



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

Meeting Date: July 7, 2020
Meeting Time: 6:30 p.m.
Hendrix Park Gymnasium
3960 Wilma Edwards Rd., Ellabell, GA

I. CALL TO ORDER

II. APPROVAL OF MINUTES

III. BOARD OF ADJUSTMENT

NEW BUSINESS

1. V#350-20, Dennis Trotter, requesting a variance to Section 1020 of the Zoning Ordinance to reduce the required street buffer yard in the Arterial Roads Overlay District at 4562 Hwy 80, Blitchton. The tax map and parcel number is 0341-088.

IV. PLANNING AND ZONING COMMISSION

1. Z#229-20, Hubert Quiller with Quiller Ministries, requesting to rezone the property located at 7446 Hwy 17, Richmond Hill, Georgia. The Zoning is currently AR-1 and proposed is B-2. The Tax map and parcel number is 042-036.
2. CUP#169-20, Hubert Quiller with Quiller Ministries, requesting a conditional use for the use as a Church for property located at 7446 Hwy 17, Richmond Hill. The zoning is currently AR-1 and proposed is B-2. The tax map and parcel number is 042-036.

V. OTHER BUSINESS

Planning and Zoning Training update

Update on the Unified Development Ordinance

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 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: June 30, 2020

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BRYAN COUNTY
PLANNING & ZONING COMMISSION and BOARD OF ADJUSTMENT
MINUTES

Meeting Date: June 2, 2020

Meeting Time: 6:30 p.m.

Attendees: Alex Floyd
Boyce Young
Ronald Carswell
Stacy Watson

Absent: Stephanie Falls
Michelle Guran
Joseph Pecenka, II

Staff: Audra Miller, Community Development Director
Amanda Clement, Planning Manager
Ashley Young, Planning Technician

I. CALL TO ORDER

Chairman Floyd called the meeting to order at 6:40 p.m.

II. APPROVAL OF MINUTES

Commissioner Watson made a motion to approve the May 5, 2020 Minutes, and a 2nd was made by Commissioner Young. Vote 6:0, motion carried.

III. BOARD OF ADJUSTMENT

- a. Ms. Miller addressed the Board and requested to table the item SD#3147-20, North Bryan Properties preliminary plat. She stated staff would need additional time to work with the applicant on the sewer issues. She advised the Board that since the public hearing was noticed, someone may still like to speak on the request.
- b. Commissioner Young made a motion to open the public hearing, and a 2nd was made by Commissioner Carswell. Vote 3:0, motion carried.
- c. Commissioner Watson made a motion to close the public hearing, and a 2nd was made by Commissioner Carswell. Vote 3:0, motion carried.

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- d. Commissioner Young made a motion to table SD#3147-20, and a 2nd was made by Commissioner Carswell. Vote 3:0, motion carried.
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.
 - a. Commissioner Watson made a motion to open the public hearing, and a 2nd was made by Commissioner Young. Vote 3:0, motion carried.
 - b. Ms. Clement described the variance request as a reduction of the side and rear setbacks for an accessory structure. She stated the request would reduce the required setbacks of 10 feet to 3 feet.
 - c. David Kovach, applicant, explained confusion on the square footage and zoning requirements between staff and his earlier inquiries. He stated that staff informed him that if an accessory structure was less than 200 sq. ft. it would not require a permit. He stated his HOA asked for confirmation. He poured a slab and started construction with the information received.
 - d. Commissioner Watson asked if the information acquired from staff was verbal.
 - e. Commissioner Carswell asked for the name of the staff member.
 - f. Mr. Kovach stated he spoke with a manager named Mellissa. He also stated that the structure would not create any problems and would be properly maintained. He concluded that the president of the HOA was in support of the structure.
 - g. Commissioner Young asked if the HOA had a design review committee.
 - h. Mr. Kovach stated yes, and had the approval from the committee.
 - i. Commissioner Carswell asked how long has Mr. Kovach lived at the home.
 - j. Mr. Kovach commented over one year.
 - k. Commissioner Carswell made a motion to close the public hearing, and a 2nd was made by Commissioner Young. Vote 3:0, motion carried.
 - l. Commissioner Carswell made a motion to deny the request for V#348-20, and a 2nd was made by Commissioner Watson. Vote 3:0, motion carried.

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.
 - a. Commissioner Young made a motion to open the public hearing, and a 2nd was made by Commissioner Watson. Vote 3:0, motion carried.
 - b. Ms. Clement presented the application, stating the background of the area and location. She stated the application did include a traffic impact analysis (TIA) and a development of regional impact review. She stated a recent amendment to the North Bryan Future Land Use Map was adopted in March of 2020 that brought this site into the industrial character area. In addition, she said the Coastal Regional Commission identified this area as a developing area that would require urban services within the next 20 years. She stated the rezoning was compatible for the developing commercial area. Lastly, she explained

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- the concept plan and the impacts on existing infrastructure and gave the staff recommendations for approval with the condition that the developer enter into a development agreement with the County to address the sewer extension and required transportation improvements. In addition, the development agreement shall be fully executed prior to the issuance of the first preliminary plat approval.
- c. Chairman Floyd asked about storm water.
 - d. Ms. Clement deferred to the applicant.
 - e. Harrold Yellen described the development as an economic potential for the County.
 - f. Jason Chambless, Thomas & Hutton, stated they worked on the sewer development.
 - g. Commissioner Carswell asked about the plans for the warehouse and the number of employees.
 - h. Mr. Yellen said it would depend on the tenant.
 - i. Commissioner Carswell made a motion to close the public hearing, and a 2nd was made by Commissioner Watson. Vote 3:0, motion carried.
 - j. Commissioner Young made a motion to approve Z#223-20 with staff conditions of (1.) The developer shall enter into a development agreement with the County to address the sewer extension and required transportation improvements. (2.) The development agreement shall be fully executed prior to the issuance of the first preliminary plat approval. A 2nd was made by Commissioner Watson. Vote 3:0, motion carried.
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.
- a. Ms. Clement described the request and the conditional use that followed. She stated the request was to rezone from a light industrial district to the general industrial district, which provides for vehicle and boat sales under the current ordinances. She stated the Comprehensive Plan and Future Land Use Map identified the area as mixed use. She said the Coastal Highway Business Park lots are zoned light industrial as a planned common development, and staff was concerned with changing just a few lots. She concluded that staff recommended denial, based on the desire to maintain common zoning for the development area. However, she said if it was desired to see this type of use permitted, there are options of provisional zoning. She stated that if a recommendation of approval was granted, then staff would recommend 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.
 - b. Andrew Johnson, attorney for applicant, stated the applicant did not wish to have a manufacturing use. He stated there were many light industrial uses in the area and that the ordinance did not have a section for boat sales. However, he continued that the drafted UDO would allow for boat sales in the light industrial district. He also stated they did not want to change the character of the area and would accept the provisional zoning. He stated staff could initiate an internal rezoning petition to allow the area for boat sales under the passing of the UDO.
 - c. Commissioner Young asked about the existing Caterpillar business.
 - d. Ray Pittman, engineer, stated there was no Caterpillar business in the area. He also spoke on the existing infrastructure and the future UDO.

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- e. Chairman Floyd asked about the current use and allowing of vehicle sales.
 - f. Ray Pittman replied that no current industrial district allowed vehicle sales.
 - g. Ms. Clement clarified the general industrial district did allow for vehicle sales under a conditional use and that boat sales would fall under vehicle sales.
 - h. Commissioner Young made a motion to close the public hearing, and a 2nd was made by Commissioner Watson. Vote 3:0, motion carried.
 - i. Commissioner Young made a motion to recommend approval of Z#227-20 for provisional zoning with staff conditions, and a 2nd was made by Commissioner Carswell. Vote 3:0, motion carried.
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.
 - a. Ms. Clement stated the request was the associated request for the previous zoning item. She stated that staff looked for conditions to make sure the proposed use remained in conformance. She reviewed the concept plan and stated it showed outdoor sales, office, and service space. She said with the previous recommended approval for the zoning, that staff recommended the following conditions if approved:
 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.
 - b. Commissioner Carswell asked if the representatives were in agreement with staff conditions.
 - c. Ray Pittman stated they were in agreement with the conditions.
 - d. Commissioner Watson made a motion to close the public hearing, and a 2nd was made by Commissioner Carswell. Vote 3:0, motion carried.
 - e. Commissioner Watson made a motion to recommend approval of CUP#168-20 with staff conditions, and a 2nd was made by Commissioner Young. Vote 3:0, motion carried.
 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.
 - a. Ms. Clement described the request as 42 acres with the borrow pit size of 23 acres. She stated the site is adjacent to the previously approved existing borrow pit. She stated the applicant proposed a mining duration of 5 years and would average 154 trips per day based on 77 loads daily. She continued that access would be off Oak Level Road and that the applicant did not plan for further development. She stated that with the previous conditional use, staff wanted to address concerns for residential neighbors. She concluded that if recommended approval, staff gave the following conditions:
 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.

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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.
- b. Rusty Windsor, Thomas and Hutton, stated the project would be for Hwy 144 and other projects needed in the area. He stated the truck load numbers were generated within the last 18 months. In conclusion, he said that they did agree with staff comments.
 - c. Commissioner Carswell asked if the pit would be reclaimed for future use.
 - d. Rusty Windsor described the first mining pit was permitted through the state and would become a pond.
 - e. Jacob Houston and Paulet Blige, adjacent property owners, asked about the buffer requirements.
 - f. Ms. Clement stated that the concept plan showed more than the 50' required buffer.
 - g. Ms. Blige asked what would become of the property after the mining pit duration.
 - h. Chairman Floyd stated there is a reclamation process where the state has to close the pit.
 - i. Sharron Washington stated she had the same questions as the previous adjacent property owners.
 - j. Commissioner Young made a motion to close the public hearing, and a 2nd was made by Commissioner Watson. Vote 3:0, motion carried.
 - k. Commissioner Young made a motion to recommend approval of CUP#167-20 with staff conditions, and a 2nd was made by Commissioner Watson. Vote 3:0, motion carried.

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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.
 - a. Commissioner Young made a motion to open the public hearing, and a 2nd was made by Commissioner Watson. Vote 3:0, motion carried.
 - b. Ms. Clement described the request and areas along Hwy 17 as already rezoned to industrial and B-2 zoning districts. She stated the applicant proposed to use the existing structure as office space. She stated the request was compatible with the comprehensive plan and the overall zoning scheme. Therefore, staff recommended approval.
 - c. Seth Norwood, applicant, stated his business as a construction company and that he would like to use the existing residence, with renovations, for their business office. He stated that tools and equipment would be in the existing accessory structure on the property.
 - d. Ms. Miller read the public comments received from Mellissa Golden.
 - Will a new storage/ supplies building be built? How will this affect the current elevation and drainage?
 - Will a parking lot be built and how will the existing elevation be changed?
 - The current structure is very close to my current residence (see attached pictures), can Norwood Construction install a privacy fence along the property line to mitigate any noise from equipment, vehicle traffic from equipment operators, crew vehicles, and office appointment traffic?
 - I do not see any indication that Bryan County Planning and Zoning having addressed drainage. How will the proposed change use affect the drainage ditch running (see picture) through the property and the wetlands behind the drainage ditch?
 - If Bryan County has concluded that this rezoning is within the current environment of Highway 17 corridor then all the property lying within the existing proximity should also be rezoned. The majority of acreage in this area is AR and not B zoning.
 - As a final comment if the current land owner is looking to improve the area and property through this venture; why haven't they cut the grass or picked up the trash can that has been in the road for 2 months? Is this an indication of future behavior?
 - e. Seth Norwood responded by stating that the elevation would not change. He said the parking area would be gravel and the paved drive is existing. He stated no one would go on to Ms. Golden's property and business would operate during the day and would not be a noise concern. He also stated that drainage should stay the same and not be a concern. He also stated that they planned on cleaning the property up. He concluded that they were requesting a survey as they had trouble locating the property pins.
 - f. Commissioner Young asked how long the property had been vacant.
 - g. Mr. Norwood stated that the property had been in an inheritance for a while.
 - h. Commissioner Carswell asked if the applicant had any objections to the privacy fence.
 - i. Mr. Norwood stated no, but there was an existing chain-link fence and would be willing to share the cost of a privacy fence with the adjacent property owner.
 - j. Commissioner Young made a motion to close the public hearing, and a 2nd was made by Commissioner Carswell. Vote 3:0, motion carried.

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- k. Commissioner Young made a motion to recommend approval of Z#228-20, and a 2nd was made by Commissioner Watson. Vote 2:1, Commissioner Carswell opposed, motion carried.
 - l. Commissioner Young made a motion to close the public hearings, and a 2nd was made by Commissioner Watson. Vote 3:0, motion carried.
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. *Item tabled in beginning of meeting.*
- V. OTHER BUSINESS
1. SP#09-20, Maxwell-Reddick and Gapac, Design Waiver Modification
 - a. Ms. Clement described the request for a design waiver for site plan approval of a commercial property located on Bill Futch Road. She stated the design waiver request would be to omit the sidewalk along the landscape corridor, as the surrounding areas are not developed. She stated that staff agreed with the request.
 - b. Quincy Plummer, Maxwell-Reddick and Associates, stated during their review of the guidelines, they found the sidewalk not feasible due to the slope. He continued by stating that installing the sidewalk would increase storm water runoff and possibly increase flooding of property and adjacent properties.
 - c. Jerrod Mock, Maxwell-Reddick and Associates, described the difficulty in installing sidewalks in the rural area.
 - d. Commissioner Young asked the type of workshop to be built.
 - e. Mr. Mock stated the zoning was previously amended to allow the use as a craftsman workshop.
 - f. Commissioner Young asked about the types of noises.
 - g. Mr. Mock stated there would be no noise similar of racetracks.
 - h. Commissioner Watson asked when the area did advance, would they require a sidewalk to be built.
 - i. Ms. Clement responded that there was no implementation for future sidewalks and to enforce that would be difficult.
 - j. Mr. Mock agreed with Ms. Clement as the future implementation would be a major project.
 - k. Commissioner Carswell made a motion to approve SP#09-20, and a 2nd was made by Commissioner Watson. Vote 3:0, motion carried.
 2. UDO Update
 - a. Ms. Miller announced the Joint workshop with the Board of Commissioners to review the first 7 chapters of the UDO would be held on June 22, 2020 at 1 p.m.
 3. Planning and Zoning Training
 - a. Ms. Miller stated that she would present the training session options next month when the Board had all Commissioners available. She stated that the training would provide the Commissioners with an opportunity to learn more on Zoning and basic law.

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VI. ADJOURNMENT

Commissioner Young made a motion to adjourn at 7:58 p.m., and a 2nd was made by Commissioner Carswell. Vote 3:0, motion carried.

BRYAN COUNTY BOARD OF ADJUSTMENT

CASE V#350-20

Public Hearing Date: July 7, 2020

<p>REGARDING THE APPLICATION OF: Dennis Trotter, on behalf of Dollar General, requesting a variance for property located at the corner of US Highway 80 and US Highway 280 E, PIN# 0341 088. The applicant is requesting a variance in order to reduce the required street bufferyard from 50 feet to 25 feet.</p>	<p>Staff Report By: Sara Farr-Newman Dated: June 30, 2020</p>
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I. Application Summary

Requested Action: Public hearing and consideration of a variance requested by Dennis Trotter, on behalf of Dollar General, for property located at the corner of US Highway 80 and US Highway 280 E, PIN# 0341 088. The variance is requested to reduce the street bufferyard required under the Arterial Overlay District from 50 feet to 25 feet.

Applicant: Dennis Trotter
3638 Walton Way Ext
Suite 200
Augusta, GA 30909

Owner: Carol K. Wilson
1834 Rue de Montreal
Tucker, GA 30084

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 1020. – Arterial Roads, Bufferyards. (A) Street Bufferyard: Commercial/Industrial

II. General Information

1. Application: A variance application was submitted by Dennis Trotter on May 22, 2020. After reviewing the application, the Director certified the application as being generally complete on May 26, 2020.

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

A. Legal notice was published in the Bryan County News on **June 18, 2020**.

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

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

3. Background: The subject property, identified by PIN# 0341 088, is 1.16 acres and is located at the southeast corner of the intersection of Highway 280 East and Highway 80. There is differing information provided on the size of the property with the tax assessor site stating the size as 1.5 and the deed stating the size as 1.422; however, the applicant confirmed the surveyed size is 1.16 acres. A small portion of the southeast corner of the property is also located in a special flood hazard area. Other uses surrounding the intersection include a Parker's gas station zoned PUD to the west. This property is 3.5 acres with additional parking on an adjacent rear parcel, which is 0.97 acres, for a total of 4.47 acres. Ken's IGA, which includes a gas station, is located to the northwest. This property is located on two parcels totaling 3.32 acres. The property to the north is not currently developed.

The property is located within the Arterial Overlay District, which requires a landscaped street bufferyard of 50 feet in width along highway frontages; however, the design guidelines in the Ordinance governing non-residential development allows for a 25 foot landscape corridor along arterial and collector roads. The bufferyard has to follow requirements regarding the type of plantings and location of plantings under both standards and is measured from the road right of way toward the interior of the property. Due to the width conflict in the Ordinance, though, the applicant is requesting a variance to reduce the bufferyard requirement in the Arterial Overlay District to match the requirement in the design guidelines landscape corridor requirement.

4. Requested Variance: Per Appendix B – Zoning, Article X. – Development Standards of General Applicability, Section 1020. – Arterial Roads, Bufferyards, subsection (A) –of the Bryan County Code of Ordinances, a 50 foot street bufferyard is required for commercial development. The applicant is requesting a 25 foot reduction to allow for a 25 foot landscaped corridor, a reduction of 50%.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on May 22, 2020, unless otherwise noted.

“A” Exhibits- Application:

A-1 Variance Application

Trotter Variance Request | **Board of Adjustment**

“B” Exhibits- Agency Comments:

B-1 Fire Chief (06-11-2020)

“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 indicated that despite the lot’s size (1.16 acres), the unusual shape and large required zoning setbacks in combination with the bufferyard requirements under the Arterial Overlay District would make developing the site difficult. Additionally, the other commercially developed properties around the intersection, which are larger, do not incorporate a 50 foot bufferyard. The subject lot, which is zoned B-2, requires a front setback of 75 feet, side setbacks of 30 feet for interior lot lines and 35 feet for street lot lines, and a rear setback of 50 feet. This requirement applies equally to all B-2 zoned lots.

The lot is an unusual shape due to its location at the intersection of two highways, which creates a triangular portion of the property exacerbated by road widening, which likely accounts for the differing lots sizes in the tax assessor information, deed, and survey. The southern lot line is also not straight, creating an overall shape that makes development more difficult. This shape does create challenges to developing the site while meeting all setback requirements in addition to Arterial Overlay requirements,

specifically the street bufferyard. The combination of these requirements, as well as additional requirements such as parking and site design, creates a hardship due to the existing conditions of the lot. Additionally, there is a conflict within the Ordinance between the Arterial Overlay Requirement of 50 feet and the design guidelines requirement of a 25 foot landscape corridor that creates differing standards for the same situation. The applicant is proposing to meet the 25 foot standard, but a variance is required due to the more restrictive 50 foot standard that exists.

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

Staff Findings: The applicant indicated that the hardship is the result of conditions unique to the property's shape and location, as well as conflict within the Ordinance. Additionally, the lack of a 50 foot bufferyard on the other properties located at the intersections as well as the larger sizes of properties at the intersection as the situations create hardships. The intersection currently has limited landscape buffers, with the most significant being a small area on the Parker's property corner located at the intersection; however this is a small grouping of trees that does not create a consistent buffer around the entire property.

As previously discussed, the property is located at the intersection of two highways with large rights of way, which creates an unusual property shape and requires street bufferyards along two property lines. The required 50 foot bufferyards within the Arterial Overlay District encroach onto the property and do limit the development of the lot in a way that would not occur with most other properties due to the relatively smaller size of this property. Additionally, the other commercially developed properties at the intersection do not have 50 foot bufferyards, so requiring this for the subject property would impose a burden that was not placed on the other developments that would also be inconsistent with the current character of the intersection.

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

Staff Findings: The applicant indicated that over time the adjacent highways have been widened, further infringing on and impacting the subject property. This constraint, along with the other existing conditions of the property including shape and Arterial Overlay requirements are not the result of

actions taken by the applicant. The relatively smaller size of the property and lack of arterial bufferyards on surrounding properties in the intersection is also not the fault of the applicant.

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

Staff Findings: The requested variance is consistent with the intent of the ordinance, which is to provide enhanced requirements for compatible development along arterials. A 25 foot landscaped corridor will still be required and provide the landscaping required along the highway frontages designed to enhance the appearance of these parcels. The applicant is proposing a 25 foot landscaped corridor, which meets the requirement within the design guidelines.

IV. Staff Recommendation

Staff recommends approval of the variance to reduce the landscaped corridor to 25 feet, because the variance criteria are 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

A-1



Community Development Department

VARIANCE APPLICATION

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

Application Fee: \$150.00

Applicant:

Applicant Name: DENNIS TROTTER

Property Owner

Address: 3638 WALTON WAY EXT, SUITE 200

Authorized Agent

City: AUGUSTA State: GA Zip: 30909

Phone: (706) 951-0147 Email: dennis@jordantrotter.com

Property Owner (if not applicant): CAROL K. WILSON

Address: 1834 RUE DE MONTREAL

City: TUCKER State: GA Zip: 30084 Phone: 912-228-9231

Property Information: General Location: CORNER OF Hwy 80 + 280, BLITCHTON

PIN Number (Map & Parcel): 0341088 Current Zoning District(s): B2

What section of the Subdivision or Zoning Code are you requesting a variance for? STREET BUFFERYARD

Description of Variance Requested: Application of the 25 foot landscape buffer along Hwy 80 and 280, rather than the 50 foot buffer under the Arterial Overlay District

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

[Signature]
Applicant Signature

5/14/20
Date

RECEIVED
FOR OFFICE USE ONLY
MAY 22 2020

CK# 3352

Case #: V#350-20

Date Received:

Fee Paid

Initial: gt

Variance Review and Timing

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

Completeness Review	<u>5</u> business days after Application Submittal
Planning & Zoning (P&Z) Commission Public Hearing	<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

5/14/20

Date

Variance Criteria

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

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

Application of the 50 foot buffer, combined with the large building setbacks makes the overall usability of the site very low despite being 1.3 Acres.

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

The parcel is uniquely disadvantaged with its odd shape and road frontages that make its usability much less than similar parcels in the area.

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

The hardship was not created by the owner. Widening of the adjoining state highways has exacerbated the issue by reducing the usability of the parcel even further.

- 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.

Yes, we want to apply the 25' buffer and plant the required street trees. to give the public the landscaped views and greenspace the ordinance is intending to impose.

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

Pembroke

Completeness Certified: *5/26/2020 [signature]*

P&Z Public Hearing Date: *July 7, 2020*

BRYAN COUNTY
CLERK OF SUPERIOR COURT

1082 0461

2013 JAN -7 AM 8:02

BOOK#
CLERK OF SUPERIOR COURT
BRYAN COUNTY, GA
RECORDS DIVISION

Bryan County, Georgia
Real Estate Transfer Tax

After recording, please return to:
Mark Schaefer, Esq.
785 King George Blvd - Suite 208
Savannah, GA 31419-8377

015-2013-000008-0000
1-7-13
P. Simmons
Clerk of Superior Court

STATE OF GEORGIA }
COUNTY OF BRYAN }

DEED OF GIFT

THIS INDENTURE, made the 29TH day of December, 2012, between Erin V. Gardner, hereinafter called Grantor, and Carol K. Wilson, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH: GRANTOR, for and in consideration of love and affection and other good and valuable consideration, does hereby give, grant and convey unto Grantee all of the right, title, interest, claim or demand which the Grantor has or may have had in and to:

All that certain tract or lot of land situated, lying and being in the 1380th G.M. District, Bryan County, Georgia containing one and .422 acres (1.422) of land and being bounded thusly: on the east by the county road (now Old Cuyler Road), on the South by the property now or formerly of Jack Gardner, on the West by the right of way of U.S. Highway #280 and on the North by the right of way of U.S. Highway #80.

Being the same parcel conveyed to Grantor by deed dated October 22, 1982 and recorded at Deed Book 5-Y, Page 275, Bryan County records.
[Map and Parcel Number: 0341-088]

WITH all the rights, members, and appurtenances to said described premises in any way appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor, shall at any time claim or demand any right, title, or interest to the aforesaid described premises or its appurtenances.

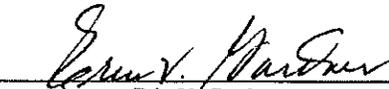
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BRYAN COUNTY
CLERK OF SUPERIOR COURT
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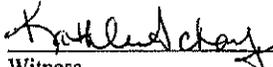
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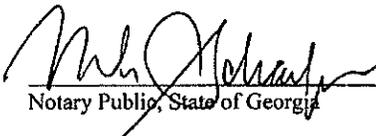
BOOK #
CLERK OF SUPERIOR COURT
BRYAN COUNTY, GA
RECORDS SECTION

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed as of the day and year first above written.


Erin V. Gardner {Seal}

Signed, sealed and delivered
in the presence of:


Witness


Notary Public, State of Georgia



THIS DEED WAS PREPARED AT THE REQUEST OF GRANTOR FOR ESTATE PLANNING PURPOSES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. SCRIVENOR MAKES NO WARRANTY OR OPINION OF TITLE.

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.

See Attached

Parcel Identification Number

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: _____ 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

WILSON CAROL K
 1834 RUE DE MONTREAL
 TUCKER, GA 30084

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*
----------	----------	-------------	---------------	------------	-------------

2019-022188	11/15/2019	\$0.00	\$1265.54	\$0.00	Paid 05/21/2020
-------------	------------	--------	-----------	--------	--------------------

Map: 0341 088
 Location: 4562 HWY 80
 Account No: 3499R

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: WILSON CAROL K
 Map Code: 0341 088 Property
 Description: 3-O-139 08/24/65 MUFFLER/BRAKE
 Location: 4562 HWY 80
 Bill No: 2019-022188
 District: 03

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COM&INDFIR	\$92,000.00	\$36,800.00	\$0.00	\$36,800.00	0.000000	\$200.00	\$0.00	\$200.00
COUNTY M&O	\$0.00	\$0.00	\$0.00	\$36,800.00	8.561000	\$315.04	\$0.00	\$315.04
SCHOOL BND	\$92,000.00	\$36,800.00	\$0.00	\$36,800.00	1.500000	\$55.20	\$0.00	\$55.20
SCHOOL M&O	\$92,000.00	\$36,800.00	\$0.00	\$36,800.00	15.075000	\$554.76	\$0.00	\$554.76
TOTALS					25.136000	\$1,125.00	\$0.00	\$1,125.00

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 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.

Current Due	\$1,125.00
Discount	\$0.00
Penalty	\$56.25
Interest	\$52.29
Other Fees	\$32.00
Previous Payments	\$1,265.54
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	05/21/2020

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

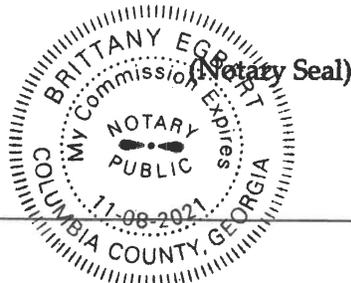
Personally appeared before me

DENNIS TROTTER
Applicant (Print)

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

This 14th day of MAY 2020

Brittany Egbert
Notary Public



Bryan County Board of Commissioners

Community Development Department



AUTHORIZATION OF PROPERTY OWNER

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

I authorize the person named below to act as applicant in the pursuit of an Administrative Relief 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: DENNIS TROTTER

Address: 3638 WALTON WAY EXT, SUITE 200

City: AUGUSTA State: GA Zip Code: 30909

Telephone Number: (706) 951-0147 Email: dennis@jordantrotter.com

Carol K. Wilson
Signature of Owner

5-19-20
Date

CAROL K. WILSON
Owners Name (Print)

Personally appeared before me

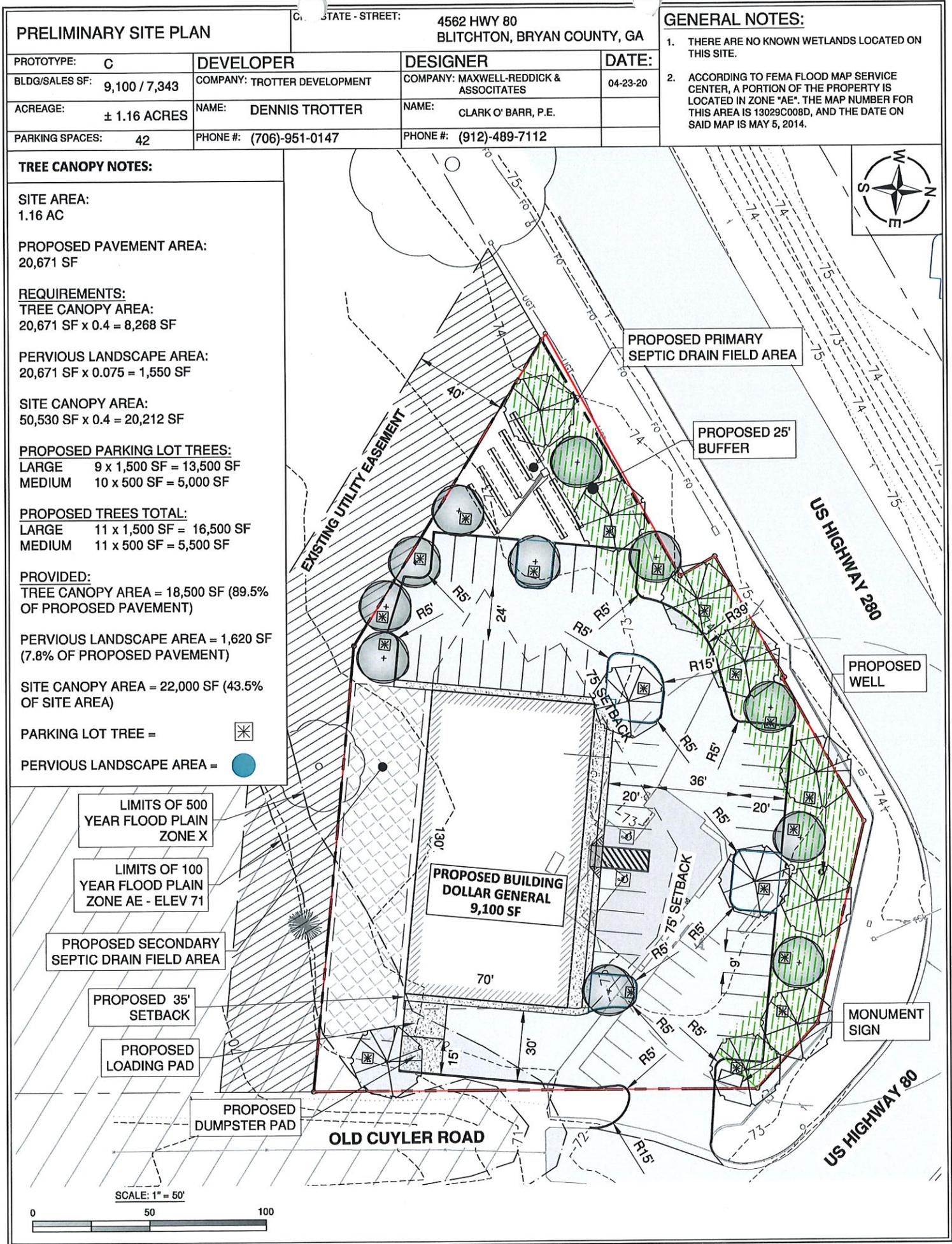
CAROL K. WILSON
Owner (Print)

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

This Day 19 of May 2020

[Signature]
Notary Public





PRELIMINARY SITE PLAN

STATE - STREET: 4562 HWY 80
BLITCHTON, BRYAN COUNTY, GA

GENERAL NOTES:

1. THERE ARE NO KNOWN WETLANDS LOCATED ON THIS SITE.
2. ACCORDING TO FEMA FLOOD MAP SERVICE CENTER, A PORTION OF THE PROPERTY IS LOCATED IN ZONE "AE". THE MAP NUMBER FOR THIS AREA IS 13029C008D, AND THE DATE ON SAID MAP IS MAY 5, 2014.

PROTOTYPE: C	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF: 9,100 / 7,343	COMPANY: TROTTER DEVELOPMENT	COMPANY: MAXWELL-REDDICK & ASSOCIATES	04-23-20
ACREAGE: ± 1.16 ACRES	NAME: DENNIS TROTTER	NAME: CLARK O' BARR, P.E.	
PARKING SPACES: 42	PHONE #: (706)-951-0147	PHONE #: (912)-489-7112	

TREE CANOPY NOTES:

SITE AREA:
1.16 AC

PROPOSED PAVEMENT AREA:
20,671 SF

REQUIREMENTS:
TREE CANOPY AREA:
20,671 SF x 0.4 = 8,268 SF

PERVIOUS LANDSCAPE AREA:
20,671 SF x 0.075 = 1,550 SF

SITE CANOPY AREA:
50,530 SF x 0.4 = 20,212 SF

PROPOSED PARKING LOT TREES:
LARGE 9 x 1,500 SF = 13,500 SF
MEDIUM 10 x 500 SF = 5,000 SF

PROPOSED TREES TOTAL:
LARGE 11 x 1,500 SF = 16,500 SF
MEDIUM 11 x 500 SF = 5,500 SF

PROVIDED:
TREE CANOPY AREA = 18,500 SF (89.5% OF PROPOSED PAVEMENT)

PERVIOUS LANDSCAPE AREA = 1,620 SF (7.8% OF PROPOSED PAVEMENT)

SITE CANOPY AREA = 22,000 SF (43.5% OF SITE AREA)

PARKING LOT TREE = 
PERVIOUS LANDSCAPE AREA = 

LIMITS OF 500 YEAR FLOOD PLAIN ZONE X

LIMITS OF 100 YEAR FLOOD PLAIN ZONE AE - ELEV 71

PROPOSED SECONDARY SEPTIC DRAIN FIELD AREA

PROPOSED 35' SETBACK

PROPOSED LOADING PAD

PROPOSED DUMPSTER PAD

PROPOSED BUILDING DOLLAR GENERAL 9,100 SF

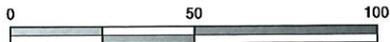
PROPOSED PRIMARY SEPTIC DRAIN FIELD AREA

PROPOSED 25' BUFFER

PROPOSED WELL

MONUMENT SIGN

SCALE: 1" = 50'



“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#350-20 PZ Date: July 7, 2020 Comments by: June 12, 2020

Zoning Request: Variance to Sec. 1020 of the zoning ordinance to reduce the required street buffer yard in the Arterial Roads Overlay District. Possible Dollar General Store.

Filed by: Dennis Trotter

Owners: Carol Wilson

Property address: 4562 Hwy 80, Corner of Hwy 80 & 208, Blitchton, previously known as the "80s Cafe"

Map and Parcel # 0341-088

Comments

Engineering Director: _____

Fire Chief: NO ISSUES AS LONG AS IT MEETS OR EXCEEDS ALL FIRE CODES. JH

County Health Director: _____

Public Works Director: _____

Bryan County Schools (optional): _____

“C” Exhibits – Bryan County Supplements



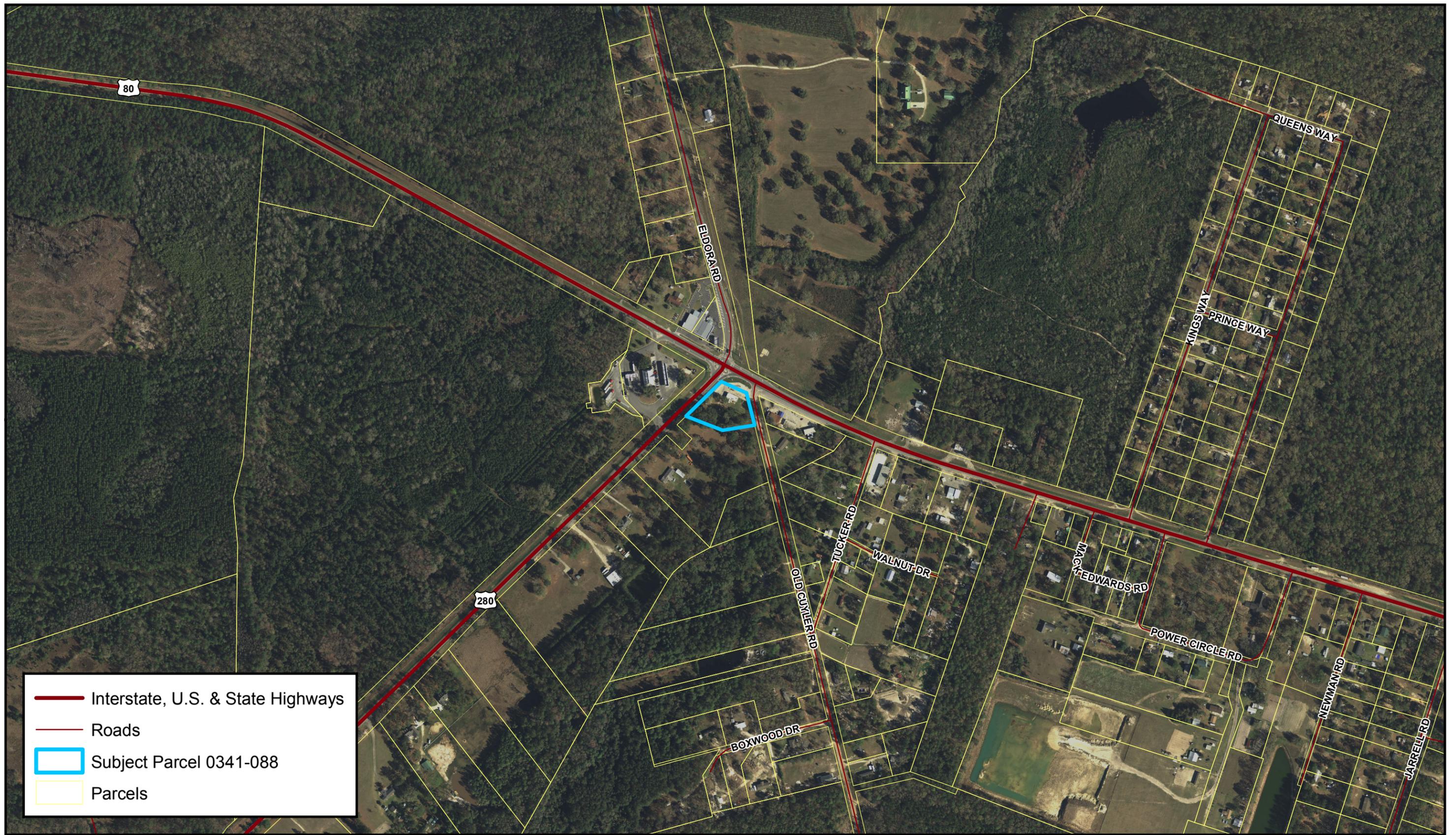
C-1

- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 0341-088
- Parcels



**Overview Map
Dennis Trotter
Case V# 350-20**

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 Parcel 0341-088
 Parcels



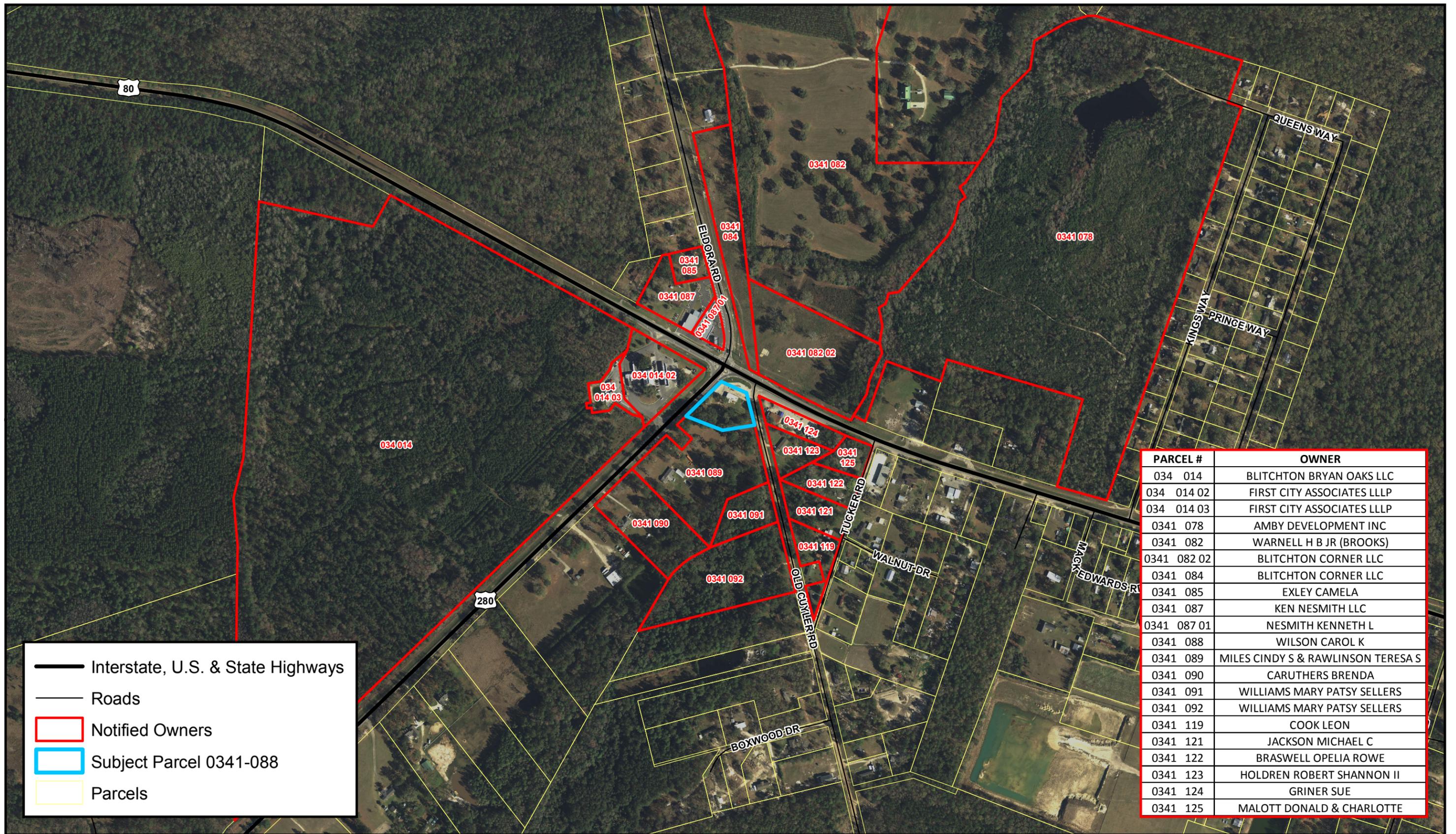
Produced by Bryan County GIS
June 2020



**Location Map
Dennis Trotter
Case V# 350-20**

C-2

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PARCEL #	OWNER
034 014	BLITCHTON BRYAN OAKS LLC
034 014 02	FIRST CITY ASSOCIATES LLLP
034 014 03	FIRST CITY ASSOCIATES LLLP
0341 078	AMBY DEVELOPMENT INC
0341 082	WARNELL H B JR (BROOKS)
0341 082 02	BLITCHTON CORNER LLC
0341 084	BLITCHTON CORNER LLC
0341 085	EXLEY CAMELA
0341 087	KEN NESMITH LLC
0341 087 01	NESMITH KENNETH L
0341 088	WILSON CAROL K
0341 089	MILES CINDY S & RAWLINSON TERESA S
0341 090	CARUTHERS BRENDA
0341 091	WILLIAMS MARY PATSY SELLERS
0341 092	WILLIAMS MARY PATSY SELLERS
0341 119	COOK LEON
0341 121	JACKSON MICHAEL C
0341 122	BRASWELL OPELIA ROWE
0341 123	HOLDREN ROBERT SHANNON II
0341 124	GRINER SUE
0341 125	MALOTT DONALD & CHARLOTTE

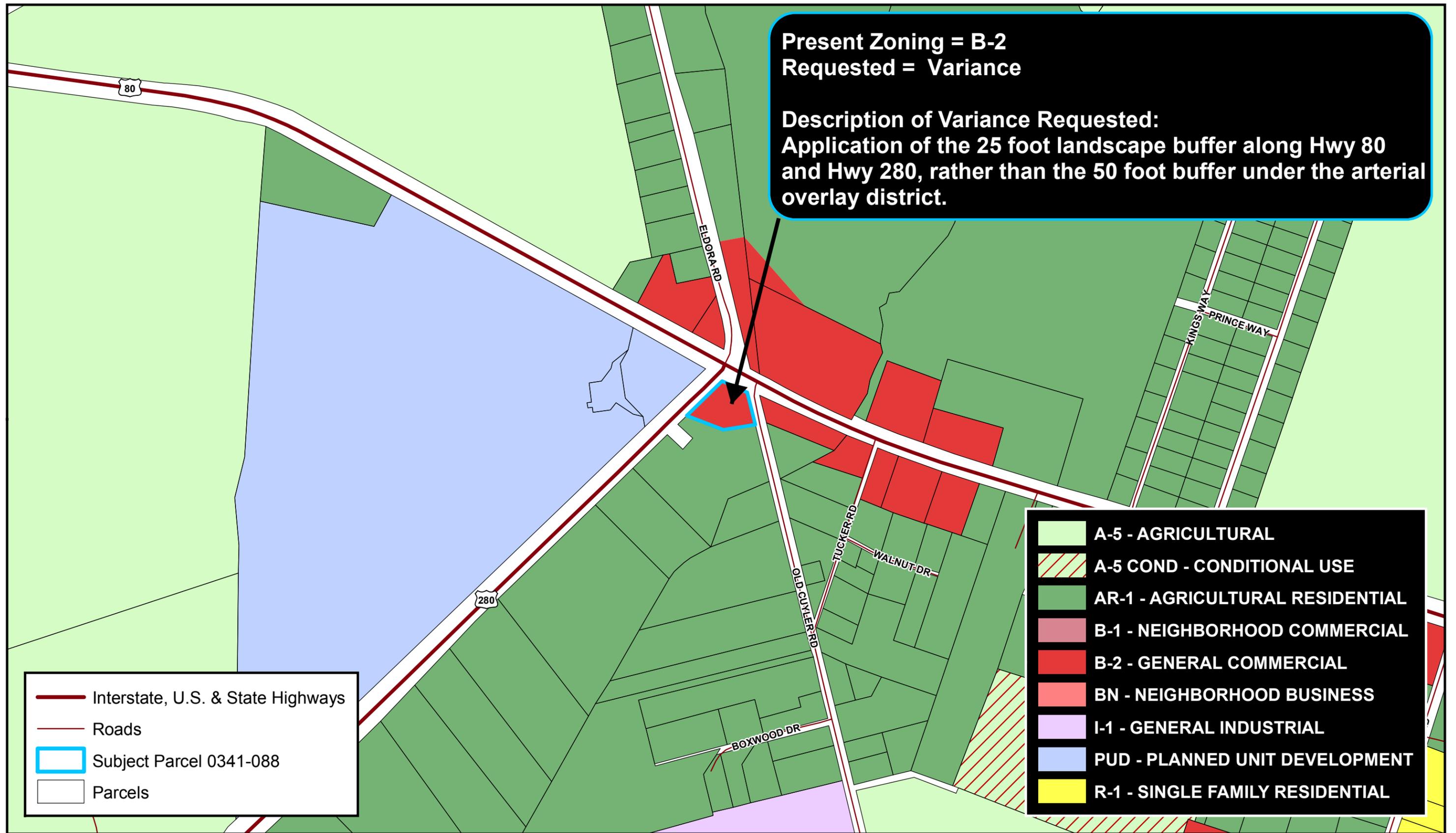
Interstate, U.S. & State Highways
 Roads
 Notified Owners
 Subject Parcel 0341-088
 Parcels



Notification Map
Dennis Trotter
Case V# 350-20

C-3

DISCLAIMER
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“D” Exhibits – Public Comment

No Comments Submitted

BRYAN COUNTY PLANNING & ZONING COMMISSION

CASE Z#229-20

Public Hearing Date: July 7, 2020

<p>REGARDING THE APPLICATION OF: Hubert Quiller, requesting the rezoning of 7446 Highway 17 South, PIN# 042-036, in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned “B-2” General Commercial District, from its existing “AR-1” Agricultural Residential District.</p>	<p>Staff Report By: Amanda Clement Dated: June 30, 2020</p>
--	---

I. Application Summary

Requested Action: Public hearing and consideration of a rezoning map amendment for Bryan County. The application by Hubert Quiller, proposes to change the zoning of a 4.70-acre portion of 7446 Highway 17 South, PIN# 042-036, from its existing zoning of “AR-1” Agricultural Residential District to “B-2” General Commercial District.

Applicant and Owner: **Hubert Quiller**
Quiller Ministries, Inc
57 Brigham Drive
Richmond Hill, GA 31324

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Appendix B - Zoning, Article 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” General Commercial Districts, Bryan County Code of Ordinances

II. General Information

1. Application: A rezoning application was submitted by Hubert Quiller on May 5, 2020. After reviewing the application, the Director certified the application as being generally complete on June 5, 2020.

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

- A. Legal notice was published in the Bryan County News on **June 18, 2020**.
- B. Notice was sent to Surrounding Land Owners on **June 17, 2020**.
- C. The site was posted for Public Hearing on **June 16, 2020**.

3. Background: The subject property is comprised of two lots under common ownership totaling 8.77 acres. The back half of the property is identified as “Parcel A” consisting of 4.70-acres and the front half as “Parcel B” consisting of 4.07 acres, as shown on a plat recorded in Plat Book 666 at Page 7 (Exhibit C-5). County records show that the 4.70-acre portion identified as “Parcel B” was rezoned to “B-2” General Commercial District sometime prior to 2007, and the existing use as a church was later approved by the Board of Commissioners under a Conditional Use permit (CUP#158-14) on December 9, 2014. The applicant is now requesting this rezoning for “Parcel A” with an associated Conditional Use application (CUP#169-20) in order to expand the church use and to maintain compatible zoning throughout the site.

The site is located on Highway 17 just north of its intersection with Clarktown Road. “Parcel B” fronts on Highway 17 and was developed with an approximately 4,000 square foot building with a gravel driveway and parking lot for the Restoration Worship Church in 2016. “Parcel A” has no frontage on Highway 17, is accessed via a 60’ wide private access easement through “Parcel B”, and is developed with a barn and a pond. The applicant is proposing the construction of a new 70’ x 40’ (2,800 square foot) building on Parcel “A” to be used as a Sunday school classroom.

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

“A” Exhibits- Application:

A-1 Rezoning Application

“B” Exhibits- Agency Comments:

B-1 Fire Chief Comments

“C” Exhibits- Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

C-5 Copy of Subdivision Plat filed in Plat Book 666, Page 7

“D” Exhibits- Public Comment:

None Received

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 subject property is classified as Mixed Use in the Comprehensive Plan and on the Future Land Use Map. This land use is concentrated in quickly growing areas of the County and the recommended zoning districts for the area generally include commercial, industrial, and residential districts. The Mixed Use category further encourages interconnected development to accommodate a logical expansion of uses and accessibility to services.

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

Staff Findings: The intent of the “B-2” General Commercial Zoning District is to provide locations for large county-wide businesses. Since these type of uses generally produce more traffic, they are best suited in proximity to larger road networks. The existing zoning scheme within the area includes a mix of commercial, industrial, and residential zoning districts. The commercially and industrially zoned properties in the area generally maintain highway frontage and access to Highway 17, while the residentially zoned properties maintain access from local side streets which intersect with Highway 17. The existing “Parcel A” does not have any direct frontage on a road, and must utilize an access easement that traverses the church parking lot in order to get access to and from the site via Highway 17. Rezoning “Parcel A” to the “B-2” General Commercial zoning district will improve the overall zoning scheme by creating compatible zoning between the lots which share this access easement.

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: Within one (1) mile of the site is the Coastal Highway Business Park (zoned "I-L") and several commercial businesses to include a Parkers gas station, a collision center and automotive shop (zoned "B-2"). Residential developments within close proximity include the Baily Plantation subdivision (zoned "R-1"), and single lot residential development (zoned "AR-1"). Other churches within one mile of the site include the Holy Church of God (zoned "AR-1") and the Los Angeles Immanuel Mission Church (zoned "AR-1"). The overall zoning scheme within the area shows the mix of uses anticipated by the Comprehensive Plan, with the commercial and industrial uses having frontage along Highway 17 and residential uses accessed by local side streets. Rezoning "Parcel A" to the "B-2" General Commercial zoning district would create compatible zoning with "Parcel B" and would allow these two parcels to be further developed under common ownership. Overall, given the mix of uses along Highway 17 and the site's close proximity to other commercial zoning districts, the reclassification should not negatively affect the overall character or land use pattern within the area.

4. The adequacy of public facilities and services intended to serve the Lot proposed to be reclassified, including but not limited to: roads, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, wastewater treatment, and solid waste services.

Staff Findings: Each of the public services intended to serve the subject property is discussed below:

- a) Roads: The main road providing access to this site is Highway 17 which is a major 4-lane arterial running north and south through the Richmond Hill area. Ingress/egress to "Parcel A" is provided from Highway 17 via a 60' wide private access easement which is improved with a gravel driveway.
- b) Parks and Recreational Facilities: Duvall Henderson Park provides public recreation facilities for South Bryan County; however, since the "B-2" General Commercial zoning district does not allow residential uses, there would be no impacts to parks and recreational facilities.
- c) Police and Fire Protection: The Bryan County Sheriff's Office and Bryan County Emergency Services provide police and fire protection for the subject property.
- d) Schools: Richmond Hill Primary, Richmond Hill Elementary, Carver Elementary, Richmond Hill Middle, and Richmond Hill High schools serve this area of South Bryan County; however, since the "B-2" General Commercial zoning district does not allow residential uses, there would be no impacts on schools.

- e) Stormwater Drainage System: The lot has existing wetlands on site and backs up to a 25' maintained drainage ditch.
- f) Water Supplies and Wastewater Treatment: This property is not located within the Bryan County or City of Richmond Hill water and sewer service area, and is required to utilize a private well and septic.
- 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 recorded plat reveals that there are 1.43 acres of wetlands on the rear of the site; and the FEMA F.I.R.M. maps identify a large portion of this property as being located inside a Special Flood Hazard Area, zone AE (Elevation 13 Feet). In addition to this, the site abuts a 25' wide drainage ditch. Any future development of the site would need to be carefully planned in order to not adversely affect these environmentally sensitive areas.

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 proposed use as a church should not adversely affect the existing uses or usability of adjacent or nearby lots or the preservation of the integrity of the nearby and adjacent residential properties, as churches are commonly located in close proximity to residential neighborhoods. However, if the church were to vacate the site and the property was redeveloped under the "B-2" General Commercial Zoning District, then the intensity of other uses which are permitted under the requested district could introduce heavier traffic and/or generate additional noise from the site. These impacts would need to be further assessed through the site development process and the appropriate buffers and site development standards for commercial uses would need to be enforced.

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 will have an adverse effect on the market values of nearby lots.

8. Whether the proposed reclassification would require an increase in existing levels of public services, including, but not limited to: Schools, parks and recreational facilities, stormwater drainage systems, water supplies, wastewater treatment, solid waste services, roads or police and fire protection beyond the existing ability of the County or Board of Education to provide;

Staff Findings: The proposed reclassification is not expected to require an increase in existing levels of service for schools, parks and recreational facilities, or police and fire protection. Level of Service for these services are generally measured based on population or households; neither of which are likely to increase due to a direct result of the proposed commercial zoning. Necessary increases for all other public services intended to serve the subject property are discussed below:

- a) Stormwater Drainage System: Necessary improvements for the required storm drainage system 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 property owner will be responsible for providing the required water supply and wastewater treatment facilities on site. Any necessary expansion of these facilities will require review by the Department of Public Health.
- c) Roads: The applicant has indicated that their current congregation consists of 125 persons and that the Sunday school addition that they are proposing is for their existing members and will not increase this size. Without an increase in congregation, the traffic generated from the site is not expected to increase. However, if future development is proposed or the use of the property changes, then a Traffic Impact Assessment may be needed.

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 portion of the site requested for rezoning is surrounded by lands zoned "B-2" to the south and east, and lands zoned "AR-1" to the north and west. The lot is developed with a barn and pond, and is nonconforming as it does not have adequate road frontage. At present, access to this parcel is provided by a 60' wide access easement which traverses the parking lot for the existing church. The nonconforming frontage and limited access options to the site, may give supporting grounds for the

approval of the rezoning as it would provide for compatible zoning with “Parcel B”, and allow for these two lots to be recombined; thereby eliminating this nonconformity.

10. The existing Uses and zoning of nearby Lots.

Staff Findings: Adjacent properties are zoned “B-2” General Commercial District and “AR-1” Agricultural Residential District. Other nearby zoning includes “R-1” Residential District and “I-L” Light Industrial District.

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

Staff Findings: The applicant did not provide any information regarding a diminishment in the value of the lot as a result of its existing zoning restrictions; however, staff does note that the current “AR-1” zoning district allows development to occur at a density of 1 unit per $\frac{3}{4}$ acres. Given the lot’s size at 4.70 acres, this could yield up to 6 lots; however, the nonconforming frontage and limited access options to the site makes further subdivision of the lot unfeasible.

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 adjacent residential properties are zoned “AR-1” with adequate frontage along County roads. These residential lots have either already been subdivided in order to be developed under a smaller lot size, or are in better position for further subdivision to occur. Therefore, staff finds no benefit to the public for the subject lot to be limited by its current zoning, which would restrict it from achieving similar development potential.

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

Staff Findings: Staff has not identified a relative gain to the public.

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

Staff Findings: The lot that is proposed to be reclassified has limited access options and development challenges due to the presence of wetlands and flood hazard areas. As a result, the lot is not suitable for further subdivision under the current “AR-1” zoning and the further development as a single residential lot could cause conflict between the new residential traffic and the existing church traffic. If rezoned to

“B-2” General Commercial, then the lot should be recombined with the adjacent “Parcel B” in order to be suitable for further development.

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

Staff Findings: According to the applicant, the existing structure on the lot has been rented out for storage in the past, but has been non-income producing for nine months.

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 adjacent parcels to the south and east are zoned “B-2”.

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; however, staff refers back to those findings discussed under criteria 12 and 14.

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: At this time, the plan identified by the applicant is to construct a 2,800 square foot as an accessory structure to the church and for the use as a Sunday school classroom.

IV. Staff Recommendation

Staff recommends approval for the rezoning of “Parcel A” to “B-2” General Commercial district, subject to the following condition:

1. A combination survey must be submitted to the Community Development Department for review and approval in order to formally recombine “Parcel A” with “Parcel B”, prior to the permitting of any further development.

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

"Exhibit A-1"



REZONING APPLICATION

Refer to Article VI of the Zoning Regulations for additional information regarding text and zoning map amendments.

FEE

Application Fee: \$165.00

APPLICANT/OWNER INFORMATION

Applicant:

- Property Owner
- Authorized Agent

Applicant Name: Hubert Quiller/Quiller Ministries, Inc.
 Address: 57 Brigham Dr
 City: Richmond Hill State: GA Zip: 31324
 Phone: 912 271 3124 Email: hubert.quiller@gmail.com

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

PROPERTY INFORMATION

Property Address or General Location: 7446 Hwy 17 South, Richmond Hill GA 31324
 PIN Number(s) (Map & Parcel): 042-036 Total Acreage: 9.17
 Current Zoning District(s): AC-1 Proposed Zoning District(s): B-2

Existing Use of Property: CHURCH
 Proposed Use of Property: CHURCH and Classroom expansion

RECEIVED

FOR OFFICE USE ONLY

MAY 13 2020

Case #: 2# 229-20 Date Received: _____ Fee Paid Initial: JC

REZONING REVIEW AND TIMING

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

Completeness Review	5 business days after Application Submittal
Development Review Committee	Within 30 days of following Completeness Certification
Planning & Zoning (P&Z) Commission Public Hearing	30-60 days following Development Review Committee
Board of Commissioners (BOC) Public Hearing	Within 31 days following public hearing

MAP AMENDMENT APPLICATION CHECKLIST

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

- Completed Application
- Completed Authorization by Property Owner form, if applicant is not the property owner
- Proof of Ownership
- Verification of Paid Taxes
- Disclosure Statement
- Written impact analysis prepared with respect to each of the standards enumerated on Page 3 of this application form. This analysis is required for all reclassifications to PUD, I-1, WP, I-L, B-2, R-3, R-4 and WB-3; and all other reclassifications of lots at least 20 acres in size in the AR 1.5, R-30, R-1, R-2, B-1, O and WB-2.
- One (1) 8 ½ x 11 inch, and One (1) full size copy of the proposed concept plan
- Traffic Impact Analysis – Required for proposed uses generating more than 1,000 average daily trips or will concentrate 300 or more average daily trips per day through a single access point
- Traffic Design Analysis – Required for proposed uses that do not meet the threshold for a Traffic Impact Analysis but will generate 200 or more average daily trips

APPLICANT CERTIFICATION AND ACKNOWLEDGMENT

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


Applicant Signature

5 MAY 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

6/5/2020

FOR OFFICE USE ONLY

Completeness Crt'd: _____ DRC Meeting Date: Jun 11, 2020 P&Z Hearing Date: July 7, 2020

BOC Hearing Date: July 14, 2020

Bryan County Board of Commissioners

Community Development Department



AUTHORIZATION OF PROPERTY OWNER

I, Hubert Quiller, 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: Hubert Quiller

Address: 57 Brougham Dr

City: Richardson Hill State: GA Zip Code: 31324

Telephone Number: 912 271 3124 Email: hubert.quiller@gmail.com

[Signature]
Signature of Owner

5 MAY 20
Date

Hubert Quiller
Owners Name (Print)

Personally appeared before me

Hubert Quiller
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 5 of MAY 2020

[Signature]
Notary Public



(Notary Seal)

Bryan County Board of Commissioners

Community Development Department



VERIFICATION OF PAID TAXES

JDL 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.

EWB 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.

042-036
Parcel Identification Number

[Signature]
Signature of Applicant

1 JUNE 20
Date

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

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

Name: _____ Title: _____

Signature: _____ Date: _____

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

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

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

Signature: _____ Date: _____

Realkey	Perskey	Taxtype	Tt_Desc	Asmtpct	CovExempt	HSExempt	Millage	EstTax	Acckey
---------	---------	---------	---------	---------	-----------	----------	---------	--------	--------

(There are no records to view)

Gross Asmt : 115,492

Total Est Tax : 0.00



Tables

Close

Comment	HS App Date	Third Party
---------	-------------	-------------

Bryan County Board of Commissioners



Community Development Department

DISCLOSURE STATEMENT

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

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

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

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

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



Signature of Applicant

Personally appeared before me



Applicant (Print)

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

This 5 day of MAY 2020



Notary Public



(Notary Seal)

Rezoning Application/Impact on Surrounding Area

1. The proposed reclassification is in conformance with the comprehensive plan. The future expansion will be consistent with the comprehensive plan in that it will conform to the small-town atmosphere of the area as the community grows. This plan does not impede on the quantity of existing services or annual maintenance.
2. The future expansion will improve the overall zoning scheme and helps carry out the purposes of this ordinance.
3. The future expansion is compatible with or will not 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 future expansion will not require additional 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. Any future expansion will not 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. Any future expansion will not affect the existing uses or usability of adjacent or nearby lots or the preservation of the integrity of a [any] adjacent neighborhoods.
7. Any future expansion is not anticipated to affect market values of nearby lots.
8. Any future expansion will not 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. There are no known or unknown, 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. Any future expansion will not affect any existing uses and zoning of nearby lots.
11. The value of the lot proposed to be reclassified is diminished by its existing zoning restrictions.

12. The lot proposed to be reclassified resulting from its existing zoning restrictions is not known to have an effect on the e health, safety, morals or general welfare of the public.
13. The existing zoning restrictions does not impose hardship upon petitioner or affect the relative gain to the public.
14. The lot proposed to be reclassified is suitable for its current and proposed zoned purposes.
15. The lot proposed to be reclassified has been non-income producing as zoned for nine months.
16. The proposed reclassification would not create an isolated district unrelated to adjacent and nearby districts.
17. Future expansion may present substantial reasons why the lot cannot be used in accordance with this existing zoning classification.
18. There currently no short plans for development; however, site plans will be developed for any expansion.

“B” Exhibits – Agency Comments

"Exhibit B-1"



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

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

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

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

CASE # Z#229-20 **PZ Date:** July 7, 2020 **Comments by:** June 12, 2020

Zoning Request: Rezoning request for a portion of 7446 Hwy 17, currently zoned AR-1 to B-2 for future church and classroom expansion.

Filed by: Hubert Quiller

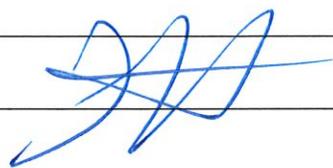
Owners: Quiller Ministries

Property address: 7446 Hwy 17, Richmond Hill

Map and Parcel # 042-036

Comments

Engineering Director: _____

Fire Chief: No Issue 

County Health Director: _____

Public Works Director: _____

Bryan County Schools (optional): _____

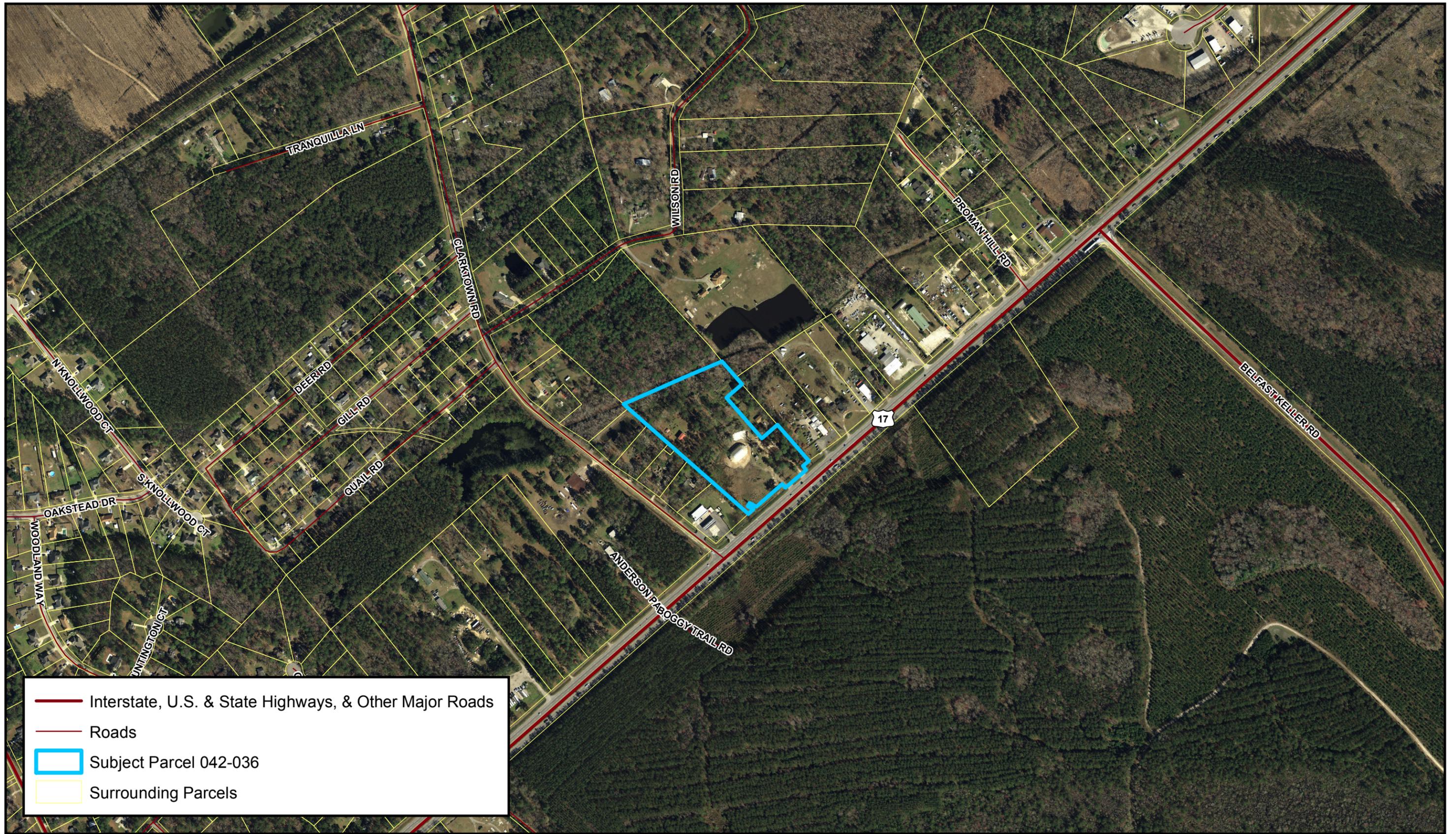
“C” Exhibits – Bryan County Supplements

"Exhibit C-1"



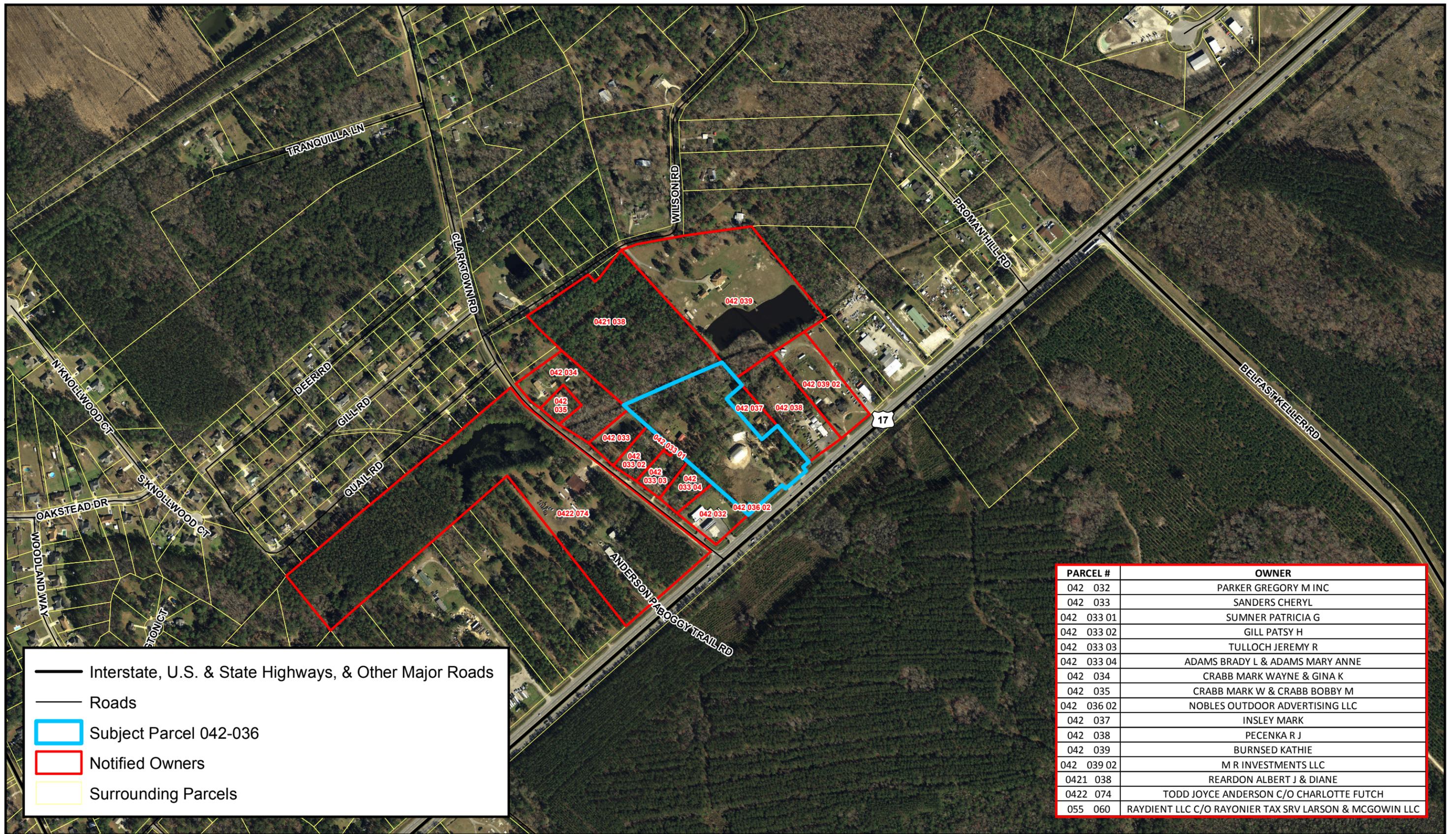
- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 042-036
- Surrounding Parcels





- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 042-036
- Surrounding Parcels





Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Subject Parcel 042-036
 Notified Owners
 Surrounding Parcels

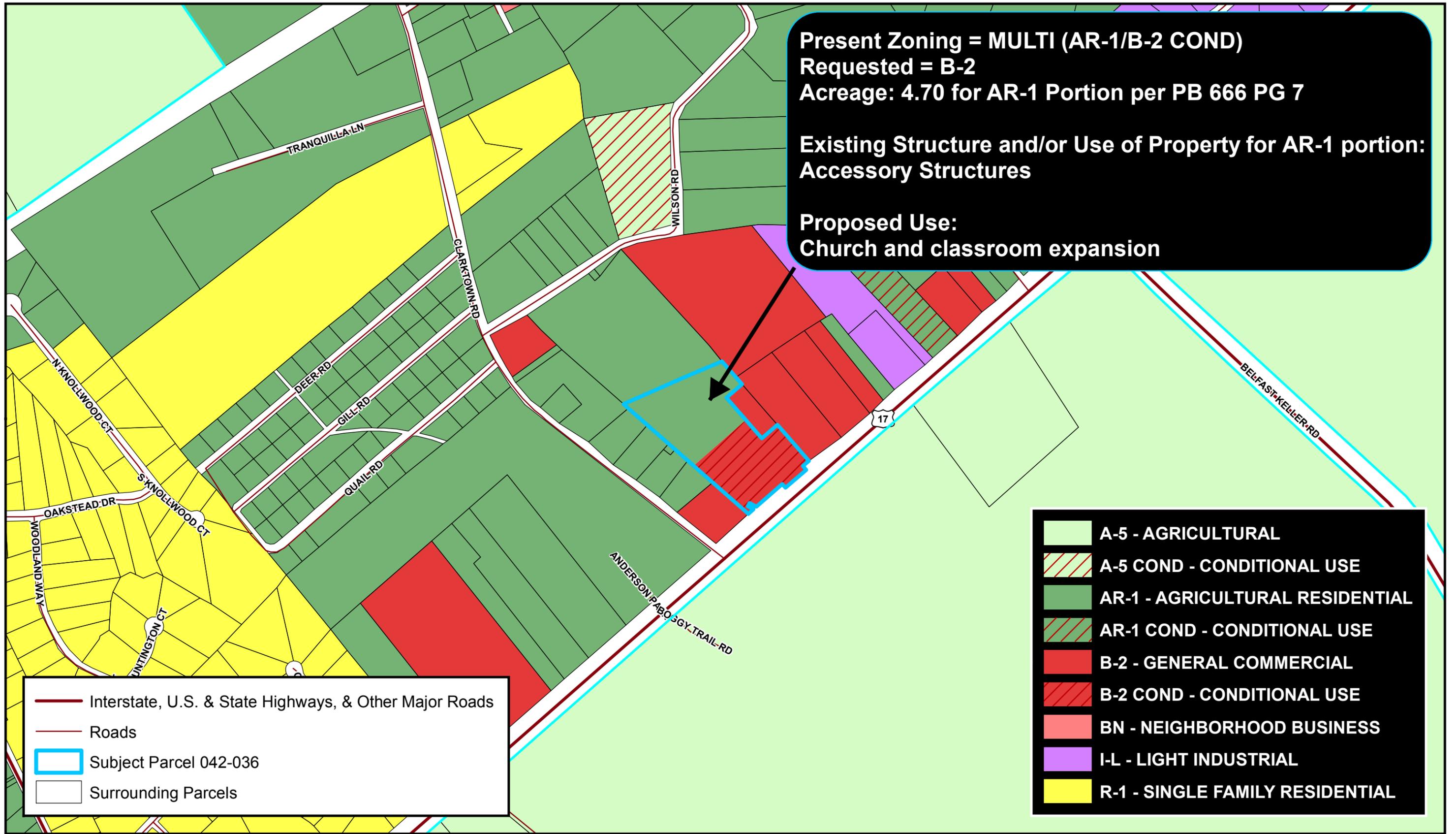
PARCEL #	OWNER
042 032	PARKER GREGORY M INC
042 033	SANDERS CHERYL
042 033 01	SUMNER PATRICIA G
042 033 02	GILL PATSY H
042 033 03	TULLOCH JEREMY R
042 033 04	ADAMS BRADY L & ADAMS MARY ANNE
042 034	CRABB MARK WAYNE & GINA K
042 035	CRABB MARK W & CRABB BOBBY M
042 036 02	NOBLES OUTDOOR ADVERTISING LLC
042 037	INSLEY MARK
042 038	PECENKA R J
042 039	BURNSED KATHIE
042 039 02	M R INVESTMENTS LLC
0421 038	REARDON ALBERT J & DIANE
0422 074	TODD JOYCE ANDERSON C/O CHARLOTTE FUTCH
055 060	RAYDIENT LLC C/O RAYONIER TAX SRV LARSON & MCGOWIN LLC



Notification Map
Hubert Quiller
Case Z# 229-20

"Exhibit C-3"

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



APPROVED UNDER ARTICLE XIII

APPROVED IN ACCORDANCE WITH BRYAN COUNTY SUBDIVISION REGULATIONS:

PLANNING DIRECTOR: *[Signature]* DATE OF APPROVAL: 4-27-15
 911 ADDRESS DIRECTOR: *[Signature]* DATE OF APPROVAL: 4/27/15

ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

OWNER: *[Signature]* DATE: 22 APR 15

NO DEDICATION OF ROAD

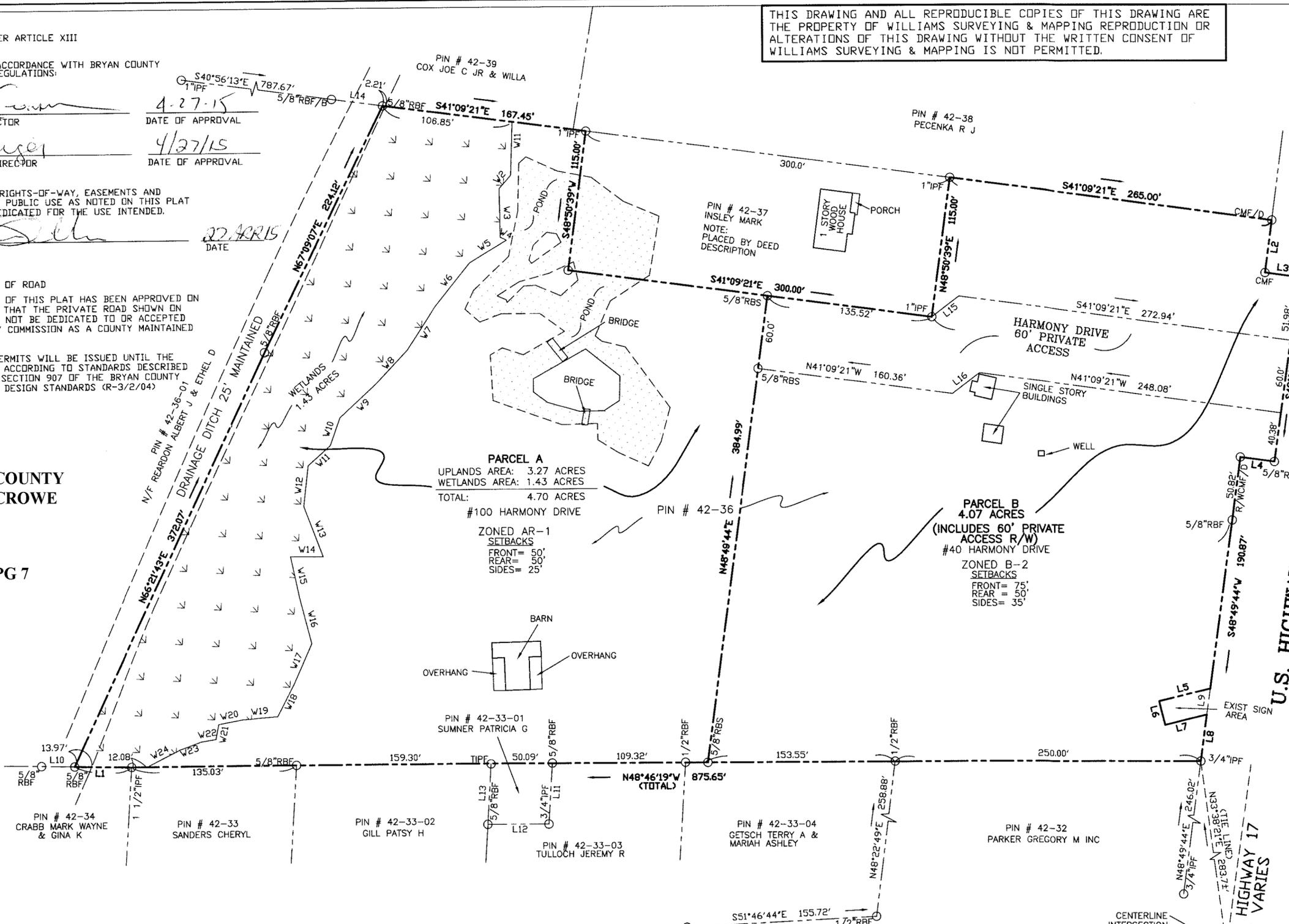
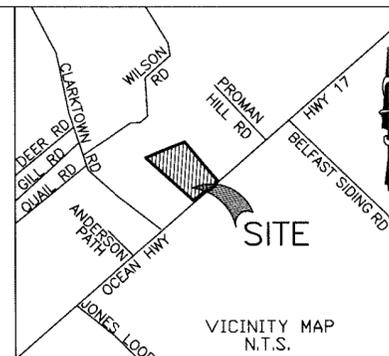
THE RECORDING OF THIS PLAT HAS BEEN APPROVED ON THE CONDITION THAT THE PRIVATE ROAD SHOWN ON THIS PLAT MAY NOT BE DEDICATED TO OR ACCEPTED BY THE COUNTY COMMISSION AS A COUNTY MAINTAINED ROAD.

NO BUILDING PERMITS WILL BE ISSUED UNTIL THE ROAD IS BUILT ACCORDING TO STANDARDS DESCRIBED IN ARTICLE 9, SECTION 907 OF THE BRYAN COUNTY ENGINEERING & DESIGN STANDARDS (R-3/2/04)

FILED
 04:01 PM
 9/16/2015
 BRYAN COUNTY
 BECKY CROWE
 CLERK

BK 666 PG 7

THIS DRAWING AND ALL REPRODUCIBLE COPIES OF THIS DRAWING ARE THE PROPERTY OF WILLIAMS SURVEYING & MAPPING REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WILLIAMS SURVEYING & MAPPING IS NOT PERMITTED.



BOUNDARY LINE TABLE

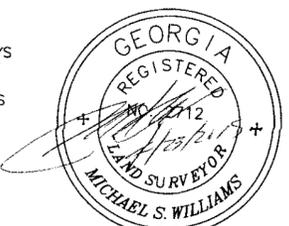
LINE	BEARING	DISTANCE
L1	N47°19'41"W	46.76'
L2	S48°49'44"W	43.32'
L3	S41°10'16"E	28.00'
L4	N41°10'16"W	28.00'
L5	N62°49'27"W	43.00'
L6	S27°10'33"W	20.00'
L7	S62°49'27"E	35.06'
L8	S48°49'44"W	38.43'
L9	S48°50'00"W	21.52'
L10	S47°19'41"E	27.12'
L11	S44°49'23"W	49.98'
L12	N48°50'12"W	49.94'
L13	N44°39'52"E	48.75'
L14	S40°56'13"E	41.95'
L15	S86°09'21"E	27.86'
L16	N86°09'21"W	24.85'

BOUNDARY LINE TABLE

W	BEARING	DISTANCE
W1	S43°10'31"W	44.17'
W2	S82°22'09"W	14.44'
W3	S40°19'36"W	39.89'
W4	S22°30'05"E	5.55'
W5	N79°50'49"W	35.25'
W6	S79°52'53"W	46.22'
W7	S74°08'48"W	41.44'
W8	S84°24'46"W	38.43'
W9	S88°36'42"W	39.83'
W10	S60°27'19"W	24.31'
W11	S89°38'39"W	24.47'
W12	S47°33'33"W	33.64'
W13	S20°20'15"W	43.77'
W14	N48°08'30"W	26.82'
W15	S29°01'13"W	34.65'
W16	S26°48'25"W	38.87'
W17	S65°10'07"W	35.92'
W18	S68°30'21"W	30.03'
W19	N53°23'18"W	29.11'
W20	N59°42'34"W	19.78'
W21	S51°51'29"W	12.31'
W22	N57°56'04"W	12.61'
W23	N68°49'36"W	18.65'
W24	N75°37'24"W	30.58'

ACCORDING TO THE PROVISIONS RELATIVE TO THE OFFICIAL CODE OF GEORGIA ANNOTATED, SECTION 15-6-67(D), DO NOT REQUIRE APPROVAL OF THIS PLAT BY ANY PLANNING AUTHORITY OR MUNICIPAL OR COUNTY GOVERNING AUTHORITY PRIOR TO THE RECORDING OF THIS PLAT.

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 GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67, AUTHORITY OCGA SECS. 15-6-67, 46-15-4, 13-15-6, 45-15-19, 43-15-22.

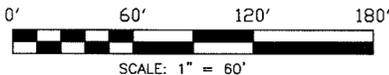


- NOTES:**
- BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS NOT WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13029C0290C DATED MARCH 2, 2009
 - THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS.
 - IMPROVEMENTS, UTILITIES AND UTILITY EASEMENTS MAY EXIST ON THIS PARCEL THAT ARE NOT SHOWN ON THIS PLAT.
 - CONTACT LOCAL GOVERNING AUTHORITIES FOR REQUIRED SETBACKS AND BUILDING RESTRICTIONS.
 - WETLAND BOUNDARIES SHOWN ARE TAKEN FROM PREVIOUS SURVEY BY ME ON 2-29-2012 AND WAS DELINEATED BY TERRACON CONSULTANTS INC.
 - WETLANDS AND OTHER WATERS SHOWN ON THIS DRAWING ARE POTENTIALLY UNDER THE JURISDICTION OF THE CORPS AS SHOWN IN THE CORPS FILE NUMBER SAS-2006-01282. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WATERS WITHOUT PROPER AUTHORIZATION.
 - # INDICATES STREET ADDRESS OF LOTS.
 - REVISED TO SHOW WETLAND LINE TABLES AND REVISED NOTE NO. 6.

- REFERENCES**
- PLAT 394, PAGE 7
 - PLAT 316, PAGE 30
 - PLAT 338, PAGE 6
 - PLAT C-85, PAGE 194
 - PLAT 18, PAGE 11
 - PLAT C, PAGE 214
 - PLAT 3, PAGE 91
 - DEED 103, PAGE 441
 - DEED 3G, PAGE 273
 - PLAT 2W, PAGE 77
 - DEED 9A, PAGE 200
 - PLAT 425, PAGE 9
 - PLAT OF 9.58 ACRES LOCATED ON US HWY 17, SURVEYED BY MYSELF, DATED: MARCH 21, 2006.
 - PLAT OF 9.58 ACRES WETLANDS SURVEY SURVEYED BY MYSELF, DATED: 2-29-2012.

ERROR OF CLOSURE:
 FIELD: 1/35,000+/-
 ANGULAR ERROR: 1" PER ANG. PT.
 ADJUSTED BY: COMPASS METHOD
 PLAT: 17-177-230
 FIELD WORK COMPLETED: 2/2012

- LEGEND**
- RBF REBAR FOUND
 - RBS REBAR SET
 - TIPF TACK IN PINE TREE FOUND
 - IPF IRON PIPE FOUND
 - CMF CONCRETE MONUMENT FOUND
 - R/WCMF RIGHT OF WAY CONCRETE MONUMENT FOUND BENT OR BROKEN
 - /B DISTURBED
 - /D DISTURBED



U.S. HIGHWAY 17 R/W VARIES

MINOR SUBDIVISION
 PARCELS A & B
 BEING A SUBDIVISION OF A 8.79 ACRE OF LAND, LOCATED ON US HIGHWAY 17, 20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA

PREPARED FOR: HARMONY PROPERTIES OF COASTAL GA, INC.
 REFERENCE JOB No. 11-040
 DATE REVISED: 4-23-2015
 DATE PREPARED: 11-19-2014 JOB No. 14-034

WILLIAMS SURVEYING & MAPPING, LLC
 LAND SURVEYORS
 16 MONTCLAIR BLVD.
 SAVANNAH, GA GEORGIA 31419
 PH (912) 961-4535

“D” Exhibits – Public Comment

None Received

BRYAN COUNTY BOARD OF COUNTY COMMISSIONERS

CASE CUP#169-20

Public Meeting Date: July 7, 2020

REGARDING THE APPLICATION OF: Hubert Quiller, requesting an expansion of an existing conditional use for 7446 Highway 17 South and PIN# 042-036, in unincorporated Bryan County, Georgia for use as a Church.	Staff Report By: Amanda Dated: June 30, 2020
---	--

I. Application Summary

Requested Action: Public hearing and consideration of a Conditional Use Permit. The application by Hubert Quiller, proposes an expansion of an existing Condition Use Permit for a church at 7446 Highway 17 South, PIN# 042-036.

Applicant and Owner: **Hubert Quiller**
 Quiller Ministries, Inc
 57 Brigham Drive
 Richmond Hill, GA 31324

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- 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 5, 2020. After reviewing the application, the Director certified the application as being generally complete on June 5, 2020.

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

A. Legal notice was published in the Bryan County News on **June 18, 2020**.

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

boundaries of the property.

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

3. Background: The subject property is comprised of two lots under common ownership totaling 8.77 acres. The back half of the property is identified as “Parcel A” consisting of 4.70-acres and the front half as “Parcel B” consisting of 4.07 acres. County records show that the 4.70-acre portion identified as “Parcel B” was rezoned to “B-2” General Commercial District sometime prior to 2007, and the existing use as a church was later approved by the Board of Commissioners under a Conditional Use permit (CUP#158-14) on December 9, 2014. The applicant has filed this Conditional Use application in order to expand the church use and allow for an accessory structure.

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

“B” Exhibits- Agency Comments:

B-3 Fire Chief comments (05-05-2020)

“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 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 *Churches and Customary accessory buildings and uses incidental to any approved conditional uses* are listed conditional uses for lots zoned “B-2” General Commercial District. The front portion of the property is currently zoned “B-2” General Commercial District, with an approved Conditional Use Permit (CUP#158-14) for the existing church. The applicant has filed an associated rezoning request (Z#229-20) to rezone the back portion of the property to “B-2” and is requesting this Conditional Use Permit to expand the existing church use and allow for an accessory building.

(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 site is located on Highway 17 just north of its intersection with Clarktown Road. “Parcel B” fronts on Highway 17 and was developed with an approximately 4,000 square foot building with a gravel driveway and parking lot for the Restoration Worship Church in 2016. The applicant is now proposing the construction of a new 70’ x 40’ (2,800 square foot) building on Parcel “A” to be used as a Sunday school classroom. Based on the concept plan submitted, the new building is proposed to be located on the northeast side of the existing building. This location will be well buffered from the adjacent residential uses zoned “AR-1”, and the size of the lot should allow for adequate space to design any necessary drainage improvements to accommodate any increases in stormwater runoff.

In terms of site design, staff is concerned, about the existing parking lot and access. The existing conditional use for the church was approved in 2014, and the building was constructed in 2016. Based on the initial site and construction plans that were submitted, the parking area for the existing church was originally proposed to be a paved surface with concrete; however, through the development process this requirement was waived, and only a concrete apron at the site entrance on Highway 17 and concrete handicap spaces were constructed. All other parking surfaces were left as gravel. In considering the potential for further development of the site, certain provisions should be considered which would trigger the requirement to further improve this existing parking and access area. Staff is currently working on the Unified Development Ordinance which would address necessary improvements for these type of situations, but staff would have no way to enforce these requirements until such time the ordinance is

adopted. Therefore, staff believes that it is appropriate to apply such a condition to the conditional use - if approved - in order to address this concern.

IV. Staff Recommendation

Staff recommends approval of the requested conditional use to expand the use of a church by allowing for an accessory building for Sunday school classrooms, subject to the following conditions:

1. If development occurs prior to the adoption of the Unified Development Ordinance, and the addition of the accessory building/use triggers the expansion of the required parking by the greater of ten (10) percent or six (spaces), then the entire parking lot shall be surfaced with an approved paving material.

V. Planning & Zoning Commission Recommendation

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

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

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

“A” Exhibits – Application

Bryan County Board of Commissioners

Community Development Department

"Exhibit A-1"



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: Hubert Quiller / Quiller Ministries, Inc
 Address: 57 BIRCHMAN DR
 City: Richmond Hill State: GA Zip: 31324
 Phone: 912-271-3124 Email: hubert.quiller@gmail.com

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

PROPERTY INFORMATION

Property Address or General Location: 7446 US Hwy 17 South, Richmond Hill,
 PIN Number (Map & Parcel): 042-036 Current Zoning District(s): _____

CONDITIONAL USE REQUESTED:

Request Property currently zoned AR-1 be
conditionally zoned AS B-2 AND USED AS A
PART OF FUTURE Church AND CLASSROOM EXPANSION.

RECEIVED
 FOR OFFICE USE ONLY

Case #: CUP# 169-20 Date Received: _____ Fee Paid Initial: gq

Conditional Use Review and Timing

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

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

Conditional Use Application Checklist

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

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

APPLICANT CERTIFICATION AND ACKNOWLEDGMENT

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

Sara Delle
Applicant Signature

5 MAY 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: Sara DRC Meeting Date: Jun 11, 2020 P&Z Hearing Date: July 7, 2020
BOC Hearing Date: July 14, 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

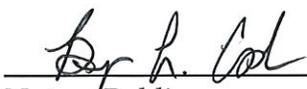
Personally appeared before me



Applicant (Print)

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

This 5 day of MAY 2020



Notary Public



(Notary Seal)

Bryan County Board of Commissioners

Community Development Department



AUTHORIZATION OF PROPERTY OWNER

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

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

Name of Applicant: Hubert Quiller

Address: 57 Birchlake Dr

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: 912271 3124 Email: hubert.quiller@gmail.com

[Signature]
Signature of Owner

5 MAY 2020
Date

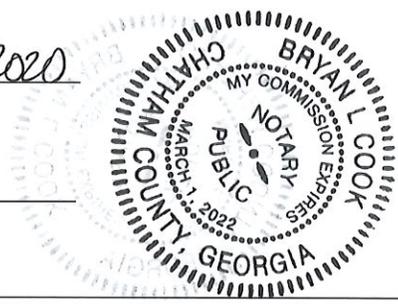
Hubert Quiller
Owners Name (Print)

Personally appeared before me
Hubert Quiller
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 5 of May 2020

[Signature]
Notary Public



(Notary Seal)

Bryan County Board of Commissioners

Community Development Department



VERIFICATION OF PAID TAXES

JDL 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.

ELB 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.

042-036
Parcel Identification Number

[Signature]
Signature of Applicant

1 JUNE 20
Date

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

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

Name: _____ Title: _____

Signature: _____ Date: _____

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

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

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

Signature: _____ Date: _____

Realkey	Perskey	Taxtype	Tt_Desc	Asmtpct	CovExempt	HSExempt	Millage	EstTax	Acckey
---------	---------	---------	---------	---------	-----------	----------	---------	--------	--------

(There are no records to view)

Gross Asmt : 115,492

Total Est Tax : 0.00



Tables

Close

Comment	HS App Date	Third Party
---------	-------------	-------------

Proposed Conditional Use / Impact on the Surrounding Area

1. The proposed reclassification is in conformance with the comprehensive plan. The future expansion will be consistent with the comprehensive plan in that it will conform to the small-town atmosphere of the area as the community grows. This plan does not impede on the quantity of existing services or annual maintenance.
2. The future expansion will improve the overall zoning scheme and helps carry out the purposes of this ordinance.
3. The future expansion is compatible with or will not 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 future expansion will not require additional 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. Any future expansion will not 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. Any future expansion will not affect the existing uses or usability of adjacent or nearby lots or the preservation of the integrity of a [any] adjacent neighborhoods.
7. Any future expansion is not anticipated to affect market values of nearby lots.
8. Any future expansion will not 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. There are no known or unknown, 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. Any future expansion will not affect any existing uses and zoning of nearby lots.
11. The value of the lot proposed to be reclassified is diminished by its existing zoning restrictions.

12. The lot proposed to be reclassified resulting from its existing zoning restrictions is not known to have an effect on the e health, safety, morals or general welfare of the public.
13. The existing zoning restrictions does not impose hardship upon petitioner or affect the relative gain to the public.
14. The lot proposed to be reclassified is suitable for its current and proposed zoned purposes.
15. The lot proposed to be reclassified has been non-income producing as zoned for nine months.
16. The proposed reclassification would not create an isolated district unrelated to adjacent and nearby districts.
17. Future expansion may present substantial reasons why the lot cannot be used in accordance with this existing zoning classification.
18. There currently no short plans for development; however, site plans will be developed for any expansion.

“B” Exhibits – Agency Comments

"Exhibit B-1"



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

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

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

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

CASE # CUP#169-20 PZ Date: July 7, 2020 Comments by: June 12, 2020

Zoning Request: Conditional use request for 7446 Hwy 17, currently zoned AR-1 to be B-2 for the use of future church and classroom expansion.

Filed by: Hubert Quiller

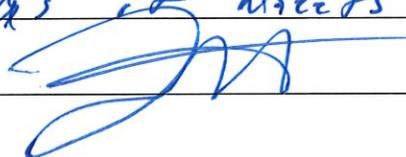
Owners: Quiller Ministries

Property address: 7446 Hwy 17, Richmond Hill

Map and Parcel # 042-036

Comments

Engineering Director: _____

Fire Chief: As long as it meets or exceeds all fire regulations 

County Health Director: _____

Public Works Director: _____

Bryan County Schools (optional): _____

“C” Exhibits – Bryan County Supplements

"Exhibit C-1"



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 042-036
- Surrounding Parcels





- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 042-036
- Surrounding Parcels



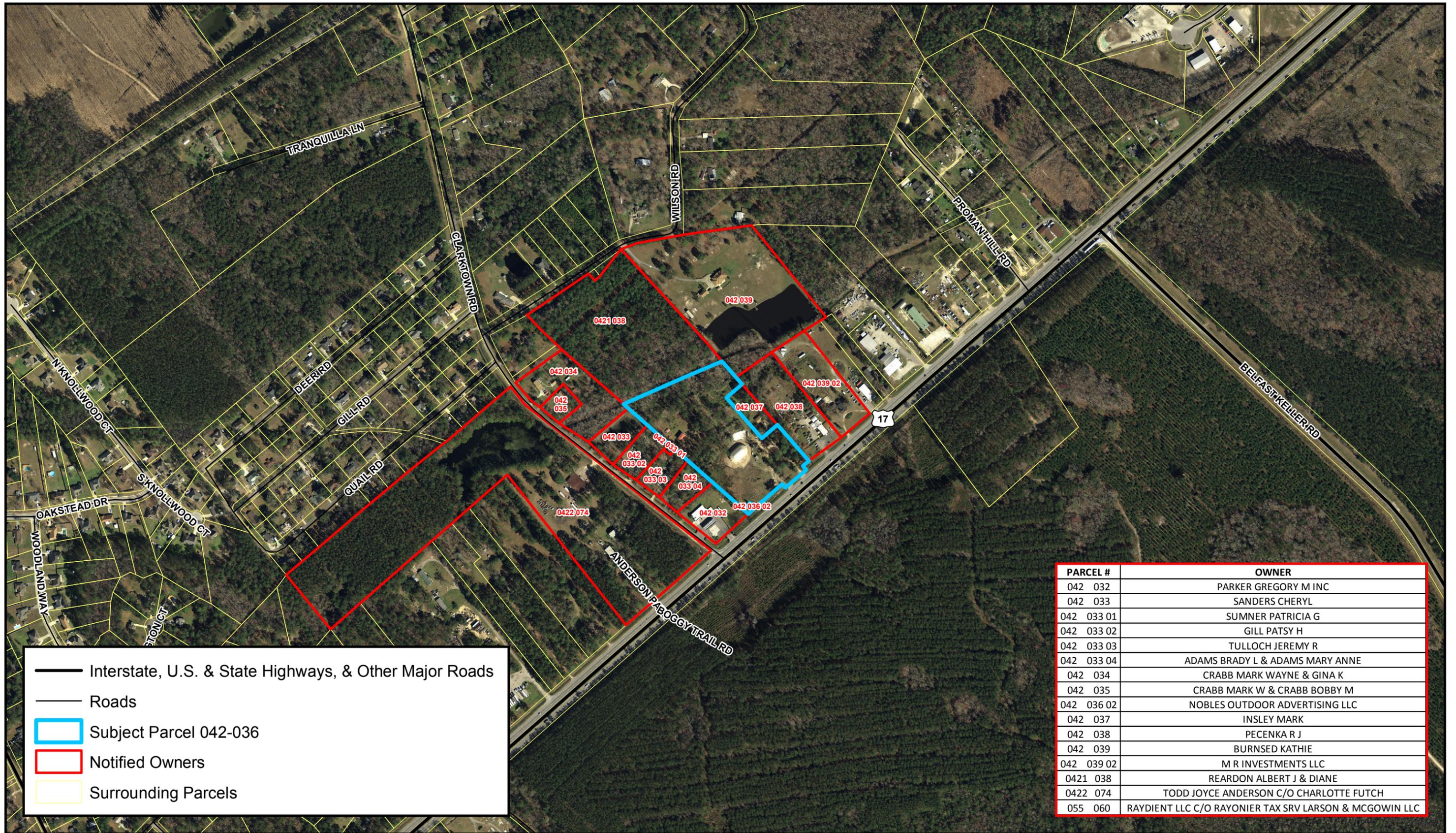
Produced by Bryan County GIS
June 2020



Location Map
Hubert Quiller
Case CUP# 169-20

"Exhibit C-2"

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



Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Subject Parcel 042-036
 Notified Owners
 Surrounding Parcels

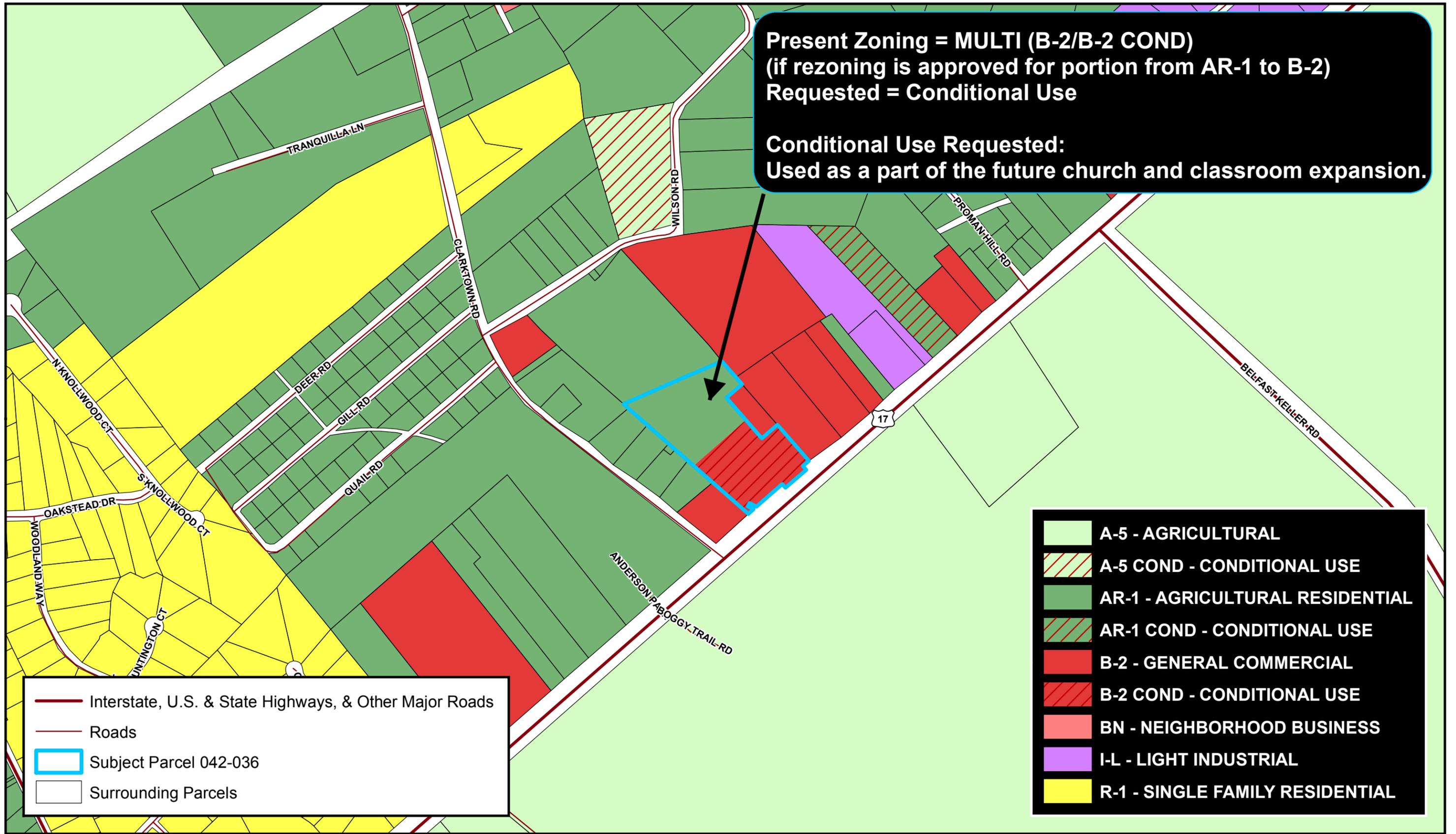
PARCEL #	OWNER
042 032	PARKER GREGORY M INC
042 033	SANDERS CHERYL
042 033 01	SUMNER PATRICIA G
042 033 02	GILL PATSY H
042 033 03	TULLOCH JEREMY R
042 033 04	ADAMS BRADY L & ADAMS MARY ANNE
042 034	CRABB MARK WAYNE & GINA K
042 035	CRABB MARK W & CRABB BOBBY M
042 036 02	NOBLES OUTDOOR ADVERTISING LLC
042 037	INSLEY MARK
042 038	PECENKA R J
042 039	BURNSED KATHIE
042 039 02	M R INVESTMENTS LLC
0421 038	REARDON ALBERT J & DIANE
0422 074	TODD JOYCE ANDERSON C/O CHARLOTTE FUTCH
055 060	RAYDIENT LLC C/O RAYONIER TAX SRV LARSON & MCGOWIN LLC



Notification Map
Hubert Quiller
Case CUP# 169-20

"Exhibit C-3"

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“D” Exhibits – Public Comment

None Received