopting the CSS Ordinance and/or ensuring the Coastal Stormwater Supplement (CSS) is implemented for stormwater management.

### **9.2 Regional Design Guidelines**

The CRC recommends that the Bryan County ensure that new development creates an environment that contributes to the region's character. Regional Design Guidelines for the development are appropriate to implement quality growth.

Character Region Area for this area is *Rural Ridge* and may utilize the Character Key for *Industrial Areas*.

---

For technical assistance contact Eric Landon, Director of Planning at [elandon@crc.ga.gov](mailto:elandon@crc.ga.gov) or Russell Oliver, Senior Planner II at [roliver@crc.ga.gov](mailto:roliver@crc.ga.gov)

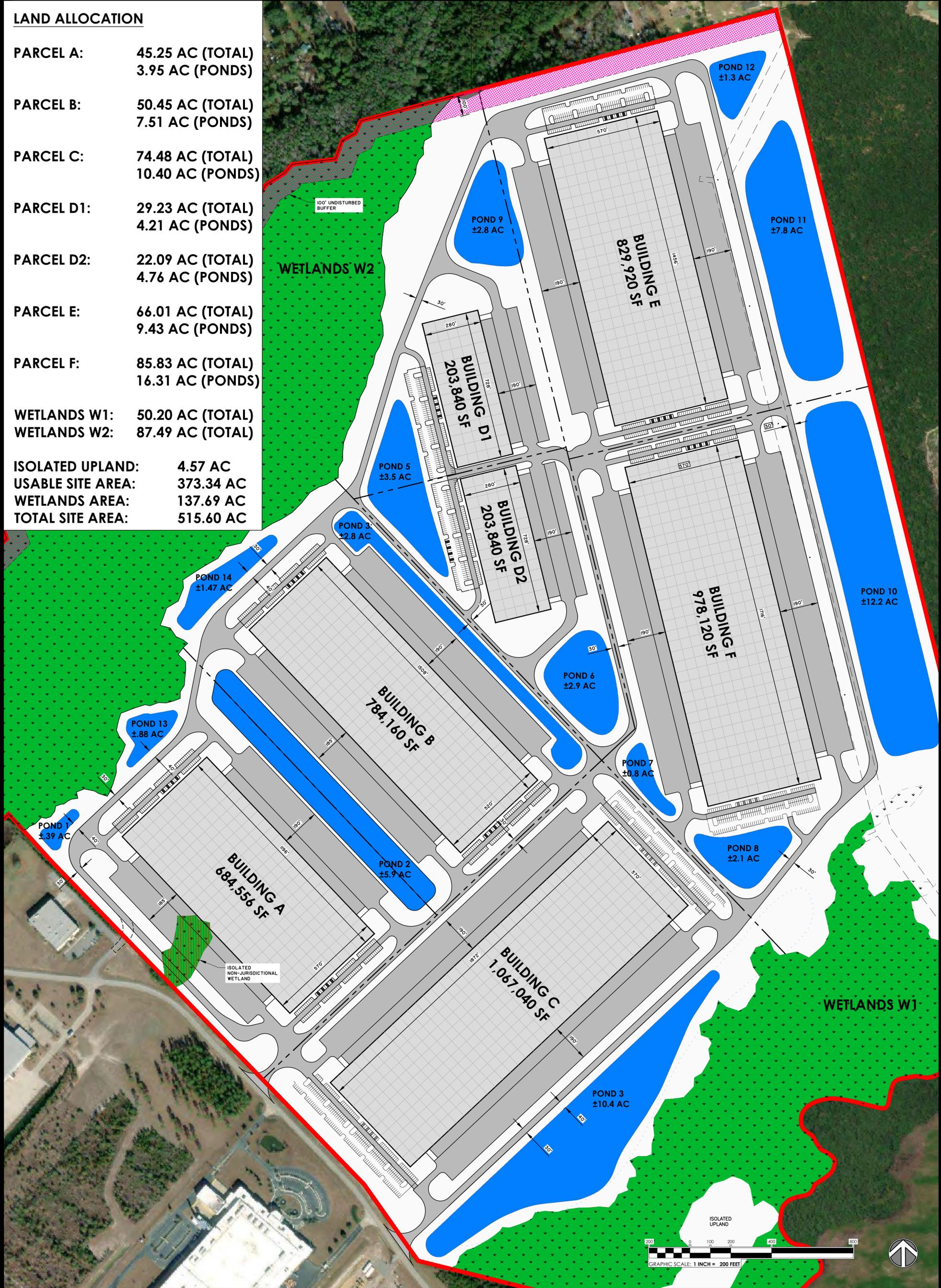
**SITE PLAN  
PROVIDED BY THE APPLICANT**

**DRI #3092**

**Kelly Tract, Industrial Warehouse  
Distribution Facilities**

**LAND ALLOCATION**

<b>PARCEL A:</b>	<b>45.25 AC (TOTAL)</b> <b>3.95 AC (PONDS)</b>
<b>PARCEL B:</b>	<b>50.45 AC (TOTAL)</b> <b>7.51 AC (PONDS)</b>
<b>PARCEL C:</b>	<b>74.48 AC (TOTAL)</b> <b>10.40 AC (PONDS)</b>
<b>PARCEL D1:</b>	<b>29.23 AC (TOTAL)</b> <b>4.21 AC (PONDS)</b>
<b>PARCEL D2:</b>	<b>22.09 AC (TOTAL)</b> <b>4.76 AC (PONDS)</b>
<b>PARCEL E:</b>	<b>66.01 AC (TOTAL)</b> <b>9.43 AC (PONDS)</b>
<b>PARCEL F:</b>	<b>85.83 AC (TOTAL)</b> <b>16.31 AC (PONDS)</b>
<b>WETLANDS W1:</b>	<b>50.20 AC (TOTAL)</b>
<b>WETLANDS W2:</b>	<b>87.49 AC (TOTAL)</b>
<b>ISOLATED UPLAND:</b>	<b>4.57 AC</b>
<b>USABLE SITE AREA:</b>	<b>373.34 AC</b>
<b>WETLANDS AREA:</b>	<b>137.69 AC</b>
<b>TOTAL SITE AREA:</b>	<b>515.60 AC</b>



PREPARED FOR:



CONCEPTUAL MASTER PLAN EXHIBIT  
**KELLY TRACT**  
 BRYAN COUNTY / GA

March 13, 2020



www.thomasandhutton.com

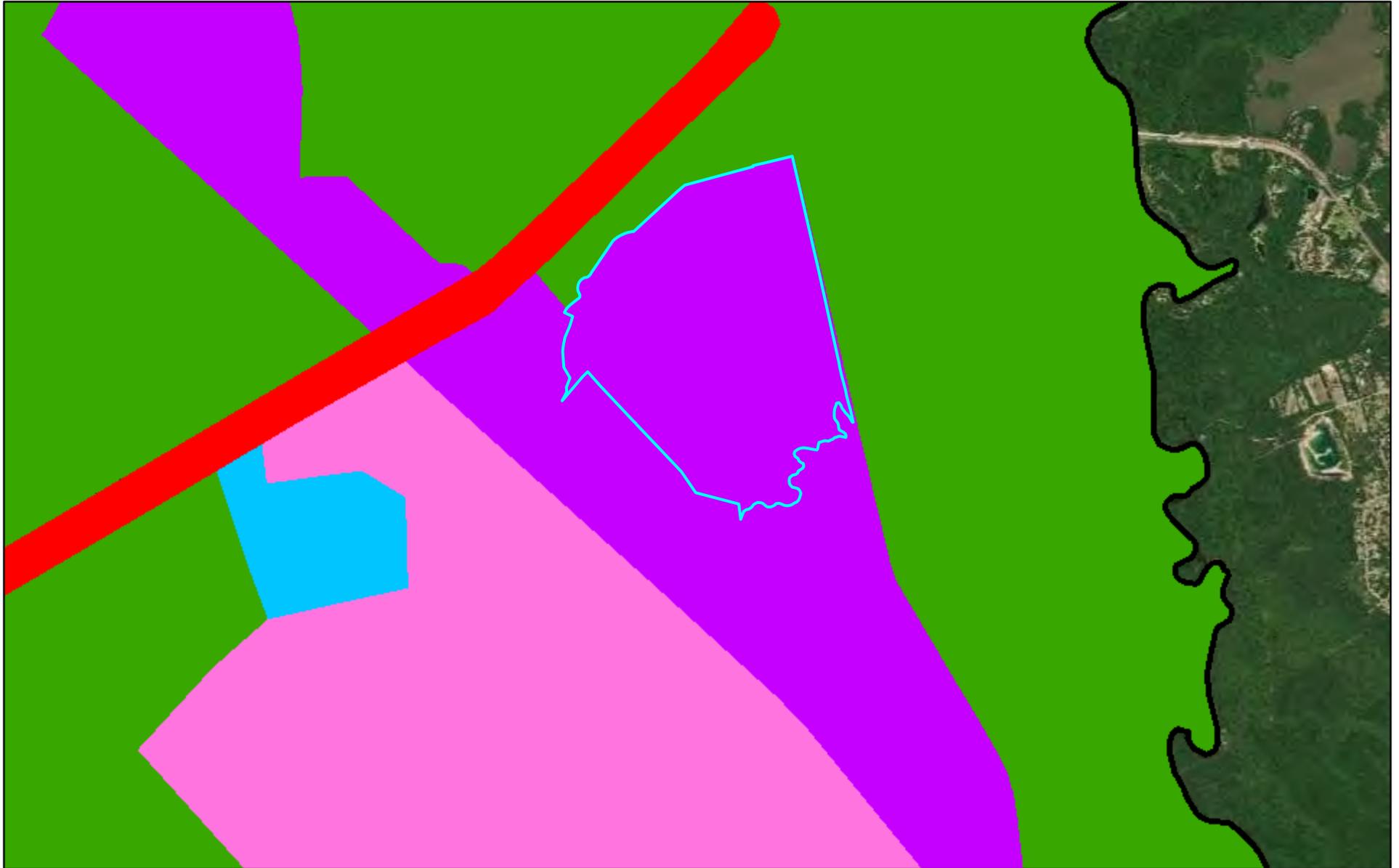
This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.  
 COPYRIGHT © 2020 THOMAS & HUTTON

**BRYAN COUNTY FUTURE LAND USE  
AND CHARACTER AREA MAP**

**DRI #3092**

**Kelly Tract, Industrial Warehouse  
Distribution Facilities**

# Bryan County Informational Map

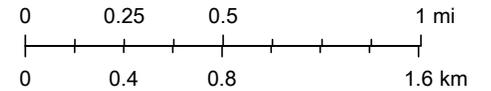


4/24/2020, 11:06:32 AM

Future Land Use and Character Areas

- |                      |                              |                                      |                      |
|----------------------|------------------------------|--------------------------------------|----------------------|
| Commercial Corridor  | Conservation Lands           | Low Density Residential              | Mixed Use            |
| Community Crossroads | Groover Hill District        | Low Density Suburban Characteristics | Pembroke City Center |
| Industrial           | Low Density and Agricultural |                                      |                      |

1:36,112



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

## **PUBLIC COMMENTS**

**DRI #3092**

**Kelly Tract, Industrial Warehouse  
Distribution Facilities**



**Cornelia Reed <CReed@Savannahga.Gov>**

Russell Oliver; Bridget Lidy; Boyd, Donnie

Monday, May 11, 2020 at 9:19 AM

[Show Details](#)

Hello Mr. Oliver. The City of Savannah has reviewed the above DRI request and does not have objection as the proposed project plan in Bryan County will not affect City operations.

However, Georgia Department of Transportation provided the following feedback and asks that the point of contact, Donnie Boyd, is contacted for further explanation if needed.

Mr. Boyd requests that "the developer will be required to upgrade/modify the existing commercial drive located on US 80 north of I16. Also, a traffic engineering study will be required at the intersection of Interstate Centre Blvd. to determine if signal or other improvements are warranted. If you have any concerns, please feel free to contact Donnie Boyd, [dboyd@dot.ga.gov](mailto:dboyd@dot.ga.gov)."

Thank you

With best regard

**Cornelia M. Reed, M.A.**

Program Coordinator

Planning and Urban Design

5515 Abercorn Street, Savannah, GA 31405

P.O. Box 1027, Savannah, GA 31402

[creed@savannahga.gov](mailto:creed@savannahga.gov)

O: 912.525-3100, ext. 1161

C: 912-346-8414

**SAVANNAH**  
savannahga.gov



# Floodplain Encroachment Review, DRI 3092 Kelly Tract

107

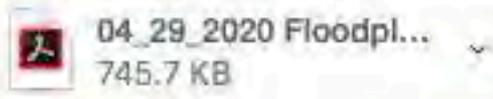


**Martin, Olivia** <[olivia.martin@dnr.ga.gov](mailto:olivia.martin@dnr.ga.gov)>

Russell Oliver

Wednesday, April 29, 2020 at 2:09 PM

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 [Download All](#)

 [Preview All](#)

Good afternoon,

Please see attached Floodplain Encroachment Review for DRI 3092 Kelly Tract Warehouse Construction.

Regards,

Olivia T.S. Martin, EIT, CFM  
Environmental Engineer



ENVIRONMENTAL PROTECTION DIVISION

Floodplain Unit

2 Martin Luther King Jr. Dr. SE, Suite 1152 E, Atlanta, GA 30334

Direct: (404)651-8496

Email: [Tianlin.Song@dnr.ga.gov](mailto:Tianlin.Song@dnr.ga.gov) | Web: <http://www.georgiadfirm.com/>

Find your Flood Risk: <http://www.georgiadfirm.com/default.htm> | Facebook:

<https://www.facebook.com/GAFloods>

YouTube: <http://www.youtube.com/user/georgiafloodmap/feed>

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Richard E. Dunn, Director

Watershed Protection Branch  
Nonpoint Source Program  
Floodplain Unit  
2 Martin Luther King, Jr. Drive  
Suite 1152, East Tower  
Atlanta, Georgia 30334  
404.463.1511

## FLOODPLAIN ENCROACHMENT REVIEW

To: Russell Oliver  
Coastal Regional Commission of Georgia  
1181 Coastal Drive SW  
Darien, GA 31305

Email: [roliver@crc.ga.gov](mailto:roliver@crc.ga.gov)

PROJECT NAME:	DRI 3092 Kelly Tract, Industrial Warehouse Distribution Facilities	COUNTY:	Bryan	COMMUNITY:	Bryan County
LOCATION:	Please refer to the project location maps provided by the applicant.				
BRIEF PROJECT DESCRIPTION:	The applicant proposes to construct a warehouse on the parcel shown in the project location map.				
APPLICANT:	Coastal Regional Commission of Georgia	APPLICATION DATED:	04/29/2020	APPLICATION RECEIVED:	04/29/2020

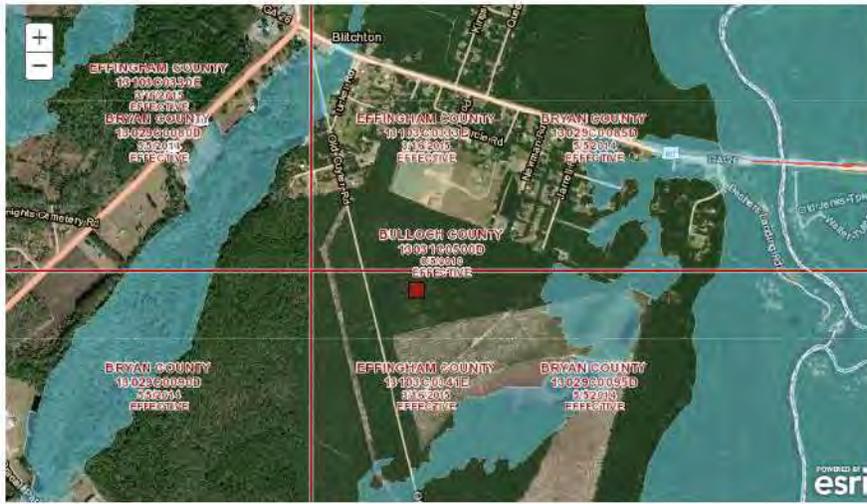
SFHA* ENCROACHMENT:	No	EFFECTIVE PANEL(S):	13029C0085D, 13029C0095D (Effective Date: 05/05/2014)	FLOOD RISK ZONE(S):	X (Shaded), X
<a href="http://www.georgiadfirm.com">www.georgiadfirm.com</a>		PRELIMINARY PANEL(S):	N/A	FLOOD RISK ZONE(S):	N/A
<a href="https://msc.fema.gov/portal">https://msc.fema.gov/portal</a>		LETTER OF MAP CHANGE (S):	N/A	FLOOD RISK ZONE(S):	N/A
WATERSHED(S):	Lower Ogeechee (8 Digit HUC: 03060202)	COMMUNITY CONTACT:	County Engineering Director Address: 66 Captain Matthew Freeman Drive, Suite 201, Richmond Hill, GA 31324; Tel: (912) 756-7953		
COMMENTS:	<p>From inspection of the effective Flood Insurance Rate Maps (FIRMs) developed by the Federal Emergency Management Agency (FEMA), the site is located outside of the Special Flood Hazard Area (SFHA), in Zone X (unshaded), an area of low flood risk. Also, a portion of the proposed parcel is in Zone X (shaded), an area of moderate risk, inundated by the 0.2% annual chance flood, often referred to as the 500-year flood. A Floodplain Snapshot Map showing the designated floodplain impacts in the vicinity of the project location, accompanied by the relevant extract of FEMA's FIRMs are attached.</p> <p>Please note that this response addresses issues related specifically to the possible effects of the project on floodplains in the area, it does not override or supersede any State or local procedural substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.</p>				
Prepared By:	Olivia Martin	Telephone:	(404) 651-8496	Email:	<a href="mailto:Olivia.Martin@dnr.ga.gov">Olivia.Martin@dnr.ga.gov</a>
Signature:	<u>Olivia Ts. Martin</u>			Date:	04/29/2020

\*Special Flood Hazard Area – Area Inundated by the 1% Annual Chance Flood (Often Referred to as the 100-year Flood)

Attachments:

# 31308, Ellabell, Georgia

## GEORGIA FLOOD MAP PROGRAM



**Property Flood Risk:**  
Low Risk

**Flood Depths\*:**

0.2% ANNUAL CHANCE (50 YEAR) FLOOD DEPTH	Not Available
1% ANNUAL CHANCE (100 YEAR) FLOOD DEPTH	Not Available
10% ANNUAL CHANCE (1 YEAR) FLOOD DEPTH	Not Available

\* Flood Depths shown on this report are derived from FEMA RiskMAP products and are rounded to the nearest tenth of a foot. These depths are calculated from a HEC-FWG modeling and represent the best available data. Only areas within a RiskMAP-studied watershed will have this data available. Please check back if your area is not currently available. For more information, please visit the FEMA Map Service Center at <http://www.fema.gov>

**Location Information**

Panel:	13029C0195D
Watershed:	Lower Ogeechee
County:	BRYAN
Community ID:	13029C
Map Status:	EFFECTIVE

**Nature Doesn't Read Flood Maps**

Many people don't understand just how risky the floodplain can be. There is a greater than 26% chance that a non-revised home in the SFHA will be flooded during a 30-year mortgage period.

The chance that a major fire will occur during the same period is less than 10%!

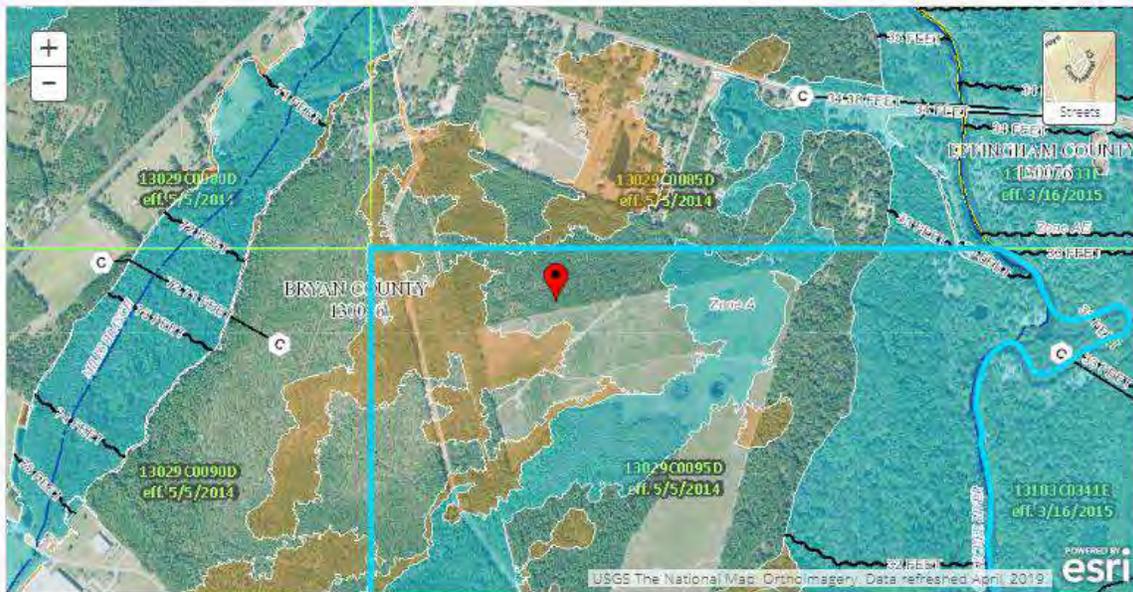
FOR MORE INFORMATION VISIT, PLEASE VISIT: [www.floodsmart.gov](http://www.floodsmart.gov)

**Legend with Flood Zone Designations**

Flood Control Structures	1% Flood - Floodway (High Risk)	1% Flood - Zone VE (High Risk)	Floodway Decrease
Base Flood Elevations	1% Flood - Zone AE (High Risk)	Area Not Included	Floodway Increase
Cross Sections	1% Flood - Zone A, AH, or AO (High Risk)	Letters of Map Revision	100-Year Flood Zone Decrease
Coastal Transects	0.2% Flood - X-Shaded (Moderate Risk)	Coastal Barrier Resource Area	100-Year Flood Zone Increase
FIRM Panel Index	Area of Undetermined Flood Hazard	Limit of Moderate Wave Action	Zone Change

Disclaimer: This data is not to be used to determine any base flood elevations or flood zone designations for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and regulation purposes, please refer to the published effective FIRI (Flood Rate Insurance) for your area of concern. Values displayed for Current Flood Zone, Preliminary Flood Zone, Flood Zone Change Type, and Probability of Flooding over a 30-year period based on center of lot location, not extent of structure(s).

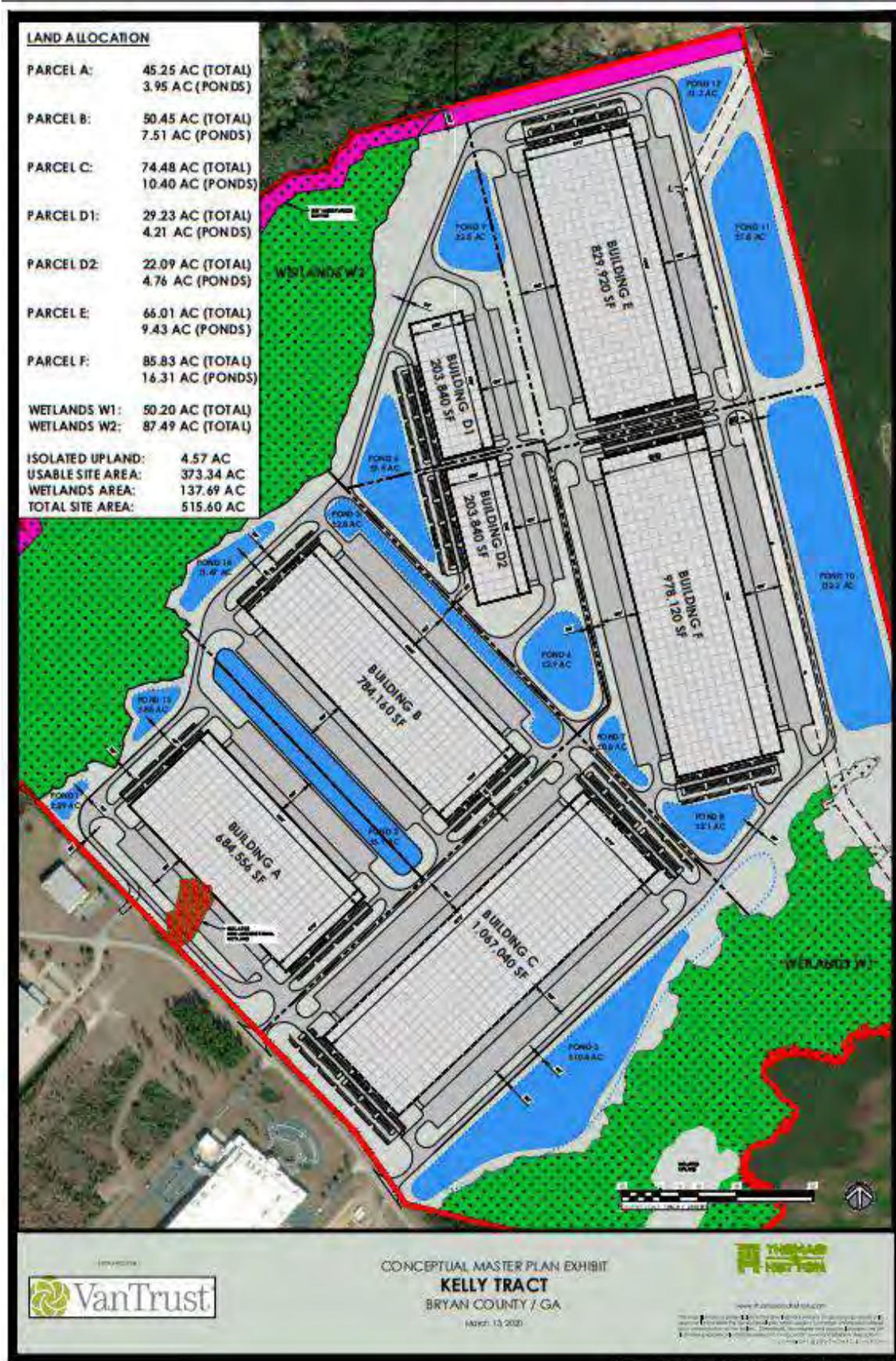
### Floodplain Snapshot for the proposed project area



**Legend**

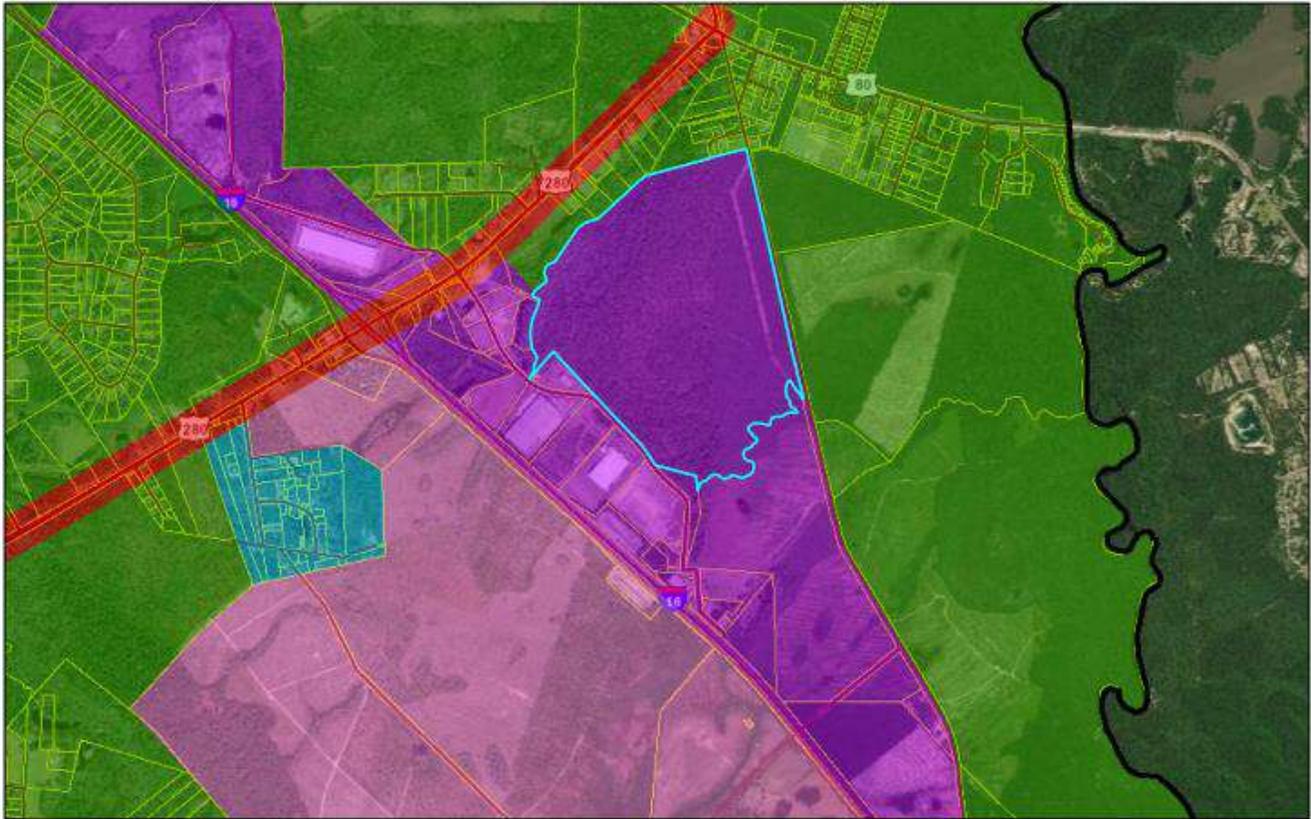
<b>PIN</b>	Approximate location based on user input and does not represent an authoritative property location	<b>SPECIAL FLOOD HAZARD AREAS</b>	Without Base Flood Elevation (BFE) Zone A, L, AE, AO	<b>OTHER AREAS OF FLOOD HAZARD</b>	Area with Minimal Flood Hazard (Zone B)
<b>MAP PANELS</b>	Selected Floodmap Boundary	Regulatory Floodway (Zone AE, AO, AH, VE, AE, AH)	Area with BFE or Depth	Area with Reduced Flood Risk due to Levee (Zone X)	Area of Undetermined Flood Hazard (Zone B)
	Digital Data Available	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)	Regulatory Floodway (Zone AE, AO, AH, VE, AE, AH)	Area with Flood Risk due to Levee (Zone B)	Otherwise Protected Area
	No Digital Data Available	Future Conditions 1% Annual Chance Flood Hazard (Zone X)	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall	Coastal Barrier Resource System Area
	Unmapped	Area with Flood Risk due to Levee (Zone B)	Area with Flood Risk due to Levee (Zone B)		

FEMA FIRM Extract



Proposed Project Location 2-1

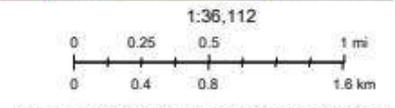
### Bryan County Informational Map



4/24/2020, 11:06:32 AM

Future Land Use and Character Areas

- Conservation Lands
- Commercial Corridor
- Community Crossroads
- Low Density Residential
- Groover Hill District
- Industrial
- Low Density Suburban Characteristics
- Low Density and Agricultural
- Mixed Use
- Pembroke City Center



Proposed Project Location 2-2

# Re: DRI #3092 Request for Comments

112



**Angela Wirth** <[angela.wirth@brookletga.us](mailto:angela.wirth@brookletga.us)>

Russell Oliver

Tuesday, April 28, 2020 at 10:03 AM

[Show Details](#)

[Action Items](#)

[Unsubscribe](#)

[Manage Add-ins...](#)

Please move forward with the project.

Thank you

On Tue, Apr 28, 2020 at 10:03 AM Coastal Regional Commission <[roliver@crc.ga.gov](mailto:roliver@crc.ga.gov)> wrote:



April 28, 2020

**Dear Angela,**

A review is requested for **DRI# 3092 Kelly Tract, Industrial Distribution Facilities**. The DRI site for this project is located in E Georgia.

112

# Re: DRI #3092 Request for Comments

113



**Chuck Scragg** <manager.longcounty@yahoo.com>

Russell Oliver

Wednesday, April 29, 2020 at 1:16 PM

[Show Details](#)

[Unsubscribe](#)

[Manage Add-ins...](#)

Long County and the Long County Development Authority have no comments.

Chuck Scragg, County Administrator  
Long County Board of Commissioners  
Historic Long County Courthouse  
459 S. McDonald Street  
PO Box 476  
Ludowici, GA 31316  
O. 912.545.2143  
C. 912.215.9092

On Apr 28, 2020, at 10:02 AM, Coastal Regional Commission  
<[roliver@crc.ga.gov](mailto:roliver@crc.ga.gov)> wrote:

113



# DRI #3092 Request for Comments

114



**Elizabeth Backe** <[ebacke@sgrc.us](mailto:ebacke@sgrc.us)>

Russell Oliver; Sherry Davidson

Tuesday, May 5, 2020 at 1:48 PM

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Dear Mr. Oliver:

The planning staff of the Southern Georgia Regional Commission have reviewed the application for **DRI# 3092 Kelly Tract, Industrial Warehouse**. Thank you for forwarding this submittal to us. We have no adverse comments.

Sincerely,  
Elizabeth Backe

Elizabeth Backe, AICP

Planning Director



327 W Savannah Ave

Valdosta, GA 31601

229-333-5277 ext. 123

Fax 229-333-5312

[ebacke@sgrc.us](mailto:ebacke@sgrc.us)

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The Southern Georgia Regional Commission is here to help our local governments – with Planning, Zoning, IT, GIS, Grants, Economic Development, and more. How can we assist your local government? Contact us today!

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**From:** Coastal Regional Commission <[roliver@crc.ga.gov](mailto:roliver@crc.ga.gov)>

Fw: DRI

115



**Rosa Romeo** <[romeo.rosa@yahoo.com](mailto:romeo.rosa@yahoo.com)>

Russell Oliver

Monday, May 4, 2020 at 12:06 PM

[Show Details](#)



DRI.pdf  
1.6 MB

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Preview All

Hey I pray you and the family are well and safe. Looked over the plans I see no problems, I did highlight the parts about traffic study, Environmental Quality, once this has been checked or complete. I say it's a good plan.

Thanks Commissioner Rosa Romeo

----- Forwarded Message -----

**From:** Rosa Romeo <[rromeo@georgiasouthern.edu](mailto:rromeo@georgiasouthern.edu)>

**To:** Rosa Cell <[romeo.rosa@yahoo.com](mailto:romeo.rosa@yahoo.com)>

**Sent:** Monday, May 4, 2020, 11:50:15 AM EDT

**Subject:** DRI

Rosa W. Romeo

Eagle Dining Service

General Manager

Office# 912-478-2771

Market Street Deli, IT Building, 912-478-7172

Elements, Nursing/Chemistry Building, 912-478-1997

Freshen, RAC, 912-478-7150

Zach's Brew, Henderson Library, 912-478-1367



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**DRI #3092**

#### DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information.

#### Local Government Information

Submitting Local Government: Bryan  
 Individual completing form: Amanda Clement, Planning Manager  
 Telephone: 9127587964  
 Email: aclement@bryan-county.org

#### Project Information

Name of Proposed Project: Kelly Tract  
 DRI ID Number: 3092  
 Developer/Applicant: VTRE Development, LLC, Att: John Carey  
 Telephone: 904-489-3656  
 Email(s): mike.jones@vantrustre.com

#### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)

(not selected)   
  Yes   
  No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?

(not selected)   
  Yes   
  No

A handwritten signature in blue ink, appearing to be "A", is written over the "Additional Information Requested" section.

If no, the official review process can not start until this additional information is provided.

#### Economic Development

Estimated Value at Build-Out: +/- \$282 million (4.7 million SF x \$60/SF)

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$2,862,300.00

Is the regional work force sufficient to fill the demand created by the proposed project?

(not selected)   
  Yes   
  No

Will this development displace any existing uses?

(not selected)   
  Yes   
  No

If yes, please describe (including number of units, square feet, etc):

#### Water Supply

Name of water supply provider for this site: Bryan County

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? +/- 0.042 MGD

Is sufficient water supply capacity available to serve the proposed project? (not selected) Yes No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? (not selected) Yes No

If yes, how much additional line (in miles) will be required? Approximately 11,000 LF of water main extension is planned within the limits of the Kelly Tract. It will connect to the existing 12-inch main on Oracal Parkway.

Wastewater Disposal

Name of wastewater treatment provider for this site: Bryan County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? +/- 0.042 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing wastewater treatment capacity: Bryan County is currently reviewing several options for the expansion of its existing wastewater treatment facility.

Is a sewer line extension required to serve this project? (not selected) Yes No

If yes, how much additional line (in miles) will be required? There is sewer adjacent to the site, however a force main extension will be required (approximately 0.8 miles) that will extend from a planned pump station within the Kelly Tract.

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) +/- 8,230 Trips per day

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? (not selected) Yes No

Are transportation improvements needed to serve this project? (not selected) Yes No

If yes, please describe below: Traffic study is being prepared now and will be finalized by May 1st.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? +/- 6,650 Tons

Is sufficient landfill capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? (not selected) Yes No

If yes, please explain:

Stormwater Management

What percentage of the site 58%

is projected to be impervious surface once the proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management. Detention ponds are proposed for the project to address the stormwater runoff for the site. The site will be designed to meet the current requirements as required by Bryan County and Georgia EPD.

### Environmental Quality

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds?  (not selected)  Yes  No
- 2. Significant groundwater recharge areas?  (not selected)  Yes  No
- 3. Wetlands?  (not selected)  Yes  No
- 4. Protected mountains?  (not selected)  Yes  No
- 5. Protected river corridors?  (not selected)  Yes  No
- 6. Floodplains?  (not selected)  Yes  No
- 7. Historic resources?  (not selected)  Yes  No
- 8. Other environmentally sensitive resources?  (not selected)  Yes  No

If you answered yes to any question above, describe how the identified resource(s) may be affected: According to Resource + Land Consultants delineation, there are jurisdictional wetlands on the northwest and southeast edge of the site. There are also four non-jurisdictional wetlands within the central portion of the site. The current plan does not anticipate impacting any jurisdictional wetlands. The current plan does anticipate impacting the four non-jurisdictional wetlands. No special permitting is required to impact the non-jurisdictional wetlands in the State of Georgia. A portion of the site lies within zone A and AE. Any fill placed within an AE zone requires an evaluation or study to confirm that the fill will not cause the base flood elevation to rise more than 1 foot in that flood hazard zone. This will be submitted to Bryan County for review with the development permit submittal for the individual site filling within the floodplain. According to an Archaeological Background Summary prepared by Brockington & Associates, Inc, there is a small late nineteenth through twentieth century domestic archaeological site (9BN501) identified in a previous report by Fuller (2003). Fuller indicated that the site had been extensively disturbed and was located within the corridor of the proposed Ivanhoe Substation and Transmission Line. The site was recommended ineligible for the National Register of Historic Places (NRHP) and may no longer be extant.

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DRI #3092

### DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information.

#### Local Government Information

Submitting Local Government: Bryan

Individual completing form: Amanda Clement, Planning Manager

Telephone: 9127567964

E-mail: [aclement@bryan-county.org](mailto:aclement@bryan-county.org)

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

#### Proposed Project Information

Name of Proposed Project: Kelly Tract

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Old Cuyler Road, Ellabell, GA 32° 10' 54.83"N / 81° 26' 1.79"W

Brief Description of Project: The current plan for the proposed development consists of seven proposed industrial/warehouse/distribution facilities, totaling approximately 4.7 million square feet. Project also includes road, water, and sewer extensions to access and serve the facilities.

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input type="radio"/> Mixed Use                             | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |
| <input type="radio"/> Housing                              | <input type="radio"/> Waste Handling Facilities             | <input type="radio"/> Any other development types     |
| <input checked="" type="radio"/> Industrial                | <input type="radio"/> Quarries, Asphalt & Cement Plants     |   |

If other development type, describe:

Project Size (# of units, floor area, etc.): Seven industrial/warehouse/distribution facility, totaling approximately 4.7 million SF of building

Developer: VTRE Development, LLC, Alt: John Carey

Mailing Address: 5555 Gate Parkway

Address 2: Suite 100

City: Jacksonville State: FL Zip: 32256

Telephone: 904-489-3656

Email: [mike.jones@vantrustrre.com](mailto:mike.jones@vantrustrre.com)

Is property owner different from developer/applicant?  (not selected)  Yes  No

If yes, property owner: Jo Johnston Kelly and Julian D. Kelly, Jr.

Is the proposed project entirely located within your local government's jurisdiction?  (not selected)  Yes  No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI?  (not selected)  Yes  No

If yes, provide the following information: Project Name: Project ID:

The initial action being requested of the local government for this project:  Rezoning  Variance  Sewer  Water  Permit  Other

Is this project a phase or part of a larger overall project?  (not selected)  Yes  No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: unknown Overall project: unknown

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# “B” Exhibits – Agency Comments



**BRYAN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**

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

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

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

**CASE #** Z#223-20

**Zoning Request:** Rezoning request from A-5 to I-1 for the use of a warehouse distribution and manufacturing facility

**Filed by:** VTRE Development, LLC

**Owners:** Same

**Property address:** Old Cuyler Rd, Ellabell

**Map and Parcel #** 034-021

This issue is scheduled for a public hearing with the Planning and Zoning Commission on TBD and the Board of Commissioners on TBD.

Please return this completed form with any comments/attachments to the Community Development Department by May 8, 2020.

**Comments:** PROVIDE W/S CONNECTION FEES for first phase of DEVELOPMENT (17,000 GPD). PROVIDE fair share contribution for US 280/ORCA/ PKWY traffic signal.

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

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

**Signature:** Kate D. Coan      **Date:** 5-7-20



**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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Property address: Old Cuyler Rd, Ellabell

Map and Parcel # 034-021

This issue is scheduled for a public hearing with the Planning and Zoning Commission on TBD and the Board of Commissioners on TBD.

Please return this completed form with any comments/attachments to the Community Development Department by May 8, 2020.

Comments: As long as it meets all Fire & Life Safety Standards.

Engineering Director       Fire Chief       County Health Director

Public Works Director       Bryan County Schools (optional)

Signature: [Handwritten Signature]

Date: 5/5/20



**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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Please return this completed form with any comments/attachments to the Community Development Department by May 8, 2020.

**Comments:** No comment.

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

**Signature:** [Signature] **Date:** 5.8.20

# “C” Exhibits – Bryan County Supplements



C-1



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 034-021
- Parcels



**Overview Map**  
**VTRE Development, LLC**  
**Case Z# 223-20**

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-  Interstate, U.S. & State Highways
-  Roads
-  Subject Parcel 034-021
-  Parcels



Produced by Bryan County GIS  
May 2020



**Location Map**  
**VTRE Development, LLC**  
**Case Z# 223-20**

**C-2**

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PARCEL #	OWNER	
029 001 04	SMITH ARTHUR WADE & SMITH THERESA ANN	
029 001 05	SMITH ARTHUR W ARTHUR L	MINNIE C SMITH
0292 001	JK SAVANNAH LLC	NKA: DDI DISTRIBUTING
0292 001 01	DEVELOPMENT AUTHORITY OF BRYAN COUNTY	
0292 001 02	DEVELOPMENT AUTHORITY OF BRYAN COUNTY	
0292 001 05	DEVELOPMENT AUTHORITY OF BRYAN COUNTY	
0292 001 CA	BLACK CREEK INVESTMENTS LLC	
0292 003	DEVELOPMENT AUTHORITY OF BRYAN COUNTY	
0292 003 01	BRYAN COUNTY	
0292 004	DEVELOPMENT AUTHORITY OF BRYAN COUNTY	
0292 005	STAG SAVANNAH LLC	
0292 005 01	ORAFOL AMERICAS INC	
0292 006	DEVELOPMENT AUTHORITY OF BRYAN COUNTY	
0292 007	DEVELOPMENT AUTHORITY OF BRYAN COUNTY	
0292 008	DEVELOPMENT AUTHORITY OF BRYAN COUNTY	
034 016	HOLCOMBE MICHAEL D JR & ALISON M	
034 016 01	HOLCOMBE MICHAEL D SR & SANDRA K	
034 017	DAVIS HAROLD W & ANGELA L	
034 019	BALL JEFFREY T & MARLENE M COLDWELL	
034 020 01	TONI BRANCH PROPERTIES LLC	
034 021	KELLY JO JOHNSTON & KELLY JULIAN D JR	AS CO-TRUSTEES U/W OF JULIAN D KELLY SR
034 022	THE JULIAN D KELLY JR LIVING TRUST	
034 023	KELLY JULIAN DANTZLER JR AS TRUSTEE	OF THE 1ST TRUST U/LW&T JO JOHNSTON KELLY
0341 096 01	RACKLEY JAMES L JR &	CAROL LYNN
0341 098	COLLINS ANN	
0341 099	COLLINS ANN	
0341 100	COLLINS ANN	C/O ANN GILLIS
0341 101	CHURCH MILES BRANCH	
0341 102	GILLIS ANN B & COLLINS JEREL ERVIN	
0341 103	COUNTRY ESTATE RENTALS LLC	
0341 104	MONROE THOMAS DARRELL	
0341 105	COUNTRY ESTATE RENTALS LLC	
0341 106	SCRUGGS CLINTON J	C/O DIANE FUTCH
035 007	DEVELOPMENT AUTHORITY OF BRYAN COUNTY	



- Interstate, U.S. & State Highways
- Roads
- Notified Owners
- Subject Parcel 034-021
- Parcels



**Notification Map**  
**VTRE Development, LLC**  
**Case Z# 223-20**

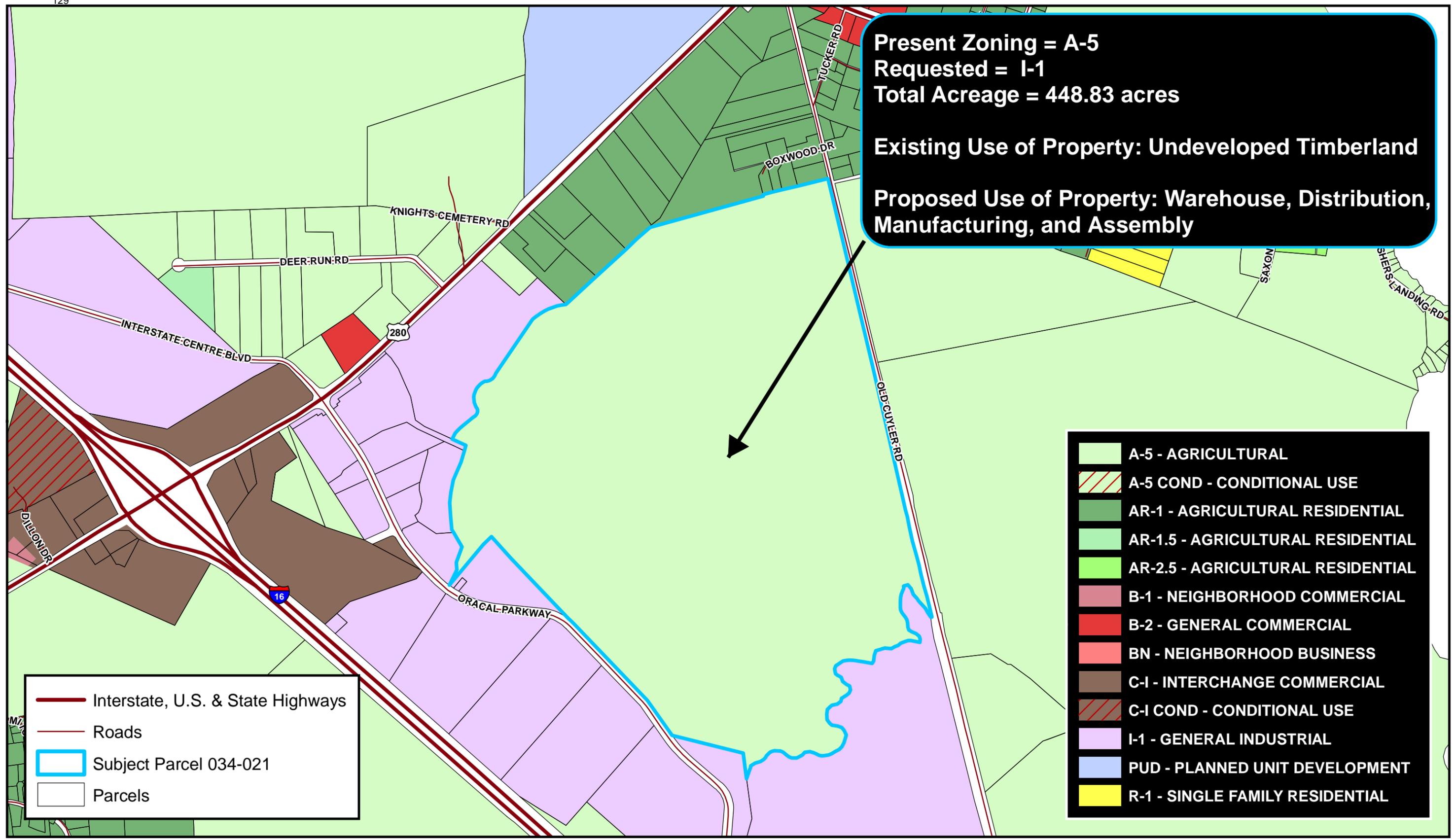
C-3

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**Present Zoning = A-5**  
**Requested = I-1**  
**Total Acreage = 448.83 acres**

**Existing Use of Property: Undeveloped Timberland**

**Proposed Use of Property: Warehouse, Distribution, Manufacturing, and Assembly**



— Interstate, U.S. & State Highways  
 — Roads  
 [Blue Outline] Subject Parcel 034-021  
 [White Outline] Parcels

- [Light Green] A-5 - AGRICULTURAL
- [Green with diagonal lines] A-5 COND - CONDITIONAL USE
- [Dark Green] AR-1 - AGRICULTURAL RESIDENTIAL
- [Light Green] AR-1.5 - AGRICULTURAL RESIDENTIAL
- [Bright Green] AR-2.5 - AGRICULTURAL RESIDENTIAL
- [Pinkish-Red] B-1 - NEIGHBORHOOD COMMERCIAL
- [Red] B-2 - GENERAL COMMERCIAL
- [Light Red] BN - NEIGHBORHOOD BUSINESS
- [Brown] C-1 - INTERCHANGE COMMERCIAL
- [Brown with diagonal lines] C-1 COND - CONDITIONAL USE
- [Purple] I-1 - GENERAL INDUSTRIAL
- [Blue] PUD - PLANNED UNIT DEVELOPMENT
- [Yellow] R-1 - SINGLE FAMILY RESIDENTIAL



**Zoning Map**  
**VTRE Development, LLC**  
**Case Z# 223-20**

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# **“D” Exhibits – Public Comment None Provided**

**BRYAN COUNTY PLANNING & ZONING COMMISSION**

**CASE Z#227-20**

Public Hearing Date: June 2, 2020

<p>REGARDING THE APPLICATION OF: 17 Ventures, LLC, requesting the rezoning of property located at 26 and 64 Blake Street, PIN# 048-01-017-001 and 048-01-018-001 in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned I-1, from its current zoning I-L.</p>	<p>Staff Report By: Sara Farr-Newman Dated: May 26, 2020</p>
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### I. Application Summary

**Requested Action:** Public hearing and consideration of a rezoning map amendment for Bryan County. The application by 17 Ventures, LLC, proposes to change the existing zoning of property located at 26 and 64 Blake Street, identified by PIN# 048-01-017-001 and 048-01-018-001 from I-L to I-1 in order to permit boat sales as a conditional use.

**Applicant or Representative:** 17 Ventures, LLC  
104 Great Oaks Way  
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 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 I-1, Bryan County Code of Ordinances

### II. General Information

**1. Application:** A rezoning application was submitted by 17 Ventures, LLC, on May 1, 2020. After reviewing the application, the Director certified the application as being generally complete on May 1, 2020.

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

- A. Legal notice was published in the Bryan County News on **May 14, 2020**.
- B. Notice was sent to Surrounding Land Owners on **May 15, 2020**.
- C. The site was posted for Public Hearing on **May 15, 2020**.

**3. Background:** The applicant, 17 Ventures, LLC, is requesting their property, identified by PIN# 048-01-017-001 and 048-01-018-001 and approximately 3.1 acres located on the corner of Bryce Street and Blake Street, be rezoned from I-L to I-1 in order to allow boat sales as a conditional use. The two lots, Lots 17 and 18, proposed to be rezoned are located in an existing industrial park, Coastal Highway Business Park, zoned I-L. The park is located off Highway 17 with internal streets, Blake Street and Bryce Street providing access. There are currently several other developments in the industrial park, the majority of which are warehouses. The applicant is pursuing a rezoning to I-1 in order to pursue a boat dealership with boat servicing. Vehicle sales are not permitted under the current I-L zoning, but are permitted as a conditional use under I-1 zoning. The applicant has also applied for the conditional use to permit vehicle sales in a separate application.

**5. Exhibits:** The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on May 1, 2020, unless otherwise noted.

**“A” Exhibits- Application:**

A-1 Rezoning Application

**“B” Exhibits- Agency Comments:**

B-1 Engineering Comments (05-07-2020)

B-2 Fire Chief Comments (05-05-2020)

B-3 Public Health Comments (05-08-2020)

**“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 Planning Director, Planning Commission and County Commission. Such considerations shall be based on the most intensive Uses and maximum density permitted in the requested Reclassification, unless limitations to be attached to the zoning action are requested by the applicant:

1. Whether the proposed reclassification is in conformance with the Comprehensive Plan.

**Staff Findings:** This area is identified in the Comprehensive Plan as “Mixed Use”, which includes I-1 as one of the recommended zoning districts. This area already has a mix of uses/zoning districts, including commercial and agricultural residential. This area is envisioned to continue transitioning to a mix of commercial and residential uses as it is located within an area that is quickly growing in the County. The I-1 zoning is in conformance with this “Mixed Use” area in the Future Land Use Map.

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

**Staff Findings:** While the proposed rezoning does conform with the Comprehensive Plan, it does not necessarily improve the overall zoning scheme. The parcels proposed to be rezoned are part of a larger industrial park, Coastal Highway Business Park, that contains lots zoned I-L. Rezoning just two lots to I-1 would result in a piecemeal zoning of the industrial park that could lead to further rezonings that do not reflect a comprehensive view of the park and overall area.

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:** The zoning district I-1 is compatible with the overall mixed use of the area; however, it is not compatible with the land use pattern, specifically that of the existing industrial park. The industrial park was rezoned to be one zoning district, I-L, so rezoning just two of the parcels would change the land use pattern within the park. This lack of a predictable land use pattern within the industrial park may lead it to develop in an unpredictable way that could impact surrounding properties. The main differences between the I-L and I-1 zoning districts are that the I-1 district allows several more intense uses including manufactories, asphalt emulsion plants, and machine shops. The other uses permitted by right in the I-1 district are a similar intensity to those permitted within the I-L district, but the more intense uses could

negatively impact the overall character of the industrial park. If I-L zoning is not serving the planned purpose of the industrial park, the entire park should be considered for rezoning.

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 proposed outdoor boat sales and related uses proposed for the site will not require any additional services or facilities than were planned for the industrial park already. The applicant indicated the City of Richmond Hill will provide water and sewer services to the site. Engineering, the Fire Chief, and Public Health did not indicate they had any concerns with the proposed rezoning or use. The road for the industrial park will also be sufficient to serve this and the other uses.

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 proposed rezoning will not affect any know archaeological, 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:** The rezoning will impact the integrity of the industrial park, though it is unlikely to adversely affect the surrounding area with the proposed use; however, more intense uses would be possible under I-1 zoning. There is an option in the Ordinance under Subpart B – Land Development, Appendix B – Zoning, Article VI – Land Development, Section 612 – Provisional Zoning, to approve a provisional zoning that places conditions, such as limiting by right uses, that may be appropriate to limit inappropriate uses; however, the industrial park is currently zoned I-L in its entirety. This zoning reflects the uses envisioned for the industrial park and its future development, creating predictability for the surrounding area. Rezoning just two parcels within the park would impact these aspects of the park, making its development less predictable and the overall park less cohesive. If the vision for the industrial park has shifted, the entire park should be reexamined and for rezoning to better reflect this instead of moving forward under a piecemeal approach.

7. Whether the proposed reclassification could adversely affect market values of nearby Lots.

**Staff Findings:** There was no evidence provided that the rezoning would have any impact 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 rezoning would permit uses that may increase the need for public services. These services were already reviewed during the initial rezoning for the industrial park, and are sufficient for I-L zoning and should be sufficient for the majority of I-1; however, there are some uses permitted within I-1, such as manufacturing and emulsion plants, that could impact public services if they were proposed in the future.

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 area surrounding the industrial park is currently a mix of zoning that is likely to shift to more commercial zoning or more dense residential due to its location on a highway and the future land use designation of Mixed Use envisioned for the area. Within this general context, I-1 is an appropriate zoning; however, the surrounding lots of the industrial park are proposed to currently remain I-L. Rezoning just a portion of the park will result in a less cohesive development without a clear direction.

10. The existing Uses and zoning of nearby Lots.

**Staff Findings:** The surrounding lots are a variety of zoning and uses. Surrounding zoning includes the following:

North: AR-1 (large lot residential/vacant)

East: I-L/AR-1 (industrial park/residential/vacant)

South: I-L (industrial park)

West: I-L (industrial park)

The surrounding uses are generally compatible with I-1 zoning, though it does open the possibility to heavier industrial uses than I-L. These uses could create incompatible uses with the surrounding

residential. Additionally, the lots zoned I-L are part of the existing industrial park, so as discussed previously there are concerns with rezoning just a portion of the park.

11. The extent to which the value of the Lot proposed to be reclassified is diminished by its existing zoning restrictions.

**Staff Findings:** While the applicant would not be able to use the lot for outdoor boat sales as it is currently zoned, the lot is able to be used for any of the by right uses under the existing I-L zoning. These uses include a variety of light industrial uses, so the lot can still be used for industrial purposes.

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 ensures the lots are compatible with the existing industrial park, which is all zoned I-L. The existing zoning also limits the uses to light industrial that may be more compatible with the existing surrounding zoning, including AR-1. It also creates consistent zoning within the industrial park.

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

**Staff Findings:** The existing zoning creates consistent zoning within the industrial park and ensures the type of industrial development going into the park is compatible with the surrounding lots; however, the petitioner is not able to locate a boat dealership within the industrial park with the current zoning.

14. The suitability of the Lot proposed to be reclassified for its current and proposed zoned purposes.

**Staff Findings:** The lot is currently zoned the same as the other lots located within the industrial park. This creates consistent zoning within the park and predictable development. The lot is also appropriate for the proposed I-1 zoning, but this zoning is not consistent with the surrounding industrial park and may lead to heavier industrial development such as manufacturing or asphalt emulsion plants that would have a greater impact on the surrounding properties.

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

**Staff Findings:** The industrial park was rezoned approximately eight (8) years ago and the lot has been vacant and non-income producing since that time.

16. Whether the proposed reclassification would create an isolated District unrelated to adjacent and nearby Districts.

**Staff Findings:** The proposed rezoning would not create an isolated District; however, it would introduce heavier and more intense industrial uses to the area that are not already present, as there are no other lots zoned I-1 nearby. Additionally, it would be the only portion of the industrial park with this zoning.

17. Whether there are substantial reasons why the Lot cannot be used in accordance with this existing zoning classification.

**Staff Findings:** The applicant cannot use the Lot for the desired boat dealership; however, the existing I-L zoning does permit a large number of other light industrial uses on the lot by right. The industrial park has also already been designed and set up to permit and serve these uses.

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 submitted a site plan with their rezoning application.

#### IV. Staff Recommendation

Staff recommends denial of the proposed rezoning to I-1, because the criteria for rezoning are not met.

If the Board approves the rezoning to I-1, Staff recommends a provisional zoning with the provision that manufactories and assembly facilities, asphalt emulsion plant, and machine shop uses generally permitted in the I-1 district shall only be considered as conditional uses under this rezoning.

#### V. Planning & Zoning Commission Recommendation

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

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

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

# “A” Exhibits – Application

### 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.

Mary M. Stafford  
Applicant Signature

May 1, 2020  
Date

### REZONING STANDARDS

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

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

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

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

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

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

**FOR OFFICE USE ONLY**

Completeness Crt'd: 5/1/2020      DRC Meeting Date: 5/8/2020      P&Z Hearing Date: 6/2/2020  
 BOC Hearing Date: 6/9/2020



Bryan County Board of Commissioners

Community Development Department

AUTHORIZATION OF PROPERTY OWNER

I, Mary H. Stafford, 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: MARY H. STAFFORD, 17 Ventures, LLC

Address: 104 Great Oaks Way

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: 912-663-8576 Email: info@themuiberryco.com

Mary H. Stafford Signature of Owner

May 1, 2020 Date

MARY H. STAFFORD Owners Name (Print)

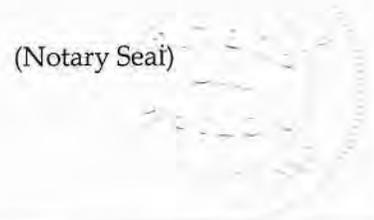
Personally appeared before me

MARY H. STAFFORD 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 May 2020

Notary Public Exp. 9.9.23





Please note: Effective on Friday, 3/13/20, many Cities and Counties have suspended court due to the coronavirus (COVID-19) until further notice. Payments can still be made online or via phone 1-877-575-7233 and will be processed by the courts in a timely manner.



[Start Over \(/start.html\)](/start.html)

ONLINE PAYMENTS - PROPERTY TAXES

**PROPERTY TAX SEARCH RESULTS**

[Back](#)

[View Cart \(0\)](#)

Back taxes must be paid with selected bill(s), so all older bills with a balance due will be automatically added to the cart. Click on a Bill # to view the bill.

Filter Status: Any (9) ▼ Type: Any (9) ▼ Year: Any (9) ▼

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2019	<a href="/pay_bill.html?bill_id=2622DG7743539Q934764118221586">022673 (/pay_bill.html?bill_id=2622DG7743539Q934764118221586)</a>	Property	17 VENTURES LLC	104 GREAT OAKS WAY	048 015	11/15/2019	\$5,117.69	\$0.00	Paid 12/11/2019
2018	<a href="/pay_bill.html?bill_id=329775121D617464G0R05163004238">022007 (/pay_bill.html?bill_id=329775121D617464G0R05163004238)</a>	Property	17 VENTURES LLC	104 GREAT OAKS WAY	048 015	11/15/2018	\$2,905.95	\$0.00	Paid 11/02/2018
2017	<a href="/pay_bill.html?bill_id=616588D9212G674044965Q1355560">018947 (/pay_bill.html?bill_id=616588D9212G674044965Q1355560)</a>	Property	17 VENTURES LLC	104 GREAT OAKS WAY	048 015	11/15/2017	\$4,796.95	\$0.00	Paid 11/03/2017
2016	<a href="/pay_bill.html?bill_id=331982D1535G400R60085175547445">010866 (/pay_bill.html?bill_id=331982D1535G400R60085175547445)</a>	Property	LAUREL GROVE DEVELOPERS LLC	PO BOX 741	048 015	11/15/2016	\$6,182.67	\$0.00	Paid 11/07/2016
2015	<a href="/pay_bill.html?bill_id=7928D70135827906GR1012365084952">010332 (/pay_bill.html?bill_id=7928D70135827906GR1012365084952)</a>	Property	LAUREL GROVE DEVELOPERS LLC	PO BOX 741	048 015	11/15/2015	\$7,098.49	\$0.00	Paid 03/15/2016
2014	<a href="/pay_bill.html?bill_id=10D512920109G662Q941636835550">010032 (/pay_bill.html?bill_id=10D512920109G662Q941636835550)</a>	Property	LAUREL GROVE DEVELOPERS LLC	PO BOX 741	048 015	11/15/2014	\$7,924.14	\$0.00	Paid 03/15/2016
2013	<a href="/pay_bill.html?bill_id=4807D991243870895G47472719R200">009002 (/pay_bill.html?bill_id=4807D991243870895G47472719R200)</a>	Property	LAUREL GROVE DEVELOPERS LLC	PO BOX 741	048 015	11/15/2013	\$7,127.09	\$0.00	Paid 04/16/2014
2012	<a href="/pay_bill.html?bill_id=79424D037315360G80123447253Q22">008625 (/pay_bill.html?bill_id=79424D037315360G80123447253Q22)</a>	Property	LAUREL GROVE DEVELOPERS LLC	PO BOX 741	048 015	11/15/2012	\$7,553.26	\$0.00	Paid 04/16/2014

Translate:

**Bryan County, GA**

Tax Commissioner  
Carrol Ann Coleman



11 N. Courthouse St  
P.O. Box 447  
Pembroke, GA 31321

Ph: 912-653-3880  
Fx: 912-653-3831

**Send Email**  
(mailto:ccoleman@bryan-county.org)

GovtWindow Help  
**(877) 575-7233**  
or **Send Email**  
(mailto:support@governmentwindow.com)  
Subject=Bryan County,  
GA payment issue)

\* = Required



Please note: Effective on Friday, 3/13/20, many Cities and Counties have suspended court due to the coronavirus (COVID-19) until further notice. Payments can still be made online or via phone 1-877-575-7233 and will be processed by the courts in a timely manner.

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2011	008664 (/pay_bill.html?bill_id=7063D51545G045751910962Q777884)	Property	LAUREL GROVE DEVELOPERS LLC	PO BOX 741	048 015	11/15/2011	\$7,333.05	\$0.00	Paid 01/25/2013

Results are limited to first 100 records. If your record is not found, go back and try a more specific search.

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# 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.

Mary H. Stafford  
 Signature of Applicant

Personally appeared before me

MARY H. STAFFORD  
 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 May 2020

[Signature]  
 Notary Public Exp. 9.9.23

(Notary Seal)





# Blake Street

## Rezoning & Conditional Use Application

17 VENTURES, LLC | Richmond Hill, Georgia

Analysis of Impact of Proposed Zoning | May 1, 2020

---

**ANALYSIS OF IMPACT OF PROPOSED ZONING CHANGE FOR  
LENOX, BRYAN COUNTY, GEORGIA PUD  
(Responses in italics)**

- i. Whether the proposed reclassification is in conformance with the Comprehensive Plan;

*Yes, the plan is consistent with the Bryan County future land use plan. Currently the development is zoned industrial.*

- ii. Whether the proposed reclassification improves the overall zoning scheme and helps carry out the purpose of this Ordinance;

*This proposed zoning change will in essence retain the same zone which is light industrial. Additionally, this area is also adjacent to existing water, sewer, drainage and road infrastructure.*

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

*This proposed zoning change is compatible with the adjacent properties. The intensity of development reflects a similar industrial/commercial density.*

- iv. The adequacy of public facilities and services to serve the lot proposed to be reclassified, including but not limited to: Roads, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, wastewater treatment, and solid waste services;

*The Rezoning will have negligible impact on the existing public facilities and services. This statement is reiterated by the fact that the existing Business Park is already developed to serve industrial development.*

*Upon 100% build out, the existing roadway network will be minimally impacted by the proposed development. The project roadway is already constructed.*

# Blake Street

## Rezoning & Conditional Use Application

17 VENTURES, LLC | Richmond Hill, Georgia

Analysis of Impact of Proposed Zoning | May 1, 2020

---

*Bryan County's trash is disposed at the Broadhurst Environmental landfill in Wayne County. Per online research, the landfill accepts between 1,300 and 1,500 tons of trash per day and could, by some estimates, have one hundred thirty (130) years of capacity remaining.*

*No additional students will be generated by this development since it does not include residential development.*

*The water supply for the Rezoning exists within the Coastal Hwy Business Park on Hwy 17.*

*Sewer generated by the Rezoning exists within the Coastal Hwy Business Park on Hwy 17*

*Finally, this project is expected to be built immediately. No anticipated infrastructure improvements shall be needed for this project.*

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

*The project site lots do NOT include jurisdictional wetlands. However, on other lots of the Business Park, wetlands have been identified and are shown on the Plat. No significant groundwater recharge areas, water supply watersheds or protected river corridors exist within the development.*

*The project area does not have any known significant historical or cultural value to the local community, region, or state.*

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

*The area to be rezoned is currently zoned Industrial Light. This rezoning is to allow the two lots to be developed into a Boat Dealership which is compatible with the existing uses bordering the Rezoning. Therefore, the rezoning is not anticipated to adversely affect the existing uses or usability of adjacent or nearby lots or the preservation of the integrity of any adjacent neighborhoods.*

vii. Whether the proposed reclassification could adversely affect market values of nearby lots;

# Blake Street

## Rezoning & Conditional Use Application

17 VENTURES, LLC | Richmond Hill, Georgia

Analysis of Impact of Proposed Zoning | May 1, 2020

---

*This project is not anticipated to adversely affect the market values of the nearby lots.*

viii. Whether the proposed reclassification would require an increase in existing levels of public services, including, but not limited to: schools, parks and recreational facilities, storm water 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;

*Public facilities are existing and will not be impacted by the rezoning.*

*Upon 100% build out, the existing roadway network is adequate to accommodate the proposed development. The minimum traffic generated by the Boat Center is already accounted for in the existing Coastal Business Park roadway system.*

*Bryan County's trash is disposed at the Broadhurst Environmental landfill in Wayne County. Per online research, the landfill accepts up to 1,500 tons of trash per day and could, by some estimates, have one hundred thirty (130) years of capacity remaining.*

*No new students will be generated by the rezoning.*

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

*There are not any known existing or changing conditions in the immediate area.*

x. The existing uses and zoning of nearby lots;

*The existing uses of nearby lots are Industrial Light I-L.*

xi. The extent to which the value of the lot proposed to be reclassified is diminished by its existing zoning;

*Upon reclassification and 100% build out of this project, the project is projected to have a comparable value of surrounding facilities within the Business Park.*

# Blake Street

## Rezoning & Conditional Use Application

17 VENTURES, LLC | Richmond Hill, Georgia

Analysis of Impact of Proposed Zoning | May 1, 2020

---

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

*There are not any anticipated diminished property values.*

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

*There are not any known gains to the public regarding the existing zoning of this parcel. However, upon rezoning, the public will gain a Boat Dealership with the community to serve the general population.*

xiv. The suitability of the lot proposed to be reclassified for its current and proposed zoned purposes;

*Prior to the current and projected growth, the land use was suitable. The lots are currently zoned industrial, and the new zoning shall be industrial with a conditional approval to allow a Boat Dealership to be built.*

xv. The length of time the lot proposed to be reclassified has been non-income producing as zoned;

*The project site has remained undeveloped and non-income producing for eight years since it was developed into an industrial park. However, the proposed uses will generate significantly increased income for the county.*

xvi. Whether the proposed reclassification would create an isolated District unrelated to adjacent and nearby districts;

*The proposed rezoning will create compatible land uses. The nearby properties are used for industrial purposes.*

xvii. Whether there are substantial reasons why the lot cannot be used in accordance with this existing zoning classification;

# Blake Street

## Rezoning & Conditional Use Application

17 VENTURES, LLC | Richmond Hill, Georgia

Analysis of Impact of Proposed Zoning | May 1, 2020

---

*In order to provide the uses necessary to develop the lots into a Boat Dealership, rezoning is necessary.*

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

*As part of this zoning submittal, a conceptual land use master plan has been included. Upon further development, specific site development plans will be submitted to Bryan County for review and approval.*

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.

OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE SHOULDERS AND DITCHES OF THE ROADS WITHIN THE SUBDIVISION RIGHTS-OF-WAY.

C. Scott Stafford

April 6, 2020

SCOTT STAFFORD

DATE

I HEREBY CERTIFY THAT THE STREETS AND DRAINAGE SYSTEM IN COASTAL HIGHWAY BUSINESS PARK, BRYAN COUNTY, GEORGIA AS SHOWN ON THIS PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT AND CONSTRUCTION DRAWINGS WITH NECESSARY FIELD ADJUSTMENTS

C. Scott Stafford

April 6, 2020

SCOTT STAFFORD, OWNER OF RECORD

DATE

ROADS AND DRAINAGE WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS 50% OF THE LOTS ARE SOLD. AT THAT TIME, MAINTENANCE WILL BE ACHIEVED THROUGH PROTECTIVE COVENANT OR PROPERTY ASSOCIATION.

C. Scott Stafford

April 6, 2020

SCOTT STAFFORD

DATE

ROADS AND DRAINAGE WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS 50% OF THE LOTS ARE SOLD. AT THAT TIME, MAINTENANCE WILL BE ACHIEVED THROUGH PROTECTIVE COVENANT OR PROPERTY ASSOCIATION.

C. Scott Stafford

April 6, 2020

SCOTT STAFFORD

DATE

AREA OF DEVELOPMENT - 7.123 ACRES

ACCORDING TO FEMA F.I.R.M. 13029C 0290D AND 0286D, DATED AUGUST 2, 2018 REVISED TO REFLECT THE REISSUANCE OF LOMR 13-04-1675P, EFFECTIVE DECEMBER 23, 2019, THE PROPERTY IS LOCATED WITHIN ZONE X.

UTILITIES

COASTAL COMMUNICATIONS - TELEPHONE  
COMCAST - CABLE TV  
COASTAL EMC - ELECTRICITY  
CITY OF RICHMOND HILL - WATER AND SEWER

WETLANDS SHALL NOT BE DISTURBED WITHOUT THE CORP OF ENGINEERS APPROVAL.

THIS PROPERTY IS ZONED LIGHT INDUSTRIAL

SETBACK LINES:  
FRONT - 50'  
SIDE - 15'  
REAR - 30'

MINIMUM LOT FRONTAGE - 95'  
MINIMUM LOT AREA - 17,500 SQ.FT.

NOTE: LANDSCAPING SHALL BE INSTALLED BY THE INDIVIDUAL LOT OWNER(S) IN ACCORDANCE WITH THE APPROVED LANDSCAPING PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

SURVEYOR'S NOTES:  
THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS OR WETLANDS THAT MAY AFFECT THIS PROPERTY ARE SHOWN, INDICATED OR IMPLIED.

NOTICE OF PRIVATE ROADS AND DRAINAGE SYSTEMS

BRYAN COUNTY WILL NOT MAINTAIN, REPAIR OR REPLACE ANY PRIVATE ROADS AND DRAINAGE SYSTEMS. THE RESPONSIBILITY FOR SUCH MAINTENANCE, REPAIR OR REPLACEMENT IS ADDRESSED IN A MAINTENANCE AGREEMENT BETWEEN THE DEVELOPER OF THE SUBDIVISION AND THE PURCHASERS OF LOTS WITHIN THE SUBDIVISION. ANY PURCHASERS OF LOTS WITHIN THIS SUBDIVISION ARE URGED TO CAREFULLY REVIEW SUCH MAINTENANCE AGREEMENT TO DETERMINE THE PARTY OR PARTIES RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROADS AND DRAINAGE SYSTEMS AND THE SOURCE OF THE FUNDS TO PROVIDE SUCH MAINTENANCE.

NOTE REGARDING WATER AND SEWER

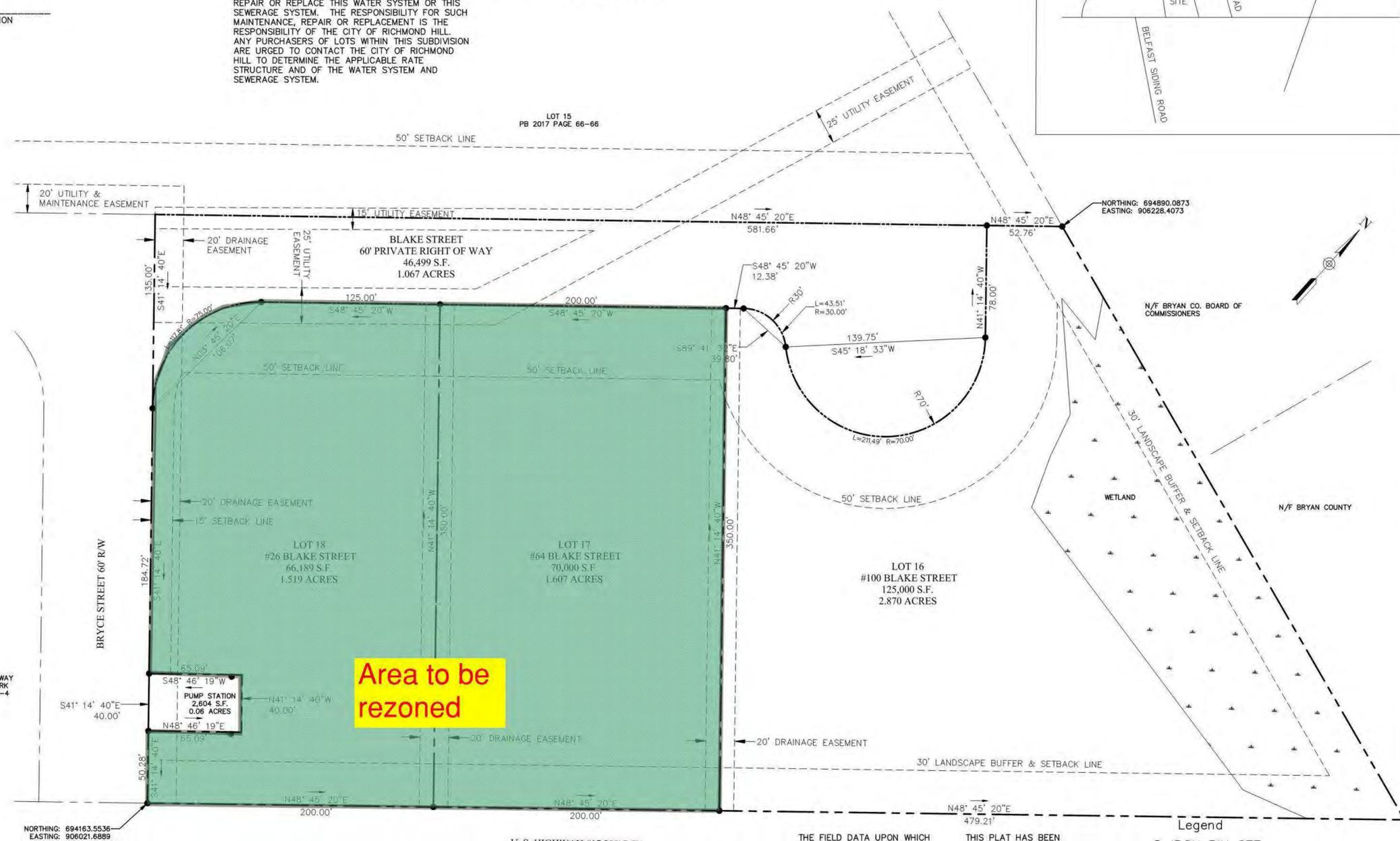
THIS SUBDIVISION IS SERVED BY A WATER SYSTEM AND A SEWERAGE SYSTEM OWNED BY THE CITY OF RICHMOND HILL. BRYAN COUNTY WILL NOT MAINTAIN, REPAIR OR REPLACE THIS WATER SYSTEM OR THIS SEWERAGE SYSTEM. THE RESPONSIBILITY FOR SUCH MAINTENANCE, REPAIR OR REPLACEMENT IS THE RESPONSIBILITY OF THE CITY OF RICHMOND HILL. ANY PURCHASERS OF LOTS WITHIN THIS SUBDIVISION ARE URGED TO CONTACT THE CITY OF RICHMOND HILL TO DETERMINE THE APPLICABLE RATE STRUCTURE AND OF THE WATER SYSTEM AND SEWERAGE SYSTEM.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Secs.15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

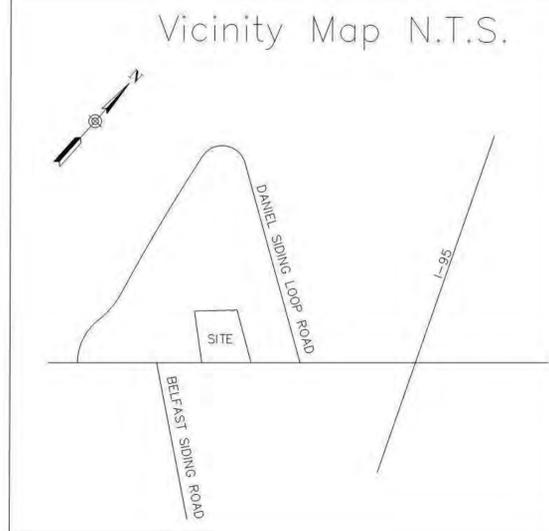
The field data upon which this map or plat is based has a closure precision of one foot in 50,000+ feet, and an angular error of 2' per angle point, and was adjusted using least squares. This map or plat has been calculated for closure and is found to be accurate within one foot in 200,000+ feet. Equipment Used, Topcon ES-103 & Carlson Software

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.

John O Parker, Ga. RLS#1850



Area to be rezoned



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

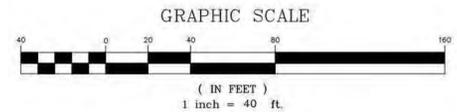
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET. EQUIPMENT: TOPCON GTS-300 & HP48GX

- Legend
● IRON PIN SET
⊙ IRON PIN FOUND
□ CONC. MARKER SET
■ CONC. MARKER FOUND
△ NO CORNER SET/FOUND

DEED AND PLAT REFERENCE:
1. PB 2017 / PG 66-66
2. PB 619 / PG 3-4

U.S. HIGHWAY #17 200' R/W

SURVEY DATE 2/17/2020
PLAT DATE 2/17/2020
Scale 1"=30'
File #chandlerstreet
Sheet 1 of 1



Final Plat of
Coastal Highway Business Park
Blake Street Subdivision
24th GMD
Bryan County, Georgia

Developer:
C. Scott Stafford
P.O. Box 741
Richmond Hill Ga. 31324
Phone: 912-756-3805



Surveyor:
John O Parker
Post Office Box 233
Glennville GA. 30427
912-237-2994

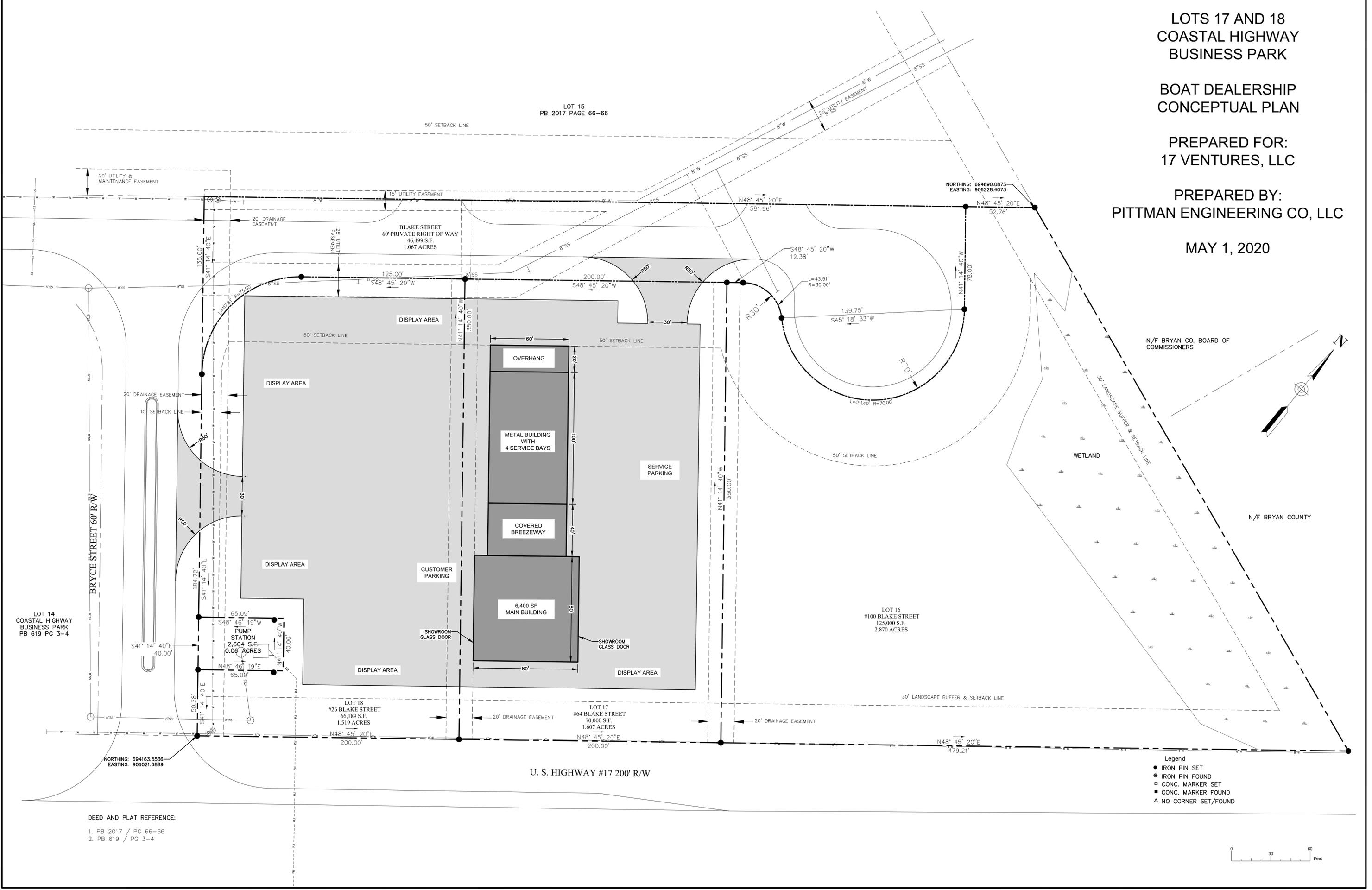
# LOTS 17 AND 18 COASTAL HIGHWAY BUSINESS PARK

## BOAT DEALERSHIP CONCEPTUAL PLAN

PREPARED FOR:  
17 VENTURES, LLC

PREPARED BY:  
PITTMAN ENGINEERING CO, LLC

MAY 1, 2020



DEED AND PLAT REFERENCE:  
 1. PB 2017 / PG 66-66  
 2. PB 619 / PG 3-4

- Legend
- IRON PIN SET
  - IRON PIN FOUND
  - CONC. MARKER SET
  - CONC. MARKER FOUND
  - △ NO CORNER SET/FOUND



# “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#227-20

**Zoning Request:** Rezoning request from I-L to proposed I-1, for boat sales and service

**Filed by:** 17 Ventures, LLC

**Owners:** Same

**Property address:** Blake St., Off Hwy 17

**Map and Parcel #** 048-015

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Jun 2, 2020 and the Board of Commissioners on Jun 9, 2020.

Please return this completed form with any comments/attachments to the Community Development Department by May 8, 2020.

**Comments:** NONE

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

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

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

**Signature:** Kate D. Coonan

**Date:** 5-7-20



**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  
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Map and Parcel # 048-015

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Please return this completed form with any comments/attachments to the Community Development Department by May 8, 2020.

Comments: No Issue

Engineering Director     Fire Chief     County Health Director

Public Works Director     Bryan County Schools (optional)

Signature: [Handwritten Signature]

Date: 5/5/20



**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  
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Richmond Hill, Georgia 31324  
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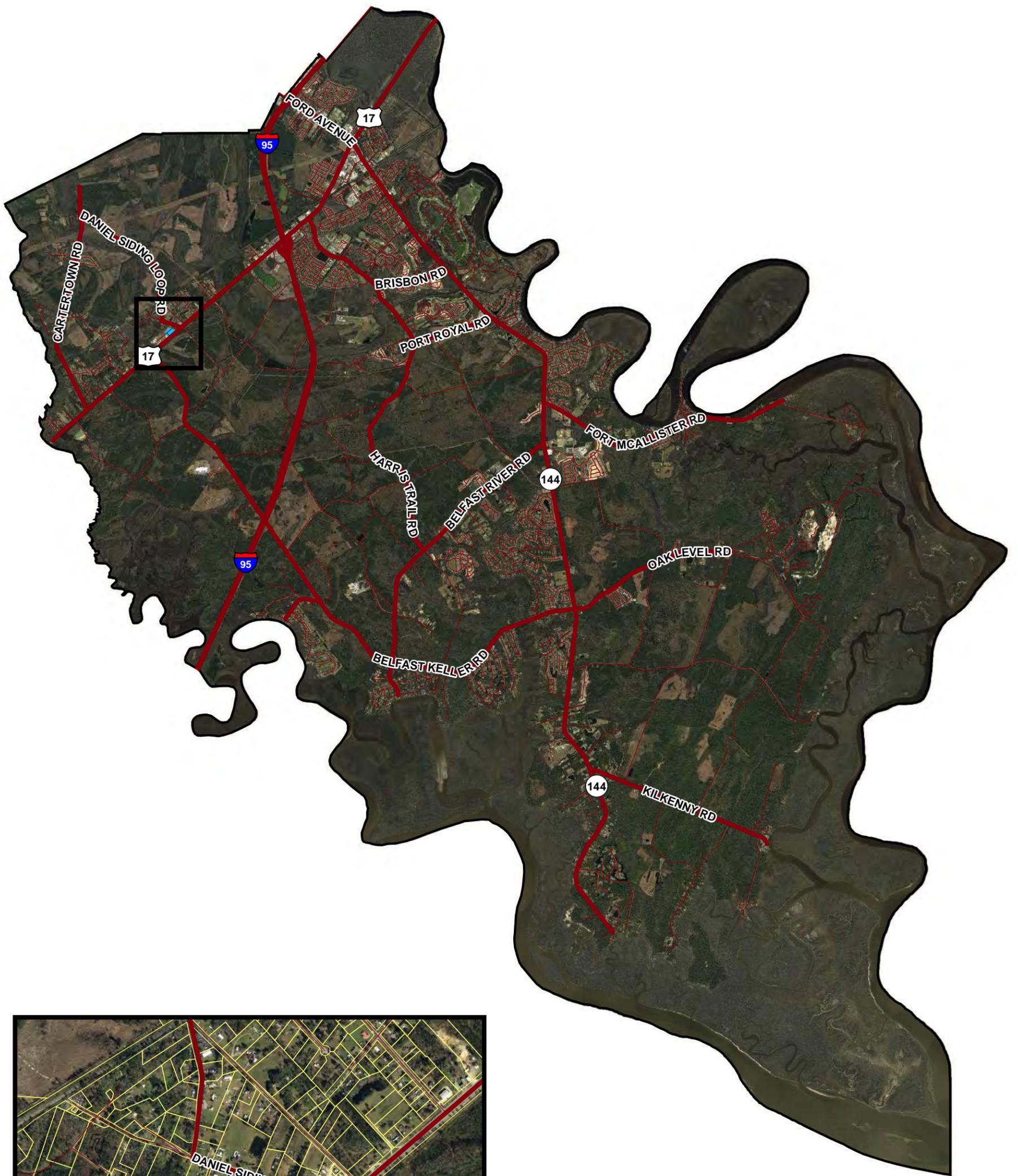
Please return this completed form with any comments/attachments to the Community Development Department by May 8, 2020.

**Comments:** no comment.

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

**Signature:** M. D. [Signature] **Date:** 5.8.20

# “C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Lot 17 & Lot 18
- Parcels

**Overview Map  
17 Ventures, LLC  
Case Z# 227-20**



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 Ponce de Leon assumes no responsibility or liability for the information contained hereon 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 Ponce de Leon assumes no responsibility or liability for modified data.



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Lot 17 & Lot 18
- Parcels



Produced by Bryan County GIS  
May 2020



**Location Map**  
**17 Ventures, LLC**  
**Case Z# 227-20**

**C-2**

DISCLAIMER  
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Interstate, U.S. & State Highways, & Other Major Roads  
 Roads  
 Notified Owners  
 Lot 17 & Lot 18  
 Parcels

PARCEL #	OWNER	
0471 146	CHURCH CALVARY BAPTIST	
0471 147	FORESTRY COMM FIRE TOWER	
048 001	BAB VENTURES LLC	
048 014	UNIFIRST CORPORATION	
048 015	17 VENTURES LLC	
055 060	RAYDIENT LLC	C/O RAYONIER TAX SRV LARSON & MCGOWIN LLC



**Notification Map**  
**17 Ventures, LLC**  
**Case Z# 227-20**

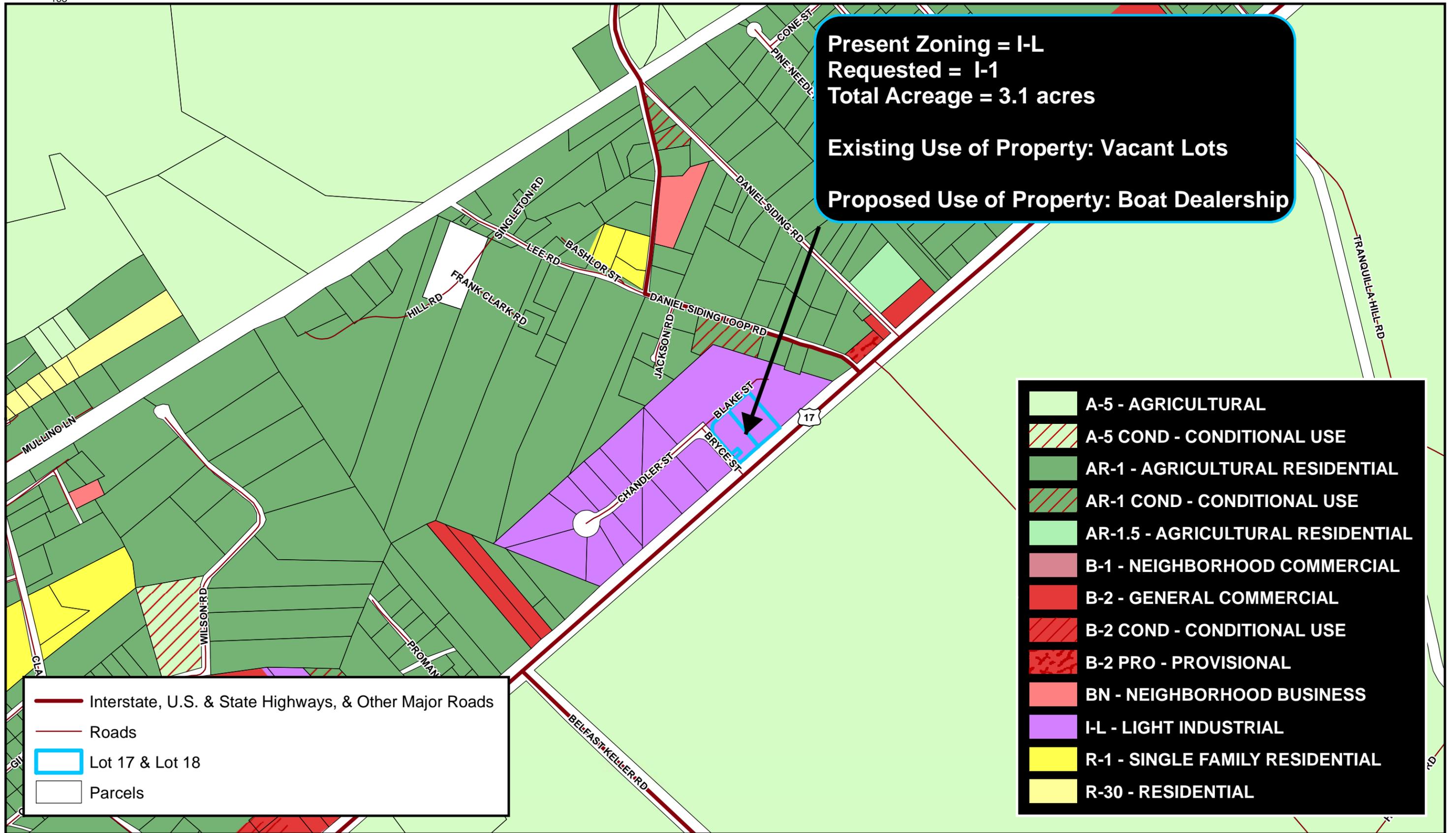
C-3

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**Present Zoning = I-L**  
**Requested = I-1**  
**Total Acreage = 3.1 acres**

**Existing Use of Property: Vacant Lots**

**Proposed Use of Property: Boat Dealership**



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

— Roads

□ Lot 17 & Lot 18

□ Parcels

- A-5 - AGRICULTURAL
- ▨ A-5 COND - CONDITIONAL USE
- AR-1 - AGRICULTURAL RESIDENTIAL
- ▨ AR-1 COND - CONDITIONAL USE
- AR-1.5 - AGRICULTURAL RESIDENTIAL
- B-1 - NEIGHBORHOOD COMMERCIAL
- B-2 - GENERAL COMMERCIAL
- ▨ B-2 COND - CONDITIONAL USE
- ▨ B-2 PRO - PROVISIONAL
- BN - NEIGHBORHOOD BUSINESS
- I-L - LIGHT INDUSTRIAL
- R-1 - SINGLE FAMILY RESIDENTIAL
- R-30 - RESIDENTIAL



# **“D” Exhibits – Public Comment None Provided**

**BRYAN COUNTY PLANNING & ZONING COMMISSION**

**CASE CUP#168-20**

Public Hearing Date: June 2, 2020

<p>REGARDING THE APPLICATION OF: 17 Ventures, LLC, requesting a conditional use for property located at 26 and 64 Blake Street, PIN# 048-01-017-001 and 048-01-018-001, in unincorporated Bryan County, Georgia. The applicant is requesting the conditional use for vehicle sales and support centers for a boat dealership.</p>	<p>Staff Report By: Sara Farr-Newman Dated: May 26, 2020</p>
---	--

### I. Application Summary

**Requested Action:** Public hearing and consideration of a conditional use application. The application by 17 Ventures, LLC, proposes the conditional use for a boat dealership on property located at 26 and 64 Blake Street, PIN# 048-01-017-001 and 048-01-018-001, in unincorporated Bryan County, Georgia.

**Applicant or Representative:** 17 Ventures, LLC  
104 Great Oaks Way  
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 VII. – Conditional Use Districts, Section 702. – Conditions to Approval of Petition, Bryan County Code of Ordinances

### II. General Information

**1. Application:** A rezoning application was submitted by 17 Ventures, LLC, on May 1, 2020. After reviewing the application, the Director certified the application as being generally complete on May 1, 2020.

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

- A. Legal notice was published in the Bryan County News on **May 14, 2020**.
- B. Notice was sent to Surrounding Land Owners on **May 15, 2020**.
- C. The site was posted for Public Hearing on **May 15, 2020**.

**3. Background:** The property proposed for the conditional use of a boat/vehicle dealership is located at the corner of Bryce and Blake Street in the Coastal Highway Business Park and is currently vacant. The property is two parcels, a total of 3.1 acres, and was cleared along with the rest of the industrial park. The property is currently zoned I-L, but the applicant requested a rezoning to I-1. The rezoning is addressed in a separate application and review (Z#227-20).

The Conditional Use proposed is for a boat/vehicle dealership as shown on the conceptual site plan. The dealership is proposed to include outdoor sales and incorporate two parcels of the existing industrial park. There is a building for office and service with parking and outdoor display area proposed on the site plan. The outdoor display area is proposed along Bryce Street, which is the entrance into the industrial park.

**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

**“B” Exhibits- Agency Comments:**

B-1 Fire Chief (05-05-2020)

B-2 Public Health Comments (05-08-2020)

**“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 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 *Vehicle Sales and Support Centers*, is listed as a conditional use for lots zoned "I-1". The Community Development Director determined boat sales falls under this use.

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 conceptual site plan for the proposed boat dealership includes an open area located at the entrance to the industrial park for display/storage, a metal building with four bays to provide service to boats, and an enclosed office building with related parking. Currently, the existing businesses in the industrial park mainly consist of warehouses and other light industrial operations, with associated offices attached. These businesses are compatible with the proposed use of a boat dealership and service business. There is likely to be comparable traffic to other businesses in the area and the use will not have more of any impact on surrounding areas than other permitted uses in the industrial park.

If a conditional use for a boat dealership is approved certain site considerations must be addressed. Any maintenance or service work should also be required to take place in an enclosed building to ensure compatibility with other uses in the industrial park. Additionally, the conceptual site plan provided for the boat dealership shows display areas located within required buffers and/or setbacks which should be discouraged. The plan shown may also exceed the 65% coverage limitation in the I-1 zoning district. These items will need to be addressed in a final site plan if this use is approved. Design considerations and requirements will also need to be addressed that are not detailed in the conceptual site plan, including

locating any proposed overhead doors away from Highway 17 in order to ensure the corridor standards are maintained.

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

If the rezoning to I-1 is approved, then staff recommends approval of the conditional use subject to the following conditions:

1. Boat display areas shall not be located within any required buffer or setback area.
2. All maintenance and service work shall be conducted within an enclosed building.
3. The location of any overhead doors shall be designed so as not to face Highway 17.

#### **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: 17 VENTURES, LLC  
 Address: 104 GREAT OAKS WAY  
 City: RICHMOND HILL State: GA Zip: 31324  
 Phone: 912-663-8576 Email: info@themulberryco.com

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

**PROPERTY INFORMATION**

Property Address or General Location: BLAKE STREET - COASTAL HWY BUSINESS PARK  
 PIN Number (Map & Parcel): 048 015 Current Zoning District(s): I-L

**CONDITIONAL USE REQUESTED:**

BOAT Dealership

RECEIVED  
FOR OFFICE USE ONLY

MAY - 1 2020

CK# 1105

Case #: CUP#1168-20 Date Received: \_\_\_\_\_

Fee Paid

Initial: JD

### 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
- 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.

Mary D. Stafford  
Applicant Signature

May 1, 2020  
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: 5/1/2020      DRC Meeting Date: 5/8/2020      P&Z Hearing Date: 6/2/2020  
BOC Hearing Date: 6/9/2020



Bryan County Board of Commissioners

Community Development Department

AUTHORIZATION OF PROPERTY OWNER

I, Mary H. Stafford, 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: MARY H. STAFFORD, 17 Ventures, LLC

Address: 104 Great Oaks Way

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: 912-663-8576 Email: info@themuiberryco.com

Mary H. Stafford Signature of Owner

May 1, 2020 Date

MARY H. STAFFORD Owners Name (Print)

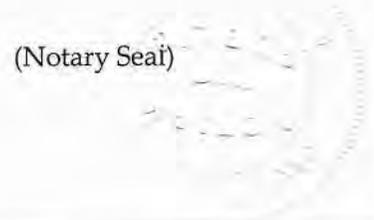
Personally appeared before me

MARY H. STAFFORD 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 May 2020

Notary Public Exp. 9.9.23



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.

048015  
Parcel Identification Number

Mary H. Stoyard  
Signature of Applicant

May 1, 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: \_\_\_\_\_ 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: \_\_\_\_\_

Please note: Effective on Friday, 3/13/20, many Cities and Counties have suspended court due to the coronavirus (COVID-19) until further notice. Payments can still be made online or via phone 1-877-575-7233 and will be processed by the courts in a timely manner.



[Start Over \(/start.html\)](/start.html)

ONLINE PAYMENTS - PROPERTY TAXES

**PROPERTY TAX SEARCH RESULTS**

[Back](#) [View Cart \(0\)](#)

Back taxes must be paid with selected bill(s), so all older bills with a balance due will be automatically added to the cart. Click on a Bill # to view the bill.

Filter Status: Any (9) ▾ Type: Any (9) ▾ Year: Any (9) ▾

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2019	<a href="/pay_bill.html?bill_id=2622DG7743539Q934764118221586">022673 (/pay_bill.html?bill_id=2622DG7743539Q934764118221586)</a>	Property	17 VENTURES LLC	104 GREAT OAKS WAY	048 015	11/15/2019	\$5,117.69	\$0.00	Paid 12/11/2019
2018	<a href="/pay_bill.html?bill_id=329775121D617464G0R05163004238">022007 (/pay_bill.html?bill_id=329775121D617464G0R05163004238)</a>	Property	17 VENTURES LLC	104 GREAT OAKS WAY	048 015	11/15/2018	\$2,905.95	\$0.00	Paid 11/02/2018
2017	<a href="/pay_bill.html?bill_id=616588D9212G674044965Q1355560">018947 (/pay_bill.html?bill_id=616588D9212G674044965Q1355560)</a>	Property	17 VENTURES LLC	104 GREAT OAKS WAY	048 015	11/15/2017	\$4,796.95	\$0.00	Paid 11/03/2017
2016	<a href="/pay_bill.html?bill_id=331982D1535G400R60085175547445">010866 (/pay_bill.html?bill_id=331982D1535G400R60085175547445)</a>	Property	LAUREL GROVE DEVELOPERS LLC	PO BOX 741	048 015	11/15/2016	\$6,182.67	\$0.00	Paid 11/07/2016
2015	<a href="/pay_bill.html?bill_id=7928D70135827906GR1012365084952">010332 (/pay_bill.html?bill_id=7928D70135827906GR1012365084952)</a>	Property	LAUREL GROVE DEVELOPERS LLC	PO BOX 741	048 015	11/15/2015	\$7,098.49	\$0.00	Paid 03/15/2016
2014	<a href="/pay_bill.html?bill_id=10D512920109G662Q941636835550">010032 (/pay_bill.html?bill_id=10D512920109G662Q941636835550)</a>	Property	LAUREL GROVE DEVELOPERS LLC	PO BOX 741	048 015	11/15/2014	\$7,924.14	\$0.00	Paid 03/15/2016
2013	<a href="/pay_bill.html?bill_id=4807D991243870895G47472719R200">009002 (/pay_bill.html?bill_id=4807D991243870895G47472719R200)</a>	Property	LAUREL GROVE DEVELOPERS LLC	PO BOX 741	048 015	11/15/2013	\$7,127.09	\$0.00	Paid 04/16/2014
2012	<a href="/pay_bill.html?bill_id=79424D037315360G80123447253Q22">008625 (/pay_bill.html?bill_id=79424D037315360G80123447253Q22)</a>	Property	LAUREL GROVE DEVELOPERS LLC	PO BOX 741	048 015	11/15/2012	\$7,553.26	\$0.00	Paid 04/16/2014

Translate:

**Bryan County, GA**

Tax Commissioner  
Carrol Ann Coleman



11 N. Courthouse St  
P.O. Box 447  
Pembroke, GA 31321

Ph: 912-653-3880  
Fx: 912-653-3831

**Send Email**  
(mailto:ccoleman@bryan-county.org)

GovtWindow Help  
**(877) 575-7233**  
or **Send Email**  
(mailto:support@governmentwindow.com)  
Subject=Bryan County,  
GA payment issue)

\* = Required



Please note: Effective on Friday, 3/13/20, many Cities and Counties have suspended court due to the coronavirus (COVID-19) until further notice. Payments can still be made online or via phone 1-877-575-7233 and will be processed by the courts in a timely manner. x

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2011	008664 (/pay_bill.html?bill_id=7063D51545G045751910962Q777884)	Property	LAUREL GROVE DEVELOPERS LLC	PO BOX 741	048 015	11/15/2011	\$7,333.05	\$0.00	Paid 01/25/2013

*Results are limited to first 100 records. If your record is not found, go back and try a more specific search.*

[Back](#) [View Cart \(0\)](#)



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.

[X] 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.

Mary H. Stafford
Signature of Applicant

Personally appeared before me

MARY H. STAFFORD
Applicant (Print)

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

This 1st day of May, 2020

[Signature]
Notary Public Exp. 9.9.23

(Notary Seal)





# Blake Street

## Rezoning & Conditional Use Application

17 VENTURES, LLC | Richmond Hill, Georgia

Analysis of Impact of Proposed Zoning | May 1, 2020

---

**ANALYSIS OF IMPACT OF PROPOSED ZONING CHANGE FOR  
LENOX, BRYAN COUNTY, GEORGIA PUD  
(Responses in italics)**

- i. Whether the proposed reclassification is in conformance with the Comprehensive Plan;

*Yes, the plan is consistent with the Bryan County future land use plan. Currently the development is zoned industrial.*

- ii. Whether the proposed reclassification improves the overall zoning scheme and helps carry out the purpose of this Ordinance;

*This proposed zoning change will in essence retain the same zone which is light industrial. Additionally, this area is also adjacent to existing water, sewer, drainage and road infrastructure.*

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

*This proposed zoning change is compatible with the adjacent properties. The intensity of development reflects a similar industrial/commercial density.*

- iv. The adequacy of public facilities and services to serve the lot proposed to be reclassified, including but not limited to: Roads, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, wastewater treatment, and solid waste services;

*The Rezoning will have negligible impact on the existing public facilities and services. This statement is reiterated by the fact that the existing Business Park is already developed to serve industrial development.*

*Upon 100% build out, the existing roadway network will be minimally impacted by the proposed development. The project roadway is already constructed.*

# Blake Street

## Rezoning & Conditional Use Application

17 VENTURES, LLC | Richmond Hill, Georgia

Analysis of Impact of Proposed Zoning | May 1, 2020

---

*Bryan County's trash is disposed at the Broadhurst Environmental landfill in Wayne County. Per online research, the landfill accepts between 1,300 and 1,500 tons of trash per day and could, by some estimates, have one hundred thirty (130) years of capacity remaining.*

*No additional students will be generated by this development since it does not include residential development.*

*The water supply for the Rezoning exists within the Coastal Hwy Business Park on Hwy 17.*

*Sewer generated by the Rezoning exists within the Coastal Hwy Business Park on Hwy 17*

*Finally, this project is expected to be built immediately. No anticipated infrastructure improvements shall be needed for this project.*

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

*The project site lots do NOT include jurisdictional wetlands. However, on other lots of the Business Park, wetlands have been identified and are shown on the Plat. No significant groundwater recharge areas, water supply watersheds or protected river corridors exist within the development.*

*The project area does not have any known significant historical or cultural value to the local community, region, or state.*

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

*The area to be rezoned is currently zoned Industrial Light. This rezoning is to allow the two lots to be developed into a Boat Dealership which is compatible with the existing uses bordering the Rezoning. Therefore, the rezoning is not anticipated to adversely affect the existing uses or usability of adjacent or nearby lots or the preservation of the integrity of any adjacent neighborhoods.*

vii. Whether the proposed reclassification could adversely affect market values of nearby lots;

# Blake Street

## Rezoning & Conditional Use Application

17 VENTURES, LLC | Richmond Hill, Georgia

Analysis of Impact of Proposed Zoning | May 1, 2020

---

*This project is not anticipated to adversely affect the market values of the nearby lots.*

viii. Whether the proposed reclassification would require an increase in existing levels of public services, including, but not limited to: schools, parks and recreational facilities, storm water 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;

*Public facilities are existing and will not be impacted by the rezoning.*

*Upon 100% build out, the existing roadway network is adequate to accommodate the proposed development. The minimum traffic generated by the Boat Center is already accounted for in the existing Coastal Business Park roadway system.*

*Bryan County's trash is disposed at the Broadhurst Environmental landfill in Wayne County. Per online research, the landfill accepts up to 1,500 tons of trash per day and could, by some estimates, have one hundred thirty (130) years of capacity remaining.*

*No new students will be generated by the rezoning.*

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

*There are not any known existing or changing conditions in the immediate area.*

x. The existing uses and zoning of nearby lots;

*The existing uses of nearby lots are Industrial Light I-L.*

xi. The extent to which the value of the lot proposed to be reclassified is diminished by its existing zoning;

*Upon reclassification and 100% build out of this project, the project is projected to have a comparable value of surrounding facilities within the Business Park.*

# Blake Street

## Rezoning & Conditional Use Application

17 VENTURES, LLC | Richmond Hill, Georgia

Analysis of Impact of Proposed Zoning | May 1, 2020

---

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

*There are not any anticipated diminished property values.*

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

*There are not any known gains to the public regarding the existing zoning of this parcel. However, upon rezoning, the public will gain a Boat Dealership with the community to serve the general population.*

xiv. The suitability of the lot proposed to be reclassified for its current and proposed zoned purposes;

*Prior to the current and projected growth, the land use was suitable. The lots are currently zoned industrial, and the new zoning shall be industrial with a conditional approval to allow a Boat Dealership to be built.*

xv. The length of time the lot proposed to be reclassified has been non-income producing as zoned;

*The project site has remained undeveloped and non-income producing for eight years since it was developed into an industrial park. However, the proposed uses will generate significantly increased income for the county.*

xvi. Whether the proposed reclassification would create an isolated District unrelated to adjacent and nearby districts;

*The proposed rezoning will create compatible land uses. The nearby properties are used for industrial purposes.*

xvii. Whether there are substantial reasons why the lot cannot be used in accordance with this existing zoning classification;

# Blake Street

## Rezoning & Conditional Use Application

17 VENTURES, LLC | Richmond Hill, Georgia

Analysis of Impact of Proposed Zoning | May 1, 2020

---

*In order to provide the uses necessary to develop the lots into a Boat Dealership, rezoning is necessary.*

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

*As part of this zoning submittal, a conceptual land use master plan has been included. Upon further development, specific site development plans will be submitted to Bryan County for review and approval.*

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.

OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE SHOULDERS AND DITCHES OF THE ROADS WITHIN THE SUBDIVISION RIGHTS-OF-WAY.

*C. Scott Stafford*

April 6, 2020

SCOTT STAFFORD

DATE

I HEREBY CERTIFY THAT THE STREETS AND DRAINAGE SYSTEM IN COASTAL HIGHWAY BUSINESS PARK, BRYAN COUNTY, GEORGIA AS SHOWN ON THIS PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT AND CONSTRUCTION DRAWINGS WITH NECESSARY FIELD ADJUSTMENTS

*C. Scott Stafford*

April 6, 2020

SCOTT STAFFORD, OWNER OF RECORD

DATE

ROADS AND DRAINAGE WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS 50% OF THE LOTS ARE SOLD. AT THAT TIME, MAINTENANCE WILL BE ACHIEVED THROUGH PROTECTIVE COVENANT OR PROPERTY ASSOCIATION.

*C. Scott Stafford*

April 6, 2020

SCOTT STAFFORD

DATE

ROADS AND DRAINAGE WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS 50% OF THE LOTS ARE SOLD. AT THAT TIME, MAINTENANCE WILL BE ACHIEVED THROUGH PROTECTIVE COVENANT OR PROPERTY ASSOCIATION.

*C. Scott Stafford*

April 6, 2020

SCOTT STAFFORD

DATE

AREA OF DEVELOPMENT - 7.123 ACRES

ACCORDING TO FEMA F.I.R.M. 13029C 0290D AND 0286D, DATED AUGUST 2, 2018 REVISED TO REFLECT THE REISSUANCE OF LOMR 13-04-1675P, EFFECTIVE DECEMBER 23, 2019, THE PROPERTY IS LOCATED WITHIN ZONE X.

UTILITIES

COASTAL COMMUNICATIONS - TELEPHONE  
COMCAST - CABLE TV  
COASTAL EMC - ELECTRICITY  
CITY OF RICHMOND HILL - WATER AND SEWER

WETLANDS SHALL NOT BE DISTURBED WITHOUT THE CORP OF ENGINEERS APPROVAL.

THIS PROPERTY IS ZONED LIGHT INDUSTRIAL

SETBACK LINES:

FRONT - 50'

SIDE - 15'

REAR - 30'

MINIMUM LOT FRONTAGE - 95'

MINIMUM LOT AREA - 17,500 SQ.FT.

NOTE: LANDSCAPING SHALL BE INSTALLED BY THE INDIVIDUAL LOT OWNER(S) IN ACCORDANCE WITH THE APPROVED LANDSCAPING PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

SURVEYOR'S NOTES:  
THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS OR WETLANDS THAT MAY AFFECT THIS PROPERTY ARE SHOWN, INDICATED OR IMPLIED.

NOTICE OF PRIVATE ROADS AND DRAINAGE SYSTEMS

BRYAN COUNTY WILL NOT MAINTAIN, REPAIR OR REPLACE ANY PRIVATE ROADS AND DRAINAGE SYSTEMS. THE RESPONSIBILITY FOR SUCH MAINTENANCE, REPAIR OR REPLACEMENT IS ADDRESSED IN A MAINTENANCE AGREEMENT BETWEEN THE DEVELOPER OF THE SUBDIVISION AND THE PURCHASERS OF LOTS WITHIN THE SUBDIVISION. ANY PURCHASERS OF LOTS WITHIN THIS SUBDIVISION ARE URGED TO CAREFULLY REVIEW SUCH MAINTENANCE AGREEMENT TO DETERMINE THE PARTY OR PARTIES RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROADS AND DRAINAGE SYSTEMS AND THE SOURCE OF THE FUNDS TO PROVIDE SUCH MAINTENANCE.

NOTE REGARDING WATER AND SEWER

THIS SUBDIVISION IS SERVED BY A WATER SYSTEM AND A SEWERAGE SYSTEM OWNED BY THE CITY OF RICHMOND HILL. BRYAN COUNTY WILL NOT MAINTAIN, REPAIR OR REPLACE THIS WATER SYSTEM OR THIS SEWERAGE SYSTEM. THE RESPONSIBILITY FOR SUCH MAINTENANCE, REPAIR OR REPLACEMENT IS THE RESPONSIBILITY OF THE CITY OF RICHMOND HILL. ANY PURCHASERS OF LOTS WITHIN THIS SUBDIVISION ARE URGED TO CONTACT THE CITY OF RICHMOND HILL TO DETERMINE THE APPLICABLE RATE STRUCTURE AND OF THE WATER SYSTEM AND SEWERAGE SYSTEM.

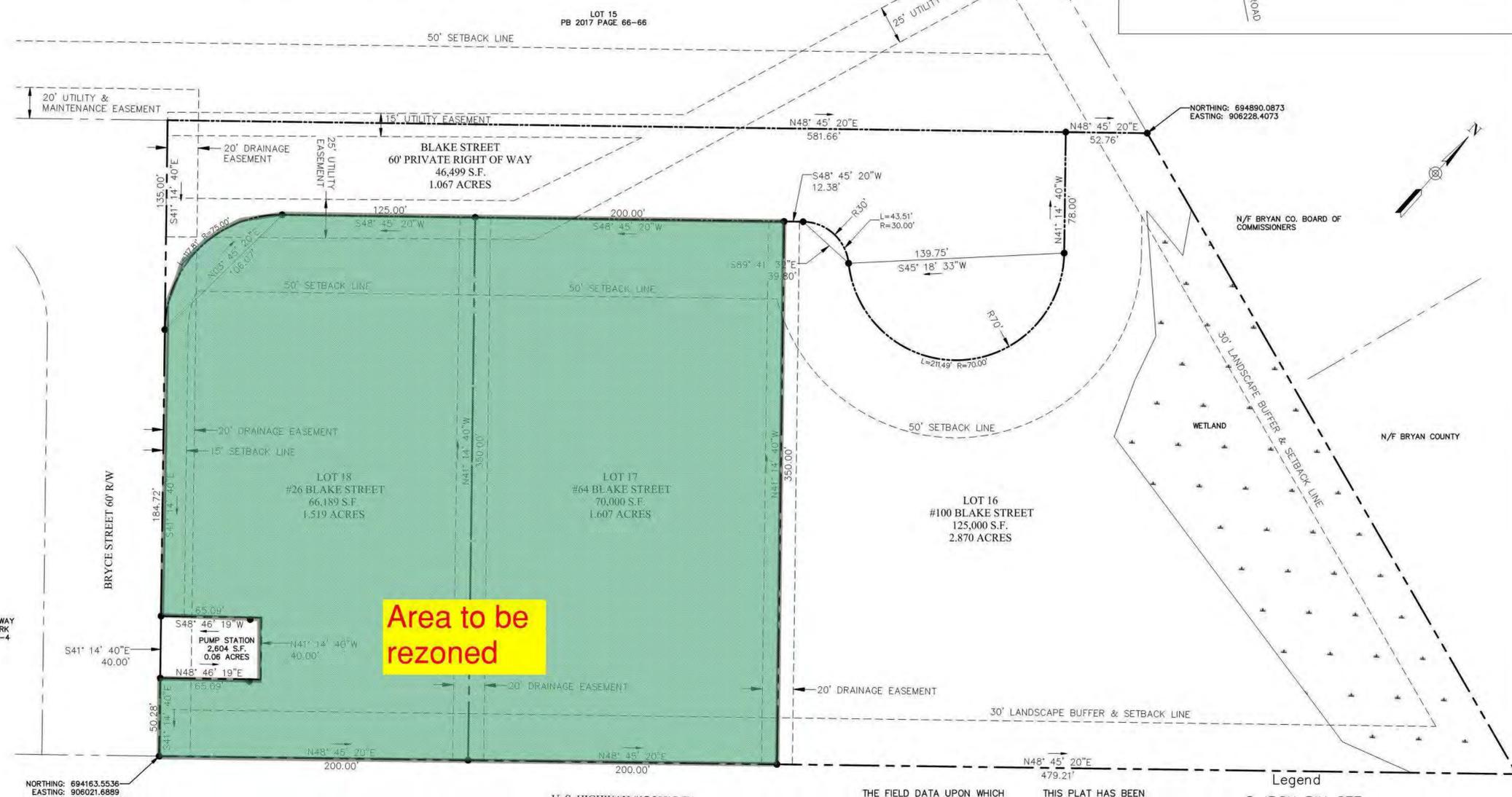
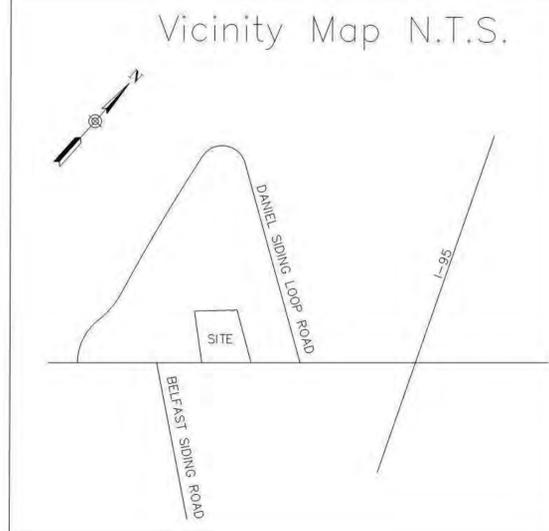
This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Secs.15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

The field data upon which this map or plat is based has a closure precision of one foot in 50,000+ feet, and an angular error of 2' per angle point, and was adjusted using least squares. This map or plat has been calculated for closure and is found to be accurate within one foot in 200,000+ feet. Equipment Used, Topcon ES-103 & Carlson Software

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.

*John O Parker*

John O Parker, Ga. RLS#1850



Area to be rezoned

DEED AND PLAT REFERENCE:

- 1. PB 2017 / PG 66-66
- 2. PB 619 / PG 3-4

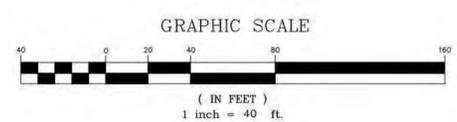
U.S. HIGHWAY #17 200' R/W

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET. EQUIPMENT: TOPCON GTS-300 & HP48GX

- Legend
- IRON PIN SET
  - ⊙ IRON PIN FOUND
  - CONC. MARKER SET
  - CONC. MARKER FOUND
  - △ NO CORNER SET/FOUND

SURVEY DATE 2/17/2020
PLAT DATE 2/17/2020
Scale 1"=30'
File #chandlerstreet
Sheet 1 of 1



Final Plat of  
Coastal Highway Business Park  
Blake Street Subdivision  
24th GMD  
Bryan County, Georgia

Developer:  
C. Scott Stafford  
P.O. Box 741  
Richmond Hill Ga. 31324  
Phone: 912-756-3805



Surveyor:  
John O Parker  
Post Office Box 233  
Glennville GA. 30427  
912-237-2994



# “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#168-20

Zoning Request: Conditional use request for outside vehicle sale /Boat dealership with service and maintenance.

Filed by: 17 Ventures, LLC

Owners: Same

Property address: Bryce St off Hwy 17

Map and Parcel # 048-015

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Jun 2, 2020 and the Board of Commissioners on Jun 9, 2020.

Please return this completed form with any comments/attachments to the Community Development Department by May 8, 2020.

Comments: No issue with outside sales. In the building needs to be inspected & comply with all fire & life safety codes for type of occupancy

Engineering Director     Fire Chief     County Health Director

Public Works Director     Bryan County Schools (optional)

Signature: [Handwritten Signature]

Date: 5/5/20



**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  
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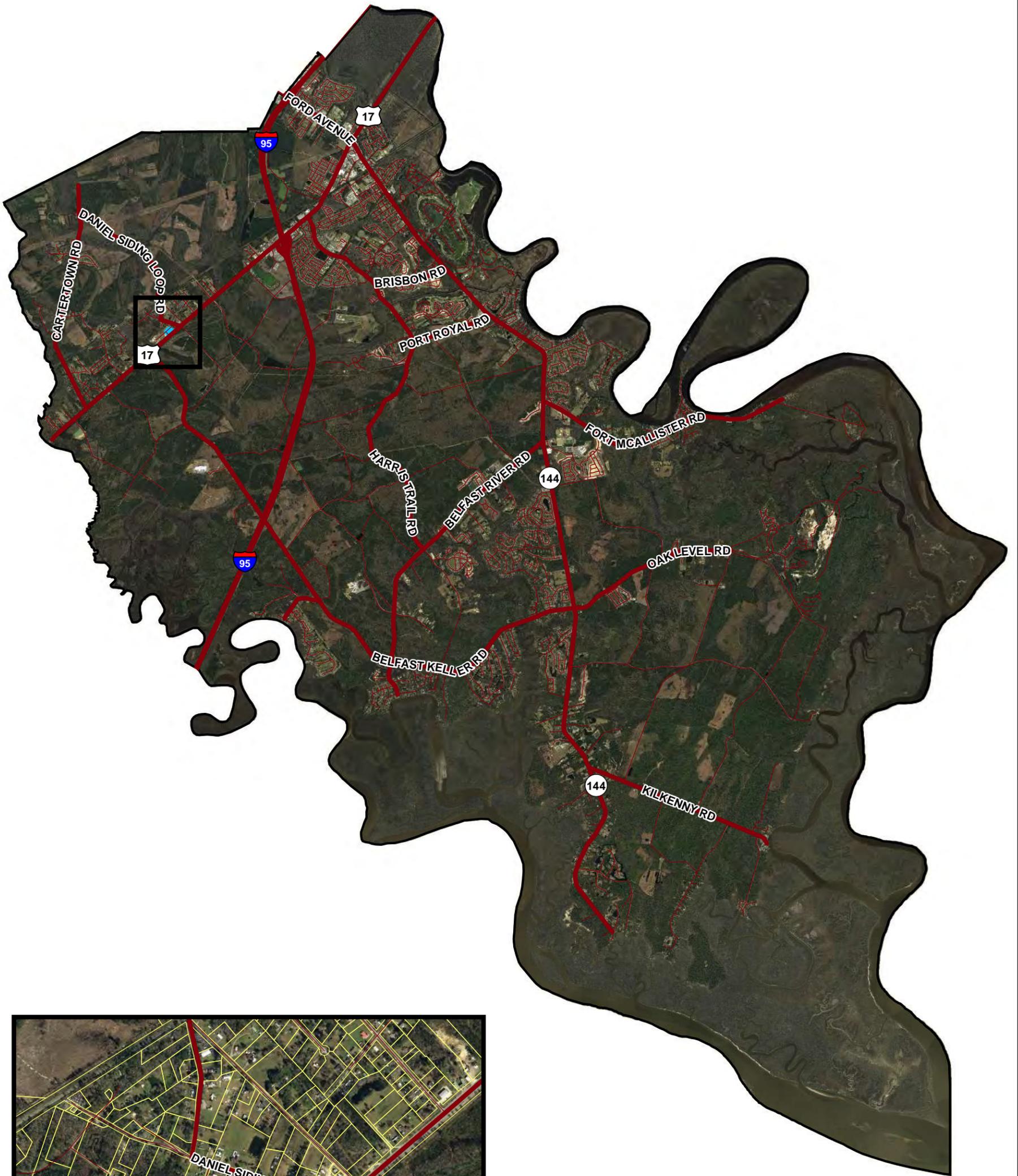
Please return this completed form with any comments/attachments to the Community Development Department by May 8, 2020.

Comments: No comment.

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

Signature: M. D. [Signature] Date: 5.8.20

# “C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Lot 17 & Lot 18
- Parcels





- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Lot 17 & Lot 18
- Parcels



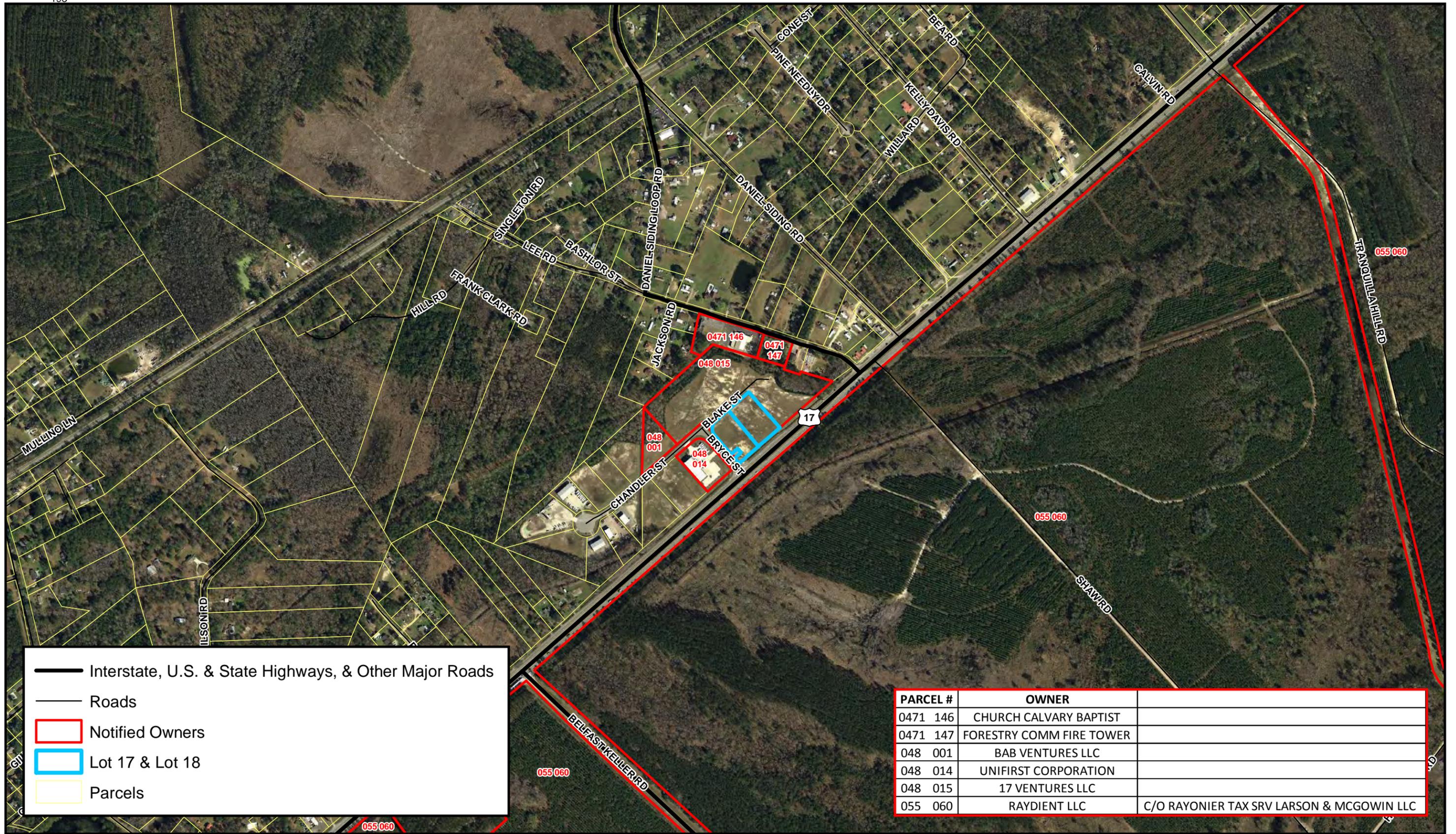
Produced by Bryan County GIS  
May 2020



**Location Map**  
**17 Ventures, LLC**  
**Case CUP# 168-20**

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
-  Lot 17 & Lot 18
-  Parcels

PARCEL #	OWNER	
0471 146	CHURCH CALVARY BAPTIST	
0471 147	FORESTRY COMM FIRE TOWER	
048 001	BAB VENTURES LLC	
048 014	UNIFIRST CORPORATION	
048 015	17 VENTURES LLC	
055 060	RAYDIENT LLC	C/O RAYONIER TAX SRV LARSON & MCGOWIN LLC



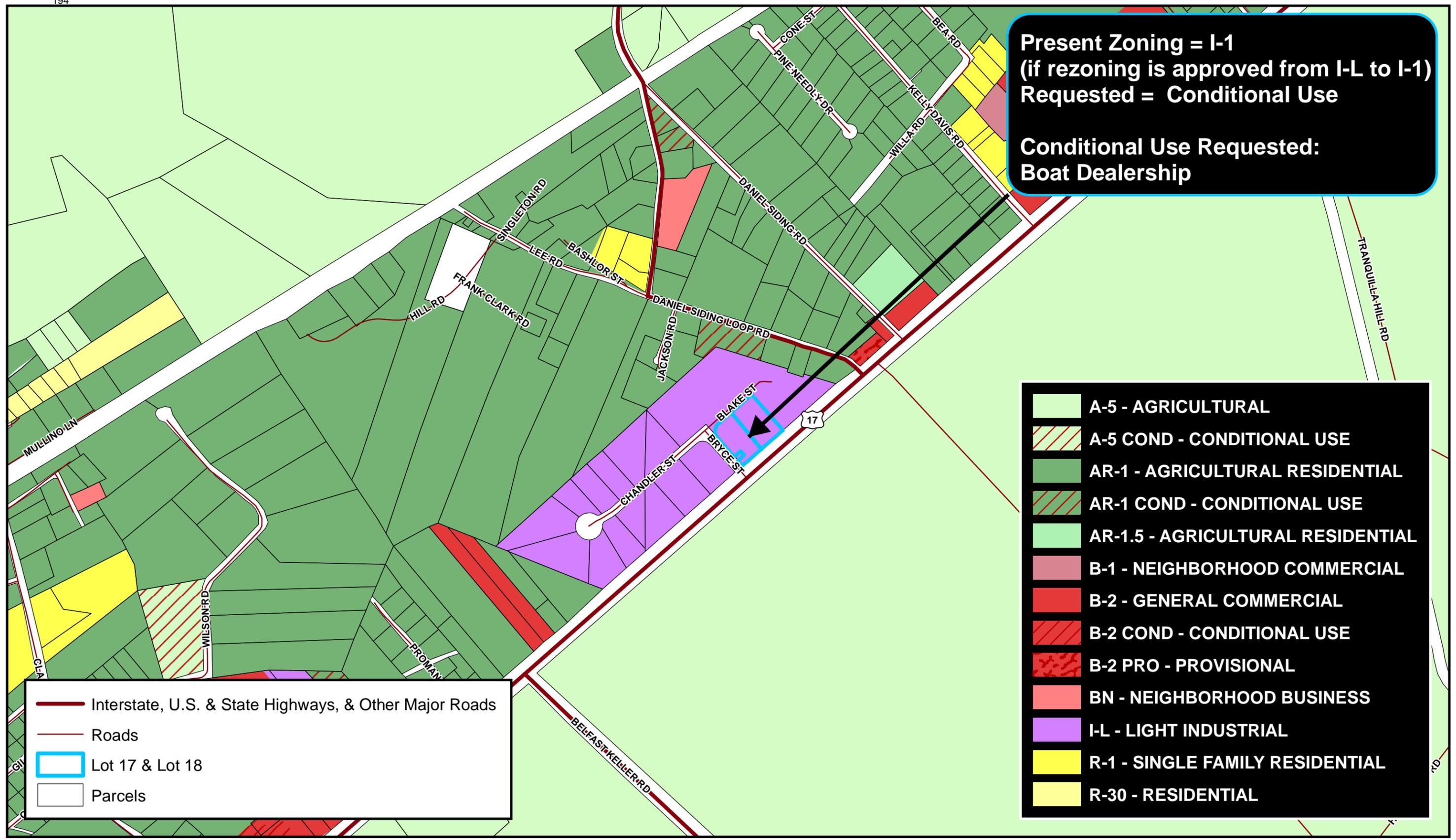
**Notification Map**  
**17 Ventures, LLC**  
**Case CUP# 168-20**

C-3

DISCLAIMER  
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**Present Zoning = I-1**  
 (if rezoning is approved from I-L to I-1)  
**Requested = Conditional Use**

**Conditional Use Requested:**  
**Boat Dealership**



— Interstate, U.S. & State Highways, & Other Major Roads  
 — Roads  
 □ Lot 17 & Lot 18  
 □ Parcels

- A-5 - AGRICULTURAL
- ▨ A-5 COND - CONDITIONAL USE
- AR-1 - AGRICULTURAL RESIDENTIAL
- ▨ AR-1 COND - CONDITIONAL USE
- AR-1.5 - AGRICULTURAL RESIDENTIAL
- B-1 - NEIGHBORHOOD COMMERCIAL
- B-2 - GENERAL COMMERCIAL
- ▨ B-2 COND - CONDITIONAL USE
- B-2 PRO - PROVISIONAL
- BN - NEIGHBORHOOD BUSINESS
- I-L - LIGHT INDUSTRIAL
- R-1 - SINGLE FAMILY RESIDENTIAL
- R-30 - RESIDENTIAL



# **“D” Exhibits – Public Comment**

## **None Provided**

**BRYAN COUNTY BOARD OF COUNTY COMMISSIONERS**

**CASE CUP#167-20**

Public Meeting Date: June 2, 2020

REGARDING THE APPLICATION OF: Rayonier Forest Enterprises requesting a conditional use for property identified by PIN# 063 001 in unincorporated Bryan County, Georgia.	Staff Report  By: Sara Farr-Newman  Dated: May 26, 2020
---	---

**I. Application Summary**

**Requested Action:** Public hearing and consideration of a conditional use application. The application by Rayonier Forest Enterprises proposes the *excavation or mining of sand, gravel or other natural materials* (borrow pit) on property located near the intersection of Oak Level Road and Carver School Road (parcel PIN# 063 001), in unincorporated Bryan County, Georgia.

**Representative:**        **Thomas & Hutton  
Rusty Windor, PE  
50 Park of Commerce Way  
Savannah, GA 31405**

**Applicant:**            **Rayonier Forest Resources, L.P.  
1 Rayonier Way  
Wildight, FL 32097**

**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
- Bryan County Zoning Ordinance, Chapter 12, Article VII, Conditional Use Districts, Sec. 702. Conditions to approval of petition

## II. General Information

**1. Application:** A Conditional use application was received by the Director on May 1, 2020. After reviewing the application, the Director certified the application as being generally complete on May 1, 2020.

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

A. Legal notice was published in the Bryan County News on **May 14, 2020**.

B. Notice was mailed on **May 15, 2020** to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on **May 15, 2020**.

**3. Background:** The subject property is located on Oak Level Road between GA Highway 144 and Carver School Road. The site encompasses approximately 42 acres with a pit size of approximately 23 acres. The site is located adjacent to a previously approved borrow pit on the same property. The existing borrow pit, referred to as Borrow Pit #1, was approved January 12, 2016 (CUP#147-15). The existing borrow pit on the property is proposed to be closed prior to opening this borrow pit.

The applicant has submitted a concept plan denoting the limits of the proposed borrow pit and has indicated an approximate mining duration of 5 years. The mining activity is proposed to vary based on the need for materials and hours and days of operation were not specified. The borrow pit is expected to generate similar volume or less than the existing borrow pit, which generated an annual average daily load of 77 loads resulting in 154 trips per day according to data provided by the applicant, with each load requiring a trip in and out of the site. The borrow pit will be accessed by existing haul roads via Oak Level Road and will be connected to the existing Carver School Road borrow pit access. There will be a gravel construction entrance at the Oak Level Road entrance and truck traffic will be routed out on US Highway 144 to project locations as needed. A specific re-use or future development plan for the subject area has not been submitted.

**5. Exhibits:** The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on May 1, 2020 unless otherwise noted.

**“A” Exhibits- Application:**

A-1 Conditional Use Application

A-2 Project Narrative and Borrow Pit #1 Traffic Counts

A-3 Concept Plans

**“B” Exhibits- Agency Comments:**

B-1 Engineering Director comments (05-07-2020)

B-2 County Health Director comments (05-08-2020)

B-3 Fire Chief comments (05-05-2020)

**“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 Ch. 12, Sec. 702 Standards Governing Conditions to Approval of Conditional Use Petitions:**

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

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

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

**Staff findings:** The proposed borrow pit is located on Oak Level Road to the west of the existing borrow pit (Borrow Pit #1). A review of FEMA issued maps and the National Wetlands Inventory generalized maps show that there are wetlands and special flood hazard areas on the property, but they will not be impacted

by the proposed borrow pit location. GNAHRGIS, Georgia's Natural, Archaeological, and Historic Resources GIS, does show several historic homes located within 1 mile of the proposed borrow pit and haul roads, but as their proximity has not been a concern with the operations of Borrow Pit #1, it is unlikely to create a concern with Borrow Pit #2. The proposed traffic count of 154 trips per day also does not require a Traffic Impact Assessment. Borrow Pit #1 is proposed to be closed prior to Borrow Pit #2 opening, so there should be no additional traffic generation from Borrow Pit #1.

Although the *excavation or mining of sand, gravel or other natural materials* is identified as a permitted conditional use within the "A-5" district, the proposed site's proximity to existing residential development, including the Woodland Trails neighborhood to the south and Sanctuary neighborhood to the east, could potentially produce negative impacts to the surrounding residents if not properly conditioned, particularly taking into account its location on Oak Level Road and school and peak hour traffic. These were concerns that were brought up during the review and approval of Borrow Pit #1 in January of 2016, and as a result, the applicant was required to maintain a 100 foot wooded, vegetated buffer on Oak Level Road and Carver School Road and to limit their hours of operation so as not to interfere with school or work traffic. The applicant did indicate that the existing Borrow Pit, Borrow Pit #1, will be completed and no longer used prior to Borrow Pit #2 being opened. Engineering requested that Borrow Pit #1 is formally closed prior to pit #2 being opened for excavation.

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

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

- (1) The applicant shall either obtain a state mining permit from the Department of Natural Resources, Environmental Protection Division or documentation from the state stating a mining permit is not required. A copy of the approved state mining permit or exemption therefrom, must be submitted to the Community Development office prior to commencing any excavation activities.
- (2) The side slopes of any excavated area must be constructed at a 3:1 slope (three feet of horizontal distance per one foot in vertical drop) from the top of the excavation to the bottom at all times during construction and at completion of the excavation.
- (3) The edge of the borrow pit may not be located at any one point, closer than one hundred (100) feet to Oak Level Road and Carver School Road or fifty (50) feet to any other property line.
- (4) A natural vegetative buffer within the 100-foot setback area from Oak Level Road and Carver School Road and 50-foot setback area from all other property lines shall be maintained for the duration of the conditional use.
- (5) The mining activity shall be limited to Monday through Saturdays 8:00 am to 5:30 pm.

(6) The size of the borrow pit shall not exceed the 42 acres as shown. Any proposed expansion of the pit shall require an additional conditional use approval.

(7) The applicant shall close Borrow Pit #1 prior to beginning excavation on Borrow Pit #2. Closure in this case shall constitute ending commercial mining operations, not final reclamation. Additionally, prior to the closure of Borrow Pit #1 the applicant will be permitted to clear and prep the site for Borrow Pit #2; however, no excavation or hauling can occur from Borrow Pit #2 until Borrow Pit #1 is closed per this condition.

(8) The applicant shall maintain a daily record of load counts, to be made available upon request of the County, in order to demonstrate that the average daily trip counts do not exceed 200 trips per day. If it is determined that this average daily trip threshold is being exceeded, then the applicant will be required to submit a Traffic Impact Assessment as required by the Bryan County Code of Ordinances.

## V. Planning & Zoning Commission Recommendation

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

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

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

# “A” Exhibits – Application

Bryan County  
Board of Commissioners

A-1



Community Development Department

**CONDITIONAL USE APPLICATION**

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

**Application Fee:** \$150.00

**Applicant:**

- Property Owner
- Authorized Agent

**Applicant Name:** Rayonier Forest Resources, L.P.  
**Address:** 1 Rayonier Way  
**City:** Wildlight **State:** FL **Zip:** 32097  
**Phone:** (904) 468-0961 **Email:** ken.rester@rayonier.com

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

Ken Rester (904) 548-9014 904-548-9014

**PROPERTY INFORMATION**

**Property Address or General Location:** East of Hwy 144 and West of Intersection of Oak Level Rd and Carver School Road  
**PIN Number (Map & Parcel):** 063-001 **Current Zoning District(s):** A-5

**CONDITIONAL USE REQUESTED:**

A-5 Conditional/Uses for a construction sand borrow pit  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**FOR OFFICE USE ONLY**

**Case #:** CUP#167-20 **Date Received:** May 1, 2020  **Fee Paid** **Initial:** SFN

## Conditional Use Review and Timing

203

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

## 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**

204

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

5/7/2020  
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: 5/1/2020 DRC Meeting Date: 5/8/2020 P&Z Hearing Date: 6/2/2020  
BOC Hearing Date: 6/9/2020



BRYAN COUNTY  
PLANNING & ZONING DEPARTMENT

51 North Courthouse Street  
P.O. Box 1071  
Pembroke, Georgia 31321  
912-653-5252  
Fax 912-653-3864

66 Captain Matthew Freeman Drive  
Suite 201  
Richmond Hill, Georgia 31324  
912-756-9177  
Fax 912-756-7951

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.

\_\_\_\_\_ 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.

063 001  
Parcel Identification Number

[Signature]  
Signature of Applicant

3/4/2020  
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: 5/26/20

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 on the mobile home referenced above.

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

\*NOTE: A separate verification form must be completed for each tax parcel.

Revised 05/16/2014

*Shewman@bryan-county.org*

Bill Number . .	2019 016205 Acct	8740R19	Fair Mkt Val	1,160,106
Taxpayer Name. .	RAYDIENT (DE) LLC		Bill Date	2019 08 28
Additional Name.	C/O RAYONIER TAX SRV		Due Date	2019 11 15
Address Line 1 .	LARSON & MCGOWIN LLC		H/S Code	
Address Line 2 .	PO BOX 161139		Lender Code	
City ST Zip 4. .	MOBILE	AL 36616	Under Appeal	
Loctn/Desc . . .	2003 SPLIT PARCEL D		Bankruptcy	
Map Blk Par Sub.	063 001	Dist 03	Check Notes	
Original Bill	Adj & Charges	Payments	Descriptions	This Tran
11,664.15		11,664.15-	Taxes	.....
			Assessment Pen	.....
			Interest	.....
			Costs	.....
			Late Penalty	.....
			Other Penalty	.....
11,664.15		11,664.15-	TOTALS	.....
		Last T/A Date	Payment/Adjust	(P/A) P.
		PP 2019 10 18	Reason Code	(F13) 00

Email Address:

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

# DISCLOSURE STATEMENT

Nothing in Chapter 36 of O.C.G.A. shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

- No, I have made 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

Kenneth Rester  
Applicant (Print)

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

Jennie Shiver  
Notary Public

March 4, 2020  
Date (Notary Seal)



CONFLICT OF INTEREST CERTIFICATION

FOR CONDITIONAL USE PERMIT

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest In Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

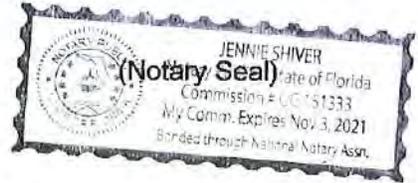
[Signature] 3/4/2020  
Signature of Applicant Date

Kenneth Rester Manager Bus Dev  
Type or print name and title

[Signature] 3/4/2020  
Signature of Applicant's attorney Date

Kyle Sawicki, Assistant Secretary  
Type or print name and title

[Signature] 3-4-2020  
Signature of Notary Public Date



AUTHORIZATION BY PROPERTY OWNER

I, Kyle Sawicki, 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 rezoning of this property.

I hereby authorize the staff of the Bryan County Department of Planning and Zoning to inspect the premises which are subject of this zoning application.

Name of Applicant: Rayonier Forest Resources L.P.

Address: 1 Rayonier Way

City: Wildlight State: FL Zip Code: 32097

Telephone Number: (904) 468-0961 Fax Number: \_\_\_\_\_

[Signature]  
Signature of Owner Date

Personally appeared before me

Kyle Sawicki (Assistant Secretary)  
Owners Name (Print)

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

[Signature]  
Notary Public

March 4, 2020  
Date (Notary Seal)



**OAK LEVEL ROAD  
CONDITIONAL USE PERMIT  
for  
BORROW PIT #2/SURFACE MINING ACTIVITY**

***Documented Analysis of Proposed Zoning Change***

April 30, 2020

**Following is the documentation of analysis for the questions posed in the Bryan County Conditional Use Permit application. The answers are provided in italics:**

- a. Whether the proposed reclassification is in conformance with the Comprehensive Plan; *Yes*
- b. Whether the proposed reclassification improves the overall zoning scheme and helps carry out the purposes of this Ordinance. *Yes*
- c. 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; *The reclassification would not negatively impact the character or land use pattern of the area. The subject use will be located within an existing property currently managed as a timber operation and will be adjacent to a former sand mine pit also within the overall tract. There are a few residential neighborhoods within one (1) mile of the subject lot but this will not have any affect on their neighborhoods.*
- d. 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; *Roads adjacent to the property are the only public facility for which service will be required. Given the limited size and nature of the proposed activity, the existing road system should be adequate.*
- e. 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; *Based upon current available information, the use will not affect a known resource.*
- f. Whether 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; *The proposed use will be located interior of an existing tract currently managed for timber operations, and therefore should not adversely affect adjacent areas.*
- g. Whether the proposed reclassification could adversely affect market values of nearby Lots; *The proposed use will be located interior of an existing tract currently managed for timber operations, and therefore should not adversely affect market values of adjacent lots.*

- h. 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; *Refer to answer under item d.*
- i. 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; *Refer to answer under item d.*
- j. The existing uses and zoning of nearby Lots; *The surrounding land use zonings are currently listed as A-5, identical to the parent parcel of this proposed use.*
- k. The extent to which the value of the Lot proposed to be reclassified is diminished by its existing zoning restrictions; *N/A*
- l. 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; *N/A*
- m. The relative gain to the public, as compared to the hardship imposed upon Petitioner, by the existing zoning restrictions; *N/A*
- n. The suitability of the Lot proposed to be reclassified for its current and proposed zoned purposes; *Given the current timber management activities, and fact of the adjacent former borrow pit, this seems to be well suited.*
- o. The length of time the Lot proposed to be reclassified has been nonincome producing as zoned; *N/A*
- p. Whether the proposed reclassification would create an isolated District unrelated to adjacent and nearby Districts; *No*
- q. Whether there are substantial reasons why the Lot cannot be used in accordance with this existing zoning classification; *Borrow Pits/Surface mining is currently only allowed in the current A-5 zoning classification with a conditional use permit.*
- r. 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. *Based upon the current schedule for the proposed use, detailed borrow pit/surface mining plans are to be developed and submitted to the appropriate State agency and Bryan County over the next month for applicable permitting.*

## **Oak Level Road – Borrow Pit #2**

### **PROJECT NARRATIVE**

**APRIL 2020**

Rayonier Forest Resources, LP., proposes site work associated with the excavation of material for sale on approximately 38 acres. The property is located east of US Highway 144, just east of the intersection with Oak Level Road and the existing Craver School road borrow pit.

The Oak Level Road – Borrow Pit #2 shall consist of 1 pond, with associated haul roads. The pond is about 23 acres. Access to the site will be from Oak Level Road and shall be connected to the existing Carver School Road borrow pit access. A gravel construction entrance will be provided at the Oak Level Road entrance. Interior haul roads will be maintained during mining operations to allow for anticipated truck traffic. The tax parcel PIN number for parcel is 063-001.

Mining operations will depend greatly upon the market demand. The routing of truck traffic will be onto US Highway 144 and will vary from there dependent upon the final destination of the excavated material. Operating hours will also depend upon the demand for excavated material at the various projects and site specific project schedules.

Existing conditions on the site consist mostly of planted pines and scattered hardwoods. The existing elevations range from elevation 21 to 28 (NAVD 88). The existing soil conditions primarily consist of soil group A. There are no wetlands located within the project boundary.

The proposed project consists of the excavation of the pond. The pond will have a separate outfall. Surface water, within the ponds, will be pumped down to allow for removal of material until excavation is complete. The outfall consists of a rim ditch, sedimentation basins and rock check dams to filter sediment prior to release of the water into the adjacent wetland systems. The applicant has applied to GA EPD – Surface Mining Division to obtain an NPDES

permit for the proposed mine. A copy of this permit will be provided to the County upon receipt.

Sedimentation and Erosion control measures will be installed prior to and concurrent with construction. Sedimentation and Erosion control devices will conform to the latest Georgia Storm Water Management and Sediment Control and are shown using standard symbols on the erosion and sedimentation control plans. Permanent grassing will be established to provide final stabilization for the area. Please see included plans for additional information.



Oak Level Road - Borrow Pit #2  
 Rayonier Forest Resources, L.P.  
 Thomas & Hutton  
 Truck Load Counts

Job: 25624.0002  
 Date: 5/8/20  
 Revised:  
 By: JRW

A-2

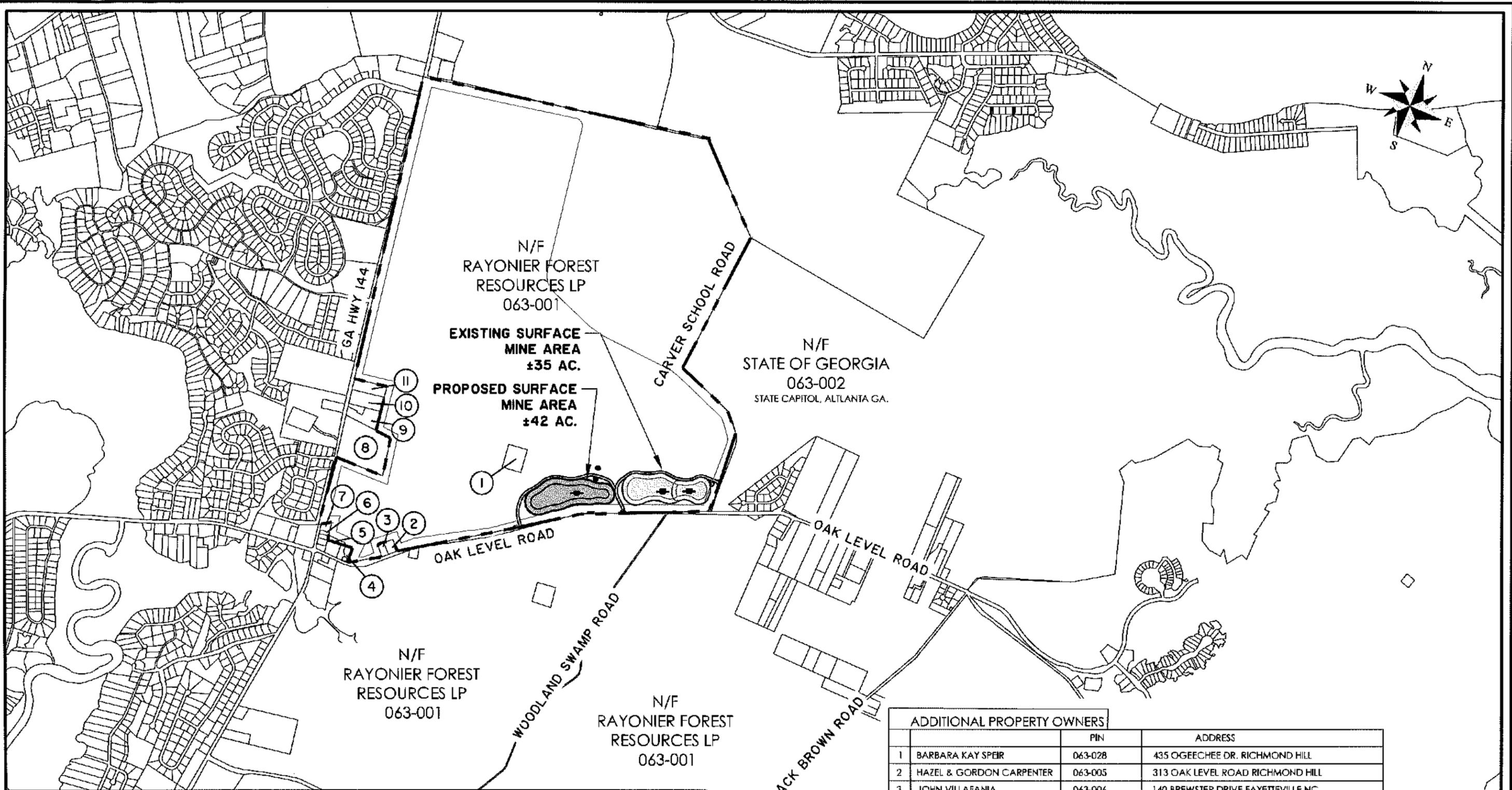
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The Oak Level Road – Borrow Pit #2 shall consist of 1 pond, with associated haul roads. The pond is about 23 acres. Access to the site will be from Oak Level Road and shall be connected to the existing Carver School Road borrow pit access. A gravel construction entrance will be provided at the Oak Level Road entrance. Interior haul roads will be maintained during mining operations to allow for anticipated truck traffic. The load counts below are for Pit #1 record over the last 18 months. The mine is open Monday thru Friday. The annual daily load for pit #1 was 77.0 and the average daily trips was 154. The peak load counts were during the month of February 2019 of 2188 loads. The peak average daily loads during the peak month was 109.4. Therefore, the peak daily average trip was 220 for the peak month.

Date	Loads	
Oct-18	3971	
Nov-18	1358	
Dec-18	1052	
Jan-19	1052	
Feb-19	2188	109.4 Peak month for load counts
Mar-19	1934	
Apr-19	1762	
May-19	1889	
Jun-19	902	
Jul-19	1336	
Aug-19	1531	
Sep-19	1548	
Oct-19	1711	
Nov-19	1639	
Dec-19	982	
Jan-20	1498	
Feb-20	1523	
Mar-20	773	
Total	28649	79.6 Per Day/ Av
One Year	18474	77.0 Per Day/ Av

Z:\25624\25624.0002\_Engineering\Drawings\Exhibits\Project Map.dwg - Feb 5, 2020 - 4:30:07 PM



**OAK LEVEL BORROW PIT #2**

PROPOSED ACTIVITY:  
**SURFACE MINING**  
 CLIENT:  
**RAYONIER ATLANTIC TIMBER COMPANY**

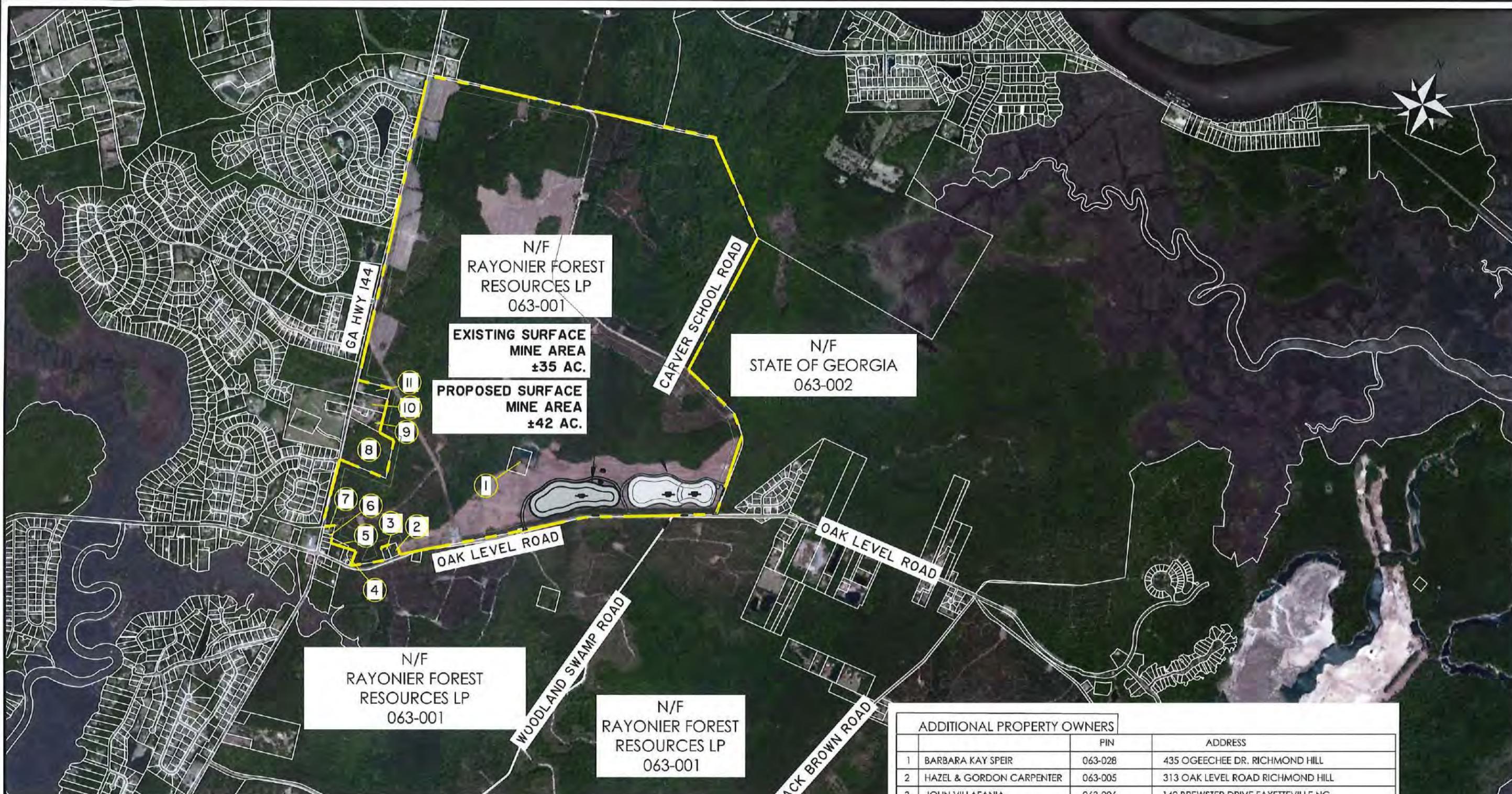
LOCATION: BRYAN COUTNY, GEORGIA  
 DATE: 10/2/2015      DRAWN BY: JRW      SHEET: EX1  
 JOB NUMBER: J-25624.0000      REVIEWED BY: JRW      SCALE: 1" = 2000'



50 Park of Commerce Way  
 Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

ADDITIONAL PROPERTY OWNERS		
	PIN	ADDRESS
1	063-028	435 OGEECHEE DR. RICHMOND HILL
2	063-005	313 OAK LEVEL ROAD RICHMOND HILL
3	063-006	140 BREWSTER DRIVE FAYETTEVILLE NC.
4	0631-005	PO BOX 36 RCHMOND HILL
5	0631-006	373 BROWN ROAD RICHMOND HILL
6	0631-010	PO BOX 19 RICHMOND HILL
7	0631-011	173 MULBERRY COMMERCIAL PARK RCHMOND HILL
8	062-004	12 1/2 ROTHWELL STREET SAVANNAH
9	062-005	17917 HWY. 144 RICHMOND HILL
10	062-006	17883 HWY. 144 RICHMOND HILL
11	062-034	17883 HWY. 144 RICHMOND HILL



**OAK LEVEL BORROW PIT #2**  
 PROPOSED ACTIVITY:  
**SURFACE MINING**  
 CLIENT:  
**RAYONIER ATLANTIC TIMBER COMPANY**  
 LOCATION: BRYAN COUTNY, GEORGIA  
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**THOMAS & HUTTON**  
 Engineering | Surveying | Planning | GIS | Consulting  
 50 Park of Commerce Way  
 Savannah, GA 31405 • 912.234.5300  
[www.thomasandhutton.com](http://www.thomasandhutton.com)

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	PIN	ADDRESS
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9	062-005	17917 HWY. 144 RICHMOND HILL
10	062-006	17883 HWY. 144 RICHMOND HILL
11	062-034	17883 HWY. 144 RICHMOND HILL

# “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#167-20

Zoning Request: Conditional use request for a borrow pit.

Filed by: Rayonier Forest Resources

Owners: same

Property address: Hwy 144 and Intersection of Oak Level Rd and Carver School Rd

Map and Parcel # 063-001

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Jun 2, 2020 and the Board of Commissioners on Jun 9, 2020.

Please return this completed form with any comments/attachments to the Community Development Department by May 8, 2020.

Comments: Provide TIA. Monitor condition of roadway. Closure of Pit #1 prior to opening pit #2. Verification of trip count data once in operation.

Engineering Director       Fire Chief       County Health Director

Public Works Director       Bryan County Schools (optional)

Signature: Kyle J. Connor      Date: 5-7-20



**BRYAN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**

51 North Courthouse Street  
P.O. Box 1071  
Pembroke, Georgia 31321  
912-653-3893  
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Please return this completed form with any comments/attachments to the Community Development Department by May 8, 2020.

Comments: No comment.

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

Signature: M. D. Nye, Jr. Date: 5.8.20



**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  
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This issue is scheduled for a public hearing with the Planning and Zoning Commission on Jun 2, 2020 and the Board of Commissioners on Jun 9, 2020.

Please return this completed form with any comments/attachments to the Community Development Department by May 8, 2020.

Comments: No Issue

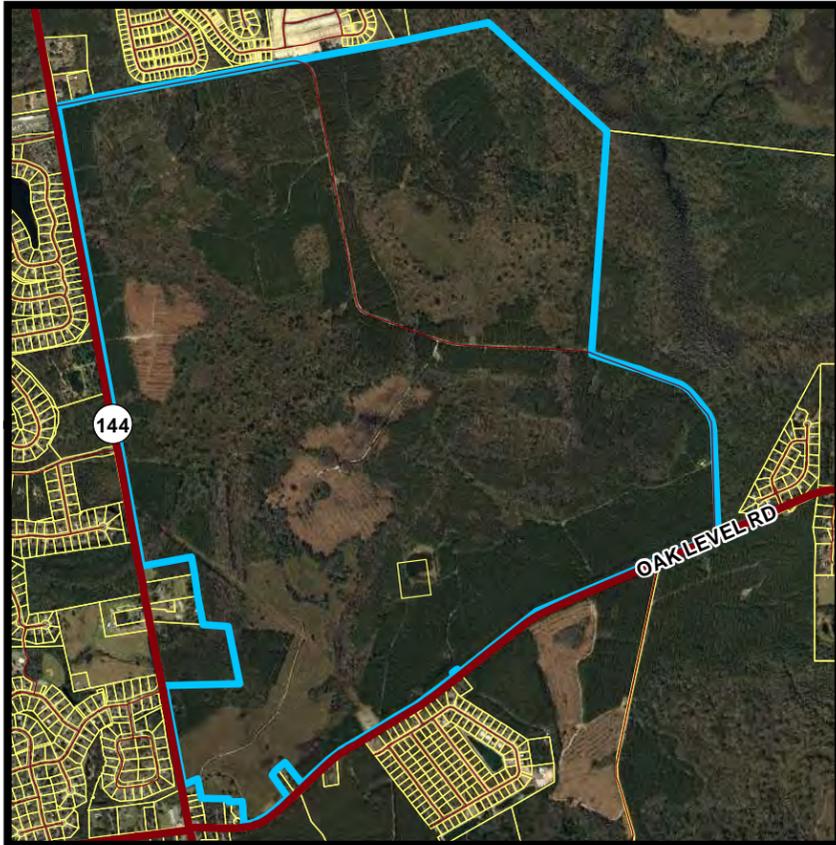
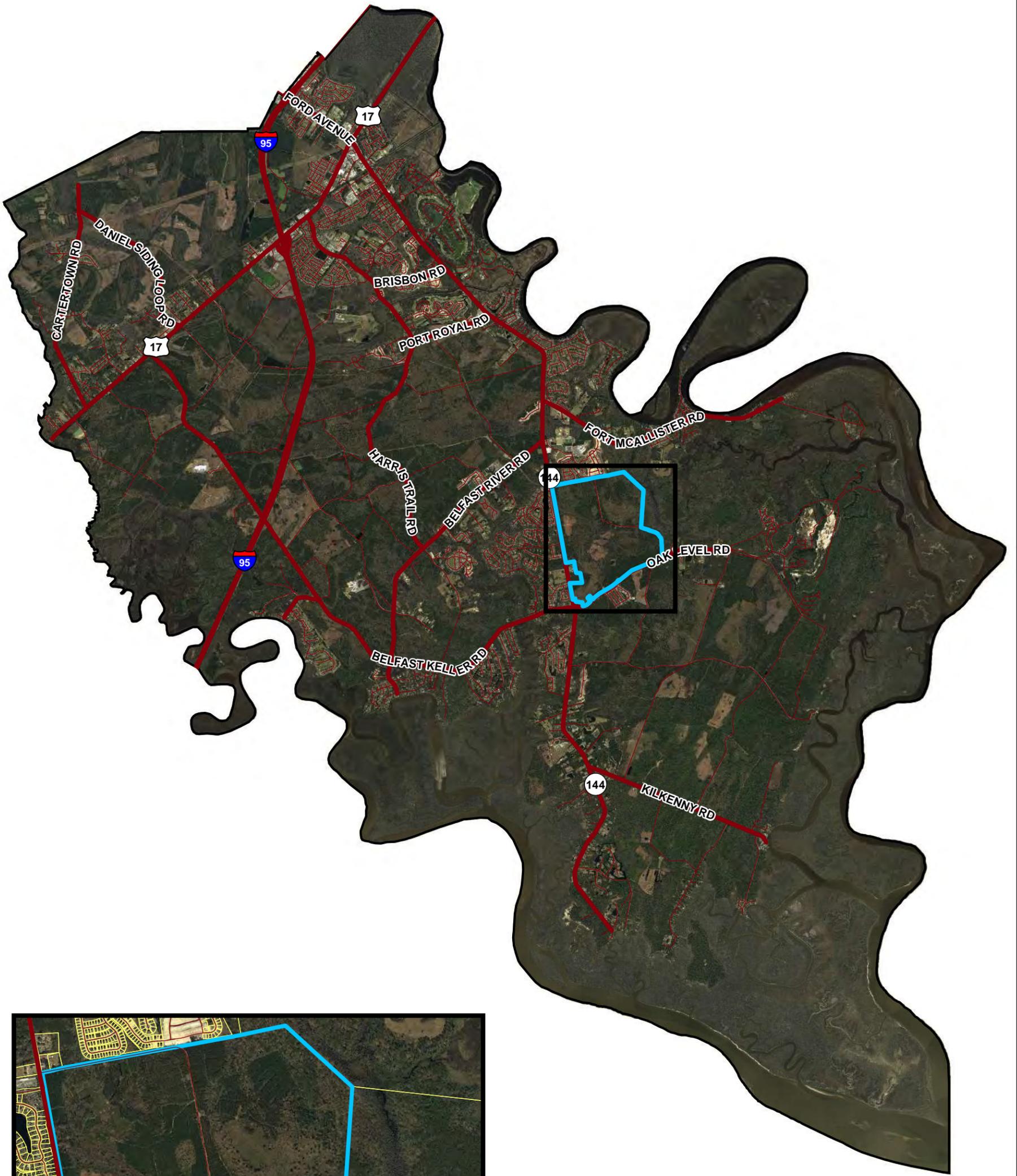
Engineering Director     Fire Chief     County Health Director

Public Works Director     Bryan County Schools (optional)

Signature: [Handwritten Signature]

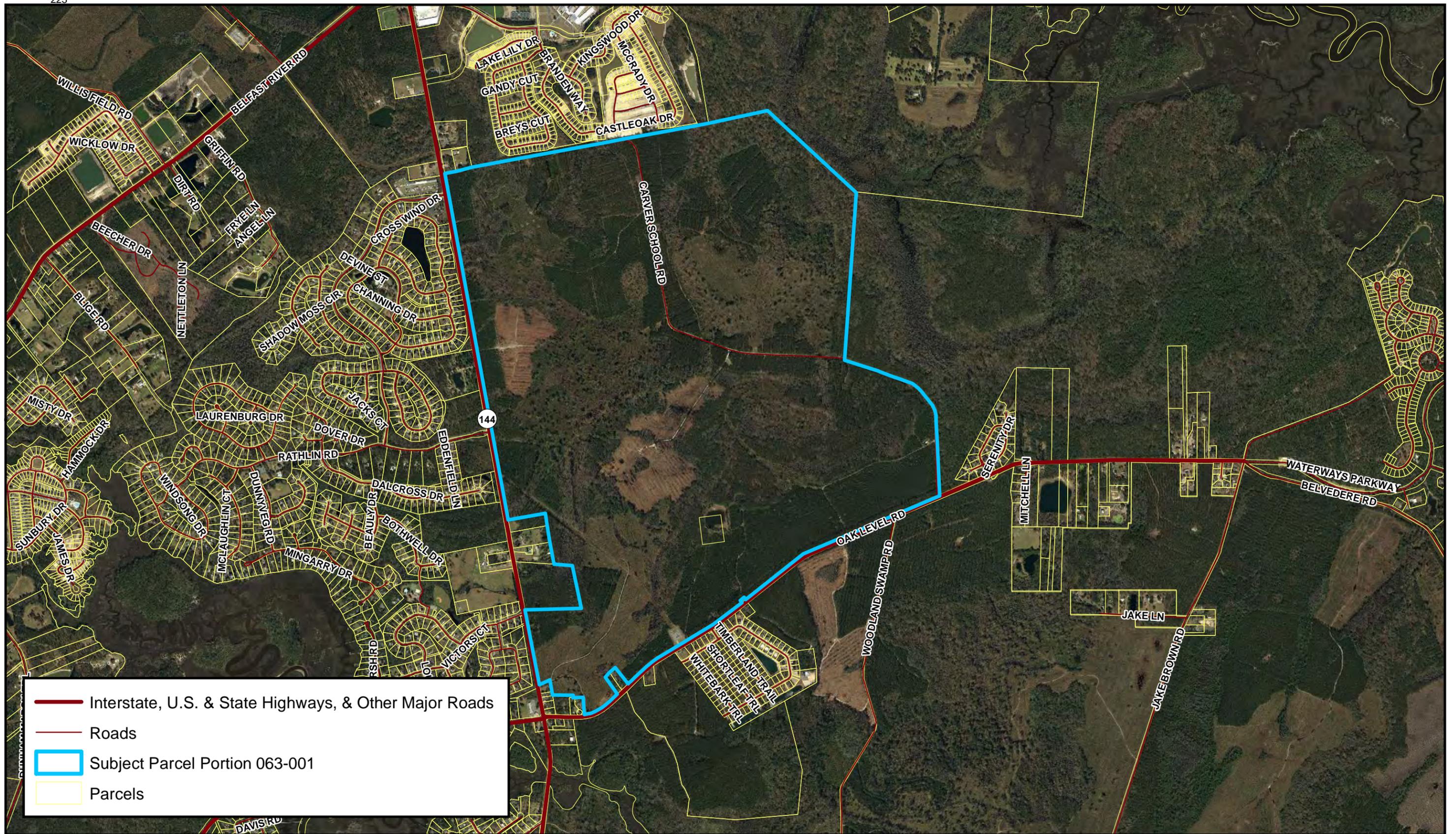
Date: 5/5/20

# “C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel Portion 063-001
- Parcels





- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- ▭ Subject Parcel Portion 063-001
- ▭ Parcels



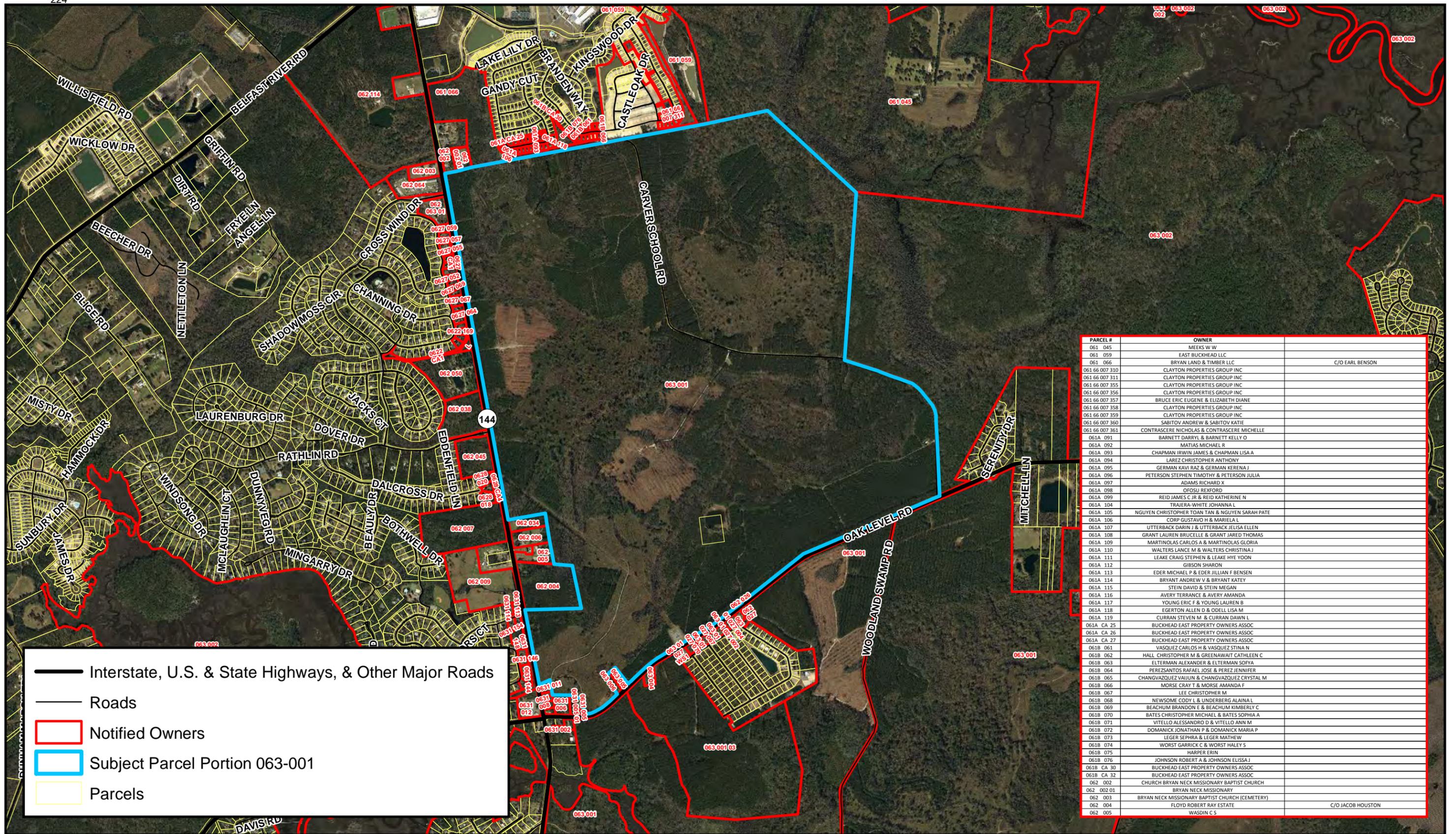
Produced by Bryan County GIS  
May 2020



**Location Map**  
**Rayonier Forest Resources, L.P.**  
**Case CUP# 167-20**

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 Portion 063-001
- Parcels

PARCEL #	OWNER	
061 045	MEEKS W W	
061 059	EAST BUCKHEAD LLC	
061 066	BRYAN LAND & TIMBER LLC	C/O EARL BENSON
061 66 007 310	CLAYTON PROPERTIES GROUP INC	
061 66 007 311	CLAYTON PROPERTIES GROUP INC	
061 66 007 355	CLAYTON PROPERTIES GROUP INC	
061 66 007 356	CLAYTON PROPERTIES GROUP INC	
061 66 007 357	BRUCE ERIC EUGENE & ELIZABETH DIANE	
061 66 007 358	CLAYTON PROPERTIES GROUP INC	
061 66 007 359	CLAYTON PROPERTIES GROUP INC	
061 66 007 360	SABITOV ANDREW & SABITOV KATIE	
061 66 007 361	CONTRASCERE NICHOLAS & CONTRASCERE MICHELLE	
061A 091	BARNETT DARRYL & BARNETT KELLY O	
061A 092	MATIAS MICHAEL R	
061A 093	CHAPMAN IRWIN JAMES & CHAPMAN LISA A	
061A 094	LAREZ CHRISTOPHER ANTHONY	
061A 095	GERMAN KAVI RAZ & GERMAN KERENA J	
061A 096	PETERSON STEPHEN TIMOTHY & PETERSON JULIA	
061A 097	ADAMS RICHARD X	
061A 098	OFOU REXFORD	
061A 099	REID JAMES C JR & REID KATHERINE N	
061A 104	TRAJERA-WHITE JOHANNA L	
061A 105	NGUYEN CHRISTOPHER TOAN TAN & NGUYEN SARAH PATE	
061A 106	CORP GUSTAVO H & MARIELA L	
061A 107	UTTERBACK DARIN J & UTTERBACK JELISA ELLEN	
061A 108	GRANT LAUREN BRUCE & GRANT JARED THOMAS	
061A 109	MARTINOLAS CARLOS A & MARTINOLAS GLORIA	
061A 110	WALTERS LANCE M & WALTERS CHRISTINA J	
061A 111	LEAKE CRAIG STEPHEN & LEAKE HYE YOON	
061A 112	GIBSON SHARON	
061A 113	EDER MICHAEL P & EDER JILLIAN F BENSEN	
061A 114	BRYANT ANDREW V & BRYANT KATEY	
061A 115	STEIN DAVID & STEIN MEGAN	
061A 116	AVERY TERRANCE & AVERY AMANDA	
061A 117	YOUNG ERIC F & YOUNG LAUREN B	
061A 118	EGERTON ALLEN D & ODELL LISA M	
061A 119	CURRAN STEVEN M & CURRAN DAWN L	
061A CA 25	BUCKHEAD EAST PROPERTY OWNERS ASSOC	
061A CA 26	BUCKHEAD EAST PROPERTY OWNERS ASSOC	
061A CA 27	BUCKHEAD EAST PROPERTY OWNERS ASSOC	
061B 061	VASQUEZ CARLOS H & VASQUEZ STINA N	
061B 062	HALL CHRISTOPHER M & GREENAWAIT CATHEEN C	
061B 063	ELTERMAN ALEXANDER & ELTERMAN SOFYA	
061B 064	PEREZSANTOS RAFAEL JOSE & PEREZ JENNIFER	
061B 065	CHANGVAZQUEZ VAJUN & CHANGVAZQUEZ CRYSTAL M	
061B 066	MORSE CRAV T & MORSE AMANDA F	
061B 067	LEE CHRISTOPHER M	
061B 068	NEWSOME CODY L & UNDERBERG ALAINA L	
061B 069	BEACHUM BRANDON E & BEACHUM KIMBERLY C	
061B 070	BATES CHRISTOPHER MICHAEL & BATES SOPHIA A	
061B 071	VITELLO ALESSANDRO D & VITELLO ANN M	
061B 072	DOMANICK JONATHAN P & DOMANICK MARIA P	
061B 073	LEGER SEPHRA & LERGER MATHEW S	
061B 074	WORST GARRICK C & WORST HALEY S	
061B 075	HARPER ERIN	
061B 076	JOHNSON ROBERT A & JOHNSON ELISSA J	
061B CA 30	BUCKHEAD EAST PROPERTY OWNERS ASSOC	
061B CA 32	BUCKHEAD EAST PROPERTY OWNERS ASSOC	
062 002	CHURCH BRYAN NECK MISSIONARY BAPTIST CHURCH	
062 002 01	BRYAN NECK MISSIONARY	
062 003	BRYAN NECK MISSIONARY BAPTIST CHURCH (CEMETERY)	
062 004	FLOYD ROBERT RAY ESTATE	C/O JACOB HOUSTON
062 005	WASDIN C S	



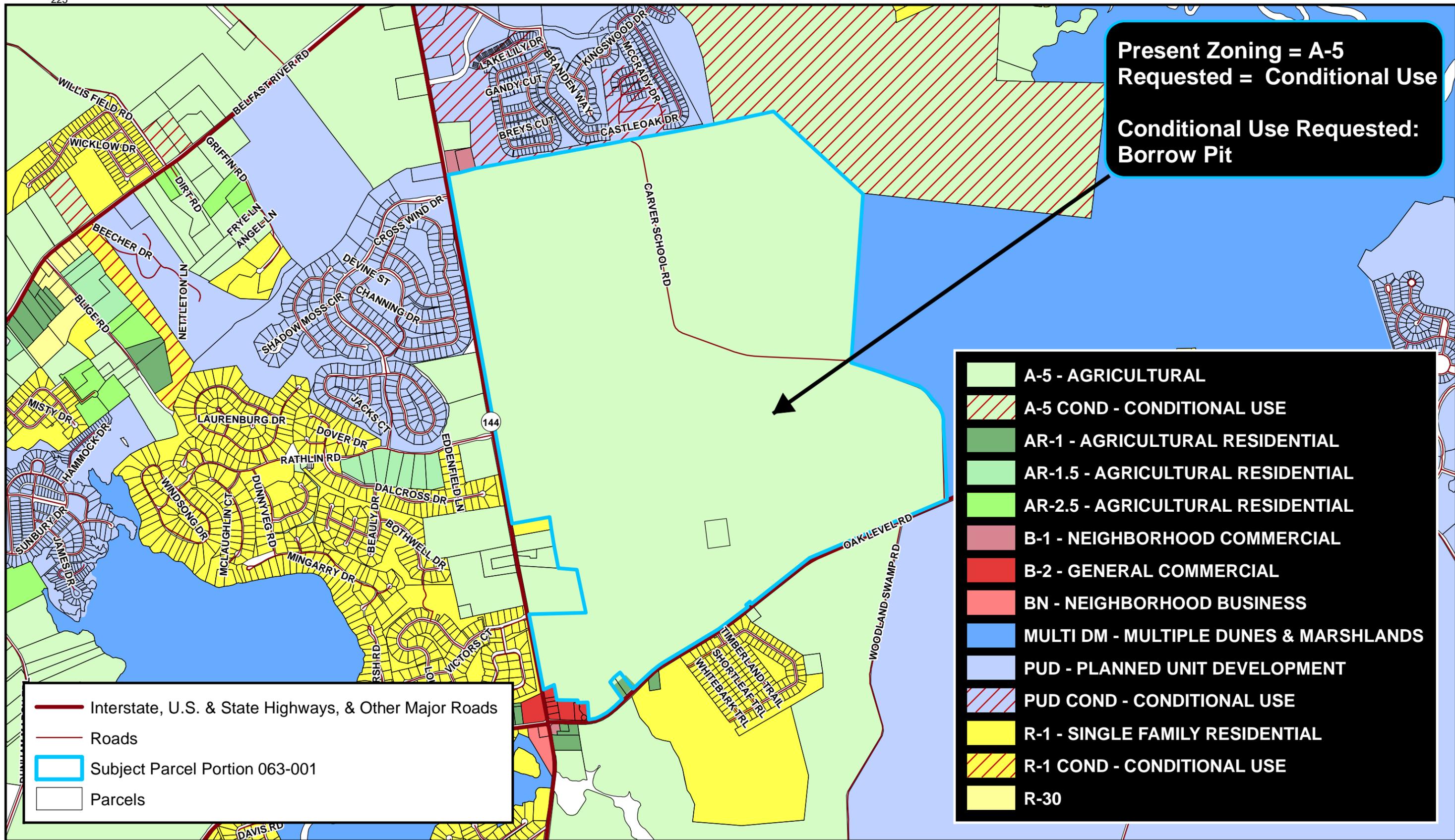
## Notification Map

### Rayonier Forest Resources, L.P.

### Case CUP# 167-20

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

**Conditional Use Requested:**  
**Borrow Pit**

- A-5 - AGRICULTURAL
- A-5 COND - CONDITIONAL USE
- AR-1 - AGRICULTURAL RESIDENTIAL
- AR-1.5 - AGRICULTURAL RESIDENTIAL
- AR-2.5 - AGRICULTURAL RESIDENTIAL
- B-1 - NEIGHBORHOOD COMMERCIAL
- B-2 - GENERAL COMMERCIAL
- BN - NEIGHBORHOOD BUSINESS
- MULTI DM - MULTIPLE DUNES & MARSHLANDS
- PUD - PLANNED UNIT DEVELOPMENT
- PUD COND - CONDITIONAL USE
- R-1 - SINGLE FAMILY RESIDENTIAL
- R-1 COND - CONDITIONAL USE
- R-30

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

Roads

Subject Parcel Portion 063-001

Parcels



# “D” Exhibits – Public Comment

None Provided

## BRYAN COUNTY PLANNING & ZONING COMMISSION

### CASE Z#228-20

Public Hearing Date: June 2, 2020

<p>REGARDING THE APPLICATION OF: William Norwood, LLC, requesting the rezoning of 6910 U.S. Highway 17 South, PIN# 042 069, in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned B-2 General Commercial District, from its current zoning of AR-1 Agricultural Residential.</p>	<p>Staff Report</p> <p>By: Sara Farr-Newman</p> <p>Dated: May 26, 2020</p>
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### I. Application Summary

**Requested Action:** Public hearing and consideration of a rezoning map amendment for Bryan County. The application by William Norwood, LLC, proposes to change the existing AR-1 zoning of property located at 6910 U.S. Highway 17 South to B-2 to permit an office and related uses.

**Applicant or Representative:** William Norwood, LLC  
P.O. Box 472  
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 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 1111 – B-2, Bryan County Code of Ordinances

### II. General Information

**1. Application:** A rezoning application was submitted by William Norwood, LLC, on April 15, 2020. After reviewing the application, the Director certified the application as being generally complete on April 15, 2020.

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

- A. Legal notice was published in the Bryan County News on **May 14, 2020**.
- B. Notice was sent to Surrounding Land Owners on **May 15, 2020**.
- C. The site was posted for Public Hearing on **May 15, 2020**.

**3. Background:** The applicant is requesting that a 2.7-acre property located at 6910 U.S. Highway 17 South be rezoned from AR-1 to B-2 in order to permit an office and related ancillary uses for use by Norwood Construction. The office will function mainly as a location for consultations and to store equipment or other items related to the business. There is an existing house located on the property, which the applicant plans to convert into the office space. Other uses on the property will include the parking of vehicles including work related trucks and SUVs as well as equipment such as a mini excavator or skid steer. No large equipment or commercial vehicles, such as a semi-tractor trailers, will be parked on the property. The applicant indicated there will also be some storage on the site, but it will be kept in a building. There will also be limited traffic to the office, which will have a staff of three people. The majority of customers will be by appointment only. Parking and related site design concerns would be addressed subsequent to the rezoning.

**5. Exhibits:** The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on April 15, 2020, unless otherwise noted.

**“A” Exhibits- Application:**

A-1 Rezoning Application

**“B” Exhibits- Agency Comments:**

B-1 Engineering Comments (May 7, 2020)

B-2 Fire Chief Comments (May 5, 2020)

B-3 Public Health Comments (May 8, 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 Planning Director, Planning Commission and County Commission. Such considerations shall be based on the most intensive Uses and maximum density permitted in the requested Reclassification, unless limitations to be attached to the zoning action are requested by the applicant:

1. Whether the proposed reclassification is in conformance with the Comprehensive Plan.

**Staff Findings:** The property is classified as Mixed Use in the Comprehensive Plan. This use includes office, commercial, and residential uses; however, the recommended zonings include BN and B-1, but not B-2. BN and B-1 generally permit less intense businesses than the B-2 district, but industrial zonings, which are generally more intense and disruptive to residential uses, are also included in the recommended zoning districts. Industrial zoning permits more intense uses than any of the “B” designated zoning districts, indicating that while it may not be listed, it is possible a B-2 use could be compatible with the Mixed Use future land use pattern.

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

**Staff Findings:** The proposed reclassification from AR-1 to B-2 does improve the zoning scheme and carry out the purposes of the Ordinance. The rezoning will be more compatible with the vision of the area as a Mixed Use area as it will permit business/office use that is compatible with residential uses. There are also several parcels nearby or adjacent that are already zoned for a more intense use, indicating the area is currently moving toward a Mixed Use district.

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:** The immediately adjacent properties include the following:

South: Undeveloped land zoned A-5 (across Highway 17)

North and East: An industrial park zoned I-L

West: A single-family dwelling zoned AR-1

Overall, the surrounding properties within 1 mile includes a mix of agricultural residential/agricultural zoning, commercial zoning, and industrial zoning. There are two parcels zoned B-2 to the west of the subject property and the adjacent residential zoning. The proposed reclassification to B-2 would be consistent with the overall character of the area, which is transitioning into a more mixed use/commercial area, and would not negatively impact the overall character.

There is an existing residential property neighboring the property to the west. The proposed use of an office with enclosed storage for this B-2 rezoning will be compatible with this use due to the low number of customers; however, it does open the possibility for the more intense uses permitted under the B-2 zoning to occur adjacent to residential zoning.

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 existing facilities and services are adequate to serve the subject lot. The office is mainly appointment only, with approximately three staff members. Traffic will be limited, so there will not be a significant impact on the roads. Additionally, there is an existing house on the property that will be used for the office, so there will not be additional impact to the other services needed.

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 proposed rezoning to B-2 will not adversely impact any known resources or protected areas. There are no known historic sites, archeological sites, or other significant resources located on the property according to GNARGHIS, Georgia's Natural, Archeological, and Historic Resources Geographic Information Systems Database, which is used to document these resources in the state of Georgia. Additionally, the applicant is planning to utilize existing structures, so no resources will be impacted by building at this time.

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:** There are individual lots with agricultural residential zoning in the proximity of the lot, but no large residential neighborhoods or subdivisions whose integrity would be impacted by a rezoning.

Overall, there are a wide variety of zoning districts within the area, including more intense zonings such as B-2 or I-L adjacent to AR-1. Specifically, there is an industrial park zoned I-L to the east and properties zoned B-2 to the west; however, there is a residential property immediately to the west adjacent to the subject parcel. There may be a slight increase in traffic, but overall the proposed B-2 zoning in conjunction with the proposed use should not significantly impact this property. There is a possibility that one of the more intense B-2 uses could be developed on the property in the future, but this should not impact the property more than the nearby industrial park as it develops. This B-2 zoning is unlikely to impact the existing lot more than other existing zonings or the location on an existing heavily trafficked highway.

7. Whether the proposed reclassification could adversely affect market values of nearby Lots.

**Staff Findings:** There was no evidence provided that 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:** The proposed office use with limited traffic and storage should not require an increase in the existing levels of public services. The existing house will be used for the office, so the water and related services should not be impacted. There is, though, a possibility that the property could be used for another use permitted under B-2 in the future such as a service station or hotel that may impact existing services. If this type of use is later proposed, it will be reviewed in terms of public services at that time.

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 site is located along Highway 17, which is a rapidly growing area within Bryan County. The existing mix of zoning and the adjacent Industrial Park indicate that the intensity of commercial and industrial development is expanding in this area. This continued growth and location on a major highway will likely result in zoning continuing to shift away from low density residential as well as some alterations to recommended zonings in the Comprehensive Plan, including the possible inclusion of B-2 zoning into the Mixed Use Future Land Use.

10. The existing Uses and zoning of nearby Lots.

**Staff Findings:** Nearby lots are a mixture of uses/zoning districts, including business use (B-2), residential (AR-1), industrial (I-L), and vacant lots. This mix of uses is compatible with the proposed B-2 zoning, which already exists in the area.

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 currently can only be used for residential use and other uses permitted under the AR-1 zoning district, which does not permit commercial uses by right aside from home occupations and family day care homes. This limits the use of the property and its compatibility with the surrounding area, particularly as there are a large number of commercially zoned properties in the area, as well as an industrial park immediately to the east that may make it undesirable for residential or non-commercial use in the future.

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 AR-1 zoning and the proposed B-2 zoning equally promote the health, safety, morals, and general welfare of the public currently; however, as the area continues to develop, particularly due to this lot's location on a highway and proximity to an industrial park, commercial zoning may better serve the general welfare of the public. Additional commercial and industrial development is likely to further this area's development into a Mixed Use area as shown in the Future Land Use Map, making commercial/industrial development and denser residential development more appropriate uses.

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

**Staff Findings:** The existing zoning restrictions do not permit the Petitioner to utilize the property for the desired office and storage use, but the AR-1 zoning does restrict commercial use that may be preferable to remaining residential lots in the vicinity, particularly the lot immediately adjacent on the west. The proposed rezoning does, however, create a more compatible zoning adjacent to the existing industrial park zoned I-L.

14. The suitability of the Lot proposed to be reclassified for its current and proposed zoned purposes.

**Staff Findings:** The lot is suitable for both the AR-1 and B-2 zoning; however, as development continues the large number of commercial and industrial properties in the vicinity may lead to the lot being less suitable for residential or lower intensity uses such as those permitted within the AR-1 district.

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

**Staff Findings:** The lot has previously been used only for residential use and has never been income producing.

16. Whether the proposed reclassification would create an isolated District unrelated to adjacent and nearby Districts.

**Staff Findings:** Rezoning to B-2 would not lead to an isolated district. There are existing B-2 zoned lots to the west of the property and there is an I-L zoned industrial park immediately to the east. The surrounding area includes a mix of commercial, industrial, and residential uses.

17. Whether there are substantial reasons why the Lot cannot be used in accordance with this existing zoning classification.

**Staff Findings:** The use of the lot under AR-1 zoning is limited to residential and noncommercial uses. Though the lot can be used for this purpose, it is equally valid to be zoned B-2 due to its location on a highway as well as the surrounding commercial and industrial uses.

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 acknowledges this presumption and plans to utilize the existing structures on the site.

#### IV. Staff Recommendation

Staff recommends approval to rezoned from AR-1 to B-2, because the standards for rezoning are 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

Bryan County  
Board of Commissioners



Community Development Department

**REZONING APPLICATION**

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

**FEE**

Application Fee: \$165.00

**APPLICANT/OWNER INFORMATION**

Applicant:  Property Owner  Authorized Agent  
Applicant Name: William Norwood LLC  
Address: P.O. Box 472  
City: Richmond Hill State: Ga Zip: 31324  
Phone: 912-312-5532 Email: norwoodinvoices@gmail.com

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

**PROPERTY INFORMATION**

Property Address or General Location: 6910 US Hwy 17 S  
PIN Number(s) (Map & Parcel): 042 069 Total Acreage: B-1  
Current Zoning District(s): AR-1 Proposed Zoning District(s): \_\_\_\_\_  
Existing Use of Property: home  
Proposed Use of Property: William Norwood LLC. Office

FOR OFFICE USE ONLY

Case #: Z#228-20 Date Received: 4/15/2020  Fee Paid Initial: SFN

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

### APPLICANT CERTIFICATION AND ACKNOWLEDGMENT

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

AAE  
Applicant Signature

4/15/2020  
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. *Yes*
2. Whether the proposed reclassification improves the overall zoning scheme and helps carry out the purposes of this ordinance. *Yes*
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. *No, it is adjacent to the commercial park existing on Hwy 17, and follows suit with all of the other business along 17*
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. *Yes*.
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. *No*
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. *No*
7. Whether the proposed reclassification could adversely affect market values of nearby lots. *No, it should improve them.*
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. *No*

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. *No*

10. The existing uses and zoning of nearby lots. *Mixture of residential and mostly Commercial*

11. The extent to which the value of the lot proposed to be reclassified is diminished by its existing zoning restrictions. *significantly, as a residence in a commercial corridor, being rezoned would increase its value*

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. *~~It doesn't~~ It doesn't promote any of it. Reclassification and a face lift would be better*

13. The relative gain to the public, as compared to the hardship imposed upon petitioner, by the existing zoning restrictions. *None*

14. The suitability of the lot proposed to be reclassified for its current and proposed zoned purposes. *Great*

15. The length of time the lot proposed to be reclassified has been non-income producing as zoned. *~~None~~ to my knowledge ~~through~~ its lifetime*

16. Whether the proposed reclassification would create an isolated district unrelated to adjacent and nearby districts. *No*

17. Whether there are substantial reasons why the lot cannot be used in accordance with this existing zoning classification. *Yes, we would like to use it as our base of ~~our~~ operations as Norwood Construction*

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.

*? The site will remain as it stands. We will clean up the property improve the existing house through remodel, and give a much better appearance and use to the parcel*

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: 4/15/2020 DRC Meeting Date: 5/8/2020 P&Z Hearing Date: 6/2/2020

BOC Hearing Date: 6/9/2020

# Bryan County Board of Commissioners

Community Development Department



### AUTHORIZATION OF PROPERTY OWNER

I, Seth Norwood, 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: Seth Norwood

Address: 6910 US Hwy 17

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: (912) 312-5532 Email: snorwoodconstruction@gmail.com

*Seth Norwood*  
Signature of Owner

4-15-2020  
Date

Seth Norwood  
Owners Name (Print)

Personally appeared before me

Seth Norwood  
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 \_\_\_\_\_ of \_\_\_\_\_

(Notary Seal)

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

Bryan County  
Board of Commissioners  
Community Development Department



**VERIFICATION OF PAID TAXES**

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

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

042 069  
Parcel Identification Number

[Signature]  
Signature of Applicant

5-4-2020  
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: Tax Clerk

Signature: [Signature] Date: 5/4/20

\*rezoning only, no fire tax due\*

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

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

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

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

Prepared by:



**MCMANAMY  
JACKSON LAW**

McManamy Jackson, P.C.  
415 Eisenhower Drive, No.1  
Savannah, Georgia 31406  
ATTN: Stephen E. Jackson, Jr., Esq.

### **LIMITED WARRANTY DEED**

**THIS INDENTURE**, made and entered into as of the 27<sup>th</sup> day of February, 2020, by and between **JANICE M. BASHLOR** (hereinafter referred to as the "Grantor"), and **WILLIAM NORWOOD, LLC** (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

### **WITNESSETH, THAT:**

**GRANTOR**, for and in consideration of the sum of TEN AND NO/100 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, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee: All those certain portions of lots, tracts or parcels of land situate, lying and being in the City of Savannah, County of Bryan and State of Georgia and being more thoroughly identified on Exhibit A, attached hereto (hereinafter referred to as the "Property").

**TO HAVE AND TO HOLD** the said described Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

**AND THE SAID GRANTOR** will except for the matters set forth on Exhibit "B" attached hereto, and that certain Reciprocal Easement Agreement recorded simultaneously herewith, warrant and forever defend the right and title to the above described Property unto the said Grantee against the claims of all persons and entities claiming by, through or under Grantor, but against none other.

**IN WITNESS WHEREOF**, the duly authorized officer of Grantor has signed and sealed this Deed on the day and year first above written.

Signed, sealed and delivered this  
17 day of March, 2020,  
in the presence of:

Janice M. Bashlor  
JANICE M. BASHLOR

Trin Brady  
Unofficial Witness

Amanda S. Myers  
Notary Public

My Commission Expires: Sept 30, 2021



[NOTARIAL SEAL]

**EXHIBIT A**

All those certain lots, tracts or parcels of land situate, lying and being in the 20th G. M. District, Bryan County, Georgia, and being known and designated as Lots S and S1, of a Subdivision of 7.48 acres, more or less, as shown on a map or plat recorded in the Office of the Clerk of Superior Court of Bryan County, Georgia, in Plat Book C, Page 232, now recorded in Plat Slide 90, Page 232. Said map or plat is incorporated herein by specific reference for a more complete description of the property herein conveyed. This being the same property conveyed to Brooks Bashlor by Deeds from Bobby L. Simmons and Mary Ann Simmons recorded in Deed Book 3 L, Page 169 and Deed Book 3 S, Page 578, aforesaid records. Said property containing improvements thereon known as 6910 US Hwy 17, Richmond Hill, Georgia. PIN #042-069

# 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

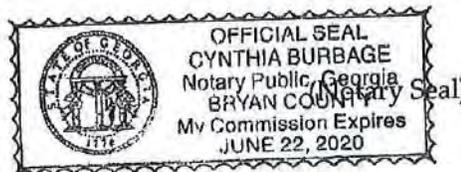
Personally appeared before me

Seth Norwood  
\_\_\_\_\_  
Applicant (Print)

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

This 14 day of April 2020

Cynthia Burbage  
\_\_\_\_\_  
Notary Public



# “B” Exhibits – Agency Comments



**BRYAN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**

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

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

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

CASE # Z#228-20

Zoning Request: Requesting a zoning change from AR-1 to unknown for the use of a  
home business.

Filed by: William Norwood

Owners: Same

Property address: 6910 Hwy 17

Map and Parcel # 042-069

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Jun 2, 2020 and the Board of Commissioners on \_\_\_\_\_.

Please return this completed form with any comments/attachments to the Community Development Department by May 8, 2020.

Comments: GDOT CONCURRENCE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Engineering Director       Fire Chief       County Health Director

Public Works Director       Bryan County Schools (optional)

Signature: Kate H. Crown      Date: 5-7-20



**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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Map and Parcel # 042-069

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Jun 2, 2020 and the Board of Commissioners on \_\_\_\_\_.

Please return this completed form with any comments/attachments to the Community Development Department by May 8, 2020.

Comments: No issue  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Engineering Director     Fire Chief     County Health Director

Public Works Director     Bryan County Schools (optional)

Signature: [Handwritten Signature]

Date: 5/5/20



**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  
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**Filed by:** William Norwood

**Owners:** Same

**Property address:** 6910 Hwy 17

**Map and Parcel #** 042-069

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Jun 2, 2020 and the Board of Commissioners on \_\_\_\_\_.

Please return this completed form with any comments/attachments to the Community Development Department by May 8, 2020.

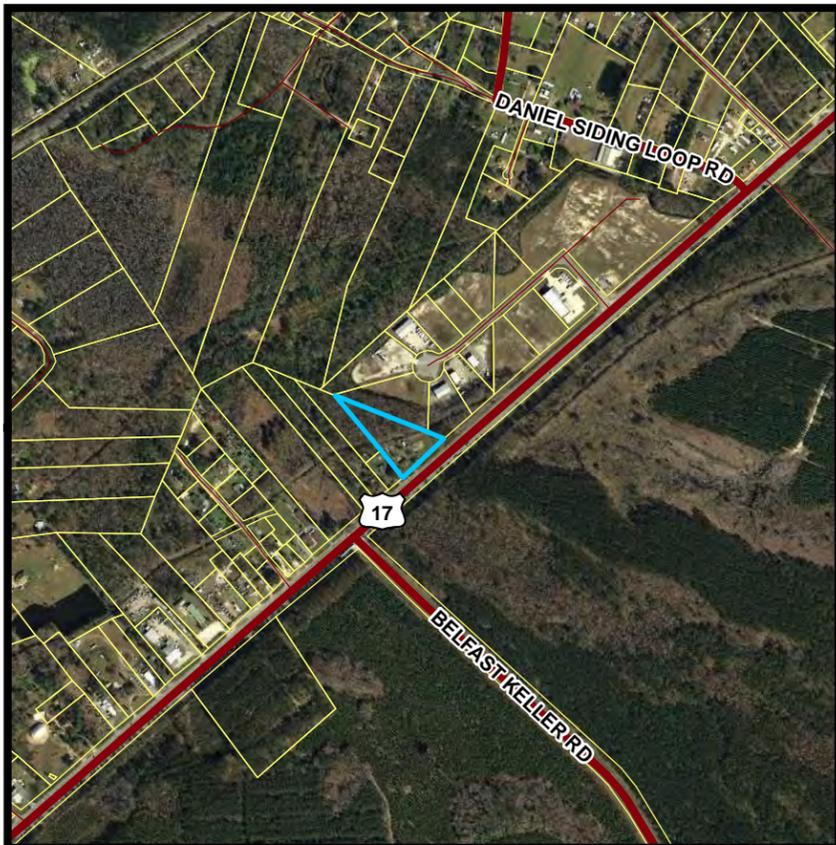
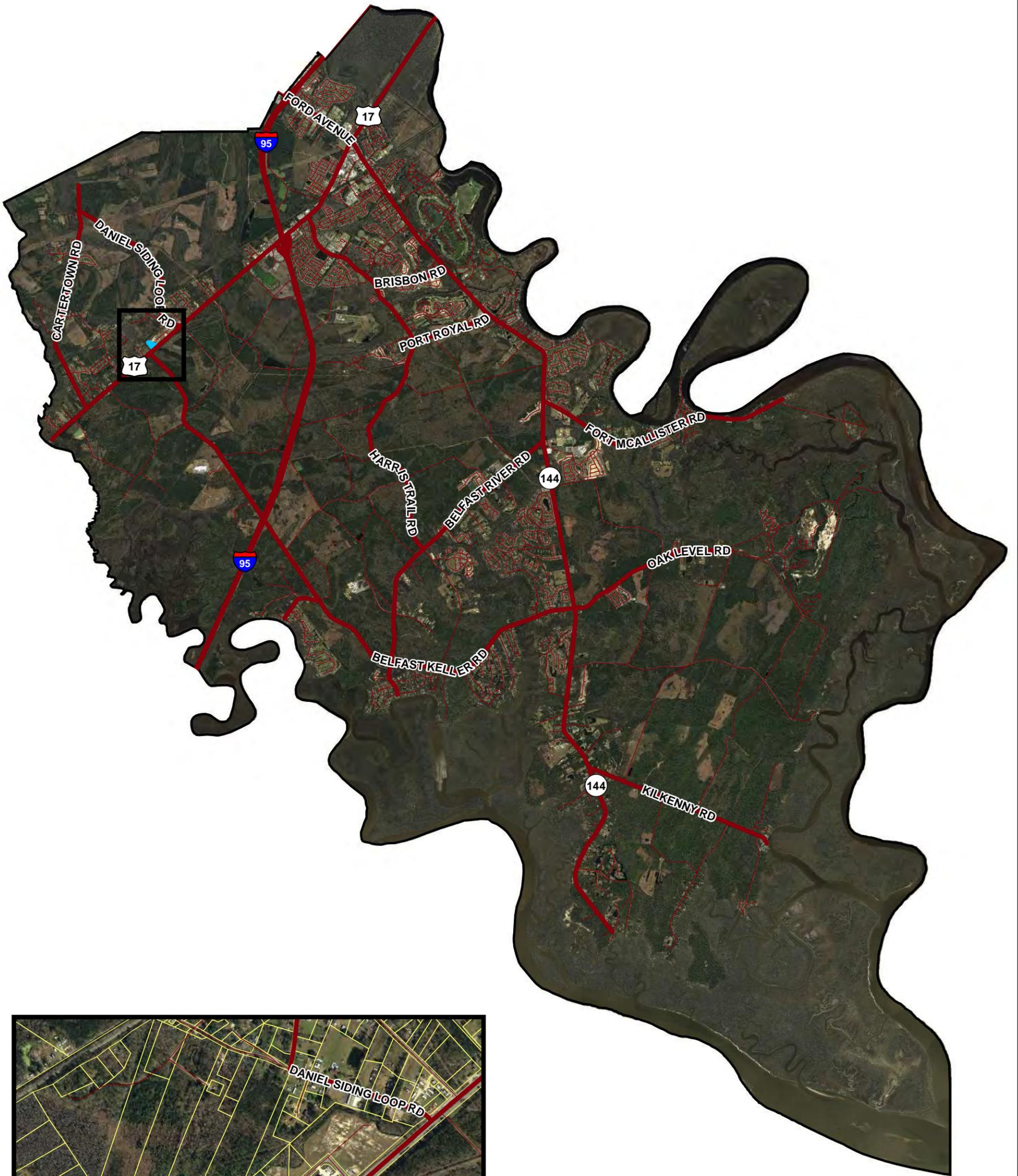
**Comments:** No comment.

Engineering Director       Fire Chief       County Health Director

Public Works Director       Bryan County Schools (optional)

**Signature:** [Signature]      **Date:** 5.8.20

# “C” Exhibits – Bryan County Supplements

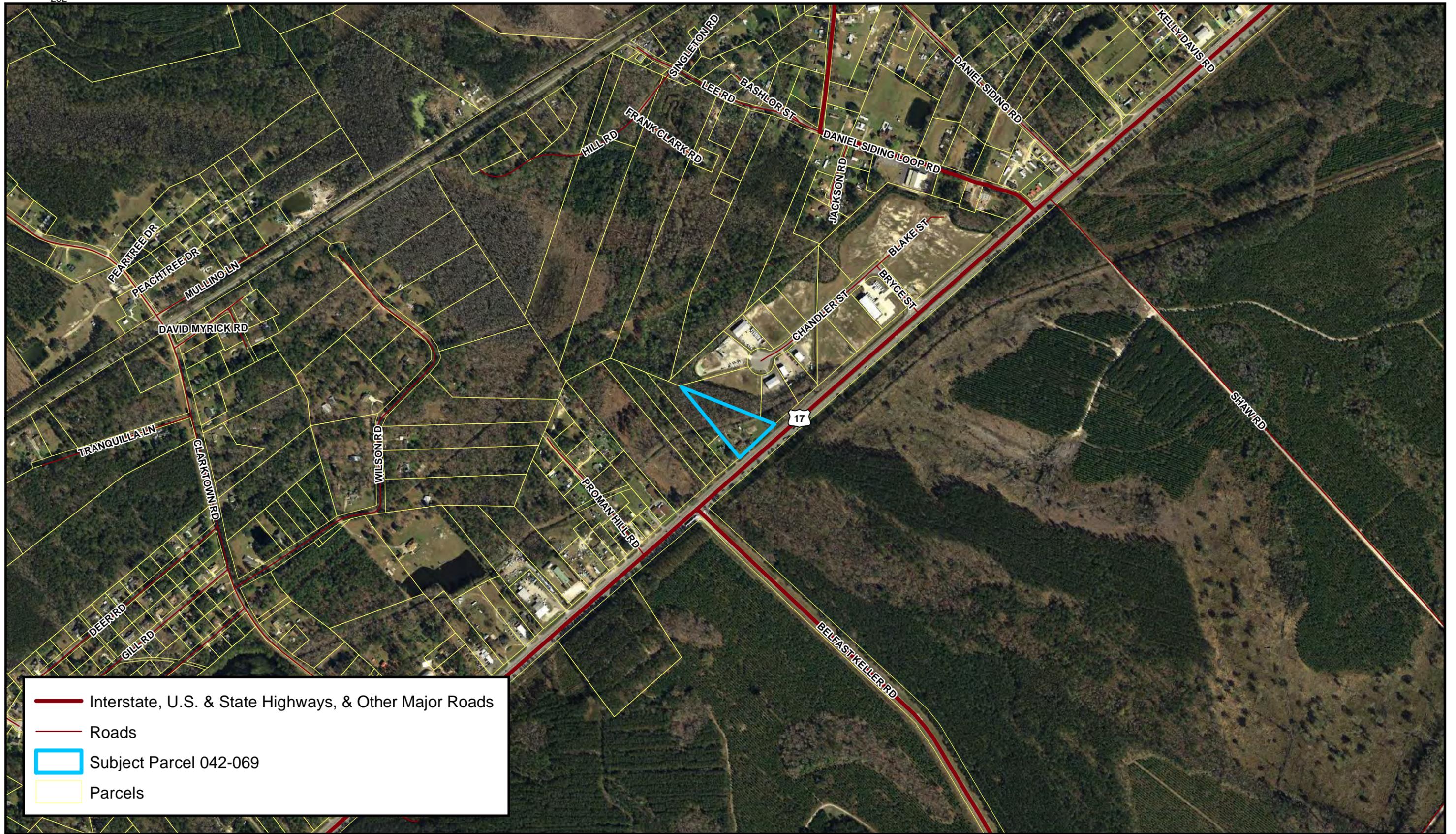


- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 042-069
- Parcels

**Overview Map**  
**William Norwood**  
**Case Z# 228-20**



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 Fenwick assumes no responsibility or liability for the information contained hereon 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 Fenwick assumes no responsibility or liability for modified data.



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 042-069
- Parcels



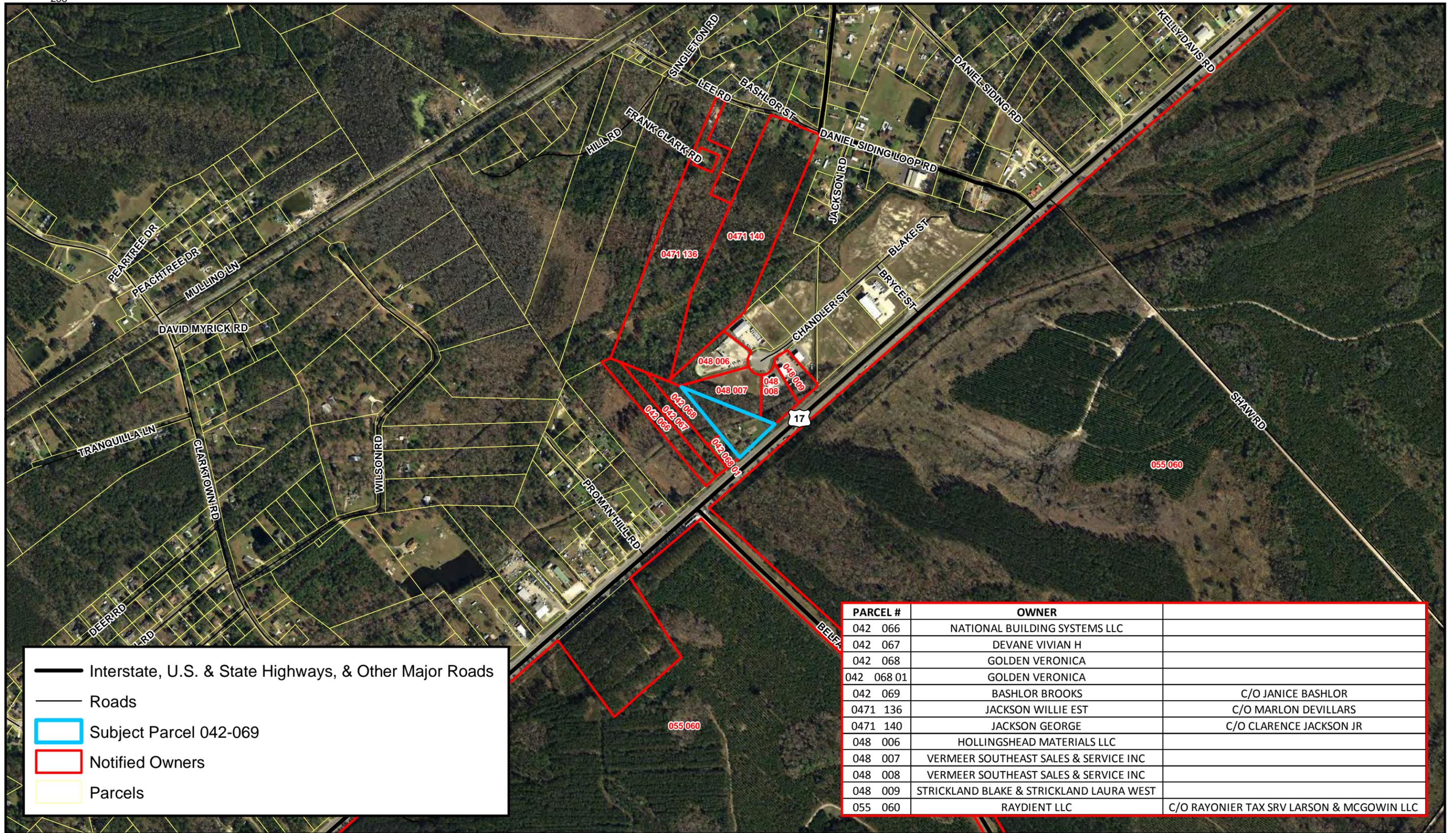
Produced by Bryan County GIS  
May 2020



**Location Map**  
**William Norwood**  
**Case Z# 228-20**

C-2

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Interstate, U.S. & State Highways, & Other Major Roads  
 Roads  
 Subject Parcel 042-069  
 Notified Owners  
 Parcels

PARCEL #	OWNER	
042 066	NATIONAL BUILDING SYSTEMS LLC	
042 067	DEVANE VIVIAN H	
042 068	GOLDEN VERONICA	
042 068 01	GOLDEN VERONICA	
042 069	BASHLOR BROOKS	C/O JANICE BASHLOR
0471 136	JACKSON WILLIE EST	C/O MARLON DEVILLARS
0471 140	JACKSON GEORGE	C/O CLARENCE JACKSON JR
048 006	HOLLINGSHEAD MATERIALS LLC	
048 007	VERMEER SOUTHEAST SALES & SERVICE INC	
048 008	VERMEER SOUTHEAST SALES & SERVICE INC	
048 009	STRICKLAND BLAKE & STRICKLAND LAURA WEST	
055 060	RAYDIENT LLC	C/O RAYONIER TAX SRV LARSON & MCGOWIN LLC



**Notification Map**  
**William Norwood**  
**Case Z# 228-20**

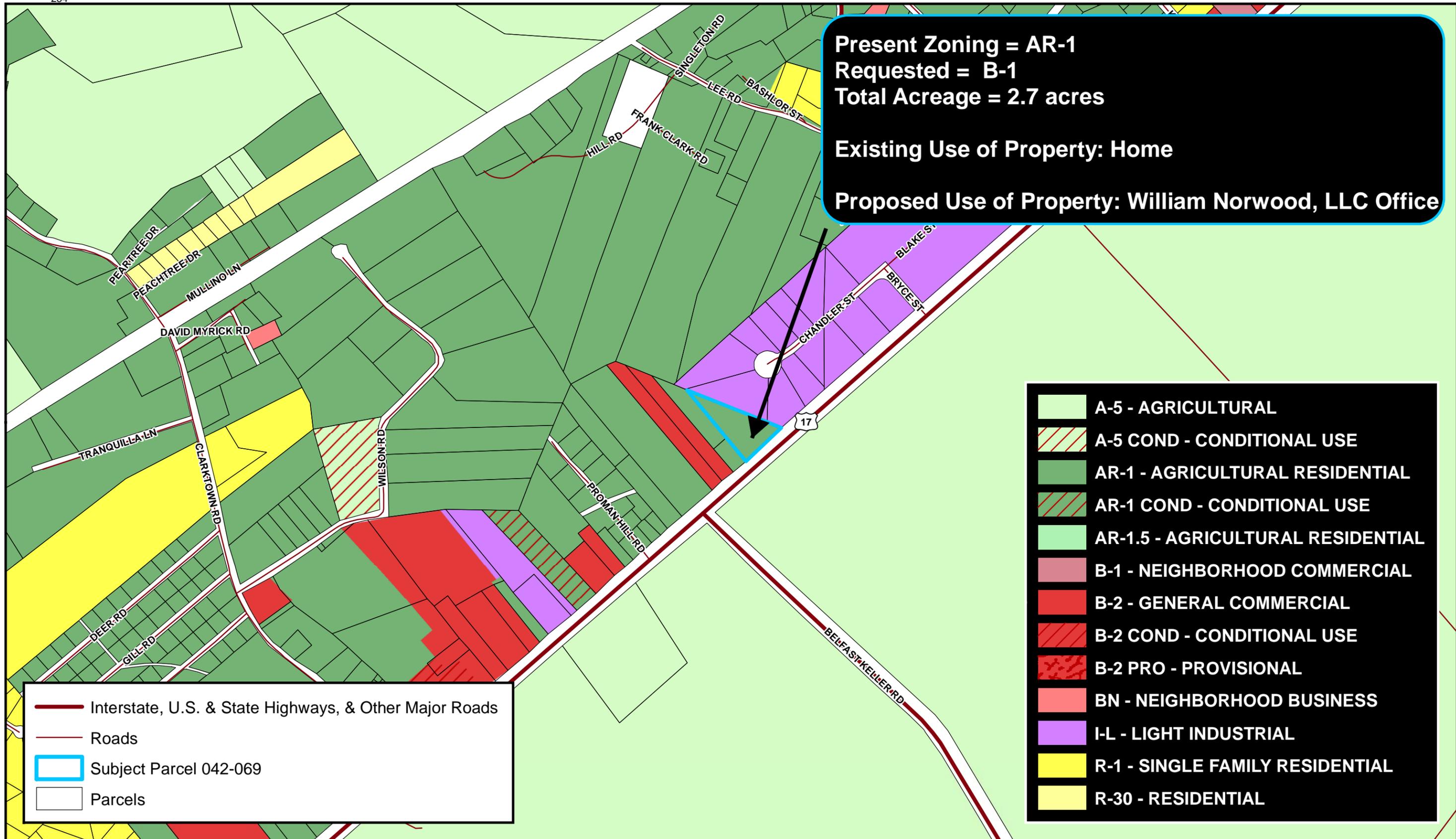
C-3

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**Present Zoning = AR-1**  
**Requested = B-1**  
**Total Acreage = 2.7 acres**

**Existing Use of Property: Home**

**Proposed Use of Property: William Norwood, LLC Office**



— Interstate, U.S. & State Highways, & Other Major Roads  
 — Roads  
 □ Subject Parcel 042-069  
 □ Parcels

- A-5 - AGRICULTURAL
- ▨ A-5 COND - CONDITIONAL USE
- AR-1 - AGRICULTURAL RESIDENTIAL
- ▨ AR-1 COND - CONDITIONAL USE
- AR-1.5 - AGRICULTURAL RESIDENTIAL
- B-1 - NEIGHBORHOOD COMMERCIAL
- B-2 - GENERAL COMMERCIAL
- ▨ B-2 COND - CONDITIONAL USE
- B-2 PRO - PROVISIONAL
- BN - NEIGHBORHOOD BUSINESS
- I-L - LIGHT INDUSTRIAL
- R-1 - SINGLE FAMILY RESIDENTIAL
- R-30 - RESIDENTIAL



# **“D” Exhibits – Public Comment None Provided**

**BRYAN COUNTY PLANNING & ZONING COMMISSION**

**CASE SD#3147-20**

Public Hearing Date: June 2, 2020

<p>REGARDING THE APPLICATION OF: North Bryan Properties, LLC, requesting preliminary plat approval for PIN # 029 004, 029 005, and 030 001, in unincorporated Bryan County, Georgia.</p>	<p>Staff Report  By: Sara Farr-Newman  Dated: May 26, 2020</p>
--	--

### I. Application Summary

**Requested Action:** Public hearing and consideration for preliminary plat approval. The application by North Bryan Properties, LLC, proposes a 10-lot subdivision from parcels identified by PIN # 029 004, 029 005, and 030 001, in unincorporated Bryan County, Georgia.

**Applicant:** North Bryan Properties, LLC  
P.O. Box 2862  
Savannah, GA 31402

**Owner:** Same as Applicant

**Applicable Regulations:**

- Bryan County Subdivision Ordinance, Article XI. – Preliminary Plat and Construction 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 North Bryan Properties, LLC on March 12, 2020. After reviewing the application, the Director certified the application as being generally complete on March 12, 2020.

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

A. Legal notice was published in the Bryan County News on **May 14, 2020**.

B. Notice was sent to Surrounding Land Owners on **May 15, 2020**.

C. The site was posted for Public Hearing on **May 15, 2020**.

**3. Background:** The property proposed to be subdivided is a total of 41.913 acres and is located in the Southeast corner of the intersection of U.S. 280 E and I-16. The property is zoned C-I, Commercial Interchange.<sup>1</sup> The property is located adjacent to the existing industrial park, Interstate Centre, being developed by the Development Authority of Bryan County. A single 80-foot-wide paved access road, Gaines Way, is proposed through the property with entrances/exits at HWY 280 and Oracal Pkwy. The uses for the lots are identified as “Commercial” for Lots 1-5 and Lot 10, “Flex” for Lots 6, 8, and 9, and “Detention Pond / Open Space” for Lot 7. Water and sewer are proposed to be provided by Bryan County with an on-site common detention pond for stormwater.

The subject property was rezoned on August 19, 2010 (Z#0123-10) from A-5 to C-I. At the time of its approval, a conceptual plan was provided showing a total of nine (9) development parcels with six (6) parcels proposed for interstate commercial use and the remaining three development parcels being identified as “Future Development”. Possible uses indicated at the time included a truck stop, gas station, or restaurants. Concerns brought up at the time of rezoning included the presence of protected species, wetlands (though it was found there would not be an impact as shown), and the amount of impervious surface proposed. There was also discussion on whether or not the County would have the capacity to serve the site at full build out with sewer.

**5. Exhibits:** The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on March 12, 2020, unless otherwise noted.

**“A” Exhibits- Application:**

A-1 Preliminary Plat Application

A-2 Preliminary Plat (originally submitted 03-21-2020 with revisions received 05-21-2020)

A-3 Transportation Impact Analysis, dated January 31, 2020 (received February 19, 2020)

A-4 GDOT Letter from Robert T. McCall, District Engineer, dated March 6, 2020

A-5 Water projects / sewer demand schedule, dated April 9, 2020 (received April 15, 2020)

**“B” Exhibits- Agency Comments:**

B-1 Engineering Comments (05-07-2020)

---

<sup>1</sup> The applicant’s application identifies the zoning as C-I and I-L. Staff has verified none of the property is zoned I-L.

B-2 Fire Chief Comments (05-05-08)

B-3 Public Health Comments (05-08-2020)

B-4 Public Works Comments (04-09-2020)

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

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

C-5 Concept Plan from Rezoning (2010)

**“D” Exhibits- Public Comment:**

None Submitted

**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, a conceptual site plan was submitted at the time of the rezoning in 2010. The preliminary plat submitted is generally consistent with the concept plan that was presented at that time.

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 Commercial Corridor and Industrial. Industrial uses are located in the northeast and northwest quadrants of the intersection of the I-16/US 280 Interchange and designated in areas that can best serve industry. The Commercial Corridor is designated along US 280 and indicates appropriate areas for commercial uses while protecting the integrity of the rural character of North Bryan County. The C-I zoning district allows for a limited number of permitted and conditional uses, primarily focused on serving travelers on the Interstate, including but not limited to hotels, restaurants, truck shops, services stations. The preliminary plat proposes those lots closest to Hwy 280 to be for commercial uses, and for those parcels closest to North Bryan Properties, LLC. Preliminary Plat Request | **P&Z Commission**

Oracal Parkway to be utilized as “flex” sites, which could introduce some heavier commercial/office uses potentially including accessory warehouse space. Providing this transition in intensity of uses could help blend the vision for the Commercial Corridor with the Industrial character area. Therefore, staff finds the application to be consistent with the Comprehensive Plan as these uses will be compatible with surrounding uses as well as serve workers and residents in the area.

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 with the exception of the buffer requirements, which they indicated they want to reduce. Currently, a 50-foot buffer is required along Highway 280 and I-16 and a 30-foot buffer required on the remainder of the property lines. Per Sections 514.06 and 514.07 of the Bryan County Subdivision Ordinance, the 50-foot buffer requirement can only be altered by the Pedestrian Ways, Recreation, and Buffer Committee. The 30-foot buffer requirement for the outer perimeter of the subdivision, however, would require a variance.

Regarding the 50-foot buffer, the applicant will need to file an alternative buffer plan with the Pedestrian Ways, Recreation, and Buffer Committee (“Committee”), as provided for under Sections 514.06 and 514.07, in order to obtain relief from the 50-foot wide buffer requirement. Staff, therefore, recommends P&Z and BOC approval of the preliminary plat be conditioned upon receiving such relief. If such relief is denied, the applicant will need to provide the buffer. If the P&Z determines, however, the buffer should be maintained, the P&Z, instead, will need to recommend to the BOC that the 50-foot buffer should be a condition of approval.

Regarding the 30-foot buffer, staff recommends the applicant adhere to this buffer requirement, as the adjacent parcel which abuts lots 9 and 10 of this subdivision, is currently zoned A-5. This buffer should be maintained in order to protect this agriculturally zoned parcel from commercial or other incompatible uses infringing on the property and negatively impacting its agricultural character. For this reason, staff recommends a condition requiring the 30-foot buffer be maintained.

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 property is zoned C-I. The uses indicated are commercial (Lots 1-5 and 10) and “flex” parcels (Lots 6, 8, and 9). The applicant indicated the flex parcels will be available for development for a variety of uses such as drive in commercial uses, shopping centers, hotels, etc. Prior to any building permits being issued, Community Development will verify the proposed use is either permitted or

conditionally permitted in the C-I zoning district, including the parcel identified as “flex space.” .. All lot sizes exceed the minimum required lot size of 30,000 square feet

The access to the development will be provided via Highway 280 and Oracal Parkway. Access within the development will be provided via paved roads with 80 feet of right-of-way identified as Interstate Exchange Road and Gaines Way on the preliminary plat (These road names are pending approval from the Addressing Director).

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

► **Staff comment:** The use of adjacent properties is mainly industrial, including properties located within Interstate Centre. There are also two lots zoned A-5 immediately to the east of the property as well as properties zoned C-I across the intersection to the north and west. The A-5 properties are located in between the subject parcel and Interstate Centre. The subject property is required to maintain a buffer of 30 feet along the A-5 zoned property as discussed previously. This buffer will lessen the impact of the commercial development and protect the integrity and character of the A-5 zoned properties. The proposed subdivision will also allow uses that should serve the industrial park and the general public.

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 development is expected to have the greatest impact on sewer and transportation facilities, each of which are discussed in further detail below.

Sewer: The Board of Commissioners is currently pursuing options for the expansion of sewer service in the north end of the County, but at this time, the County’s capacity to provide sewer is limited. To further understand the anticipated demands of the proposed development as well as the timing as to when these demands will need to be met, the Engineering Director requested a sewer demand schedule from the applicant/developer. The information provided anticipates that by 2022 the development will require 5,500 Gallons Per Day (GPD) capacity and that by 2028 under full build-out conditions, the development will require 35,200 GPD capacity. The Engineering Director has been in discussions with the developer regarding their identified short and long-term needs, and while upgrades to the existing wastewater treatment facility are currently underway to provide flow for the first 5,500 GPD needed by 2022, long-term plans for the expansion have not been approved. Therefore, until such time that the County sewer expansion plans are final, Community Development Department staff is concerned about the County’s ability to commit to providing service to the development on a timeline that corresponds with their long-

North Bryan Properties, LLC. Preliminary Plat Request | **P&Z Commission** 5

term needs. A Development Agreement will be required to address timing of the expansion, total capacity, demand, allotment of capacity, and timing of tap fee payments.

Transportation: A Transportation Impact Analysis was completed for the site, which analyzed the potential traffic impacts of this development on existing roadways and intersections within the study area, to include the I-16 ramps at Highway 280, and the intersections at Highway 280/Highway 80 and Highway 280/Interstate Centre Blvd and Oracal Parkway. The study also analyzed the two site access points, which are being proposed at Highway 280 and Oracal Parkway. Based on the findings within the analysis, the study identified the following transportation improvements that will be required to accommodate the new development:

1. US 280 at I-16 Eastbound and Westbound Ramps: The Georgia Department of Transportation (GDOT) is in the process of designing intersection improvements at the I-16 ramp intersections with Highway 280 to address the long-term needs of the corridor. The analysis recommends that these intersection improvements be made in accordance with the on-going GDOT plans and studies.
2. US 280 and Site Access 1: The analysis recommends that a directional median to allow left-in, right-in and right-out movements be constructed.
3. US 280 and Interstate Centre Blvd/Oracal Parkway: The analysis recommends that this intersection become signalized. The signalization of this intersection has already been anticipated with other recent developments within the area, including the Love's Travel Stop. Similar to other developments, the County will require that this development contribute a fair share contribution towards the cost of making the necessary upgrades.
4. Oracal Parkway and Site Access 2: The analysis recommends that the site driveway be constructed in accordance with Bryan County standards.

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

► **Staff comment:** Limited details were provided on connectivity, but this subdivision is commercial only with no residential subdivision requirements. As each lot is developed, staff will review the site plan using the nonresidential design guidelines, which require information such as sidewalk location, plantings, pedestrian access, and related information to ensure compliance with these standards. Additionally, the applicant did provide a note on the plat indicating sidewalks will be provided per the Ordinance requirement.

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 applicant indicated on the plat that tree canopy coverage would be provided using existing and new plantings; however, they did not indicate how much coverage would be provided. The development must follow Article 18 of the Bryan County Engineering Design Standards. This will also be reviewed individually as each lot is submitted for site plan approval, as well as within the construction plan submittal for the development.

#### IV. Staff Recommendation

Staff recommends deferral of the preliminary plat due to the outstanding sewer concerns addressed in the report; However, if recommended for approval, staff recommends the following conditions:

1. Prior to the approval of construction plans, an alternative buffer plan shall be submitted and approved pursuant to Sections 514.06 and 514.07 of the Bryan County Subdivision Ordinance in order to modify the buffer requirements along Highway 280 and I-16. If an alternative buffer plan is not approved, then the required buffers shall be maintained.
2. The 30-foot wide required buffer shall be maintained.
3. The developer shall enter into a development agreement with the County to address the sewer extension and required transportation improvements. The development agreement shall be fully executed prior to the issuance of construction plan approval.

#### V. Planning & Zoning Commission 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 North Bryan Properties, LLC. Preliminary Plat Request | **P&Z Commission** 7

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



## 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: NORTH BRYAN PROPERTIES, LLC  
 Address: P.O. BOX 2862  
 City: SAVANNAH State: GA Zip: 31402  
 Phone: 912-657-1626 Email: COUGRAZEKLLC1@BELLSOUTH.NET

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

Property Information: General Location: INTERSTATE CENTRE COMMERCIAL PARK  
 PIN Number (Map & Parcel): 029004 / 029005 / 030001 Current Zoning District(s): I-L / C-1  
 Acreage: Parcel Total 41.89 Area to be Subdivided 41.89  
 Number of Lots: Existing 1 Proposed 11

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

Prior Approvals: Rezoning (if applicable): Case #: Unknown Date of Approval: 2010  
 Sketch Plat Approval (mandatory for major subdivisions): Case #: \_\_\_\_\_ Date of Findings: \_\_\_\_\_

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

[Signature] \_\_\_\_\_ Date 2-21-2020  
 Applicant Signature Date

FOR OFFICE USE ONLY

OK# 3439/2859

Case #: SD#3147-20 Date Received: 03/12/2020  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

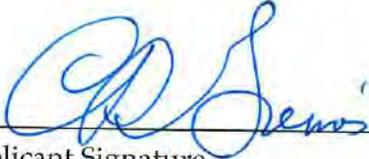
### Preliminary Plat Application Checklist

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
- 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.



Applicant Signature

2-21-2020

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: 3/12/2020 DRC Comments Rec'd: 5/7/2020 P&Z Hearing Date: 2/2/2020

BOC Hearing Date: 6/9/2020

# 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.

030001

Parcel Identification Number

*[Handwritten Signature]*

Signature of Applicant

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: *3-12-20*

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

Manufactured Home:

\_\_\_\_\_  
Make  
\_\_\_\_\_  
Model  
\_\_\_\_\_  
Year  
\_\_\_\_\_  
Serial #

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

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

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

# Bryan County Board of Commissioners

Community Development Department



## 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.

029004

Parcel Identification Number

*[Signature]*  
Signature of Applicant

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: *3-12-20*

### 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  
FMUMFB010

CARROL ANN COLEMAN BRYAN COUNTY TAX COMM  
Clerk ST1 Date 2020 03 12 Sequence 162005

3/12/20  
16:40:39

Bill Number . . .	2019 014521 Acct	2453R19	Fair Mkt Val	53,000
Taxpayer Name . .	NORTH BRYAN PROPERTIES LLC		Bill Date	2019 08 28
Additional Name .			Due Date	2019 11 15
Address Line 1 .			H/S Code	
Address Line 2 .	PO BOX 2862		Lender Code	
City ST Zip 4 . .	SAVANNAH GA 31402		Under Appeal	
Loctn/Desc . . .	5-Z-575 09/25/89 \$8 500 OLD MA		Bankruptcy	
Map Blk Par Sub .	029 004 Dist 03		Check Notes	
Original Bill	Adj & Charges	Payments	Descriptions	This Tran
532.88		532.88-	Taxes	.....
			Assessment Pen	.....
			Interest	.....
			Costs	.....
			Late Penalty	.....
			Other Penalty	.....
532.88		532.88-	TOTALS	.....
		Last T/A Date	Payment/Adjust	(P/A) P
		PP 2019 11 04	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.

029005

Parcel Identification Number

*[Signature]*  
Signature of Applicant

\_\_\_\_\_  
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: *3-12-20*

### 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: \_\_\_\_\_

Bill Number . . .	2019 014522 Acct	2454R19	Fair Mkt Val	110,500
Taxpayer Name . .	NORTH BRYAN PROPERTIES LLC		Bill Date	2019 08 28
Additional Name.			Due Date	2019 11 15
Address Line 1 .			H/S Code	
Address Line 2 .	PO BOX 2862		Lender Code	
City ST Zip 4. .	SAVANNAH GA 31402		Under Appeal	
Loctn/Desc . . .	PBC 35	NEAR I-16 AND 280	Bankruptcy	
Map Blk Par Sub.	029	005	Dist 03	
Original Bill	Adj & Charges	Payments	Check Notes	
1,111.02		1,111.02-	Descriptions	This Tran
			Taxes	.....
			Assessment Pen	.....
			Interest	.....
			Costs	.....
			Late Penalty	.....
			Other Penalty	.....
1,111.02		1,111.02-	TOTALS	.....
		Last T/A Date	Payment/Adjust	(P/A) P
		PP 2019 11 04	Reason Code	(F13) 00

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

**ANALYTICAL ENVIRONMENTAL SERVICES, INC.**

February 11, 2020

Vin Pinkston  
EMC Engineering Services, Inc.  
4424 Columbia Road  
Martinez GA 30907

RE: Interstate Exchange

Dear Vin Pinkston:

Order No: 2002462

Analytical Environmental Services, Inc. received 3 samples on 2/6/2020 10:07:00 AM  
for the analyses presented in following report.

No problems were encountered during the analyses. Additionally, all results for the associated Quality Control samples were within EPA and/or AES established limits. Any discrepancies associated with the analyses contained herein will be noted and submitted in the form of a project Case Narrative.

AES's accreditations are as follows:

-NELAP/State of Florida Laboratory ID E87582 for analysis of Non-Potable Water, Solid & Chemical Materials, Air & Emissions Volatile Organics, and Drinking Water Microbiology & Metals, effective 07/01/19-06/30/20.

State of Georgia, Department of Natural Resources ID #800 for analysis of Drinking Water Metals, effective through 06/30/20 and Total Coliforms/ E. coli, effective 04/25/17-04/24/20.

-AIHA-LAP, LLC Laboratory ID: 100671 for Industrial Hygiene samples (Metals and PCM Asbestos), Environmental Lead (Paint, Soil, Dust Wipes, Air), and Environmental Microbiology (Fungal) Direct Examination, effective until 11/01/21.

These results relate only to the items tested as received. This report may only be reproduced in full.

If you have any questions regarding these test results, please feel free to call.

Sincerely,

Paris Masoudi  
Project Manager

**Revision 2/11/2020**



# ANALYTICAL ENVIRONMENTAL SERVICES, INC

3785 Presidential Parkway, Atlanta GA 30340-3704

TEL.: (770) 457-8177 / TOLL-FREE (800) 972-4889 / FAX: (770) 457-8188

# CHAIN OF CUSTODY

Work Order: 2002467

Date: 2/5/2020

Page 1 of 1

COMPANY:		EMC ENGINEERING SERVICES, INC.		ADDRESS:		4424 COLUMBIA RD MARTINEZ, GA 30907					
PHONE:		706-863-8010		FAX:							
SAMPLED BY:		Eric Thompson		SIGNATURE:							
#	SAMPLE ID	SAMPLED		DATE	TIME	Grab	Composite	Matrix (See code)	PRESERVATION (See codes)	REMARKS	No # of Containers
		DATE	TIME								
1	HA-1	1/30/2020	3:00 PM	X		X		SO			2
2	HA-2	1/30/2020	3:00 PM	X		X		SO			2
3	HA-3	1/30/2020	3:00 PM	X		X		SO			2
4											
5											
6											
7											
8											
9											
10											
274											
RELINQUISHED BY:		DATE/TIME		RECEIVED BY		DATE/TIME		PROJECT INFORMATION			
1: <i>ASL</i>		2-5-20 3:35 PM		2: <i>Jaqueline</i>		18-0118		Interstate Exchange			
3:				3:				PROJECT #: 18-0118 SITE ADDRESS: Ellabie, GA SEND REPORT TO: Via Pinpoint INVOICE TO: (IF DIFFERENT FROM ABOVE)			
SPECIAL INSTRUCTIONS/COMMENTS:				SHIPMENT METHOD		VIA:		QUOTE #: POK			
				OUT / /		IN / /		STATE PROGRAM (if any): E-mail? <input checked="" type="checkbox"/> N; Fax? Y / N DATA PACKAGE: I II III IV			
<p>SAMPLES RECEIVED AFTER 3PM OR SATURDAY ARE CONSIDERED AS RECEIVED ON THE NEXT BUSINESS DAY; IF NO TAT IS MARKED ON COC ABS WILL PROCEED AS STANDARD TAT.</p> <p>SAMPLES ARE DISPOSED OF 30 DAYS AFTER COMPLETION OF REPORT UNLESS OTHER ARRANGEMENTS ARE MADE.</p>											

MATRIX CODES: A = Air GW = Groundwater SE = Sediment SO = Soil SW = Surface Water W = Water (Blanks) O = Other (specify)

PRESERVATIVE CODES: HH = Hydrochloric acid + ice I = Ice only N = Nitric acid S-H = Sulfuric acid + ice SAH = Sodium Bisulfate/Methanol + ice O = Other (specify) NA = None

White Copy - Original: Yellow Enfold/Print

**Client:** EMC Engineering Services, Inc.  
**Project:** Interstate Exchange  
**Lab ID:** 2002462

**Case Narrative**

**Sample Receiving Nonconformance:**

Samples were received at 11.3°C, outside required temperature range of 0-6°C. No ice or melted ice was present. Laboratory proceeded with analysis per Vin Pinkston via email 2/6/20.

Preserved soil vials in accordance with Method 5035 were not received for sample. Preserved soil vials were prepared at the laboratory from the sample jar per Vin Pinkston via email 2/6/20.

**Revision 2/11/20:**

At the request of Vin Pinkston via email on 2/10/20, DRO was additionally analyzed for all samples at a 1-day TAT.

<b>Client:</b> EMC Engineering Services, Inc.	<b>Client Sample ID:</b> HA-1
<b>Project Name:</b> Interstate Exchange	<b>Collection Date:</b> 1/30/2020 3:00:00 PM
<b>Lab ID:</b> 2002462-001	<b>Matrix:</b> Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
<b>GASOLINE RANGE ORGANICS SW8015C</b>		<b>(SW5035)</b>						
TPH (Gasoline Range Organics)	BRL	0.60		mg/Kg-dry	292254	1	02/10/2020 12:43	OM
Surr: a.a.a-trifluorotoluene	91.9	71.5-133		%REC	292254	1	02/10/2020 12:43	OM
<b>DIESEL RANGE ORGANICS SW8015C</b>		<b>(SW3550C)</b>						
TPH (Diesel Range Organics)	BRL	8.0		mg/Kg-dry	292228	1	02/11/2020 12:55	RF
Surr: Dioctylphthalate	83.3	51.1-122		%REC	292228	1	02/11/2020 12:55	RF
<b>PERCENT MOISTURE D2216</b>								
Percent Moisture	16.4	0		wt%	R417908	1	02/10/2020 09:00	JW

**Qualifiers:**

- \* Value exceeds maximum contaminant level
- BRL Below reporting limit
- H Holding times for preparation or analysis exceeded
- N Analyte not NELAC certified
- B Analyte detected in the associated method blank
- > Greater than Result value
- E Estimated (value above quantitation range)
- S Spike Recovery outside limits due to matrix
- Narr See case narrative
- F Analyzed in the lab which is a deviation from the method
- < Less than Result value
- J Estimated value detected below Reporting Limit

<b>Client:</b> EMC Engineering Services, Inc.	<b>Client Sample ID:</b> HA-2
<b>Project Name:</b> Interstate Exchange	<b>Collection Date:</b> 1/30/2020 3:00:00 PM
<b>Lab ID:</b> 2002462-002	<b>Matrix:</b> Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
<b>GASOLINE RANGE ORGANICS SW8015C</b>					<b>(SW5035)</b>			
TPH (Gasoline Range Organics)	BRL	0.56		mg/Kg-dry	292254	1	02/10/2020 13:04	OM
Surr: a.a.a-trifluorotoluene	111	71.5-133		%REC	292254	1	02/10/2020 13:04	OM
<b>DIESEL RANGE ORGANICS SW8015C</b>					<b>(SW3550C)</b>			
TPH (Diesel Range Organics)	BRL	7.6		mg/Kg-dry	292228	1	02/11/2020 13:22	RF
Surr: Diethylphthalate	81.2	51.1-122		%REC	292228	1	02/11/2020 13:22	RF
<b>PERCENT MOISTURE D2216</b>								
Percent Moisture	12.5	0		wt%	R417908	1	02/10/2020 09:00	JW

Qualifiers:

- \* Value exceeds maximum contaminant level
- BRL Below reporting limit
- H Holding times for preparation or analysis exceeded
- N Analyte not NELAC certified
- B Analyte detected in the associated method blank
- > Greater than Result value

- E Estimated (value above quantitation range)
- S Spike Recovery outside limits due to matrix
- Narr See case narrative
- F Analyzed in the lab which is a deviation from the method
- < Less than Result value
- J Estimated value detected below Reporting Limit

<b>Client:</b> EMC Engineering Services, Inc.	<b>Client Sample ID:</b> HA-3
<b>Project Name:</b> Interstate Exchange	<b>Collection Date:</b> 1/30/2020 3:00:00 PM
<b>Lab ID:</b> 2002462-003	<b>Matrix:</b> Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
<b>GASOLINE RANGE ORGANICS SW8015C</b>					<b>(SW5035)</b>			
TPH (Gasoline Range Organics)	BRL	0.58		mg/Kg-dry	292254	1	02/10/2020 13:25	OM
Surr: a.a.a-trifluorotoluene	110	71.5-133		%REC	292254	1	02/10/2020 13:25	OM
<b>DIESEL RANGE ORGANICS SW8015C</b>					<b>(SW3550C)</b>			
TPH (Diesel Range Organics)	BRL	7.9		mg/Kg-dry	292228	1	02/11/2020 14:45	RF
Surr: Dioctylphthalate	68.7	51.1-122		%REC	292228	1	02/11/2020 14:45	RF
<b>PERCENT MOISTURE D2216</b>								
Percent Moisture	15.5	0		wt%	R417908	1	02/10/2020 09:00	JW

Qualifiers: \* Value exceeds maximum contaminant level  
 BRL Below reporting limit  
 H Holding times for preparation or analysis exceeded  
 N Analyte not NELAC certified  
 B Analyte detected in the associated method blank  
 > Greater than Result value

E Estimated (value above quantitation range)  
 S Spike Recovery outside limits due to matrix  
 Narr See case narrative  
 F Analyzed in the lab which is a deviation from the method  
 < Less than Result value  
 J Estimated value detected below Reporting Limit



Client Name: **EMC Engineering Services, Inc.**

**SAMPLE/COOLER RECEIPT CHECKLIST**

AES Work Order Number: **2002462**

Carrier: FedEx  UPS  USPS  Client  Courier  Other

Item	Yes			No			N/A			Details			Comments	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>									
3. Shipping container/cooler received in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Custody seals present on shipping container?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Custody seals intact on shipping container?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Temperature blanks present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Cooler temperature(s) within limits of 0-8°C? [See item 13 and 14 for temperature recordings.]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cooling initiated for recently collected samples / ice present <input type="checkbox"/>
8. Chain of custody (COC) present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Chain of Custody signed, dated, and timed when relinquished and received?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Sampler name and/or signature on COC?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Were all samples received within holding time?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. TAT marked on the COC?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If no TAT indicated, proceeded with standard TAT per Terms & Conditions. <input type="checkbox"/>

13. Cooler 1 Temperature 11.3 °C Cooler 2 Temperature \_\_\_\_\_ °C Cooler 3 Temperature \_\_\_\_\_ °C Cooler 4 Temperature \_\_\_\_\_ °C  
 14. Cooler 5 Temperature \_\_\_\_\_ °C Cooler 6 Temperature \_\_\_\_\_ °C Cooler 7 Temperature \_\_\_\_\_ °C Cooler 8 Temperature \_\_\_\_\_ °C

15. Comments: \_\_\_\_\_ I certify that I have completed sections 1-15 (dated initials). LM 2/6/20

Item	Yes			No			N/A			Details			Comments
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
16. Were sample containers intact upon receipt?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
17. Custody seals present on sample containers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18. Custody seals intact on sample containers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
19. Do sample container labels match the COC?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	incomplete info <input type="checkbox"/> illegible <input type="checkbox"/> no label <input type="checkbox"/> other <input type="checkbox"/>
20. Are analyses requested indicated on the COC?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
21. Were all of the samples listed on the COC received?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	samples received but not listed on COC <input type="checkbox"/> samples listed on COC not received <input type="checkbox"/>
22. Was the sample collection date/time noted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
23. Did we receive sufficient sample volume for indicated analyses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
24. Were samples received in appropriate containers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
25. Were VOA samples received without headspace (< 1/4" bubble)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
26. Were trip blanks submitted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	listed on COC <input type="checkbox"/> not listed on COC <input checked="" type="checkbox"/>

27. Comments: \_\_\_\_\_ I certify that I have completed sections 16-27 (dated initials). LM 2/6/20

Item	Yes			No			N/A			Details			Comments
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
28. Have containers needing chemical preservation been checked? *	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
29. Containers meet preservation guidelines?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
30. Was pH adjusted at Sample Receipt?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

\* Note: Certain analyses require chemical preservation but must be checked in the laboratory and not upon Sample Receipt such as Coliforms, VOCs and Oil & Grease/TPH. I certify that I have completed sections 28-30 (dated initials). LM 2/6/20



**Analytical Environmental Services, Inc**

Date: 11-Feb-20

280

Client: EMC Engineering Services, Inc.  
 Project Name: Interstate Exchange  
 Workorder: 2002462

**ANALYTICAL QC SUMMARY REPORT**

BatchID: 292228

Sample ID: MB-292228	Client ID:	Units: mg/Kg	Prep Date: 02/11/2020	Run No: 418027							
SampleType: MBLK	TestCode: DIESEL RANGE ORGANICS SW8015C	BatchID: 292228	Analysis Date: 02/11/2020	Seq No: 9439336							
Analyte	Result	RPT Limit	SPK value	SPK RefVal	%REC	Low Limit	High Limit	RPD RefVal	%RPD	RPD Limit	Qual

TPH (Diesel Range Organics)	BRL	6.7									
Surr: Dioctylphthalate	2.932	0	3.298		88.9	51.1	122				

Sample ID: LCS-292228	Client ID:	Units: mg/Kg	Prep Date: 02/11/2020	Run No: 418027							
SampleType: LCS	TestCode: DIESEL RANGE ORGANICS SW8015C	BatchID: 292228	Analysis Date: 02/11/2020	Seq No: 9439337							
Analyte	Result	RPT Limit	SPK value	SPK RefVal	%REC	Low Limit	High Limit	RPD RefVal	%RPD	RPD Limit	Qual

TPH (Diesel Range Organics)	28.28	6.7	33.27		85.0	47.3	120				
Surr: Dioctylphthalate	2.957	0	3.327		88.9	51.1	122				

Sample ID: 2002462-001BMS	Client ID: HA-1	Units: mg/Kg-dry	Prep Date: 02/11/2020	Run No: 418027							
SampleType: MS	TestCode: DIESEL RANGE ORGANICS SW8015C	BatchID: 292228	Analysis Date: 02/11/2020	Seq No: 9439340							
Analyte	Result	RPT Limit	SPK value	SPK RefVal	%REC	Low Limit	High Limit	RPD RefVal	%RPD	RPD Limit	Qual

TPH (Diesel Range Organics)	32.02	8.0	39.80	6.680	63.7	40.5	120				
Surr: Dioctylphthalate	3.076	0	3.980		77.3	51.1	122				

Sample ID: 2002462-001BMSD	Client ID: HA-1	Units: mg/Kg-dry	Prep Date: 02/11/2020	Run No: 418027							
SampleType: MSD	TestCode: DIESEL RANGE ORGANICS SW8015C	BatchID: 292228	Analysis Date: 02/11/2020	Seq No: 9439341							
Analyte	Result	RPT Limit	SPK value	SPK RefVal	%REC	Low Limit	High Limit	RPD RefVal	%RPD	RPD Limit	Qual

TPH (Diesel Range Organics)	33.11	8.0	39.79	6.680	66.4	40.5	120	32.02	3.36	27.5	
Surr: Dioctylphthalate	3.105	0	3.979		78.0	51.1	122	3.076	0	0	

Qualifiers:	>	Greater than Result value	<	Less than Result value	B	Analyte detected in the associated method blank
	BRL	Below reporting limit	E	Estimated (value above quantitation range)	H	Holding times for preparation or analysis exceeded
	J	Estimated value detected below Reporting Limit	N	Analyte not NELAC certified	R	RPD outside limits due to matrix
	Rpt.Lim.	Reporting Limit	S	Spike Recovery outside limits due to matrix		

**ANALYTICAL QC SUMMARY REPORT**

BatchID: 292254

Client: EMC Engineering Services, Inc.  
 Project Name: Interstate Exchange  
 Workorder: 2002462

Sample ID: MB-292254	Client ID:	Units: mg/Kg	Prep Date:	Run No: 417954
Sample Type: MBLK	TestCode: GASOLINE RANGE ORGANICS SW8015C	BatchID: 292254	Analysis Date: 02/10/2020	Seq No: 9435652
Analyte	Result	RPT Limit	SPK value	SPK Ref Val
TPH (Gasoline Range Organics)	BRL	0.50	0.0500	
Surr: a.a.a-trifluorotoluene	0.05542	0	0.0500	
		%REC	Low Limit	High Limit
		111	71.5	133
		%RPD	RPD Ref Val	RPD Limit
				Qual

Sample ID: LCS-292254	Client ID:	Units: mg/Kg	Prep Date:	Run No: 417954
Sample Type: LCS	TestCode: GASOLINE RANGE ORGANICS SW8015C	BatchID: 292254	Analysis Date: 02/10/2020	Seq No: 9435653
Analyte	Result	RPT Limit	SPK value	SPK Ref Val
TPH (Gasoline Range Organics)	1.210	0.50	1.000	
Surr: a.a.a-trifluorotoluene	0.05826	0	0.0500	
		%REC	Low Limit	High Limit
		121	68.8	123
		117	71.5	133
		%RPD	RPD Ref Val	RPD Limit
				Qual

Sample ID: 2002462-002AMS	Client ID: HA-2	Units: mg/Kg-dry	Prep Date:	Run No: 417954
Sample Type: MS	TestCode: GASOLINE RANGE ORGANICS SW8015C	BatchID: 292254	Analysis Date: 02/10/2020	Seq No: 9436270
Analyte	Result	RPT Limit	SPK value	SPK Ref Val
TPH (Gasoline Range Organics)	0.8403	0.56	1.130	
Surr: a.a.a-trifluorotoluene	0.06054	0	0.0565	
		%REC	Low Limit	High Limit
		74.4	54.2	134
		107	71.5	133
		%RPD	RPD Ref Val	RPD Limit
				Qual

Sample ID: 2002462-001ADUP	Client ID: HA-1	Units: mg/Kg-dry	Prep Date:	Run No: 417954
Sample Type: DUP	TestCode: GASOLINE RANGE ORGANICS SW8015C	BatchID: 292254	Analysis Date: 02/10/2020	Seq No: 9436232
Analyte	Result	RPT Limit	SPK value	SPK Ref Val
TPH (Gasoline Range Organics)	BRL	0.59	0	
Surr: a.a.a-trifluorotoluene	0.05359	0	0.0593	
		%REC	Low Limit	High Limit
		90.3	71.5	133
		0	0.05486	0
		%RPD	RPD Ref Val	RPD Limit
				Qual

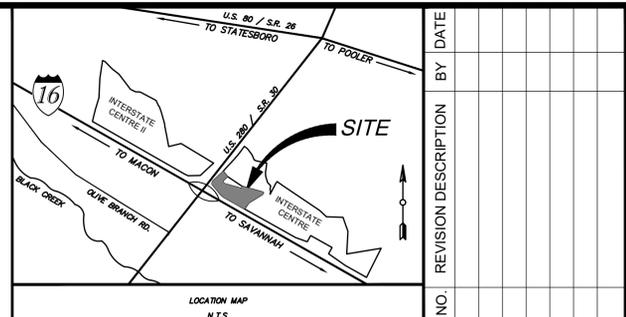
Qualifiers:	>	Greater than Result value	B	Analyte detected in the associated method blank
	BRL	Below reporting limit	H	Holding times for preparation or analysis exceeded
	J	Estimated value detected below Reporting Limit	R	RPD outside limits due to matrix
	Rpt Lim	Reporting Limit		
	<	Less than Result value		
	E	Estimated (value above quantitation range)		
	N	Analyte not NELAC certified		
	S	Spike Recovery outside limits due to matrix		

**End of Report**

**LEGEND**

PROPERTY BOUNDARY	5/8" IRON REBAR SET W/CAP	RBS
ADJACENT PROPERTY LINE	POINT OF BEGINNING	P.O.B.
METES AND BOUNDS	PROPERTY ID NUMBER	PIN
TAG LABEL	NOW OR FORMERLY	N/F
3/4" OPEN TOP PIPE FOUND	RIGHT-OF-WAY	R/W
1/2" OPEN TOP PIPE FOUND	PLAT BOOK	PB
5/8" IRON REBAR FOUND	DEED BOOK	DB
3/4" IRON PIPE FOUND	PAGE	PG
1/2" IRON REBAR FOUND	NOT TO SCALE	N.T.S.
RIGHT-OF-WAY MONUMENT FOUND	BUILDING SETBACK LINE	BSL
CONCRETE MONUMENT FOUND	TEMPORARY BENCHMARK SET	T.B.M.

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION



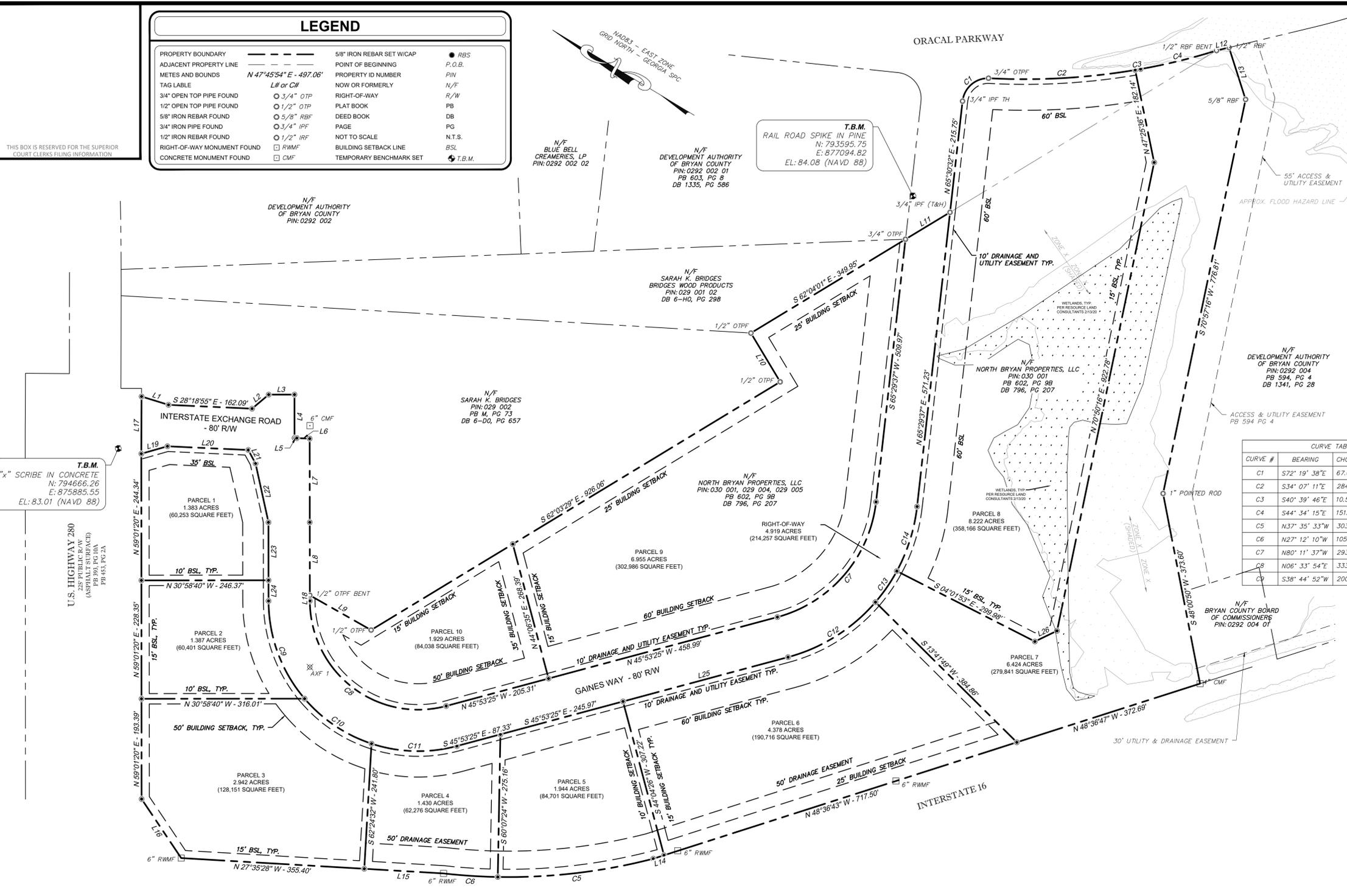
NO.	REVISION DESCRIPTION	BY	DATE



**EMC ENGINEERING SERVICES, INC.**  
 10 Chatham Center South, Suite 100  
 Savannah, GA 31405  
 P: (912) 232-5590  
 F: (912) 232-5590  
 www.emc-eng.com

CIVIL MARINE ENVIRONMENTAL ENGINEERING

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA



LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S13° 50' 49"E	54.59	L15	N27° 35' 28"W	153.78
L2	S70° 56' 07"E	42.11	L16	N25° 05' 56"E	137.31
L3	S30° 58' 50"E	50.04	L17	N59° 20' 16"E	110.39
L4	S59° 02' 44"W	83.69	L18	N59° 01' 13"E	10.80
L5	S28° 21' 42"E	4.40	L19	S46° 45' 14"E	52.67
L6	S28° 22' 22"E	25.02	L20	S28° 18' 55"E	156.72
L7	S59° 01' 13"W	161.38	L21	S30° 27' 57"W	29.55
L8	S59° 01' 13"W	140.79	L22	S46° 37' 05"W	116.38
L9	S01° 30' 01"E	136.36	L23	S59° 01' 13"W	111.75
L10	N27° 59' 57"E	109.89	L24	S59° 01' 13"W	39.84
L11	S61° 57' 11"E	100.77	L25	S45° 53' 25"E	331.00
L12	S44° 21' 55"E	24.90	L26	S56° 33' 51"E	47.66
L13	S41° 17' 28"W	105.15			
L14	N48° 36' 42"W	21.92			

CURVE #	BEARING	CHORD	RADIUS	ARC
C1	S72° 19' 38"E	67.03	50.05	73.45
C2	S34° 07' 11"E	284.75	1295.62	285.33
C3	S40° 39' 46"E	10.59	1295.62	10.59
C4	S44° 34' 15"E	151.45	1177.33	151.55
C5	N37° 35' 33"W	303.35	1129.71	304.27
C6	N27° 12' 10"W	105.41	1129.71	105.45
C7	N80° 11' 37"W	293.06	260.00	311.33
C8	N06° 33' 54"E	333.01	210.00	384.52
C9	S38° 44' 52"W	200.96	290.00	205.22

CURVE #	BEARING	CHORD	RADIUS	ARC
C10	S02° 51' 34"W	156.13	290.00	158.08
C11	S29° 19' 23"E	165.38	290.00	167.71
C12	S62° 59' 06"E	199.89	340.00	202.89
C13	S86° 13' 28"E	72.78	340.00	72.92
C14	N76° 33' 58"E	130.51	340.00	131.32

**SURVEY NOTES**

- Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
- Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
- Basis of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was a Carlson BRx6 GNSS receiver (RTK Accuracy (Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS)) with a Carlson RT3 data collector receiving RTK corrections via a Verizon Jetpack MiFi 6620L from the eGPS Solutions Real Time Network. The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
- All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Bryan County, Georgia.
- This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
- Locations are accurate only where dimensioned.
- A portion of this property is located in Zone X (shaded), a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13029C 0909D, Revised Date: May 5, 2014. The flood hazard lines as shown on this plat have been taken digitally from <http://hazards-fema.maps.arcgis.com>, and have not been verified in the field by EMC Engineering Services, Inc.
- This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
- All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the State of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.
- There were no wetland delineation markers observed in the process of conducting the fieldwork.

**SURVEY DATA**

6 Commercial Parcels:	11.015 Acres ( 479,764 Square Feet)
3 Flex Parcels:	19.555 Acres ( 851,868 Square Feet)
Parcel 7:	6.424 Acres ( 279,841 Square Feet)
Road Right-of-Way:	4.919 Acres ( 214,257 Square Feet)
Total Area:	41.913 Acres (1,825,730 Square Feet)

Plat Closure: 1 in 369,969  
 Field Closure: 1 in 51,710  
 Angular Error: 05" per angle point  
 Adjusted by: Compass Rule  
 Equipment used: Carlson CR2+ Robotic Total Station  
 Carlson BRx6 GNSS GPS/eGPS Network

Field Work Completed on: January 23, 2019

REFERENCES  
 PB 602, PG 9B

**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 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.

**DRIFT**

GA REG. L. S. LIC. NO. 3343 \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVALS**

APPROVED UNDER ARTICLE XII:

COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

HEALTH DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

911 ADDRESS DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE PLANNING DIRECTOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_

ATTEST \_\_\_\_\_ CLERK OF COUNTY COMMISSION

**SITE DATA**

- Zoning: C-I (Commercial - Interchange)
- Owner: North Bryan Properties, LLC  
P.O. Box 2862  
Savannah, GA 31402
- Water and sewer to be provided by Bryan County.
- Storm Water Detention to be provided by on-site common detention pond.
- All open space areas within Interstate Exchange shall be owned and maintained by the Property Owners Association.
- Existing Land Use: Undeveloped Woodlands  
Proposed Land Use: Commercial / Flex Space
- Fences shall not be constructed across utility or drainage easements.
- Wetlands were delineated by Resource+Land Consultants. This property contains wetlands which are under the jurisdiction of the U.S. Army Corps of Engineers. All wetlands on-site are shown.
- All lots will be subject to restrictive covenants.
- Tree canopy coverage requirement will be obtained utilizing existing trees and proposed plantings.
- Lots 1-8 to have 5' concrete sidewalk installed along entire lot frontage. Sidewalk to be installed by individual property owners as lots are purchased and developed.
- Roadways and drainage systems within rights-of-way will be publicly owned and maintained by Bryan County.
- Drainage systems outside of rights-of-way will be owned and maintained by the Property Owners Association.
- Proposed Lots (10 Parcels): 36.994 Acres  
Proposed RW Area: 4.919 Acres  
Total Project Area: 41.913 Acres
- Typical Setbacks:  
Commercial Sites (Lots 1-5 & Lot 10):  
Front = 15' for building  
= 15' for paving  
Side = 10' for building or paving (if corner lot, 35' for building & 15' for paving)  
Rear = 15' for building or paving
- Flex Sites (Lots 6, 8 & 9)  
Front = 60' for building  
= 20' for paving  
Side = 15' for building or paving  
Rear = 25' for building or paving

PRELIMINARY PLAT  
**INTERSTATE EXCHANGE**  
 INTERSTATE CENTER COMMERCIAL PARK  
 BRYAN COUNTY, GEORGIA  
 Prepared for:  
**NORTH BRYAN PROPERTIES, LLC.**

PROJECT NO.: 18-0118  
 DRAWN BY: SAC  
 DESIGNED BY: JMM  
 SURVEYED BY: EMC  
 SURVEY DATE: JAN, 2019  
 CHECKED BY: WPW  
 SCALE: 1" = 100'  
 DATE: MAY 2020

# TRANSPORTATION IMPACT ANALYSIS

## Interstate Exchange Development

Bryan County, GA

*Prepared for Bryan Properties, LLC.*





# Transportation Impact Analysis

## Interstate Exchange Development Bryan County, GA

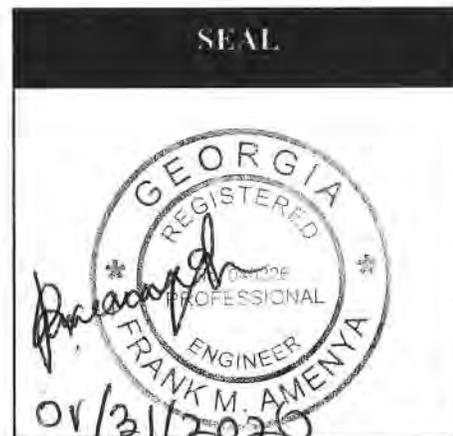
Prepared for North Bryan Properties, LLC.  
January 31, 2020

Analysis by: Dionne C. Brown, PE

Drafting/Graphics by: Dionne C. Brown, PE

Reviewed by: Robert Gey, PE

Sealed by: Frank Amenya, PE, PTOE



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**Interstate Exchange Development – Transportation Impact Analysis  
Bryan County, GA  
Prepared for North Bryan Properties, LLC.  
January 31, 2020**

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**Interstate Exchange Development – Transportation Impact Analysis  
Bryan County, GA  
Prepared for North Bryan Properties, LLC.  
January 31, 2020**

## **1.0 Introduction**

The proposed Interstate Exchange Development in Bryan County, Georgia is located in the southeast quadrant of the interchange of Interstate 16 and US 280 and is bound by Oracal Parkway. The land uses of the development are not currently defined; therefore, to analyze the worst-case scenario the following was assumed:

- Gas station with Convenience mart (12 fueling stations)
- Fast-food restaurant with drive-thru (4,500 square foot)
- High Turnover Restaurant (6,000 square foot)
- Sales Auto Parts (7,000 square feet)
- General Light Industrial (76,800 square feet)
- General Light Industrial (56,600 square feet)

Two access points are proposed as part of this development: a full access driveway on US 280 and a full access point on Oracal Parkway. A build out date of 2025 is currently planned. The site plan is provided in Figure 1. A site location map and a vicinity map are provided in Figures 2A and 2B, respectively.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic. The following intersections were included in the study:

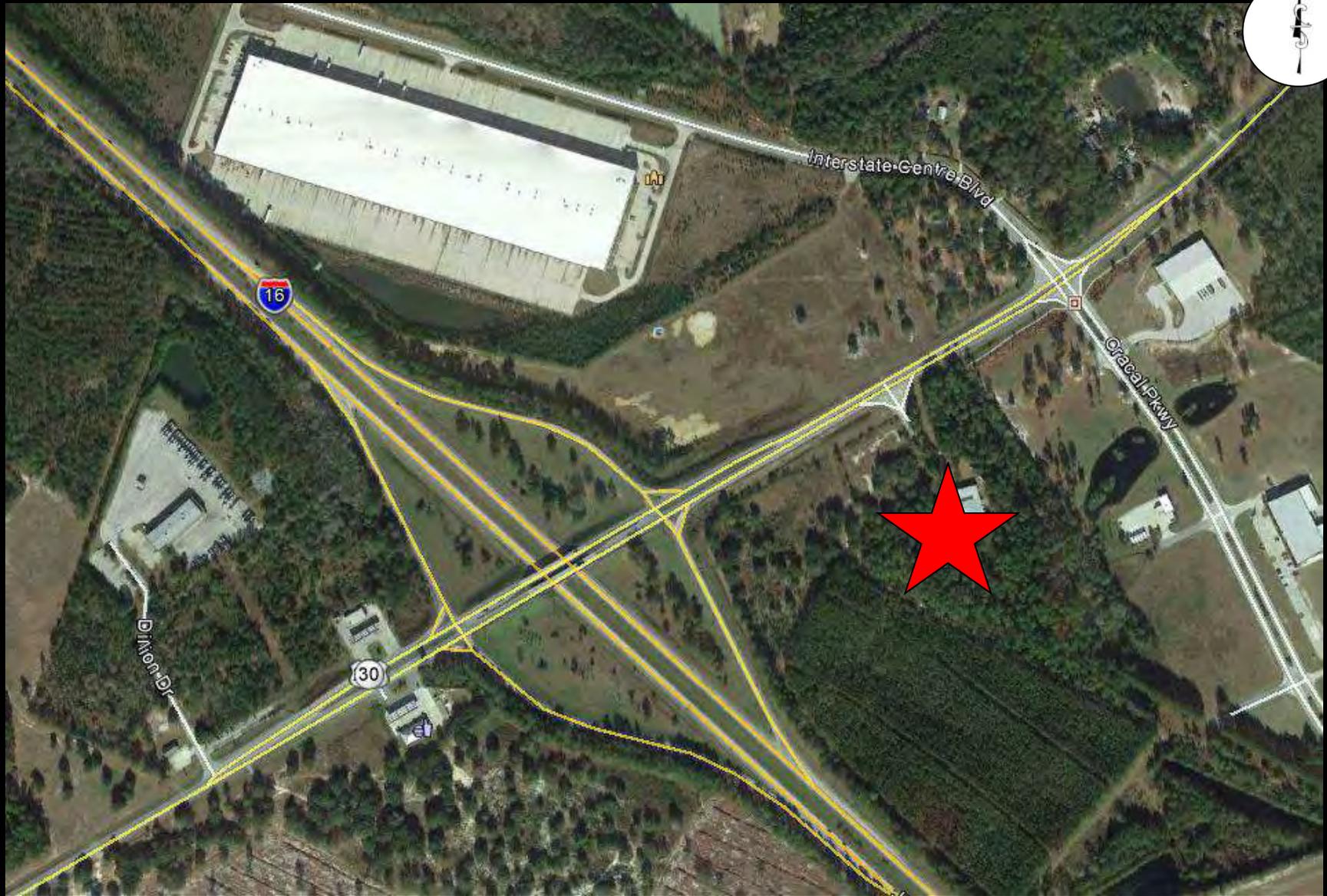
- I-16 EB ramp and US 280
- I-16 WB ramp and US 280
- US 280 and Interstate Centre Blvd/ Oracal Parkway
- US 280 and US 80
- US 280 and Site Access 1
- Oracal Parkway and Site Access 2

These intersections were analyzed during the AM and PM peaks for the following conditions:

- 2020 Conditions
- 2025 Future No-Build Conditions
- 2025 Future Build Conditions
- 2025 Future Build Conditions with Improvements

The analysis for this project was conducted utilizing commonly accepted GDOT standards. Information regarding the property was provided by the developer, North Bryan Properties, LLC.





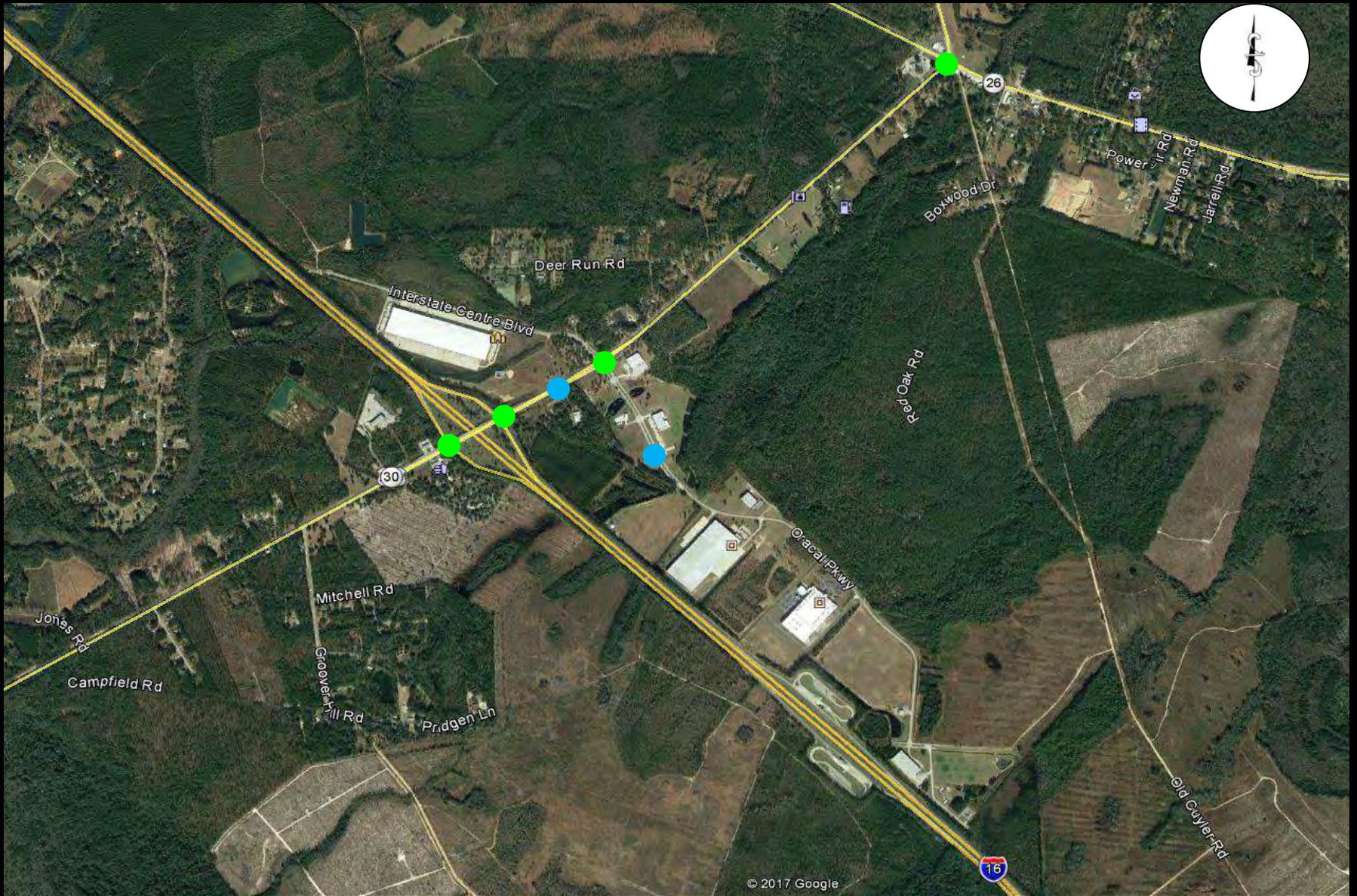


FIGURE 2B  
VICINITY MAP

STUDY INTERSECTIONS  
 EXISTING ●  
 PROPOSED ●



## 2.0 Existing Conditions

### 2.1 Inventory

A field investigation was conducted by DAVENPORT staff to determine the existing roadway conditions in the study area. Table 2.1 contains the results of this effort. Figure 3 illustrates the existing lane geometry.

Facility Name	Typical Cross Section	Functional Class	Speed Limit	Maintained By
I-16 Ramps	One lane with channelization at US 280	Interstate	Not Posted	GDOT
US 280	2 lanes undivided; 4 lanes divided near I-16	Minor Arterial	55 MPH	GDOT
US 80	2 lanes undivided	Minor Arterial	45 MPH	GDOT
Interstate Centre Blvd	3-lane (w/ TWLTL)	Local Road	35 MPH	Local

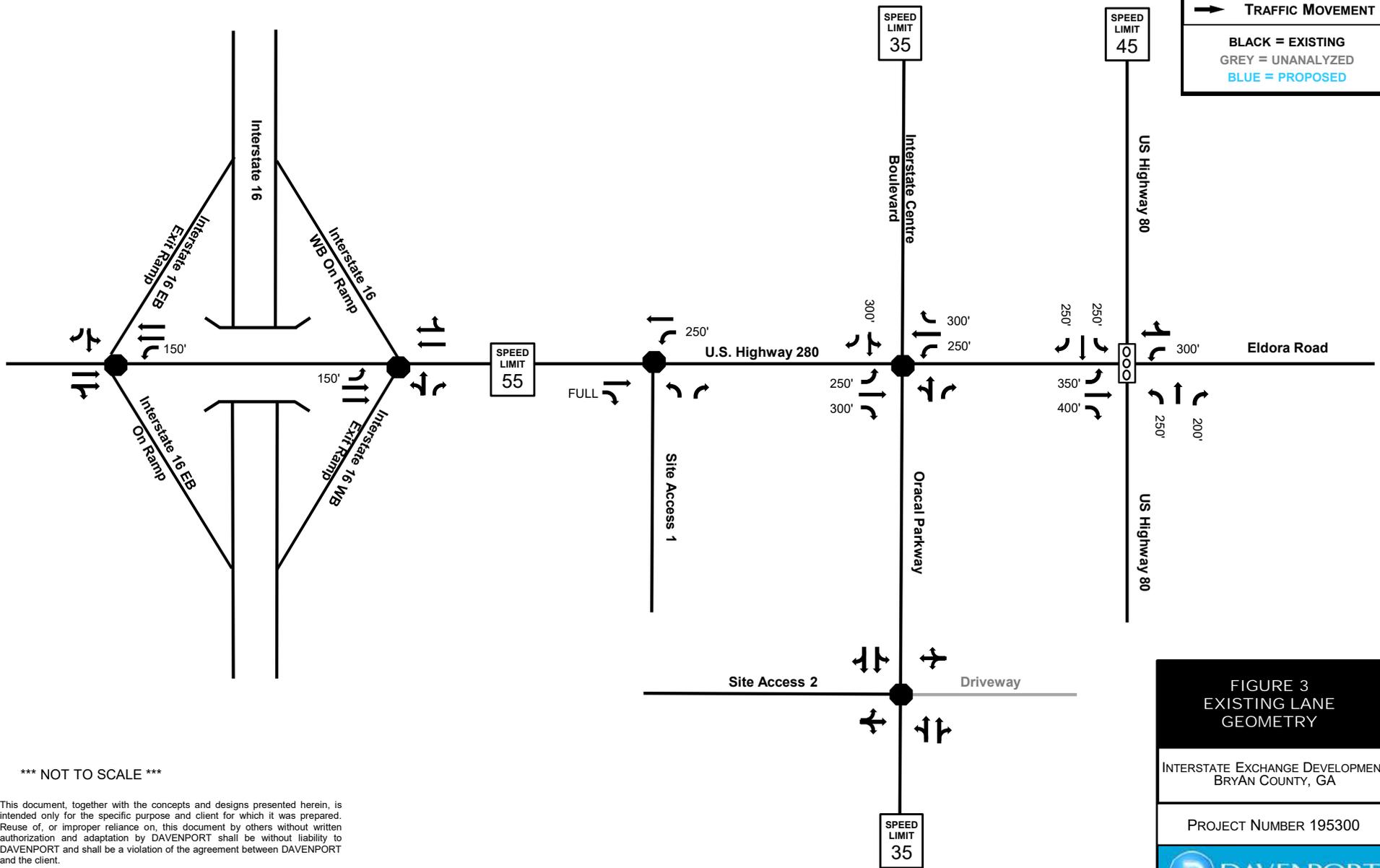
### 2.2 Existing Traffic Volumes

Existing traffic volumes for this project were collected by Traffic Data Connection staff. Table 2.2 contains the dates these counts were conducted. In order to account for growth over the three years, the traffic data was compounded by 2%. Figure 4 shows 2020 AM and PM peak hour traffic volumes. More information can be found in the Traffic Volume Data section of the appendix.

Count Location	Date Taken	By
I-16 EB ramp and US 280	10/17/2017	Traffic Data Connection
I-16 WB ramp and US 280	10/17/2017	Traffic Data Connection
US 280 and Interstate Centre Blvd / Oracal Parkway	10/17/2017	Traffic Data Connection
US 280 and US 80	10/17/2017	Traffic Data Connection



LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING	
GREY = UNANALYZED	
BLUE = PROPOSED	



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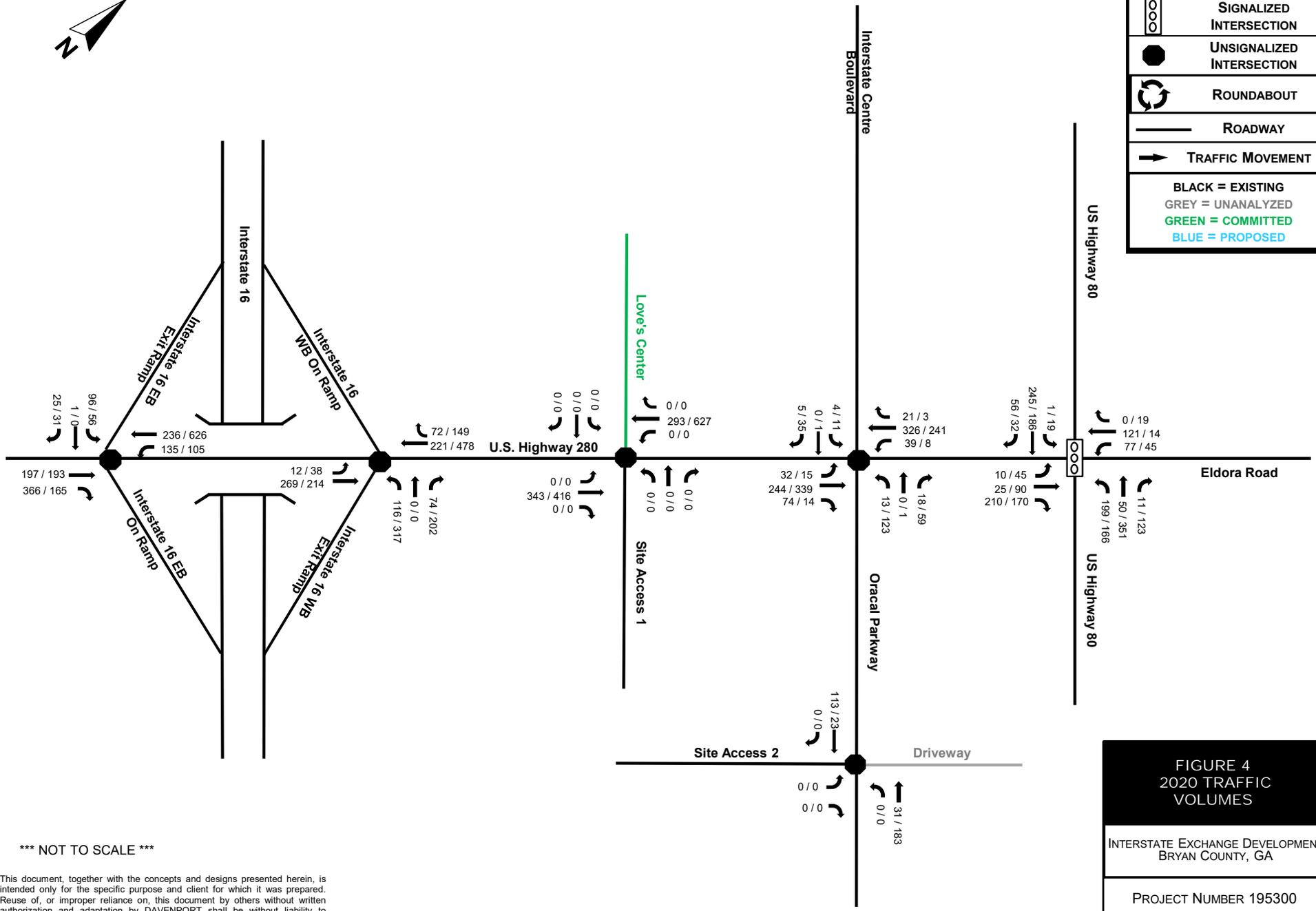
FIGURE 3  
EXISTING LANE  
GEOMETRY

INTERSTATE EXCHANGE DEVELOPMENT  
BRYAN COUNTY, GA

PROJECT NUMBER 195300



LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROUNDAABOUT
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING	
GREY = UNANALYZED	
GREEN = COMMITTED	
BLUE = PROPOSED	



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**FIGURE 4**  
2020 TRAFFIC VOLUMES

INTERSTATE EXCHANGE DEVELOPMENT  
BRYAN COUNTY, GA

PROJECT NUMBER 195300



### 3.0 Approved Developments and Committed Improvements

#### 3.1 *Approved Developments*

Approved developments are developments that have been recently approved in the area, but not yet constructed. Per GDOT staff, there is one approved development in the vicinity of this project. The Love's Travel Stop and Country Store Development TIA was completed by DAVENPORT in May 2018. The proposed Love's Travel Center will consist of convenience store with both auto and truck fueling stations, an interior fast-food restaurant, a separate fast-food restaurant with drive-thru, and a tire service building. The trips associated with this development were incorporated into the future analysis. More information can be found in the appendix.

#### 3.2 *Committed Improvements*

Committed Improvements are improvements that are planned by GDOT or a developer in the area, but not yet constructed. Per GDOT staff, there is currently a project in the planning/ early design stages to convert the I-16 ramp intersections with US 280 into roundabouts. During the scoping process, GDOT noted that preliminary designs for these intersection improvements are not yet available.

### 4.0 Methodology

#### 4.1 *Base Assumptions and Standards*

In general, the analysis for this project was conducted utilizing commonly accepted GDOT standards. The following table contains a summary of the base assumptions:

Peak Hour Factor	Per TMC Observations
Background Traffic Annual Growth Rate	2% per year for all roadways
Analysis Software	Synchro/SimTraffic Version 10.0
Base Signal Timing/Phasing	Optimized
Lane widths	12-feet unless measured otherwise
Truck percentages	Per TMC Observations



## 4.2 Trip Generation

The Interstate Exchange Development is analyzed to consist of a convenience mart with gasoline station, fast-food restaurant with drive-thru, high turnover restaurant, auto part sales, general light industrial buildings. TripGen 10 based off the 10<sup>th</sup> Edition of the ITE Trip Generation Manual, was used to project trips for this development.

Table 4.2 - ITE Trip Generation								
Interstate Exchange, Bryan County GA								
Average Weekday Driveway Volumes				24 Hour	AM Peak		PM Peak	
				Two-Way	Hour		Hour	
Land Use	ITE Land Code	Size		Volume	Enter	Exit	Enter	Exit
Gasoline/Service Station with Convenience Market	853	12	Vehicle Fueling Positions	3,870	125	124	138	138
Fast-Food Restaurant with Drive-Thru	934	4.50	Th.Sq.Ft. GFA	2,119	92	89	76	71
High Turnover Restaurant	932	6	Th.Sq.Ft. GFA	673	48	36	54	50
Sales Auto Parts	843	7	Th.Sq.Ft. GFA	387	16	15	21	20
General Light Industrial	110	76.8	Th.Sq.Ft. GFA	349	33	4	4	27
General Light Industrial	110	56.6	Th.Sq.Ft. GFA	272	26	3	3	22
Sub-Total				7,670	340	271	296	328
Trip Breakdown								
Pass-by Gasoline/ Service Station with Convenience Market			63% AM 66% PM		-79	-78	-91	-91
Pass-by Fast-Food Restaurant with Drive-Thru			49% AM 50% PM		-45	-44	-38	-36
Pass-by High Turnover Restaurant			43% PM		0	0	-23	-22
Pass-by Sales Auto Parts			43% PM		0	0	-9	-9
<b>Total Pass-by Trips</b>					<b>-124</b>	<b>-122</b>	<b>-161</b>	<b>-157</b>
<b>*Pass-by (Limited to 10% of Adjacent Street Traffic)</b>			<b>10%</b>		<b>-28</b>	<b>-26</b>	<b>-29</b>	<b>-28</b>
<b>Total Site Trips</b>					<b>312</b>	<b>245</b>	<b>267</b>	<b>300</b>

\*Note: Pass-by trips were limited to 10% due to the adjacent street traffic being less than the proposed generated trips.

Developments of this type generate “pass-by” trips. The ITE Trip Generation Manual defines “pass-by” trips as trips that are generated by the development but are already on the adjacent roadway. These trips are not new trips but are a part of the existing



background traffic on adjacent roadways. ITE provides pass-by reduction rates for these land uses.

### **4.3 Future No Build Traffic**

The 2025 future no build traffic volumes were computed by applying a 2% annual growth rate to the 2020 existing traffic volumes. Figure 5 shows the 2025 future no build traffic volumes for AM and PM peaks.

### **4.4 Trip Distribution**

Site trips for this proposed development were distributed based on the existing traffic patterns and engineering judgment.

The trip distribution model (shown in Figure 6A) utilizes the following overall directional percentages:

- 40% to and from the west on US 280
- 25% to and from the south on US 80
- 15% to and from the north on US 80
- 10% to and from the east on US 280
- 5% to and from the east on I-16
- 5% to and from the west on I-16

The pass-by trip distribution model (shown in Figure 6B) utilizes the following overall directional percentages:

- 50% from the east on US 280
- 50% from the west on US 280

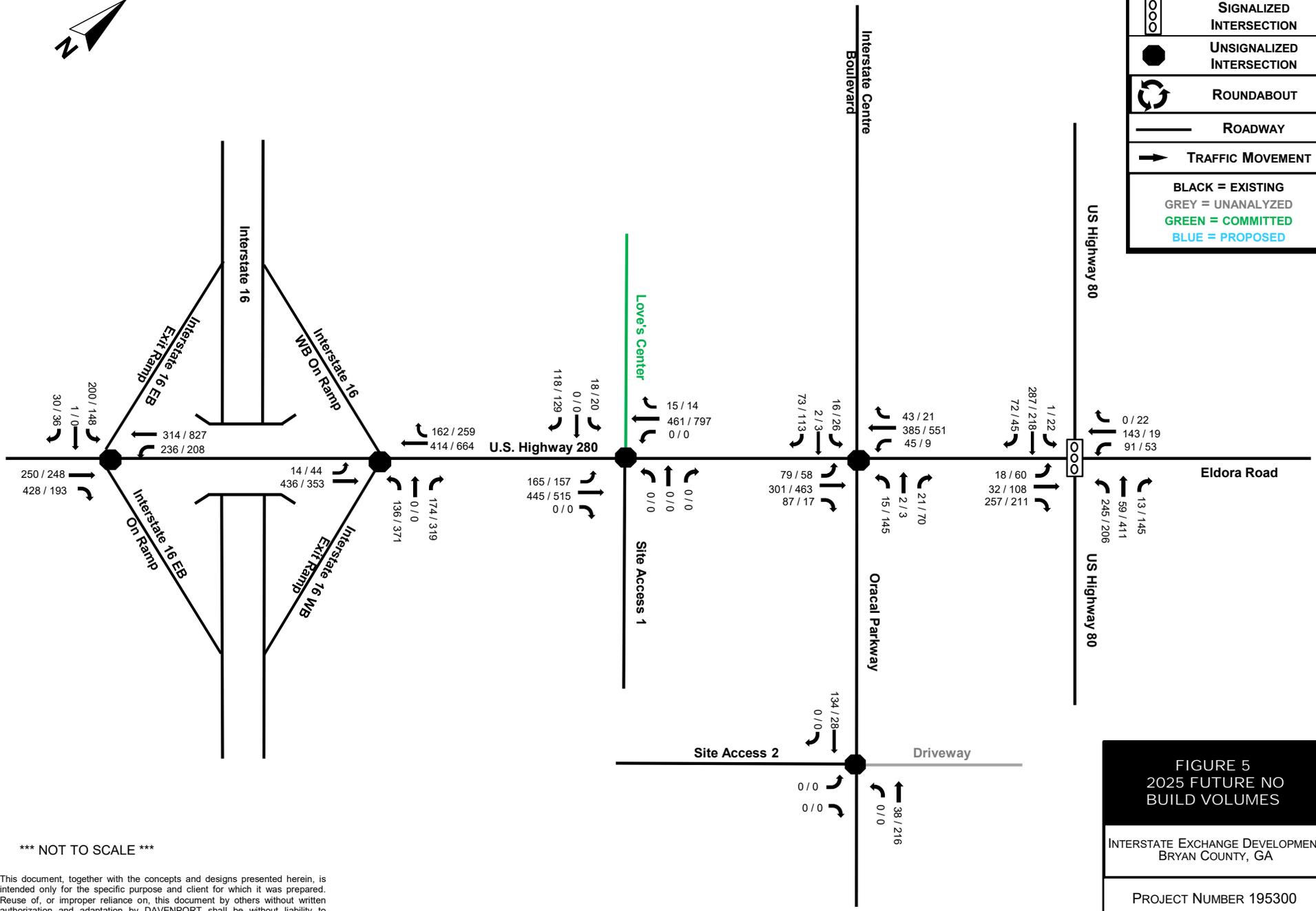
The primary site trips and pass-by trips are shown in Figures 7A and 7B respectively.

### **4.5 Total Traffic**

The 2025 future build out traffic volumes were obtained by adding the primary trips, and pass-by trips to the 2025 future no-build volumes. The resulting build volume totals for AM and PM peaks are shown in Figure 8.



LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROUNDAABOUT
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING	
GREY = UNANALYZED	
GREEN = COMMITTED	
BLUE = PROPOSED	



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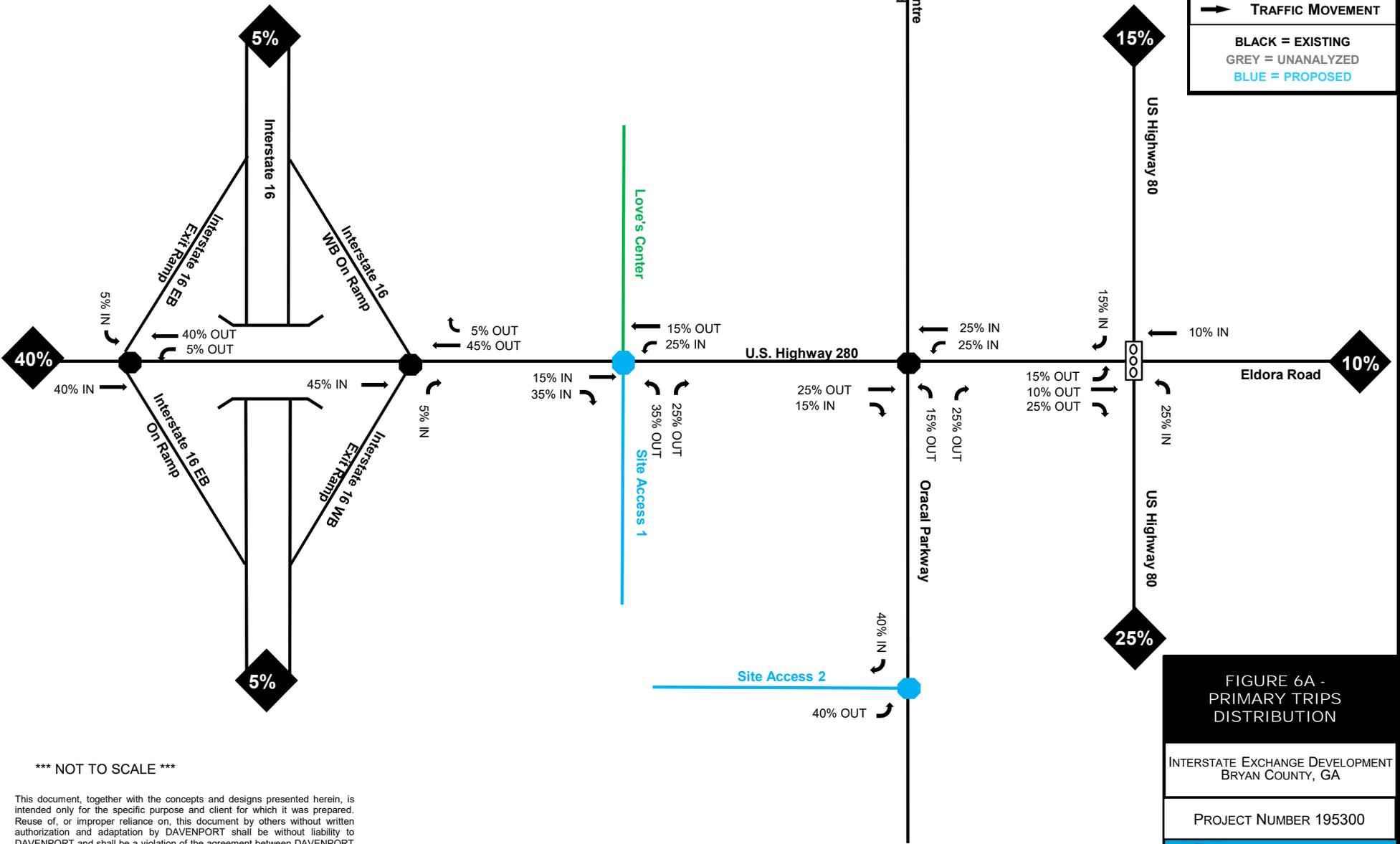
**FIGURE 5**  
**2025 FUTURE NO**  
**BUILD VOLUMES**

INTERSTATE EXCHANGE DEVELOPMENT  
 BRYAN COUNTY, GA

PROJECT NUMBER 195300



LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING	
GREY = UNANALYZED	
BLUE = PROPOSED	



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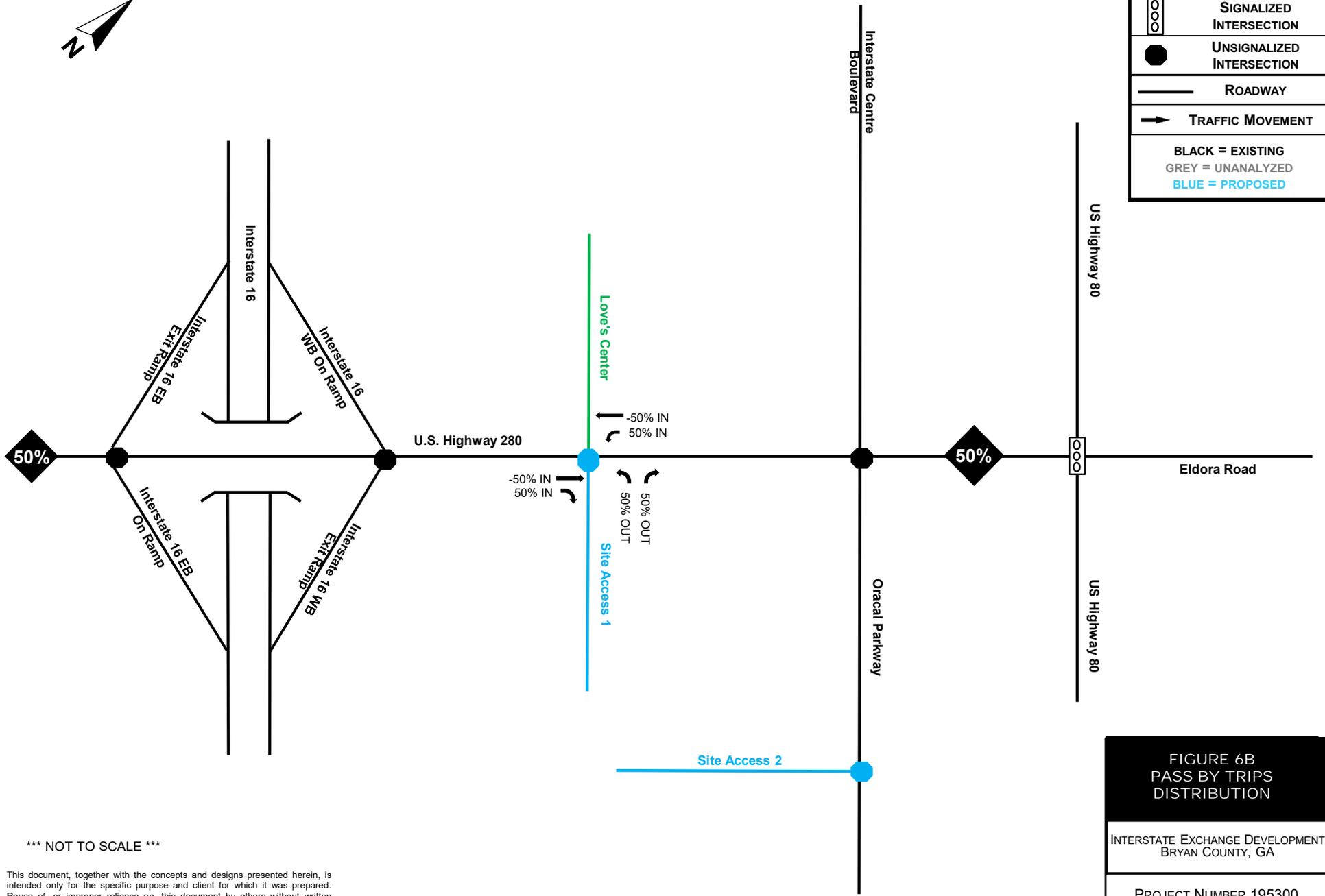
**FIGURE 6A - PRIMARY TRIPS DISTRIBUTION**

INTERSTATE EXCHANGE DEVELOPMENT  
BRYAN COUNTY, GA

PROJECT NUMBER 195300



LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING	
GREY = UNANALYZED	
BLUE = PROPOSED	



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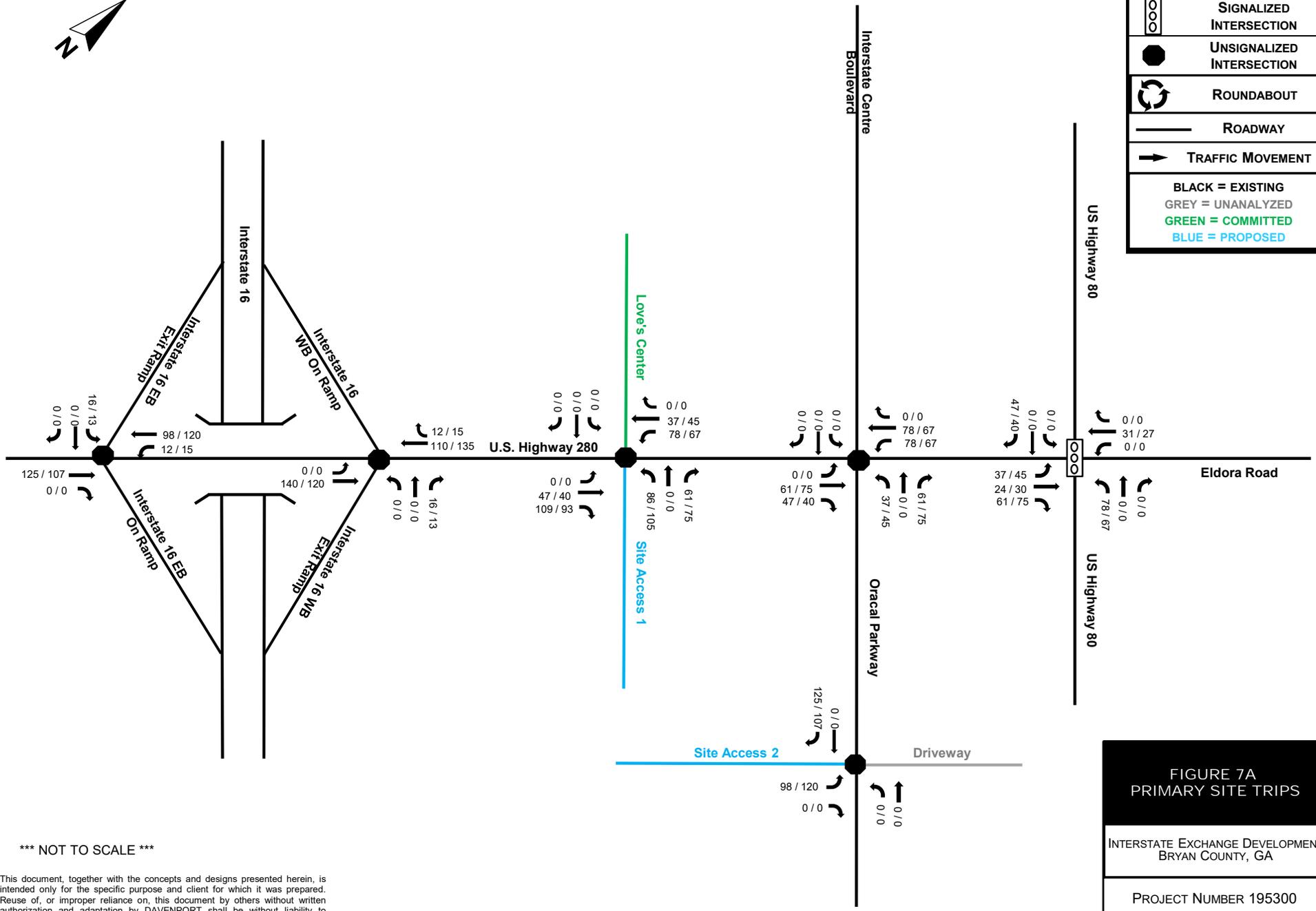
**FIGURE 6B**  
PASS BY TRIPS  
DISTRIBUTION

INTERSTATE EXCHANGE DEVELOPMENT  
BRYAN COUNTY, GA

PROJECT NUMBER 195300



LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROUNDAABOUT
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING	
GREY = UNANALYZED	
GREEN = COMMITTED	
BLUE = PROPOSED	



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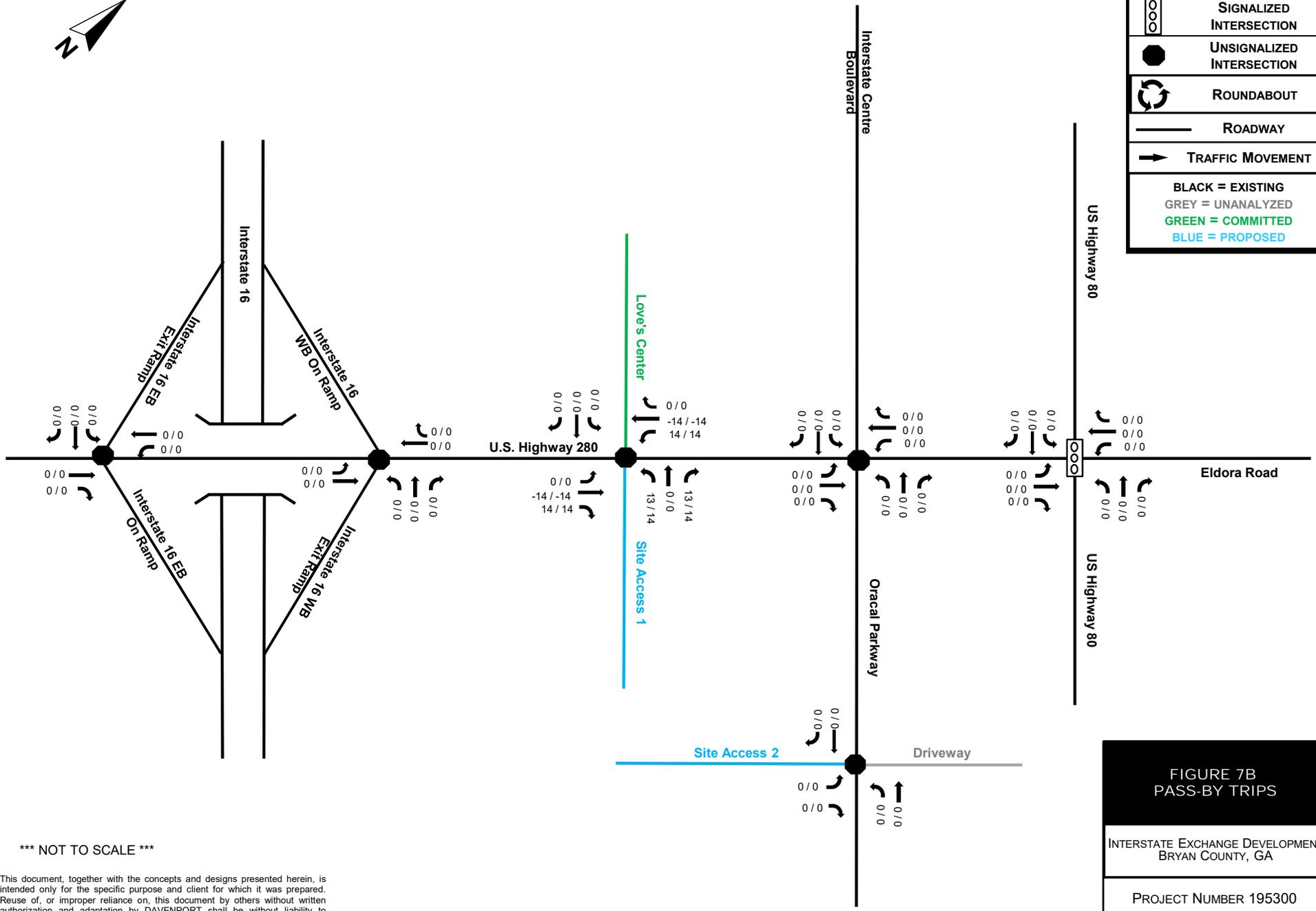
**FIGURE 7A**  
**PRIMARY SITE TRIPS**

INTERSTATE EXCHANGE DEVELOPMENT  
 BRYAN COUNTY, GA

PROJECT NUMBER 195300



LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROUNDAABOUT
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING	
GREY = UNANALYZED	
GREEN = COMMITTED	
BLUE = PROPOSED	



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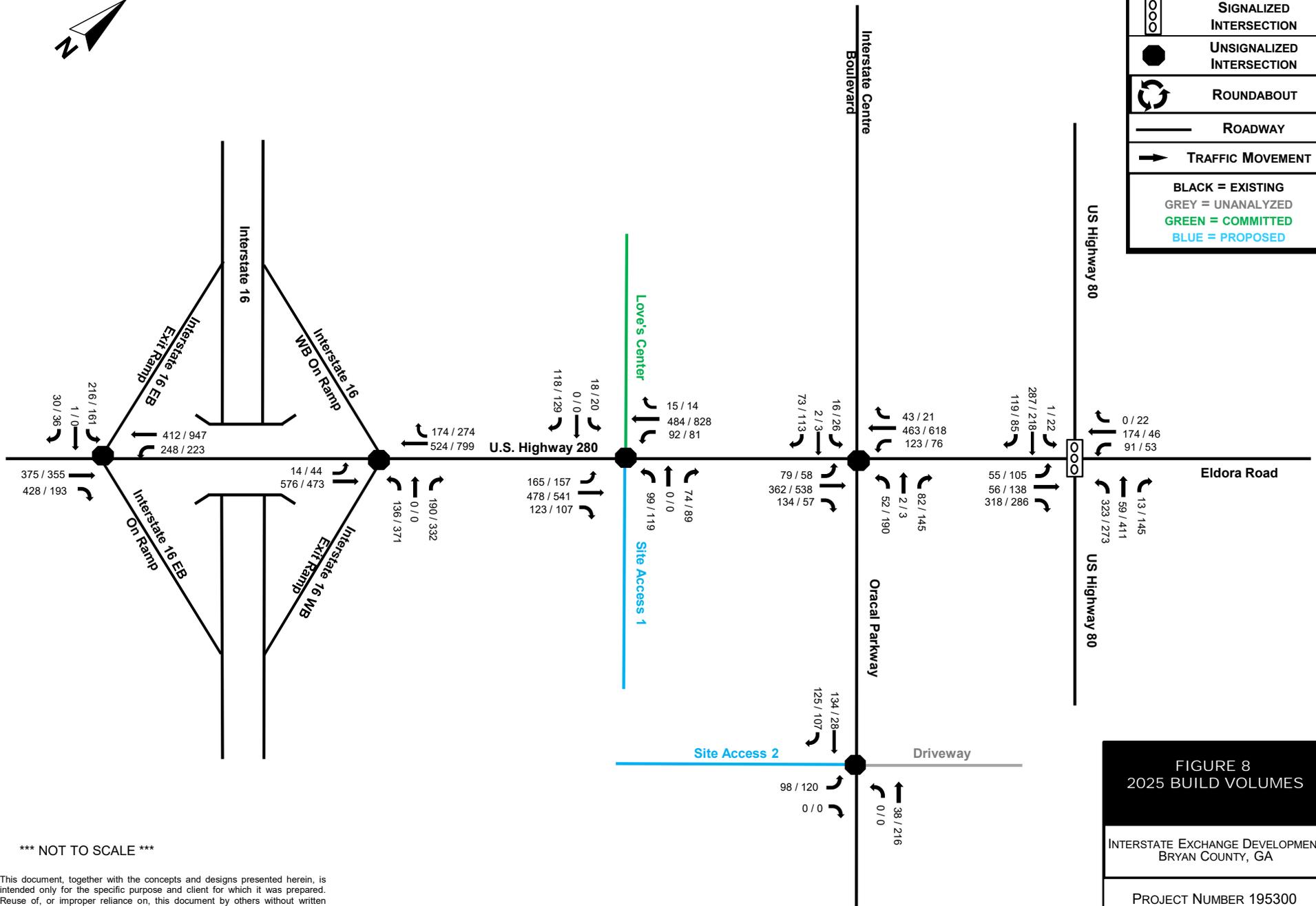
**FIGURE 7B**  
PASS-BY TRIPS

INTERSTATE EXCHANGE DEVELOPMENT  
BRYAN COUNTY, GA

PROJECT NUMBER 195300



LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROUNDAABOUT
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING	
GREY = UNANALYZED	
GREEN = COMMITTED	
BLUE = PROPOSED	



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**FIGURE 8**  
2025 BUILD VOLUMES

INTERSTATE EXCHANGE DEVELOPMENT  
BRYAN COUNTY, GA

PROJECT NUMBER 195300



#### **4.6 Level of Service Results**

The capacity analysis results are discussed by intersection below:

##### *I-16 EB ramp and US 280*

The stop-controlled ramp approach to US 280 currently operates at LOS C in the AM and LOS D in the PM peaks. In the 2025 future no build conditions, the intersection continues to operate at LOS F in the AM and PM peaks. In the future build conditions, with the addition of projected site traffic, the intersection is expected to remain the same level of service.

As noted, GDOT is in the process of designing intersection improvements at the I-16 ramp intersections with US 280 to address the long-term needs of the corridor. Discussions with local GDOT representatives indicate that the ramp intersections are envisioned to be reconfigured into roundabouts, however, conceptual plans are not yet available. A 2025 future build with improvements analyzed as a signalized intersection in case the roundabout design is delayed, it is expected to operate at LOS B in the AM peak and LOS A in the PM peak.

It is recommended that intersection improvements be made to the I-16/ US 280 EB ramp in accordance with the on-going GDOT studies. If GDOT plans are delayed significantly, signalization of the intersection could alleviate delays.

##### *I-16 WB ramp and US 280*

The stop-controlled ramp approach to US 280 currently operates at LOS C in the AM and LOS F in the PM peaks. In the 2025 future no build conditions, the intersection continues to operate at LOS D in the AM and LOS F in the PM peaks. In the future build conditions, with the addition of projected site traffic, the intersection is expected to remain the same level of service.

As noted, GDOT is in the process of designing intersection improvements at the I-16 ramp intersections with US 280 to address the long-term needs of the corridor. Discussions with local GDOT representatives indicate that the ramp intersections are envisioned to be reconfigured into roundabouts, however, conceptual plans are not yet available. A 2025 future build with improvements analyzed as a signalized intersection in case the roundabout design is delayed, it is expected to operate at LOS A in the AM and PM peaks.

It is recommended that intersection improvements be made to the I-16/ US 280 EB ramp in accordance with the on-going GDOT studies. If GDOT plans are delayed significantly, signalization of the intersection could alleviate delays.



### *US 280 and Interstate Centre Blvd/ Oracal Parkway*

The stop-controlled approaches to US 280 currently operate at LOS B in the AM and LOS F in the PM peaks. In the 2025 future no build conditions, the intersection is expected to operate at LOS D in the AM peak and LOS F in the PM peak. In the future build conditions, it is anticipated to operate at LOS F in the AM and PM peaks.

While LOS F is not ideal, it is not uncommon for minor street approaches to major roadways and should be limited to relatively brief peak periods. With signalization, the intersection could function at LOS B in the AM peak and LOS C in the PM peak. It is recommended to signalize the intersection.

### *US 280 and US 80*

This signalized intersection currently operates at LOS B in both the AM and PM peaks. In the 2025 future no build and build out conditions, the intersection is expected to operate at LOS C in the AM peak and LOS B in the PM peak. No improvements are recommended.

### *US 280 and Site Access 1*

In 2025 future no build conditions, the intersection is expected to operate at LOS C in the AM peak and LOS D in the PM peak. In the future build conditions, with the addition of projected site traffic, the intersection is expected to operate at LOS F in the AM and PM peaks. There are existing auxiliary turn lanes on US 280 that is expected to accommodate capacity. However, to alleviate the level of service for exiting left turn movement, it is recommended to construct this intersection as a directional median that will allow left-in, right-in and right-out movements. With this improvement, this intersection is expected to operate at LOS C in the AM peak and LOS D in the PM peak. The vehicles attempting a left turn movement onto US 280 will be able to access US 280 from Site Access 2 on Oracal Parkway.

### *Oracal Parkway and Site Access 2*

This proposed unsignalized access is expected to operate at a LOS B during both projected AM and PM peak hours. It is recommended that the driveway access be constructed in accordance with Bryan County standards.

The rerouted volumes and rerouted build volumes are illustrated in Figures 9 and 10 respectively.

Recommended improvements at the study intersections are illustrated in Figure 11.



#### 4.7 Level of Service Summary

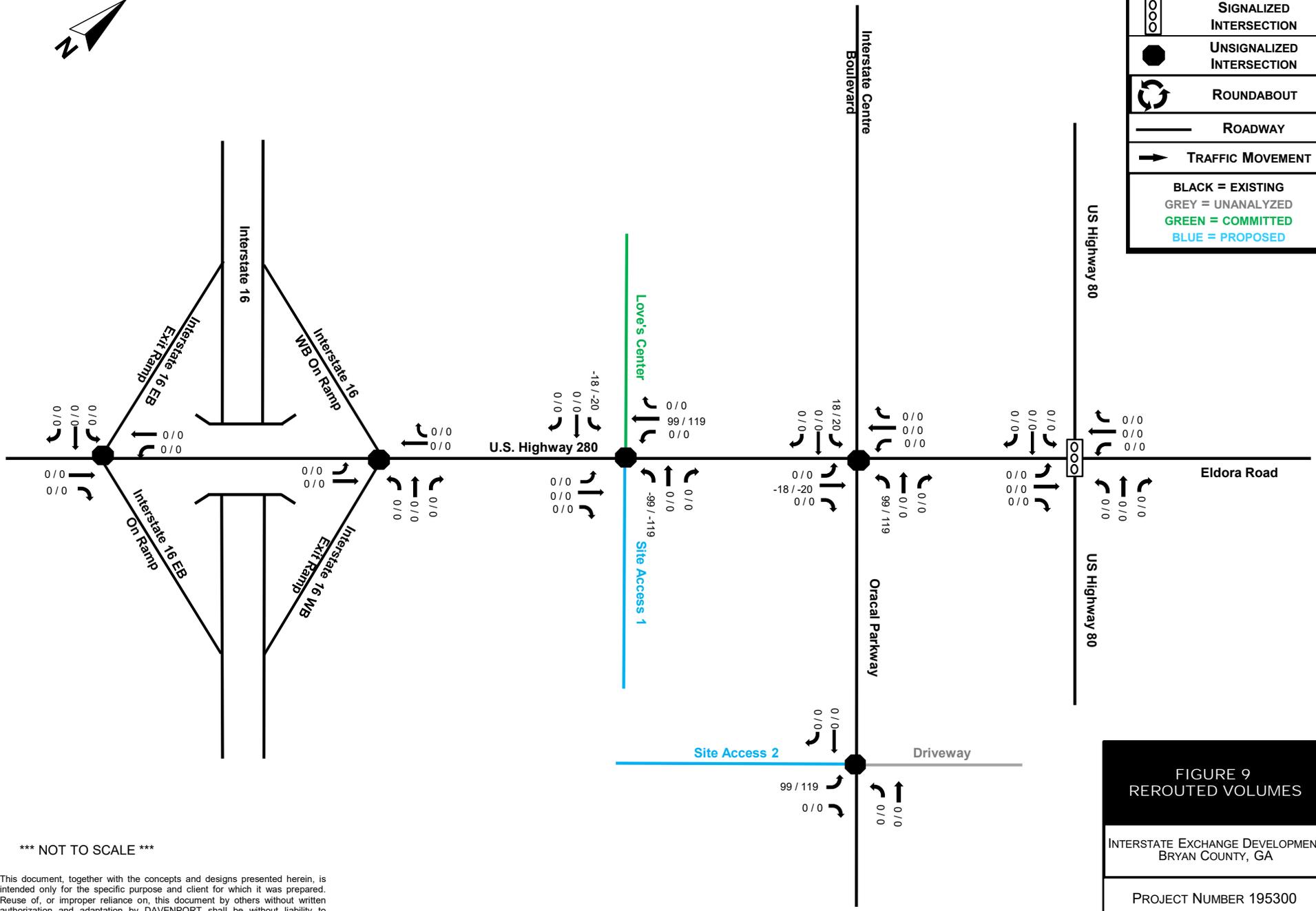
Table 4.3 presents the summary of the level of service analysis.

<b>Table 4.3 - Level of Service Summary</b>				
AM Peak	2020 Condition	2025 No Build	2025 Build	2025 Build with Improvements
I-16 EB Ramp at US 280	C (20.7) SB Approach	F (165.2) SB Approach	F (438.0) SB Approach	B (11.6)*
I-16 WB Ramp at US 280	C (17.2) NB Approach	D (29.5) NB Approach	D (33.9) NB Approach	A (6.9)*
US 280 at Interstate Centre Blvd/ Oracal Parkway	B (14.4) NB Approach	C (20.2) NB Approach	F (72.3) NB Approach	B (11.0)
US 280 at US 80	B (19.0)	C (21.5)	C (25.5)	
US 280 at Site Access 1		C (17.2) SB Approach	F (449.2) NB Approach	C (15.2) SB Approach
Oracal Parkway at Site Access 2			B (11.1) EB Approach	
PM Peak	2020 Condition	2025 No Build	2025 Build	2025 Build with Improvements
I-16 EB Ramp at US 280	D (31.0) SB Approach	F (421.1) SB Approach	F (897.8) SB Approach	A (4.7)*
I-16 WB Ramp at US 280	F (117.3) NB Approach	F (419.8) NB Approach	F (765.7) NB Approach	A (9.4)*
US 280 at Interstate Centre Blvd/ Oracal Parkway	F (104.9) NB Approach	F (498.3) NB Approach	F (1355.3) NB Approach	C (21.9)
US 280 at US 80	B (15.4)	B (15.9)	B (17.0)	
US 280 at Site Access 1		D (33.8) SB Approach	F (1839.1) NB Approach	D (29.4) SB Approach
Oracal Parkway at Site Access 2			B (11.0) EB Approach	
LOS (delay in seconds)				
Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay				

\*Assumes signalized intersection of current configuration. GDOT is currently studying potential improvements to accommodate long term needs.



LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROUNDBABOUT
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING	
GREY = UNANALYZED	
GREEN = COMMITTED	
BLUE = PROPOSED	



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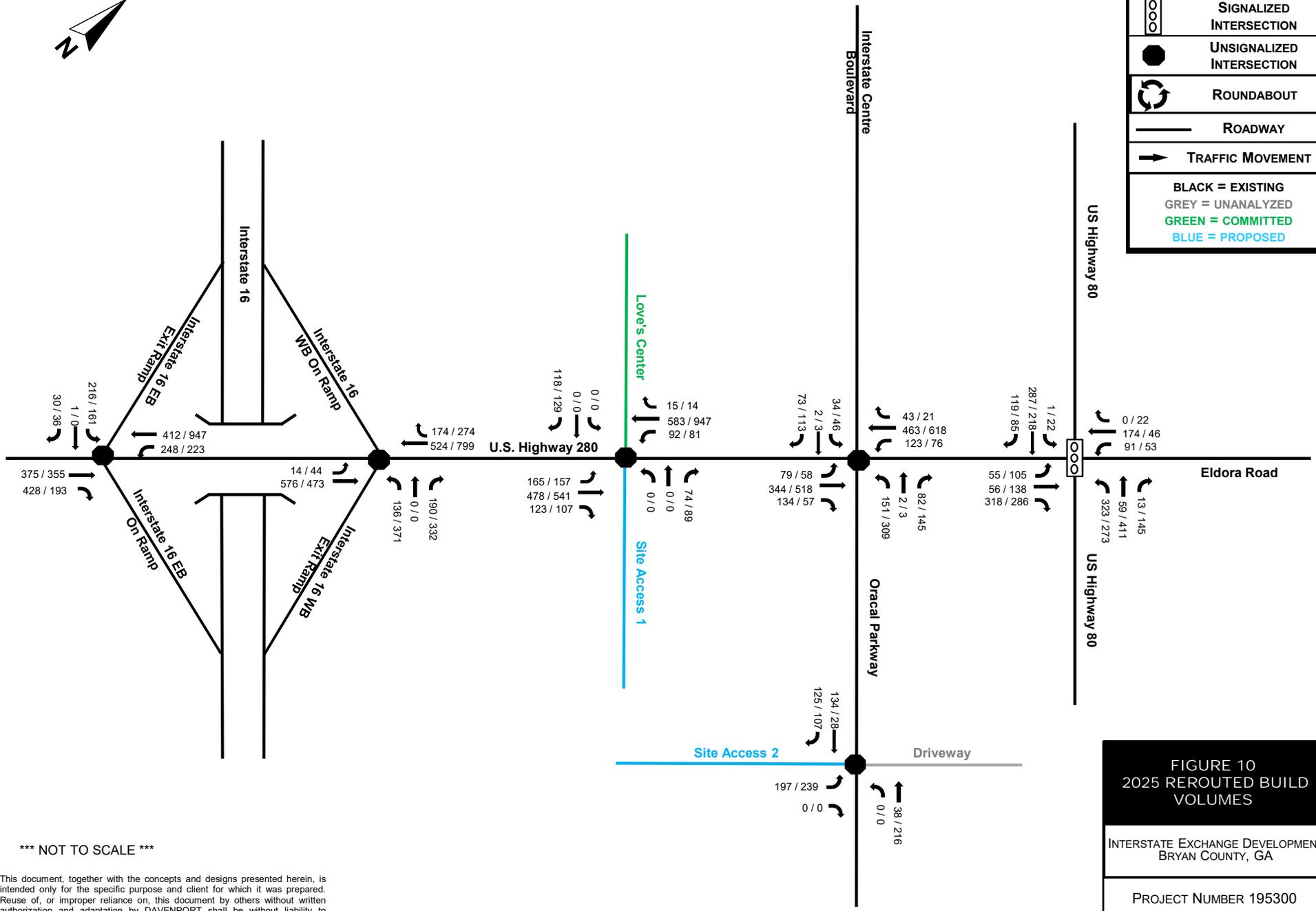
**FIGURE 9**  
**REROUTED VOLUMES**

INTERSTATE EXCHANGE DEVELOPMENT  
 BRYAN COUNTY, GA

PROJECT NUMBER 195300



LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROUNDAABOUT
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING	
GREY = UNANALYZED	
GREEN = COMMITTED	
BLUE = PROPOSED	



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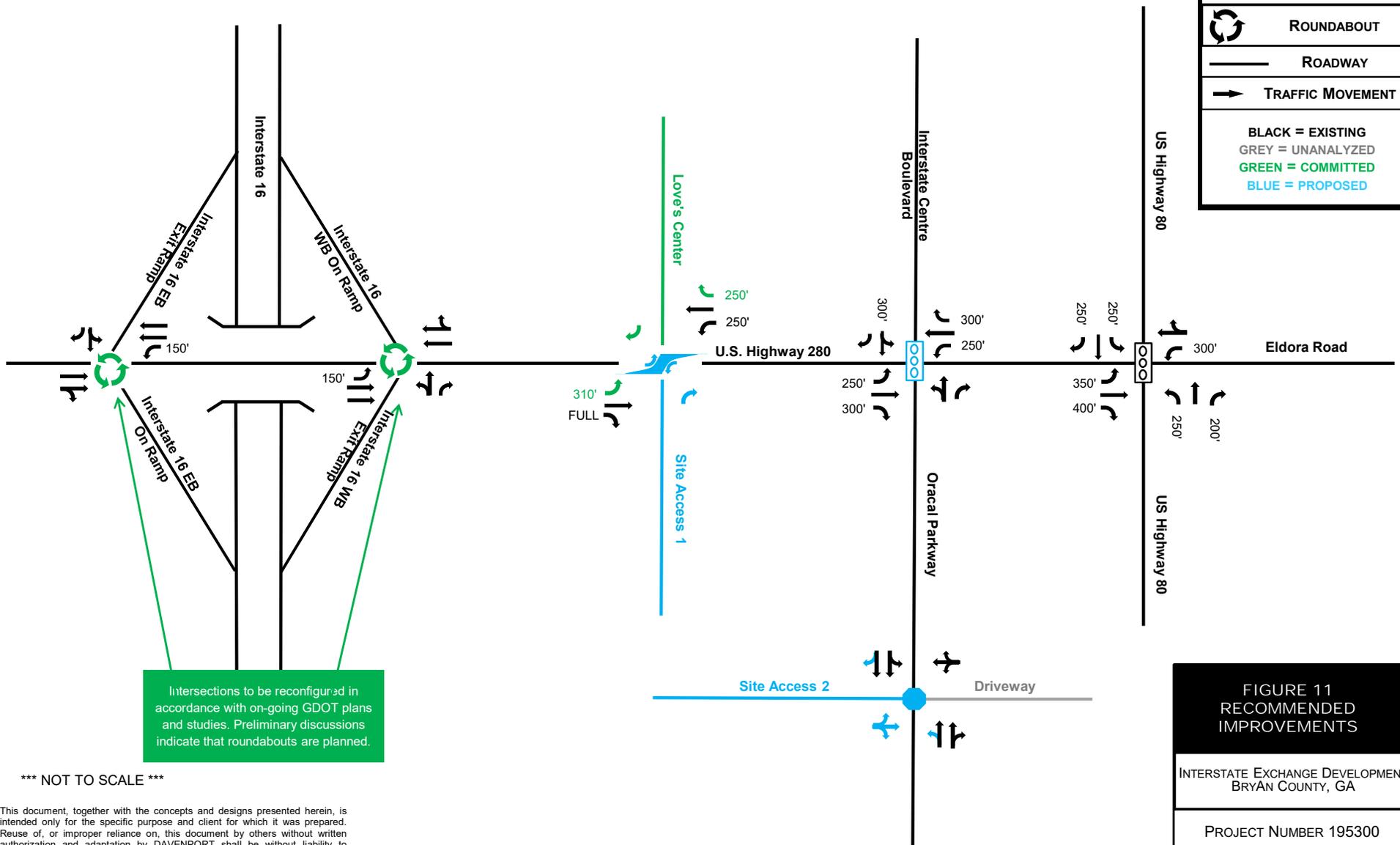
**FIGURE 10**  
**2025 REROUTED BUILD VOLUMES**

INTERSTATE EXCHANGE DEVELOPMENT  
 BRYAN COUNTY, GA

PROJECT NUMBER 195300



LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	DIRECTIONAL CROSSOVER
	ROUNDABOUT
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING GREY = UNANALYZED GREEN = COMMITTED BLUE = PROPOSED	



Intersections to be reconfigured in accordance with on-going GDOT plans and studies. Preliminary discussions indicate that roundabouts are planned.

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**FIGURE 11  
RECOMMENDED  
IMPROVEMENTS**

INTERSTATE EXCHANGE DEVELOPMENT  
BRYAN COUNTY, GA

PROJECT NUMBER 195300



## 5.0 Summary and Conclusion

The proposed Interstate Exchange Development in Bryan County, Georgia is located in the southeast quadrant of the interchange of Interstate 16 and US 280 and is bound by Oracal Parkway. The land uses of the development are not currently defined; therefore, to analyze the worst-case scenario the following was assumed:

- Gas station with Convenience mart (12 fueling stations)
- Fast-food restaurant with drive-thru (4,500 square foot)
- High Turnover Restaurant (6,000 square foot)
- Sales Auto Parts (7,000 square feet)
- General Light Industrial (76,800 square feet)
- General Light Industrial (56,600 square feet)

Two access points are proposed as part of this development: a full access driveway on US 280 and a full access point on Oracal Parkway. A build out date of 2025 is currently planned.

Based on the ITE Trip Generation, this site has a trip generation potential of 557 net trips during the AM peak and 567 net trips during the PM peak.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate these impacts. The recommended improvements for the following study area intersections are as follows:

- *US 280 at I-16 Eastbound and Westbound Ramps:* It is recommended that intersection improvements be made in accordance with the on-going GDOT plans and studies. If GDOT plans are delayed significantly, signalization of the intersection could alleviate delays.
- *US 280 and Site Access 1:* Construct a directional median to allow left-in, right-in and right-out movements
- *US 280 and Interstate Centre Blvd/ Oracal Parkway:* Provide signalization to the intersection.
- *Oracal Parkway and Site Access 2:* Construct the site driveway in accordance with Bryan County standards

In conclusion, this study has determined the potential traffic impacts of this development and identified transportation improvements that will be required to accommodate the impacts of both background traffic and new development traffic. The above recommendations should be constructed to comply with GDOT Regulations for Driveway and Encroachment Control where applicable.



**Russell R. McMurry, P.E., Commissioner**  
 One Georgia Center  
 600 West Peachtree Street, NW  
 Atlanta, GA 30308  
 (404) 631-1000 Main Office

March 6, 2020

Mr. Cody Rogers, P.E  
 EMC Engineering Services, Inc.  
 10 Chatham Center South, Suite 100  
 Savannah, GA 31405

Re: Interstate Exchange Development-SR 404/I-16 at SR 30/US 280 Transportation Impact Analysis, Bryan County

Dear Mr. Rogers:

This letter is to advise that our office has reviewed the traffic impact analysis (TIA) prepared for the proposed Interstate Exchange Development located in Bryan County.

The Department concurs with the TIA recommendations for the intersection improvements of SR30 at Site Access 1 and SR30 at Interstate Centre Blvd. / Oracal Parkway as shown for the proposed land uses. When these land uses have been determined and this development is ready to be submitted to us for permitting, a Traffic Engineering Study and corresponding Intersection Control Evaluation (ICE) for both intersections will be required for our review and approval.

Also, we recommend this development to coordinate with the Love's Travel Stop and Country Stores development that has been permitted across from the proposed Site Access 1.

If there are any question or if further information or assistance is needed, please contact Joseph Capello at (912) 530-4402 or mail at Georgia Department of Transportation, 204 N. Hwy. 301, Jesup, GA 31546.

Sincerely,

For: Robert T. McCall  
 District Engineer

A handwritten signature in blue ink that reads "Cynthia Y. Phillips". The signature is written in a cursive style.

By: Cynthia Y. Phillips  
 District Traffic Engineer

RTM:CYP:JRC:DBB

CC: Ray Sapp, Interim Savannah Area Manager  
 Kirk Croasmun, County Engineer, Bryan County

**INTERSTATE EXCHANGE****WATER USE PROJECTIONS**

Prepared by EMC Engineering Services, Inc.

9-Apr-20

Facility Type	Years						
	2022	2023	2024	2025	2026	2027	2028
Convenience Stores	3,000						
Fast Food Restaurants	2,500		2,500				
Restaurants		4,000		4,000			
Hotels		10,000					
Commercial Strip Centers			3,000		3,000		
Office/Warehouses			2,000	2,000		2,000	2,000
Light Manufacturing				6,000			
<b>Totals Per Year</b>	<b>5,500</b>	<b>14,000</b>	<b>7,500</b>	<b>12,000</b>	<b>3,000</b>	<b>2,000</b>	<b>2,000</b>

# “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#3147-20

Zoning Request: Preliminary Plat

Filed by: North Bryan Properties, LLC

Owners: Same

Property address: Interstate Centre

Map and Parcel # 029-004, 029-005, 030-001

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Jun 2, 2020 and the Board of Commissioners on Jun 9, 2020.

Please return this completed form with any comments/attachments to the Community Development Department by May 8, 2020.

Comments: Address April 9, 2020 comments. provide fair share contribution for us 280/orcaul plany traffic signal provide connection fees for water/sewer in conjunction with first phase of development (5400 GPD)

Engineering Director       Fire Chief       County Health Director

Public Works Director       Bryan County Schools (optional)

Signature: Kurt D. Coan

Date: 5-7-20



**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  
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Zoning Request: Preliminary Plat

Filed by: North Bryan Properties, LLC

Owners: Same

Property address: Interstate Centre

Map and Parcel # 029-004, 029-005, 030-001

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Jun 2, 2020 and the Board of Commissioners on Jun 9, 2020.

Please return this completed form with any comments/attachments to the Community Development Department by May 8, 2020.

Comments: No issue

Engineering Director     Fire Chief     County Health Director

Public Works Director     Bryan County Schools (optional)

Signature: [Handwritten Signature]

Date: 5/5/20



**BRYAN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**

51 North Courthouse Street  
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**CASE #** SD#3147-20

**Zoning Request:** Preliminary Plat

**Filed by:** North Bryan Properties, LLC

**Owners:** Same

**Property address:** Interstate Centre

**Map and Parcel #** 029-004, 029-005, 030-001

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Jun 2, 2020 and the Board of Commissioners on Jun 9, 2020.

Please return this completed form with any comments/attachments to the Community Development Department by May 8, 2020.

**Comments:** No comment.

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

**Signature:** [Signature] **Date:** 5.8.20



**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 #** SD#3147-20

**Zoning Request:** Preliminary Plat application for 11 proposed lots. Currently zoned C-1.

**Filed by:** North Bryan Properties, LLC / Zek Gains

**Owners:** North Bryan Properties, LLC

**Property address:** Interstate Centre Commercial Park

**Map and Parcel #** 029-004, 029-005, 030-001

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



C-1

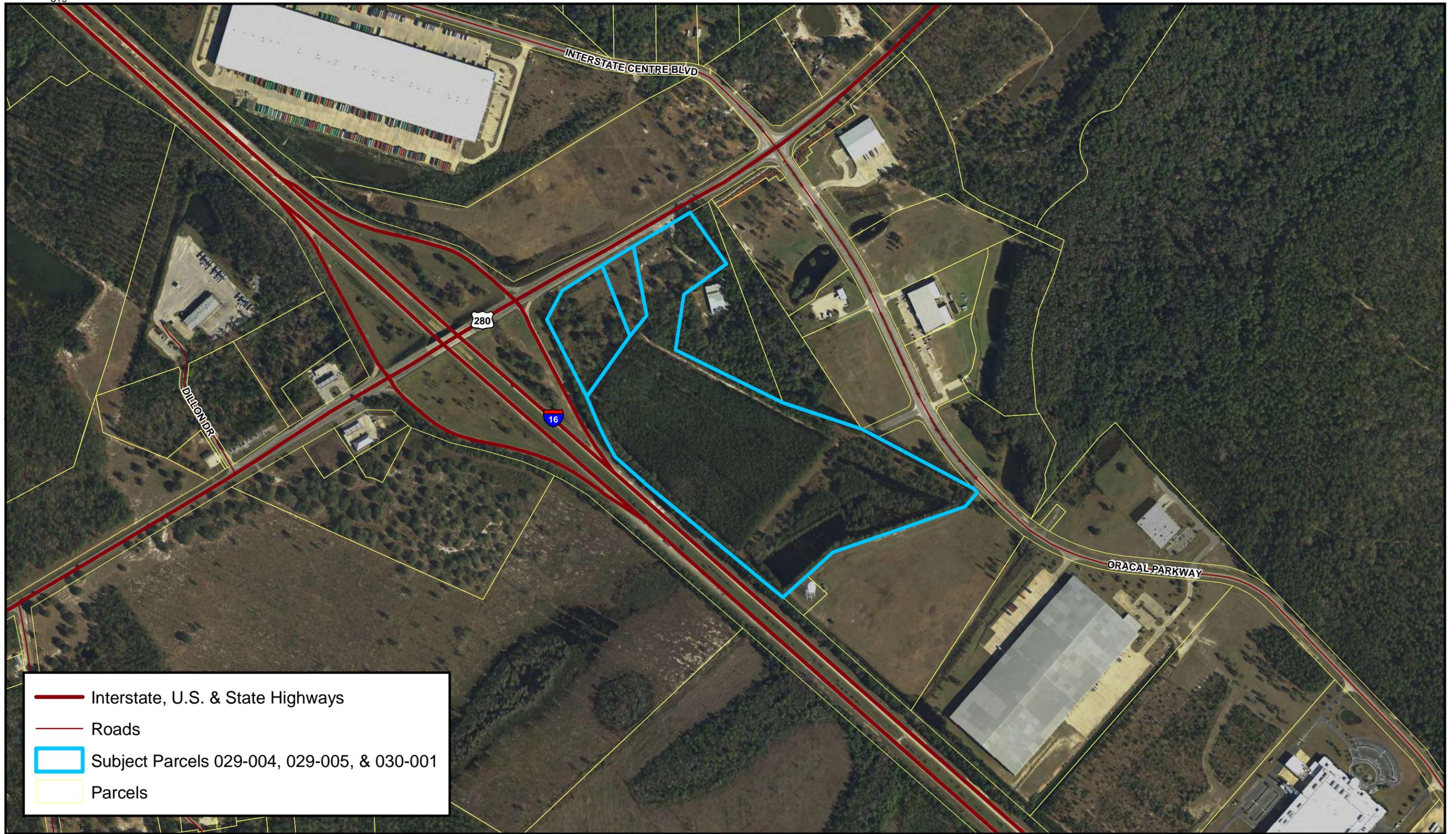


- Interstate, U.S. & State Highways
- Roads
- Subject Parcels 029-004, 029-005, & 030-001
- Parcels



**Overview Map**  
**North Bryan Properties, LLC**  
**Case SD# 3147-20**

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.



- Interstate, U.S. & State Highways
- Roads
- Subject Parcels 029-004, 029-005, & 030-001
- Parcels



Produced by Bryan County GIS  
May 2020

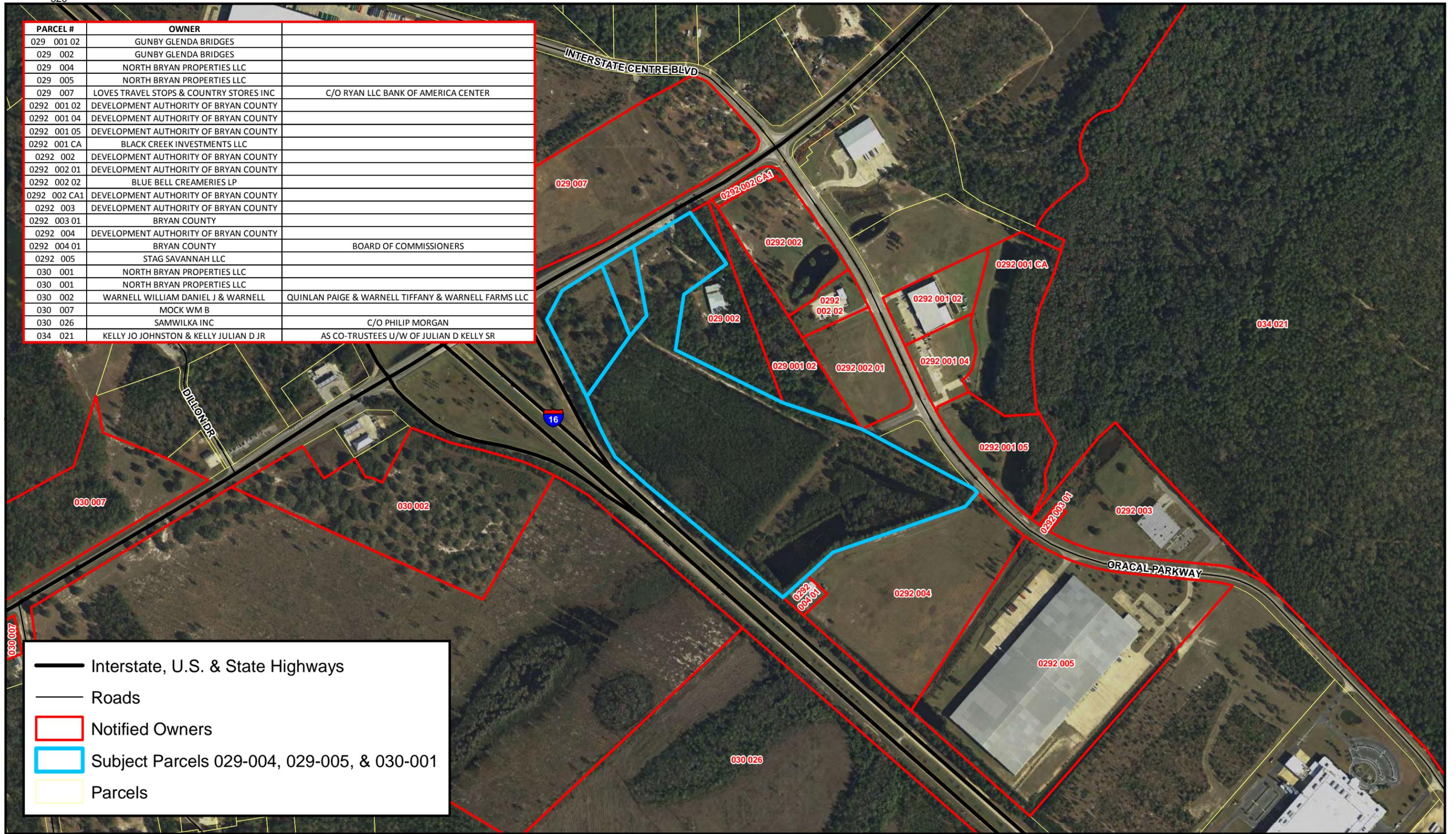


**Location Map**  
**North Bryan Properties, LLC**  
**Case SD# 3147-20**

C-2

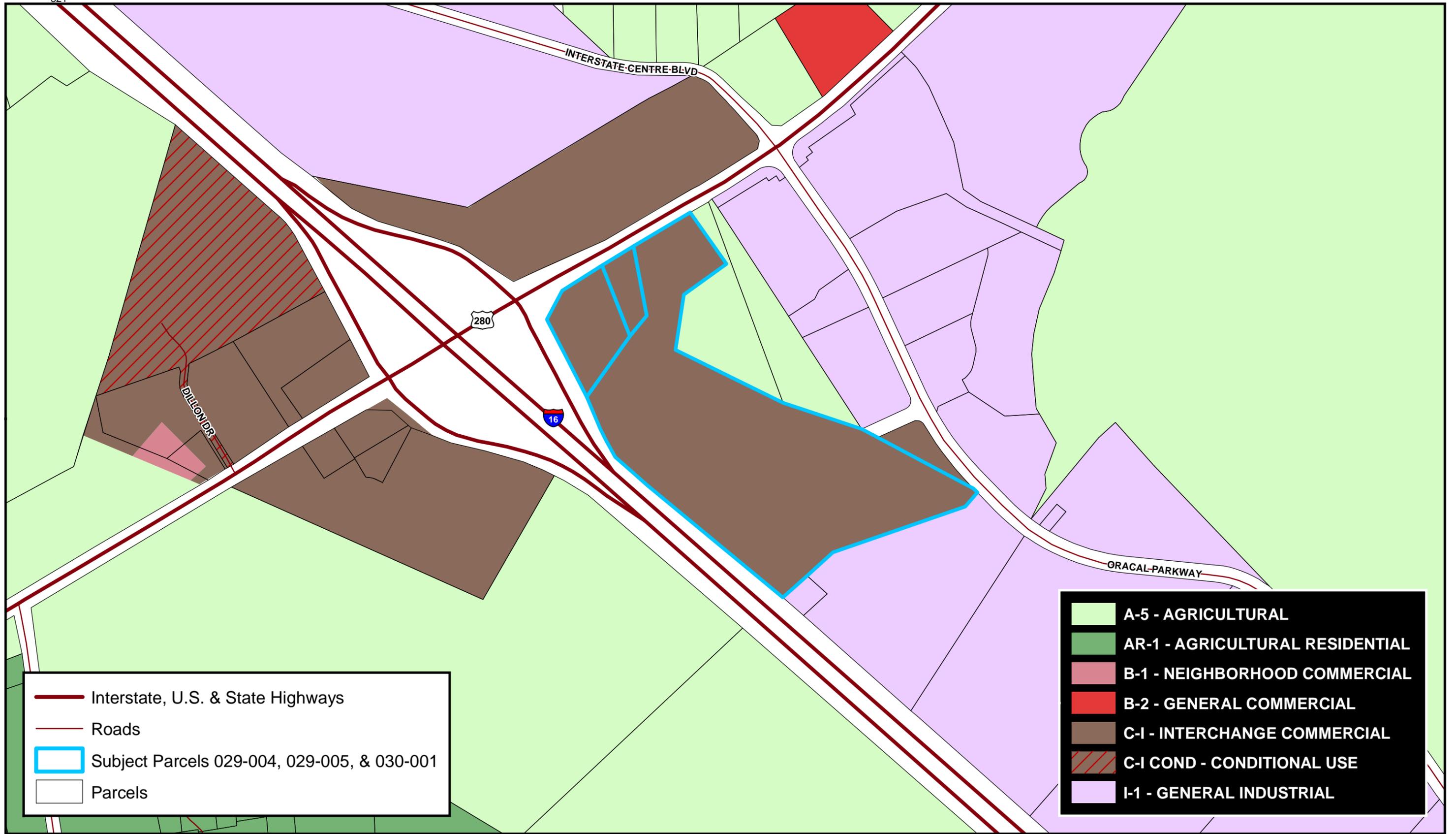
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PARCEL #	OWNER	
029 001 02	GUNBY GLENDA BRIDGES	
029 002	GUNBY GLENDA BRIDGES	
029 004	NORTH BRYAN PROPERTIES LLC	
029 005	NORTH BRYAN PROPERTIES LLC	
029 007	LOVES TRAVEL STOPS & COUNTRY STORES INC	C/O RYAN LLC BANK OF AMERICA CENTER
0292 001 02	DEVELOPMENT AUTHORITY OF BRYAN COUNTY	
0292 001 04	DEVELOPMENT AUTHORITY OF BRYAN COUNTY	
0292 001 05	DEVELOPMENT AUTHORITY OF BRYAN COUNTY	
0292 001 CA	BLACK CREEK INVESTMENTS LLC	
0292 002	DEVELOPMENT AUTHORITY OF BRYAN COUNTY	
0292 002 01	DEVELOPMENT AUTHORITY OF BRYAN COUNTY	
0292 002 02	BLUE BELL CREAMERIES LP	
0292 002 CA1	DEVELOPMENT AUTHORITY OF BRYAN COUNTY	
0292 003	DEVELOPMENT AUTHORITY OF BRYAN COUNTY	
0292 003 01	BRYAN COUNTY	
0292 004	DEVELOPMENT AUTHORITY OF BRYAN COUNTY	
0292 004 01	BRYAN COUNTY	BOARD OF COMMISSIONERS
0292 005	STAG SAVANNAH LLC	
030 001	NORTH BRYAN PROPERTIES LLC	
030 001	NORTH BRYAN PROPERTIES LLC	
030 002	WARNELL WILLIAM DANIEL J & WARNELL	QUINLAN PAIGE & WARNELL TIFFANY & WARNELL FARMS LLC
030 007	MOCK WM B	
030 026	SAMWILKA INC	C/O PHILIP MORGAN
034 021	KELLY JO JOHNSTON & KELLY JULIAN D JR	AS CO-TRUSTEES U/W OF JULIAN D KELLY SR



Interstate, U.S. & State Highways  
 Roads  
 Notified Owners  
 Subject Parcels 029-004, 029-005, & 030-001  
 Parcels

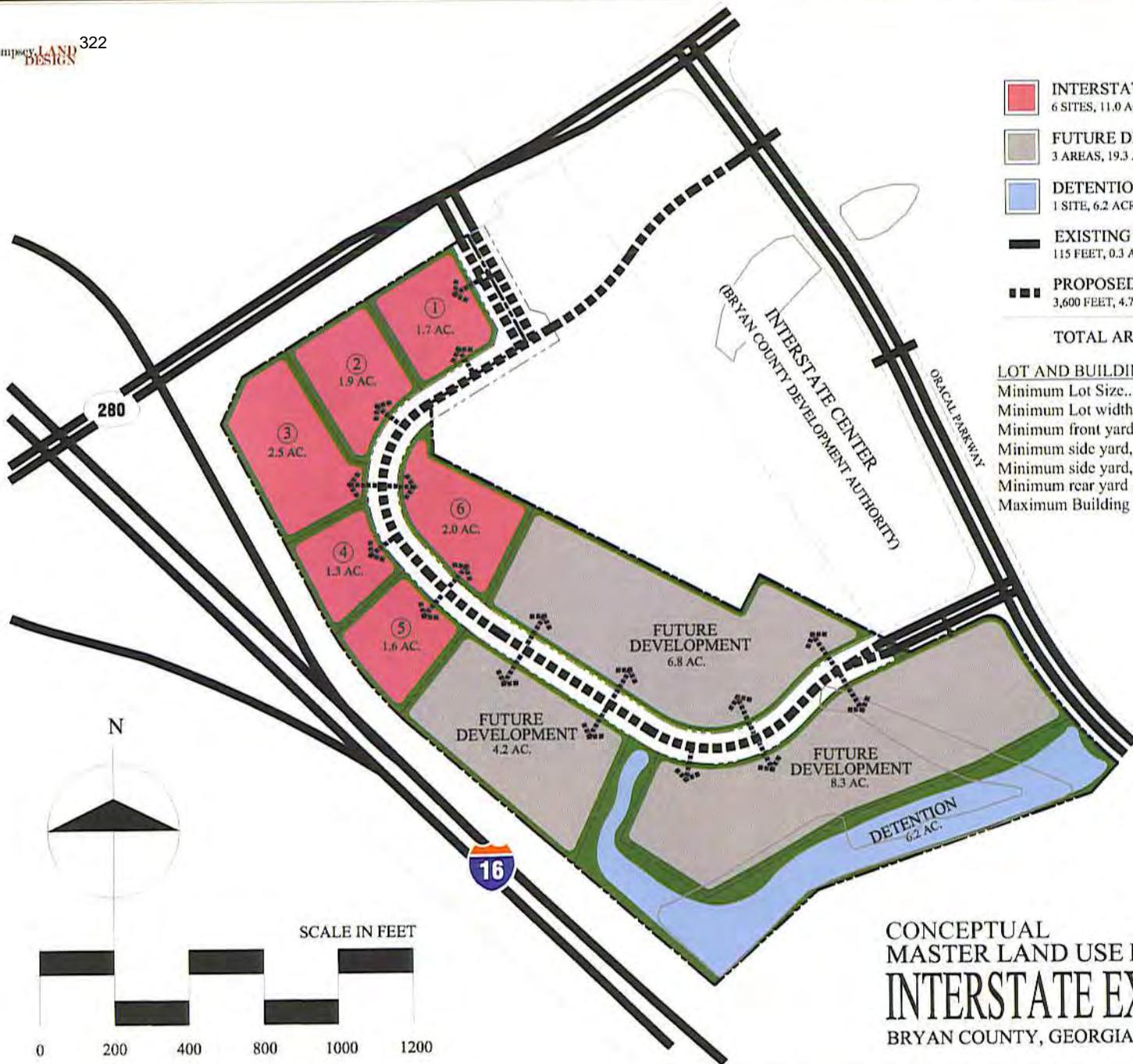




— Interstate, U.S. & State Highways  
— Roads  
 Subject Parcels 029-004, 029-005, & 030-001  
 Parcels

A-5 - AGRICULTURAL  
 AR-1 - AGRICULTURAL RESIDENTIAL  
 B-1 - NEIGHBORHOOD COMMERCIAL  
 B-2 - GENERAL COMMERCIAL  
 C-1 - INTERCHANGE COMMERCIAL  
 C-1 COND - CONDITIONAL USE  
 I-1 - GENERAL INDUSTRIAL



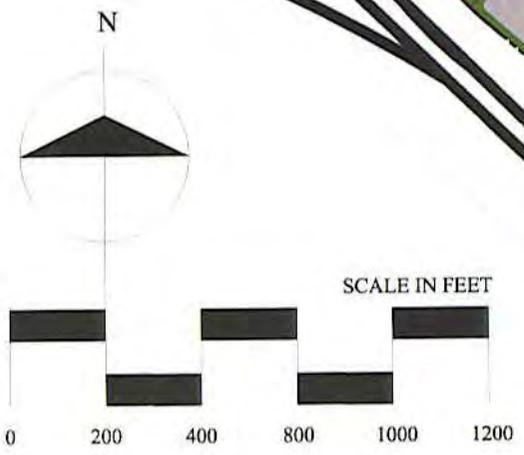


- INTERSTATE COMMERCIAL  
6 SITES, 11.0 ACRES
- FUTURE DEVELOPMENT  
3 AREAS, 19.3 ACRES (May be subdivided to suit)
- DETENTION  
1 SITE, 6.2 ACRES
- EXISTING ROAD and RIGHT-OF-WAY  
115 FEET, 0.3 ACRES (completed Spring, 2010)
- PROPOSED ROAD and RIGHT-OF-WAY  
3,600 FEET, 4.7 ACRES

TOTAL AREA - 41.5 ACRES

**LOT AND BUILDING REQUIREMENTS:**

Minimum Lot Size.....	30,000 sf
Minimum Lot width at building line.....	100 ft
Minimum front yard, setback from Road.....	50 ft
Minimum side yard, setback from property line.....	10 ft
Minimum side yard, setback if corner lot.....	35 ft
Minimum rear yard, setback from property line.....	15 ft
Maximum Building Height.....	35 ft



CONCEPTUAL  
MASTER LAND USE PLAN  
**INTERSTATE EXCHANGE**  
BRYAN COUNTY, GEORGIA

This map illustrates a general plan of the development which is for discussion purposes only. Does not form or bind the owner and is subject to change and position locations are for illustrative purposes only and are subject to an accurate survey and property description. The producer assumes no legal responsibility for the application or interpretation of any provisions, commercial or otherwise, by reason of their inclusion or exclusion from this plan. The information contained in this map is subject to change without notice and is for illustrative purposes only.

# “D” Exhibits – Public Comment

None Provided

**BRYAN COUNTY BOARD OF COUNTY COMMISSIONERS**

**CASE SP#09-20**

Meeting Date: June 2, 2020

<p>REGARDING THE APPLICATION OF: Quincy Plummer representing Honia Gapac, requesting a design guideline modification for property located on Bill Futch Road, identified by PIN# 025 001 01 in unincorporated Bryan County, Georgia. The applicant is requesting modification to the Building and Site Design Guidelines.</p>	<p>Staff Report By: Sara Farr-Newman Dated: May 26, 2020</p>
---	--

### I. Application Summary

**Requested Action:** Modification to the Building and Site Design Guideline to eliminate the requirement for a sidewalk within the landscape corridor. The Planning and Zoning Board renders the final decision.

**Representative:** Quincy Plummer  
Maxwell - Reddick and Associates, Inc.  
40 Joe Kennedy Boulevard  
Statesboro, GA 30458

**Owner:** Honia Gapac  
816 Elm Road  
Ellabell, GA 31308

**Applicable Regulations:**

- Bryan County Zoning Ordinance, Appendix B – Zoning, Article III – Administration, Section 302.1 Design Objectives and Section 302.6.g.i – Landscape Corridors

### II. General Information

**1. Application:** A revised set of plans and a request for the design modification was received via email on April 27, 2020.

**2. Notice:** Public notice was not required

**3. Background:** The site is located near the corner of Wilma Edwards and Bill Futch Road. The applicant is constructing a contractor’s workshop that is required to go through the non-residential site plan and architectural review process. After going through this process, the applicant requested a design modification to the standard requiring a sidewalk within the landscape corridor in order to not have to install a sidewalk due to the existing ditch and related site conditions of the property. There are currently no existing sidewalks in the area, and installing them would require modifications to the ditch currently used for stormwater.

**4. Requested Modification:** Per Section 302.g.i - *The landscape corridor shall include a minimum four- to six-foot-wide sidewalk separated from the back of curb by no less than six feet or the edge of the shoulder by at least ten feet.* The applicant is requesting to modify the landscape corridor requirement by eliminating the required sidewalk.

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

**“A” Exhibits- Application:**

A-1 Request for Design Guideline Modification

A-2 Site Plan Set (Civil Only) (05-20-2020)

**“B” Exhibits- Agency Comments:**

None Provided

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

C-1 Location Map

C-2 Notification Map

C-3 Overview Map

C-4 Zoning Map

C-5 Site and Building Design Review Checklist

**“D” Exhibits- Public Comment:**

None presented

**III. Analysis Under Article III – Administration, Section 302.1 – Design Objectives:**

The planning and zoning commission may approve a waiver or modification to the Site and Building Design Standards upon finding that the design meets each of the design objectives below:

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

**Staff findings:** There are no sidewalks nearby located along Bill Futch Road, so not installing the sidewalk would be compatible with the lot's more rural setting.

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

**Staff findings:** The development will still adhere to all other design and building guidelines, including the other corridor requirements, resulting in a well-planned and well-maintained development.

3. Promoting creative designs that surpass the quality of the minimum design guidelines established herein.

**Staff findings:** The design guideline modification will permit the property to maintain its rural character while also maintaining a more efficient stormwater management system. Installing a sidewalk, as the applicant pointed out, may lead to additional flooding in the road and at a minimum would require changes to the existing drainage system.

4. Fostering safe, healthy and sustainable development that becomes increasingly valued in Bryan County as each year passes.

**Staff findings:** Modifying the corridor design requirement will prevent extensive changes being made to the existing stormwater drainage and prevent more impervious pavement from being installed on the site.

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

**Staff findings:** This standard is not applicable to the requested design guideline modification.

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

**Staff findings:** This standard is not applicable to the requested design guideline modification.

7. Emphasizing entries for people and deemphasizing the mass of garages.

**Staff findings:** This standard is not applicable to the requested design guideline modification, though the applicant is proposing to install pedestrian elements within the site.

8. Requiring materials that are durable in Bryan County's environment.

**Staff findings:** This standard is not applicable to the requested design guideline modification.

9. Promoting walking and biking within and between developments.

**Staff findings:** Not installing a sidewalk does prevent a pedestrian from walking along the street, but the sidewalk would not connect to any other sidewalks so would serve minimal purpose. There are pedestrian elements incorporated into the site plan, such as a bike rack and pedestrian paths within the site. Should sidewalks be installed in this area in the future, this site may be altered to include the sidewalk.

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

**Staff findings:** The applicant will still meet all other landscaping and design requirements, resulting in a development that reflects the rural character and natural beauty of this area of Bryan County.

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

Staff recommends approval of the requested site plan modification.

#### **V. Planning and Zoning Commission Decision**

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

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

# “A” Exhibits – Application

330

**Re: Gapac Site Plan Review**

A-1

Quincy Plummer &lt;qplummer@maxred.com&gt;

Mon 4/27/2020 9:52 AM

**To:** Sara Farr-Newman <snewman@bryan-county.org> 1 attachments (2 MB)

VG\_POPE\_PRO SITE AND TREE LAYOUT PLAN\_04.27.2020.pdf;

Good Morning Sara,

I would like to request to waive the current design requirements for the installation of sidewalk and roadside curb and gutter within the landscape corridor, due to current site conditions for the following reasons.

Currently a roadside ditch runs parallel to Bill Futch Road between the edge of pavement and right-of-way, which prevents the construction of the 4-6' wide sidewalk that is required for the landscape corridor as per section 302.6.g. Also, along the length of Bill Futch Road there currently are no sidewalks and curb and gutter on either side of the road.

In order to install the sidewalk and curb and gutter, the existing roadside ditch will need to be replaced with an underground stormwater drainage infrastructure (reinforced concrete pipes, curb inlets, etc.) and backfilled with suitable material.

The current slope of Bill Futch Road along the property frontage is less than 0.5%. When combined with the additional sidewalk and curb and gutter the amount of stormwater runoff that will be diverted onto the road will increase the gutter spreads and create opportunities for flooding on Bill Futch Road along the extents of the property frontage and downstream.

This increase in slow-moving stormwater runoff pooling near the proposed driveway entrance could increase the chance for structural integrity at the pavement joints.

I have attached the proposed site layout and tree plan for your reference.

Let me know if you have any questions or need additional information.

On Fri, Mar 27, 2020 at 10:05 AM Quincy Plummer <[qplummer@maxred.com](mailto:qplummer@maxred.com)> wrote:

Thanks, I will call you with in the next few minutes.

Sent from my iPhone

On Mar 27, 2020, at 9:24 AM, Sara Farr-Newman <[snewman@bryan-county.org](mailto:snewman@bryan-county.org)> wrote:

Hello,

We are currently closed to the public so calling would be the best option. If your questions are about the community development comments you can call me at our

331

Richmond Hill Office at 912-756-3177. If I'm not available they will be able to get a message to me. If they are regarding the Engineering comments you can call the same number, but would talk to Tim Staley. I'm also happy to answer questions via email if that is easier for you. Thank you,

Sara Farr-Newman, AICP  
Planner II

---

**From:** Quincy Plummer <[qplummer@maxred.com](mailto:qplummer@maxred.com)>  
**Sent:** Friday, March 27, 2020 9:27 AM  
**To:** Sara Farr-Newman <[snewman@bryan-county.org](mailto:snewman@bryan-county.org)>  
**Subject:** Re: Gapac Site Plan Review

Sara,

Who may I meet or speak to about some of my questions?

On Wed, Mar 25, 2020 at 9:31 AM Sara Farr-Newman <[snewman@bryan-county.org](mailto:snewman@bryan-county.org)> wrote:

Hello Mr. Plummer,

Please see site plan review comments attached and let us know if you have any questions. Thank you,

Sara Farr-Newman, AICP  
Planner II

--

Quincy Plummer, E.I.T.  
[qplummer@maxred.com](mailto:qplummer@maxred.com)

[www.maxred.com](http://www.maxred.com)

**Maxwell-Reddick and Associates, Inc. (Atlanta)**  
**Northwinds IV**  
**[11605 Haynes Bridge Road, Suite 475](#)**  
**[Alpharetta, GA 30009](#)**  
**404-693-1618 (office)**  
**904-860-4929 (mobile)**

**Maxwell - Reddick and Associates, Inc. (Statesboro)**  
**[40 Joe Kennedy Boulevard](#)**  
**[Statesboro, GA 30458](#)**  
**912-489-7112 (office)**  
**904-860-4929 (mobile)**  
**912-489-7125 (fax)**

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--

Quincy Plummer, E.I.T.  
[qplummer@maxred.com](mailto:qplummer@maxred.com)

[www.maxred.com](http://www.maxred.com)

**Maxwell-Reddick and Associates, Inc. (Atlanta)**

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**[40 Joe Kennedy Boulevard](#)**

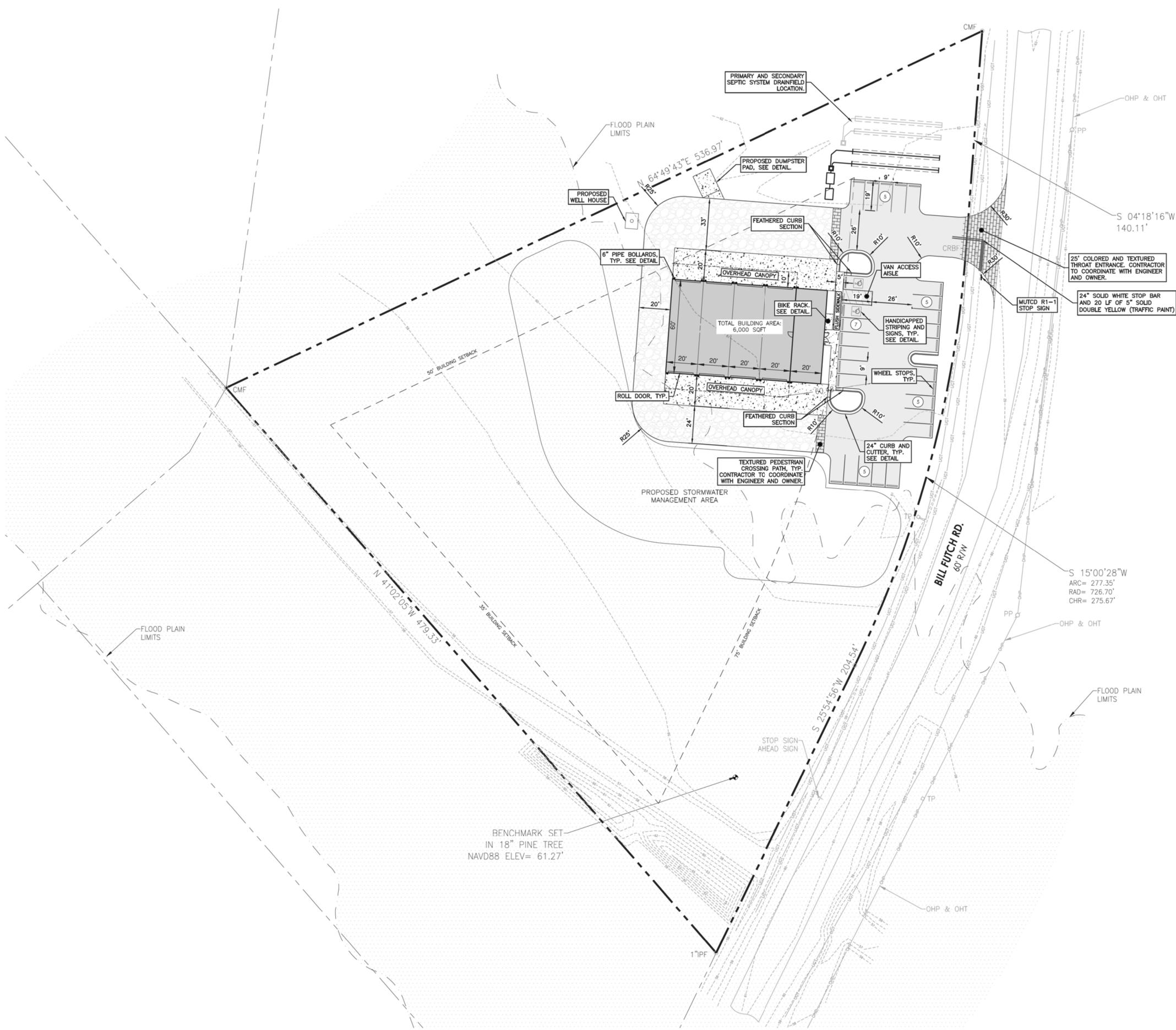
**[Statesboro, GA 30458](#)**

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**NOTES:**

**SITE AREA:**  
 TOTAL AREA: ±3.22 ACRES

**SITE ZONING:**  
 EXISTING ZONING: B-1

**ZONING REQUIREMENTS:**  
 MIN. LOT WIDTH: 150'  
 MIN. AREA: 30,000 SQFT  
 TREE CANOPY: 40% MIN (1.29 AC)

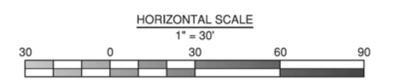
**BUILDING SETBACKS (REQ'D):**  
 FRONT: 75 FT  
 REAR: 50 FT  
 SIDE, ROAD: 35 FT  
 SIDE, INTERIOR: 30 FT  
 MAX. HEIGHT: 35 FT

**PARKING SUMMARY:**  
 MINIMUM PARKING REQUIREMENTS:  
 ONE SPACE PER 200 SF OF GROSS FLOOR AREA.  
 MINIMUM PARKING STALLS: 30  
 TOTAL PROPOSED STALLS: 27  
 \*REQUEST FOR ADMINISTRATIVE RELIEF

- STAKING NOTES:**
- DIMENSIONS ARE IN FEET AND DECIMAL OF FEET UNLESS NOTED OTHERWISE.
  - BENCHMARKS SHALL BE VERIFIED BY THE CONTRACTOR AS TO LOCATION AND ELEVATION PRIOR TO THE START OF ANY CONSTRUCTION.
  - ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
  - ALL RADII ARE MEASURED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  - ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
  - ALL PARKING LOT DIMENSIONS ARE MEASURED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  - ALL HANDICAP RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT ADA REGULATIONS. ALL HANDICAP SIGNAGE SHALL BE PLACED IN FRONT OF THE HANDICAP PARKING SPACE BY OTHERS AS INDICATED ON THE HANDICAP PARKING SPACE DETAIL SHOWN ON THE DETAIL SHEET(S).
  - ANY BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES REQUIRED FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
  - CONTRACTOR SHALL VERIFY THAT OVERALL SITE DIMENSIONS AGREE WITH THE INCREMENTAL LAYOUT DIMENSIONS AS SHOWN. ANY DISCREPANCIES WITH DIMENSIONS AND COORDINATES OR PROPERTY LINES SHALL BE ADJUSTED AND APPROVED BY THE ENGINEER.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING HORIZONTAL AND VERTICAL CONTROL ON THE SITE BASED ON EXISTING MONUMENTS AND CARRYING THE STAKING LAYOUT TO THE SITE SHALL BE BORNE BY THE CONTRACTOR.
  - CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
  - ALL STAKING SHALL BE PERFORMED BY A STATE OF GEORGIA LICENSED PROFESSIONAL LAND SURVEYOR.
  - ALL PROPOSED SIDEWALKS AND SHALL HAVE SLOPES <5%; ANY SIDEWALKS WITH SLOPES GREATER THAN 5% MUST MEET THE MOST CURRENT EDITION OF A.D.A. REGULATIONS.
  - TEXTURED PAVEMENT AND PEDESTRIAN WALKING PATH SHALL CONSIST OF EPOXY AGGREGATE SYSTEM OVER ASPHALT.

**HATCHING LEGEND:**

PROPOSED CONCRETE SIDEWALK/ PAVEMENT	
PROPOSED GRAVEL PAVEMENT	
PROPOSED ASPHALT PAVEMENT	
TEXTURED ASPHALT PAVEMENT	
TEXTURED PEDESTRIAN CROSSING PATH	



**ENGINEERING & LAND SURVEYING**  
 40 JOE KENNEDY BLVD  
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 (912) 488-7109 FAX  
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 ALPHARETTA, GA 30009  
 (404) 993-1618 OFFICE  
 www.maxred.com

NOTE TO CONTRACTOR: IF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR CONSTRUCTION STAKES AND ACTUAL SITE CONDITIONS ARISE DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR AND/OR DEVELOPER SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWLEDGE OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO CORRECT ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO CORRECT ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO CORRECT ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO CORRECT ANY DISCREPANCIES.

**REVISIONS:**

NO.	DATE	REVISION
1	10/1/2020	REVISED PER COUNTY COMMENTS

**PROPOSED WORKSHOP**  
**BILL FUTCH ROAD**  
**BRYAN COUNTY, GA**  
**PROPOSED SITE LAYOUT PLAN**

DESIGNED: QAP  
 DRAWN BY: LHP  
 CHECKED: JVM  
 DATE: FEB. 11, 2020  
 JOB NO.: 2019-268  
 SCALE: AS SHOWN

DRAWING NUMBER  
**C3.0**  
 SHEET NUMBER 4



**ESTIMATED EARTHWORK CALCULATIONS**

CUT #1: MASS GRADING	=	2,198 CUBIC YARDS (CY)
CUT #2: MISC CUT (BASE, PAVE, STORM, UTILITIES, ETC)	=	750 CY
TOTAL CUT	=	2,948 CY
TOTAL FILL	=	1,670 CY
NET	=	1,278 CY EXCESS

**EXPLANATION OF EARTHWORK ESTIMATES**

THE EARTHWORK CALCULATIONS ARE BASED UPON THE TOPOGRAPHICAL SURVEY DATA PERFORMED BY MAXWELL-REDDICK. SUBSURFACE EXPLORATION DATA WAS NOT PROVIDED BY THE OWNER.

THE SHRINK/SWELL FACTOR MAY VARY. THE CONTRACTOR SHALL PERFORM THEIR OWN DUE DILIGENCE TO DETERMINE THE ACTUAL SHRINK/SWELL FACTOR.

**PAVING, GRADING, AND DRAINAGE NOTES:**

- TRANSITION SIDEWALKS, PAVEMENTS, ETC. AT DOORWAYS TO MATCH FINISHED FLOOR ELEVATION.
- ABBREVIATIONS:  
 TC = TOP OF CURB  
 TP = TOP OF PAVEMENT  
 TS = TOP OF SIDEWALK  
 FFE = FINISHED FLOOR ELEVATION  
 FG = FINISHED GRADE ELEVATION  
 IE = INVERT ELEVATION  
 RIM = STRUCTURE RIM ELEVATION  
 RCP = REINFORCED CONCRETE PIPE  
 PVC = POLYVINYL CHLORIDE PIPE
- ALL PROPOSED CURB AND GUTTER SHALL BE 24" WIDE, 6" TALL, STANDARD CONCRETE CURB AND GUTTER UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION, AND SHALL USE CARE NOT TO DAMAGE ANY EXISTING UTILITIES. ANY DAMAGE TO THE EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AND ALL SUCH COSTS ASSOCIATED WITH THESE REPAIRS SHALL BE BORNE BY THE CONTRACTOR.
- THE PROPOSED ELEVATIONS ALONG THE EXISTING EDGE OF PAVEMENTS (ASPHALT & CONCRETE PAVEMENTS) ARE ESTIMATED, AND ACTUAL EDGE OF PAVEMENT ELEVATIONS SHALL SUPERSEDE.
- PROPOSED GRADE SHOTS SHALL SUPERCEDE PROPOSED CONTOURS; PROPOSED CONTOURS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO TIE THE PROPOSED GRADES INTO EXISTING IN A SUITABLE MANNER.
- THE FINISHED GRADE SHOTS CALLED OUT ON PAVING, & GRADING PLANS REFER TO THE TOP OF THE MULCH IN ANY PROPOSED PLANT BEDS AND THE TOP OF THE SOD IN ALL AREAS TO BE SODDED. CONTRACTOR SHALL ENSURE INSTALLATION OF MULCH OR SOD WILL NOT IMPAIR STORMWATER DRAINAGE. DO NOT BLOCK WEEPHOLES.
- ALL PROPOSED STORM STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GDOT STANDARDS; HOWEVER, SAID STORM STRUCTURES NEED NOT BE GDOT STAMPED. ALL STORM INLETS LOCATED WITHIN PEDESTRIAN AREAS SHALL HAVE PEDESTRIAN GRATES THAT ARE A.D.A. & BICYCLE COMPATIBLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROCURING THE NECESSARY SIZE STORM BOXES TO HANDLE THE SIZE OF THE PROPOSED STORM PIPES.
- ALL PROPOSED REINFORCED CONCRETE AND PVC STORM PIPE JOINTS, IN ADDITION TO THE REQUIRED RUBBER GASKETS, SHALL BE WRAPPED WITH AN APPROVED GEO-TEXTILE MATERIAL OF SUFFICIENT WIDTH TO BE SECURED TO THE PIPE AND COMPLETELY ENIRCLE THE JOINT WITH A FIFTY PERCENT (50%) OVERLAP.
- THE MAXIMUM GRADE WITHIN THE PROPOSED HANDICAP SPACES AND ACCESS SPACES IS 2%.
- ALL CROSS SLOPES ON THE PROPOSED SIDEWALKS SHALL BE 2% OR LESS UNLESS OTHERWISE NOTED.
- ALL PROPOSED SIDEWALKS WITH SLOPES 5% OR GREATER SHALL HAVE AN ADA ACCEPTABLE HANDRAIL.
- SEE ARCH. PLANS FOR DETAILS ON REQUIRED HANDRAILS FOR H.C. RAMPS AND STEPS.
- THE MAXIMUM SLOPE ON ANY PROPOSED HANDICAP RAMP SHALL NOT EXCEED 12:1. HANDICAP RAMPS MUST COMPLY WITH THE MOST RECENT STATE AND FEDERAL ADA REGULATIONS.
- ALL PROPOSED STORM PIPES SHALL BE CLASS III REINFORCED CONCRETE PIPE OR PVC SDR 26 WITH RUBBER GASKETED JOINTS (CONFORMING TO ASTM 3034 FOR PIPES 15" AND SMALLER) AS SPECIFIED ON THE PLANS.
- PROPOSED PVC STORM PIPES SHALL BE LOWERED WHERE NECESSARY TO AVOID CONFLICT WITH EXISTING UTILITIES.
- CONCRETE PAVEMENT SECTION: THE PAVEMENT SECTION SHOWN ON THE DETAIL SHEET(S) SHALL BE USED IN ALL AREAS SHOWN ON THE PLANS.
- ASPHALT PAVEMENT SECTION: THE PAVEMENT SECTION SHOWN ON THE DETAIL SHEET(S) SHALL BE USED IN ALL AREAS SHOWN ON THE PLANS.
- GRAVEL PAVEMENT SECTION: THE PAVEMENT SECTION SHOWN ON THE DETAIL SHEET(S) SHALL BE USED IN ALL AREAS SHOWN ON THE PLANS.
- SUBSURFACE DRAINAGE SHALL BE PLACED ALONG ALL GUTTER LINES AND PAVEMENT INVERTS AS WARRANTED BY PROOF ROLLING AND SITE CONDITIONS.
- THE CONTRACTOR SHALL BE PREPARED TO ADD SUBSURFACE DRAINAGE AND DEWATER ANY AREAS WITHIN OR PERTAINING TO THE PROJECT AS REQUIRED BY SITE CONDITIONS. ALL SUCH COSTS ASSOCIATED WITH SAID SUBSURFACE DRAINAGE AND/OR DEWATERING SHALL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL KEEP THE PROJECT SITE GRADED IN A WAY THAT PROVIDES POSITIVE DRAINAGE AT ALL TIMES. THE CONTRACTOR SHALL USE ANY TEMPORARY DRAINAGE PIPES, SWALES, DITCHES, ETC. AS NEEDED TO PROVIDE POSITIVE DRAINAGE.
- POSITIVE DRAINAGE MUST BE PROVIDED ON THE SITE AT ALL TIMES DURING CONSTRUCTION. ALL EXCAVATION SHALL BE PERFORMED SO THAT THE SITE AND THE AREA IMMEDIATELY SURROUNDING THE SITE WHICH EFFECTS THE OPERATIONS WILL BE CONTINUALLY AND EFFECTIVELY DRAINED. SURFACE WATER, GROUNDWATER, OR ANY PERCHED WATER WHICH MIGHT BE ENCOUNTERED DURING EXCAVATIONS SHALL BE DEWATERED BY THE CONTRACTOR BY ANY ACCEPTABLE MEANS APPROVED BY THE ENGINEER.
- IF PROVIDED THE CONTRACTOR SHALL READ THE GEOTECHNICAL REPORT FOR THIS SITE THOROUGHLY AND FOLLOW ALL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- ALL DISTURBED AREAS NOT TO RECEIVE PAVEMENTS, SIDEWALKS, OR STRUCTURES SHALL BE TOPPED WITH 6 INCHES OF SUITABLE TOPSOIL MATERIAL AND SEEDED WITH PERMANENT GRASS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL TESTING WITH THE TESTING COMPANY CHOSEN BY THE OWNER. ALL TESTING SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
- ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE PROPOSED BUILDING AND PAVEMENT AREAS AND REPLACED WITH SUITABLE FILL MATERIAL. BACKFILL AND COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.

CONTRACTOR TO GRADE DRAIN FIELD AREA TO PROMOTE POSITIVE DRAINAGE. SEE SOIL REPORT FOR RECOMMENDED HEIGHT OF MOUND.

CONTRACTOR TO SAWCUT A CLEAN JOINT FOR PROPOSED DRIVEWAY TIE IN ALONG BILL FUTCH ROAD AND SEAL.

DO NOT COMPACT INFILTRATION BASIN BOTTOM. TRACKED MACHINERY ONLY.

STORMWATER MANAGEMENT AREA INFILTRATION BASIN AND DETENTION POND

100 YEAR FLOOD PLAIN COMPENSATORY GRADING AREA CALCULATED BASE FLOOD ELEVATION: 60.82

BOTTOM DEPTH 57.5'

**EXPLANATION OF COMPENSATORY GRADING**

A PORTION OF THE PROPOSED DEVELOPMENT LIES WITHIN SPECIAL FLOOD HAZARD AREA (SFHA), ZONE "A". ZONE "A" IS DETERMINED TO BE THOSE AREAS WITHOUT A CALCULATED BASE FLOOD ELEVATION.

IN ORDER TO CALCULATE THE BASE FLOOD ELEVATION WITHIN THE SUBJECT PARCEL THE DRAINAGE BASIN WAS DELINEATED USING GROUND RUN TOPOGRAPHICAL SURVEY DATA AND GIS CONTOURS. A SOIL REPORT WITHIN THE BASIN WAS TAKEN FROM NRCS WEB SOIL SURVEY TO DETERMINE THE GROUND COVER. USING THE INFORMATION FROM THE SOILS SURVEY AND THE DELINEATED BASIN THE DRAINAGE BASIN'S TOTAL DISCHARGE WAS CALCULATED. THE CALCULATED DISCHARGE WAS THEN COMBINED WITH UNITED STATES ARMY CORPS OF ENGINEERS HEC-RAS SOFTWARE, WHICH CALCULATED THE 100-YR FLOOD PLAIN ELEVATION. THE CALCULATED BASE FLOOD ELEVATION WAS THEN COMPARED TO THE EXISTING ELEVATIONS WITHIN THE PROPOSED DEVELOPMENT TO DETERMINE THE VOLUME OF ADDITIONAL FILL THAT WAS ADDED TO THE SPECIAL FLOOD HAZARD AREA. AN ADDITIONAL CUT VOLUME WAS REMOVED FROM THE FLOOD PLAN TO HELP OFFSET THE FILL VOLUME THAT WAS ADDED TO THE FLOOD PLAN. SEE CALCULATIONS BELOW.

**COMPENSATORY GRADING CALCULATIONS**

CALCULATED BASE FLOOD ELEVATION	=	60.82'
TOTAL ADDITIONAL FILL ADDED TO FLOOD PLAIN	=	635 CUBIC YARDS (CY)
TOTAL CUT VOLUME REMOVED FROM FLOOD PLAIN	=	85 CY
NET	=	219 CY (CUT)



GSVCC LEVEL II DESIGN PROFESSIONAL CERT. #000038107



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 (912) 488-7125 FAX  
 11605 HAYNES BRIDGE RD  
 SUITE 475  
 ALPHARETTA, GA 30009  
 (404) 993-1618 OFFICE  
 www.maxred.com

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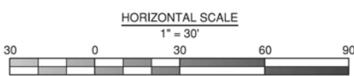
REVISIONS:

NO.	DATE	REVISION
1	10.11.2020	REVISED PER COUNTY COMMENTS

PROPOSED WORKSHOP  
 BILL FUTCH ROAD  
 BRYAN COUNTY, GA  
 MASTER PAVING & GRADING PLAN

DESIGNED:	DRAWN BY:	CHECKED:
OAP	LHP	JVM
DATE: FEB. 11, 2020		
JOB NO.: 2019-268		
SCALE: AS SHOWN		

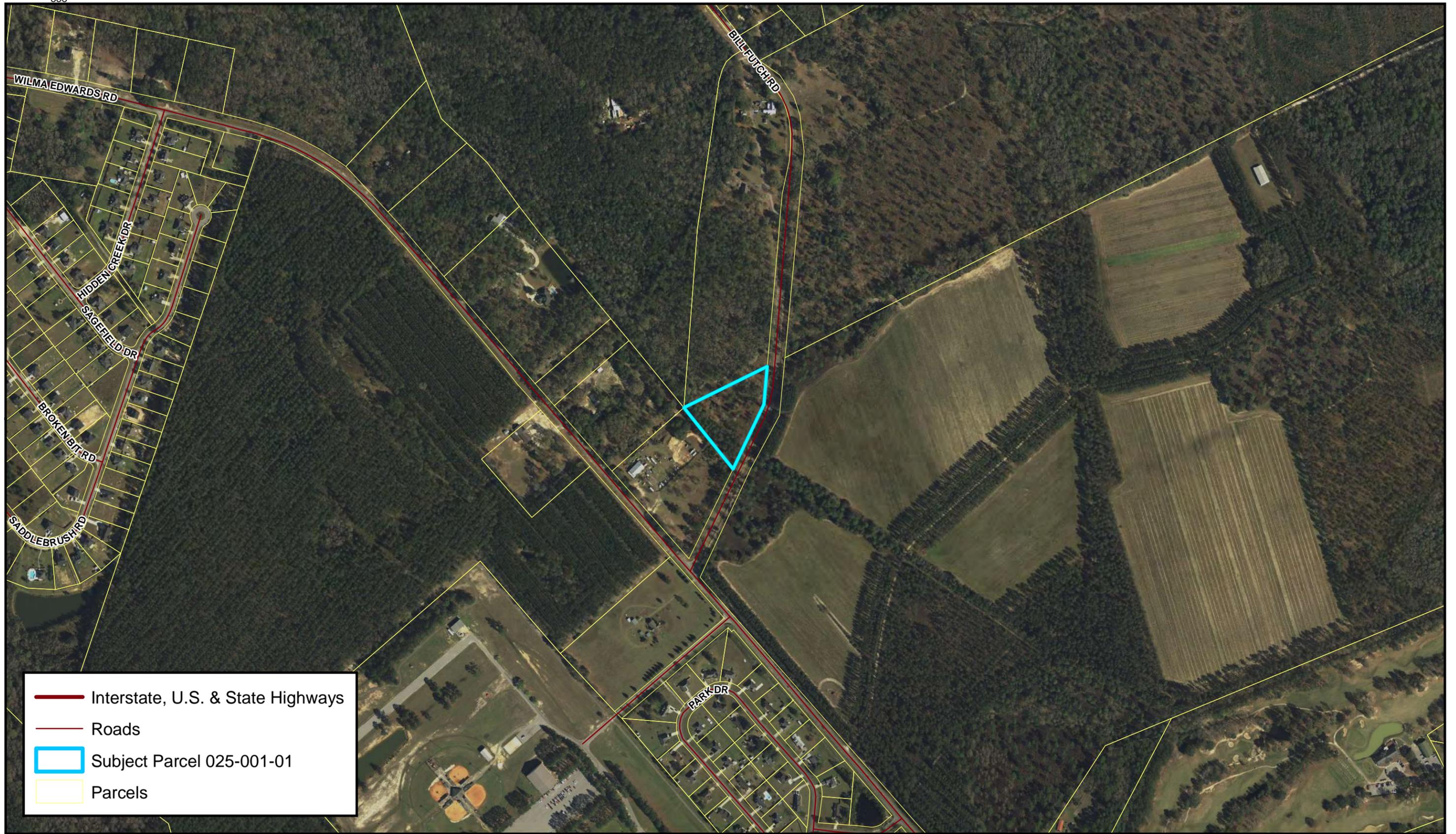
DRAWING NUMBER  
**C4.0**  
 SHEET NUMBER 6



# “B” Exhibits – Agency Comments

None Provided

# “C” Exhibits – Bryan County Supplements



— Interstate, U.S. & State Highways  
— Roads  
 Subject Parcel 025-001-01  
 Parcels



**Location Map**  
**Proposed Workshop**  
**Bill Futch Rd**

C-1

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



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

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## Application Information

**Address:**  
**Applicant:**  
**Project:**  
**Parcel:**  
**Description:**

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## Design Guidelines

Building Placement (302.6.d.i.1-5)      Met      Not Met      Lacks Information      Not Applicable  
Note:

Village Design (302.6.d.ii)      Met      Not Met      Lacks Information      Not Applicable  
Note:

Neighborhood Connections (302.6.d.iii)      Met      Not Met      Lacks Information      Not Applicable  
Note:

Natural Features (302.6.d.iv)      Met      Not Met      Lacks Information      Not Applicable  
Note:

Pedestrian Access (302.6.d.v.1-3)      Met      Not Met      Lacks Information      Not Applicable  
Note:

Use Conflict (302.6.d.vi.1-3) Note:	Met	Not Met	Lacks Information	Not Applicable
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Neighborhood Access (302.6.e.i.1-4) Note:	Met	Not Met	Lacks Information	Not Applicable
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Avoid Conflict (302.6.e.ii.) Note:	Met	Not Met	Lacks Information	Not Applicable
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Throat Depth (302.6.e.iii) Note:	Met	Not Met	Lacks Information	Not Applicable
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Pedestrian Path (302.6.e.iv) Note:	Met	Not Met	Lacks Information	Not Applicable
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Special Paving (302.6.e.v.1-7) Note:	Met	Not Met	Lacks Information	Not Applicable
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Pedestrian Features (302.6.e.vi.1-3) Note:	Met	Not Met	Lacks Information	Not Applicable
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Shared Access Drives (302.6.e.vii) Note:	Met	Not Met	Lacks Information	Not Applicable
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Bike Racks (302.6.e.viii) Note:	Met	Not Met	Lacks Information	Not Applicable
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Surface Parking (302.6.f.i) Note:	Met	Not Met	Lacks Information	Not Applicable
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Small Parking Areas (302.6.f.ii) Note:	Met	Not Met	Lacks Information	Not Applicable
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Parking Location (302.6.f.iii) Note:	Met	Not Met	Lacks Information	Not Applicable
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Parking Connection (302.6.f.iv) Note:	Met	Not Met	Lacks Information	Not Applicable
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Landscape Corridor (302.6.g.i) Note:	Met	Not Met	Lacks Information	Not Applicable
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Street Trees (302.6.g.ii) Note:	Met	Not Met	Lacks Information	Not Applicable
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Accent Trees (302.6.g.iii) Note:	Met	Not Met	Lacks Information	Not Applicable
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Tree Type (302.6.g.iv) Note:	Met	Not Met	Lacks Information	Not Applicable
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General Landscape (302.6.g.v) Note:	Met	Not Met	Lacks Information	Not Applicable
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Tree Spacing (302.6.h.i) Note:	Met	Not Met	Lacks Information	Not Applicable
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Parking Coverage (302.6.h.ii) Note:	Met	Not Met	Lacks Information	Not Applicable
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Screening (302.6.i) Note:	Met	Not Met	Lacks Information	Not Applicable
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Project Entry (302.6.j) Note:	Met	Not Met	Lacks Information	Not Applicable
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Building Front (302.6.k) Note:	Met	Not Met	Lacks Information	Not Applicable
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Service Area (302.6.l) Note:	Met	Not Met	Lacks Information	Not Applicable
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Outdoor Displays (302.6.m) Note:	Met	Not Met	Lacks Information	Not Applicable
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Trash/Recycling (302.6.n) Note:	Met	Not Met	Lacks Information	Not Applicable
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Lighting (302.6.o) Note:	Met	Not Met	Lacks Information	Not Applicable
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Building Design (302.6.p.i-vi) Note:	Met	Not Met	Lacks Information	Not Applicable
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Mass, Scale, and Form (302.6.q.i-vii) Note:	Met	Not Met	Lacks Information	Not Applicable
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Mass, Scale, and Form (302.6.viii.1-3) Note:	Met	Not Met	Lacks Information	Not Applicable
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Materials/Finishes (302.6.r) Note:	Met	Not Met	Lacks Information	Not Applicable
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Rooflines (302.6.s) Note:	Met	Not Met	Lacks Information	Not Applicable
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Entries (302.6.t) Note:	Met	Not Met	Lacks Information	Not Applicable
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Windows/Openings (302.6.u) Note:	Met	Not Met	Lacks Information	Not Applicable
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# **“D” Exhibits – Public Comment None Provided**