



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

**Meeting Date: October 6, 2020**

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

**508 Timber Trail, Richmond Hill, GA 31324  
Timber Trail Park Gymnasium/Green gym**

I. CALL TO ORDER

II. APPROVAL OF MINUTES

III. BOARD OF ADJUSTMENT

1. V#354-20, Mike Waters, requesting a variance to Section 1000 (h) of the Zoning Ordinance for the use of an accessory structure located on 200 Catherine View., Richmond Hill. Zoned R-1, PIN# 0634-038
2. V#355-20, Daniel Brown, requesting a variance to Section 1000 (h) of the Zoning Ordinance for an accessory structure for property located on 295 Catherine View, Richmond Hill. Zoned R-1, PIN#0634-043.
3. V#356-20, Black Creek Community Organization – Lenton Williams, requesting a variance to Section 1013 (d)(ix) of the Zoning Ordinance to reduce the required parking for a community center for property located on 303 Groover Hill Rd., Black Creek. PIN#0303-025.

VI. PLANNING AND ZONING COMMISSION

1. Z#231-20, Patricia Redmond, requesting to rezone from A-5 to R-30 for property located on 200 Rambling Creek, Ellabell. PIN#030-020-01.
2. Z#232-20, Ryan Gregory, requesting to rezone from B-1 to B-2 for the use of a Veterinary Clinic located on 10723 Hwy 280 E, Ellabell. PIN#030-002-01.

IV. OTHER BUSINESS

VII. ADJOURNMENT

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

**Posted: September 29, 2020**



BRYAN COUNTY  
PLANNING & ZONING COMMISSION and BOARD OF ADJUSTMENT  
MINUTES

Meeting Date: September 1, 2020

Meeting Time: 6:30 p.m.

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

Absent: Stephanie Falls

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

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Commissioner Guran stated that she intended for her vote on item SD#3154-20 to be counted as a recommendation for approval and asked that the minutes be amended to reflect her vote in favor. Commissioner Pecenka made a motion to approve the August 4, 2020 Minutes as amended, and a second was made by Commissioner Guran. Vote 5:0, motion carried.

III. BOARD OF ADJUSTMENT

1. V#352-20, Eric Johnson, requesting a variance to Section 1119.6 of the Zoning Ordinance to reduce the side yard setback for property located at 159 Belle Island Rd., Richmond Hill. The tax map and parcel number is 0714-007.
  - a. Commissioner Young made a motion to open the public hearing, and a second was made by Commissioner Guran. Vote 5:0, motion carried.

- b. Ms. Farr-Newman presented the application and staff report to the Board, stating the setback request as 8 feet where the required setback was 15 feet. She concluded there was no hardship found and staff recommended denial.
  - c. Eric Johnson, applicant, described his request for a proposed addition to encroach into the side setback. He presented the Board with additional photos and a site plan. For the hardship, he stated the need to have additional space to care for parents and septic and drain areas in the front yard would prevent adding to the front of his home. He stated he spoke with neighbors.
  - d. Commissioner Young asked if Mr. Johnson had looked at alternatives such as a mother-in-law suite.
  - e. Mr. Johnson explained that he had not looked at alternatives.
  - f. Commissioner Guran asked if a fence was on the property.
  - g. Mr. Johnson clarified that there was a fence on the property.
  - h. Commissioner Pecenka made a motion to close the public hearing, and a second was made by Commissioner Guran. Vote 5:0, motion carried.
  - i. Commissioner Guran made a motion to deny the variance for V#352-20, and a second was made by Commissioner Carswell. Vote 5:0, motion carried.
2. V#353-20, Paul Rieffle and Kimberly Wandel, requesting a variance to Section 1000(f)(1) of the Zoning Ordinance for property located at 331 Silverstream Ln., Richmond Hill. The tax map and parcel number is 064-020.
- a. Commissioner Young made a motion to open the public hearing, and a second was made by Commissioner Pecenka. Vote 5:0, motion carried.
  - b. Ms. Farr-Newman described the property and the variance criteria submitted by the applicant. She stated the request was for a 50% reduction of the side setback 25'. As for the hardships presented, Ms. Farr-Newman described the applicants' identified hardships as relating to the existing topography, including the location of existing trees and Silver stream. Furthermore, she concluded that with the existing conditions of the property, staff recommended approval.
  - c. Commissioner Young asked if the placement of the road and proposed structure could be adjusted to accommodate the landscape.
  - d. Paul Rieffle, applicant, explained even though they had explored other placements of the accessory structure, parking would become an issue along with the removal of mature trees.
  - e. Commissioner Young asked for a tree survey.
  - f. Commissioner Carswell asked if the applicant would provide a tree survey.
  - g. Mr. Rieffle asked why.
  - h. Commissioner Young stated it would be wise to have a survey for accurate measurements for adjustments.
  - i. Commissioner Pecenka asked for a copy of the letter from the neighbor.
  - j. Mr. Rieffle stated it was included in the packet.
  - k. Commissioner Pecenka asked about the neighbor's letter and pictures.
  - l. Mr. Rieffle showed Commissioner Pecenka the letter and pictures.

- m. Commissioner Watson made a motion to close the public hearing, and a second was made by Commissioner Pecenka. Vote 5:0, motion carried.
- n. Commissioner Pecenka made a motion to approve the variance for V#353-20, and a second was made by Commissioner Watson. Vote 3:2, Commissioners Carswell and Young opposed. Motion failed for lack of a 4/5 majority vote.
- o. Commissioner Young made a motion to deny the variance for V#353-20, and a second was made by Commissioner Carswell. Vote 2:3, Commissioners Pecenka, Guran, and Watson opposed. Motion carried as it was supported by more than 1/5 of the vote.

#### IV. PLANNING AND ZONING COMMISSION

- 1. Z#230-20, Teresa Salmeron, requesting to rezone the property located at 1622 Harris Trail Rd., Richmond Hill, Georgia. The Zoning is currently B-2 and proposed is AR-1.5. The Tax maps and parcel numbers are 054-037-01 & 054-037-02.
  - a. Commissioner Pecenka made a motion to open the public hearing, and a second was made by Commissioner Carswell. Vote 5:0, motion carried.
  - b. Ms. Clement presented the Board with the request, describing the property as consisting of two parcels that the applicant intends to build a residence on; however, the current zoning is B-2 and does not allow for residential development. She explained, that the property was rezoned to B-2 in 2007 by a previous owner who intended to establish a nursery and landscape center. Ms. Clement reported that this use was never established and that the property remained vacant. She concluded that the request complied with the overall intent of the Comprehensive Plan and was compatible with the existing zoning scheme, and that staff recommended approval.
  - c. Commissioner Young asked if the zoning applied to the two parcels.
  - d. Ms. Clement stated that with the submittal of a residential building permit, they would require a combination plat.
  - e. Commissioner Pecenka asked if the Board should consider that as a condition to the recommendation.
  - f. Ms. Clement explained although staff would request the combination of the two lots with the building permit, the Board would have the ability to add a condition to their recommendation.
  - g. Douglas Salmeron, applicant, stated the intent to build their home. He also stated that they did have a surveyor assess the lot for the combination of both lots.
  - h. Chairman Floyd asked if the surveyor had performed the combination of the two lots.
  - i. Mr. Salmeron stated yes.
  - j. Commissioner Pecenka made a motion to close the public hearing, and a second was made by Commissioner Young. Vote 5:0, motion carried.
  - k. Commissioner Pecenka made a motion to recommend approval for Z#230-20 with the condition that the two properties be combined, and a second was made by Commissioner Young. Vote 5:0, motion carried.

V. OTHER BUSINESS

1. SP#12-20 17 Ventures LLC – Waivers and Modifications to Site Design Standards.
  - a. Ms. Farr-Newman presented the waivers and modifications requested for the site development for 17 Ventures LLC located in the Coastal Highway Business Park as a spec building with no specific use at this time. The requested waivers included the following:
    - a. Not providing pedestrian paths (Section 302.e.iv)
    - b. Not providing bike racks (Section 302.6.e.viii)
    - c. Not providing pedestrian access in the parking lot (Section 302.6.f.iv)
    - d. Not providing landscaping along the front of the building (Section 302.6.k)
  - b. Ms. Farr-Newman listed the following modifications:
    - a. Not providing a sidewalk in the landscape corridor (Section 302.6.g.i)
    - b. Providing less than 20% windows and other openings on the building façade (Section 302.6.u)
  - c. Ms. Farr-Newman explained that the proposed waivers and modifications were compatible with the industrial setting of the park. There are existing buildings in the park that already do not meet some of these standards. Additionally there was no existing sidewalk in the landscape corridor for the property to connect with.
  - d. Jason Bryant, Pittman Engineering, stated the requests would be necessary for the development.
  - e. Commissioner Young made a motion to approve SP#12-20, and a second was made by Commissioner Carswell. Vote 5:0, motion carried.
  
2. SP#13-20 Cove 2 Coast – Waivers and Modifications to Site Design Standards.
  - a. Ms. Farr-Newman presented the request for the site development for the Cove 2 Coast Marine Dealership located in the Coastal Highway Business Park. She recounted the I-1 rezoning in 2020 for the boat dealership and storage facility. She stated the request as the applicant’s need to accommodate for the dealership use for the storage facility, parking, and boat displays. Ms. Farr-Newman listed the following waivers:
    - a. Not providing pedestrian paths (Section 302.6.e.iv)
    - b. Not providing bike racks (Section 302.6.e.viii)
    - c. Not providing pedestrian paths in the parking lot (Section 302.6.f.iv)
  - b. Ms. Farr-Newman listed the following modifications:
    - a. Providing textured/colored pavement at only one of the three entrances (Section 302.6.e.iii)
    - b. Not providing a sidewalk in the landscape corridor (Section 302.6.g.i)
  - c. Ms. Farr-Newman explained the requested waivers and modifications were compatible with the industrial setting of the business, which was located in the same park as the previous application, and also accommodated the unique needs of the business.
  - d. Jason Bryant, Pittman Engineering, stated the regulations not applicable with this development.
  - e. Commissioner Pecenka made a motion to approve SP#13-20 as presented, and a second was made by Commissioner Guran. Vote 5:0, motion carried.
  
3. Unified Development Ordinance update

- a. Ms. Audra Miller briefed the Board with the remaining schedule for the year, stating the second joint workshop with the Board of Commissioners on September 17, 2020 at 1:00 pm. She reviewed the role of the Planning Commission and the hearing and meeting requirements for the Ordinance revisions. She recommended a special called meeting for the Planning and Zoning Board for the last week of October, solely for the public hearing and discussions and that the item will be on the November agenda for a formal vote and recommendation.

VI. ADJOURNMENT

Commissioner Falls made a motion to adjourn at 7:34 pm, and a second was made by Commissioner Carswell. Vote 5:0, motion carried.

**BRYAN COUNTY BOARD OF ADJUSTMENT**

**CASE V#354-20**

Public Hearing Date: October 6, 2020

REGARDING THE APPLICATION OF: Mike Waters, requesting a variance for property located at 200 Catherine View, PIN# 0634 038. The applicant is requesting a variance in order to increase the size of an accessory building above 200 square feet.	Staff Report By: Sara Farr-Newman Dated: September 29, 2020
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**I. Application Summary**

**Requested Action:** Public hearing and consideration of a variance requested by Mike Waters for property located at 200 Catherine View, PIN# 0634 038. The applicant is requesting approval for a 900 square foot accessory building in an R-1 zoning district. The Board of Adjustment makes the final decision.

**Applicant and Owner:** Mike Waters  
200 Catherine View  
Richmond Hill, GA 31324

**Applicable Regulations:**

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

**II. General Information**

**1. Application:** A variance application was submitted by Mike Waters on August 31, 2020. After reviewing the application, the Director certified the application as being generally complete on September 3, 2020.

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

- A. Legal notice was published in the Bryan County News on **September 17, 2020**.
- B. Notice was mailed on **September 18, 2020** to surrounding landowners within 300' of the exterior boundaries of the property.
- D. An on-site notice was posted on **September 18, 2020**.

**3. Background:**

The subject property, 200 Catherine View, is located in the Marsh Harbour subdivision and zoned R-1. There is currently an approximately 2,733 square foot single family house on the property, as well as a 144 square foot storage building. The applicant is proposing to construct a 900 square foot accessory structure to replace the existing accessory structure, that includes a 15'x30' (450 sq ft) enclosed garage and a 15'x30' (450 sq ft) open barn/carport. The area identified as "barn" on the plans will be used for boat storage.

**4. Requested Variance:** Per Appendix B – Zoning, Article X. – Development Standards of General Applicability, Section 1000(h). – General Rules for Accessory Uses and Structures of the Bryan County Code of Ordinances, the maximum square footage for an accessory structure in the R zoning districts is 200 square feet, unless the structure is a detached garage or guest house. The proposed building, while proposed to be used as a garage and carport/barn, is not classified as a garage under the Ordinance (no definition is provided for carport), which is intended to be an entirely enclosed space for motor vehicle storage. The ordinance limits the size of a carport to 200 square feet. The applicant is requesting a variance of 700 square feet.

Per Section 1500 of the ordinance, in the absence of a definition, in this case carport, we are to refer to the latest edition of the American Heritage College Dictionary, which defines carport as: *An open-sided shelter for one or more cars, usually formed by a roof projecting from the side of a building.* This does not correspond with the definition for detached garage in the Ordinance.

**5. Exhibits:** The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on August 31, 2020, unless otherwise noted.

**"A" Exhibits- Application:**

- A-1 Variance Application
- A-2 Site Plan (09.13.2020)
- A-3 Building Plans (08.04.2020)

**"B" Exhibits- Agency Comments:**

B-1 Public Health (09.11.2020)

**“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 plans to remove the existing shed, which is in poor condition, and replace it with the proposed accessory building. They indicated their hardship is based on the need for the space and parking, and that otherwise two accessory buildings will be required to accommodate their needs. Staff does not identify these conditions as hardships. The applicant is able to replace the existing shed with an accessory structure that meets the ordinance. As the applicant identified, they are also able to construct two buildings if needed as a maximum of two accessory structures are permitted. Additionally, the applicant could enclose the entire building in order to create a garage, which would be permitted to be 900 square feet.

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

**Staff Findings:** Staff did not identify any hardships, and the lot does not have any peculiar conditions. The property is 0.89 acres, which is comparable to surrounding properties and exceeds the minimum requirements of the R-1 zoning district. There are no wetlands or special flood hazard areas on the property and the topography is similar to surrounding properties. Therefore, the condition of the property appears to be common to the neighborhood.

Additionally, the applicant already has an attached garage that is approximately 483 square feet. The applicant could have an additional 200 square foot storage area or carport permitted within the ordinance for their parking and storage needs.

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 stated that the current condition of the existing accessory building is not the result of their actions as it was installed by and not maintained by the previous owners; however, staff did not identify any hardships related to the property. The condition of the existing accessory building, which does meet the ordinance size requirement of 200 square feet, does not constitute a hardship.

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

**Staff Findings:** Although the proposed structure will be engineered to meet building code and wind loading requirements, the requested variance is not in keeping with the intent of the ordinance, which is to limit the size of accessory structures and buildings within the residential zoning districts to 200 square feet. Permitting carports or storage buildings larger than 200 feet may also allow construction of larger open storage such as lean-tos or pole barns within residential zoning districts. This type of construction would likely have a negative impact on surrounding properties. Enclosed garages, though, are more appropriate at a larger scale as they contain the storage area within walls.

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

Staff recommends denial of the requested variance for a 900 square foot accessory structure, because the variance criteria are not met.

## V. Board of Adjustment Decision

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

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

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

# “A” Exhibits – Application

# Bryan County Board of Commissioners

## Exhibit A-1



Community Development Department

### VARIANCE APPLICATION

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

Application Fee: \$150.00

Applicant:

- Property Owner
- Authorized Agent

Applicant Name: mike Waters  
 Address: 200 Catherine View  
 City: Richmond Hill State: Ga Zip: 31324  
 Phone: 912-667-2902 Email: mikewaters@ccbcu.com

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

Property Information: General Location: Marsh Harbor Subdivision  
 PIN Number (Map & Parcel): 0634038 Current Zoning District(s): R

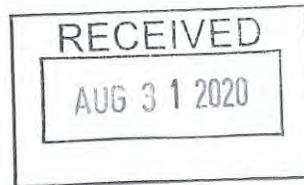
What section of the Subdivision or Zoning Code are you requesting a variance for? 1000(h)

Description of Variance Requested: We would like to build an accessory garage that is not fully enclosed and is larger than 200 sq. Ft.

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

8-26-20  
Date



#### FOR OFFICE USE ONLY

Case #: V 354-20 Date Received: 08/31/2020  Fee Paid 150 Initial: [Signature]

**Variance Review and Timing**

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

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

**Variance Application Checklist**

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

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

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

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

8-26-20  
 \_\_\_\_\_  
 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;

The current ordinance is preventing us from building one structure that is aesthetically compatible in design and appearance with other residences versus building two structures to meet our needs.

- 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;

Variance being requested has to do with the structure being built. Property location, size, and topography are okay.

- 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.

Current structure built by previous owners is rotted, falling apart, does not have a roof overhang, and is unsafe.

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

The structure being requested for variance approval has engineered blue prints, has been approved by the Marsh Harbour HOA, Marsh Harbour ARC, and both neighbors. The structure will be built to Bryan County Code and wind loading requirements.

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

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

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

FOR OFFICE USE ONLY

Completeness Certified: 9/13/20 sly P&Z Public Hearing Date: Oct 6, 2020 Richmond Hill

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2,932.07

To Whom it May Concern,

We purchased the property in July 2019. The current shed is rotting and falling apart. We would like to build a new structure to replace the dilapidated shed. We submitted our building request to the Marsh Harbour ARC. The ARC approved our request and interviewed both neighbors. Both neighbors supported our plans.

We respectfully request a variance on the interim development ordinance so that we can proceed with our project at this time.

Thanks so much!  
Mike & Mary Waters  
*M. Waters*  
Mary Waters

# Bryan County Board of Commissioners

Department of Planning & Zoning



## VERIFICATION OF PAID TAXES

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

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

200 Catherine View / 0634 038  
Parcel Identification Number

Tom Water  
Signature of Applicant

8-4-20  
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: Heidi Page Title: Tax Clerk

Signature: Heidi Page Date: 8/4/20

No fire tax due - garage

### 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 of the mobile home referenced above.

Signature:        Date:

FMUMFB  
FMUMFB01

CARROL ANN COLEMAN BRYAN COUNTY TAX COMM  
Clerk HF Date 2020 08 04 Sequence 081911

8/04/20  
8:19:25

Bill Number . .	2019 014356	Acct	9127R19	Fair Mkt Val	270,380
Taxpayer Name. .	NEWMAN SUZAN			Bill Date	2019 08 28
Additional Name.	% WATERS LESTER MICHAEL JR			Due Date	2019 11 15
Address Line 1 .	WATERS MARY SWAIN DAVIS			H/S Code	L1
Address Line 2 .	200 CATHERINE VIEW			Lender Code	
City ST Zip 4. .	RICHMOND HILL		GA 31324	Under Appeal	
Loctn/Desc . . .	LOT 38 MARSH HARBOUR PHII PS43			Bankruptcy	
Map Blk Par Sub.	0634 038		Dist 03	Check Notes	
Original Bill	Adj & Charges		Payments	Descriptions	This Tran
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				Assessment Pen	_____
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Email Address:

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

# Proof of Ownership

# 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

mike Waters / Mary Waters  
Applicant (Print)

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

This 26 day of August 2020

(Notary Seal)

Melodie Ann Lane  
Notary Public

# Bryan County Board of Commissioners

Community Development Department



### AUTHORIZATION OF PROPERTY OWNER

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

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

Name of Applicant: mike Waters / Mary Waters

Address: 200 Catherine View

City: Richmond Hill State: Ga Zip Code: 31324

Telephone Number: 912-667-2902 Email: mikewaters@ccbcu.com

[Signature]  
Signature of Owner

8-26-20  
Date

mike Waters / Mary Waters  
Owners Name (Print)

Personally appeared before me

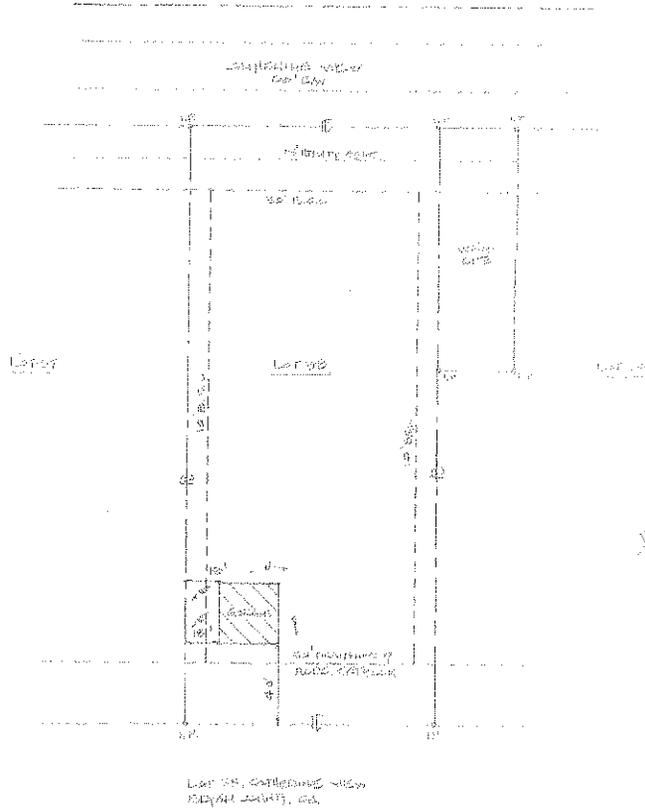
mike Waters / Mary Waters  
Owner (Print)

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 26<sup>th</sup> of August

(Notary Seal)

Melodie Ann Lane  
Notary Public



- Marsh Harbor Subd.
- Lot 38
- Address: 200 Catherine View

THIS PLAN, SPECIFICATIONS, CONTRACTS AND OTHER RELATED DOCUMENTS REFER TO THE ARCHITECT'S OFFICE AND NOT TO THE ARCHITECT'S FIRM, INC. OR ANY OTHER ENTITY. THERE IS NO LIABILITY ON THE PART OF THE ARCHITECT'S FIRM, INC. FOR ANY DAMAGE TO THE PROPERTY OR PERSONS OR OTHERS CAUSED BY THE CONTRACTOR OR ANY OTHER PARTY. THE ARCHITECT'S FIRM, INC. IS NOT RESPONSIBLE FOR THE ACTIONS OF THE CONTRACTOR OR ANY OTHER PARTY. THE ARCHITECT'S FIRM, INC. IS NOT RESPONSIBLE FOR THE ACTIONS OF THE CONTRACTOR OR ANY OTHER PARTY.

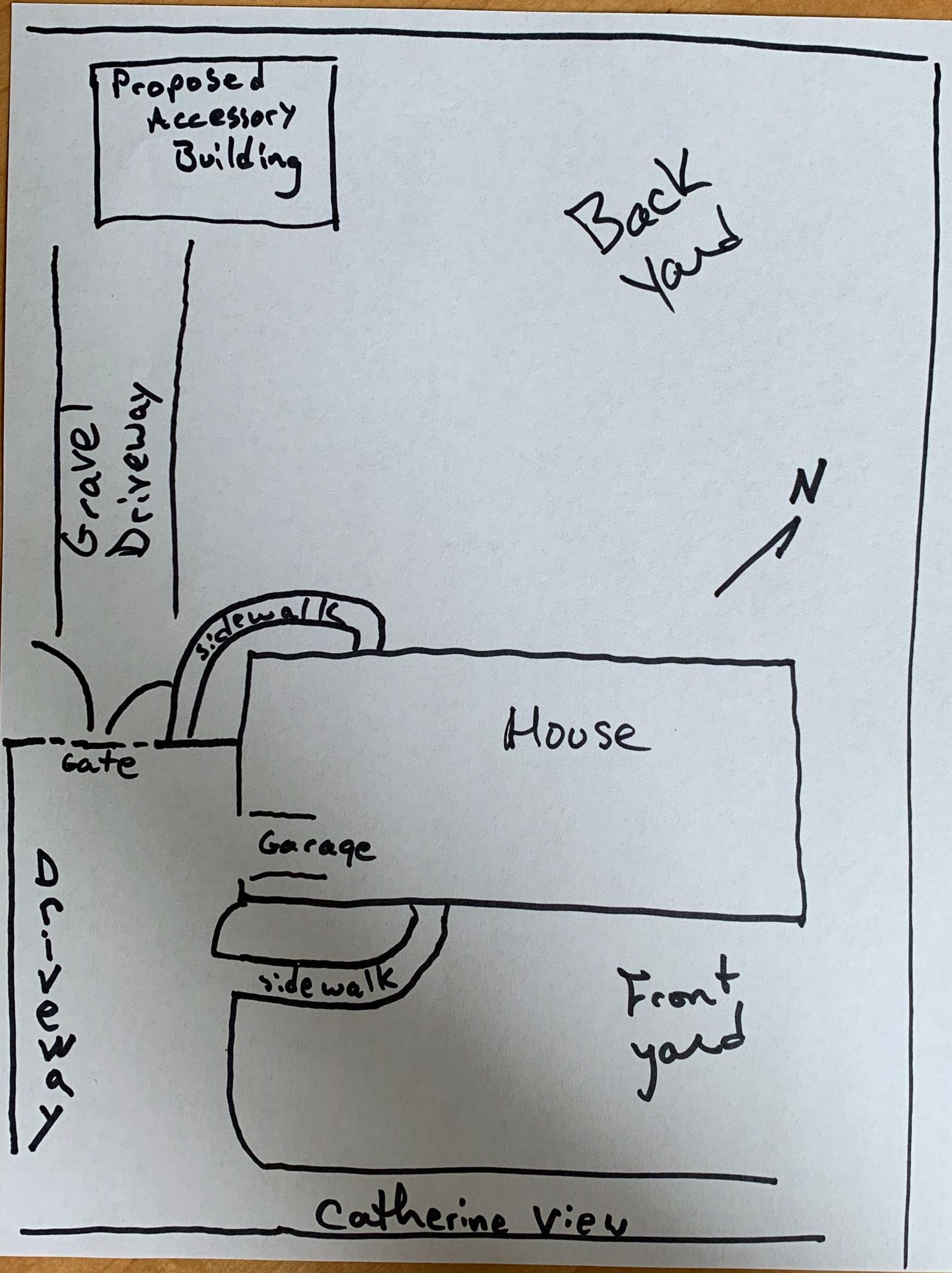
REVISIONS	BY

Richmond Hill  
 design center,  
 inc.

PLANNING  
 ARCHITECT  
 DRAFT

Waters Barn/Garage  
 Bryan County, GA  
 Richmond Hill Design Center, Inc.  
 P. O. BOX 882, BIRMGHAM, GA 31704, GEORGIA, 31704-0882  
 912-727-2142

DATE	JTB
DATE	JTB
DATE	11/17/2022
DATE	AS SHOWN
DATE	WATERS
DATE	1

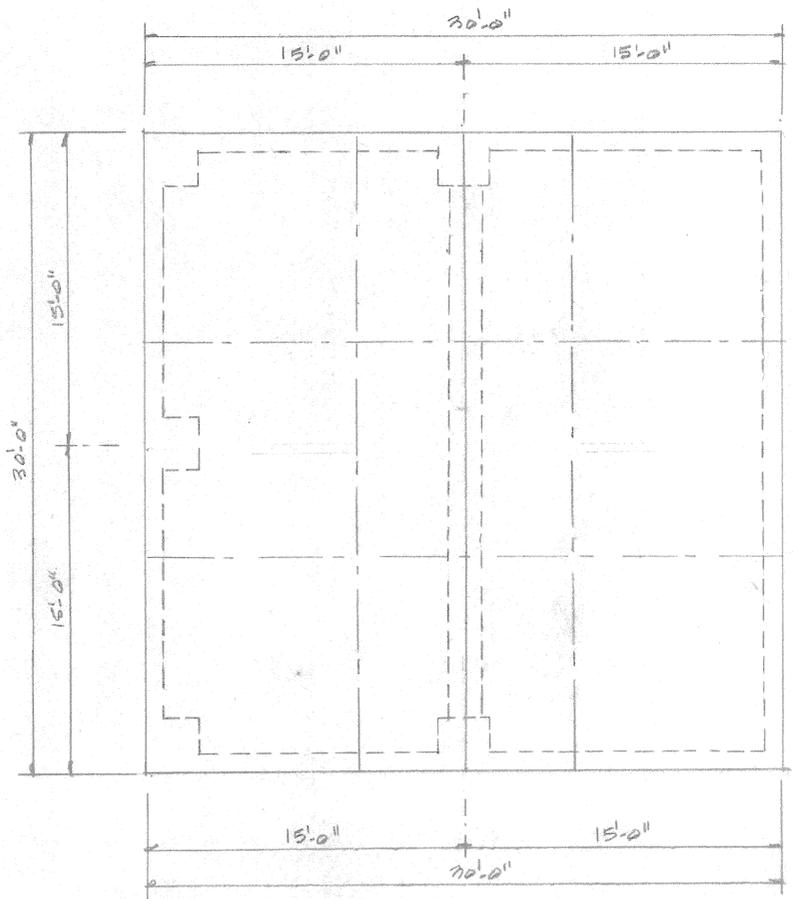


REVISIONS	BY

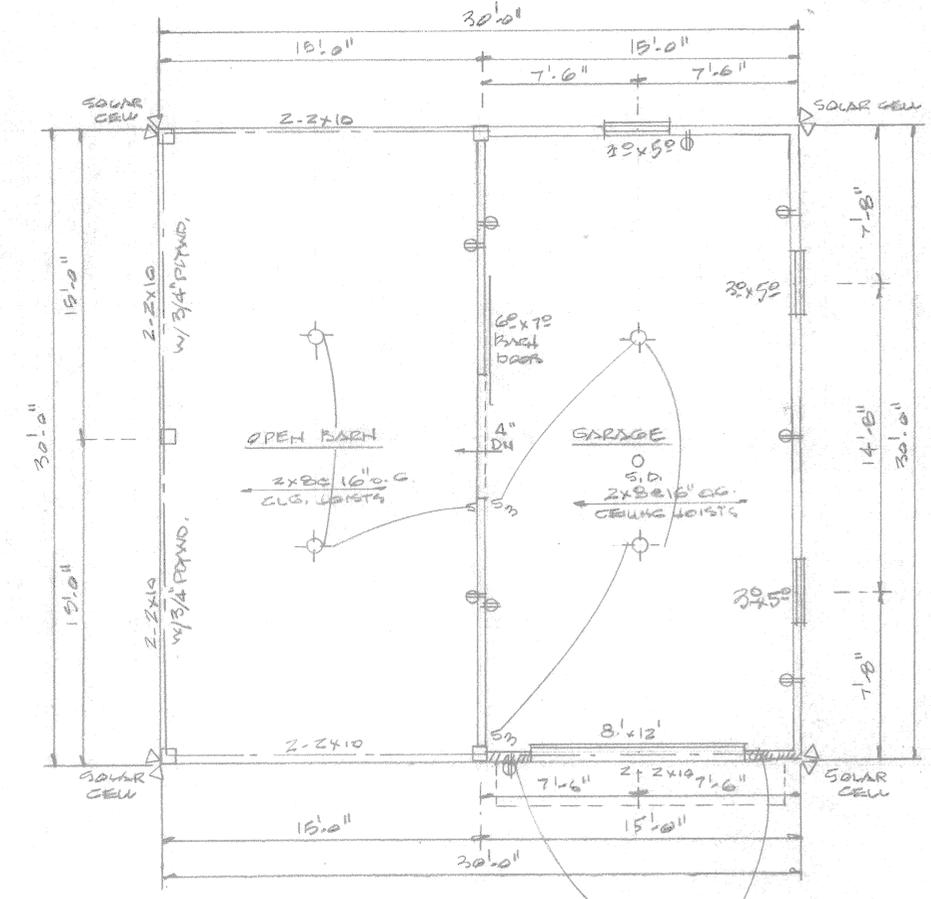
richmond hill  
design center,  
inc.

PLANNING  
ARCHITECTURE  
INTERIORS

Waters Barn/Garage  
Bryan County, GA  
richmond hill design center, inc.  
P. O. BOX 622, RICHMOND HILL, GEORGIA 31324-0622  
912-727-2140

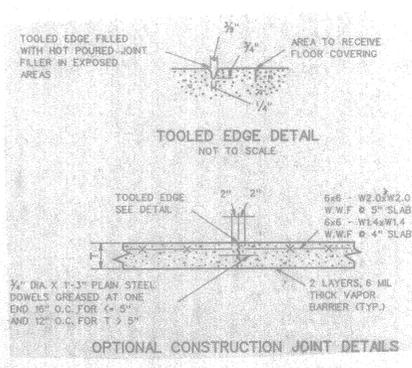
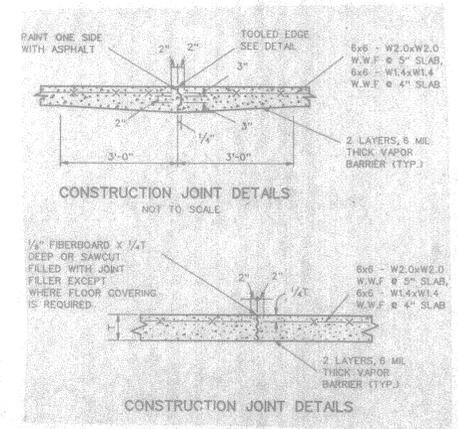


FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



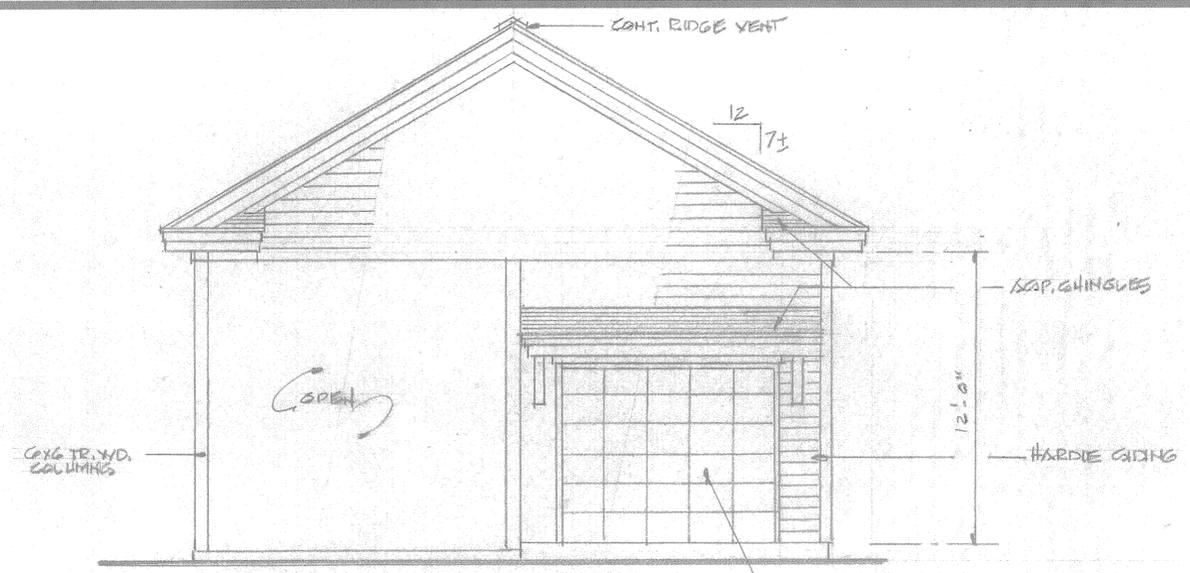
FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
ALL WINDOWS TO BE 6 MIN. OF D.P. AD

- REINFORCED CONCRETE**
- ALL FOOTINGS SHALL BEAR ON UNDISTURBED EARTH OR COMPACTED FILL.
  - NO CONCRETE SHALL BE POURED ON FROZEN SUBGRADE OR IN WATER.
  - NO CONCRETE SHALL MAINTAINED ABOVE 90 DEGREE F. FOR 5 DAYS MINIMUM.
  - ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 4,000 PSI.
  - REINFORCING SHALL MEET ASTM A 615 GRADE 60.
  - WELDED WIRE MESH SHALL CONFORM TO ASTM A185.
  - REINFORCING SHALL BE LAPPED 36" AT SPLICES WITH SPLICES OF ADJACENT BARS STAGGERED 36" MIN. GRADE BEAM AND CHAIN WALL. REINFORCING SHALL BE CONTINUOUS AT CORNERS AND INTERSECTIONS OR EQUAL SIZE CORNER BARS PROVIDED. THE ALL SPLICED BARS.
  - LAP WELDED WIRE FABRIC 6" AT SPLICES. PLACE IN TOP OF SLAB AS SHOWN.
  - LAP CONSTRUCTION JOINTS SHALL BE AS DRAWN. POUR ALTERNATE SLABS IN CONSECUTIVE SEQUENCE. WAIT 4 HRS. FOR FOUR OF ADJACENT SLABS.
  - REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS.
  - PLACE 6 MIL. POLYETHYLENE FILM UNDER ALL SLABS ON GRADE AND WET CURE SLABS UNDER POLYETHYLENE FOR 7 DAYS.
  - SET ALL ANCHOR BOLTS FOR BUILDINGS AND MISC. METALS BEFORE POURING SURROUNDING CONCRETE. SEE PLANS FOR SIZES AND LOCATIONS.
  - ALL CONCRETE AND REINFORCING SHALL BE PLACED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS AND APPLICABLE REQUIREMENTS OF ACI 318-83.
  - REINFORCED CONCRETE-BUILDING CODE AND ACI MANUAL ACI 318-83.
  - MAXIMUM CONCRETE SLUMP SHALL BE A MEASURED 4" AT EACH TRUCKLOAD. NO WATER SHALL BE ADDED TO THE CONCRETE AFTER SLUMP TEST IS MADE. CONCRETE SUPPLIER SHALL FURNISH A SLUMP TEST PERFORMED BY AN INDEPENDENT TESTING LAB FOR EACH TRUCK LOAD DELIVERED TO THE JOB.
- EXCAVATION AND EARTHWORK**
- STRIP ALL TOPSOIL FOR AREA OF BUILDING & PAVING, STOCKPILE ON THE SITE. SUBGRADE AND ALL CLEAN, SANDY FILL SHALL BE PLACED AND COMPACTED TO 97% RELATIVE DENSITY IN 12" MAX. LAYERS. FOOTINGS SHALL HAVE A BEARING CAPACITY OF 2,000 PSF.
  - ALL EXCAVATIONS SHALL BE BRACED AND SHORED TO PREVENT CAVING, AND SHALL BE PROVIDED WITH POSITIVE DRAINAGE.
  - BRACE ALL RETAINING AND FOUNDATION WALLS TO PREVENT DAMAGE DURING BACKFILLING OPERATION.
  - ALL BACKFILL AT SLAB OR FOUNDATIONS SHALL BE PLACED IN 12" MAX. LAYER AND COMPACTED TO 95% RELATIVE DENSITY.
  - FINAL GRADES AROUND THE BUILDING SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING FOUNDATION.



DRAWN	JTD
CHECKED	JTD
DATE	JULY 2020
SCALE	AS SHOWN
JOB NO.	WATERS
SHEET	2

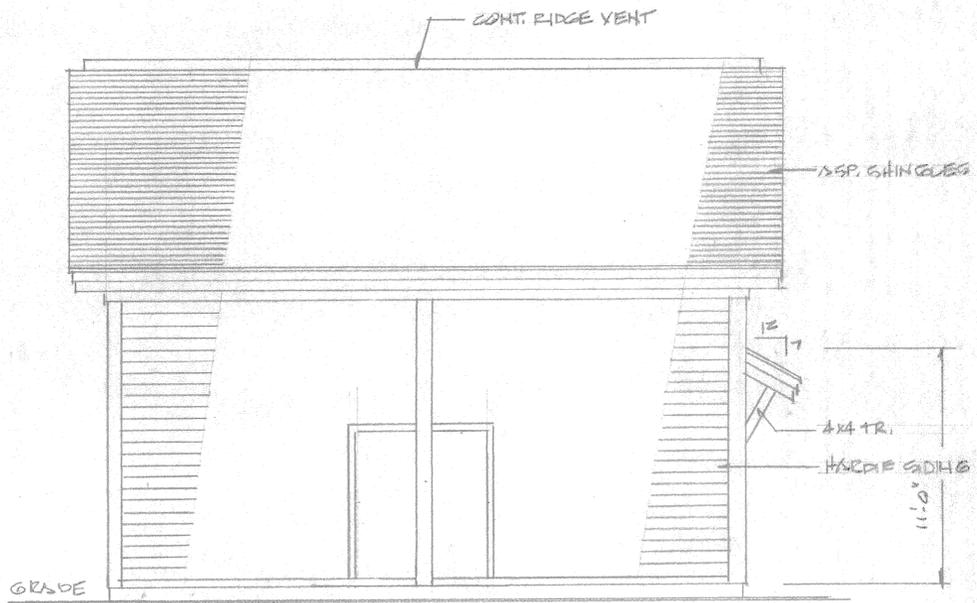
THE PLANS, ELEVATIONS, DRAWINGS, ILLUSTRATIONS, AND OTHER MATERIAL CONTAINED WITHIN THIS SET ARE THE PROPERTY OF THE RICHMOND HILL DESIGN CENTER, INC. AND MAY NOT BE REPRODUCED, EITHER IN PART OR WHOLLY, IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE RICHMOND HILL DESIGN CENTER, INC. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONTAINED WITHIN THIS SET OF DOCUMENTS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR IMMEDIATE RESOLUTION.



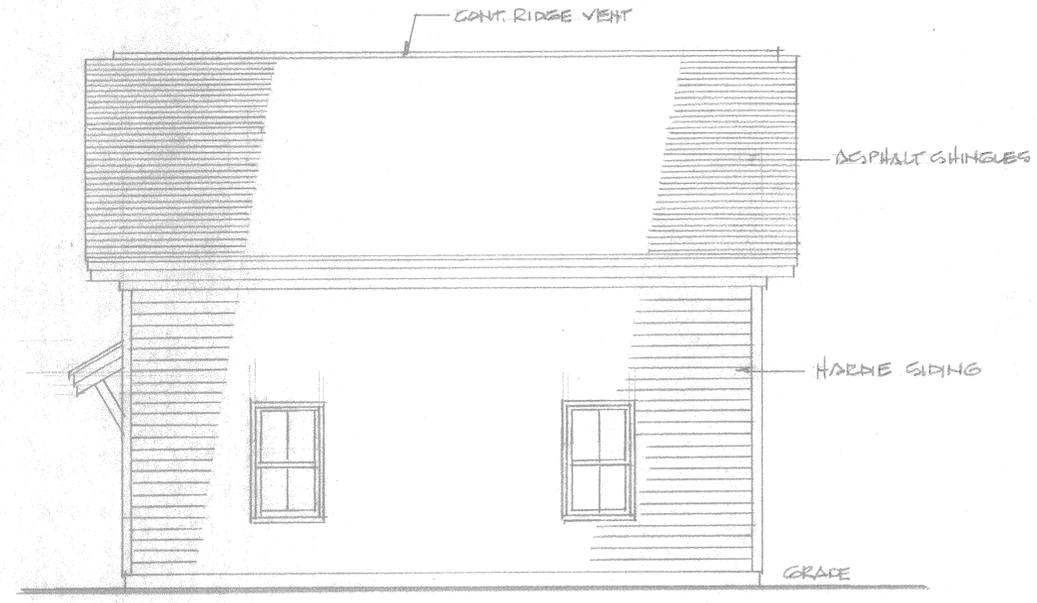
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEV.  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEV.  
SCALE: 1/4" = 1'-0"

REVISIONS	BY

richmond hill  
design center,  
inc.

PLANNING  
ARCHITECTURE  
INTERIORS

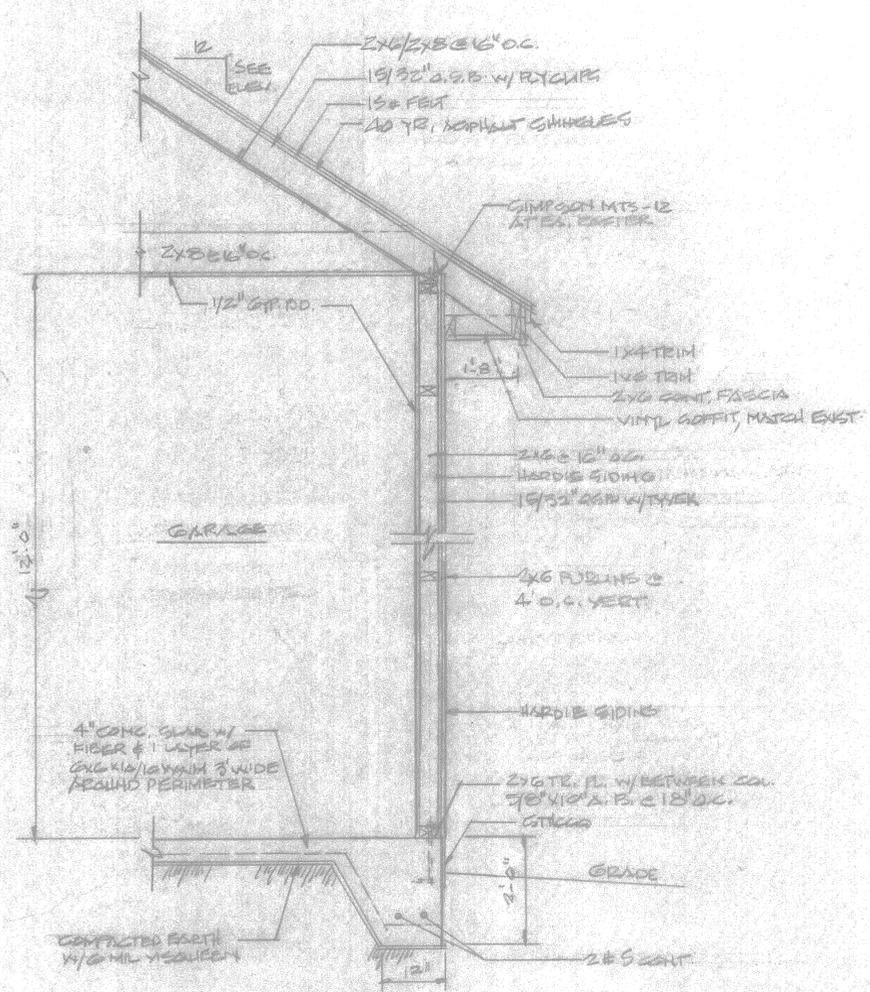
Waters Barn/Garage  
Bryan County, GA

richmond hill design center, inc.  
P. O. BOX 622, RICHMOND HILL, GEORGIA 31324-0622  
912-727-2140



DRAWN	JTD
CHECKED	JTD
DATE	JULY 2018
SCALE	AS SHOWN
JOB NO.	WATERS
SHEET	3

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**WALL SECTION**  
SCALE: 3/4"=1'-0"

REVISIONS	BY

**J Terry**  
**Dismukes**  
Architect

PLANNING  
ARCHITECTURE  
INTERIORS

**Waters Barn/Garage**  
Bryan County, GA

*J Terry Dismukes, Architect*  
P. O. BOX 622, RICHMOND HILL, GEORGIA 31334-0622  
912-727-2140



DRAWN	JTD
CHECKED	JTD
DATE	July 2020
SCALE	AS SHOWN
JOB NO.	WATERS
SHEET	4

THE PLANS, ELEVATIONS, DRAWINGS, ILLUSTRATIONS, AND OTHER MATERIAL CONTAINED WITHIN THIS SET ARE THE PROPERTY OF THE RICHMOND HILL DESIGN CENTER, INC. AND MAY NOT BE REPRODUCED, EITHER IN PART OR WHOLLY, IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE RICHMOND HILL DESIGN CENTER, INC. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONTAINED WITHIN THIS SET OF DOCUMENTS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR IMMEDIATE RESOLUTION.

# “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 # V#354-20 PZ Date: Oct. 6, 2020 Comments by: Friday, Sept. 11, 2020

Zoning Request: Requesting a variance for an accessory structure, Section 1000(h) of the Zoning Ordinance  
Currently zoned R-1

Filed by: Mike Waters

Owners: same

Property address: 200 Catherine View, Richmond Hill

Map and Parcel # 0634-038

### Comments Sign and Date

Engineering Director: \_\_\_\_\_

\_\_\_\_\_

Fire Chief: \_\_\_\_\_

\_\_\_\_\_

County Health Director: An application for an existing septic system evaluation is required.

9.11.20

Public Works Director: \_\_\_\_\_

\_\_\_\_\_

Bryan County Schools (optional): \_\_\_\_\_

\_\_\_\_\_

# “C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0634-038
- Parcels

### Exhibit C-1



Produced by Bryan County GIS  
September 2020



### Overview Map Mike Waters Case V# 354-20

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 Pensacola 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 Pensacola assumes no responsibility or liability for modified data.



Subject Parcel 0634-038  
 Interstate, U.S. & State Highways, & Other Major Roads  
 Roads  
 Parcels



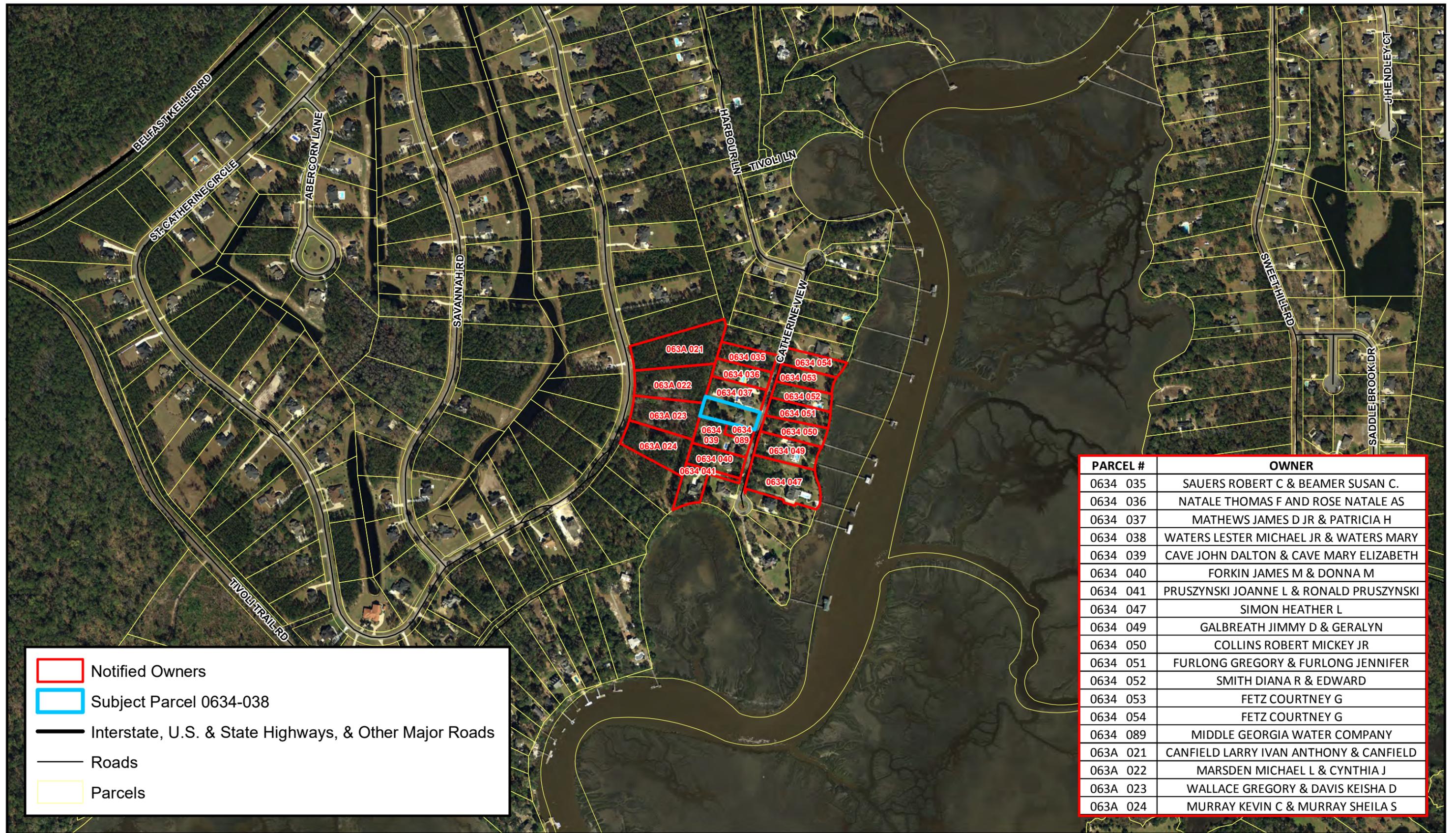
Produced by Bryan County GIS  
September 2020



**Location Map  
Mike Waters  
Case V# 354-20**

**Exhibit C-2**

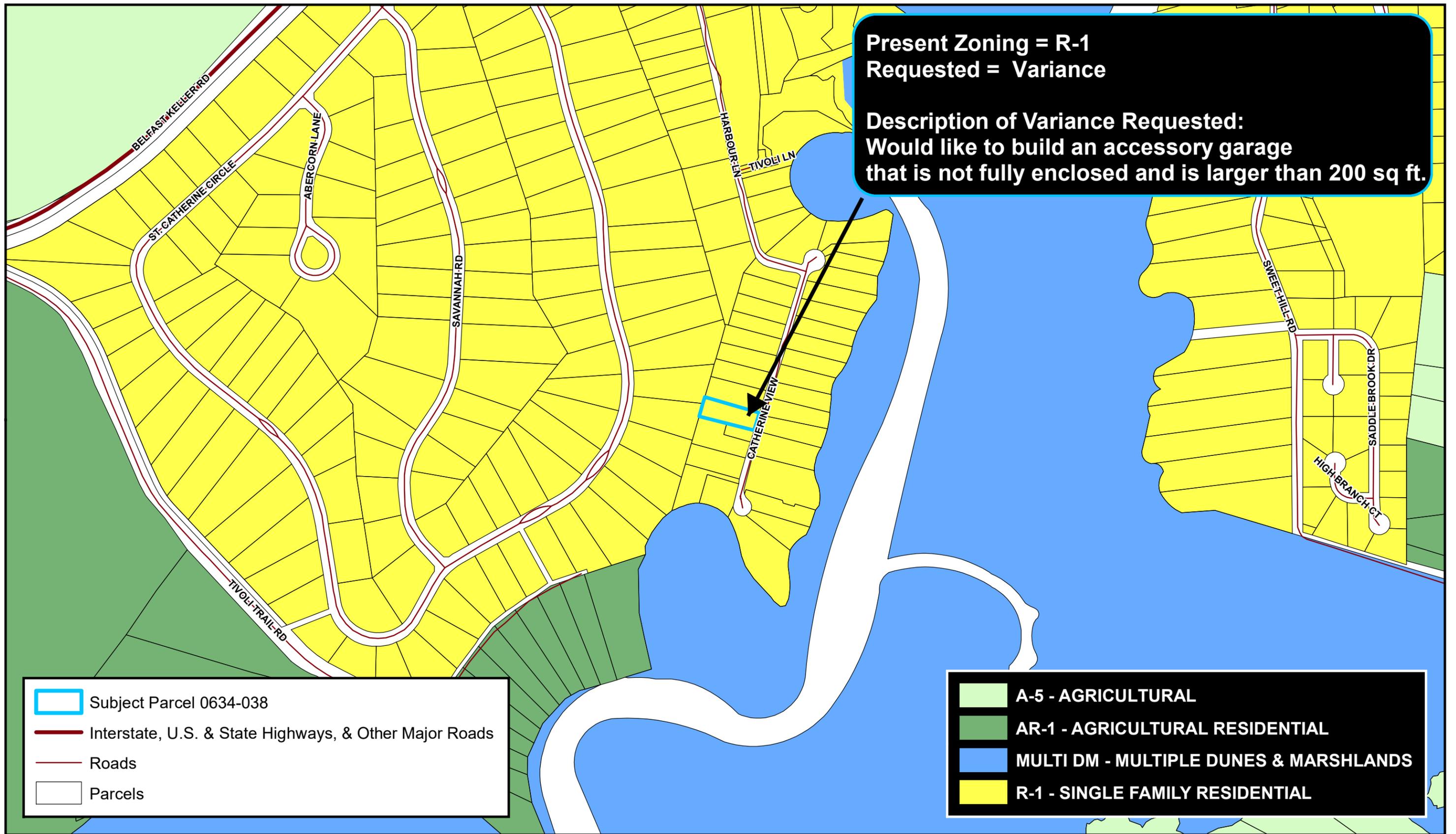
DISCLAIMER  
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Notified Owners  
 Subject Parcel 0634-038  
 Interstate, U.S. & State Highways, & Other Major Roads  
 Roads  
 Parcels

PARCEL #	OWNER
0634 035	SAUERS ROBERT C & BEAMER SUSAN C.
0634 036	NATALE THOMAS F AND ROSE NATALE AS
0634 037	MATHEWS JAMES D JR & PATRICIA H
0634 038	WATERS LESTER MICHAEL JR & WATERS MARY
0634 039	CAVE JOHN DALTON & CAVE MARY ELIZABETH
0634 040	FORKIN JAMES M & DONNA M
0634 041	PRUSZYNSKI JOANNE L & RONALD PRUSZYNSKI
0634 047	SIMON HEATHER L
0634 049	GALBREATH JIMMY D & GERALYN
0634 050	COLLINS ROBERT MICKEY JR
0634 051	FURLONG GREGORY & FURLONG JENNIFER
0634 052	SMITH DIANA R & EDWARD
0634 053	FETZ COURTNEY G
0634 054	FETZ COURTNEY G
0634 089	MIDDLE GEORGIA WATER COMPANY
063A 021	CANFIELD LARRY IVAN ANTHONY & CANFIELD
063A 022	MARSDEN MICHAEL L & CYNTHIA J
063A 023	WALLACE GREGORY & DAVIS KEISHA D
063A 024	MURRAY KEVIN C & MURRAY SHEILA S





# “D” Exhibits – Public Comment

No Comments Provided

**BRYAN COUNTY BOARD OF ADJUSTMENT**

**CASE V#355-20**

Public Hearing Date: October 6, 2020

<p>REGARDING THE APPLICATION OF: Daniel Brown, representing Justin and Catherine Bordlemay, is requesting a variance for property located at 295 Catherine View, PIN# 0634 043. The applicant is requesting a variance in order to permit an accessory building over 200 square feet.</p>	<p>Staff Report By: Sara Farr-Newman Dated: September 29, 2020</p>
---	--

**I. Application Summary**

**Requested Action:** Public hearing and consideration of a variance requested by Daniel Brown, representing Justin and Catherine Bordlemay, to permit an accessory building larger than 200 square feet in a residential zoning at 295 Catherine View, PIN# 0634 043. The Board of Adjustment makes the final decision.

**Applicant or Representative:** Daniel Brown  
50 Cornus Drive  
Savannah, GA 31406

**Owner:** Justin and Catherine Bordlemay  
295 Catherine View  
Richmond Hill, GA 31324

**Applicable Regulations:**

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

**II. General Information**

**1. Application:** A variance application was submitted by Daniel Brown on September 1, 2020. After reviewing the application, the Director certified the application as being generally complete on September 1, 2020.

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

A. Legal notice was published in the Bryan County News on **September 17, 2020**.

B. Notice was mailed on **September 18, 2020** to surrounding landowners within 300' of the exterior boundaries of the property.

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

**3. Background:**

The subject property, 295 Catherine View, is located in the Marsh Harbour neighborhood and zoned R-1, single family residential. There is currently an approximately 3,843 square foot, two story single family house on the property and a pool with an accessory building that was approved in August 2020. The applicant is proposing a pool house with storage sized a total of 470 square feet. The building will include a storage area, a changing room, shower, sauna, and bathroom.

The property juts into the surrounding marsh, and the rear half of the property is located within a special flood hazard area, identified by FIRM panel # 13029C0375D, requiring an elevation of 9 feet. Due to its location along the marsh, there is also a Department of Natural Resources (DNR) buffer along portions of the property adjacent to the marsh.

**4. Requested Variance:** Per Appendix B – Zoning, Article X. – Development Standards of General Applicability, Section 1000(h). – General Rules for Accessory Uses and Structures of the Bryan County Code of Ordinances, accessory structures located in residential zoning districts are limited to 200 square feet. The applicant is proposing a 470 square foot accessory building, which exceeds this by 270 square feet.

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

**“A” Exhibits- Application:**

A-1 Variance Application

A-2 Site Plan

A-3 Building Plans (02.12.2020)

**“B” Exhibits- Agency Comments:**

B-1 Public Health (09.11.2020)

**“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 their hardship related to the removal of a previous accessory building, which was larger than the building proposed. This building was located in the DNR setback and had to be removed. The new building proposed will serve to provide the space lost from that accessory building in addition to serving as a pool house. Additionally, the applicant plans to convert the structure into a guest house in the future.

Staff does not identify these conditions as hardships. The applicant indicated the building would meet the requirements for a guest house in terms of size, which would permit a guest house approximately 1,537 square feet; however, the building does not meet the definition of a guest house as proposed. Per the Ordinance, a guest house is defined as *a detached unit that is clearly subordinate and incidental to the principal residence on the same building site that provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation.* The building as proposed does not provide facilities for living, sleeping, eating, or cooking.

Additionally, the applicant could build a garage to provide storage, though it could not contain the bathroom, sauna, or other pool house uses.

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

**Staff Findings:** Staff did not identify any hardships, but the applicant indicated that the site is unusual due to the DNR buffer and that other properties in the neighborhood have similar structures. The site is also partially located within a special flood hazard area. While these conditions do impact the property, the majority of other marsh front properties in the neighborhood are also impacted by them. The DNR buffer and special flood hazard area do not prevent the applicant's ability to construct a smaller accessory building and do not have an impact on the requested variance. There are several nearby properties with pools, including 69 Catherine View, 165 Catherine View, and 257 Catherine View, that do not include any accessory structures according to the tax assessor's records. Staff was unable to locate any similar pool house structures 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.

**Staff Findings:** Staff did not identify any hardships. The hardships identified by the applicant do not meet the standards required to grant a variance.

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 applicant indicated that all other requirements would be met in terms of building placement and setbacks as well as being located outside the DNR buffer. Staff, however, does not find the requested variance to be consistent with the intent of the ordinance, which is to limit the size of accessory buildings in residential districts to ensure consistent development patterns.

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

Staff recommends denial of the requested variance for an additional 270 square feet for an accessory building, because the variance criteria are not met.

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

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

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

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

# “A” Exhibits – Application

Bryan County Board of Commissioners

Exhibit A-1



Community Development Department

VARIANCE APPLICATION

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

Application Fee: \$150.00

Applicant:

- Property Owner
Authorized Agent

Applicant Name: DANIEL BROWN
Address: 50 CORNUS DRIVE
City: SAVANNAH State: GA Zip: 31406
Phone: 912.507.9186 Email: DBROWN@CEDAREH.COM

Property Owner (if not applicant): JUSTIN & CATHERINE BRO BORDLEMAN
Address: 295 CATHERINE VIEW
City: RICHMOND HILL State: GA Zip: 31324 Phone: (706) 254.4002

Property Information: General Location: MARSH HARBOUR #43
PIN Number (Map & Parcel): 0634043 Current Zoning District(s): R-1

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

Description of Variance Requested: INCREASE OF 270 S.F FROM THE AREA OF STRUCTURE IS 470 S.F. BUT MEETS ALL OTHER EXCEPTED 200 S.F. ALL OTHER CODES ARE MET.

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

Applicant Signature

Date 9/1/20

FOR OFFICE USE ONLY

Case #: V#355-20 Date Received: 9/1/2020 Fee Paid Initial: SEF

**Variance Criteria**

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

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

ON SEPERATE SHEET.

---

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

---

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

---

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

---

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

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

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

**FOR OFFICE USE ONLY**

Completeness Certified: 9/1/2020 P&Z Public Hearing Date: 10/6/2020

## **Variance Criteria**

1. The property had an existing accessory structure that was on the property at the time of surveying and DNR flagging. During that time, it found out the structure was in the DNR setback. Therefore the structure was removed. The addition area is needed for the structure to accommodate the future guest house and storage that was lost from the removal of the former structure.
2. The structure is intended in the future to be used a guest house for aging parents. The shed area will be converted into the living space needed. There several properties on Catherine view with similar structures in the backyard.
4. The structure purposed meets all codes except for Section 1000-h ( In any R district, *accessory* buildings other than detached garages or authorized guest houses, shall not exceed 15 feet in height or 200 square feet in floor area. Said *structures* shall be in a side or rear yard.) The pool house is intended to both sever as facilities for the pool, storage and future conversion into guest house. It is found outside of all setbacks and the DNR lines. It is in compliance with all codes for a guest house Section 1008. - Guest houses or *accessory* living units.

---

**CED**

**ARCHITECTURE AND INTERIORS**

50 Cornus Drive, Savannah Ga 31406

912.507.9186

Dbrown@cedarch.com

**Variance Review and Timing**

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

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

**Variance Application Checklist**

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

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

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

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

9/1/20  
 \_\_\_\_\_  
 Date



Bryan County Board of Commissioners

Community Development Department

VERIFICATION OF PAID TAXES

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

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

0634043 Parcel Identification Number

Signature of Applicant

Date 9/1/20

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: Ten Stozzo

Title: Prop. tax serv.

Signature: [Signature]

Date: 9-21-20

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

Manufactured Home: Make Model Year Serial #

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

Signature: Date:

FMUMFB01 RRROL ANN COLEMAN BRYAN COUNTY TAX COMM  
Clerk TS1 Date 2020 09 21 Sequence 124245

No. 1463 P. 4  
11/20  
12:53:52

Bill Number . . .	2019 001974 Acct	9132R19	Fair Mkt Val	924,100
Taxpayer Name . .	BORDLEMAY JUSTIN W &		Bill Date	2019 08 28
Additional Name .	CATHERINE E		Due Date	2019 11 15
Address Line 1 .			H/S Code	
Address Line 2 .	295 CATHERINE VIEW		Lender Code	
City ST Zip 4 . .	RICHMOND HILL GA 31324		Under Appeal	
Locn/Desc . . . .	LOT 43A MARSH HARBR PS439/5 N		Bankruptcy	
Map Blk Par Sub .	0634 043	Dist 03	Check Notes	
Original Bill	Adj & Charges	Payments	Descriptions	This Tran
9,691.27		9,691.27-	Taxes	.....
			Assessment Pen	.....
			Interest	.....
			Costs	.....
			Late Penalty	.....
			Other Penalty	.....
			TOTALS	.....
9,691.27.		9,691.27-	Payment/Adjust	(P/A) P.
		Last T/A Date	Reason Code	(F13) 00
		PP 2019 11 02		

Email Address:

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

2020 taxes  
due  
11-15-20

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

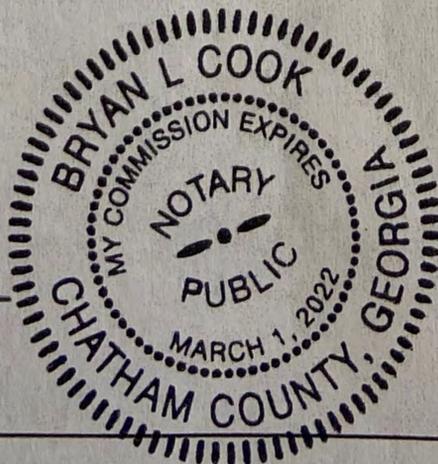
Personally appeared before me

Catherine Bordlemay  
Applicant (Print)

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

This 1 day of September 2020

By h. l. d.  
Notary Public



(Notary Seal)

Bryan County  
Board of Commissioners

Community Development Department



AUTHORIZATION OF PROPERTY OWNER

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

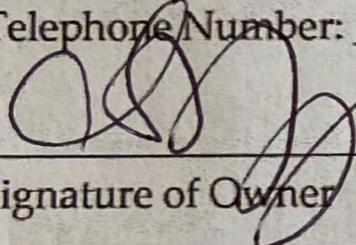
I authorize the person named below to act as applicant in the pursuit of a Variance application. Further, I authorize the staff of the Bryan County Community Development Department to inspect the premises which are the subject of this application. I acknowledge and accept that I will be bound by the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

Name of Applicant: DANIEL BROWN

Address: 50 CORNUS DRIVE

City: SAVANNAH State: GEORGIA Zip Code: 31406

Telephone Number: 912 507 9186 Email: DBROWN@CEDARCH.COM

  
Signature of Owner

9/1/2020  
Date

CATHERINE BORDLEMAY  
Owners Name (Print)

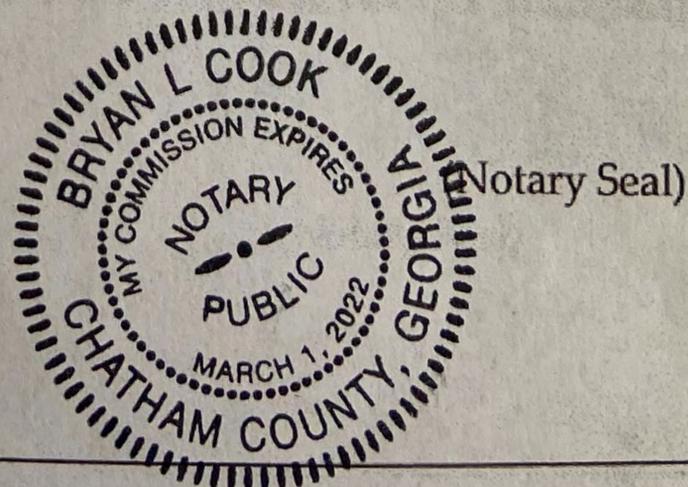
Personally appeared before me

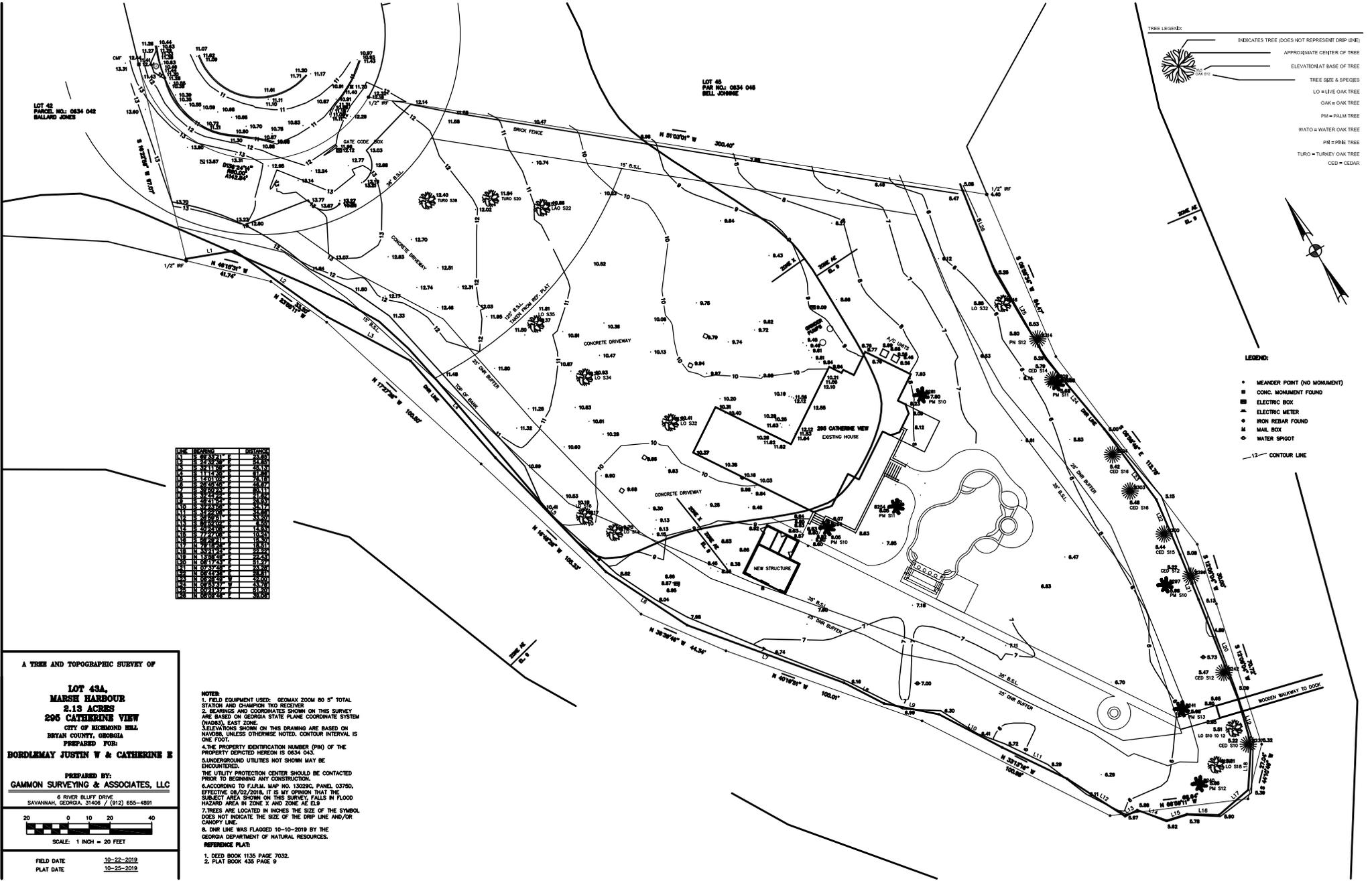
Catherine Bordlemay  
Owner (Print)

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 1 of SEPTEMBER 2020

Bryan L. Cook  
Notary Public





LINE	BEARING	DISTANCE
1	N 11° 00' 00" W	11.07
2	N 11° 00' 00" W	11.07
3	N 11° 00' 00" W	11.07
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99	N 11° 00' 00" W	11.07
100	N 11° 00' 00" W	11.07

A TREE AND TOPOGRAPHIC SURVEY OF

**LOT 43A,  
MARSH HARBOUR  
2.13 ACRES  
205 CATHERINE VIEW  
CITY OF REICHMUND HILL  
BRYAN COUNTY, GEORGIA**

PREPARED FOR:  
**BORDLEMAJ JUSTIN W & CATHERINE E**

PREPARED BY:  
**GAMMON SURVEYING & ASSOCIATES, LLC**  
6 RIVER BLUFF DRIVE,  
SAVANNAH, GEORGIA 31406 / (912) 655-4591

SCALE: 1 INCH = 20 FEET

FIELD DATE 10-22-2019  
PLAT DATE 10-25-2019

NOTES:

1. FIELD EQUIPMENT USED: GOMAX ZOOM 80 5" TOTAL STATION AND CHAMPION TPO RECEIVER.
2. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
3. ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON NAVD83, UNLESS OTHERWISE NOTED. CONTOUR INTERVAL IS ONE FOOT.
4. THE PROPERTY IDENTIFICATION NUMBER (PIN) OF THE PROPERTY DEPICTED HEREON IS 0634 043.
5. UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED.
6. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
7. ACCORDING TO FURM, MAP NO. 13029C, PANEL 0375D, EFFECTIVE 06/02/2008, IT IS MY OPINION THAT THE SUBJECT AREA SHOWN ON THIS SURVEY FALLS IN FLOOD HAZARD AREA IN ZONE X AND ZONE AE E19.
8. TREES ARE LOCATED IN INCHES SIZE OF THE SYMBOL. DOES NOT INDICATE THE SIZE OF THE DRIP LINE AND/OR CANOPY LINE.
9. DNR LINE WAS FLAGGED 10-10-2019 BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES. REFERENCE PLAT:

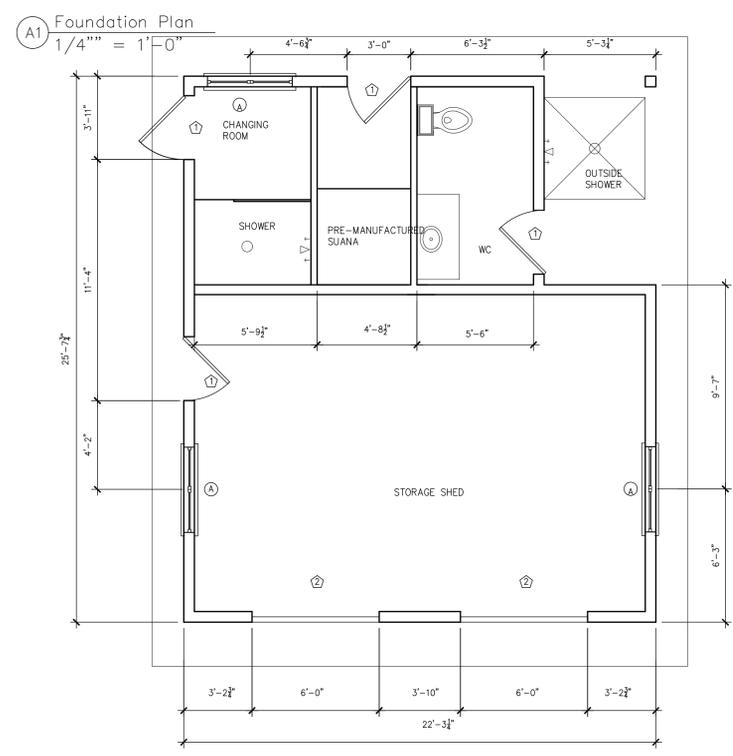
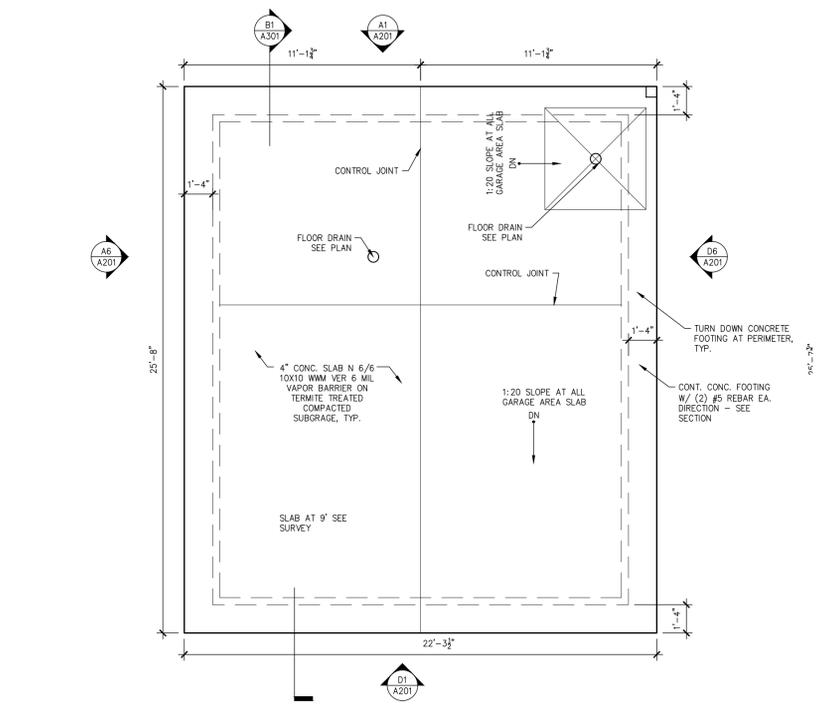
1. REED BOOK 1135 PAGE 7032.  
2. PLAT BOOK 435 PAGE 9

Exhibit A-3

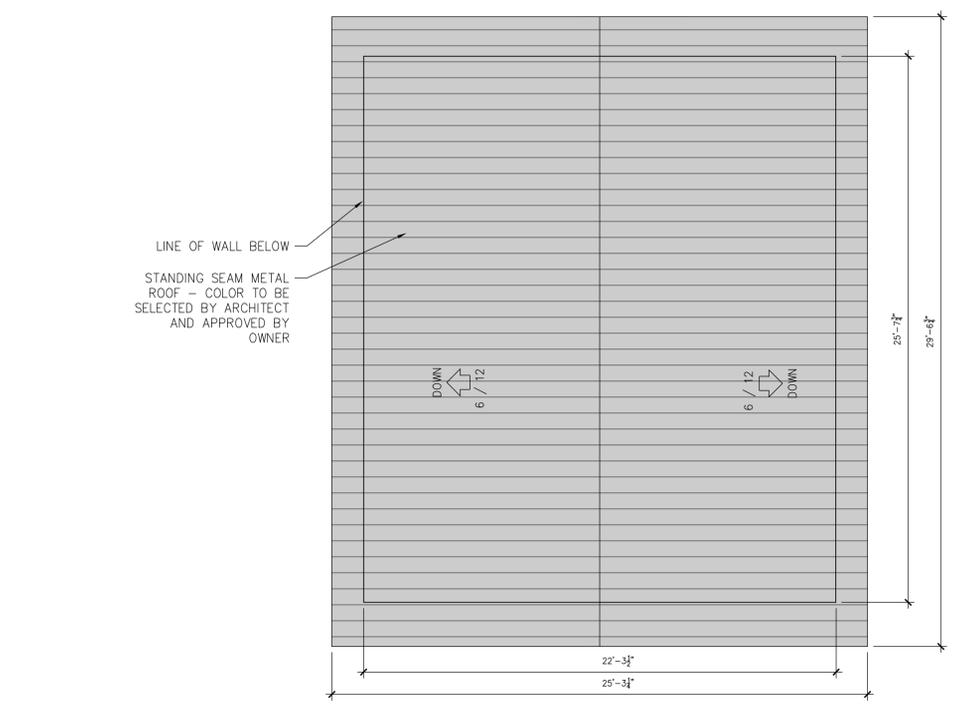


Cathy and Justin Bordlemay  
 295 Catherine View  
 Richmond Hill, GA  
 31324

FLOOR PLANS



A2 Floor Plan  
 1/4" = 1'-0"



A3 Roof Plan  
 1/4" = 1'-0"

Revision	Date

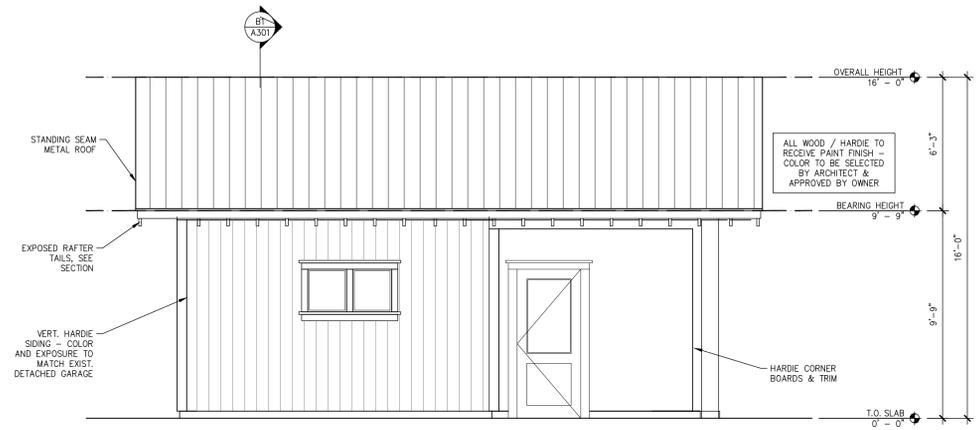
Date	2/7/20
Drawn By	JRQ
Checked By	DJB

A101

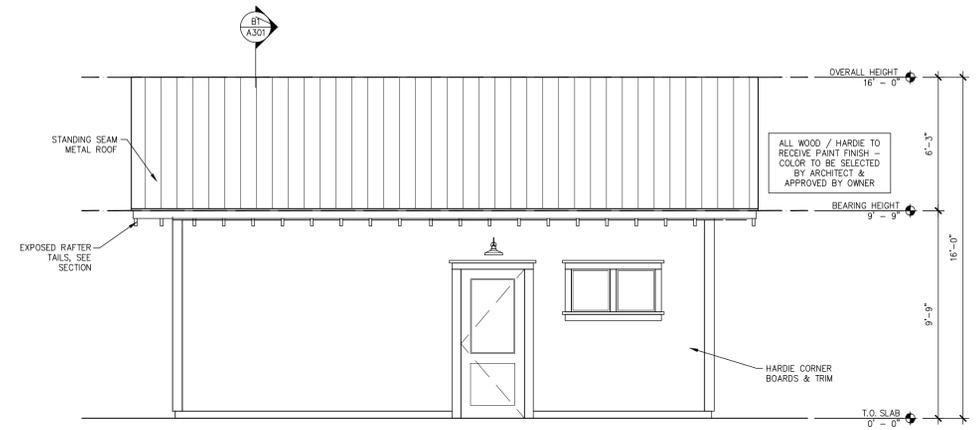
All designs and rights of drawings are ownership of CED Architecture & Interiors.  
 © 2020 CED Architecture & Interiors

Cathy and Justin Bordlemay  
295 Catherine View  
Richmond Hill, GA  
31324

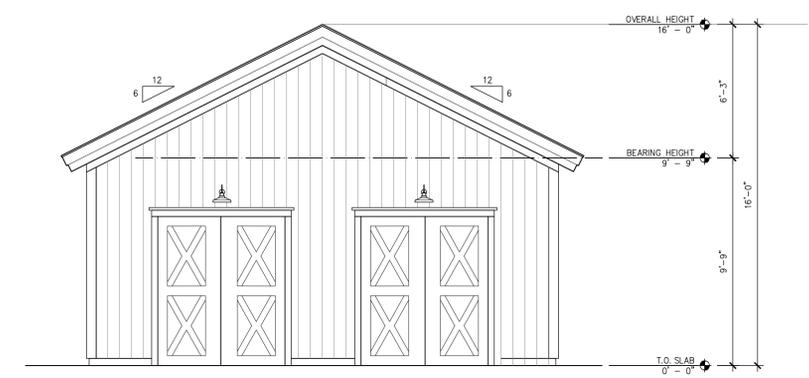
ELEVATIONS



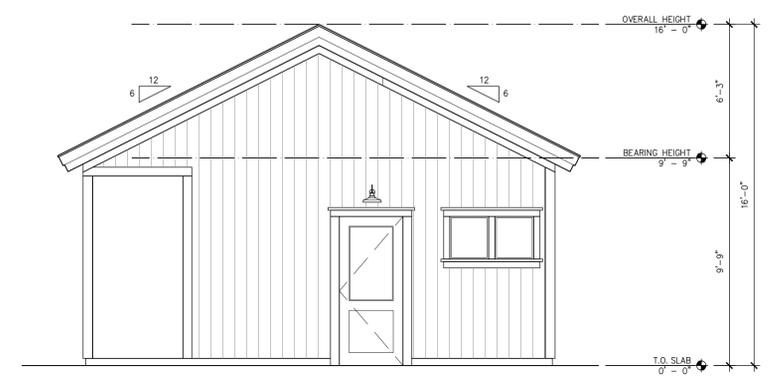
A4 Elevation  
1/4" = 1'-0"



A5 Elevation  
1/4" = 1'-0"



A4 Elevation  
1/4" = 1'-0"



A5 Elevation  
1/4" = 1'-0"

Revision	Date

Date	2/7/20
Drawn By	JRQ
Checked By	DJB

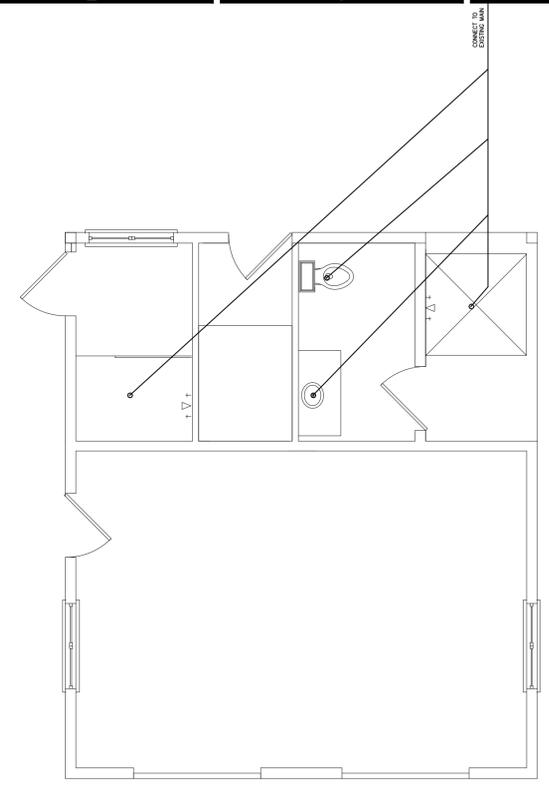
A301



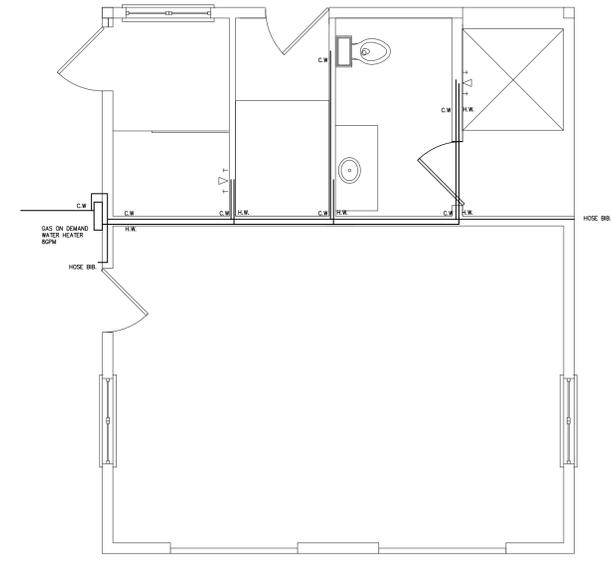
Cathy and Justin  
Bordlemay

295 Catherine View  
Richmond Hill, GA  
31324

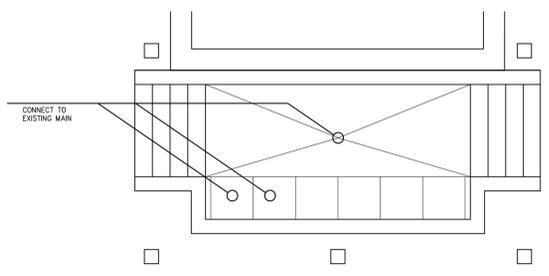
PLUMBING PLANS



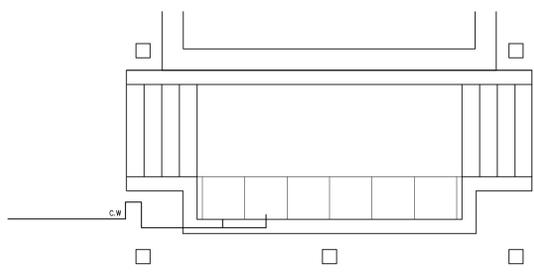
A1 Waste Water Plan  
1/4" = 1'-0"



A2 Plumbing Plan  
1/4" = 1'-0"



A3 Waste Water Plan  
1/4" = 1'-0"



A4 Plumbing Plan  
1/4" = 1'-0"

Revision	Date

Date  
2/7/20

Drawn By  
JRQ

Checked By  
DJB

P101

# “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#355-20 PZ Date: Oct. 6, 2020 Comments by: Friday, Sept. 11, 2020

Zoning Request: Requesting a variance for an accessory structure, Section 1000(h) of the Zoning Ordinance

Filed by: Daniel Brown  
Owners: same  
Property address: 295 Catherine View  
Map and Parcel # 0634-043

Comments Sign and Date

Engineering Director: \_\_\_\_\_  
\_\_\_\_\_

Fire Chief: \_\_\_\_\_  
\_\_\_\_\_

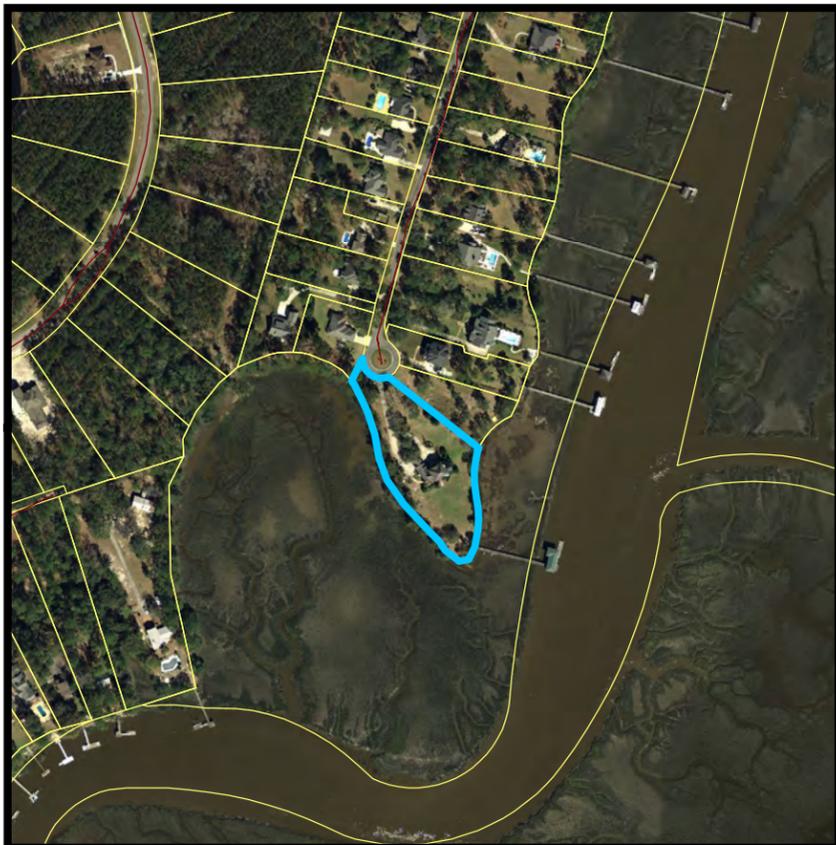
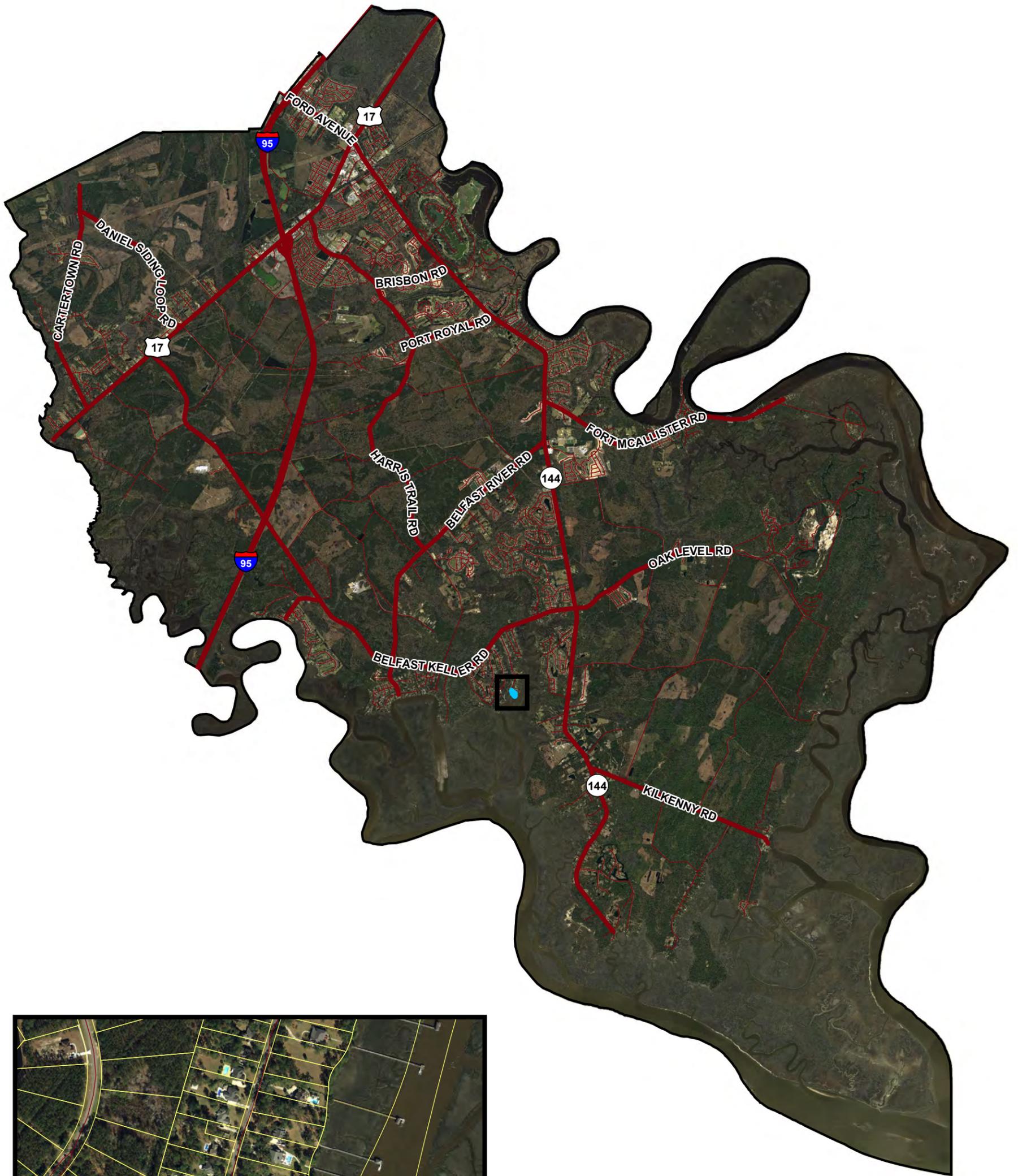
County Health Director: No action required if no bedrooms are added. AMO 9.11.20

Public Works Director: \_\_\_\_\_  
\_\_\_\_\_

Bryan County Schools (optional): \_\_\_\_\_  
\_\_\_\_\_

# “C” Exhibits – Bryan County Supplements

# Exhibit C-1

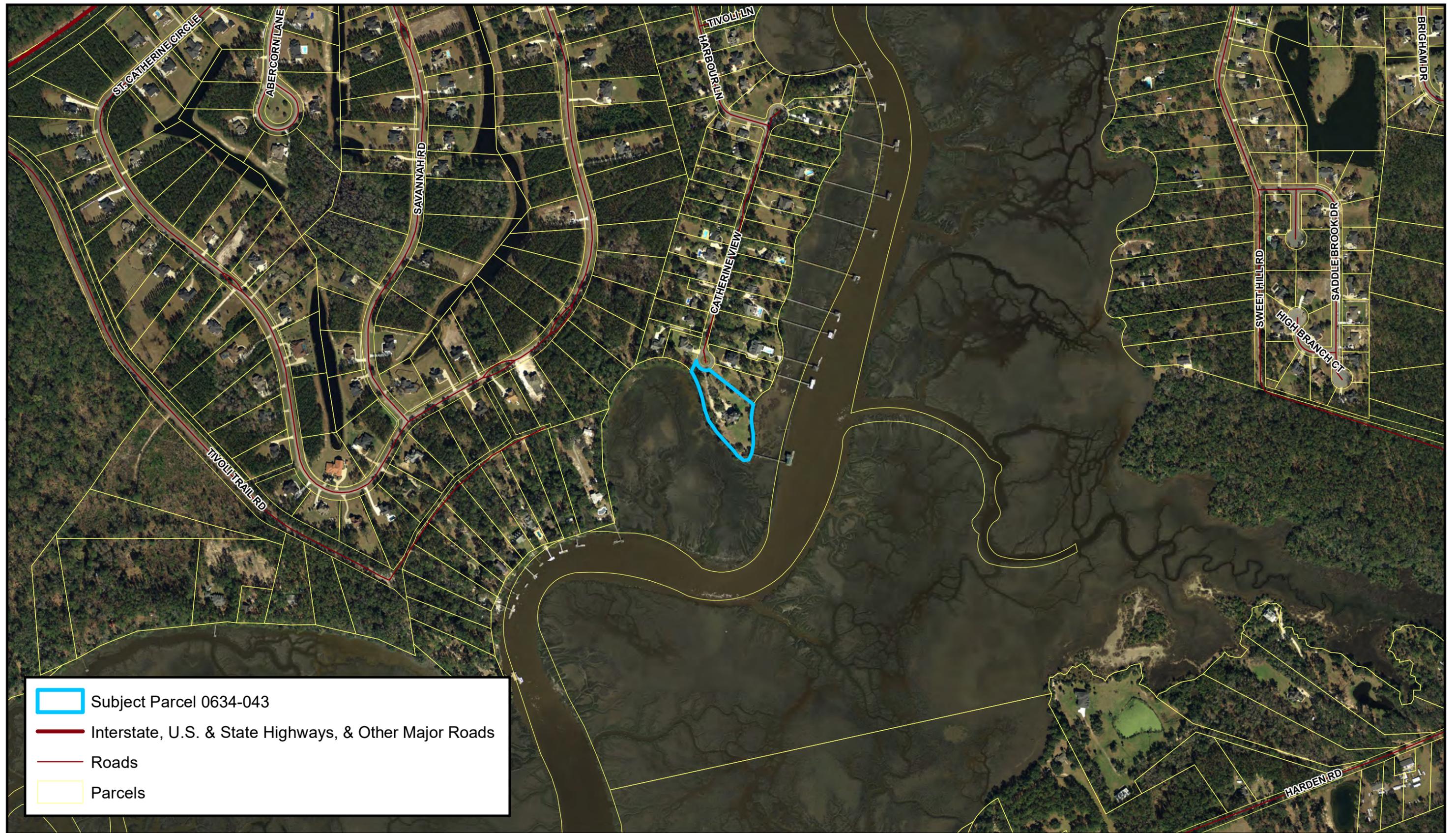


- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0634-043
- Parcels

**Overview Map**  
**Daniel Brown**  
**Case V# 355-20**

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





Subject Parcel 0634-043  
 Interstate, U.S. & State Highways, & Other Major Roads  
 Roads  
 Parcels



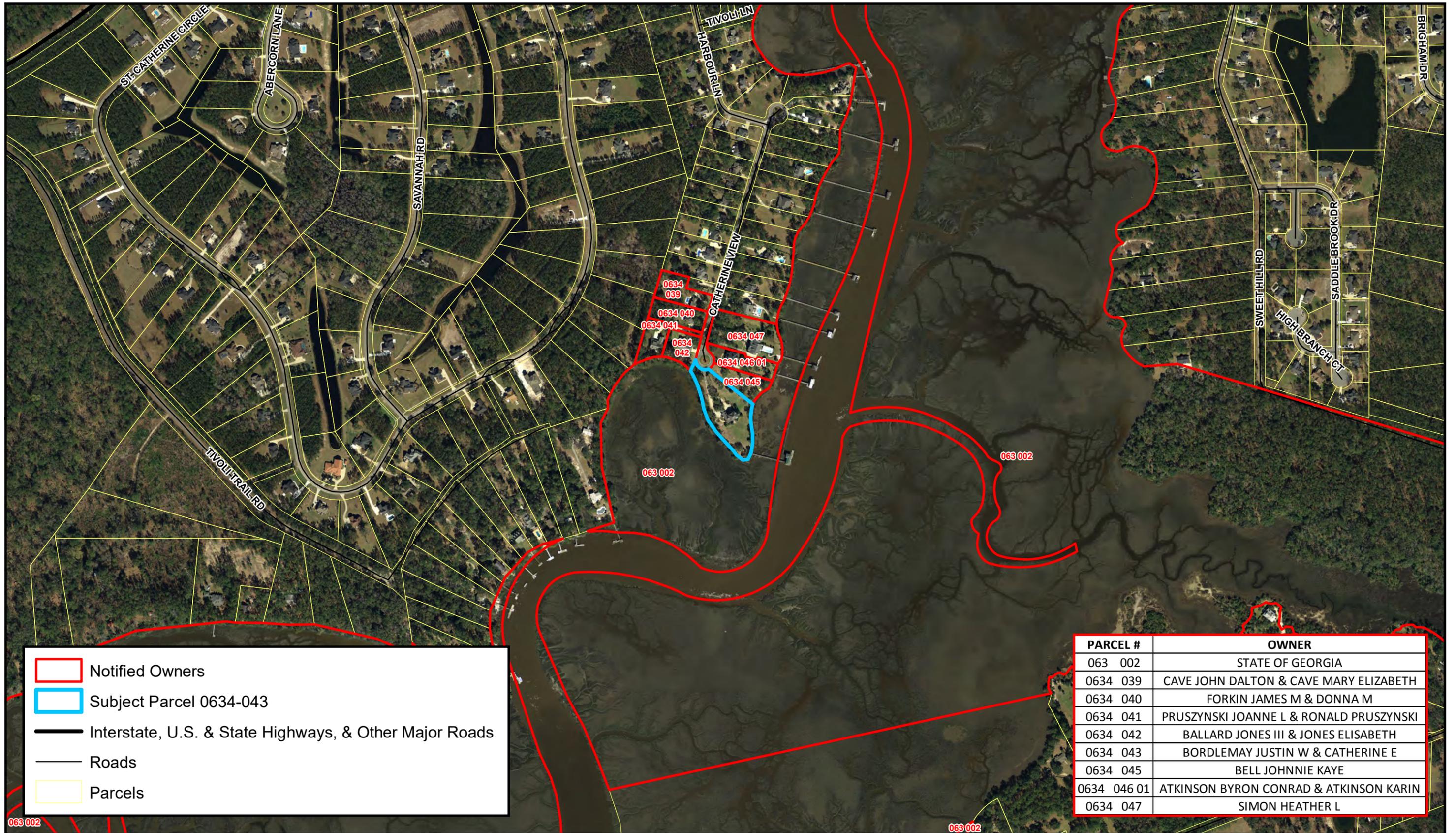
Produced by Bryan County GIS  
September 2020



**Location Map  
Daniel Brown  
Case V# 355-20**

**Exhibit C-2**

DISCLAIMER  
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Notified Owners  
 Subject Parcel 0634-043  
 Interstate, U.S. & State Highways, & Other Major Roads  
 Roads  
 Parcels

PARCEL #	OWNER
063 002	STATE OF GEORGIA
0634 039	CAVE JOHN DALTON & CAVE MARY ELIZABETH
0634 040	FORKIN JAMES M & DONNA M
0634 041	PRUSZYNSKI JOANNE L & RONALD PRUSZYNSKI
0634 042	BALLARD JONES III & JONES ELISABETH
0634 043	BORDLEMAY JUSTIN W & CATHERINE E
0634 045	BELL JOHNNIE KAYE
0634 046 01	ATKINSON BYRON CONRAD & ATKINSON KARIN
0634 047	SIMON HEATHER L

063 002

063 002



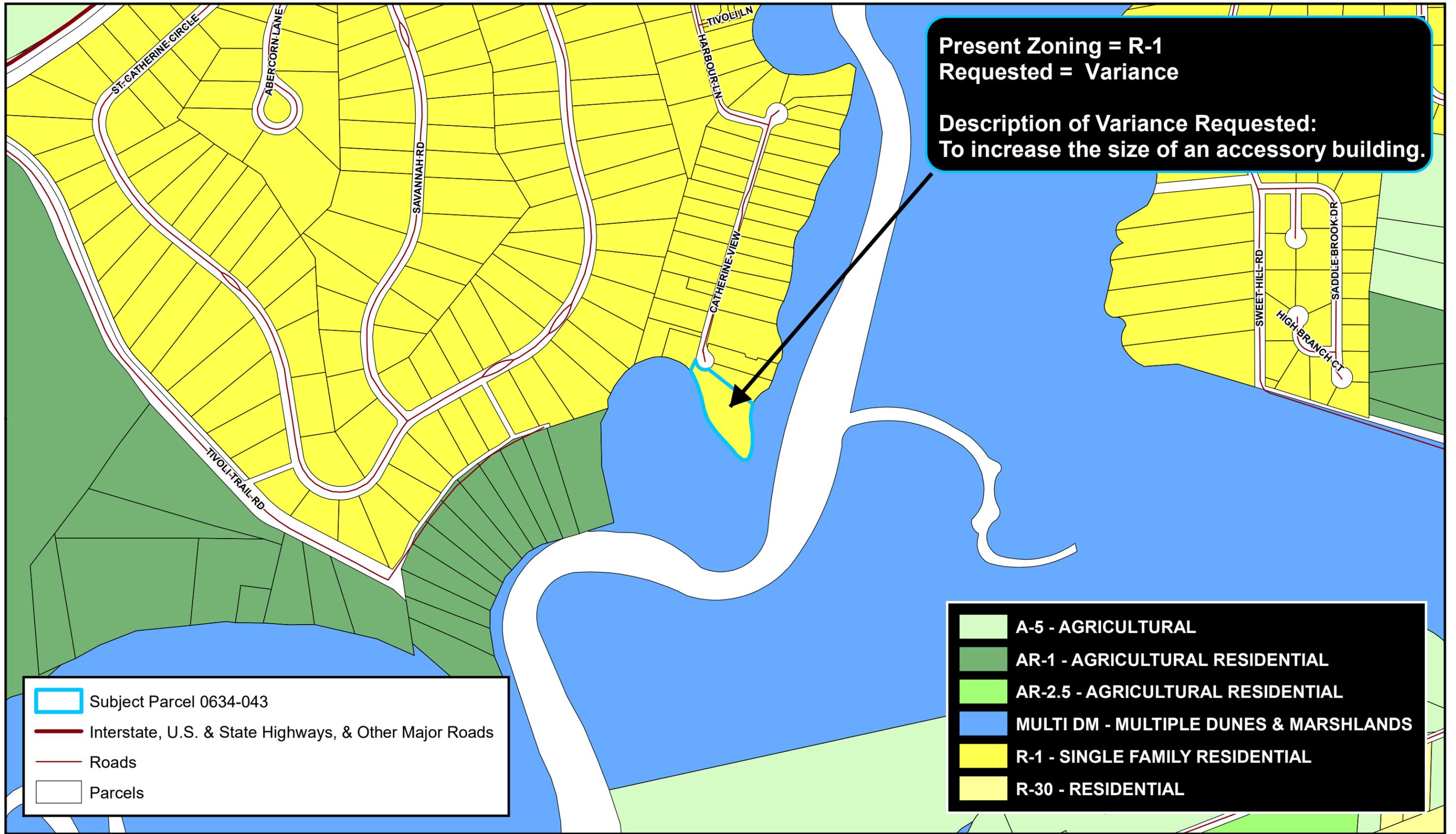
Produced by Bryan County GIS  
September 2020



**Notification Map**  
**Daniel Brown**  
**Case V# 355-20**

**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.



# “D” Exhibits – Public Comment

**No Comments Provided**

**BRYAN COUNTY BOARD OF ADJUSTMENT**

**CASE V#356-20**

Public Hearing Date: October 6, 2020

<p>REGARDING THE APPLICATION OF: The Black Creek Community Organization, represented by Lenton Williams, is requesting a variance for property located at 303 Groover Hill Rd, PIN# 0303 025. The applicant is requesting a variance in order to reduce the required parking for the development of a Community Center.</p>	<p>Staff Report By: Sara Farr-Newman Dated: September 29, 2020</p>
---	--

**I. Application Summary**

**Requested Action:** Public hearing and consideration of a variance requested by The Black Creek Community Organization, represented by Lenton Williams, requesting a variance to reduce parking for a new Community Center located at 303 Groover Hill Rd, PIN# 0303 025. The Board of Adjustment makes the final decision.

**Applicant and Owner:** Black Creek Community Organization  
Lenton Williams  
P.O. Box 937  
Ellabell, GA 31308

**Applicable Regulations:**

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Appendix B – Zoning, Article V. – Appeals, Variances, and Administrative Relief, Section 501. - Variances, Bryan County Code of Ordinances. Per the County Ordinance, a 4/5 majority is required to approve a variance.
- Appendix B – Zoning, Article X. – Development Standards of General Applicability, Section 1013. – Off-street Parking Requirements(d)(ix)

**II. General Information**

**1. Application:** A variance application was submitted by Lenton Williams as a representative for the Black Creek Community Organization on September 4, 2020. After reviewing the application, the Director certified the application as being generally complete on September 18, 2020.

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

A. Legal notice was published in the Bryan County News on **September 17, 2020**.

B. Notice was mailed on **September 18, 2020** to surrounding landowners within 300' of the exterior boundaries of the property.

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

**3. Background:**

The subject property, 303 Groover Hill Road, is located within the Groover Hill Community along Groover Hill Road south of Mitchell Road. The property is zoned AR-1 and currently has a house on it that will be removed. All immediately adjacent properties are also zoned AR-1. The surrounding properties are a combination of vacant lots and residential, including a residential lot immediately to the north. The applicant is planning to build a community center on the property to provide space for community events such as weddings and funerals and other gatherings. The proposed building is 4,500 square feet and can accommodate up to 266 seats and is classified as a public assembly space for the purposes of calculating off street parking requirements.

**4. Requested Variance:** Per Appendix B – Zoning, Article X. – Development Standards of General Applicability, Section 1013. – Off-street Parking Requirements (d)(ix) of the Bryan County Code of Ordinances, a total of 69 spaces plus 3 ADA spaces, a total of 72 spaces, are required. The applicant is requesting a reduction to permit 25 spaces plus 3 ADA spaces, a total of 28 spaces, a reduction of 44 spaces or an approximately 61% reduction.

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

**“A” Exhibits- Application:**

A-1 Variance Application

A-2 Site Plan

**“B” Exhibits- Agency Comments:**

B-1 Public Health (09.11.2020)

**“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 the use of the facility as well as the construction and maintenance costs of the paved parking as hardships. The facility is planned to be used as a community center including sporadic events such as funerals and weddings limited to members of the Groover Hill Community. The closest use listed in the Ordinance to calculate parking is as follows:

*Auditorium, theaters, churches, funeral homes and similar places of public assembly: One space for each four seats, or 12 feet of benches, or per 30 square feet of usable floor area in the largest assembly room, plus one space for each 200 square feet of floor or ground area used for amusement, entertainment or assembly, exclusive of the major assembly room.*

The applicant considers the application of this definition to be a hardship, as it will require excessive parking for the limited uses of the building; however, staff finds this use as described in the ordinance to be appropriate for the planned use of the facility. The uses included in the parking standard specifically include funeral homes and churches, which host similar events to those proposed by the applicant such as funerals and weddings. The inclusion of these uses indicates the parking required is appropriate to the

proposed community center. In terms of the cost of construction and maintenance for parking, these are not considered hardships for the purposes of a variance.

Within the ITE Parking Generation Manual the use that most closely reflects the building use is a Church (Land Use 560), which has large gatherings similar to what is proposed at this venue. This is also one of the uses listed as public assembly in the Bryan County Ordinance. According to the Parking Generation Manual, the average parking ratio is 11 spaces per 1,000 sq ft GFA or 31 spaces per 100 seats. The applicant indicated the facility will accommodate 266 seats, which would result in 83 spaces being required. This exceeds the 72 spaces, including ADA spaces, that are required per the ordinance, indicating this is an appropriate number for the proposed use and is not a hardship.

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

**Staff Findings:** The applicant identified the rural location and proposed use of the lot as conditions peculiar to the property. The lot is 4.19 acres and mostly grassed. The lot itself does not have any peculiar physical conditions. It is similar to other lots in the area and does not have any significant elevation changes. The applicant stated that the required parking spaces would not be compatible with the rural location and would create a cost and maintenance burden. While the cost of installation and maintenance is not grounds for a variance, staff does recognize the rural character of the area possibly being impacted by a large parking lot. However, the use proposed is permitted under the AR-1 zoning, indicating rural residential areas are appropriate for the use. Additionally, the impact of the parking lot can be mitigated during site planning by locating parking toward the rear of property and buffering it from adjacent properties.

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

**Staff Findings:** Staff did not identify any hardships, though the applicant was not aware of the parking requirement when purchasing the property. Staff determined the parking requirement of the ordinance is appropriate for the proposed use.

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

**Staff Findings:** The requested variance is not consistent with the spirit, purpose, and intent of the ordinance. The ordinance provides a parking calculation that is appropriate for the proposed use of the community center and will accommodate parking without impacting surrounding properties during events. Reducing this parking may result in deficient parking for events that cannot be accommodated on the site.

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

Staff recommends denial of the requested variance, because the variance criteria are not met.

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

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

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

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

# “A” Exhibits – Application

# Bryan County Board of Commissioners

Community Development Department

## Exhibit A-1



### VARIANCE APPLICATION

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

Application Fee: \$150.00

**Applicant:**

- Property Owner
- Authorized Agent

**Applicant Name:** Black Creek Community Organization, Inc. C/O Lenton Williams, VP  
**Address:** P.O. Box 937  
**City:** Ellabell **State:** Ga **Zip:** 31308  
**Phone:** (912) 656-9691 **Email:** threewillshauling@hotmail.com  
jeremy\_hart@emc-eng.com

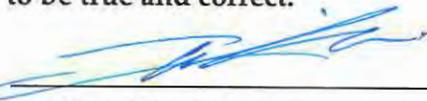
**Property Owner (if not applicant):** Black Creek Community Organization, Inc. C/O Lenton Williams, Vice President  
**Address:** P.O. Box 937  
**City:** Ellabell **State:** Ga **Zip:** 31308 **Phone:** (912) 656-9691

**Property Information: General Location:** 303 Groover Hill Road  
**PIN Number (Map & Parcel):** 0303 025 **Current Zoning District(s):** AR-1

**What section of the Subdivision or Zoning Code are you requesting a variance for?** Appendix B; Article X; Section 1013; D; IX

**Description of Variance Requested:** Reduction of required off-road parking. Proposed use: Community Center  
Required Parking: (266 seats/4 spaces=67)+(264-sf/200-sf=2) = 69 Regular + 3 ADA. Proposed Parking: 25 Regular + 3 ADA Spaces. Variance is requested based on actual use, which will have a lower demand than estimated by the Ordinance.

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

  
 Applicant Signature

09/03/2020  
 Date

#### FOR OFFICE USE ONLY

Case #: V# 356-20 Date Received: 9-4-2020  Fee Paid Initial: JMH

**Variance Review and Timing**

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

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

**Variance Application Checklist**

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

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

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

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

09/03/2020  
 \_\_\_\_\_  
 Date

**Variance Criteria**

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

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

(See Attachment)

---

- 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;

(See Attachment)

---

- 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.

(See Attachment)

---

- 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.

(See Attachment)

---

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

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

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

**FOR OFFICE USE ONLY**

Completeness Certified: 09/18/2020 P&Z Public Hearing Date: 10/06/2020

**Variance Criteria Attachment:**

1. The owner intends to utilize the community center for sporadic events, such as funerals, weddings, etc. These events will not occur on a regular basis, nor will they fully utilize the 72 parking spaces (total required by the ordinance). The owner estimates a need of no more than 28 parking spaces based on projected event types and attendance. Constructing the additional 44 spaces will not only result in an immediate financial hardship based on increased construction and permitting costs, but will also provide a long-term financial hardship based on maintaining the parking facility.
2. Minimum parking requirement laws specify a fixed number of required off street parking spaces based on an assumed use/demand, meant to alleviate parking shortages related to rapid urban and suburban development. These laws were widely adopted during the 1950s and have aided municipalities with responsible urban growth. However, the implementation of these laws produce hardship for developments that 1) do not fit within a assumed use, 2) or not located within a urban / suburban environment. The subject property is located within rural Bryan County and consists of a 4+ acre site, mostly cleared and grassed. The hardship of constructing a 72-space parking facility in such a rural residential setting is substantial. Not only would additional construction costs and long-term maintenance costs be a burden (discussed above), but such a large parking facility would simply not “fit in” within the rural residential community. The owner / developer would rather maintain most of the subject property in a natural vegetative state as similar to adjacent properties, than to construct a urban parking facility.
3. The owner / developer had no knowledge of circumstances that may exist with the property’s development when it was purchased. The owner / developer made no actions to cause any intentional hardship in relation to this variance application.
4. The requested variance shall not hinder the spirit, purpose or intent of the ordinance, or cause any public safety concerns. The reduced parking facility, if approved, shall meet all Bryan County developmental and construction standards.

2

1174 0287

2015 MAY 18 AM 11:02

BOOK# \_\_\_\_\_ PAGE# \_\_\_\_\_  
CLERK OF SUPERIOR COURT  
BRYAN COUNTY, GA

Bryan County, Georgia  
Real Estate Transfer Tax  
PAID 10  
DATE 5-18-15  
J. Webb  
Clerk of Superior Court

0152015-000754

ABOVE SPACE RESERVED FOR RECORDING INFORMATION

THIS INSTRUMENT PREPARED BY  
AND TO BE RETURNED TO:  
CHRISTY CARROLL BALBO  
ATTORNEY AT LAW, P.C.  
11258 FORD AVE., SUITE 8  
RICHMOND HILL, GEORGIA 31324  
PHONE (912) 756-5518

STATE OF GEORGIA  
COUNTY OF BRYAN

**QUITCLAIM DEED**

This Indenture made and entered into on this the 14<sup>th</sup> day of May, 2015, by and between, Columbus Jernigan, Jr., of PO Box 213, Ellabell, Georgia, 31308, as Party of the First Part, and Black Creek Community Organization, Inc, a Georgia corporation having its office and principal place of business at 910 Groover Hill Road, Ellabell, Georgia 31308, as Party of the Second Part.

**WITNESSETH:**

That Party of the First Part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever Quitclaim unto the said Party of the Second Party, its heirs and assigns, all of Parties of the First Part's interest in the following described property, to wit:

**\*Document Preparation Only: Title neither examined nor certified by attorney\***

ALL that certain lot or tract of land situate, lying and being in the 1380<sup>th</sup> G. M. District of Bryan County, Georgia, containing 4.2 acres, more or less, and designated as "Julius Mitchell" on that certain plat of survey prepared by T. T. Osteen, Surveyor, dated December 27, 1961, and being of record in Plat Book C, Page 257, in the Office of the Clerk of Superior Court of Bryan County, Georgia. Said plat is incorporated herein for descriptive and all other legal purposes. Said tract or parcel of land is bounded, now or formerly, as follows: On the North by lands of Mary Baker and lands of Charlie Mitchell; On the East by lands of Charlie Mitchell; On the South by lands of Bettie Davis; and on the West by Groover Hill Road.

SUBJECT to all valid reservations, restrictions, easements, and rights of way of record.

TOGETHER with all improvements located thereon.

TO HAVE AND TO HOLD the said described premises to said Party of the Second Part, so that neither said Party of the First Part, nor any person or persons claiming under him, shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

*CF*

1174 0288

2015 MAY 18 AM 11:02

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

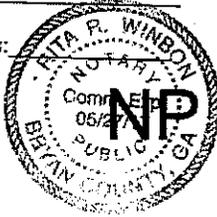
IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hands, affixed his seal and delivered these presents on this the day and year first above written.

Signed, sealed and delivered on  
the 14<sup>th</sup> day of May, 2015  
in the presence of:

*[Handwritten signature]*  
\_\_\_\_\_  
Witness

*Columbus Jernigan Jr* (SEAL)  
Columbus Jernigan, Jr.

Notary Public  
My Comm. Expires:



# 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.

0303 025

Parcel Identification Number

[Signature]  
Signature of Applicant

09/03/2020  
Date

### BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

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

Name: Ten Strozzo

Title: Property Tax Spv.

Signature: [Signature]

Date: 9-21-20

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

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

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

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

FMUMFB01

ERROL ANN COLEMAN BRYAN COUNTY TAX COMM  
Clerk TS1 Date 2020 09 21 Sequence 124245

No. 1463 P. 31/20  
12:55:56

Bill Number . . .	2019 001673 Acct	2932R19	Fair Mkt Val	38,970
Taxpayer Name . .	BLACK CREEK COMMUNITY		Bill Date	2019 08 28
Additional Name .	ORGANIZATION INC		Due Date	2019 11 15
Address Line 1 .	PO BOX 937		H/S Code	
Address Line 2 .	ELLABELL		Lender Code	
City ST Zip 4 . .	GA 31308		Under Appeal	
Loctn/Desc . . .	LOT 1 PB 667 / PG 4B		Bankruptcy	
Map Blk Par Sub .	0303 025	Dist 03	Check Notes	
Original Bill	Adj & Charges	Payments	Descriptions	This Tran
391.82		391.82-	Taxes	.....
			Assessment Pen	.....
			Interest	.....
			Costs	.....
			Late Penalty	.....
			Other Penalty	.....
			TOTALS	.....
391.82		391.82-	Payment/Adjust	(P/A) P.
		Last T/A Date	Reason Code	(F13) 00
		PP 2019 10 28		

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

2020 taxes due

11-15-20

# 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.

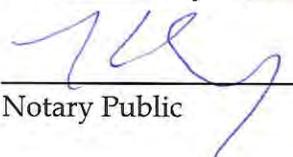
  
\_\_\_\_\_  
Signature of Applicant

Personally appeared before me

Lenton Williams  
Applicant (Print)

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

This 3 day of September 2020

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



# Bryan County Board of Commissioners

Community Development Department



## AUTHORIZATION OF PROPERTY OWNER

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

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

Name of Applicant: Black Creek Community Organization, Inc., C/O Lenton Williams , Vice President

Address: P.O. Box 937

City: Ellabell State: Georgia Zip Code: 31308

Telephone Number: (912) 656-9691 Email: threewillshauling@hotmail.com

[Signature]  
Signature of Owner

09/03/2020  
Date

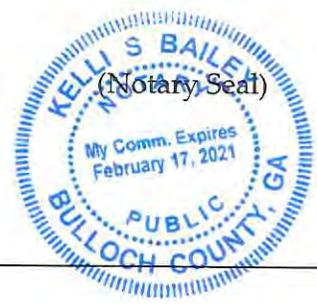
Lenton Williams  
Owners Name (Print)

Personally appeared before me  
Lenton Williams  
Owner (Print)

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

This Day 3 of SEPTEMBER, 2020

[Signature]  
Notary Public



To Whom it May Concern,

I Columbus Jernigan the President of The Black Creek Community Center, Willie Oliver the Treasure and Julia Haggrey the Secretary. We give Lenton Williams the Vice President of the Black Creek Community Center the consent to sign all Legal Documents pertaining to the operations of The Community Center.

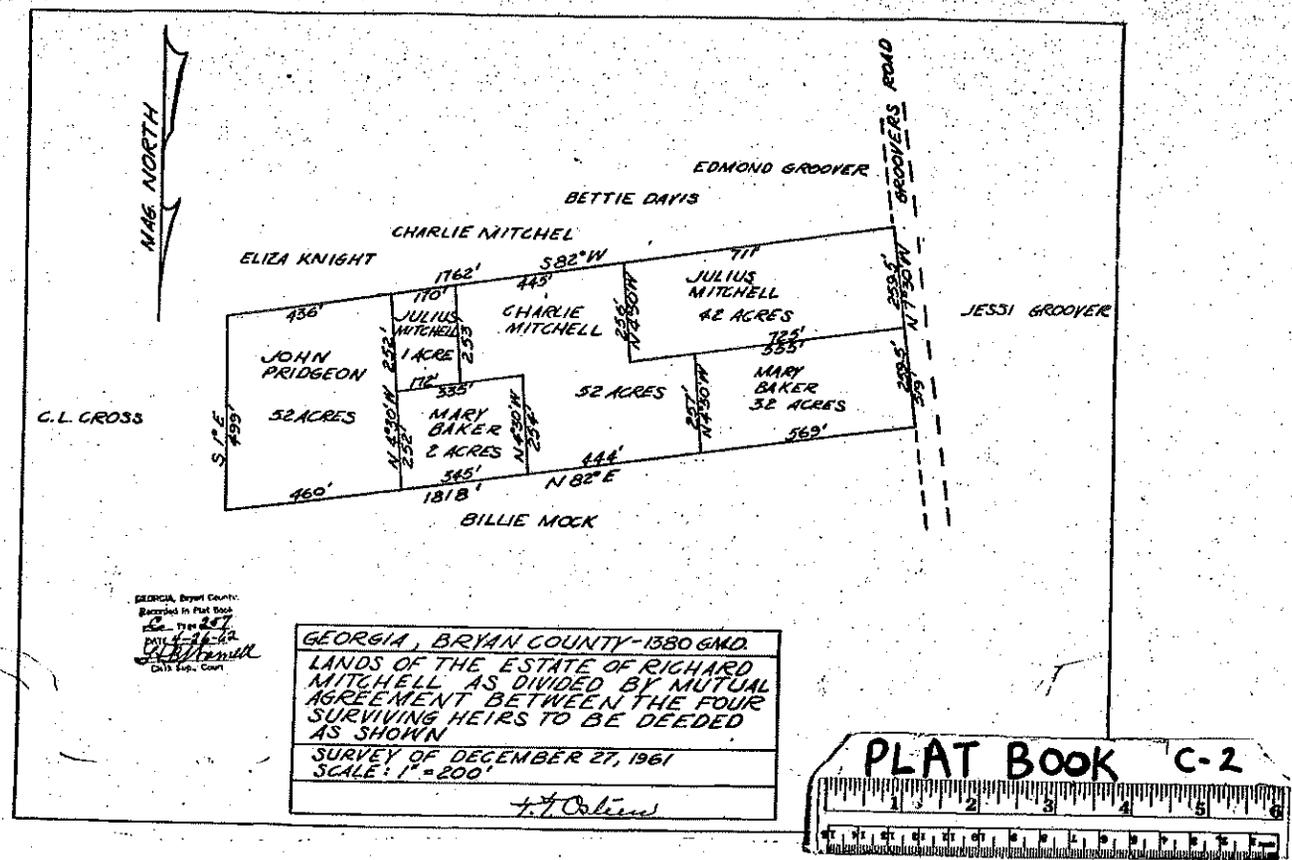
Thank you,

Signed Columbus Jernigan Jr Date 9, 18, 20

Signed Willie Oliver Jr. Date 9-26, 20

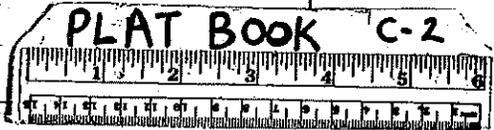
Signed Julia Haggrey Date 9, 18, 20

257



GEORGIA, Bryan County  
 Recorded in Plat Book  
 C-2, Page 257  
 Date 12-27-1961  
 J. F. Osborn

GEORGIA, BRYAN COUNTY-1380 G.M.D.  
 LANDS OF THE ESTATE OF RICHARD MITCHELL AS DIVIDED BY MUTUAL AGREEMENT BETWEEN THE FOUR SURVIVING HEIRS TO BE DEEDED AS SHOWN  
 SURVEY OF DECEMBER 27, 1961  
 SCALE: 1" = 200'  
 J. F. Osborn



**SITE INFORMATION:**

1. SITE ADDRESS: 303 GROOVER HILL ROAD

2. PROPERTY IDENTIFICATION NUMBER: 0303025 (BRYAN COUNTY)

3. ZONING: AR-1 (AGRICULTURAL RESIDENTIAL DISTRICT)

4. USE: THE SUBJECT PROPERTY CONSISTS OF A SINGLE 4.19-ACRE PARCEL OF LAND PARTIALLY DEVELOPED WITH A 888-SF WOODEN STRUCTURE IN POOR CONDITION. IT IS THE INTENTION OF THE OWNER TO DEMOLISH THE STRUCTURE AND CONSTRUCT A 4,500-SF COMMUNITY BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

5. BUILDING SETBACKS: FRONT SETBACK: 50-FT  
SIDE SETBACKS: 25-FT  
REAR SETBACK: 50-FT

6. PARKING CALCULATIONS:  
USAGE TYPE: PUBLIC ASSEMBLY (PER ARTICLE X-SECTION 1013 - D - IX)  
CODE REQUIREMENT: 1 SPACE FOR EACH FOUR SEATS IN LARGEST ASSEMBLY ROOM + 1 SPACE FOR EACH 200-SF OF ASSEMBLY FLOOR AREA EXCLUSIVE OF LARGEST ASSEMBLY ROOM  
REQUIREMENT CALC: 266 SEATS (HALL) / 4 SPACES = 66.5 = 67 SPACES  
264-SF (VESTIBULE) / 200-SF = 1.32 = 2 SPACES  
67 + 2 = 69 TOTAL SPACES REQUIRED  
PARKING PROVIDED: 66 9' X 18' PARKING SPACES  
+ 3 ADA PARKING SPACES  
69 TOTAL PARKING SPACES

7. TREE CANOPY REQUIREMENTS  
TOTAL AREA OF SITE (SA): 182,653.5-SF  
CANOPY REQUIREMENT (CR): 40%  
PRESERVED TREE AREA (PTA): 65,271.5-SF

TREE CANOPY REQUIRED = (SA \* CR) - PTA  
TREE CANOPY REQUIRED = (182,653.5 \* 0.40) - 65,271.5  
TREE CANOPY REQUIRED = 7,790-SF

TREES PROVIDED:  
OVERSTORY TREES  
LARGE GROWTH: 1,500-SF EACH  
2 - RED MAPLE (AR - ACER RUBRUM)  
2 - LIVE OAK (QV - QUERCUS VIRGINIANA)  
MEDIUM GROWTH: 550-SF EACH  
2 - SAVANNAH HOLLY (IOS - ILEX OPACA "SAVANNAH")  
UNDERSTORY TREES  
SMALL GROWTH: 250-SF EACH  
3 - CREPE MYRTLE (LIP - LAGERSTROEMIA INDICA 'POTOMAC')  
TOTAL = 4(1500) + 2(550) + 3(250) = 7,850-SF

**SITE LAYOUT AND STAKING NOTES**

- IF THE PLANS ARE NOT CLEAR OR DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT EMC ENGINEERING SERVICES, INC AT (912) 764-7022 FOR CLARIFICATION IMMEDIATELY.
- ALL NORTHING AND EASTING ARE TO THE EDGE OF PAVEMENT, EDGE OF BUILDING, CENTER OF STORM STRUCTURE, OR AS SHOWN.
- CONTRACTOR SHALL CAREFULLY EXAMINE ALL DOCUMENTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS.
- ENTIRE SITE SHALL BE DRESSED TO UNIFORM, WELL DRAINED AND VISUALLY APPEALING SURFACE WITH A MINIMUM TOPSOIL LAYER OF FOUR INCHES.
- ALL STRIPING AND SIGNS SHALL CONFORM WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION. PARKING STALL STRIPING TO BE YELLOW WITH BLUE HANDICAPPED STRIPING
- ALL HANDICAP PARKING SPACES AND ACCESSIBLE ROUTE SHALL CONFORM WITH THE AMERICAN WITH DISABILITY ACT DESIGN GUIDELINES AND SPECIFICATIONS LATEST EDITION.
- DIMENSIONS AND CURVE RADII ARE GIVEN TO FACE OF CURB, WHERE CURB AND GUTTER IS SHOWN. OTHERWISE DIMENSIONS ARE GIVEN TO THE EDGE OF PAVEMENT. CONTRACTOR IS TO COORDINATE WITH THE ARCHITECTURAL PLANS AS TO THE BUILDING LAYOUT AND DIMENSIONS

**SPECIAL NOTES:** (#) (VALUE)

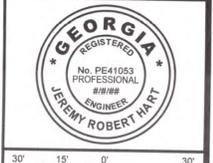
- (RESERVED)

Exhibit A-2

**HATCH LEGEND:**

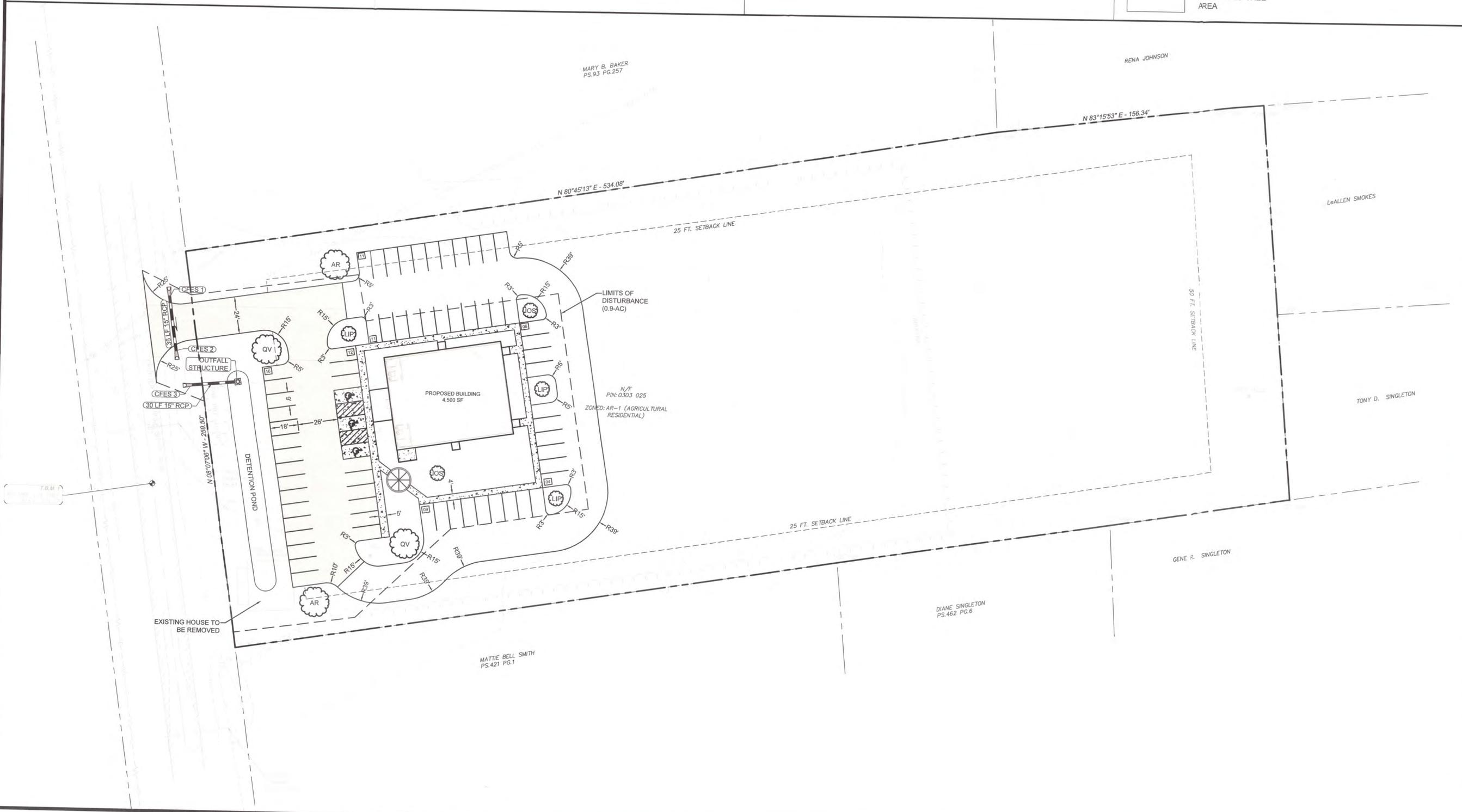
	EXISTING ASPHALT PAVEMENT		EXISTING CONCRETE PAVEMENT
	PROPOSED ASPHALT		DUMPSTER PAD
	PROPOSED CONCRETE SIDEWALK		GRASSED PARKING AREA
	PRESERVED TREE AREA		

NO.	REVISION DESCRIPTION	DATE



**EMC ENGINEERING SERVICES, INC.**  
 606, 206611 Way, Suite 201  
 Statesboro, GA 30468  
 Ph: (912) 764-7022  
 Fax: (912) 233-4690  
 statesboro@emc-eng.com  
 www.emc-eng.com

CIVIL MARINE ENVIRONMENTAL  
 ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS  
 SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS



**SITE PLAN**  
**BLACK CREEK COMMUNITY BUILDING**  
 303 GROOVER HILL ROAD  
 BRYAN COUNTY, GEORGIA  
 Prepared for:  
**LENTON WILLIAMS**

PROJECT NO.:	20-2038
DRAWN BY:	DRAWN BY
DESIGNED BY:	JRH
SURVEYED BY:	ELS
SURVEY DATE:	08/15/19
CHECKED BY:	CHECKED BY
SCALE:	1" = 30'
DATE:	7/9/20

# “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#356-20 PZ Date: Oct. 6, 2020 Comments by: Friday, Sept. 11, 2020

Zoning Request: Requesting a variance for off-road parking, Section 1013(d) of the Zoning Ordinance

Filed by: Black Creek Community Organization, Inc. - Lenton Williams, VP

Owners: same

Property address: 303 Groover Hill Rd

Map and Parcel # 0303-025

Comments Sign and Date

Engineering Director: \_\_\_\_\_

Fire Chief: \_\_\_\_\_

County Health Director: Applications for well and septic permits required. *[Signature]* 9.11.20

Public Works Director: \_\_\_\_\_

Bryan County Schools (optional): \_\_\_\_\_

# “C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 0303-025
- Parcels

**Exhibit C-1**



Produced by Bryan County GIS  
September 2020



**Overview Map**  
**Black Creek Community Organization - Lenton Williams**  
**Case V# 356-20**

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 0303-025
- Parcels



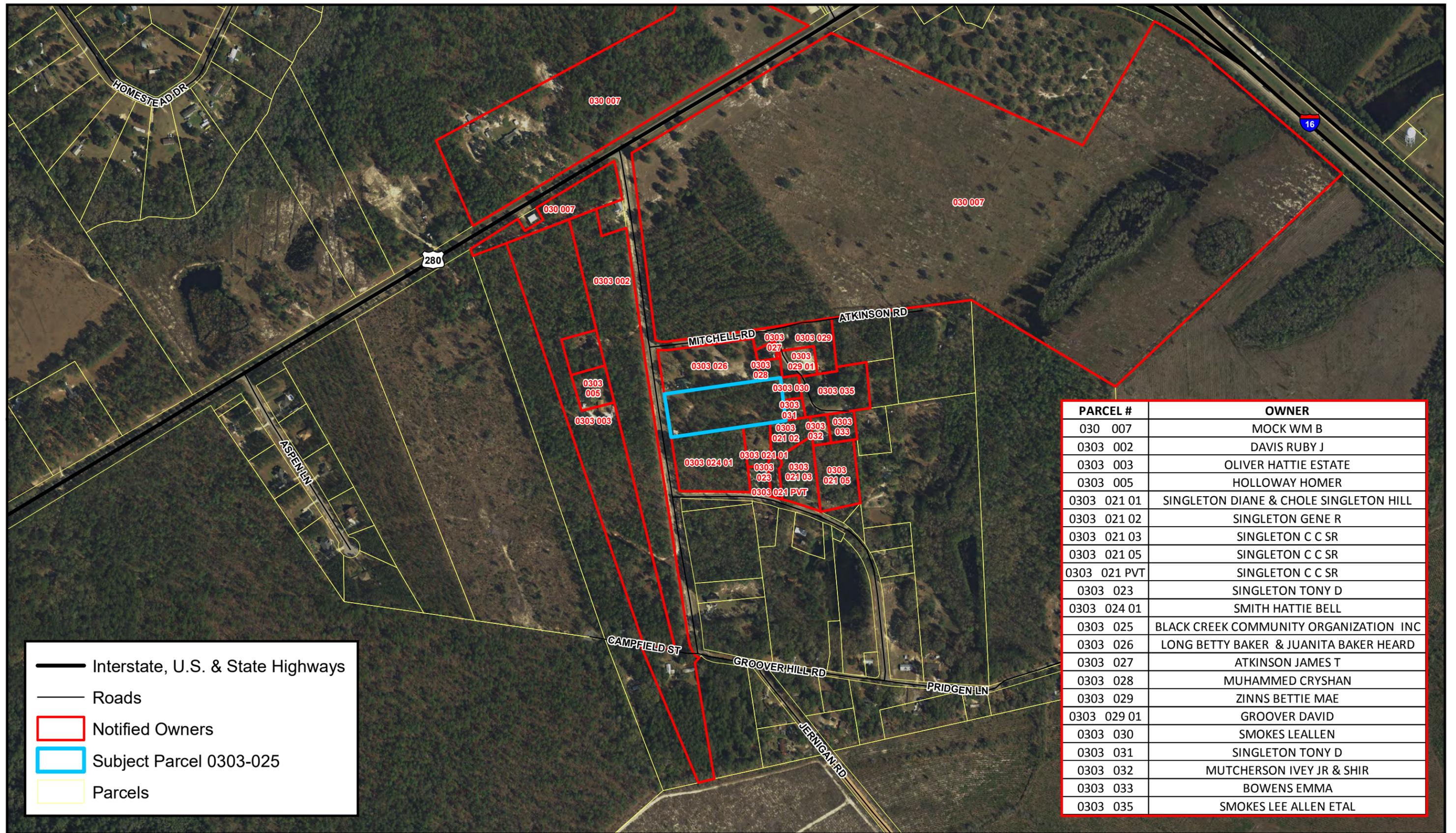
## Exhibit C-2

Produced by Bryan County GIS  
September 2020



### Location Map Black Creek Community Organization - Lenton Williams Case V# 356-20

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.



PARCEL #	OWNER
030 007	MOCK WM B
0303 002	DAVIS RUBY J
0303 003	OLIVER HATTIE ESTATE
0303 005	HOLLOWAY HOMER
0303 021 01	SINGLETON DIANE & CHOLE SINGLETON HILL
0303 021 02	SINGLETON GENE R
0303 021 03	SINGLETON C C SR
0303 021 05	SINGLETON C C SR
0303 021 PVT	SINGLETON C C SR
0303 023	SINGLETON TONY D
0303 024 01	SMITH HATTIE BELL
0303 025	BLACK CREEK COMMUNITY ORGANIZATION INC
0303 026	LONG BETTY BAKER & JUANITA BAKER HEARD
0303 027	ATKINSON JAMES T
0303 028	MUHAMMED CRYSHAN
0303 029	ZINNS BETTIE MAE
0303 029 01	GROOVER DAVID
0303 030	SMOKES LEALLEN
0303 031	SINGLETON TONY D
0303 032	MUTCHERSON IVEY JR & SHIR
0303 033	BOWENS EMMA
0303 035	SMOKES LEE ALLEN ETAL



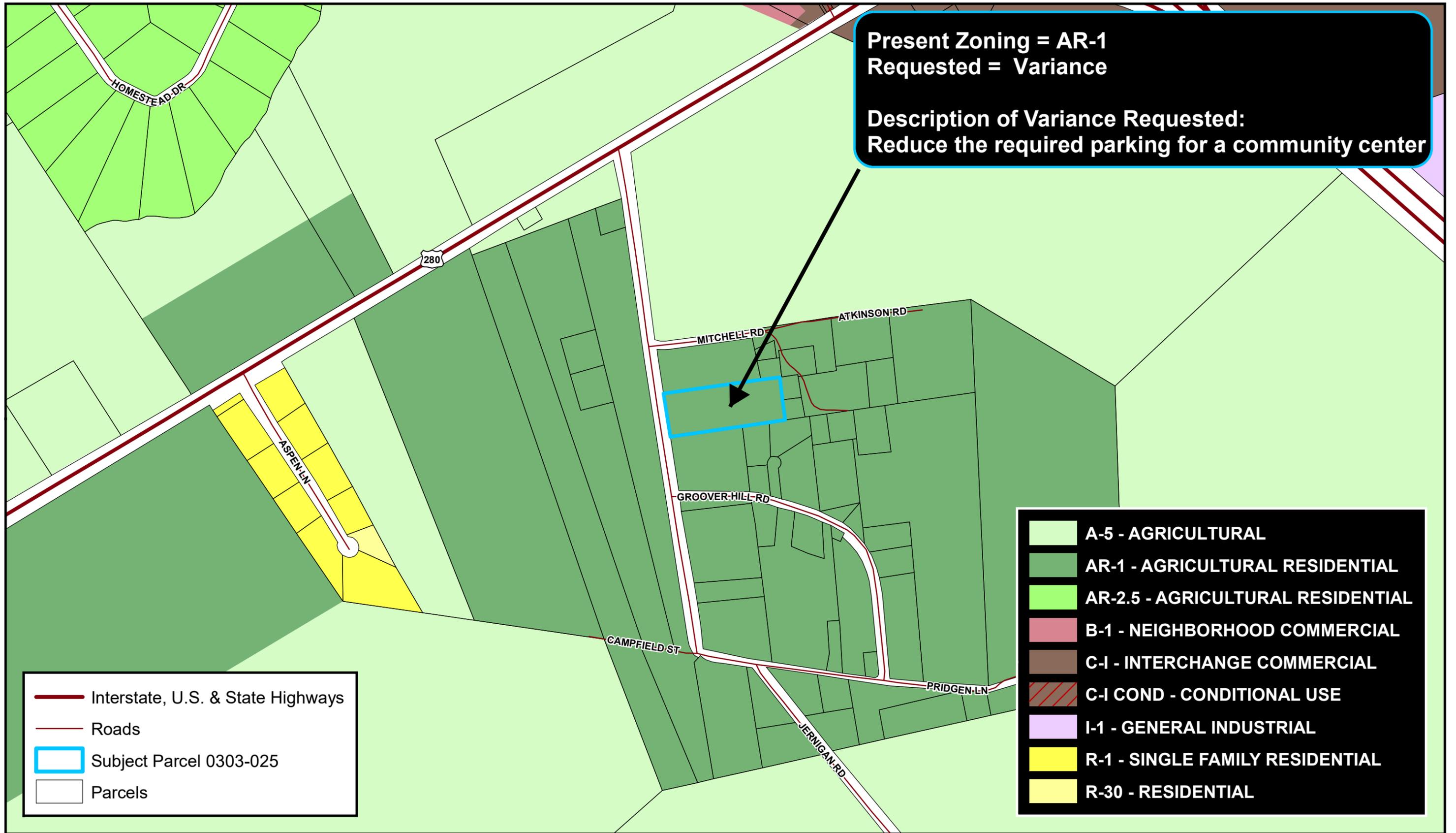
### Exhibit C-3



Produced by Bryan County GIS  
September 2020

## Notification Map Black Creek Community Organization - Lenton Williams Case V# 356-20

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



**Exhibit C-4**

Produced by Bryan County GIS  
 September 2020



**Zoning Map**  
**Black Creek Community Organization - Lenton Williams**  
**Case V# 356-20**

DISCLAIMER  
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# “D” Exhibits – Public Comment

No Comments Submitted

**BRYAN COUNTY PLANNING & ZONING COMMISSION**

**CASE Z#231-20**

Public Hearing Date: October 6, 2020

<p>REGARDING THE APPLICATION OF: Patricia Redmond, requesting the rezoning of a portion of 200 Rambling Creek Road, PIN# 030-020-01, in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned "R-30", from its existing "A-5" Agricultural District zoning.</p>	<p>Staff Report By: Amanda Clement Dated: September 29, 2020</p>
---	--

**I. Application Summary**

**Requested Action:** Public hearing and consideration of a rezoning map amendment for Bryan County. The application by Patricia Redmond proposes to rezone a portion of the property located at 200 Rambling Creek Road, PIN# 030-020-01 from its existing "A-5" Agricultural District to "R-30" Residential District.

**Applicant and Owner:** Patricia Redmond  
200 Rambling Creek Road  
Ellabell, GA 31308

**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 1104. – "R-30" Residential Districts, Bryan County Code of Ordinances

**II. General Information**

**1. Application:** A rezoning application was submitted by Patricia Redmond on September 2, 2020. After reviewing the application, the Director certified the application as being generally complete on September 10, 2020.

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

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

**3. Background:** The subject property is generally located in the northeast quadrant of the intersection at Shumantown Road and Rambling Creek Road, and is identified as "Parcel 2" on the subdivision survey prepared for Roy Redmond and recorded in Plat Book 619/Page 1A on March 26, 2010. This survey reconfigured approximately 180.08 acres of land, dividing it into six lots, referenced on the survey as "Parcel 1", "Parcel 2", "Parcel 3", "Parcel 3-A", "Parcel 3-B", and "Parcel 3-C". Access to these parcels is provided by Rambling Creek Road, via a 60' wide private right-of-way. "Parcel 2" is developed with a single-family dwelling and a pool. The applicant and property owner of "Parcel 2" desires to split the 5-acre tract into two portions in order to combine the portion with the house with the adjacent "Parcel 1" (zoned "R-30") and the portion with the pool with the adjacent "Parcel 3" (zoned "A-5").

**4. Exhibits:** The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on September 2, 2020, unless otherwise noted.

**"A" Exhibits- Application:**

A-1 Rezoning Application

**"B" Exhibits- Agency Comments:**

None received

**"C" Exhibits- Bryan County Supplements**

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

**"D" Exhibits- Public Comment:**

None 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 Low Density and Agricultural on the Future Land Use Map. This land use makes up the traditional character for most of the land area in North Bryan and encourages residential development with densities of at least 1 unit per acre.

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 "R-30" Residential District is to provide locations for low to medium density single family development. Typical lot sizes in the "R-30" district can range from 15,000 square feet to one (1) acre, depending on if the site is serviced by a public or community water/sewer system or individual septic. The existing zoning scheme within the area is primarily made up of low density residential zoning, to include properties zoned "A-5", "AR-2.5", "AR-1", and "R-30".

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

**Staff Findings:** The overall character within the immediate area is rural and the land use pattern reflects residential development. Within one (1) mile of the site is primarily low density residential development with lots measuring at least 1 acre in size and zoned "A-5", "AR-2.5", "AR-1", and "R-30". These lots are serviced by individual wells and private septic systems, and development within the immediate vicinity is expected to remain low density. As the rezoning is being requested in order to accommodate the combination of a portion of the subject property with the adjacent "R-30" zoned lot, the proposed request should not negatively impact the overall character of the area.

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

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

- a) Roads: The main road providing access to this subdivision is Rambling Creek Road with an internal private right-of-way with paved access drives providing access to the individual lots.
- b) Parks and Recreational Facilities: Hendrix Park provides public recreation facilities for North Bryan County.
- 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: Lanier Primary, Bryan County Elementary, Bryan County Middle, and Bryan County High schools serve North Bryan County.
- e) Water Supplies and Wastewater Treatment: The site is serviced by private well and septic.
- f) 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 FEMA F.I.R.M. maps identify a portion of this property as being located inside a Special Flood Hazard Area, Zone AE (Elevation 39 Feet). In addition to this, the site backs up to Black Creek. Any future development of the site would need to be planned in order to not adversely affect these environmentally sensitive areas; however, at this time, the applicant is not proposing any further development of the lot.

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 continued use as a single-family residence 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 the “R-30” zoning allows for similar uses to what is currently permitted within the area.

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

**Staff Findings:** No evidence or research has been presented either in support of or in opposition to this request, which would suggest that the proposed use 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 portion of the property that is proposed for this reclassification is already developed with a single-family dwelling. The applicant is requesting the rezoning so that they may adjust existing lot lines and combine this portion with the adjacent “Parcel 1”. No further development of the property is being proposed/requested at this time; therefore, it is not expected to require an increase in existing levels of public services.

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

**Staff Findings:** Staff has not identified any existing or changing conditions which would affect the use and development of the subject property, which would give supporting grounds for either approval or disapproval of the proposed reclassification.

10. The existing Uses and zoning of nearby Lots.

**Staff Findings:** Adjacent and nearby properties are zoned “A-5”, “AR-2.5”, “AR-1”, and “R-30” and allow similar uses to those permitted under the requested “R-30” Single-Family Residential 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, it is noted that they desire the rezoning in order to combine a portion of the existing lot with the adjacent "Parcel 1" which is zoned "R-30". The difference in zoning would therefore create a split zoning on the parcel, which is generally discouraged.

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

**Staff Findings:** Staff has not identified a diminishment in the property value of the subject property from its existing zoning restrictions.

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

**Staff Findings:** 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 portion of the lot that is proposed to be reclassified is approximately 2 acres in size and will be combined with the adjacent "Parcel 1" that is already zoned "R-30". Both the existing and proposed zoning district are suitable for the existing residential use.

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

**Staff Findings:** The property is used for residential uses and is not income producing.

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 nearby parcels are zoned "A-5", "AR-2.5", "AR-1", and "R-30"; all of which allow for low-density residential development.

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; but have indicated that they intend to subdivide the parcel in order to combine a portion with the adjacent "Parcel 1" and a portion with the adjacent

“Parcel 3”. Due to “Parcel 1” already being zoned “R-30”, this rezoning is needed in order to accommodate the combination.

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 subdivide the existing lot in order to combine a portion with the adjacent “Parcel 1” and a portion with the adjacent “Parcel 3”.

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

Staff recommends approval for the rezoning to “R-30” Single-Family Residential district, subject to the condition that the final subdivision and combination plat is approved and recorded.

#### **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

Exhibit "A-1"



Community Development Department

### REZONING APPLICATION

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

### FEE

Application Fee: \$165.00

### APPLICANT/OWNER INFORMATION

**Applicant:**

- Property Owner
- Authorized Agent

Applicant Name: Patricia Redmond  
 Address: 200 Rambling Creek Rd  
 City: Ellabell State: GA Zip: 31308  
 Phone: 912-858-2678 Email: \_\_\_\_\_

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

### PROPERTY INFORMATION

Property Address or General Location: 200 Rambling Creek Ellabell GA 31308  
 PIN Number(s) (Map & Parcel): 030-070-01 Total Acreage: 5  
 Current Zoning District(s): A-5 Proposed Zoning District(s): R-30

Existing Use of Property: Residential  
 Proposed Use of Property: Residential

### FOR OFFICE USE ONLY

Case #: Z#231-20 Date Received: 9/2/20  Fee Paid Initial: SE

**REZONING REVIEW AND TIMING**

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

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

**MAP AMENDMENT APPLICATION CHECKLIST**

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

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

**APPLICANT CERTIFICATION AND ACKNOWLEDGMENT**

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

Patricia Redmond

Applicant Signature

8-25-2020

Date

**REZONING STANDARDS**

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

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

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

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

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

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

**FOR OFFICE USE ONLY**

Completeness Cr'd: 9/10/2020 DRC Meeting Date: 9/10/2020 P&Z Hearing Date: 10/6/2020  
BOC Hearing Date: 10/13/2020



**Summary**

Parcel Number 030 020 01  
 Location Address 200 RAMBLING CREEK RD  
 Legal Description PARCEL #2  
 (Note: Not to be used on legal documents)  
 Class R4-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning A-5  
 Tax District County Unincorporated (District 03)  
 Millage Rate 24.889  
 Acres 5  
 Neighborhood BLACK CREEK AREA (BLCRA)  
 Homestead Exemption Yes (SC)  
 Landlot/District N/A

[View Map](#)



**Owner**

[REDMOND PATRICIA G](#)  
 200 RAMBLING CREEK ROAD  
 ELLABELL, GA 31308

**Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	3	5

**Residential Improvement Information**

Style One Family  
 Heated Square Feet 2250  
 Interior Walls Panel  
 Exterior Walls Masonry (brick)  
 Foundation Masonry  
 Attic Square Feet 0  
 Basement Square Feet 350 Unfinished  
 Year Built 1976  
 Roof Type Asphalt Shingles  
 Flooring Type Carpet/Tile  
 Heating Type Heat Pump  
 Number Of Rooms 0  
 Number Of Bedrooms 3  
 Number Of Full Bathrooms 4  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 9  
 Value \$147,800  
 Condition Average  
 Fireplaces\Appliances CONST 2 STY 1 BOX 1  
 House Address 200 RAMBLING CREEK

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
* FEE - FIRE PROTECTION	2010	0x0 / 0	0	\$0
* FEE - TRASH COLLECTION	2010	0x0 / 0	0	\$0
GARAGE	2008	24x24 / 0	0	\$10,900
FRAME BLDG	1991	60x48 / 0	1	\$31,100
STORAGE	1991	24x12 / 0	1	\$1,500
STORAGE	1991	20x40 / 0	1	\$4,300
CARPORT W/SLAB	1991	48x24 / 0	1	\$4,000
CARPORT W/SLAB	1990	24x12 / 0	1	\$1,100
SHELTER	1990	13x18 / 0	1	\$520
SHELTER	1985	40x20 / 0	1	\$1,800
POOL - VINYL	1980	60x24 / 0	1	\$11,600

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/23/2010	925 342	619 1A	\$0	QUIT CLAIM	REDMOND ROY & PATRICIA G	REDMOND PATRICIA G
4/10/2000	107 250	470 2	\$194,000	MULTIPLE PARCEL SALE		REDMOND ROY & PATRICIA G

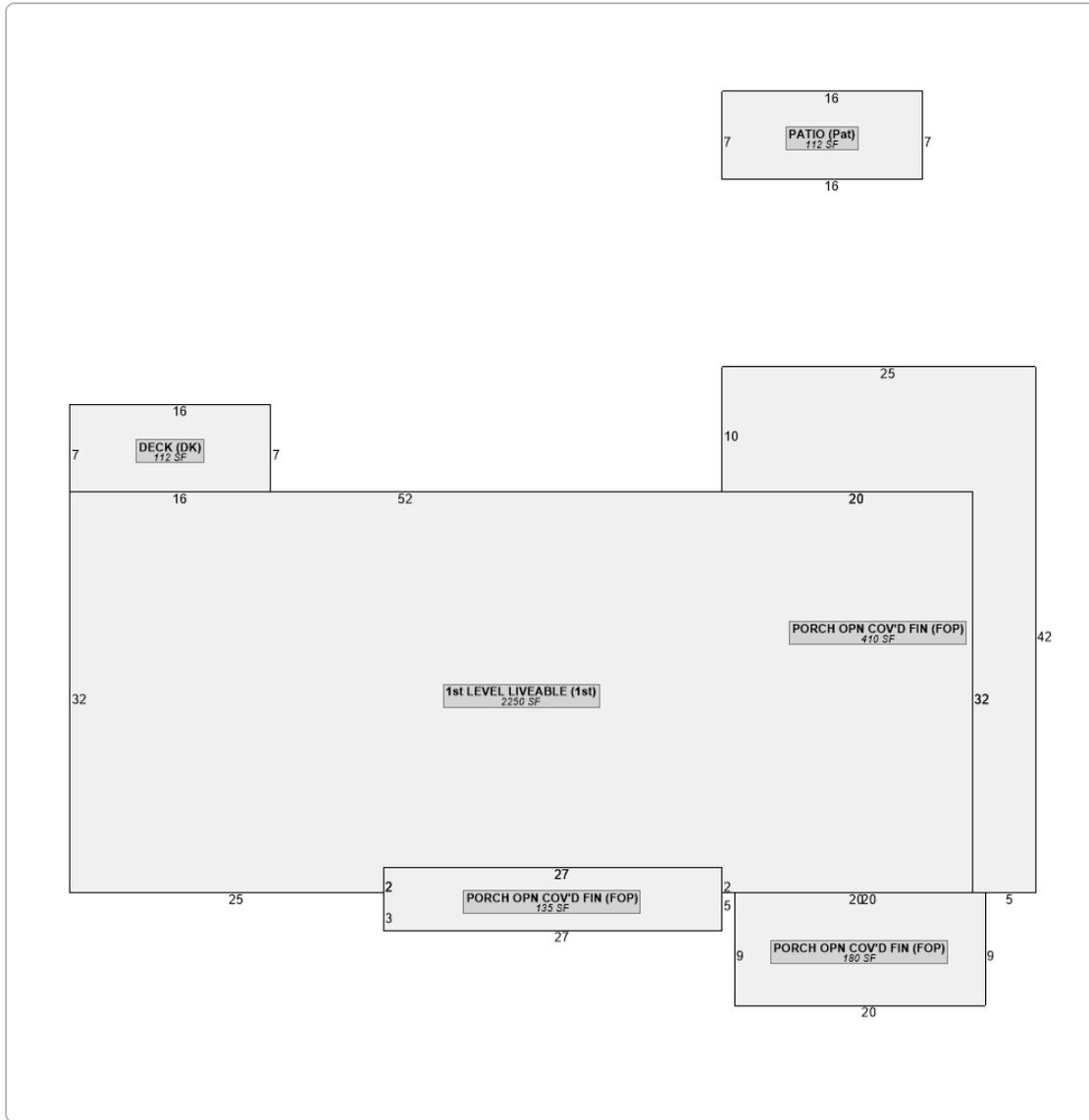
### Valuation

	2020	2019	2018
Previous Value	\$249,620	\$249,620	\$240,460
Land Value	\$35,000	\$35,000	\$35,000
+ Improvement Value	\$153,100	\$147,800	\$147,800
+ Accessory Value	\$69,650	\$66,820	\$66,820
= Current Value	\$257,750	\$249,620	\$249,620

### Photos



### Sketches



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

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

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Last Data Upload: 9/11/2020, 6:25:28 PM

Version 2.3.84

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 Schneider  
GEOSPATIAL

# 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.

# 2

Parcel Identification Number

*Patricia Redmond*

Signature of Applicant

8-10-2020

Date

### BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

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

Name: *Belinda Meyers*

Title: *Tax Title Clerk*

Signature: *Belinda Meyers*

Date: *8-10-20*

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

Manufactured Home: \_\_\_\_\_ Make \_\_\_\_\_  
\_\_\_\_\_ Model \_\_\_\_\_  
\_\_\_\_\_ Year \_\_\_\_\_  
\_\_\_\_\_ Serial # \_\_\_\_\_

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

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

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

Bill Number . .	2019 016268 Acct	12483R19	Fair Mkt Val	249,620
Taxpayer Name. .	REDMOND PATRICIA G		Bill Date	2019 08 28
Additional Name.			Due Date	2019 11 15
Address Line 1 .			H/S Code	LC
Address Line 2 .	200 RAMBLING CREEK ROAD		Lender Code	
City ST Zip 4. .	ELLABELL	GA 31308	Under Appeal	
Loctn/Desc . . .	PARCEL #2		Bankruptcy	
Map Blk Par Sub.	030	020 01	Check Notes	
Original Bill	Adj & Charges	Dist 03	Descriptions	This Tran
1,652.98		Payments	Taxes	_____
		1,652.98-	Assessment Pen	_____
			Interest	_____
			Costs	_____
			Late Penalty	_____
			Other Penalty	_____
			TOTALS	_____
			Payment/Adjust	(P/A) P
			Reason Code	(F13) 00

1,652.98

1,652.98-  
Last T/A Date  
PP 2019 09 25

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

# Bryan County Board of Commissioners



Community Development Department

### DISCLOSURE STATEMENT

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

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

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

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

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

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

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

*Patricia Redmond*

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 25 day of August 2020

(Notary Seal)

*Taylor Monroe Reffner*  
Notary Public





# “B” Exhibits – Agency Comments

None Received

# “C” Exhibits – Bryan County Supplements



-  Interstate, U.S. & State Highways
-  Roads
-  Portion of Parcel 030-020-01
-  Parcels



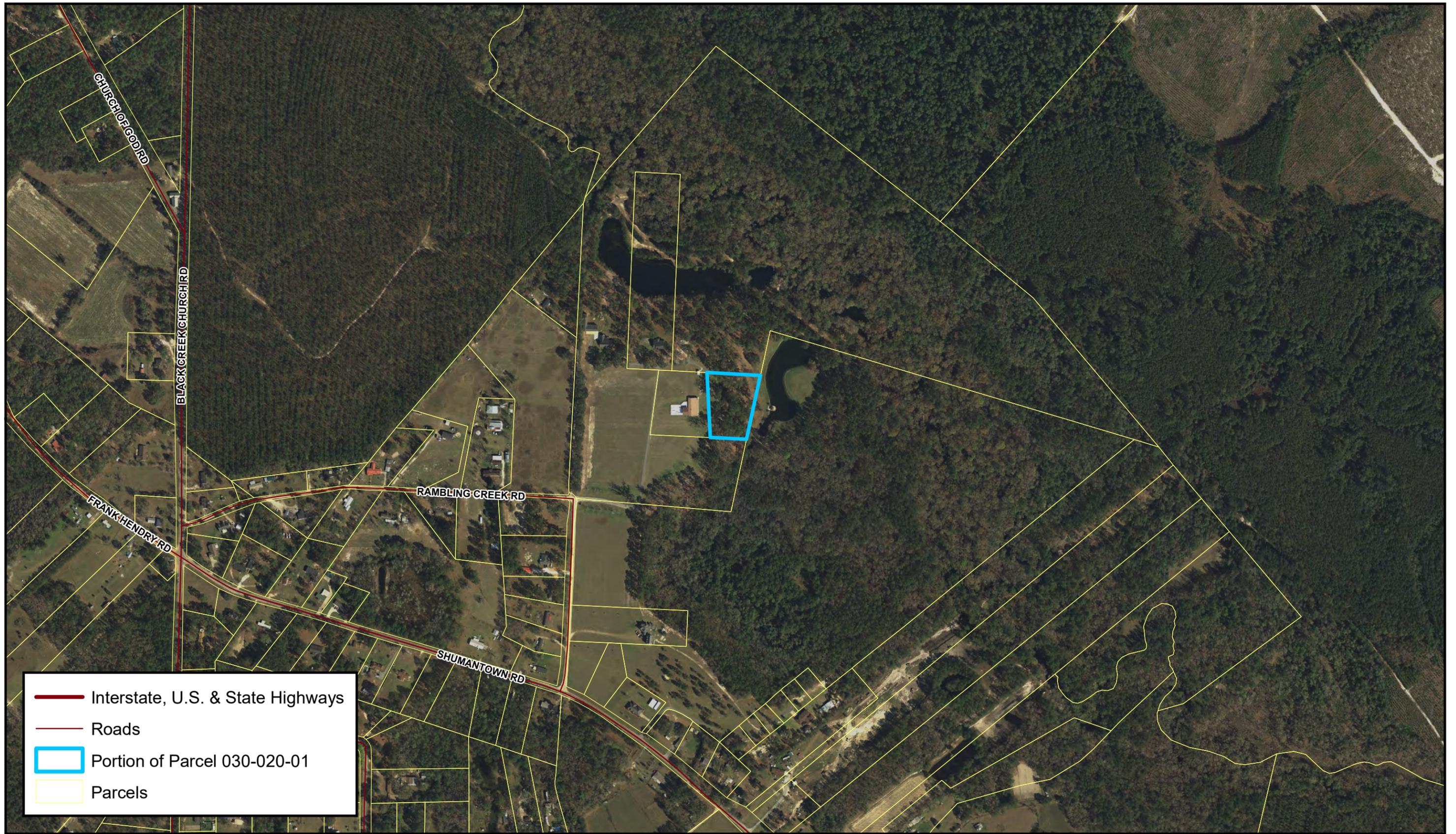
Produced by Bryan County GIS  
September 2020



### Overview Map Patricia Redmond Case Z# 231-20

Exhibit "C-1"

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



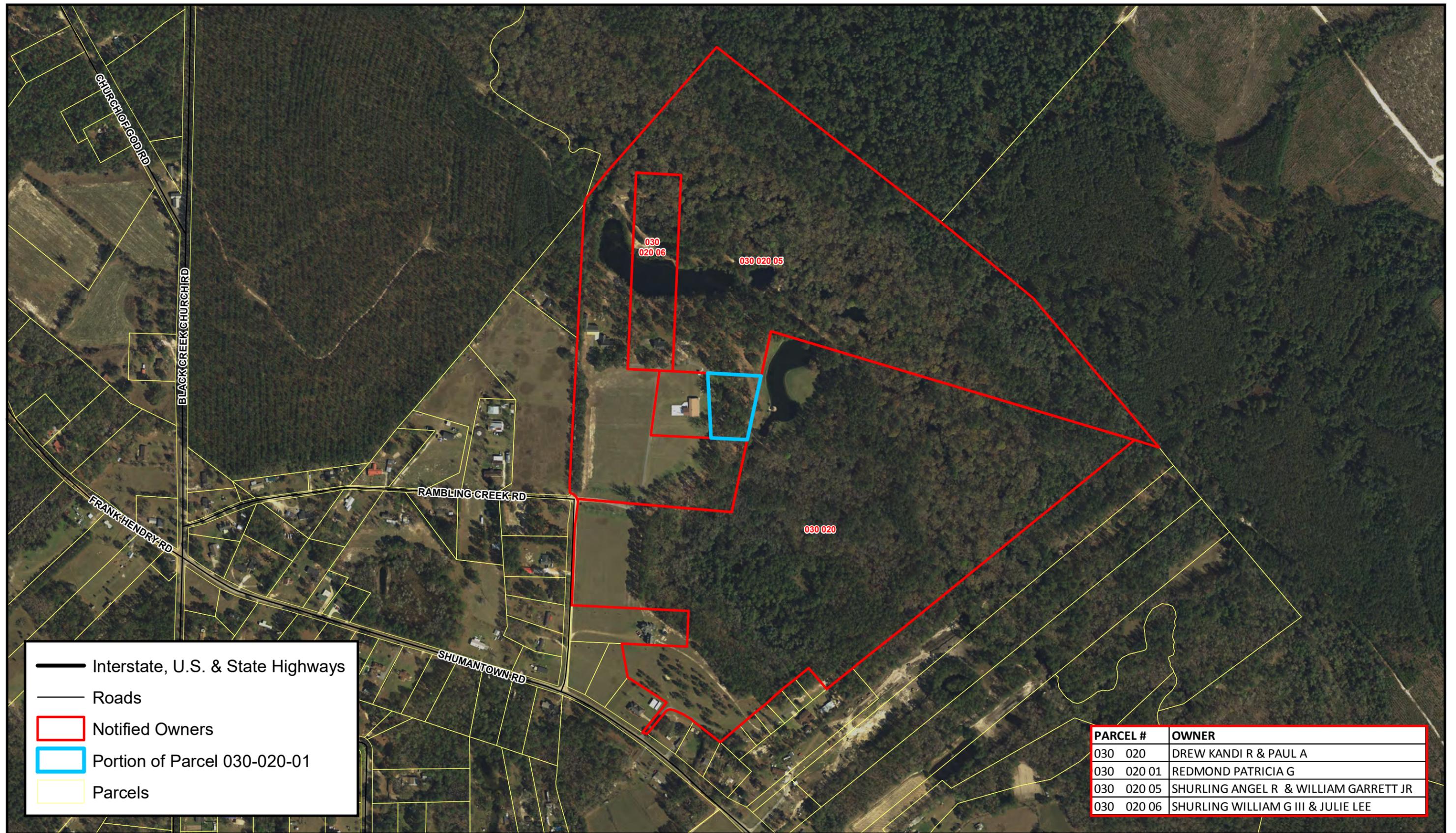
Produced by Bryan County GIS  
September 2020



**Location Map  
Patricia Redmond  
Case Z# 231-20**

**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
-  Roads
-  Notified Owners
-  Portion of Parcel 030-020-01
-  Parcels

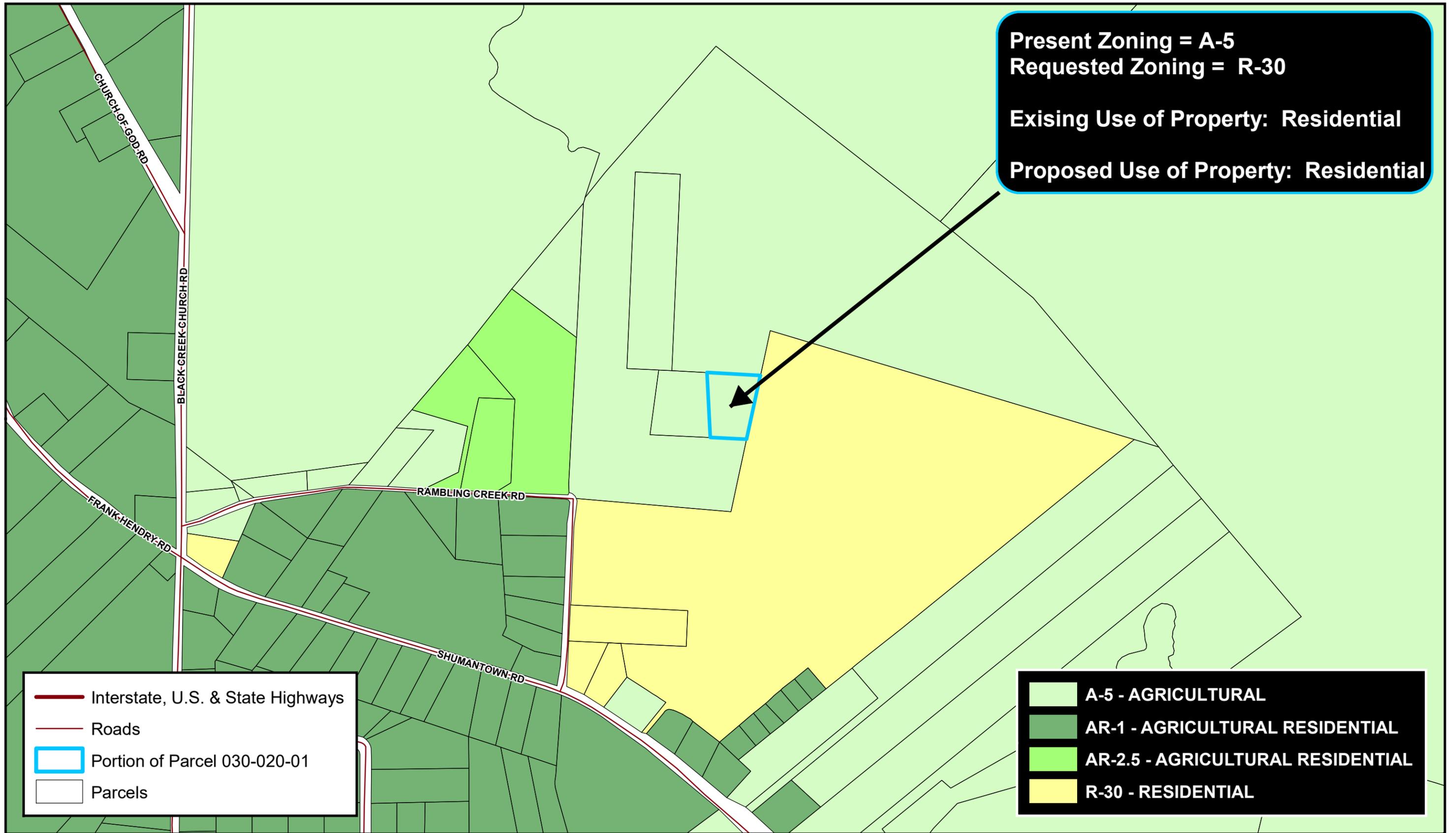
PARCEL #	OWNER
030 020	DREW KANDI R & PAUL A
030 020 01	REDMOND PATRICIA G
030 020 05	SHURLING ANGEL R & WILLIAM GARRETT JR
030 020 06	SHURLING WILLIAM G III & JULIE LEE



**Notification Map  
Patricia Redmond  
Case Z# 231-20**

**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.



# “D” Exhibits – Public Comment

None Received

**BRYAN COUNTY PLANNING & ZONING COMMISSION**

**CASE Z#232-20**

Public Hearing Date: October 6, 2020

REGARDING THE APPLICATION OF: Ryan B. Gregory, requesting the rezoning of 10723 Highway 280, PIN# 030-002-01, in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned "B-2" General Commercial, from its existing "B-1" Neighborhood Commercial District.	Staff Report By: Amanda Clement Dated: September 29, 2020
--	---

**I. Application Summary**

**Requested Action:** Public hearing and consideration of a rezoning map amendment for Bryan County. The application by Ryan B. Gregory proposes to rezone the property located at 10723 Highway 280, PIN# 030-002-01 from its existing "B-1" Neighborhood Business District to "B-2" General Commercial District.

**Applicant:** Ryan B. Gregory – Black Creek Animal Hospital  
8835 US Highway 280 East  
Ellabell, GA

**Owner:** Edward T. Martin  
PO Box 264  
Pembroke, GA

**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 1104. – "B-2" General Commercial Districts, Bryan County Code of Ordinances

**II. General Information**

**1. Application:** A rezoning application was submitted by Cathy Gregory on behalf of Ryan B. Gregory on September 3, 2020. After reviewing the application, the Director certified the application as being generally complete on September 10, 2020.

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

A. Legal notice was published in the Bryan County News on **September 17, 2020**.

B. Notice was sent to Surrounding Land Owners on **September 18, 2020**.

C. The site was posted for Public Hearing on **September 18, 2020**.

**3. Background:** The subject property is generally located in the northwest quadrant of the I-16 interchange at U.S. Highway 280. The site consists of one (1) acre and is developed with an approximately 1,000 square foot commercial building with associated parking. The existing zoning of the site is "B-1" Neighborhood Commercial and the last use of the property was for *Personal Services* (hair salon). The applicant is proposing the rezoning to "B-2" General Commercial to permit the use of the property for an *Animal Hospital* and plans to utilize the existing building and parking area, while making aesthetic improvements to the front façade of the building and to the landscaping.

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

**"A" Exhibits- Application:**

A-1 Rezoning Application

**"B" Exhibits- Agency Comments:**

B-3 County Health Director Comments (Received 09.11.2020)

**"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 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 fronts on Highway 280, which is classified as a Commercial Corridor on the North Bryan County Character Areas and Future Land Use Map. This corridor is expected to develop with more intense commercial uses to serve North Bryan County. The Commercial Corridor character area recommends rezoning to “BN” Neighborhood Business, “B-1” Neighborhood Commercial, “B-2” General Commercial, and “C-1” Commercial Interchange; therefore, rezoning the subject property to “B-2” would remain in conformance with the Land Use Element of the Comprehensive Plan.

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

**Staff Findings:** The existing zoning scheme around the I-16/US 280 interchange, from Dillon Road to Interstate Centre Boulevard/Oracal Parkway, includes lands primarily zoned “C-1” Commercial Interchange, with the intent of providing transportation related businesses associated with interstate highway travel. The intent of the “B-2” General Commercial District is to provide locations for large and county-wide businesses, which may generate larger traffic volumes. Rezoning the property to “B-2” General Commercial will help to improve the overall zoning scheme and carry out the purpose of the zoning ordinance, by locating those uses permitted under the “B-2” district in close proximity to I-16 and the existing Commercial Interchange zoning district.

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

**Staff Findings:** The overall character within the immediate area remains rural; however, the land use pattern along US Hwy 280 at the I-16 Interchange is developing into commercial. This is evidenced by

recent and planned developments occurring along the corridor to include the new Love's Travel Stop and Country Store (zoned "C-1") and the Interstate Exchange commercial park (zoned "C-1"). Existing commercial uses within one (1) mile of the subject lot include two convenience stores with self-service fuel pumps (zoned "C-1"). Other non-residential uses within one (1) mile of the site include the Interstate Centre Industrial Park (zoned "I-1"), Dillon Logistics Inc. office (zoned "C-1"), and a Georgia Ride Share parking facility. Residential uses within one (1) mile include low-density residential neighborhoods. Due to the property being adjacent to existing and planned commercial uses and within close proximity to I-16, the rezoning to "B-2" General Commercial District is not likely to impact the overall character and 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 site fronts on U.S. Highway 280 and Dillon Drive. U.S. Highway 280 is a state maintained, two-lane arterial road that widens into four-lanes at the I-16 overpass. There is an existing deceleration lane at Dillon Drive from the westbound lanes. Dillon Drive is a privately maintained, paved two-lane road.
- b) Parks and Recreational Facilities: Hendrix Park provides public recreation facilities for North Bryan County.
- 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: Lanier Primary, Bryan County Elementary, Bryan County Middle, and Bryan County High schools serve North Bryan County.
- e) Water Supplies and Wastewater Treatment: According to the applicant, the existing building is serviced by two (2) deep wells and a septic tank.
- f) 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 National Wetlands Inventory Map does not suggest that there are any wetland areas on the site; the FEMA F.I.R.M. maps identify the property as being outside of the Special Flood Hazard Area; and Georgia's Natural, Archeological, and Historic Resources GIS map (GNAHRGIS) does not show any natural, archaeological, or historic/cultural resources that would be affected by this rezoning. Therefore, the proposed reclassification should not adversely affect any of the above.

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 reclassification to "B-2" General Commercial District should not adversely affect the existing uses or usability of adjacent or nearby lots, as the "B-2" zoning allows for similar uses to what is currently permitted within the area.

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

**Staff Findings:** No evidence or research has been presented either in support of or in opposition to this request, which would suggest that the proposed use 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 subject property is already developed for commercial uses and has been used as a hair salon in the past; therefore, the proposed reclassification to "B-2" General Commercial for the use as an *Animal Hospital* should not require an increase in existing levels of public services.

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

**Staff Findings:** The subject property is located along a major arterial route and in close proximity to the I-16 interchange. This area has been identified under the County's Comprehensive Plan as a Commercial Corridor and is envisioned to develop with more intense commercial uses in order to serve interstate

travel and the nearby industrial park. The site's existing "B-1" Neighborhood Commercial zoning is intended to support small, locally oriented businesses which do not generate a lot of traffic. Therefore, the changing condition of this corridor with new and planned commercial development, makes this area more suited for the heavier commercial uses which would be permitted under the requested "B-2" zoning district.

10. The existing uses and zoning of nearby Lots.

**Staff Findings:** The nearby properties around the I-16 interchange are zoned "C-1" Interchange Commercial and allow similar uses to those permitted under the requested "B-2" General Commercial 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 subject property is located within close proximity to the I-16 Interchange and within a quickly developing area of North Bryan County that is envisioned to offer the type of commercial services provided by the "C-1" and "B-2" commercial zoning districts. Therefore, limiting the permitted uses for the lot to those that are listed under the "B-1" Neighborhood Commercial district, may cause some diminishment in the value of the lot.

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

**Staff Findings:** Staff has not identified any promotion in the health, safety, morals or general welfare of the public afforded by the site's existing zoning restrictions under the "B-1" district. Instead, providing a location for more intense commercial uses, as would be provided under the "B-2" zoning district, further promotes the goals envisioned under the Comprehensive Plan by placing appropriate commercial uses in close proximity to the I-16 interchange and along the Commercial Corridor.

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 by limiting the permitted uses on the site to the existing "B-1" Neighborhood Commercial District.

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 to “B-2” General Commercial District has direct frontage along Highway 280, which is identified as a Commercial Corridor under the County’s Comprehensive Plan and is located in close proximity to the I-16 interchange. In addition to this, the site is located outside of the Special Flood Hazard Area and does not appear to be impacted by any environmental or historical/cultural resources. Therefore, the lot is suitable to be used and further developed under the proposed “B-2” General Commercial district.

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

**Staff Findings:** The most recent use of the property under the existing zoning district has been for a hair salon, and has been income producing.

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 nearby parcels around the I-16 interchange are similarly zoned for commercial uses.

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

**Staff Findings:** The applicant did not offer substantial reasons as to why the subject property cannot be used in accordance with the existing zoning classification; but has indicated that they intend to use the property for an *Animal Hospital* which is only permitted in the “B-2” General Commercial district.

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 utilize the existing building and parking facilities.

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

Staff recommends approval for the rezoning to “B-2” General Commercial district.

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

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

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

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

# “A” Exhibits – Application



# Bryan County Board of Commissioners

Community Development Department

## REZONING APPLICATION

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

### FEE

Application Fee: \$165.00

### APPLICANT/OWNER INFORMATION

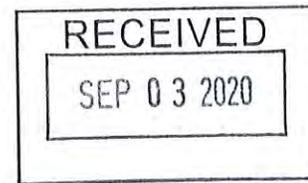
Applicant: Applicant Name: Ryan B.. Gregory - Black Creek Animal Hospital  
 Property Owner Address: 8835 US Highway 280 East  
 Authorized Agent City: Ellabell, Black Creek Community State: GA Zip: 31308  
Phone: 912 - 313-5749 Email: RBG174@VT.edu  
c/o CBGregory, 912.658.3634 CBGregory@aol.com

Property Owner (if not applicant): Edward T. Martin  
Address: Post Office Box 264, Pembroke, GA 31321  
City: Pembroke State: GA Zip: 31321 Phone: \_\_\_\_\_

### PROPERTY INFORMATION

Property Address or General Location: 10723 Highway 280 East, Ellabell, GA 31308 (Hwy 280 @ I-16)  
PIN Number(s) (Map & Parcel): ~~000~~ 002 01 Total Acreage: 1 acre  
Current Zoning District(s): B-1 Proposed Zoning District(s): B-2

Existing Use of Property: Hair Salon  
Proposed Use of Property: Veterinary Animal Hospital - Black Creek Animal Hospital



### FOR OFFICE USE ONLY

CHK # 8412

Case #: 2232-20 Date Received: 09/03/2020  Fee Paid Initial: [Signature]

**REZONING REVIEW AND TIMING**

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

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

**MAP AMENDMENT APPLICATION CHECKLIST**

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

- Completed Application
- Notarized* Completed Authorization by Property Owner form, if applicant is not the property owner
- Proof of Ownership
- Tax Assessors* Verification of Paid Taxes
- Notarize* 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 1/2 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.

Ryan B. Gregory   
Applicant Signature

September 2nd, 2020  
Date

**REZONING STANDARDS**

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

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

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

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

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

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

FOR OFFICE USE ONLY

Completeness Cr't'd: 9/10/2020 DRC Meeting Date: Sept. 10, 2020 P&Z Hearing Date: Oct. 6, 2020  
 BOC Hearing Date: Oct. 13, 2020



# Bryan County Board of Commissioners

Community Development Department

## AUTHORIZATION OF PROPERTY OWNER

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

I authorize the person named below to act as applicant in the pursuit of a 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: Ryan B. Gregory c/o Black Creek Animal Hospital

Address: 8835 Highway 280 East

City: Ellabell State: GA Zip Code: 31308

Telephone Number: 912.313.5749 / 912-658.3634 Email: rbg174vt&@edu / cbgregory@aol.com

Edward T. Martin *Edward T Martin* September 2nd, 2020  
Signature of Owner Date

Edward T. Martin (Re-Zoning: 10723 Hwy 280, Ellabell, GA 31308 - PIN # 003-002-01)  
Owners Name (Print) 030-002-01

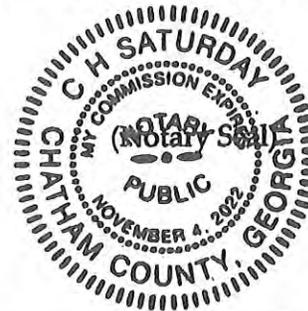
Personally appeared before me

Edward T. Martin  
Owner (Print)

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

This Day 3rd of September

*CH Saturday*  
Notary Public



# Bryan County Board of Commissioners



Community Development Department

## VERIFICATION OF PAID TAXES

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

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

030  
PIN # 003 002 01

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

Ryan B. Gregory [Signature]  
Signature of Applicant \_\_\_\_\_

September 2nd, 2020  
Date \_\_\_\_\_

### BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

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

Name: Shelia A. Way  
Signature: Shelia Way

Title: Tax Clerk  
Date: 9/3/20

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

Manufactured Home: \_\_\_\_\_  
Make \_\_\_\_\_  
Model \_\_\_\_\_  
Year \_\_\_\_\_  
Serial # \_\_\_\_\_

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

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

FMUMFB  
FMUMFB01

CAROL ANN COLEMAN BRYAN COUNTY TAX COMM  
Clerk ST1 Date 2020 09 03 Sequenc 085633

9/03/20  
9:00:55

Bill Number . . . 2020 012975 Acct 2616R20  
Taxpayer Name. . MARTIN EDWARD T  
Additional Name.  
Address Line 1 .  
Address Line 2 .  
City ST Zip 4. . PO BOX 264  
Loctn/Desc . . . PEMBROKE  
Map Blk Par Sub. 030 002 01  
Original Bill 1,114.92  
Adj & Charges

Fair Mkt Val 91,900  
Bill Date 2020 08 18  
Due Date 2020 11 15  
H/S Code  
Lender Code  
Under Appeal  
Bankruptcy  
Check Notes  
Descriptions  
Taxes  
Assessment Pen  
Interest  
Costs  
Late Penalty  
Other Penalty  
TOTALS  
Payment/Adjust  
Reason Code

This Tran  
111492  
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(F13) 00

1,114.92

Last T/A Date

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

FMUMFB  
FMUMFB01

CAROL ANN COLEMAN BRYAN COUNTY TAX COMM  
Clerk ST1 Date 2020 09 03 Sequence 085633

9/03/20  
9:02:10

Bill Number . . .	2019 012653 Acct	2616R19	Fair Mkt Val	91,900
Taxpayer Name. .	MARTIN EDWARD T		Bill Date	2019 08 28
Additional Name.			Due Date	2019 11 15
Address Line 1 .			H/S Code	
Address Line 2 .	PO BOX 264		Lender Code	
City ST Zip 4. .	PEMBROKE	GA 31321	Under Appeal	
Loctn/Desc . . .	PB 397 / PG 10 & PB	421 / PG 3	Bankruptcy	
Map Blk Par Sub.	030 002 01	Dist 03	Check Notes	
Original Bill	Adj & Charges	Payments	Descriptions	This Tran
1,124.00		1,124.00-	Taxes	_____
			Assessment Pen	_____
			Interest	_____
			Costs	_____
			Late Penalty	_____
			Other Penalty	_____
			TOTALS	_____
1,124.00		1,124.00-	Payment/Adjust	(P/A) P
		Last T/A Date	Reason Code	(F13) 00
		PP 2019 10 30		

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total



# Bryan County Board of Commissioners

Community Development Department

## DISCLOSURE STATEMENT

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

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

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

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

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

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

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

Ryan B. Gregory

Signature of Applicant

Personally appeared before me

Ryan B. Gregory

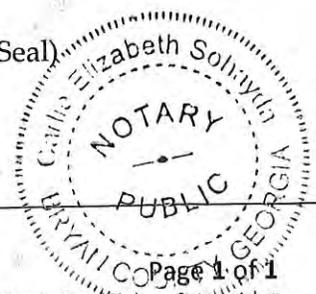
Applicant (Print)

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

This 3 day of Sept 2020

Carlie Elizabeth Schayda  
Notary Public

(Notary Seal)



**From:** [Cathy Gregory](#)  
**To:** [Amanda Clement](#); [Ashley Young](#)  
**Cc:** [Ryan B. & Mary Catherine Gregory](#); [Cathy Butler Gregory](#); [Mary Catherine Gregory](#)  
**Subject:** 10723 Hwy 280, Ellabell, GA - Rezoning for Ryan Gregory/applicant - Correct PIN# 030-002-01 - Rezoning Standards 18 Questions & Answers for Rezoning Application  
**Date:** Wednesday, September 9, 2020 8:04:42 PM

---

## REZONING STANDARDS

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

**Yes....the building will be used as a professional Veterinary Animal Hospital.**

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

**Yes....currently the subject property is zoned B-1.**

**Currently six (6) surrounding properties are all zoned C-1 and .... and one (1) additional property is zoned A-5.**

**NOTE: The owner of the A-5 property is one of my veterinary clients ... and he suggested the subject location for my animal hospital.**

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

**The B-2 Zoning would be compatible with the other commercial businesses in the area.**

**Please see my (19 page) "Property Owners Exhibit" and the respective Bryan County Property Tax Card for each property.**

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.

**The all brick, one story commercial building is serviced by two (2) deep wells and a septic tank on the property.**

**The property has two access points onto Hwy 280....one access is via the large DOT right of way adjacent to the Ride Share and Dillon Road.**

**Please see my (10 page) "Traffic Pattern Exhibit" and the photos.**

**The Traffic Pattern should NOT change from a Salon/Office to an Animal Hospital. I usually see on an average of ten (10) clients per day.**

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.

**The proposed rezoning of the property will NOT adversely affect any of the above.**

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.

**The proposed rezoning of the property will NOT adversely affect the existing uses etc of the surrounding properties.**

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

**The proposed rezoning will NOT adversely affect the market values of the surrounding properties.**

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

**The proposed rezoning will NOT change the need for public services. It has been a commercial salon/office for 25 years.**

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.

**I am not aware of the any existing or changing conditions affecting the use of this property.**

10. The existing uses and zoning of nearby lots.

**The B-2 Zoning would be compatible with the other commercial businesses in the area.**

**Please see my (19 page) "Property Owners Exhibit" and the respective Bryan County Property Tax Card for each property.**

**Currently six (6) surrounding properties are all zoned C-1 and .... and one (1) additional property is zoned A-5.**

**NOTE: The owner of the A-5 property is one of my veterinary clients ... and he suggested the subject location for my animal hospital.**

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

**The proposed rezoning to B-2 will have no effect on the value.**

**NOTE:**

**The current B1 Zoning will allow a Professional Office, a Medical Office and a Pet Groomer.....but the current B1 Zoning will NOT allow a Veterinary Animal Hospital staffed by a Doctor of Veterinary Medicine. Please see Bryan County's Zoning Ordinance.**

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.

**The proposed rezoning will only enhance the health, safety, morals and general welfare of the public. My current Animal Hospital located on Hwy 280 across from the Bryan County Board of Education has been in business since 2009 .... and I have enjoyed working with the residents of Bryan County.**

**My parents moved to Richmond Hill in 1977 ..... I grew up in Bryan**

**County....and I returned to this area in 2016 after graduating from the Veterinary School of Medicine at Virginia Tech.**

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

**My clients would appreciate the professional facility and its spacious parking ..... and the new location would be easier and safer to access from Hwy 280.**

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

**The current salon/office can be easily converted into an animal clinic. My clients would appreciate the updated facility and its spacious parking ..... and the new location would be easier and safer to access from Hwy 280.**

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

**It has been an active salon/office for 25 years.**

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

No, it is already a commercial area.

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

**The current B1 Zoning will allow a Professional Office, a Medical Office or a Pet Groomer.**

**However, the current B1 Zoning will NOT allow a Veterinary Animal Hospital staffed by a Doctor of Veterinary Medicine.**

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.

**Please see the attached "Design Exhibit" with photos of the existing brick building .... and the artist's illustration for the clinic with landscaping and a fence.**

**Please contact me if you have any questions....Thank you**

**Ryan B. Gregory, Applicant**

**Cell: 912.313.5749**

**Catherine B. Gregory, Agent for the Applicant**

**Cell: 912.658.3634**

**10723 Hwy 280 East, Ellabell, GA 31308**

**See the attached Deed and Plats:**

**Deed: Book 8R, Page 193  
Recorded May 14<sup>th</sup>, 1991**

**Plat: Book 397, Page 10  
Recorded May 14<sup>th</sup>, 1991**

**Plat: Book 421, Page 3  
Recorded December 7<sup>th</sup>, 1993**

8R/193  
Deed

BOOK 8R PAGE 193

Deed 8R/193

WARRANTY DEED FORM 1008-2 CLYDE CASTLEBERRY CO. COVINGTON, GA. 30209

State of Georgia, Bryan County

THIS INDENTURE, Made this 14<sup>th</sup> day of May in the year of our Lord One Thousand Nine Hundred and Ninety-one between

W. K. POLK

of the County of Bryan and State of Georgia of the first part, and

EDWARD T. MARTIN

of the County of Bryan and State of Georgia of the second part:

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations cash, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha s granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell and convey unto the said part Y of the second part his heirs and assigns, all the following described property, to wit:

All that certain lot, tract or parcel of land situate, lying and being in the 1380th G.M. District of Bryan County, Georgia, containing One (1) acre, more or less, and more particularly described upon that certain plat of survey prepared by J. M. Parr, Georgia Registered Land Surveyor, No. 1851, dated April 15, 1991, and recorded in the office of the Clerk of Superior Court of Bryan County, Georgia in Plat Slide 397, page 10.

Said plat is by reference incorporated herein for descriptive and all other legal purposes.

STATE OF GEORGIA, BRYAN COUNTY.  
I hereby certify this instrument was filed for Record in the Clerk's Office, Superior Court said County on the 14 day of May 1991 at 11 o'clock A.M. and Recorded in Book No. 8R, page 193 this 14 day of May, 1991.  
P. Simmons  
Clerk Superior Court, Bryan County, Ga.

Bryan County, Georgia  
Real Estate Transfer Tax  
Paid 15.00  
Date 5-14-91  
P. Simmons  
Clerk Of Superior Court

TO HAVE AND TO HOLD. The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Edward T. Martin the said part Y of the second part, his heirs and assigns forever in Fee Simple.

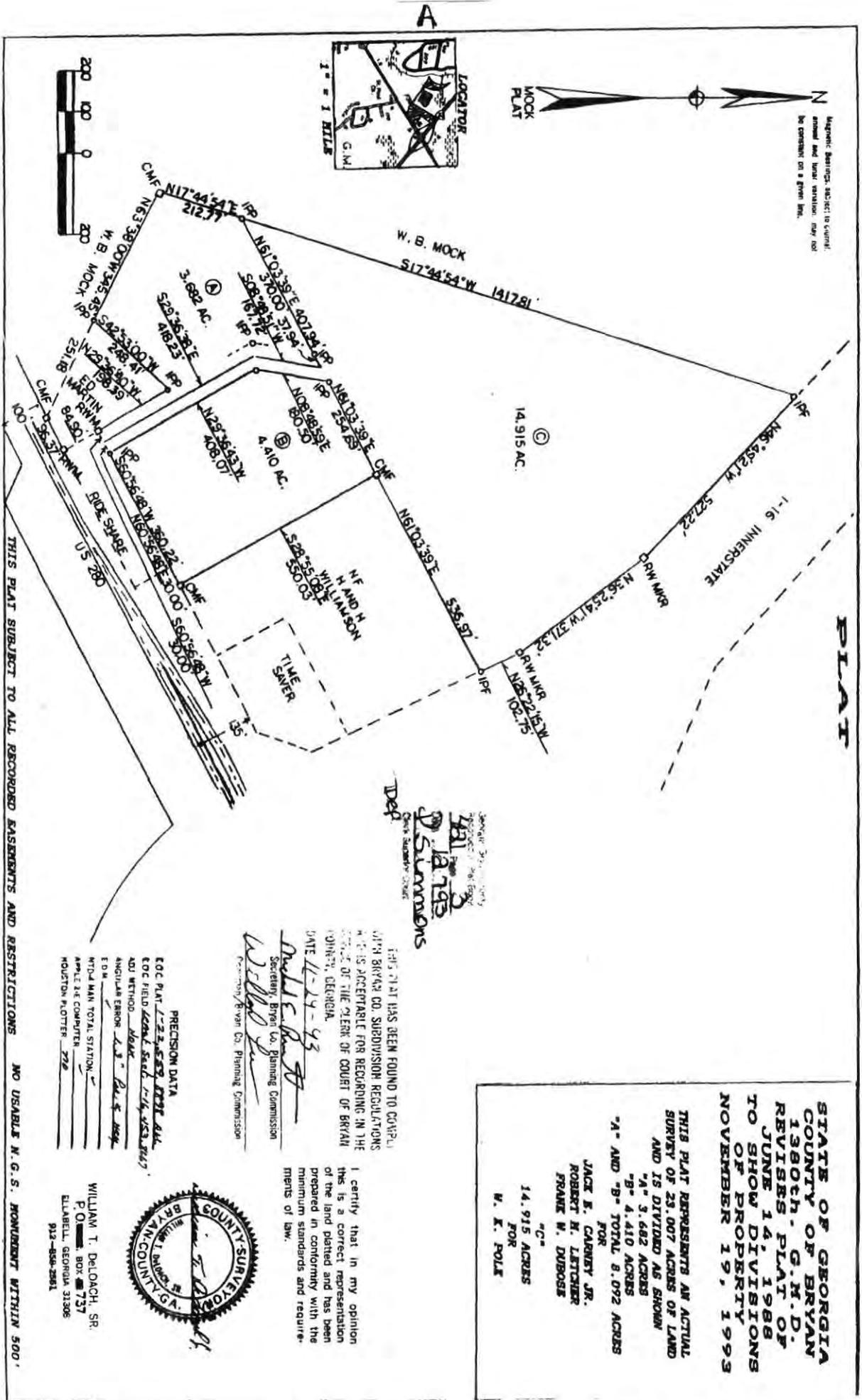
And the said part Y of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part Y of the second part his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said part Y of the first part ha s hereunto set his hand and affixed his seal the day and year first above written.

Signed, sealed and delivered in presence of:

W. K. Polk (Seal)  
W. K. Polk (Seal)  
Janet K. Miller (Seal)  
[Signature] (Seal)  
BRYAN COUNTY, GA.  
My Commission Expires: 8-9-92





Magnetic bearings, subject to current annual and local variation, may not be constant on a given line.

PLAT

THIS PLAT SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS NO USABLE N.G.S. MONUMENT WITHIN 500'

STATE OF GEORGIA  
 COUNTY OF BRYAN  
 1860th. G.H.D.  
 REVISES PLAT OF  
 JUNE 14, 1988  
 TO SHOW DIVISIONS  
 OF PROPERTY  
 NOVEMBER 19, 1993

THIS PLAT REPRESENTS AN ACTUAL SURVEY OF 23.007 ACRES OF LAND AND IS DIVIDED AS SHOWN

"A" 3.682 ACRES  
 "B" 4.410 ACRES  
 "A" AND "B" TOTAL 8.092 ACRES

FOR  
 JACK E. CABRNY JR.  
 ROBERT M. LETCHER  
 FRANK W. DUBOSE

"C"  
 14.915 ACRES  
 FOR  
 W. K. POLE

Survey  
 11/18/93  
 D. Simmons  
 D. Simmons  
 D. Simmons

THIS PLAT HAS BEEN FOUND TO COMPLY WITH BRYAN CO. SUBDIVISION REGULATIONS AND IS ACCEPTABLE FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT OF BRYAN COUNTY, GEORGIA.

DATE 11-14-93  
 Duane E. Ryan  
 Secretary, Bryan Co. Planning Commission  
 Community Planning Commission



PRECISION DATA  
 EOC PLAT 1-22-589 100% ALL  
 EOC FIELD 100% 100% 100% 100%  
 400 METHOD 100%  
 ANGULAR ERROR 1.3" 10.5" 10.5" 10.5"  
 E.D.M.  
 HTD. MAN. TOTAL STATION  
 APPLE LINK COMPUTER  
 HOUSTON PLOTTER 778

WILLIAM T. DELOACH, SR.  
 P.O. BOX 737  
 ELLENBELL, GEORGIA 31306  
 912-884-2581

4213 Pkx

BOOK SR PAGE 193

WARRANTY DEED

FORM 1008-2

CLYDE CASTLEBERRY CO., COVINGTON, GA. 30009

State of Georgia, Bryan County

THIS INDENTURE, Made this 14<sup>th</sup> day of May in the year of our Lord One Thousand Nine Hundred and Ninety-one between

W. K. POLK

of the County of Bryan and State of Georgia of the first part, and

EDWARD T. MARTIN

of the County of Bryan and State of Georgia of the second part:

WITNESSETH. That the said part Y of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations of in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said part Y of the second part his heirs and assigns, all the following described property, to wit:

All that certain lot, tract or parcel of land situate, lying and being in the 1380th G.M. District of Bryan County, Georgia, containing One (1) acre, more or less, and more particularly described upon that certain plat of survey prepared by J. M. Parr, Georgia Registered Land Surveyor, No. 1851, dated April 15, 1991, and recorded in the office of the Clerk of Superior Court of Bryan County, Georgia in Plat Slide 397, page 10.

Said plat is by reference incorporated herein for descriptive and all other legal purposes.

Bryan County, Georgia  
Real Estate Transfer Tax  
Paid 15.00  
Date 5-14-91  
P. Simmons  
Clerk Of Superior Court

STATE OF GEORGIA, BRYAN COUNTY.  
I hereby certify this instrument was filed for Record in the Clerk's Office, Superior Court said County on the 14 day of May 1991 at 11 o'clock A M. and Recorded in Book No. SR, page 193 this 14 day of May, 1991.  
P. Simmons  
Clerk Superior Court, Bryan County, Ga.

TO HAVE AND TO HOLD. The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Edward T. Martin the said part Y of the second part;

his heirs and assigns forever in Fee Simple.

And the said part Y of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part Y of the second part his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said part Y of the first part has hereunto set his hand and affixed his seal the day and year first above written.

Signed, sealed and delivered in presence of:

W. K. Polk (Seal)  
W. K. Polk

(Seal)

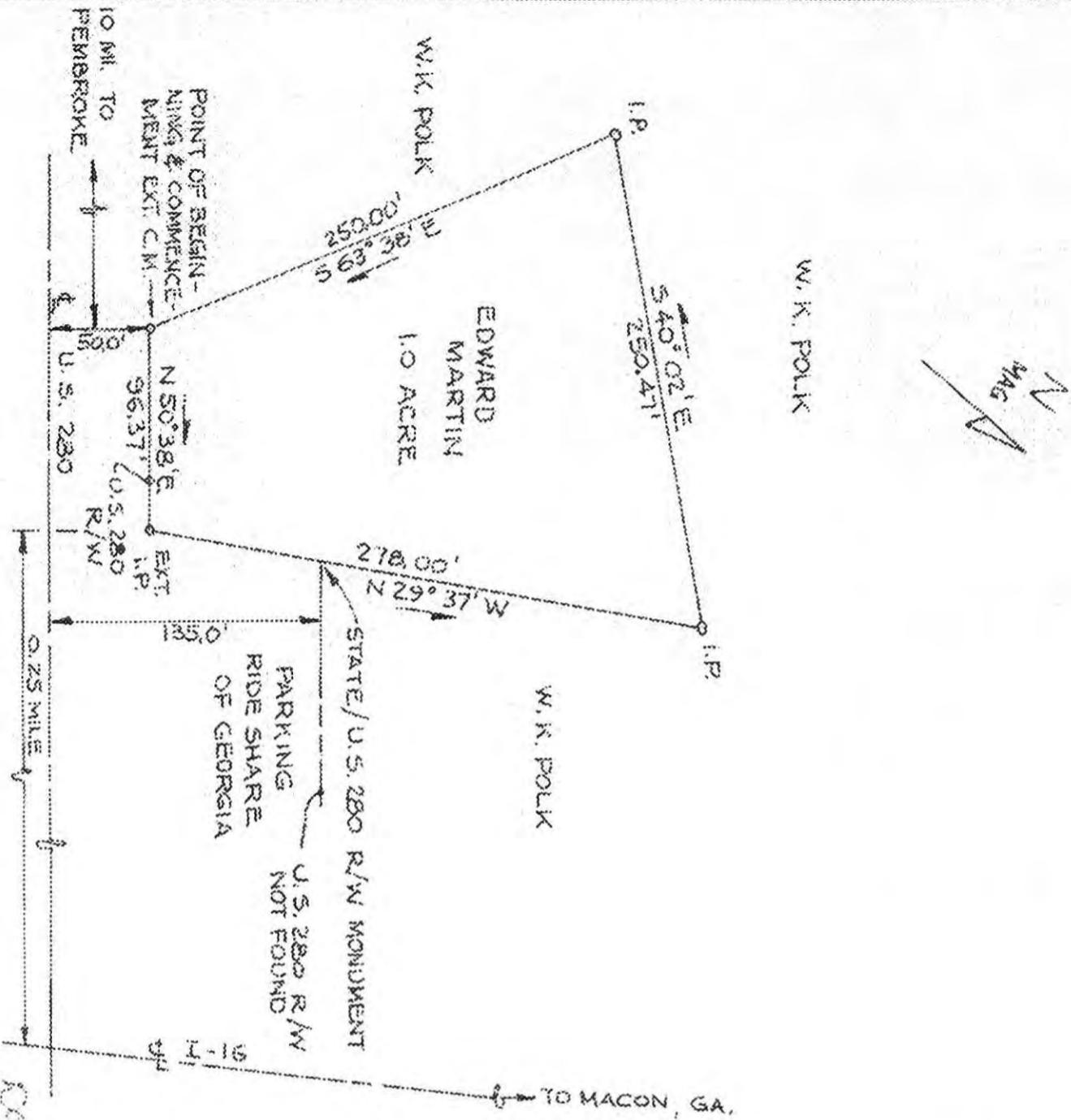
James H. Miller (Seal)

(Seal)

BRYAN COUNTY, GA. (Seal)

My Commission Expires: 8-9-92

(Notary Public)



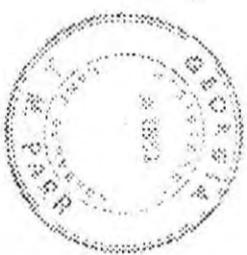
BRYAN COUNTY GEORGIA GMD 1380  
 PLAT OF 1.0 ACRE OF LAND SURVEYED FOR  
 EDWARD MARTIN.  
 SURVEYED BY: PARR ENGINEERING ASSOCIATES, INC

SURVEYED FOR: EDWARD MARTIN  
 DATE = 4-15-91 SCALE = 1" = 60.1'  
 CLOSURE =  $\frac{1}{80}$  0 90 120

TYPE MEASURING EQUIPMENT USED:  
 LINEAR = 100.00' STEEL TAPE  
 ANGULAR = 20" ENGINEER'S TRANSIT

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

J.M. Parr 4-15-91  
 J.M. PARR DATE  
 GEORGIA L.S. 1851



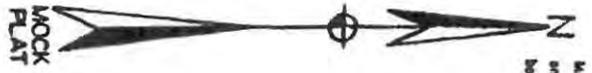
THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE RULES ON SUBMISSION REGULATIONS AND IS ACCEPTABLE FOR RECORDATION IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, BRYAN COUNTY, GEORGIA.

DATE 4/13/91

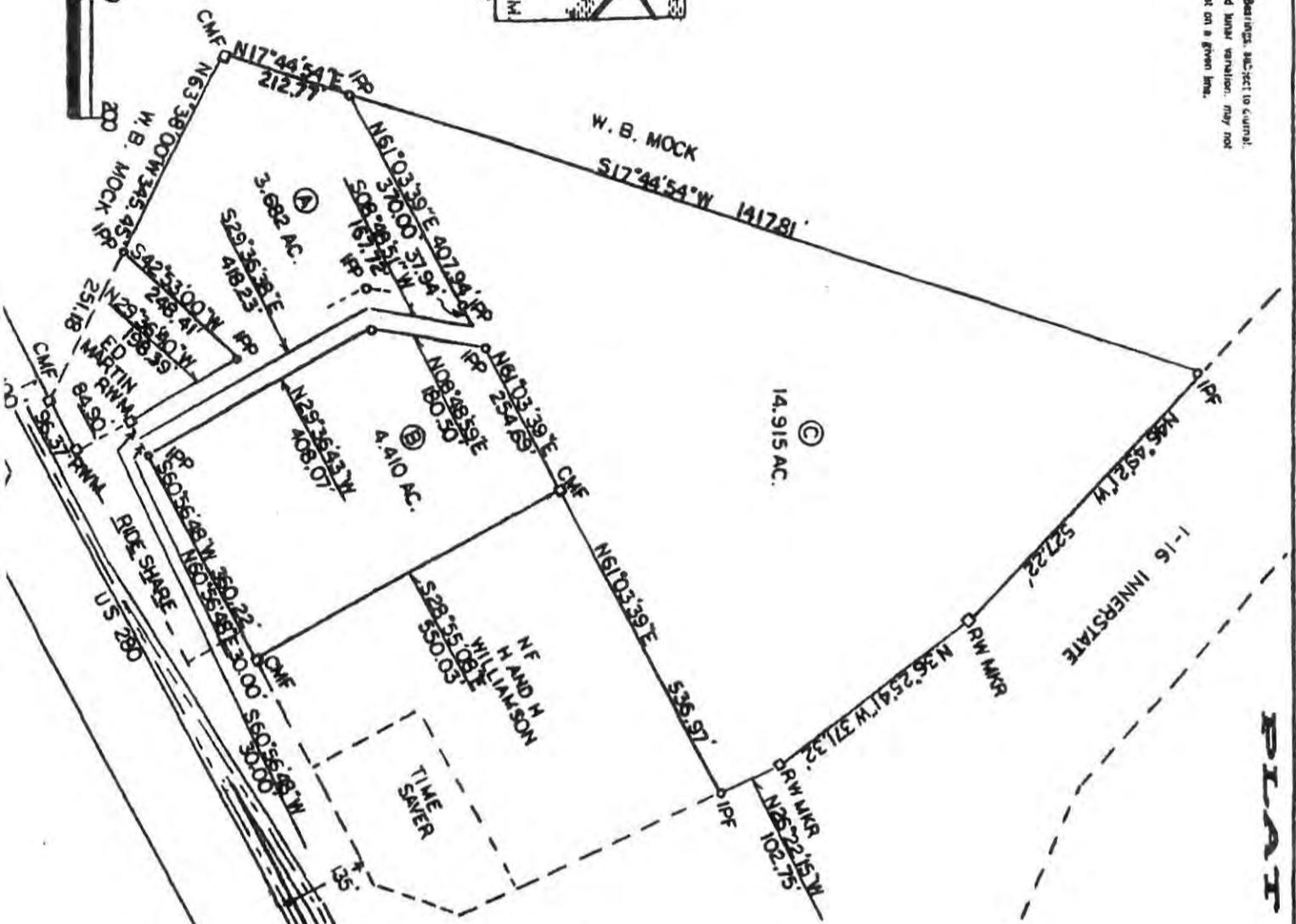
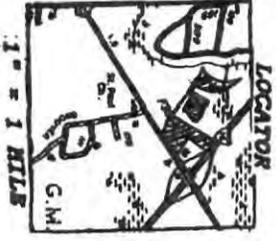
*Handwritten signatures and dates:*  
 4/13/91  
 4/13/91

*Handwritten:* Ref 397-10

A



Magnetic bearings, subject to current, annual and minor variation, may not be constant on a given line.



PLAT

Dep  
 421-3  
 12-19-93  
 Summons  
 Sheriff's Office

THIS PLAT HAS BEEN FOUND TO COMPLY WITH BRYAN CO. SUBDIVISION REGULATIONS AND IS ACCEPTABLE FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT OF BRYAN COUNTY, GEORGIA.  
 DATE 11-24-93  
 [Signature]  
 Secretary, Bryan Co. Planning Commission  
 Bryan Co. Planning Commission

PRECISION DATA  
 EOC PLAT 1-22-87 BY [Signature]  
 EDC FIELD BOOK 1-14-87 BY [Signature]  
 ADJ METHOD [Signature]  
 ANGULAR ERROR 2.3" [Signature]  
 EDM  
 MTD MAN TOTAL STATION [Signature]  
 APPLE 2.0 COMPUTER [Signature]  
 HOUSTON PLOTTER 770 [Signature]

STATE OF GEORGIA  
 COUNTY OF BRYAN  
 1380th. G.M.D.  
 REVISES PLAT OF  
 JUNE 14, 1988  
 TO SHOW DIVISIONS  
 OF PROPERTY  
 NOVEMBER 19, 1993

THIS PLAT REPRESENTS AN ACTUAL SURVEY OF 23.007 ACRES OF LAND AND IS DIVIDED AS SHOWN  
 "A" 3.682 ACRES  
 "B" 4.410 ACRES  
 "A" AND "B" TOTAL 8.092 ACRES  
 FOR  
 JACE E. CARNY JR.  
 ROBERT M. LETCHER  
 FRANK W. DIBOSE  
 "C"  
 14.915 ACRES  
 FOR  
 W. K. POLK



I certify that in my opinion this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

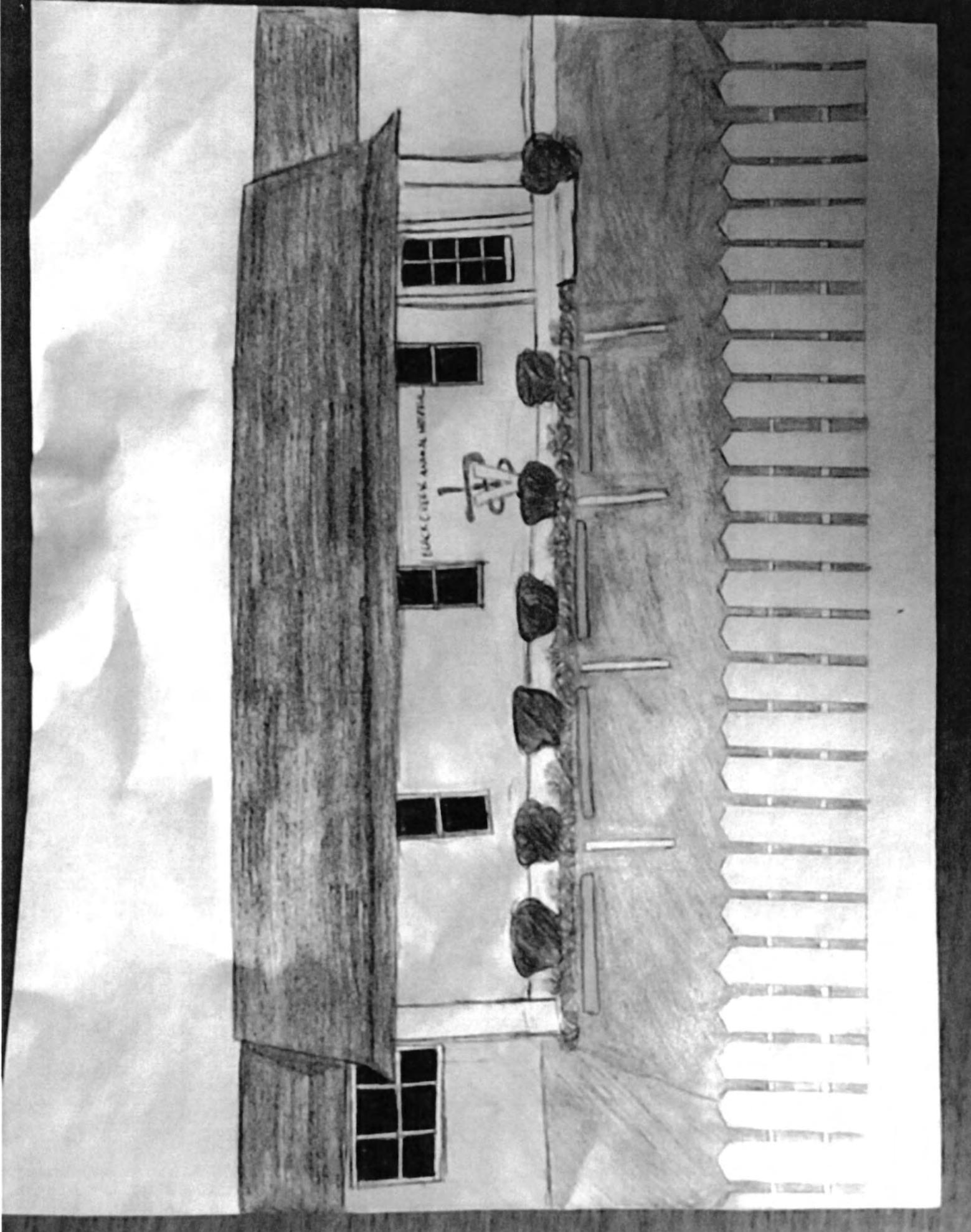
WILLIAM T. DELOACH, SR.  
 P.O. BOX 737  
 ELABELL, GEORGIA 31308  
 912-858-2861

Box 421-3

## **Design**

**10723 Hwy 280 East  
Ellabell, GA 31308**

- 1. Please see attached photo of existing building.**
- 2. Please see artist's illustration for clinic with landscaping and fence.**
- 3. Applicant will conform to the County's Sign Design.**





**Summary**

Parcel Number 030 002 01  
 Location Address 10723 HWY 280  
 Zip Code 31308  
 Legal Description PB 397 / PG 10 & PB 421  
 (Note: Not to be used on  
 Class C3-Commercial  
 (Note: This is for tax purp  
 Zoning B-1  
 Tax District County Unincorporated  
 Millage Rate 24.889  
 Acres 1  
 Neighborhood COMMERCIAL - NORTH  
 Homestead ExemptionNo (S0)  
 Landlot/District N/A

[View Map](#)

**Owner**

MARTIN EDWARD T  
 PO BOX 264  
 PEMBROKE, GA 31321-0000

**Land**

Type	Description
Commercial	COMM AC 60000

**Commercial Improvement Information**

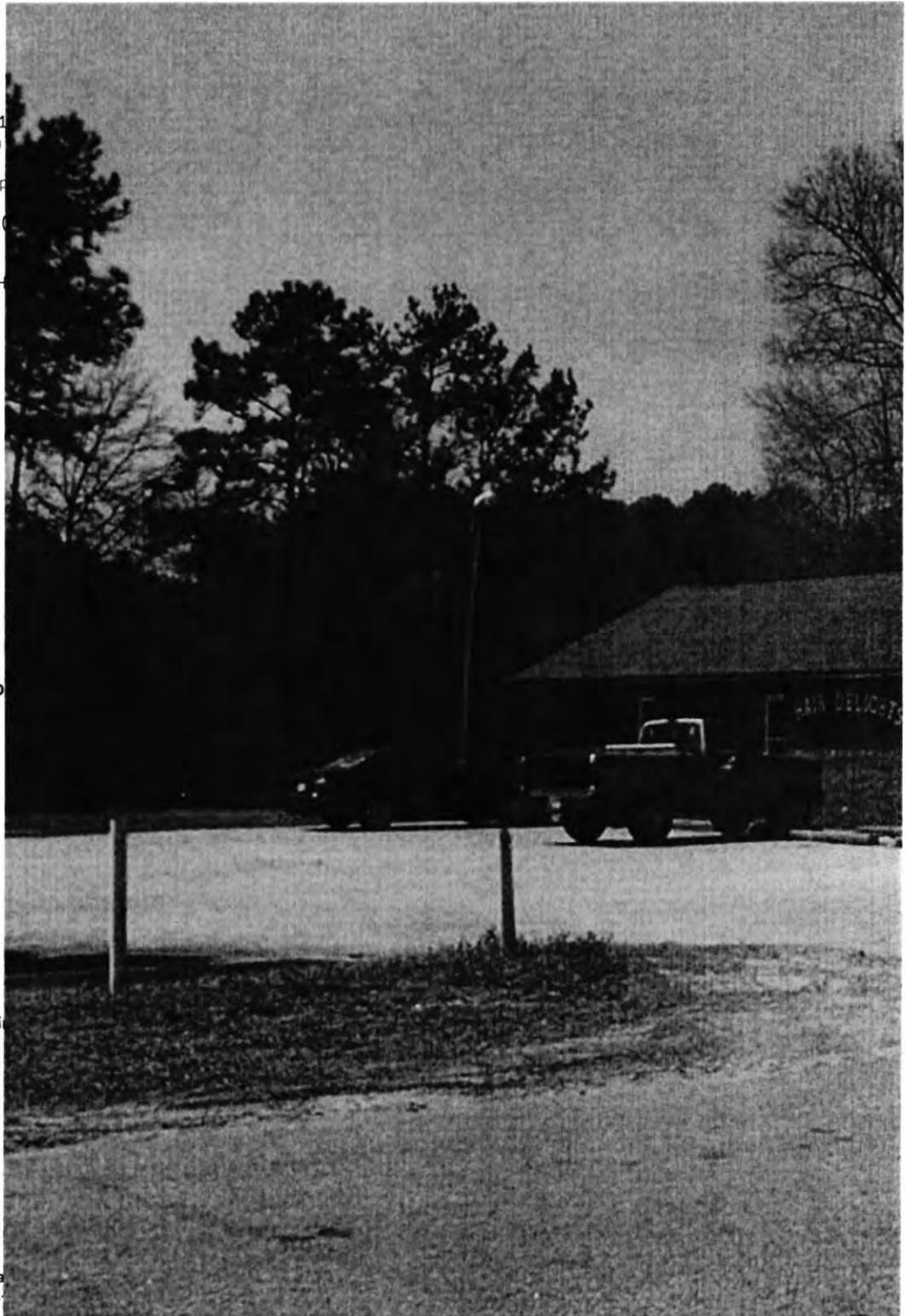
Description	BARB/BEAUT SHOP
Value	\$31,900
Actual Year Built	1995
Effective Year Built	2005
Square Feet	1152
Wall Height	8
Wall Frames	Steel
Exterior Wall	Brick Veneer
Roof Cover	Asphalt Shingles
Interior Walls	Sheetrock
Floor Construction	Concrete On Ground
Floor Finish	Ceramic Tile
Ceiling Finish	Acoustical Tile
Lighting	Standard F.F.
Heating	50% Cent. Htg. & A.C.
	50% Central Air Conditioni
Number of Buildings	1

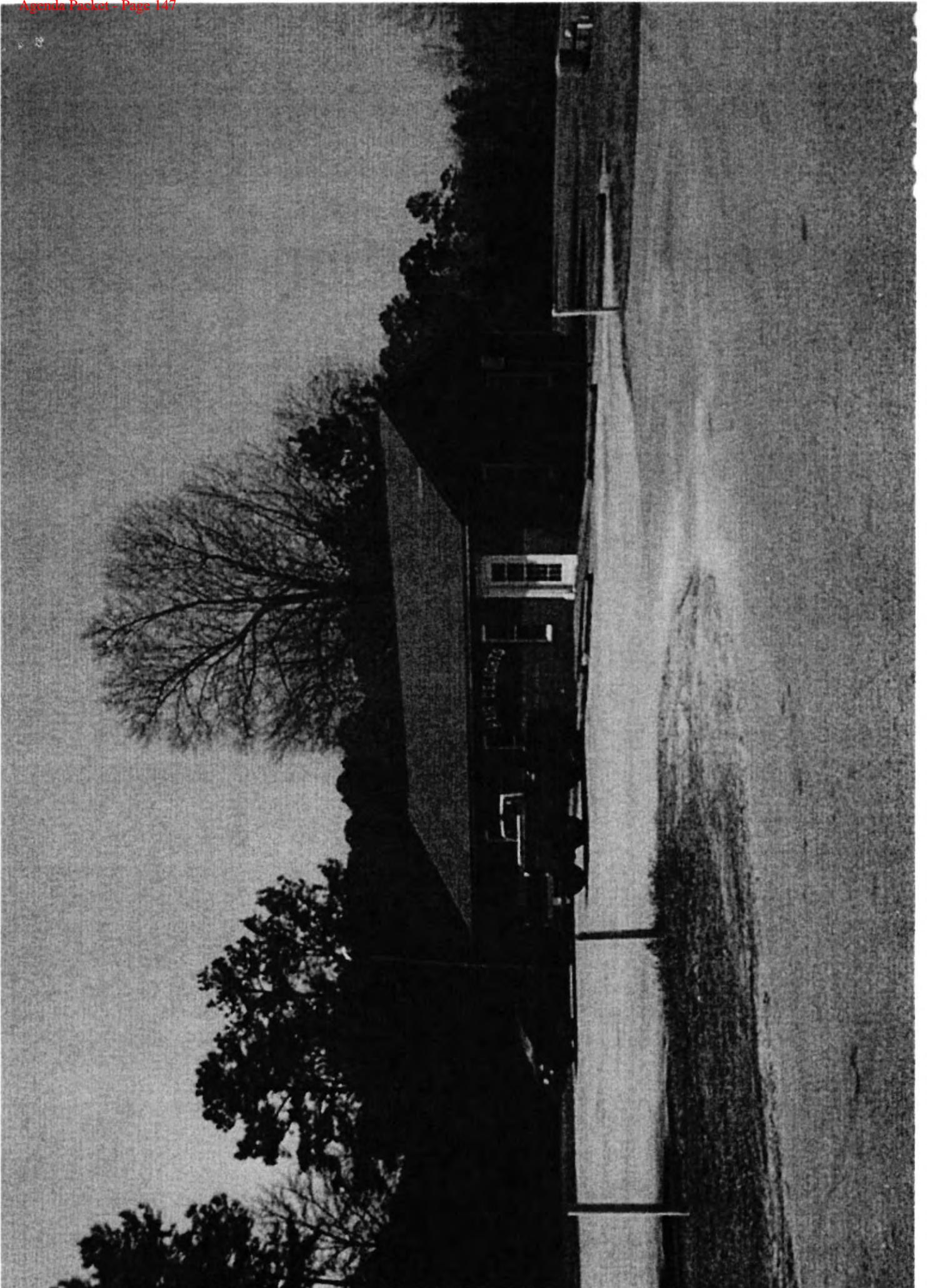
**Accessory Information**

Description
Commercial Fire Fee
CONCRETE PAVING

**Sales**

Sale Date	Deed Book / Page	Pla
5/14/1991	8-R 193	39



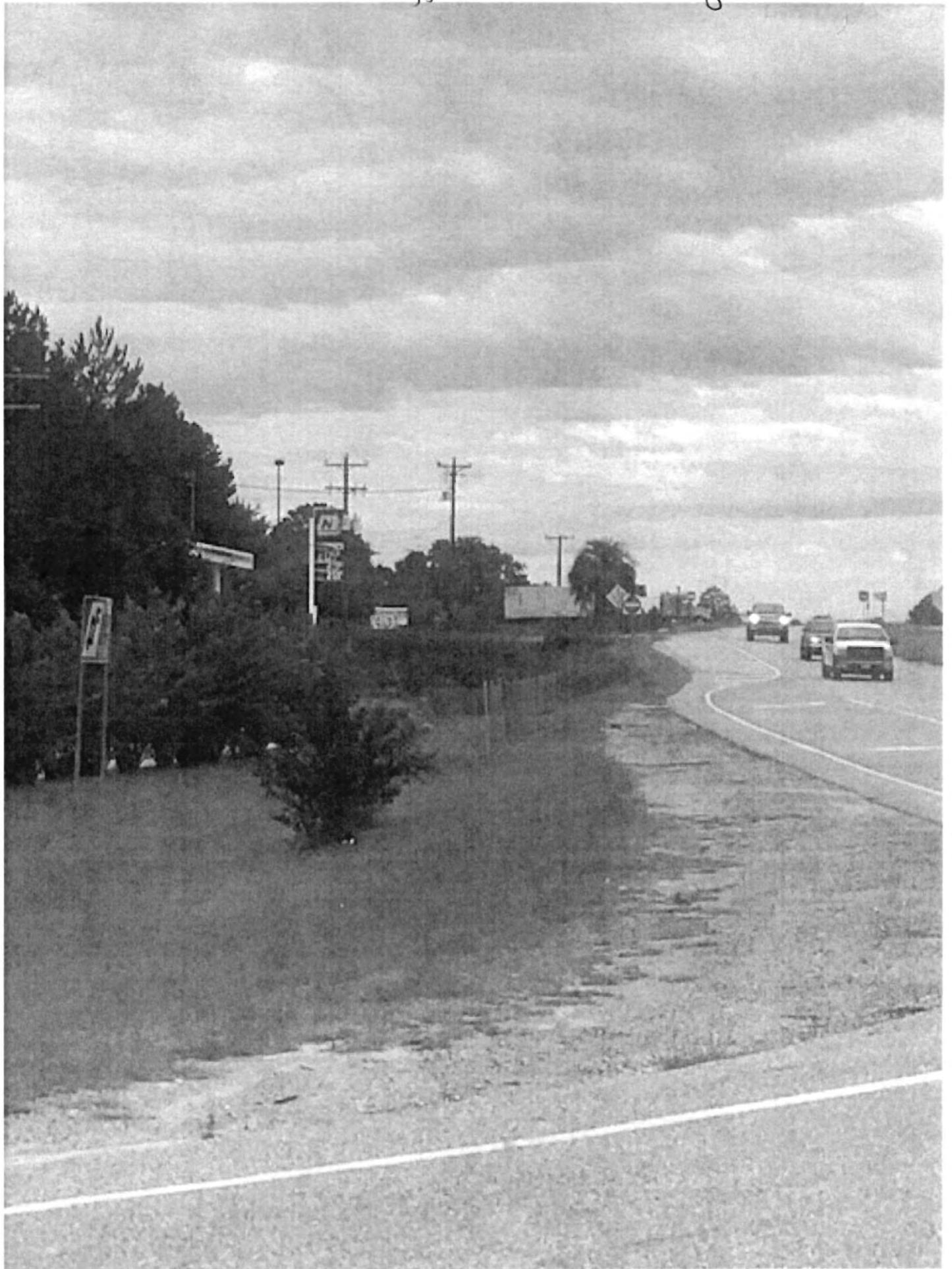


## Traffic Pattern

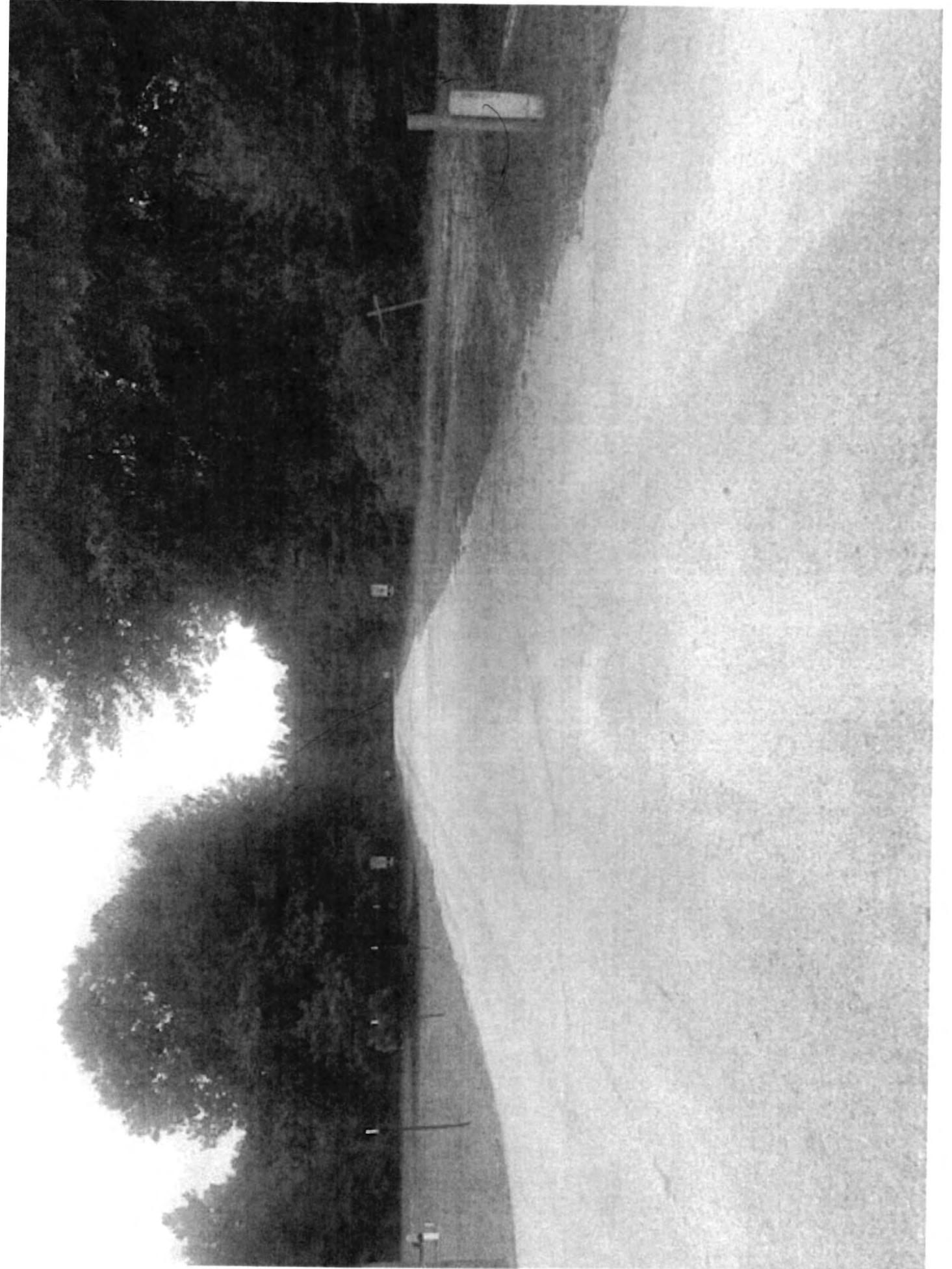
10723 Hwy 280 East  
Ellabell, GA 31308

Traffic Pattern will not change.  
Please see attached photos.

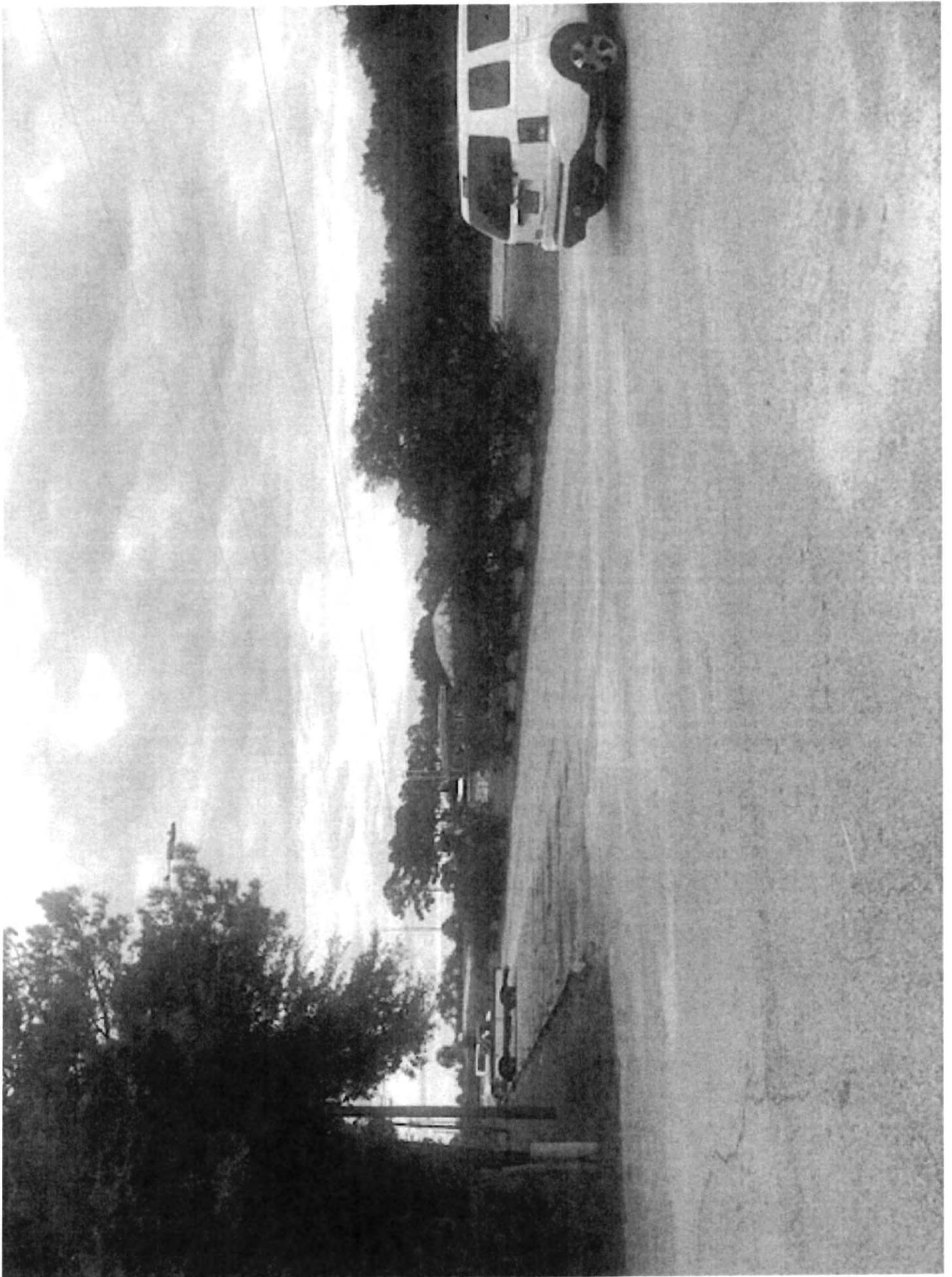
traffic - no change

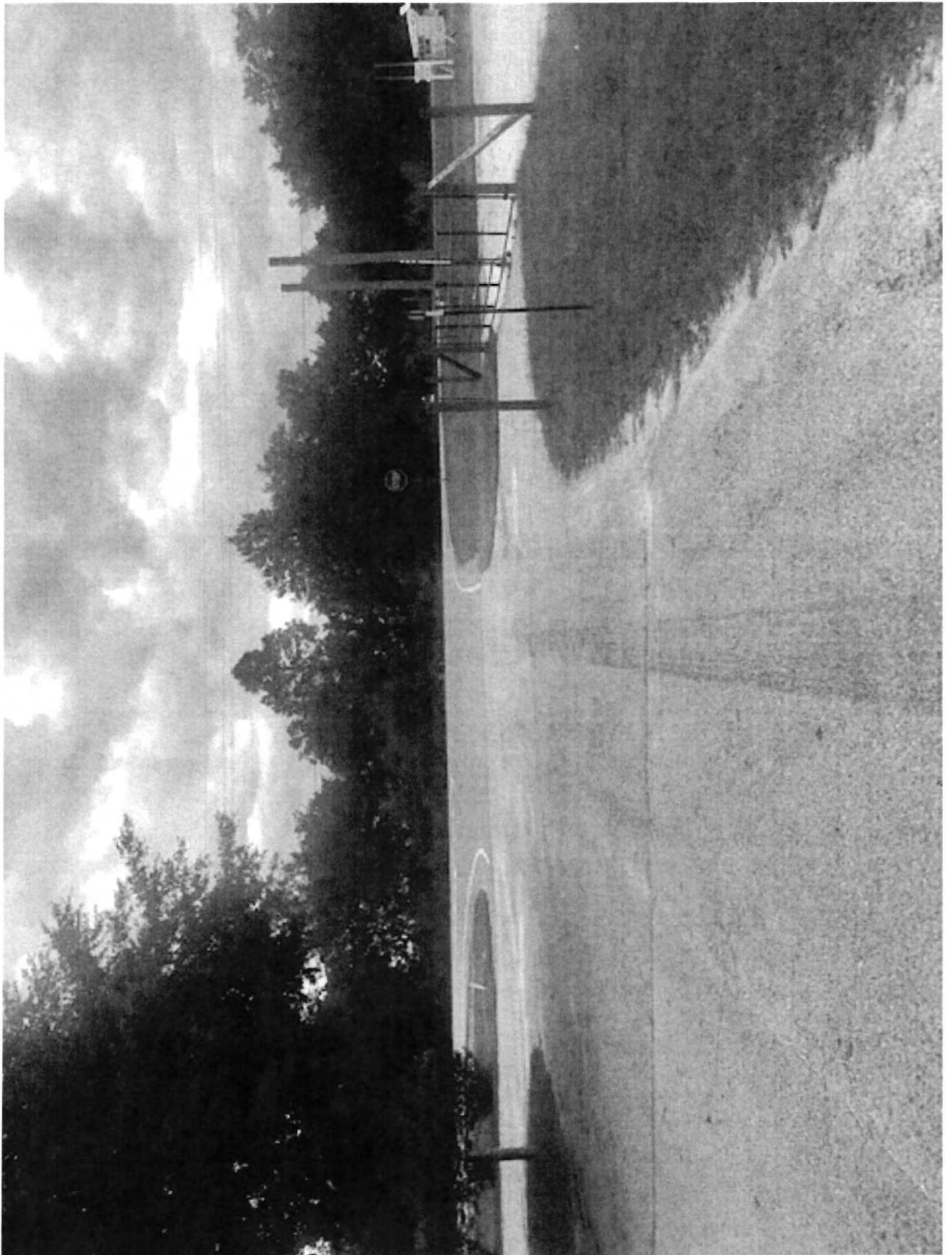




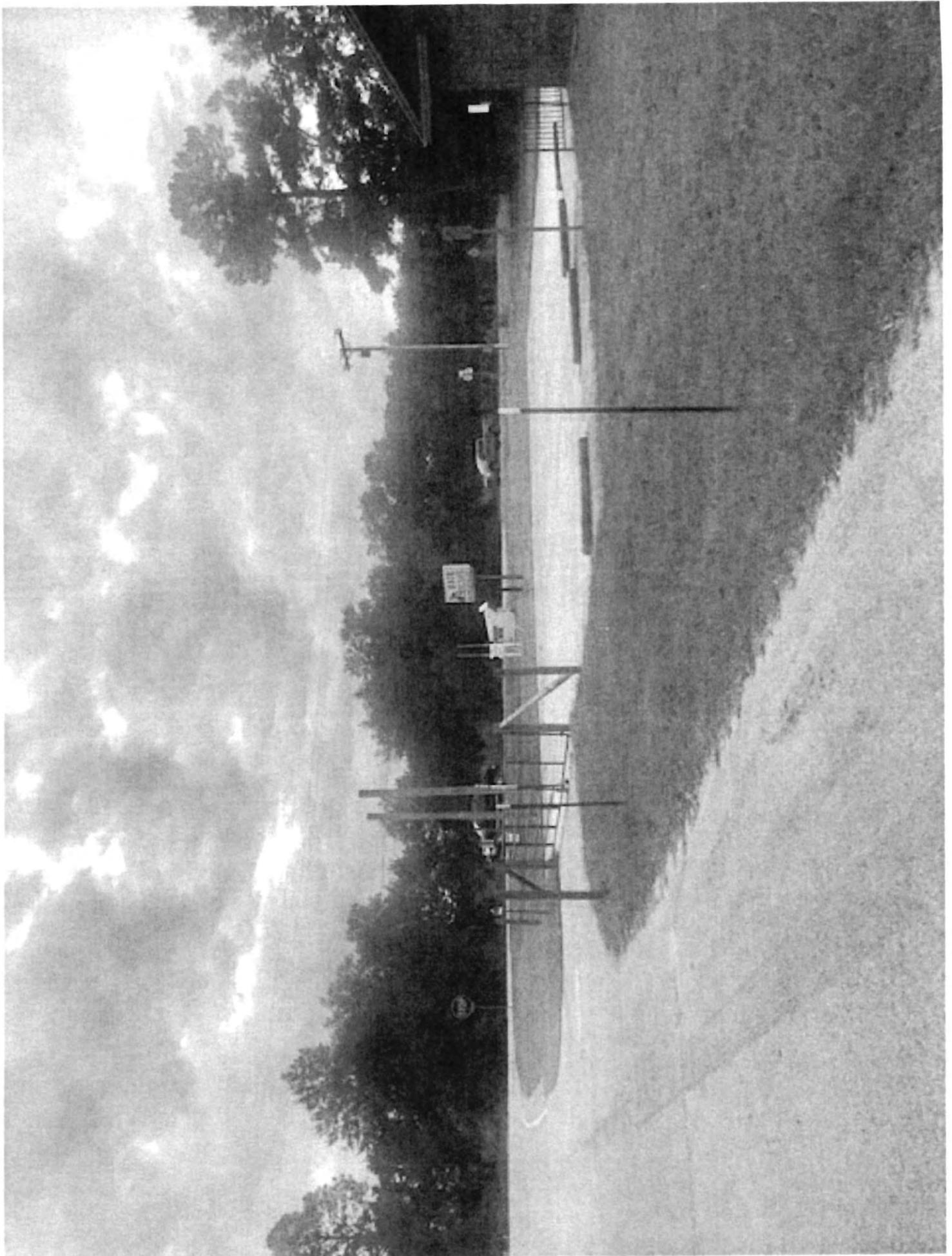


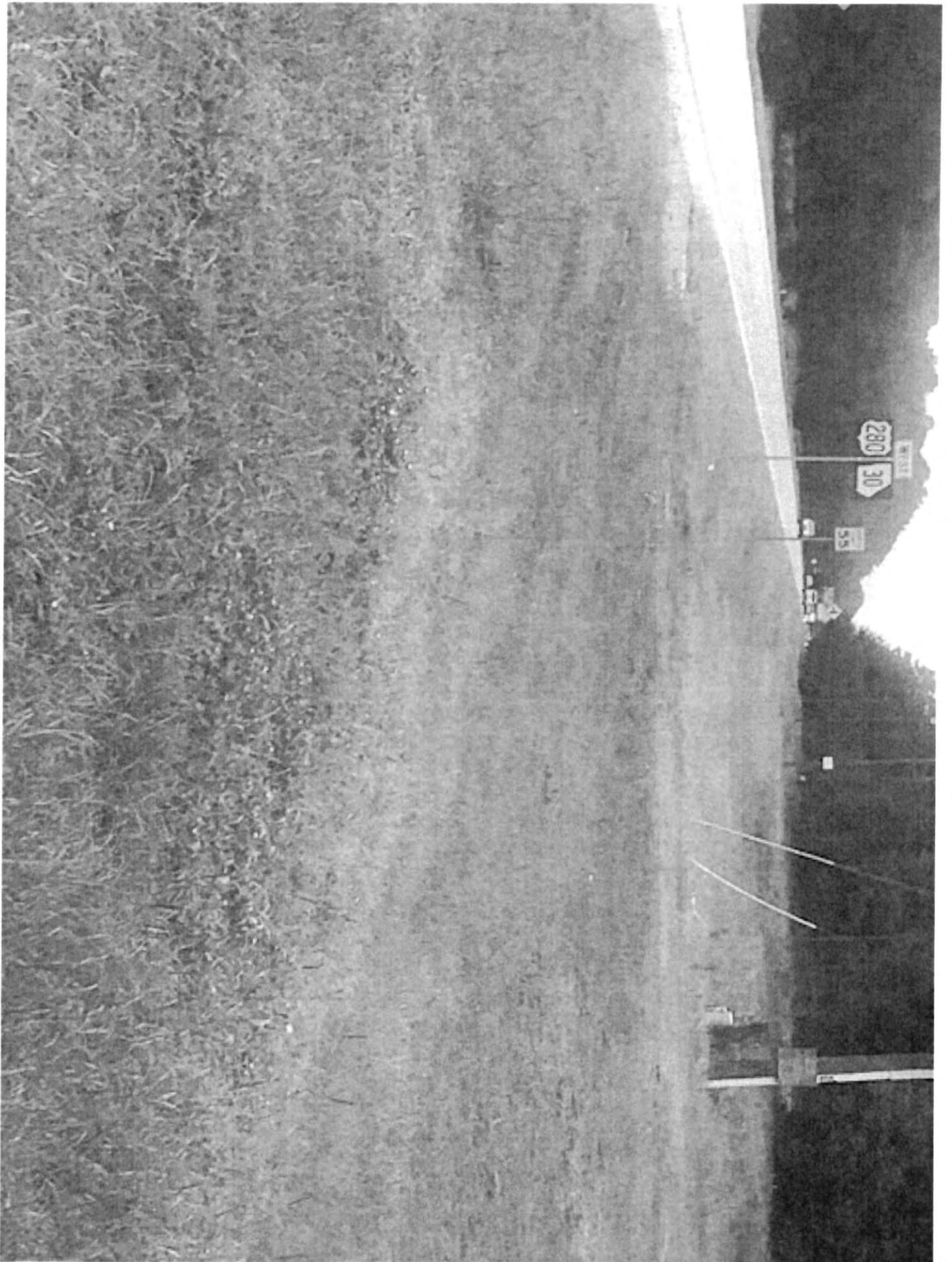












## 10723 Hwy 280 East, Ellabell, GA 31308

### Property Owners near the subject property:

See attached qPublic Bryan County Property Cards.

Edward T. Martin - Current Owner  
PIN 030 002 01 -- B-1 Zoning

Robert M. Letcher - Contiguous Property - Land  
PIN 030 002 02 -- C-1 Zoning

Dillon LLC - Truck Transport  
PIN 030 002 04 -- C-1 Zoning

MA Miyuki -- Land  
PIN 030 002 03 -- C-1 Zoning

Ride Share Parcel on Hwy 280 - Parking Lot  
PIN # and Zoning \_\_\_\_\_?\_\_\_\_\_

ECW Holdings - Marathon Gas Station  
PIN 030 005 -- C-1 Zoning

Vaibhaviaxmi Trading - BP Gas Station/Subway  
PIN 030 004 -- C-1 Zoning

Drayton Parker LLC - Land - across the street  
PIN 030 003 & 030 002 -- C-1 Zoning from subject

William Mock - Contiguous Property - Land  
PIN 030 007 -- A-5 Zoning + across the street

**10723 Hwy 280 East, Ellabell, GA 31308**

**See the attached Deed and Plats:**

**Deed: Book 8R, Page 193  
Recorded May 14<sup>th</sup>, 1991**

**Plat: Book 397, Page 10  
Recorded May 14<sup>th</sup>, 1991**

**Plat: Book 421, Page 3  
Recorded December 7<sup>th</sup>, 1993**

8R/193  
Deed

BOOK 8R PAGE 193

Deed 8R/193

WARRANTY DEED FORM 1008-2 CLYDE CASTLEBERRY CO. COVINGTON, GA. 30009

State of Georgia, Bryan County

THIS INDENTURE, Made this 14<sup>th</sup> day of May in the year of our Lord One Thousand Nine Hundred and Ninety-one between

W. K. POLK

of the County of Bryan and State of Georgia of the first part, and

EDWARD T. MARTIN

of the County of Bryan and State of Georgia of the second part:

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations paid, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said part Y of the second part his heirs and assigns, all the following described property, to wit:

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P. Simmons  
Clerk Superior Court, Bryan County, Ga.

Bryan County, Georgia  
Real Estate Transfer Tax  
Paid 15.00  
Date 5-14-91  
P. Simmons  
Clerk Of Superior Court

TO HAVE AND TO HOLD. The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Edward T. Martin the said part Y of the second part, his heirs and assigns forever in Fee Simple.

And the said part Y of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part Y of the second part his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said part Y of the first part has hereunto set his hand and affixed his seal the day and year first above written.

Signed, sealed and delivered in presence of:

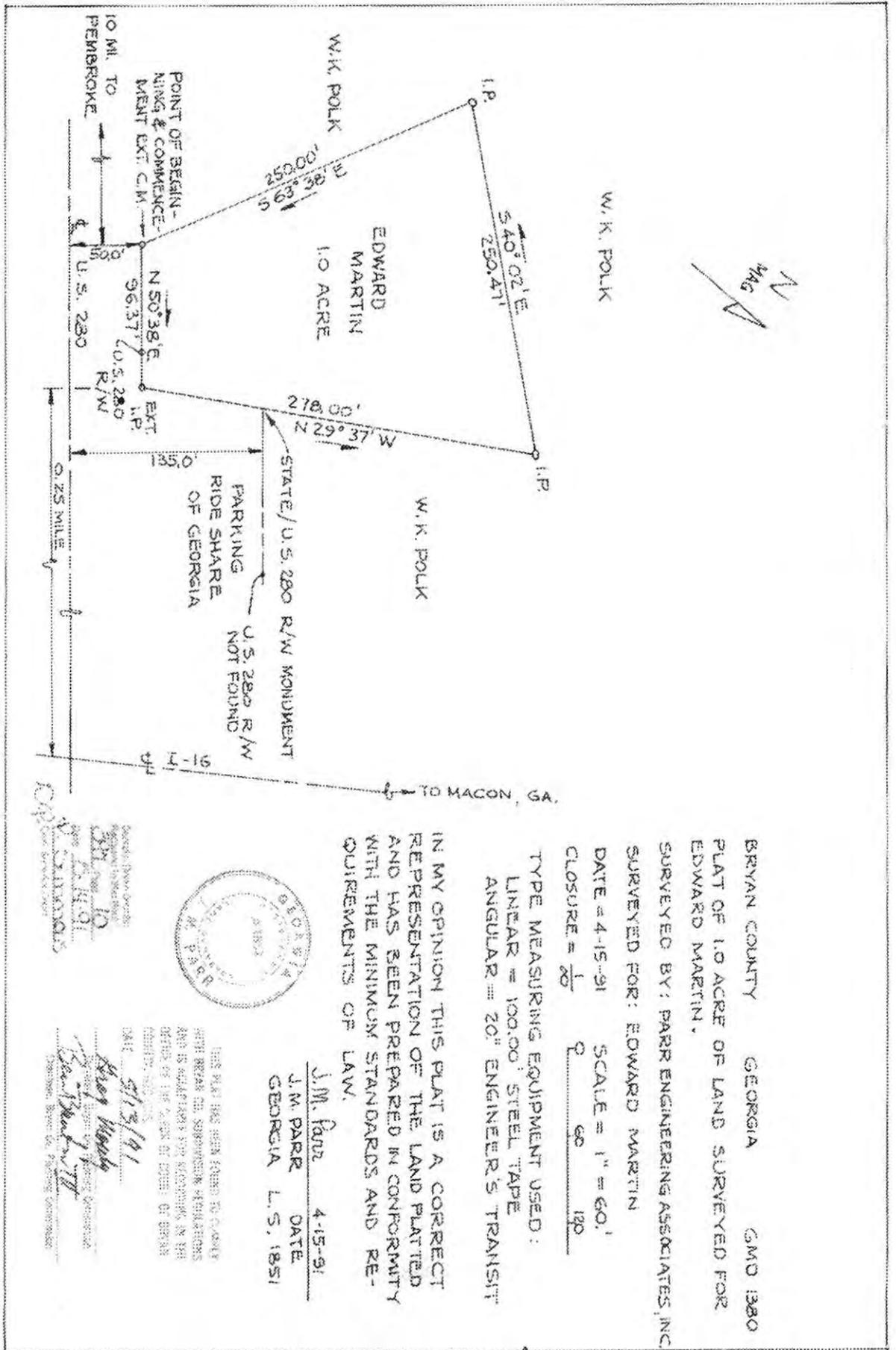
W. K. Polk (Seal)  
W. K. Polk (Seal)

Edward T. Martin (Seal)

Panela K. Miller (Seal)

(W) [Signature] (Seal)  
(Notary Public)

BRYAN COUNTY, GA.  
My Commission Expires: 8-9-92



N  
MAG

W.K. POLK

EDWARD  
MARTIN  
1.0 ACRE

W.K. POLK

TO MACON, GA.

BRYAN COUNTY GEORGIA GMD 1380  
 PLAT OF 1.0 ACRE OF LAND SURVEYED FOR  
 EDWARD MARTIN.

SURVEYED BY: PARR ENGINEERING ASSOCIATES, INC  
 SURVEYED FOR: EDWARD MARTIN

DATE = 4-15-91 SCALE = 1" = 60.0'  
 CLOSURE =  $\frac{1}{80}$  0 60 120

TYPE MEASURING EQUIPMENT USED:  
 LINEAR = 100.00' STEEL TAPE  
 ANGULAR = 20" ENGINEER'S TRANSIT

IN MY OPINION THIS PLAT IS A CORRECT  
 REPRESENTATION OF THE LAND PLATTED  
 AND HAS BEEN PREPARED IN CONFORMITY  
 WITH THE MINIMUM STANDARDS AND RE-  
 QUIREMENTS OF LAW.

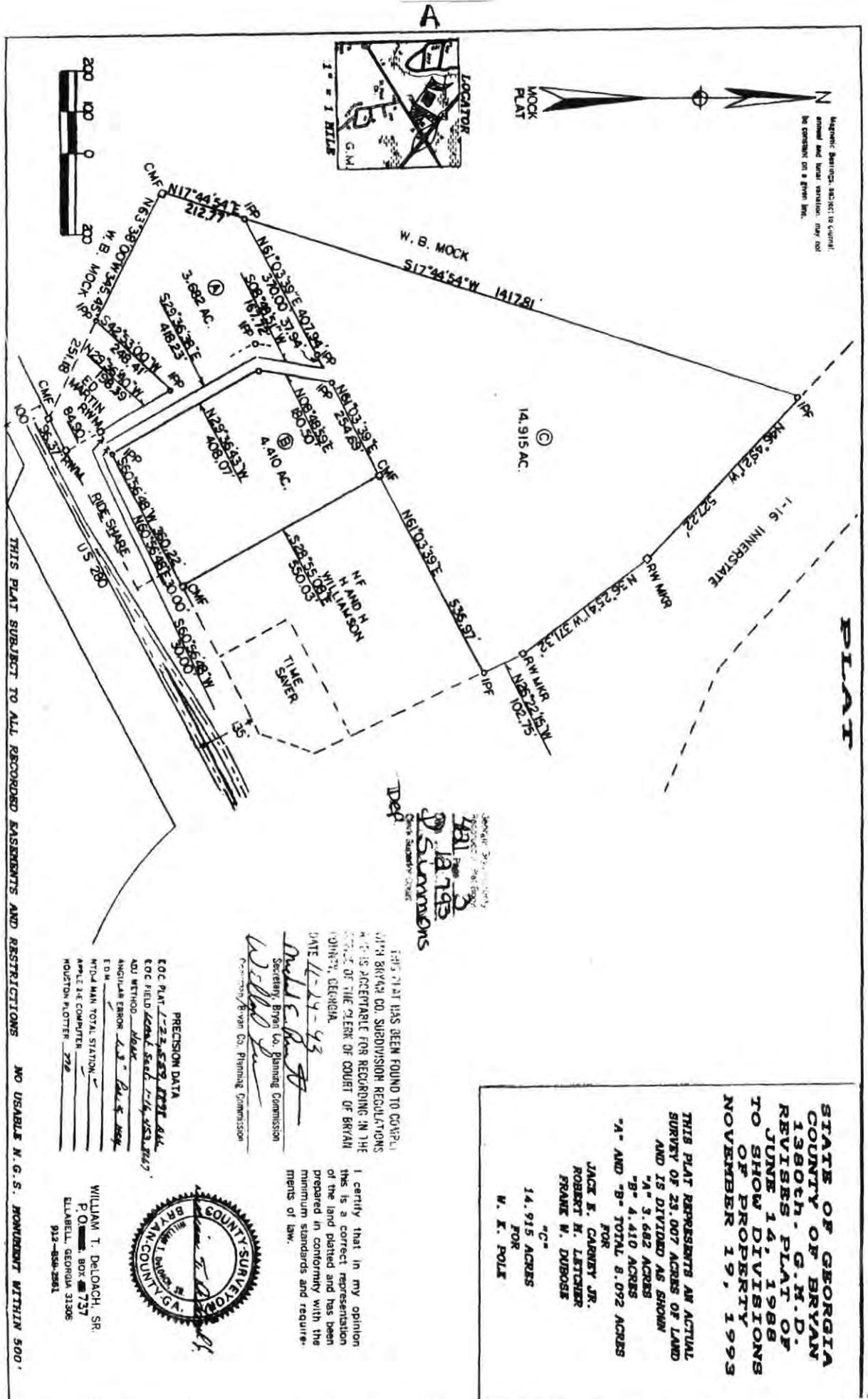
J.M. Parr 4-15-91  
 J.M. PARR DATE  
 GEORGIA L.S. 1851



Special Order  
 Surveyed on  
 4/15/91  
 J.M. PARR  
 State of Georgia

THIS PLAT HAS BEEN FILED TO COMPLY  
 WITH RECENT GEORGIA REGULATIONS  
 AND IS SUBJECT TO THE PROVISIONS IN THE  
 OFFICE OF THE CLERK OF SUPERIOR  
 COURTS, BUREAU OF RECORDS  
 DATE 5/13/91  
 Amy Harty  
 Clerk of Superior Court  
 State of Georgia

377/10  
 2/10



Magnetic bearings, subject to current annual and local variation, may not be constant on a given line.

PLAT

THIS PLAT SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS NO USABLE N.G.S. MONUMENT WITHIN 500'

STATE OF GEORGIA  
 COUNTY OF BRYAN  
 1860th. G.H.D.  
 REVISES PLAT OF  
 JUNE 14, 1988  
 TO SHOW DIVISIONS  
 OF PROPERTY  
 NOVEMBER 19, 1993

THIS PLAT REPRESENTS AN ACTUAL SURVEY OF 23.007 ACRES OF LAND AND IS DIVIDED AS SHOWN

"A" 3.682 ACRES  
 "B" 4.410 ACRES  
 "A" AND "B" TOTAL 8.092 ACRES

FOR  
 JACK E. CABRNY JR.  
 ROBERT M. LETCHER  
 FRANK W. DUBOSE

"C"  
 14.915 ACRES  
 FOR  
 W. K. POLE

Survey  
 11/18/93  
 J. Simmons  
 Surveyor

THIS PLAT HAS BEEN FOUND TO COMPLY WITH BRYAN CO. SUBDIVISION REGULATIONS AND IS ACCEPTABLE FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT OF BRYAN COUNTY, GEORGIA.

DATE 11-14-93  
 Duane E. Brown  
 Secretary, Bryan Co. Planning Commission



PRECISION DATA  
 LOC. PLAT 1-22-589 100% ALL  
 LOC. FIELD CORRECTED 1-14-583 100%  
 ADJ. METHOD 100%  
 ANGULAR ERROR 1.3" 100%  
 E.D.M.  
 HTD. MAN. TOTAL STATION  
 APPLE LINK COMPUTER  
 HOUSTON PLOTTER 778

WILLIAM T. DELOACH, SR.  
 P.O. BOX 737  
 ELLENBELL, GEORGIA 31306  
 912-884-2881

4213 Pkg

BOOK SR PAGE 193

WARRANTY DEED

FORM 1008-2

CLYDE CASTLEBERRY CO., COVINGTON, GA. 30009

State of Georgia, Bryan County

THIS INDENTURE, Made this 14<sup>th</sup> day of May in the year of our Lord One Thousand Nine Hundred and Ninety-one between

W. K. POLK

of the County of Bryan and State of Georgia of the first part, and

EDWARD T. MARTIN

of the County of Bryan and State of Georgia of the second part:

WITNESSETH. That the said part Y of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations of in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said part Y of the second part his heirs and assigns, all the following described property, to wit:

All that certain lot, tract or parcel of land situate, lying and being in the 1380th G.M. District of Bryan County, Georgia, containing One (1) acre, more or less, and more particularly described upon that certain plat of survey prepared by J. M. Parr, Georgia Registered Land Surveyor, No. 1851, dated April 15, 1991, and recorded in the office of the Clerk of Superior Court of Bryan County, Georgia in Plat Slide 397, page 10.

Said plat is by reference incorporated herein for descriptive and all other legal purposes.

Bryan County, Georgia  
Real Estate Transfer Tax  
Paid 15.00  
Date 5-14-91  
P. Simmons  
Clerk Of Superior Court

STATE OF GEORGIA, BRYAN COUNTY.  
I hereby certify this instrument was filed for Record in the Clerk's Office, Superior Court said County on the 14 day of May 1991 at 11 o'clock A M. and Recorded in Book No. SR, page 193 this 14 day of May, 1991.  
P. Simmons  
Clerk Superior Court, Bryan County, Ga.

TO HAVE AND TO HOLD. The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Edward T. Martin the said part Y of the second part;

his heirs and assigns forever in Fee Simple.

And the said part Y of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part Y of the second part his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said part Y of the first part has hereunto set his hand and affixed his seal the day and year first above written.

Signed, sealed and delivered in presence of:

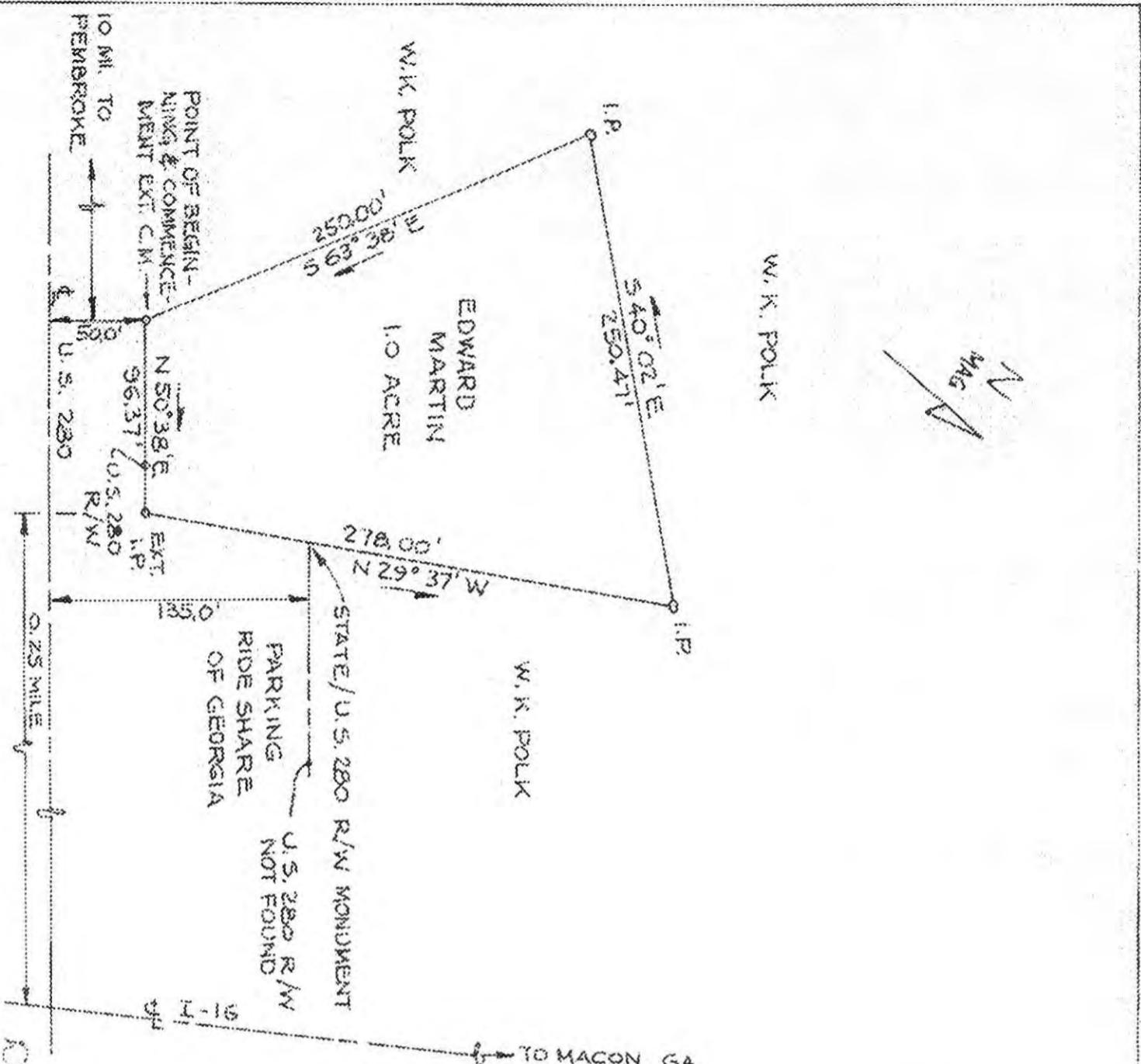
W. K. Polk (Seal)  
W. K. Polk

(Seal)

James H. Miller (Seal)

BRYAN COUNTY, GA. (Seal)

(Notary Public) My Commission Expires: 8-9-92



W. K. POLK

EDWARD  
MARTIN  
1.0 ACRE

W. K. POLK

STATE / U.S. 280 R/W MONUMENT

PARKING  
RIDE SHARE  
OF GEORGIA

U.S. 280 R/W  
NOT FOUND

TO MACON, GA.

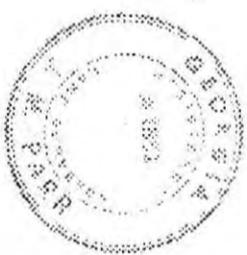
BRYAN COUNTY GEORGIA GMD 1380  
PLAT OF 1.0 ACRE OF LAND SURVEYED FOR  
EDWARD MARTIN.

SURVEYED BY: PARR ENGINEERING ASSOCIATES, INC  
SURVEYED FOR: EDWARD MARTIN

DATE = 4-15-91 SCALE = 1" = 60.1'  
CLOSURE =  $\frac{1}{80}$  0 90 120

TYPE MEASURING EQUIPMENT USED:  
LINEAR = 100.00' STEEL TAPE  
ANGULAR = 20" ENGINEER'S TRANSIT

IN MY OPINION THIS PLAT IS A CORRECT  
REPRESENTATION OF THE LAND PLATTED  
AND HAS BEEN PREPARED IN CONFORMITY  
WITH THE MINIMUM STANDARDS AND RE-  
QUIREMENTS OF LAW.



J.M. Parr 4-15-91  
J.M. PARR DATE  
GEORGIA L.S. 1851

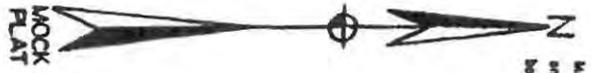
THIS PLAT HAS BEEN FOUND TO CONFORM  
WITH THE RULES ON SURVEYING REGULATIONS  
AND IS ACCEPTABLE FOR RECORDATION IN THE  
OFFICE OF THE CLERK OF SUPERIOR COURT  
COUNTY OF BRYAN, GEORGIA

DATE 4/13/91

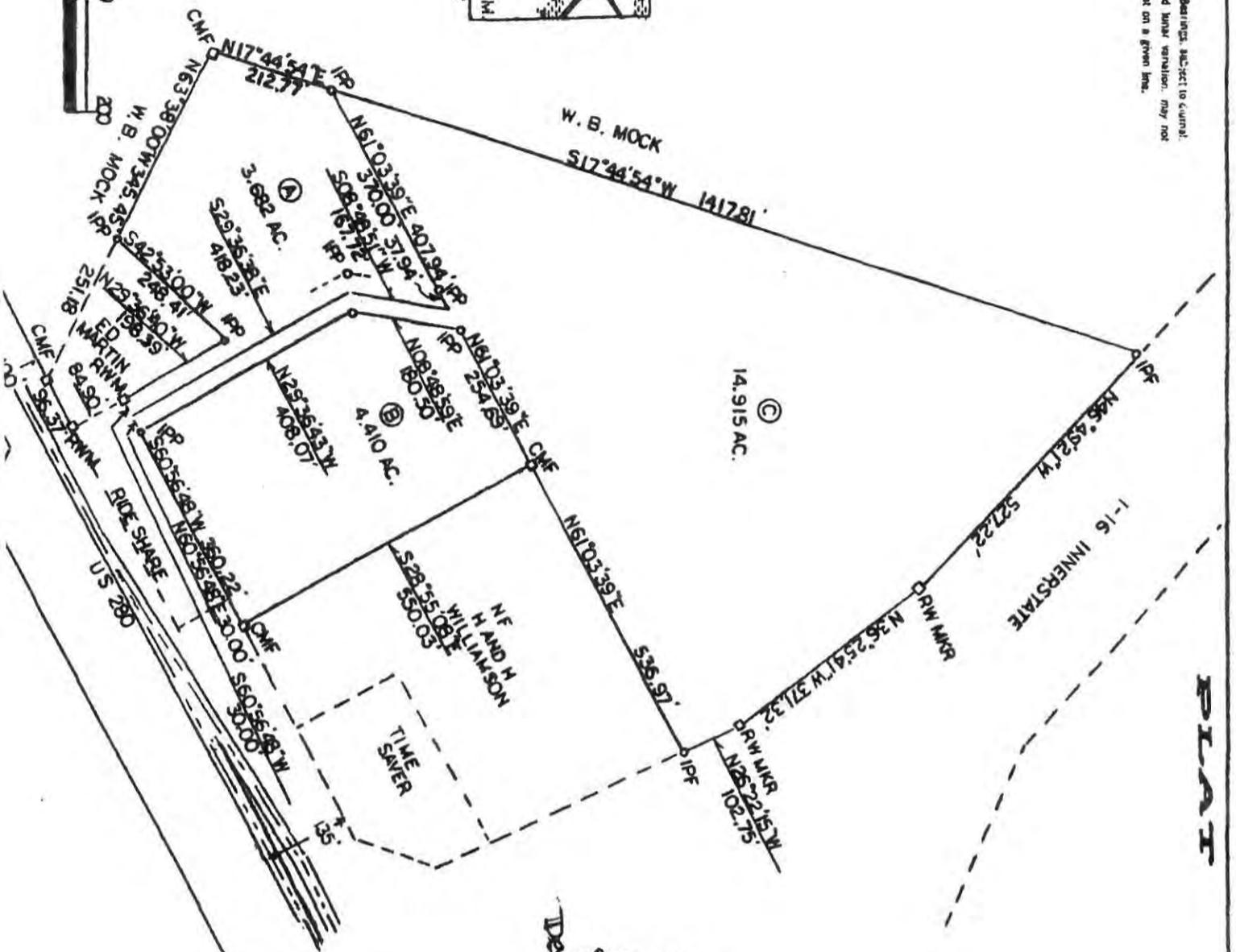
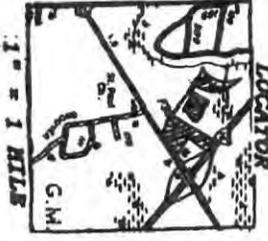
*Handwritten signatures and dates:*  
4/13/91  
4/13/91

*Handwritten notes:*  
Ref 397-10

A



Magnetic bearings, subject to current, annual and lunar variation, may not be constant on a given line.



PLAT

Dep  
 421-3  
 12-19-93  
 Summons  
 Sheriff's Office

THIS PLAT HAS BEEN FOUND TO COMPLY WITH BRYAN CO. SUBDIVISION REGULATIONS AND IS ACCEPTABLE FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT OF BRYAN COUNTY, GEORGIA.  
 DATE 11-24-93  
 [Signature]  
 Secretary, Bryan Co. Planning Commission  
 Bryan Co. Planning Commission

PRECISION DATA  
 EOC PLAT 1-22-87 BY [Signature]  
 EDC FIELD BOOK 1-14-87 BY [Signature]  
 ADJ METHOD [Signature]  
 ANGULAR ERROR 2.3" [Signature]  
 EDM  
 MTD MAN TOTAL STATION [Signature]  
 APPLE 2.1E COMPUTER [Signature]  
 HOUSTON PLOTTER 770 [Signature]

STATE OF GEORGIA  
 COUNTY OF BRYAN  
 1380th. G.M.D.  
 REVISES PLAT OF  
 JUNE 14, 1988  
 TO SHOW DIVISIONS  
 OF PROPERTY  
 NOVEMBER 19, 1993

THIS PLAT REPRESENTS AN ACTUAL SURVEY OF 23.007 ACRES OF LAND AND IS DIVIDED AS SHOWN  
 "A" 3.682 ACRES  
 "B" 4.410 ACRES  
 "A" AND "B" TOTAL 8.092 ACRES  
 FOR  
 JACE E. CARNY JR.  
 ROBERT M. LETCHER  
 FRANK W. DIBOSE  
 "C"  
 14.915 ACRES  
 FOR  
 W. K. POLK



I certify that in my opinion this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

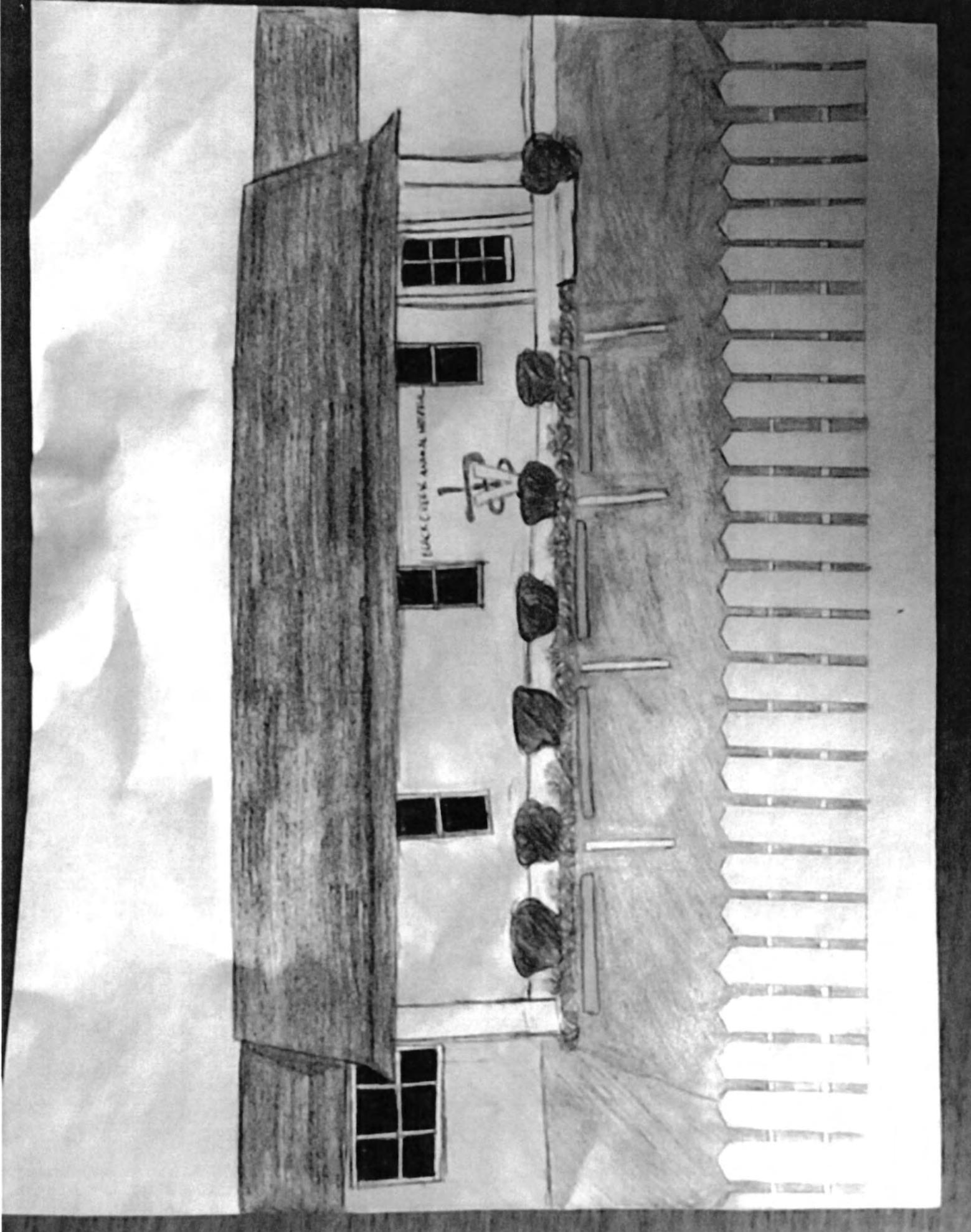
WILLIAM T. DELOACH, SR.  
 P.O. BOX 737  
 ELABELL, GEORGIA 31308  
 912-858-2861

Box 421-3

## **Design**

**10723 Hwy 280 East  
Ellabell, GA 31308**

- 1. Please see attached photo of existing building.**
- 2. Please see artist's illustration for clinic with landscaping and fence.**
- 3. Applicant will conform to the County's Sign Design.**





**Summary**

Parcel Number 030 002 01  
 Location Address 10723 HWY 280  
 Zip Code 31308  
 Legal Description PB 397 / PG 10 & PB 421  
 (Note: Not to be used on  
 Class C3-Commercial  
 (Note: This is for tax purp  
 Zoning B-1  
 Tax District County Unincorporated  
 Millage Rate 24.889  
 Acres 1  
 Neighborhood COMMERCIAL - NORTH  
 Homestead ExemptionNo (S0)  
 Landlot/District N/A

[View Map](#)

**Owner**

MARTIN EDWARD T  
 PO BOX 264  
 PEMBROKE, GA 31321-0000

**Land**

Type	Description
Commercial	COMM AC 60000

**Commercial Improvement Information**

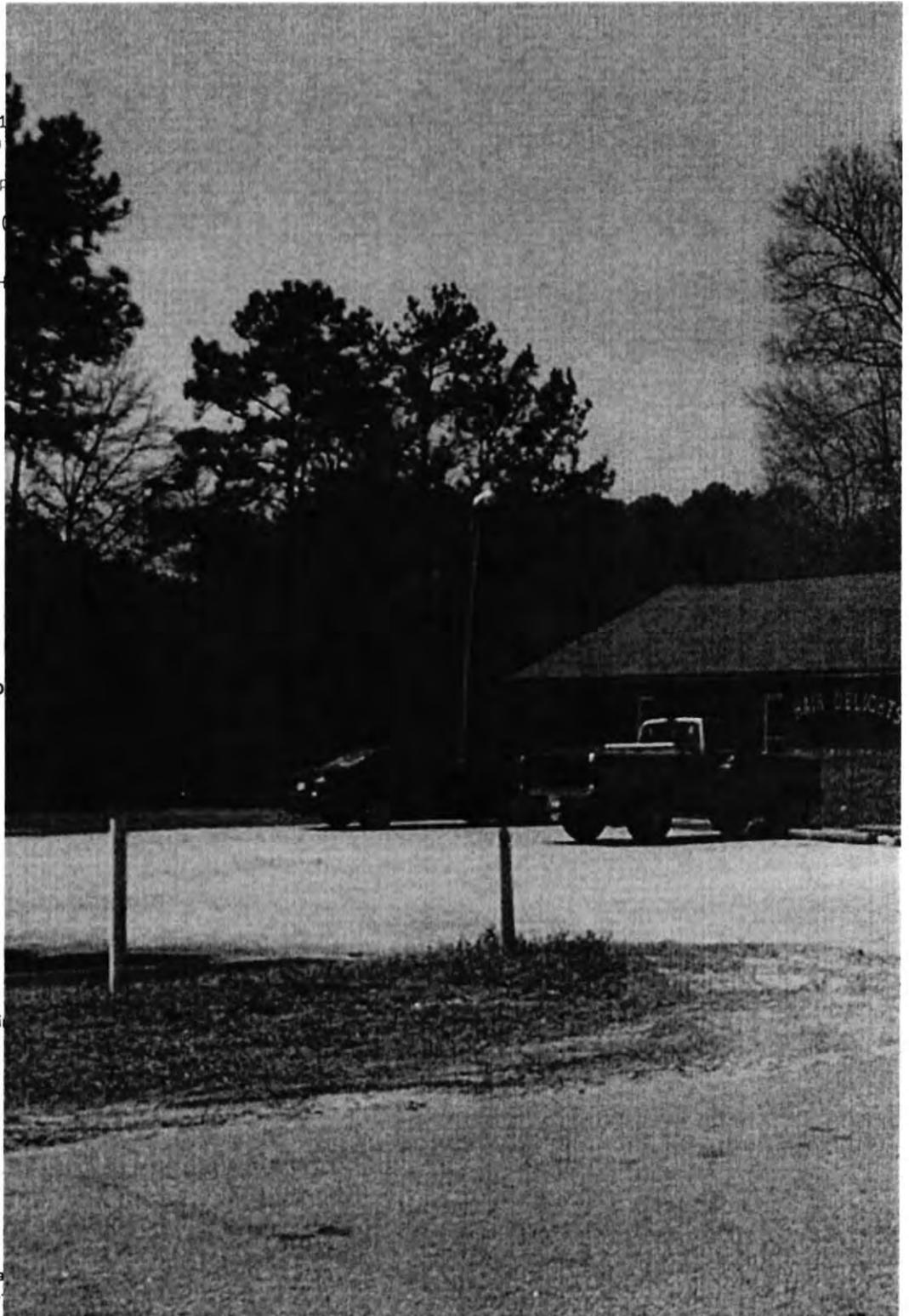
Description	BARB/BEAUT SHOP
Value	\$31,900
Actual Year Built	1995
Effective Year Built	2005
Square Feet	1152
Wall Height	8
Wall Frames	Steel
Exterior Wall	Brick Veneer
Roof Cover	Asphalt Shingles
Interior Walls	Sheetrock
Floor Construction	Concrete On Ground
Floor Finish	Ceramic Tile
Ceiling Finish	Acoustical Tile
Lighting	Standard F.F.
Heating	50% Cent. Htg. & A.C.
	50% Central Air Conditioni
Number of Buildings	1

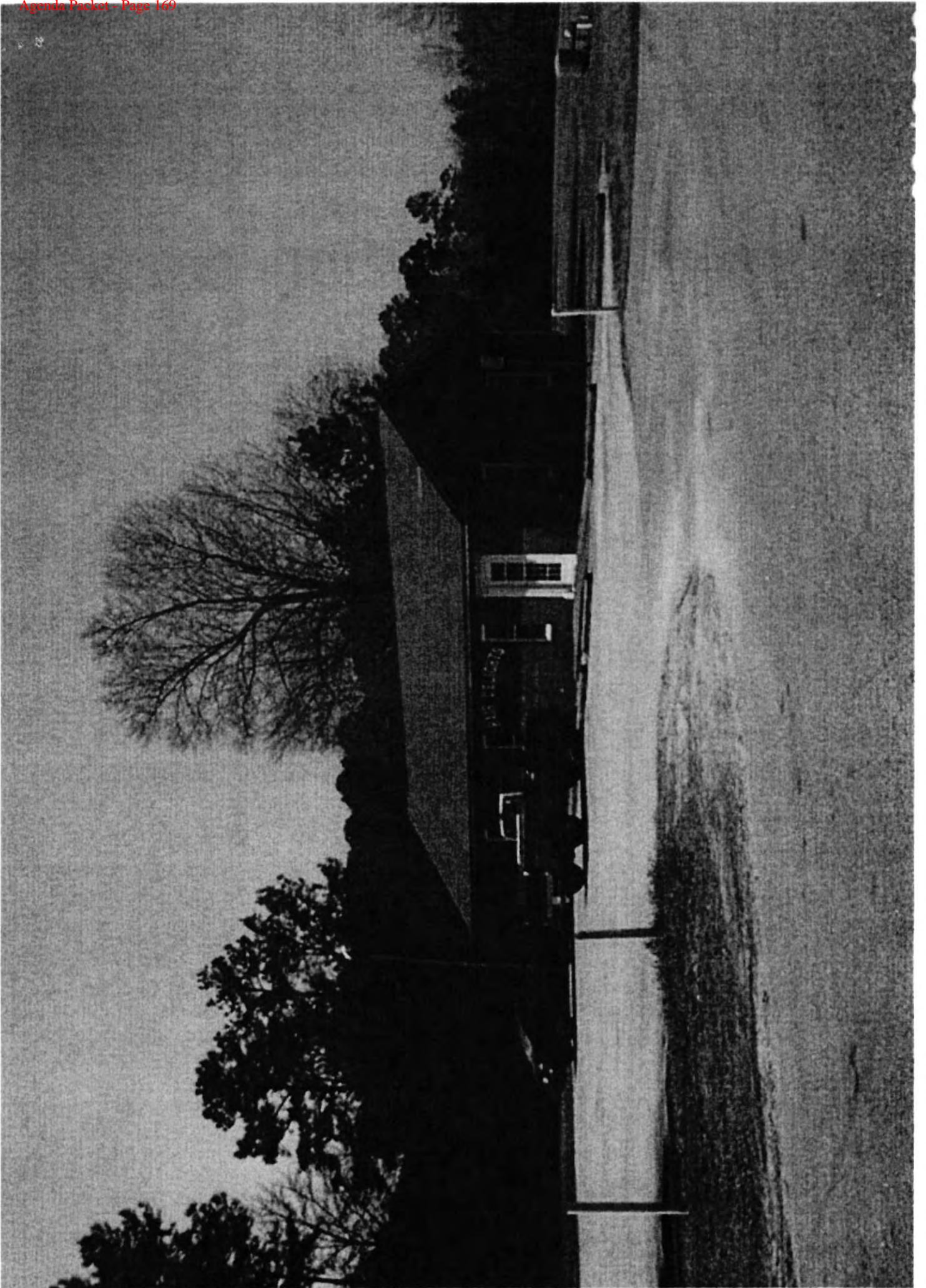
**Accessory Information**

Description
Commercial Fire Fee
CONCRETE PAVING

**Sales**

Sale Date	Deed Book / Page	Pla
5/14/1991	8-R 193	39



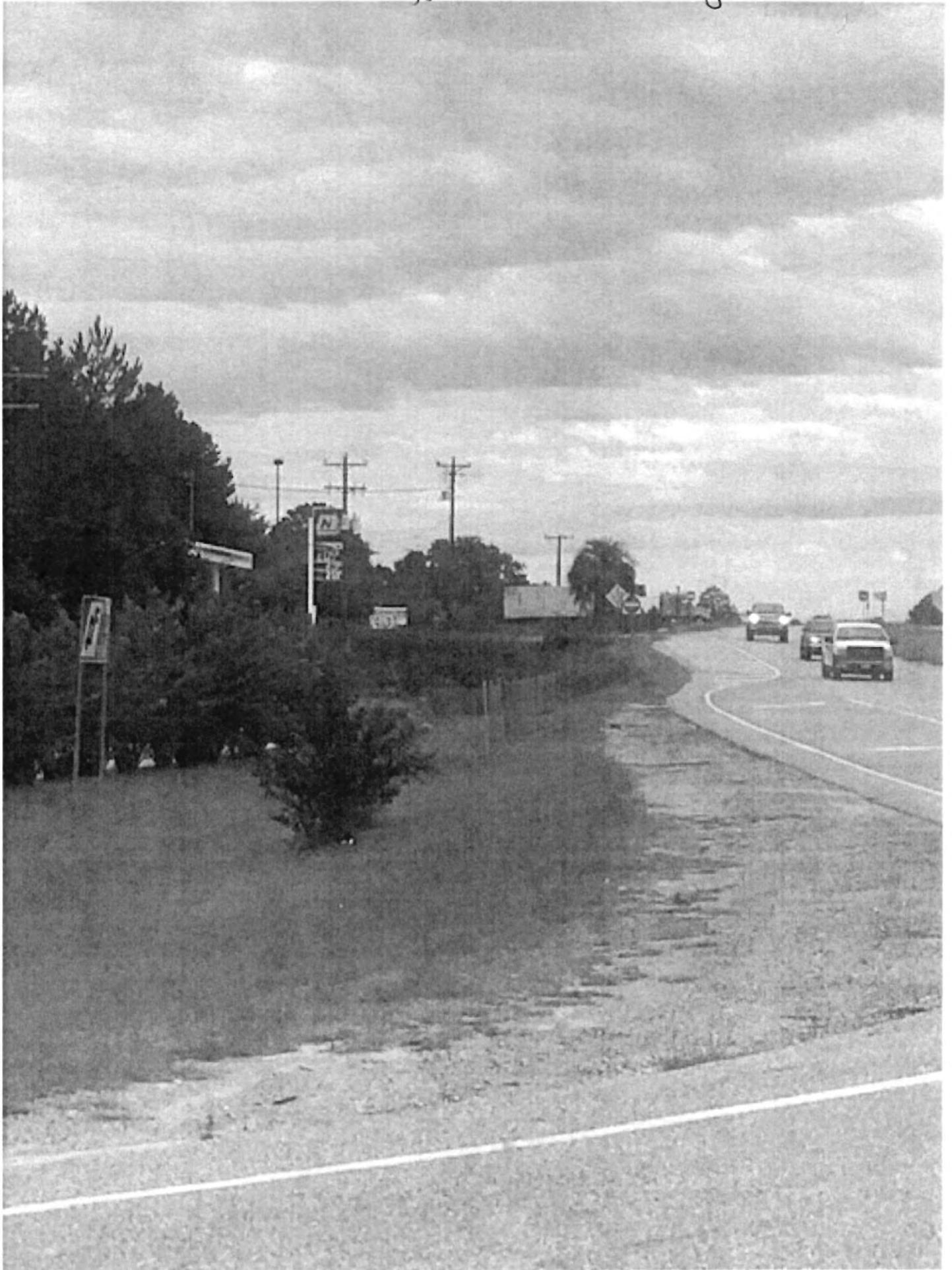


## Traffic Pattern

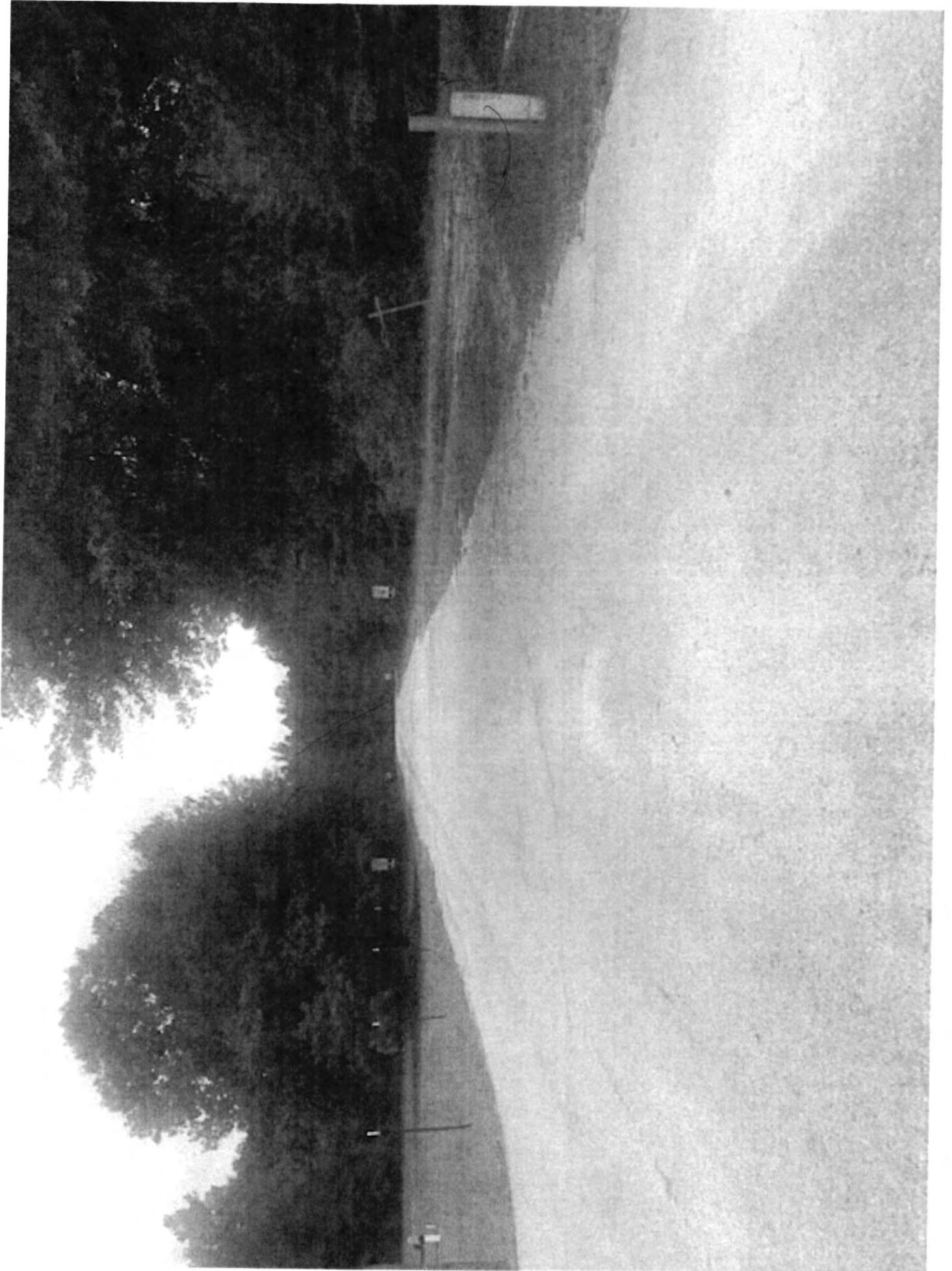
10723 Hwy 280 East  
Ellabell, GA 31308

Traffic Pattern will not change.  
Please see attached photos.

traffic - no change







**10723 Hwy 280 East, Ellabell, GA 31308**

**See the attached Deed and Plats:**

**Deed: Book 8R, Page 193  
Recorded May 14<sup>th</sup>, 1991**

**Plat: Book 397, Page 10  
Recorded May 14<sup>th</sup>, 1991**

**Plat: Book 421, Page 3  
Recorded December 7<sup>th</sup>, 1993**

8R/193  
Deed

BOOK 8R PAGE 193

Deed 8R/193

WARRANTY DEED FORM 1008-2 CLYDE CASTLEBERRY CO. COVINGTON, GA. 30009

State of Georgia, Bryan County

THIS INDENTURE, Made this 14<sup>th</sup> day of May in the year of our Lord One Thousand Nine Hundred and Ninety-one between

W. K. POLK

of the County of Bryan and State of Georgia of the first part, and

EDWARD T. MARTIN

of the County of Bryan and State of Georgia of the second part:

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations cash, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha s granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell and convey unto the said part Y of the second part his heirs and assigns, all the following described property, to wit:

All that certain lot, tract or parcel of land situate, lying and being in the 1380th G.M. District of Bryan County, Georgia, containing One (1) acre, more or less, and more particularly described upon that certain plat of survey prepared by J. M. Parr, Georgia Registered Land Surveyor, No. 1851, dated April 15, 1991, and recorded in the office of the Clerk of Superior Court of Bryan County, Georgia in Plat Slide 397, page 10.

Said plat is by reference incorporated herein for descriptive and all other legal purposes.

STATE OF GEORGIA, BRYAN COUNTY.  
I hereby certify this instrument was filed for Record in the Clerk's Office, Superior Court said County on the 14 day of May 1991 11 o'clock A M. and Recorded in Book No. 8R, page 193 this 14 day of May, 1991.  
P. Simmons  
Clerk Superior Court, Bryan County, Ga.

Bryan County, Georgia  
Real Estate Transfer Tax  
Paid 15.00  
Date 5-14-91  
P. Simmons  
Clerk Of Superior Court

TO HAVE AND TO HOLD. The said bargained premises, together with all and singular the rights, members and appertinances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Edward T. Martin the said part Y of the second part,

his heirs and assigns forever in Fee Simple.

And the said part Y of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part Y of the second part his heirs and assigns, against the claims of all persons whomsoever.

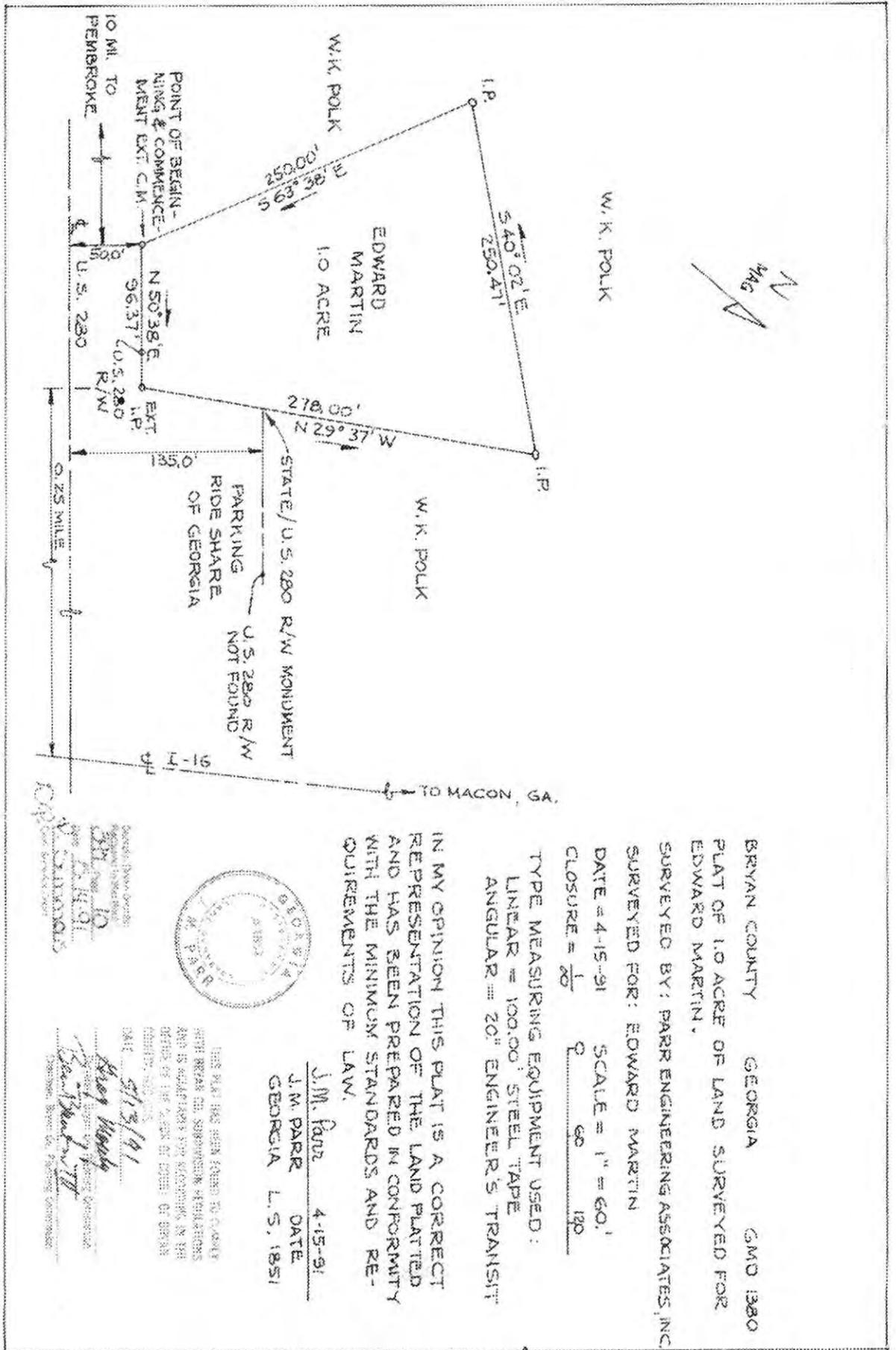
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Signed, sealed and delivered in presence of:

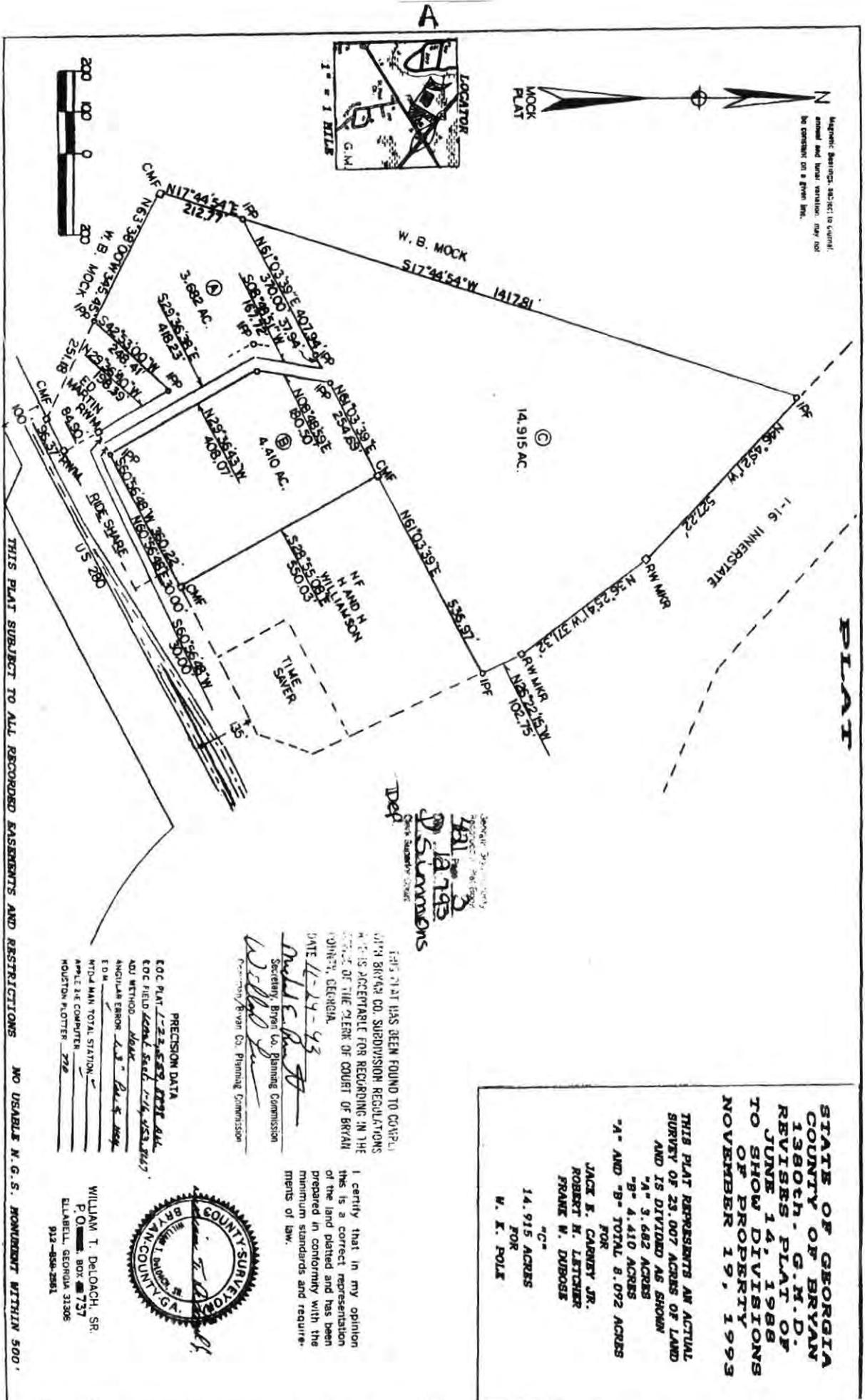
W. K. Polk (Seal)  
W. K. Polk (Seal)

Panela K. Miller (Seal)

(W) [Signature] (Seal)  
(N) [Signature] (Seal)  
BRYAN COUNTY, GA.  
My Commission Expires: 8-9-92



397/110  
2/10



4213 Pkx

BOOK SR PAGE 193

WARRANTY DEED

FORM 1008-2

CLYDE CASTLEBERRY CO., COVINGTON, GA. 30009

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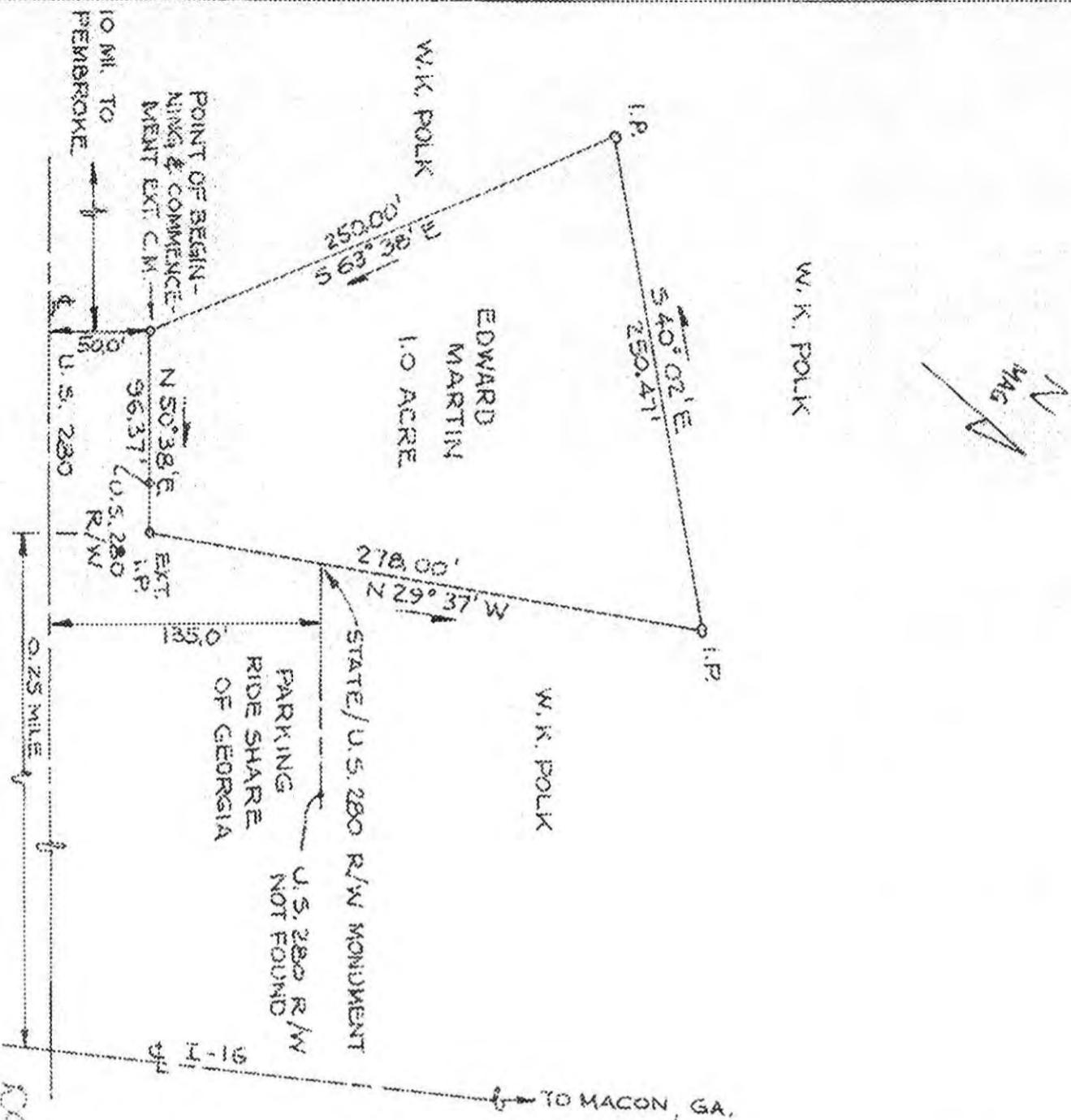
W. K. Polk (Seal)  
W. K. Polk

(Seal)

James H. Miller (Seal)

BRYAN COUNTY, GA. (Seal)

(Notary Public) My Commission Expires: 8-9-92



BRYAN COUNTY GEORGIA GMD 1380  
 PLAT OF 1.0 ACRE OF LAND SURVEYED FOR  
 EDWARD MARTIN.

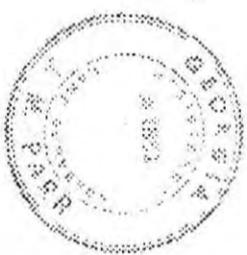
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 SURVEYED FOR: EDWARD MARTIN

DATE = 4-15-91 SCALE = 1" = 60'  
 CLOSURE =  $\frac{1}{80}$  9 90 120

TYPE MEASURING EQUIPMENT USED:  
 LINEAR = 100.00' STEEL TAPE  
 ANGULAR = 20" ENGINEER'S TRANSIT

IN MY OPINION THIS PLAT IS A CORRECT  
 REPRESENTATION OF THE LAND PLATTED  
 AND HAS BEEN PREPARED IN CONFORMITY  
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J.M. Parr 4-15-91  
 J.M. PARR DATE  
 GEORGIA L.S. 1851



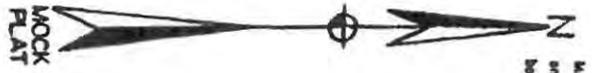
THIS PLAT HAS BEEN FOUND TO CONFORM  
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 AND IS ACCEPTABLE FOR RECORDING IN THE  
 OFFICE OF THE CLERK OF SUPERIOR  
 COURTS, BRYAN COUNTY, GEORGIA.

DATE 4/13/91

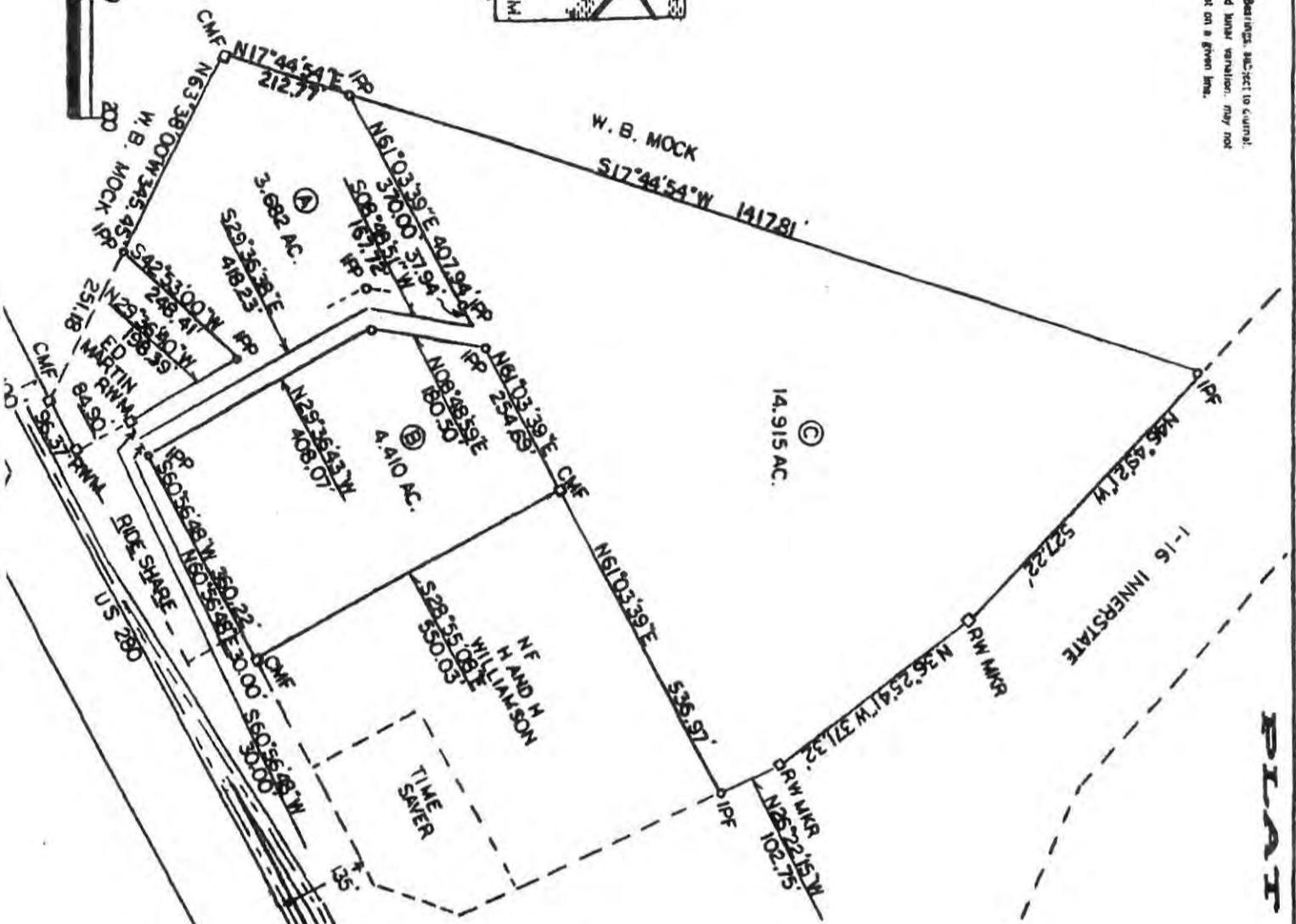
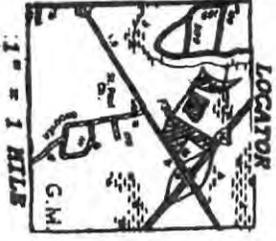
*Handwritten signatures and notes:*  
 Mary Waddy  
 Clerk of Superior Court  
 Bryan County, Georgia

*Handwritten notes:*  
 Ref 397-10

A



Magnetic bearings, subject to current, annual and minor variation, may not be constant on a given line.



PLAT

Dep  
 421-3  
 12-19-93  
 Summons  
 Sheriff's Office

THIS PLAT HAS BEEN FOUND TO COMPLY WITH BRYAN CO. SUBDIVISION REGULATIONS AND IS ACCEPTABLE FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT OF BRYAN COUNTY, GEORGIA.  
 DATE 11-24-93  
 [Signature]  
 Secretary, Bryan Co. Planning Commission  
 Bryan Co. Planning Commission

PRECISION DATA  
 EOC PLAT 1-22-87 BY [Signature]  
 EDC FIELD BOOK 1-14-87 BY [Signature]  
 ADJ METHOD [Signature]  
 ANGULAR ERROR 1.3" [Signature]  
 EDM  
 MTD MAN TOTAL STATION [Signature]  
 APPLE 2.1E COMPUTER [Signature]  
 HOUSTON PLOTTER 770 [Signature]

STATE OF GEORGIA  
 COUNTY OF BRYAN  
 1380th. G.M.D.  
 REVISES PLAT OF  
 JUNE 14, 1988  
 TO SHOW DIVISIONS  
 OF PROPERTY  
 NOVEMBER 19, 1993

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 "B" 4,410 ACRES  
 "A" AND "B" TOTAL 8,092 ACRES  
 FOR  
 JACE E. CARNY JR.  
 ROBERT M. LETCHER  
 FRANK W. DIBOSE  
 "C"  
 14,915 ACRES  
 FOR  
 W. K. POLK



I certify that in my opinion this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

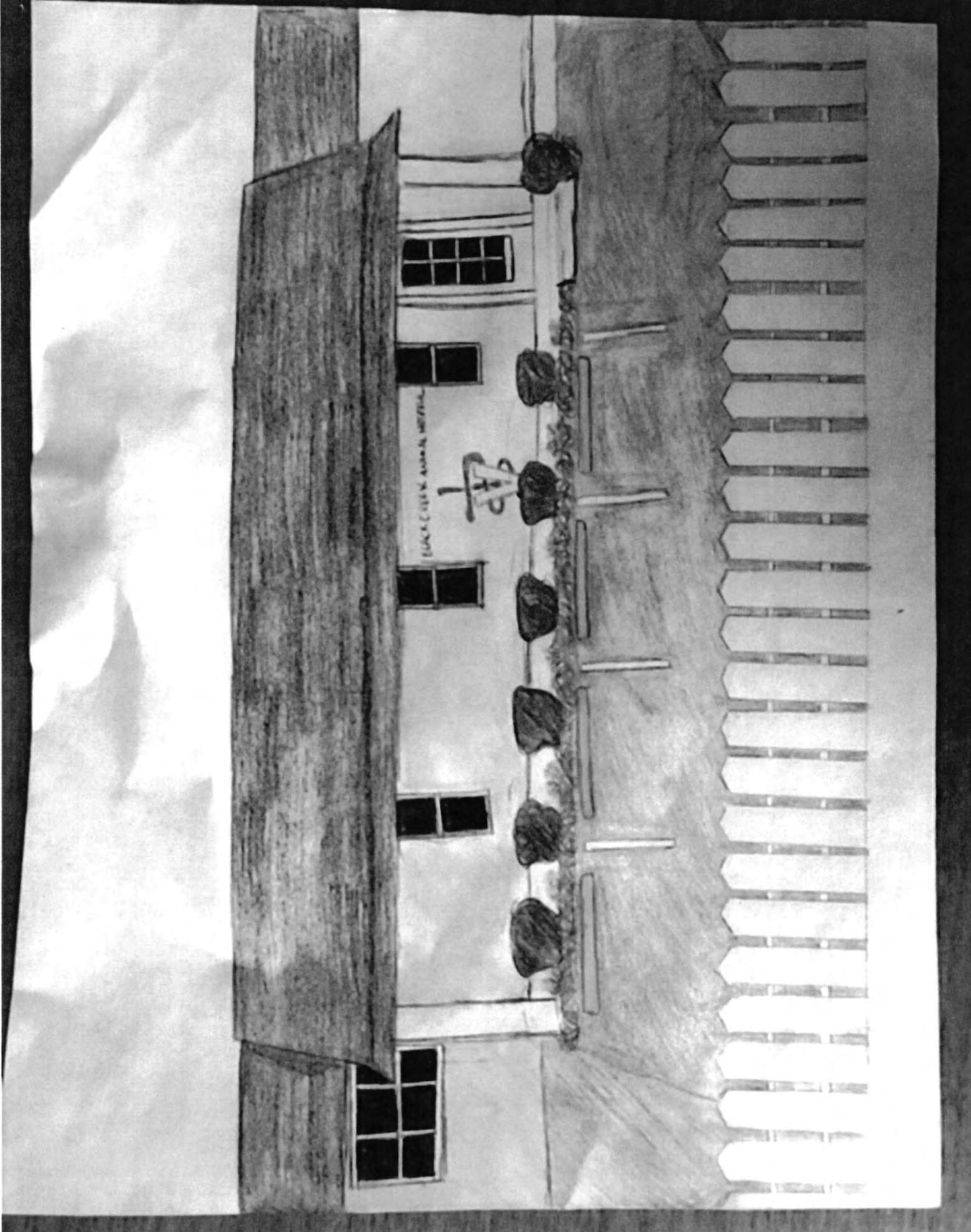
WILLIAM T. DeLOACH, SR.  
 P.O. BOX 737  
 ELABELL, GEORGIA 31308  
 912-858-2861

Box 421-3

## **Design**

**10723 Hwy 280 East  
Ellabell, GA 31308**

- 1. Please see attached photo of existing building.**
- 2. Please see artist's illustration for clinic with landscaping and fence.**
- 3. Applicant will conform to the County's Sign Design.**





**Summary**

Parcel Number 030 002 01  
 Location Address 10723 HWY 280  
 Zip Code 31308  
 Legal Description PB 397 / PG 10 & PB 421  
 (Note: Not to be used on  
 Class C3-Commercial  
 (Note: This is for tax purp  
 Zoning B-1  
 Tax District County Unincorporated  
 Millage Rate 24.889  
 Acres 1  
 Neighborhood COMMERCIAL - NORTH  
 Homestead ExemptionNo (S0)  
 Landlot/District N/A

[View Map](#)

**Owner**

MARTIN EDWARD T  
 PO BOX 264  
 PEMBROKE, GA 31321-0000

**Land**

Type	Description
Commercial	COMM AC 60000

**Commercial Improvement Information**

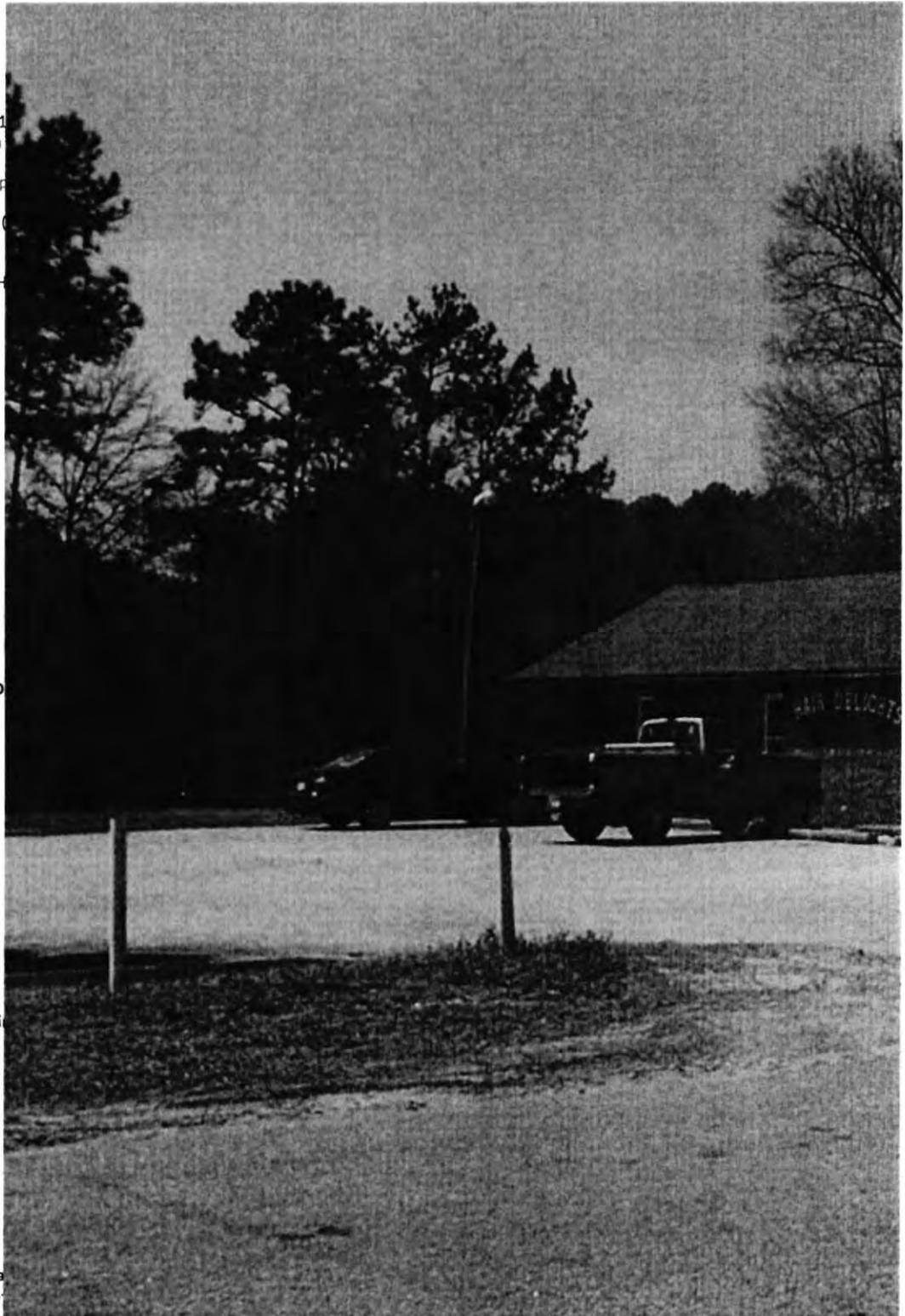
Description	BARB/BEAUT SHOP
Value	\$31,900
Actual Year Built	1995
Effective Year Built	2005
Square Feet	1152
Wall Height	8
Wall Frames	Steel
Exterior Wall	Brick Veneer
Roof Cover	Asphalt Shingles
Interior Walls	Sheetrock
Floor Construction	Concrete On Ground
Floor Finish	Ceramic Tile
Ceiling Finish	Acoustical Tile
Lighting	Standard F.F.
Heating	50% Cent. Htg. & A.C.
	50% Central Air Conditioni
Number of Buildings	1

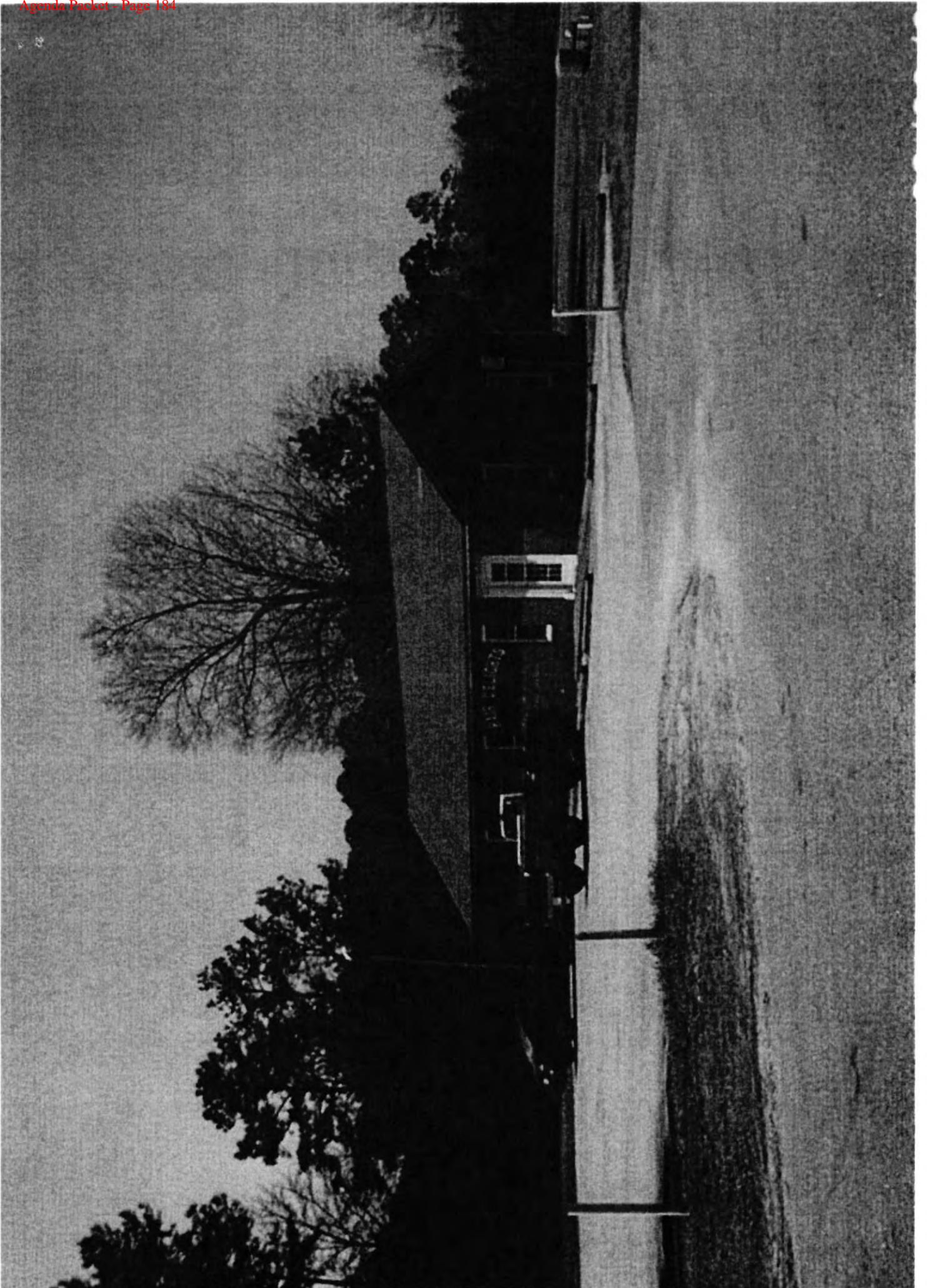
**Accessory Information**

Description
Commercial Fire Fee
CONCRETE PAVING

**Sales**

Sale Date	Deed Book / Page	Pla
5/14/1991	8-R 193	39



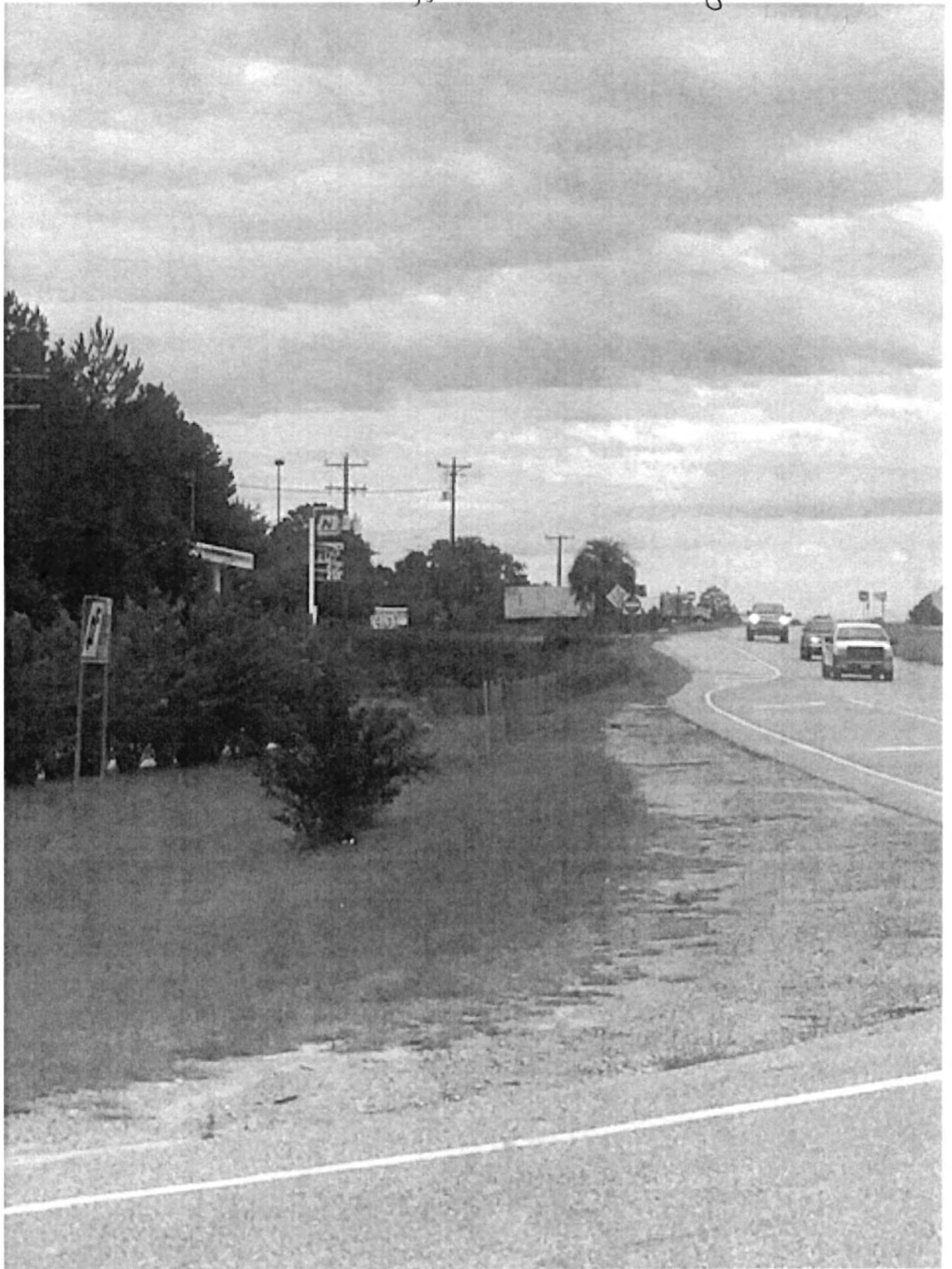


## Traffic Pattern

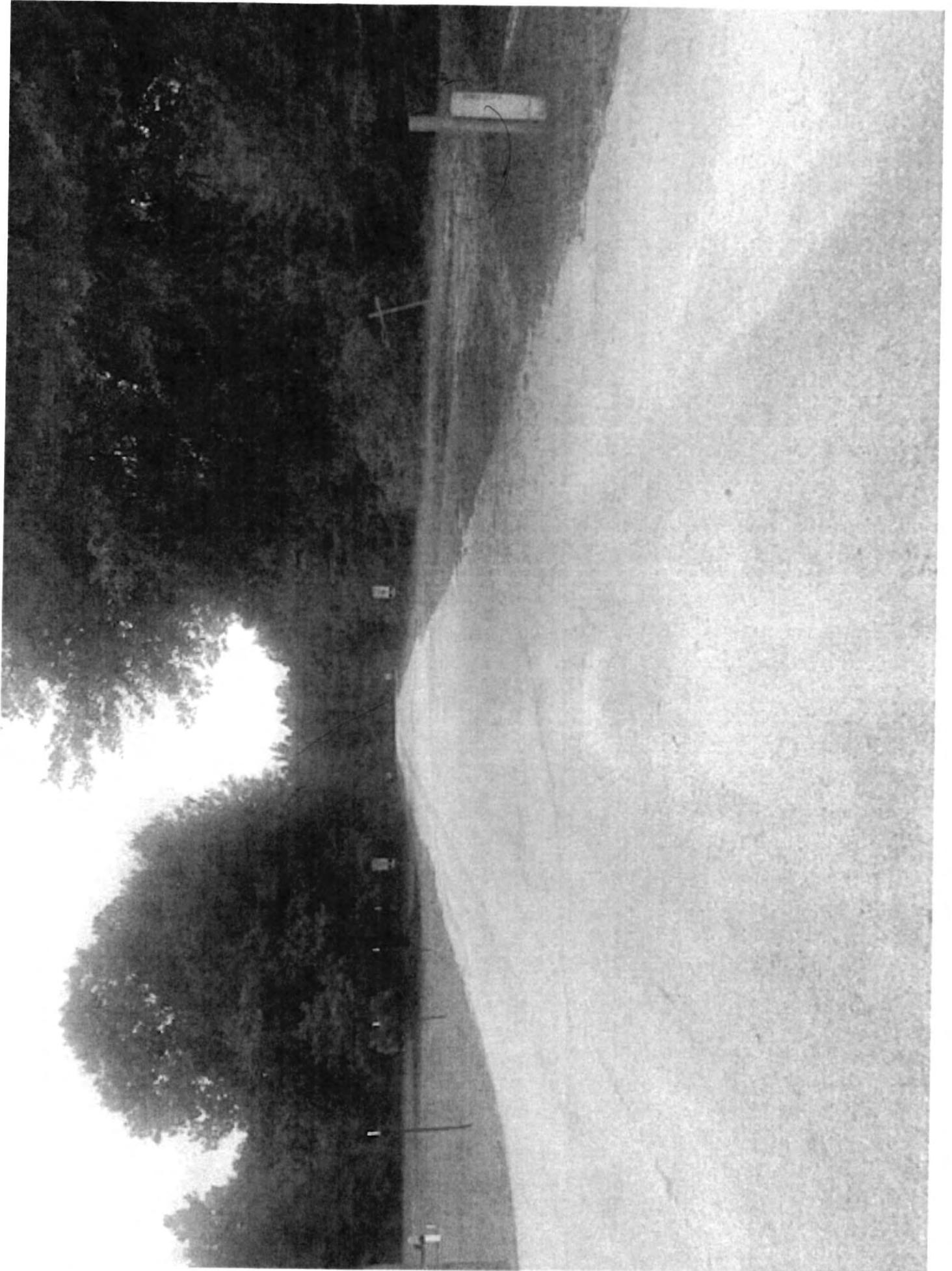
10723 Hwy 280 East  
Ellabell, GA 31308

Traffic Pattern will not change.  
Please see attached photos.

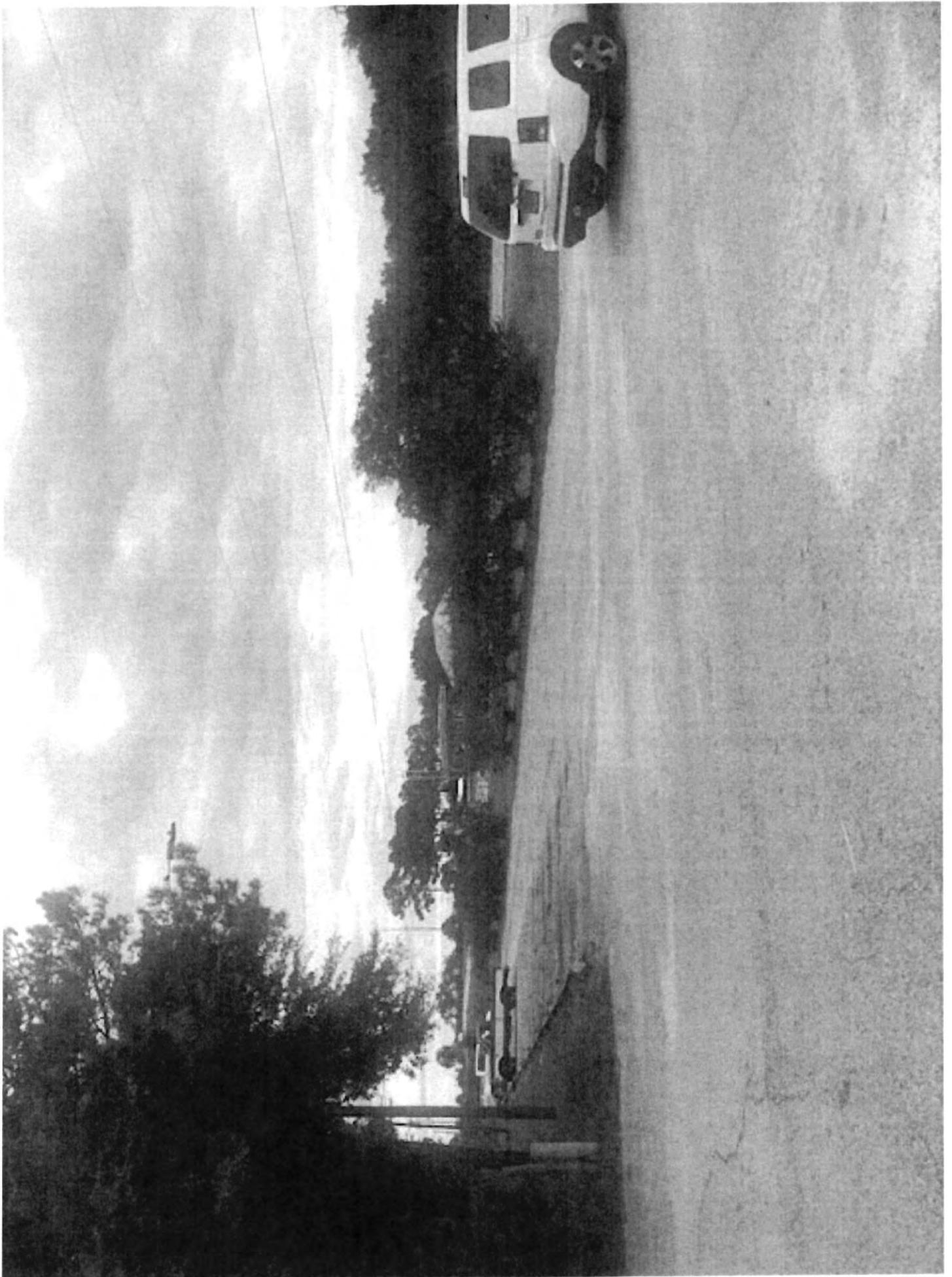
traffic - no change





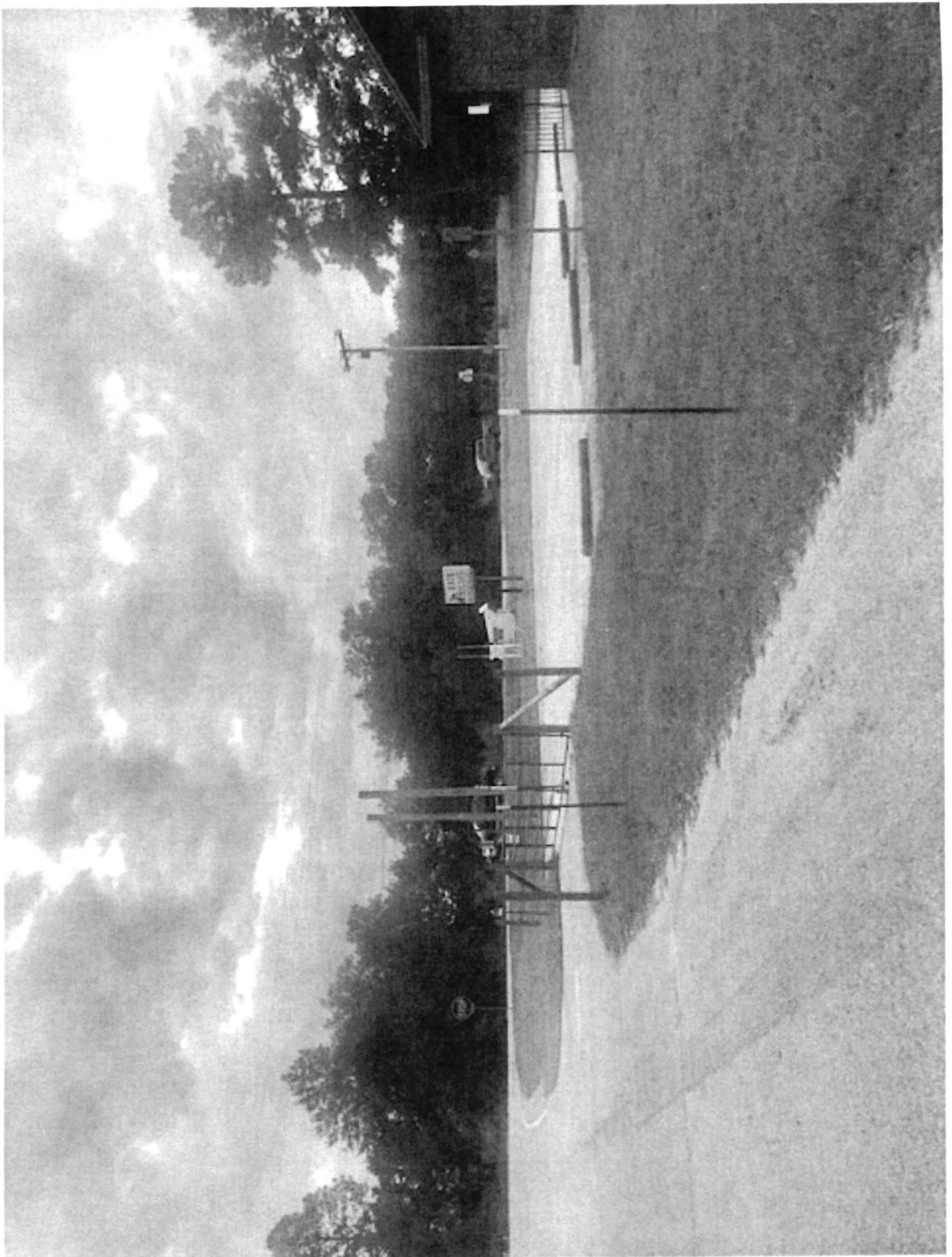


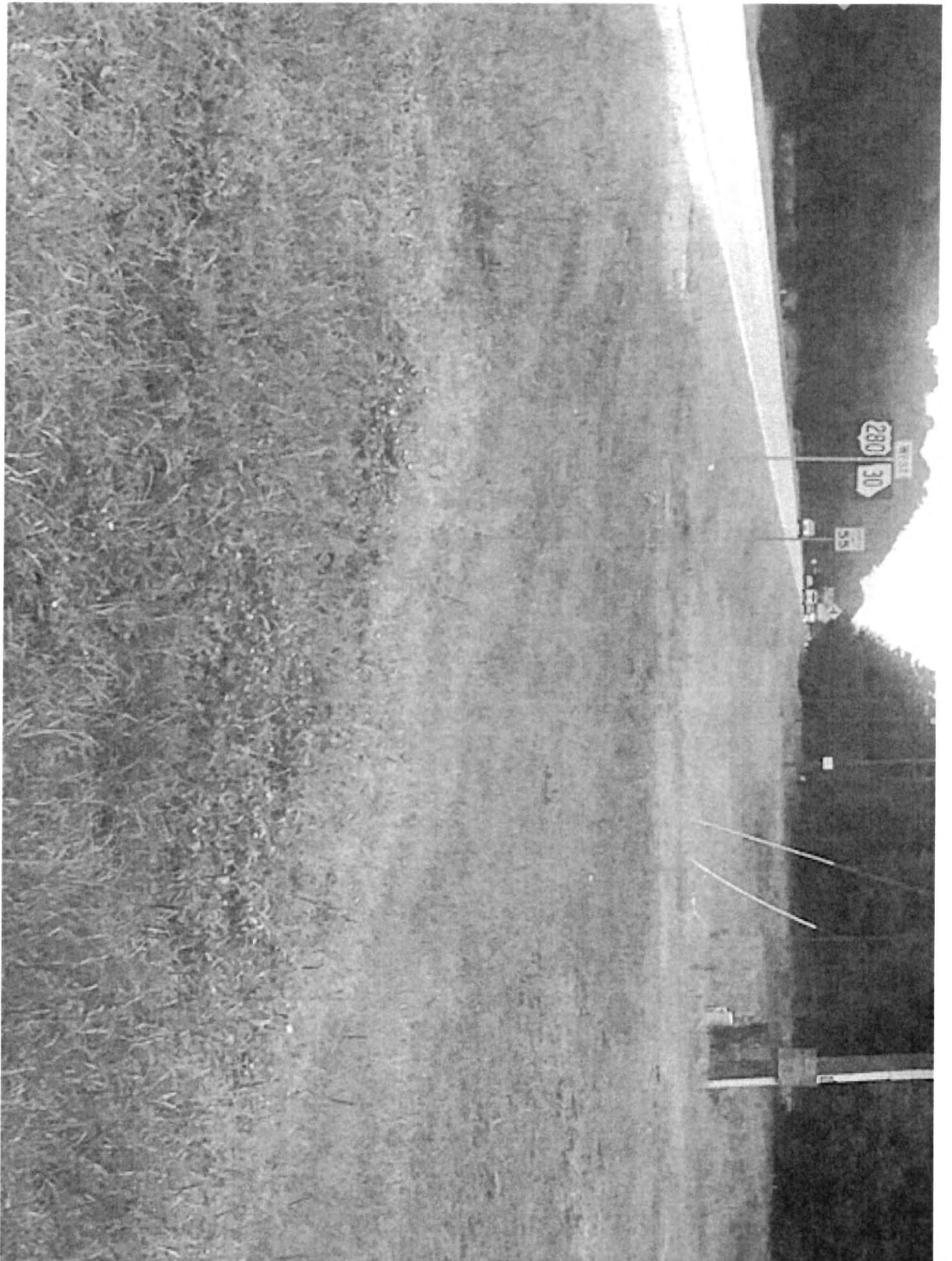












## 10723 Hwy 280 East, Ellabell, GA 31308

### Property Owners near the subject property:

See attached qPublic Bryan County Property Cards.

Edward T. Martin - Current Owner  
PIN 030 002 01 -- B-1 Zoning

Robert M. Letcher - Contiguous Property - Land  
PIN 030 002 02 -- C-1 Zoning

Dillon LLC - Truck Transport  
PIN 030 002 04 -- C-1 Zoning

MA Miyuki -- Land  
PIN 030 002 03 -- C-1 Zoning

Ride Share Parcel on Hwy 280 - Parking Lot  
PIN # and Zoning \_\_\_\_\_?\_\_\_\_\_

ECW Holdings - Marathon Gas Station  
PIN 030 005 -- C-1 Zoning

Vaibhaviaxmi Trading - BP Gas Station/Subway  
PIN 030 004 -- C-1 Zoning

Drayton Parker LLC - Land - across the street  
PIN 030 003 & 030 002 -- C-1 Zoning from subject

William Mock - Contiguous Property - Land  
PIN 030 007 -- A-5 Zoning + across the street

**10723 Hwy 280 East, Ellabell, GA 31308**

**See the attached Deed and Plats:**

**Deed: Book 8R, Page 193  
Recorded May 14<sup>th</sup>, 1991**

**Plat: Book 397, Page 10  
Recorded May 14<sup>th</sup>, 1991**

**Plat: Book 421, Page 3  
Recorded December 7<sup>th</sup>, 1993**

8R/193  
Deed

BOOK 8R PAGE 193

Deed 8R/193

WARRANTY DEED FORM 1008-2 CLYDE CASTLEBERRY CO. COVINGTON, GA. 30009

State of Georgia, Bryan County

THIS INDENTURE, Made this 14<sup>th</sup> day of May in the year of our Lord One Thousand Nine Hundred and Ninety-one between

W. K. POLK

of the County of Bryan and State of Georgia of the first part, and

EDWARD T. MARTIN

of the County of Bryan and State of Georgia of the second part:

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations cash, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha s granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell and convey unto the said part Y of the second part his heirs and assigns, all the following described property, to wit:

All that certain lot, tract or parcel of land situate, lying and being in the 1380th G.M. District of Bryan County, Georgia, containing One (1) acre, more or less, and more particularly described upon that certain plat of survey prepared by J. M. Parr, Georgia Registered Land Surveyor, No. 1851, dated April 15, 1991, and recorded in the office of the Clerk of Superior Court of Bryan County, Georgia in Plat Slide 397, page 10.

Said plat is by reference incorporated herein for descriptive and all other legal purposes.

STATE OF GEORGIA, BRYAN COUNTY.  
I hereby certify this instrument was filed for Record in the Clerk's Office, Superior Court said County on the 14 day of May 1991 at 11 o'clock A.M. and Recorded in Book No. 8R, page 193 this 14 day of May, 1991.  
P. Simmons  
Clerk Superior Court, Bryan County, Ga.

Bryan County, Georgia  
Real Estate Transfer Tax  
Paid 15.00  
Date 5-14-91  
P. Simmons  
Clerk Of Superior Court

TO HAVE AND TO HOLD. The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Edward T. Martin the said part Y of the second part,

his heirs and assigns forever in Fee Simple.

And the said part Y of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part Y of the second part his heirs and assigns, against the claims of all persons whomsoever.

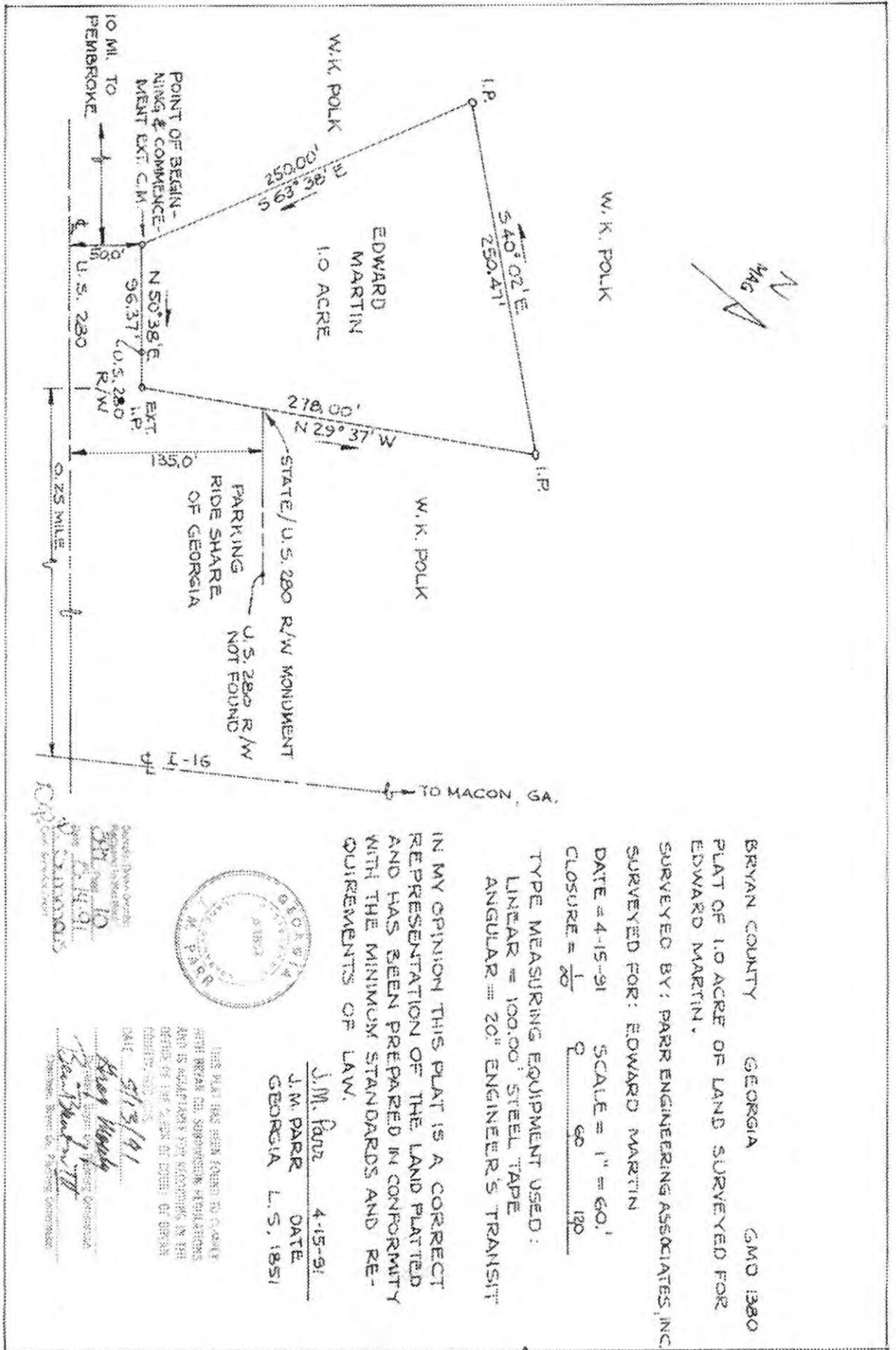
IN WITNESS WHEREOF the said part Y of the first part ha s hereunto set his hand and affixed his seal the day and year first above written.

Signed, sealed and delivered in presence of:

W. K. Polk (Seal)  
W. K. Polk (Seal)

Panela K. Miller (Seal)

(W) [Signature] (Seal)  
(Notary Public) BRYAN COUNTY, GA.  
My Commission Expires: 8-9-92 (Seal)



N  
Mag

BRYAN COUNTY GEORGIA GMD 1380  
PLAT OF 1.0 ACRE OF LAND SURVEYED FOR  
EDWARD MARTIN.

SURVEYED BY: PARR ENGINEERING ASSOCIATES, INC  
SURVEYED FOR: EDWARD MARTIN

DATE = 4-15-91 SCALE = 1" = 60'  
CLOSURE = 1/80 0 60 120

TYPE MEASURING EQUIPMENT USED:  
LINEAR = 100.00' STEEL TAPE  
ANGULAR = 20" ENGINEER'S TRANSIT

IN MY OPINION THIS PLAT IS A CORRECT  
REPRESENTATION OF THE LAND PLATTED  
AND HAS BEEN PREPARED IN CONFORMITY  
WITH THE MINIMUM STANDARDS AND RE-  
QUIREMENTS OF LAW.

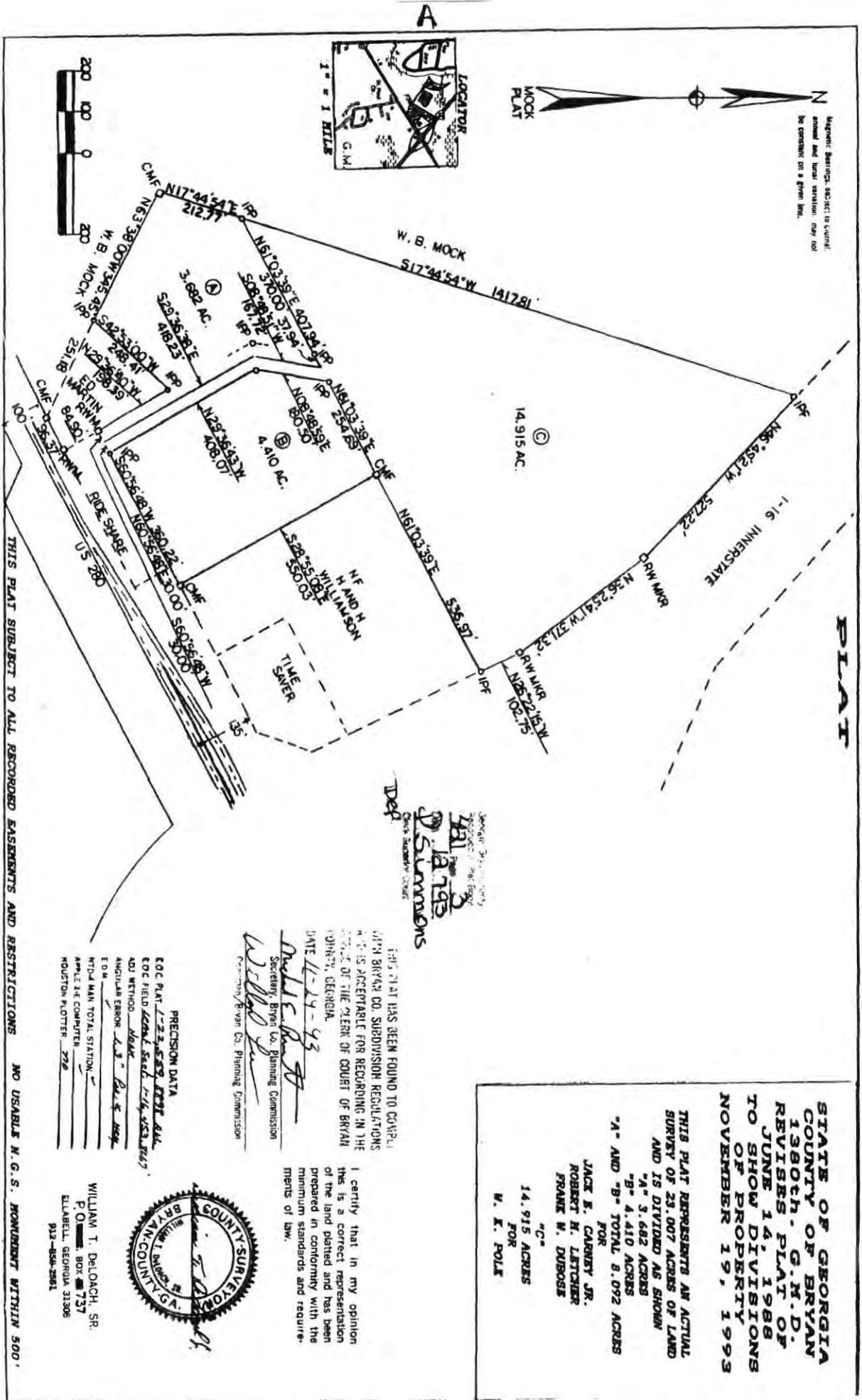
J.M. Parr 4-15-91  
J.M. PARR DATE  
GEORGIA L.S. 1851



Special Order  
Surveyed on 4/15/91  
by J.M. Parr  
J.M. PARR  
Professional Engineer  
State of Georgia

THIS PLAT HAS BEEN FILED TO COMPLY  
WITH RECENT GE. SURVEYING REGULATIONS  
AND IS SUBJECT TO THE PROVISIONS IN THE  
DEFINITION OF THE CLASS OF SURVEY  
IDENTIFIED ABOVE.  
DATE 5/13/91  
Randy Harty  
Surveyor General  
State of Georgia

397/10 Plat



BOOK SR PAGE 193

WARRANTY DEED

FORM 1008-2

CLYDE CASTLEBERRY CO., COVINGTON, GA. 30009

State of Georgia, Bryan County

THIS INDENTURE, Made this 14<sup>th</sup> day of May in the year of our Lord One Thousand Nine Hundred and Ninety-one between

W. K. POLK

of the County of Bryan and State of Georgia of the first part, and

EDWARD T. MARTIN

of the County of Bryan and State of Georgia of the second part:

WITNESSETH. That the said part Y of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations of dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said part Y of the second part his heirs and assigns, all the following described property, to wit:

All that certain lot, tract or parcel of land situate, lying and being in the 1380th G.M. District of Bryan County, Georgia, containing One (1) acre, more or less, and more particularly described upon that certain plat of survey prepared by J. M. Parr, Georgia Registered Land Surveyor, No. 1851, dated April 15, 1991, and recorded in the office of the Clerk of Superior Court of Bryan County, Georgia in Plat Slide 397, page 10.

Said plat is by reference incorporated herein for descriptive and all other legal purposes.

Bryan County, Georgia  
Real Estate Transfer Tax  
Paid 15.00  
Date 5-14-91  
P. Simmons  
Clerk Of Superior Court

STATE OF GEORGIA, BRYAN COUNTY.  
I hereby certify this instrument was filed for Record in the Clerk's Office, Superior Court said County on the 14 day of May 1991 at 11 o'clock A M. and Recorded in Book No. SR, page 193 this 14 day of May, 1991.  
P. Simmons  
Clerk Superior Court, Bryan County, Ga.

TO HAVE AND TO HOLD. The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Edward T. Martin the said part Y of the second part;

his heirs and assigns forever in Fee Simple.

And the said part Y of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part Y of the second part his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said part Y of the first part has hereunto set his hand and affixed his seal the day and year first above written.

Signed, sealed and delivered in presence of:

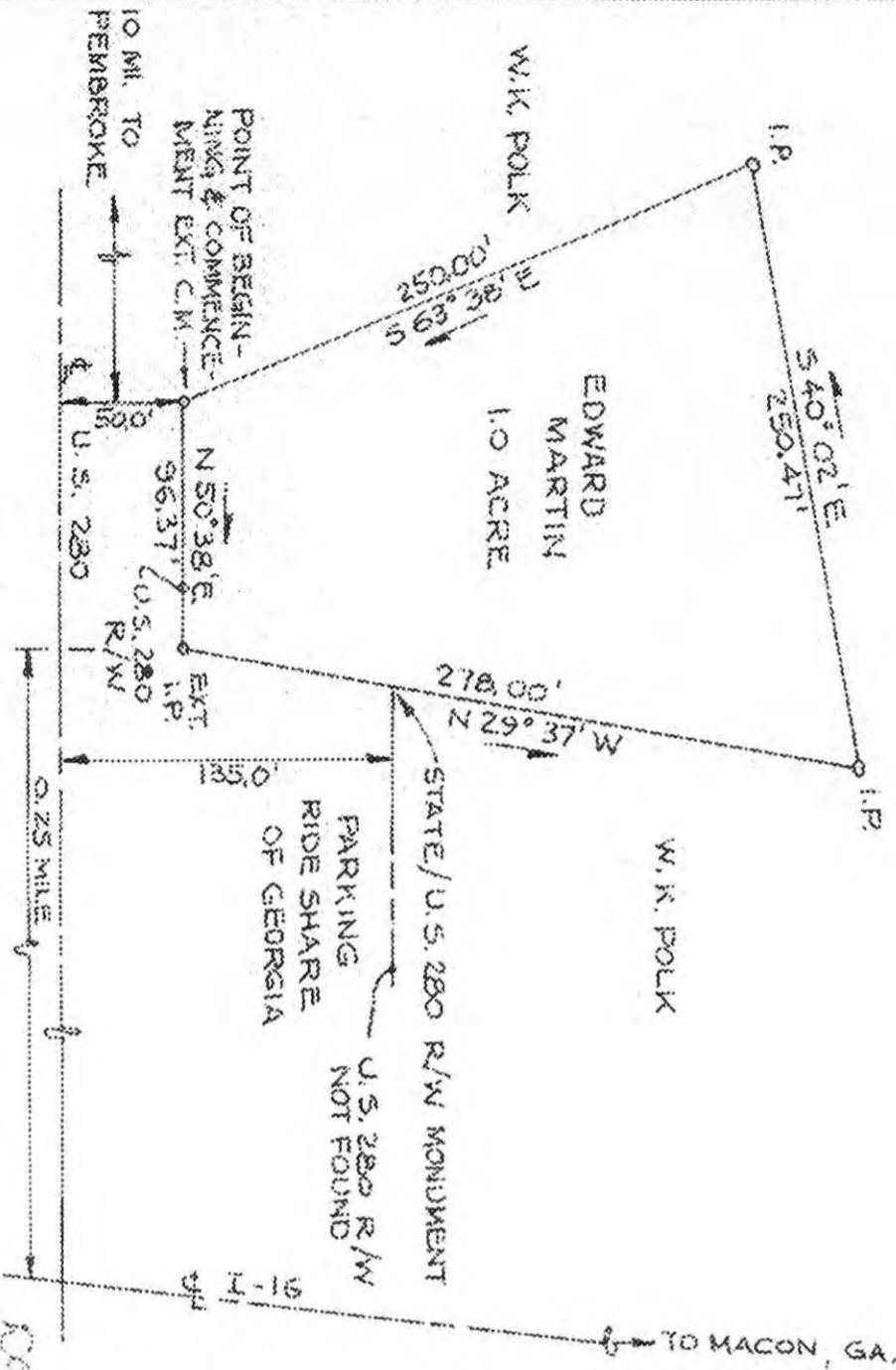
W. K. Polk (Seal)  
W. K. Polk

(Seal)

James H. Miller (Seal)

BRYAN COUNTY, GA. (Seal)

(Notary Public) My Commission Expires: 8-9-92



W. K. POLK

EDWARD MARTIN  
1.0 ACRE

W. K. POLK

STATE / U.S. 280 R/W MONUMENT

PARKING RIDE SHARE OF GEORGIA

U.S. 280 R/W NOT FOUND

TO MACON, GA.

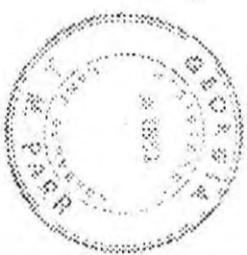
BRYAN COUNTY GEORGIA GMD 1380  
PLAT OF 1.0 ACRE OF LAND SURVEYED FOR EDWARD MARTIN.

SURVEYED BY: PARR ENGINEERING ASSOCIATES, INC  
SURVEYED FOR: EDWARD MARTIN

DATE = 4-15-91 SCALE = 1" = 60.1'  
CLOSURE =  $\frac{1}{20}$  0 90 120

TYPE MEASURING EQUIPMENT USED:  
LINEAR = 100.00' STEEL TAPE  
ANGULAR = 20" ENGINEER'S TRANSIT

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



J.M. Parr 4-15-91  
J.M. PARR DATE  
GEORGIA L.S. 1851

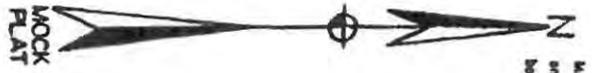
THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE RULES ON SUBDIVISION REGULATIONS AND IS ACCEPTABLE FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, BRYAN COUNTY, GEORGIA.

DATE 4/13/91

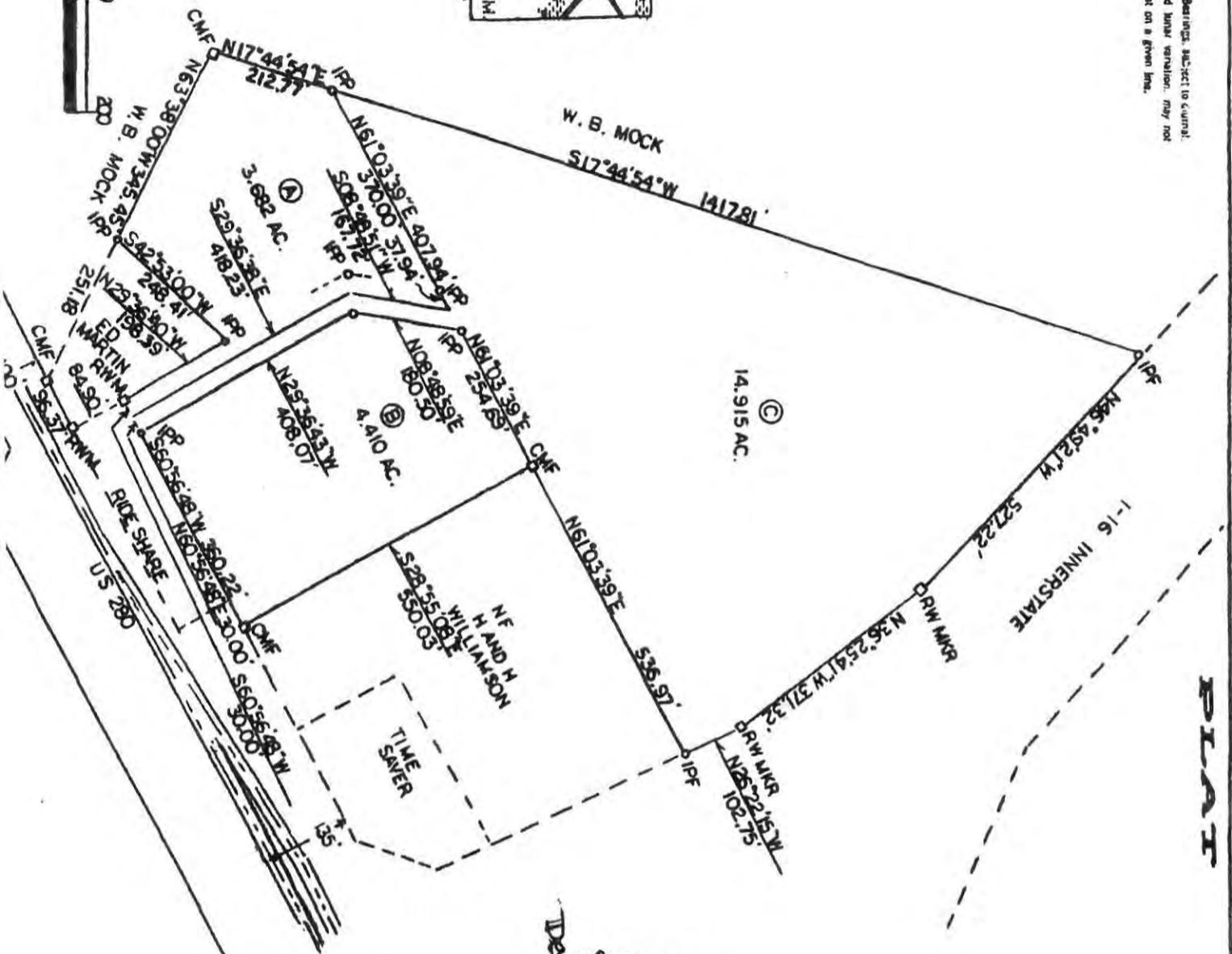
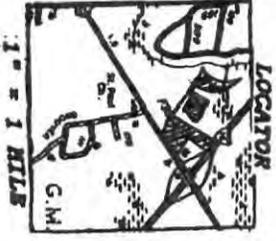
*[Handwritten signatures and initials]*

*[Handwritten note: Plat 397-10]*

A



Magnetic bearings, subject to current, annual and minor variation, may not be constant on a given line.



PLAT

Dep  
 421-3  
 12-19-93  
 Summons  
 Sheriff's Office

THIS PLAT HAS BEEN FOUND TO COMPLY WITH BRYAN CO. SUBDIVISION REGULATIONS AND IS ACCEPTABLE FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT OF BRYAN COUNTY, GEORGIA.  
 DATE 11-24-93  
 [Signature]  
 Secretary, Bryan Co. Planning Commission  
 Bryan Co. Planning Commission

PRECISION DATA  
 EOC PLAT 1-22-87 BY [Signature]  
 EDC FIELD BOOK 1-14-87 BY [Signature]  
 ADJ METHOD [Signature]  
 ANGULAR ERROR 2.3" [Signature]  
 EDM  
 MTD MAN TOTAL STATION [Signature]  
 APPLE 2.1E COMPUTER [Signature]  
 HOUSTON PLOTTER 770 [Signature]

STATE OF GEORGIA  
 COUNTY OF BRYAN  
 1380th. G.M.D.  
 REVISES PLAT OF  
 JUNE 14, 1988  
 TO SHOW DIVISIONS  
 OF PROPERTY  
 NOVEMBER 19, 1993

THIS PLAT REPRESENTS AN ACTUAL SURVEY OF 23.007 ACRES OF LAND AND IS DIVIDED AS SHOWN  
 "A" 3,682 ACRES  
 "B" 4,410 ACRES  
 "A" AND "B" TOTAL 8,092 ACRES  
 FOR  
 JACE E. CARNY JR.  
 ROBERT H. LETCHER  
 FRANK W. DIBOSE  
 "C"  
 14,915 ACRES  
 FOR  
 W. K. POLK



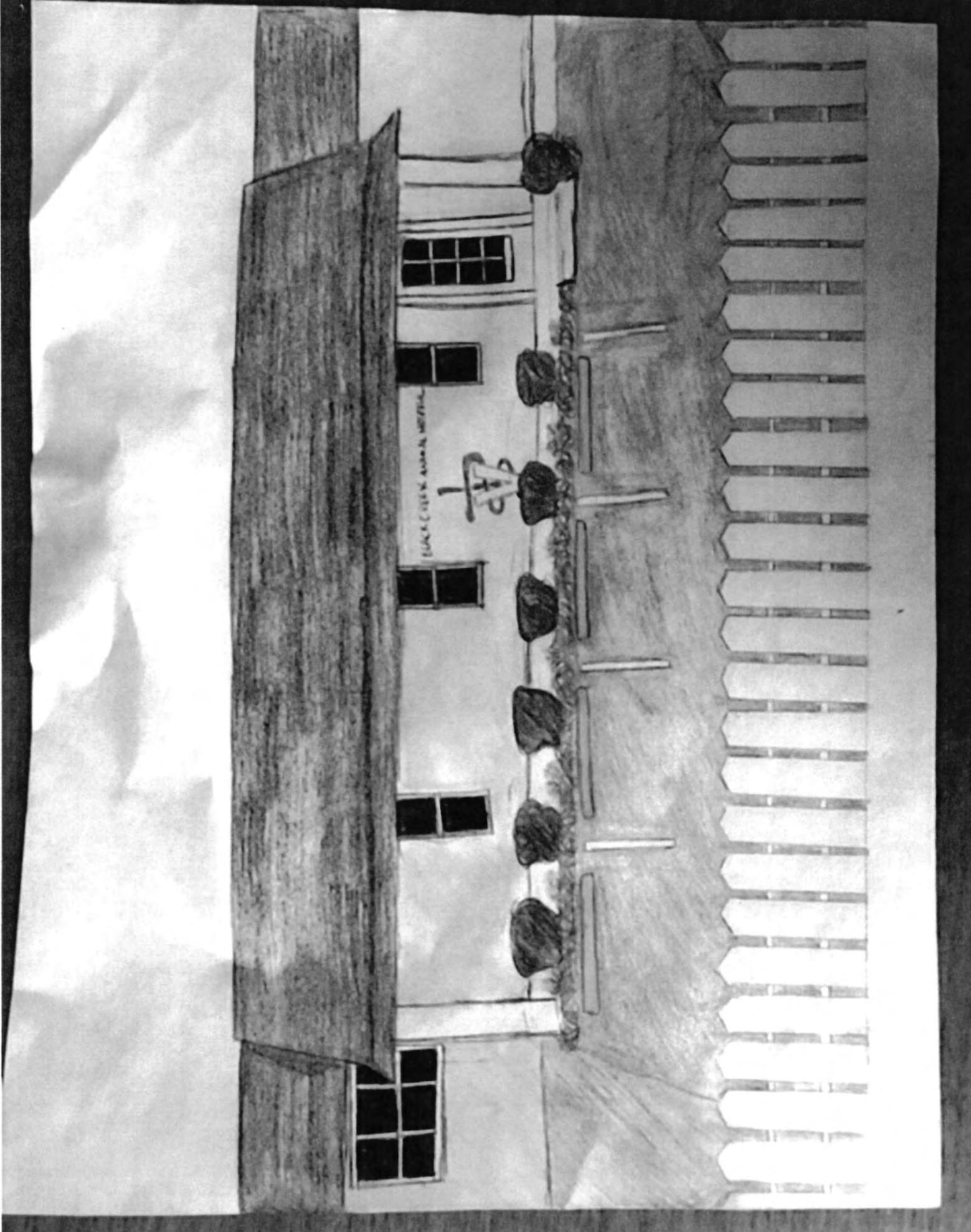
WILLIAM T. DELOACH, SR.  
 P.O. BOX 737  
 ELABELL, GEORGIA 31308  
 912-858-2861

Box 421-3

## **Design**

**10723 Hwy 280 East  
Ellabell, GA 31308**

- 1. Please see attached photo of existing building.**
- 2. Please see artist's illustration for clinic with landscaping and fence.**
- 3. Applicant will conform to the County's Sign Design.**





**Summary**

Parcel Number 030 002 01  
 Location Address 10723 HWY 280  
 Zip Code 31308  
 Legal Description PB 397 / PG 10 & PB 421  
 (Note: Not to be used on  
 Class C3-Commercial  
 (Note: This is for tax purp  
 Zoning B-1  
 Tax District County Unincorporated  
 Millage Rate 24.889  
 Acres 1  
 Neighborhood COMMERCIAL - NORTH  
 Homestead ExemptionNo (S0)  
 Landlot/District N/A

[View Map](#)

**Owner**

MARTIN EDWARD T  
 PO BOX 264  
 PEMBROKE, GA 31321-0000

**Land**

Type	Description
Commercial	COMM AC 60000

**Commercial Improvement Information**

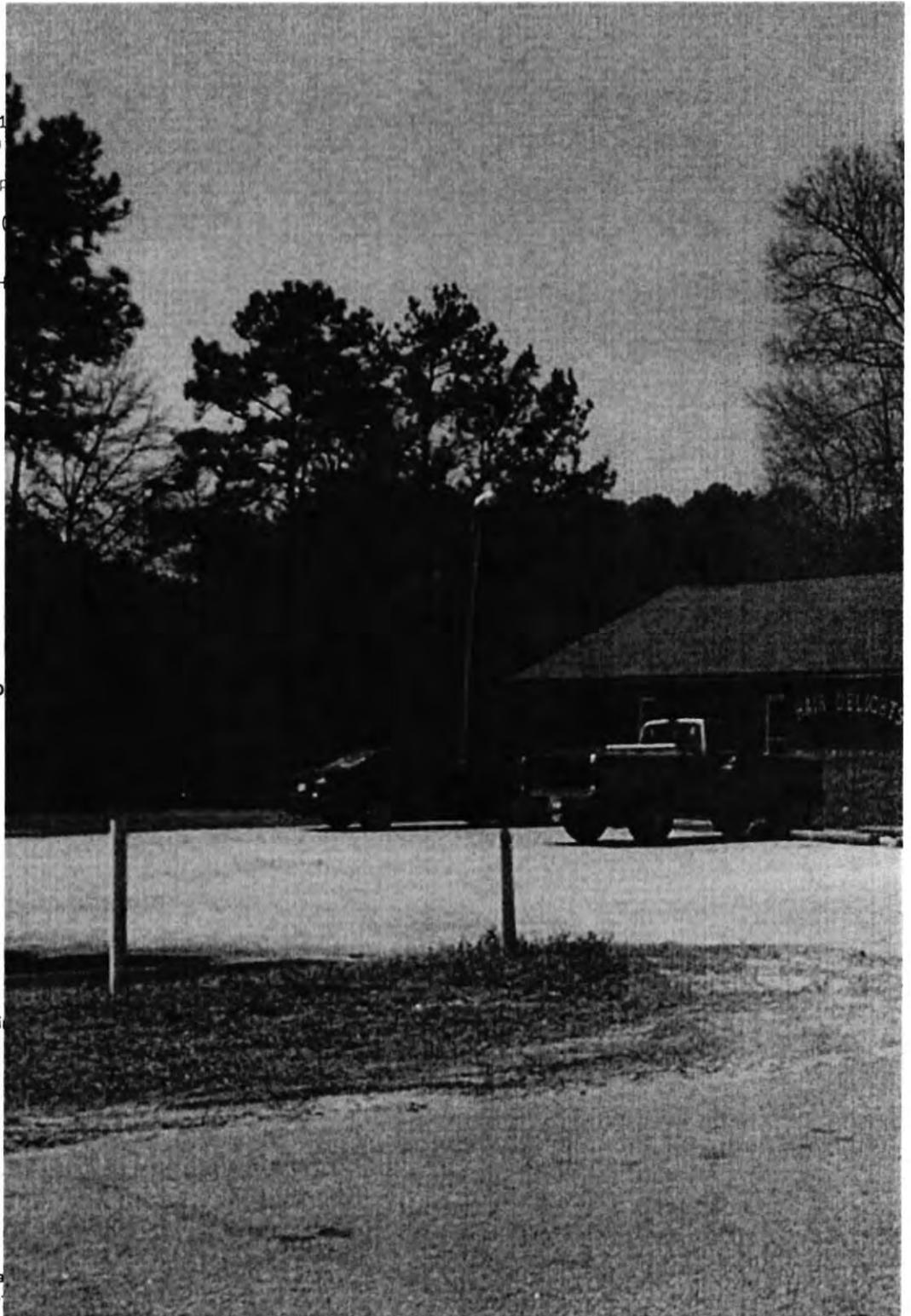
Description	BARB/BEAUT SHOP
Value	\$31,900
Actual Year Built	1995
Effective Year Built	2005
Square Feet	1152
Wall Height	8
Wall Frames	Steel
Exterior Wall	Brick Veneer
Roof Cover	Asphalt Shingles
Interior Walls	Sheetrock
Floor Construction	Concrete On Ground
Floor Finish	Ceramic Tile
Ceiling Finish	Acoustical Tile
Lighting	Standard F.F.
Heating	50% Cent. Htg. & A.C.
	50% Central Air Conditioni
Number of Buildings	1

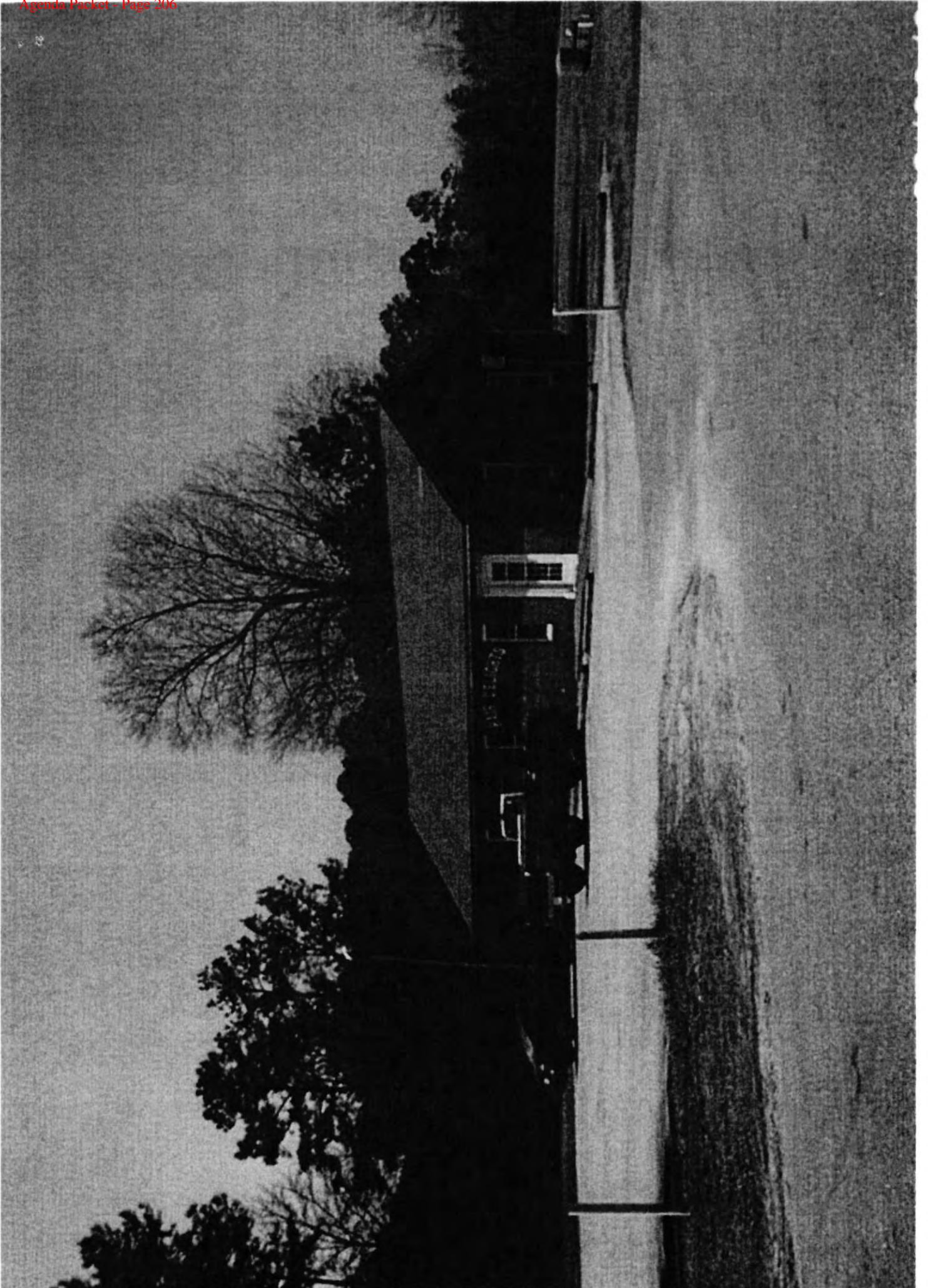
**Accessory Information**

Description
Commercial Fire Fee
CONCRETE PAVING

**Sales**

Sale Date	Deed Book / Page	Pla
5/14/1991	8-R 193	39

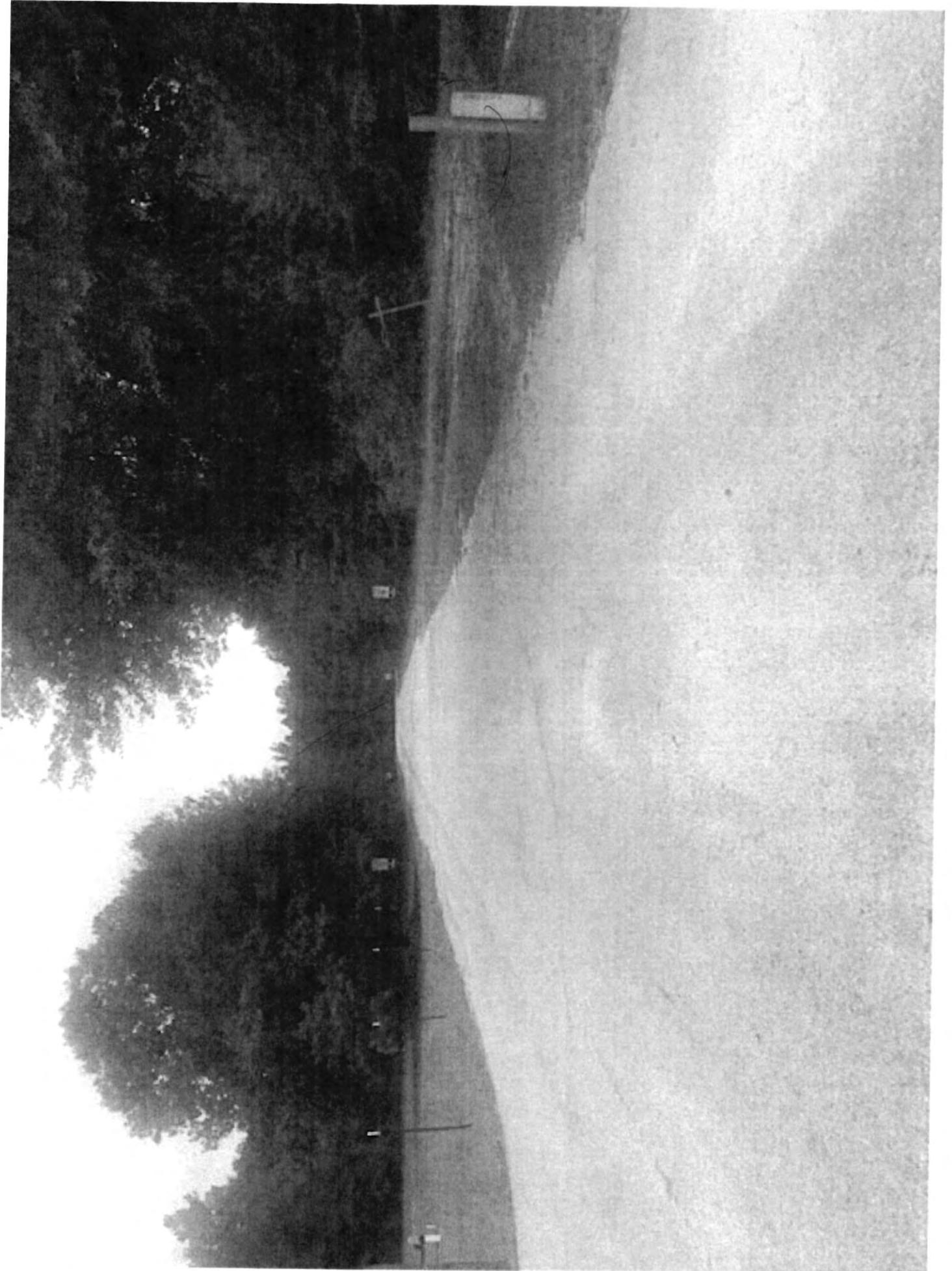




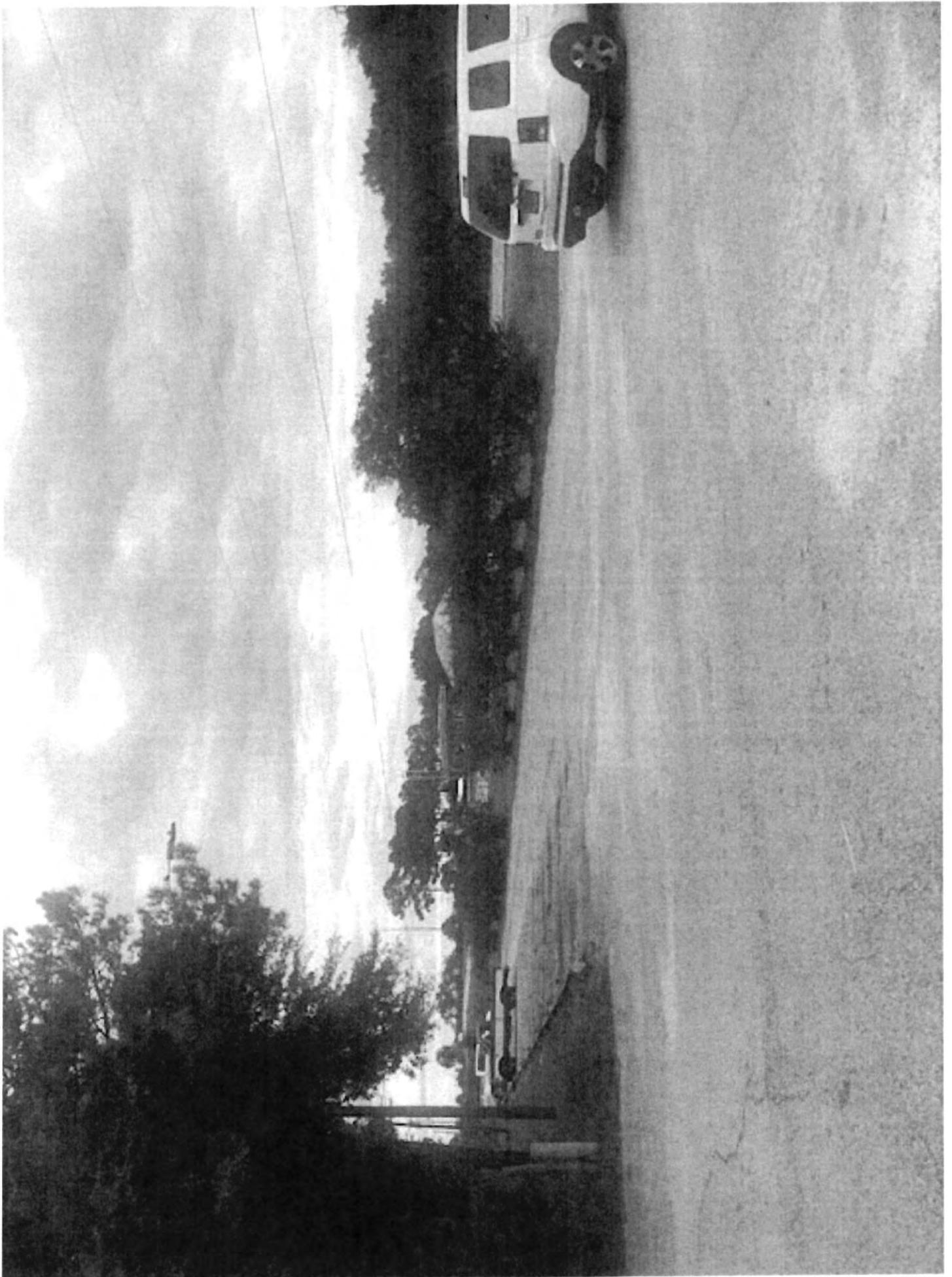
## Traffic Pattern

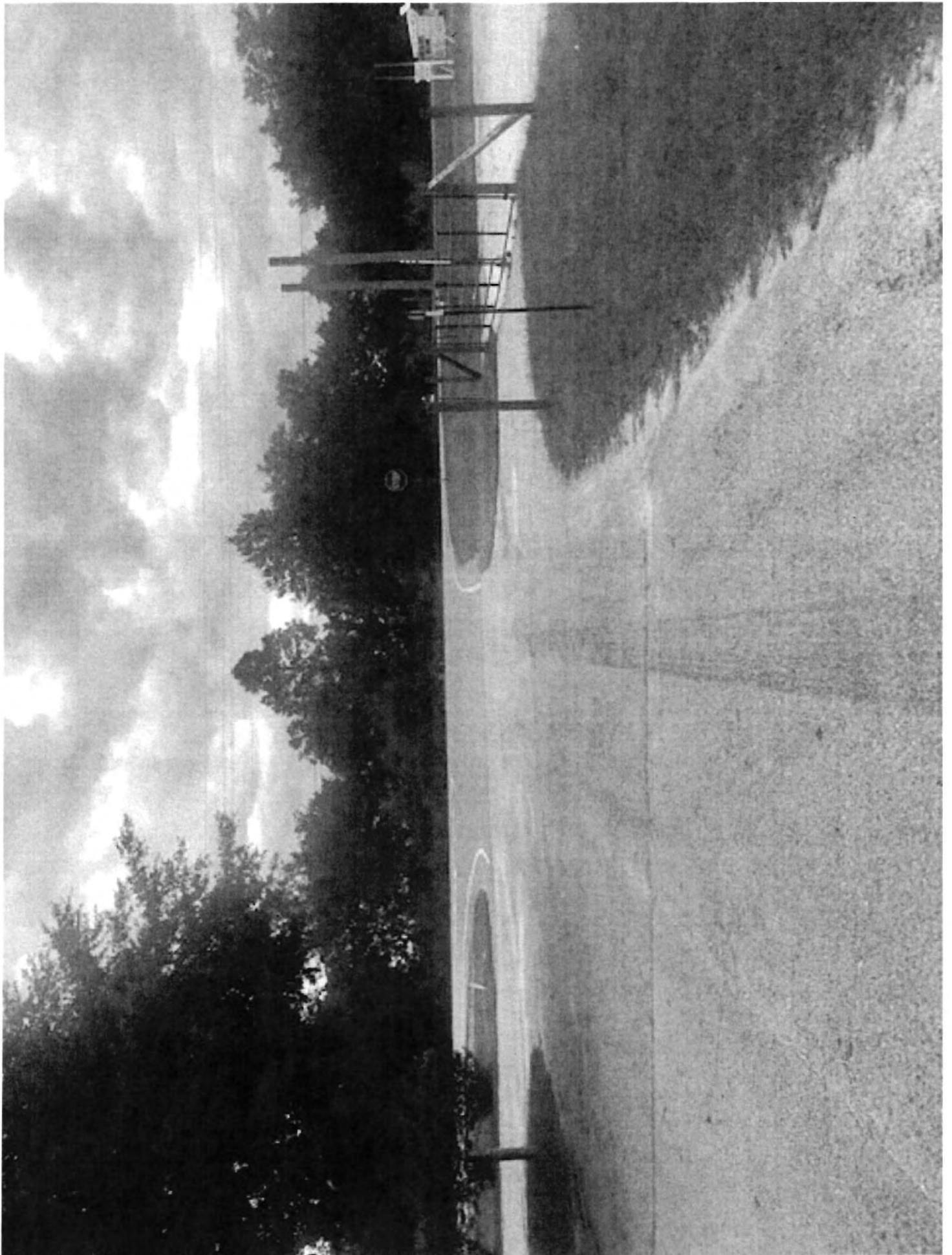
10723 Hwy 280 East  
Ellabell, GA 31308

Traffic Pattern will not change.  
Please see attached photos.



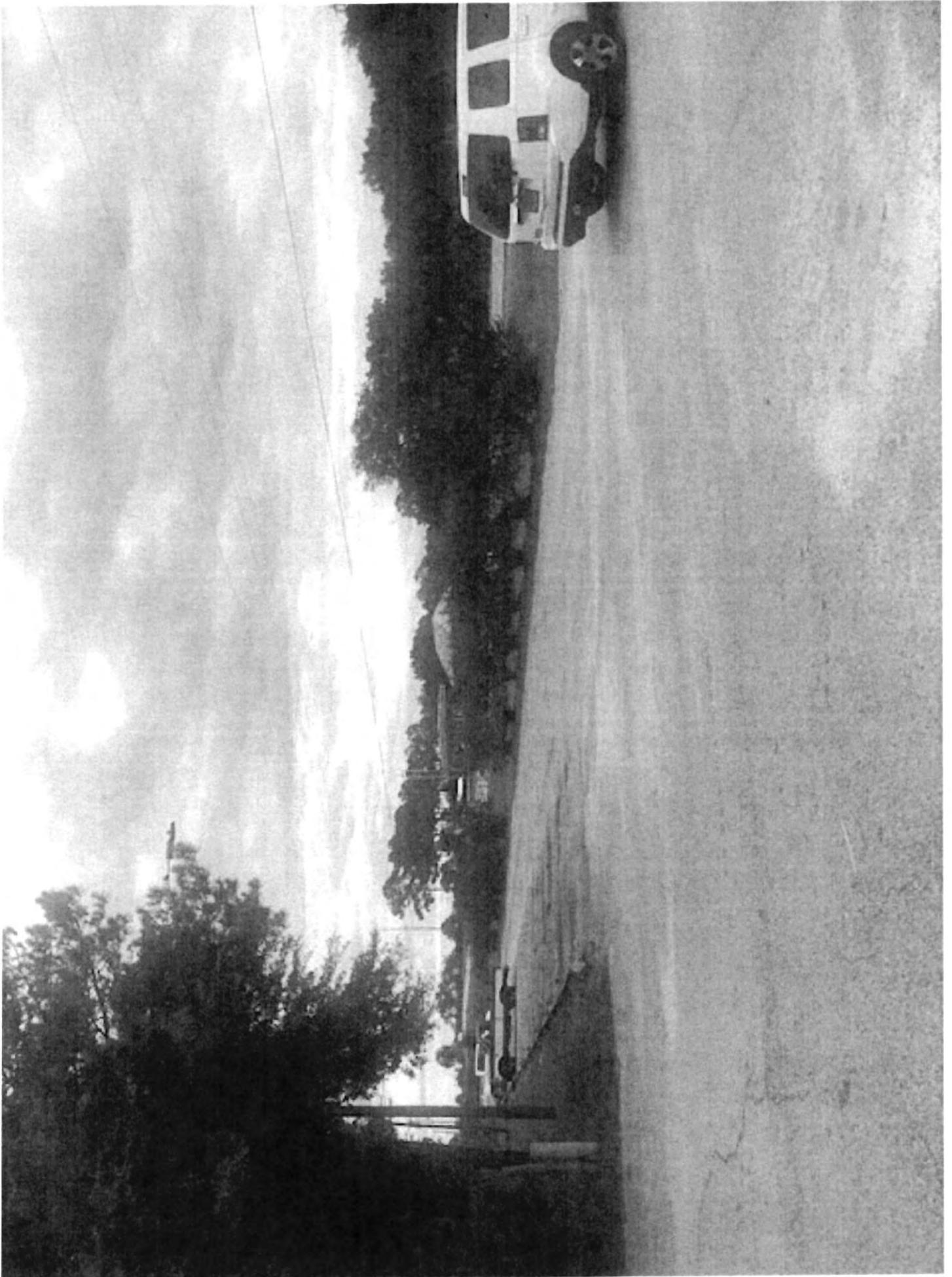


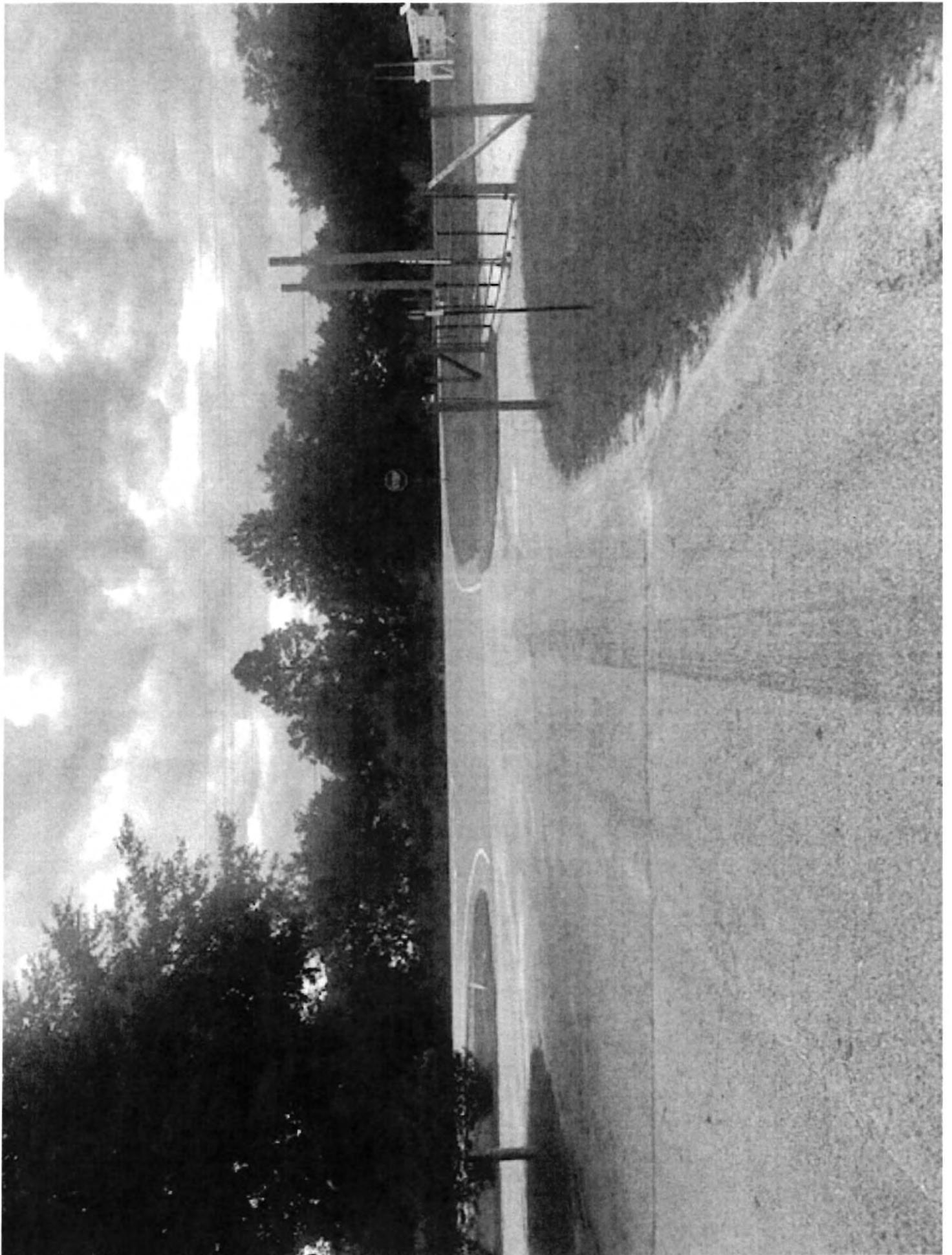




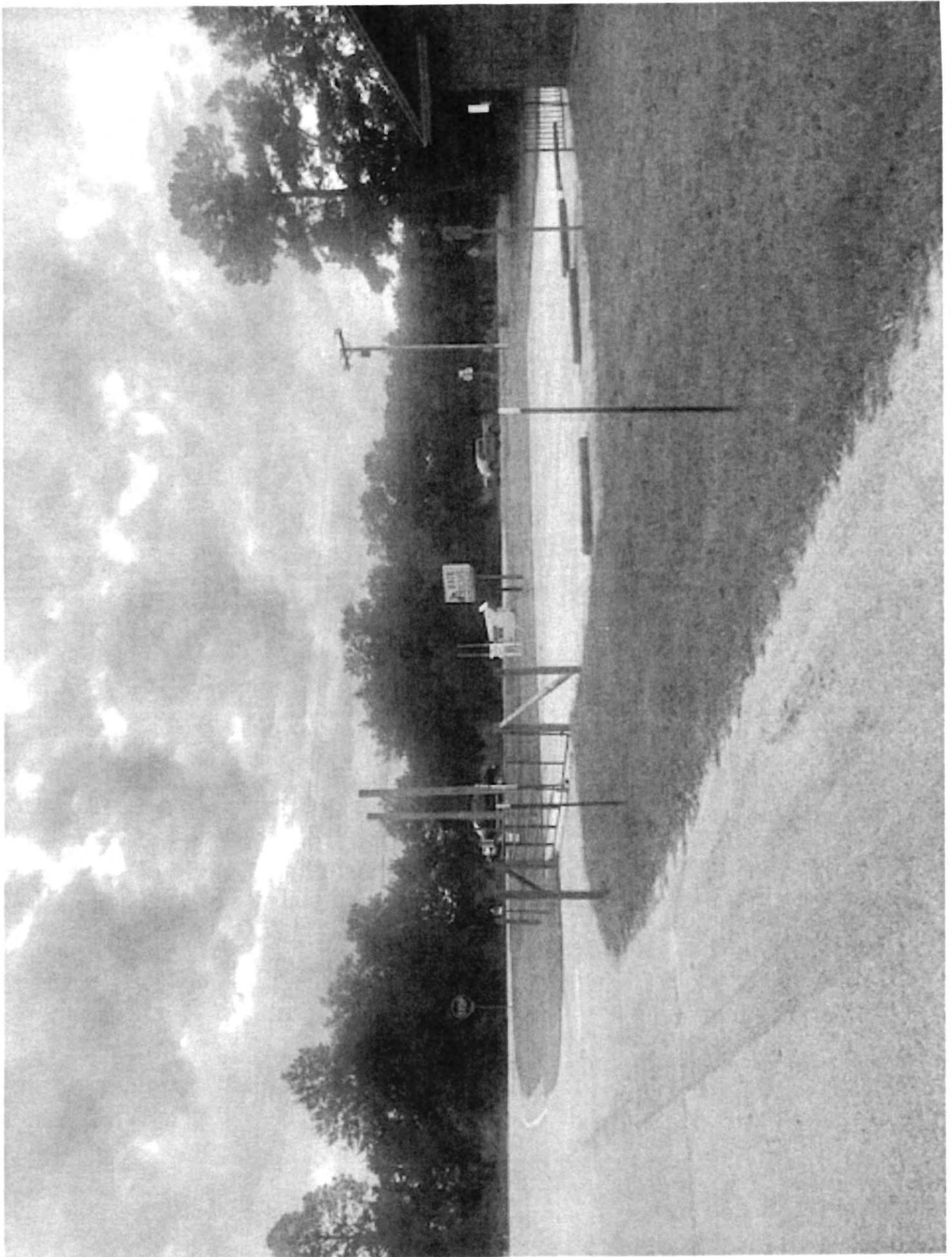


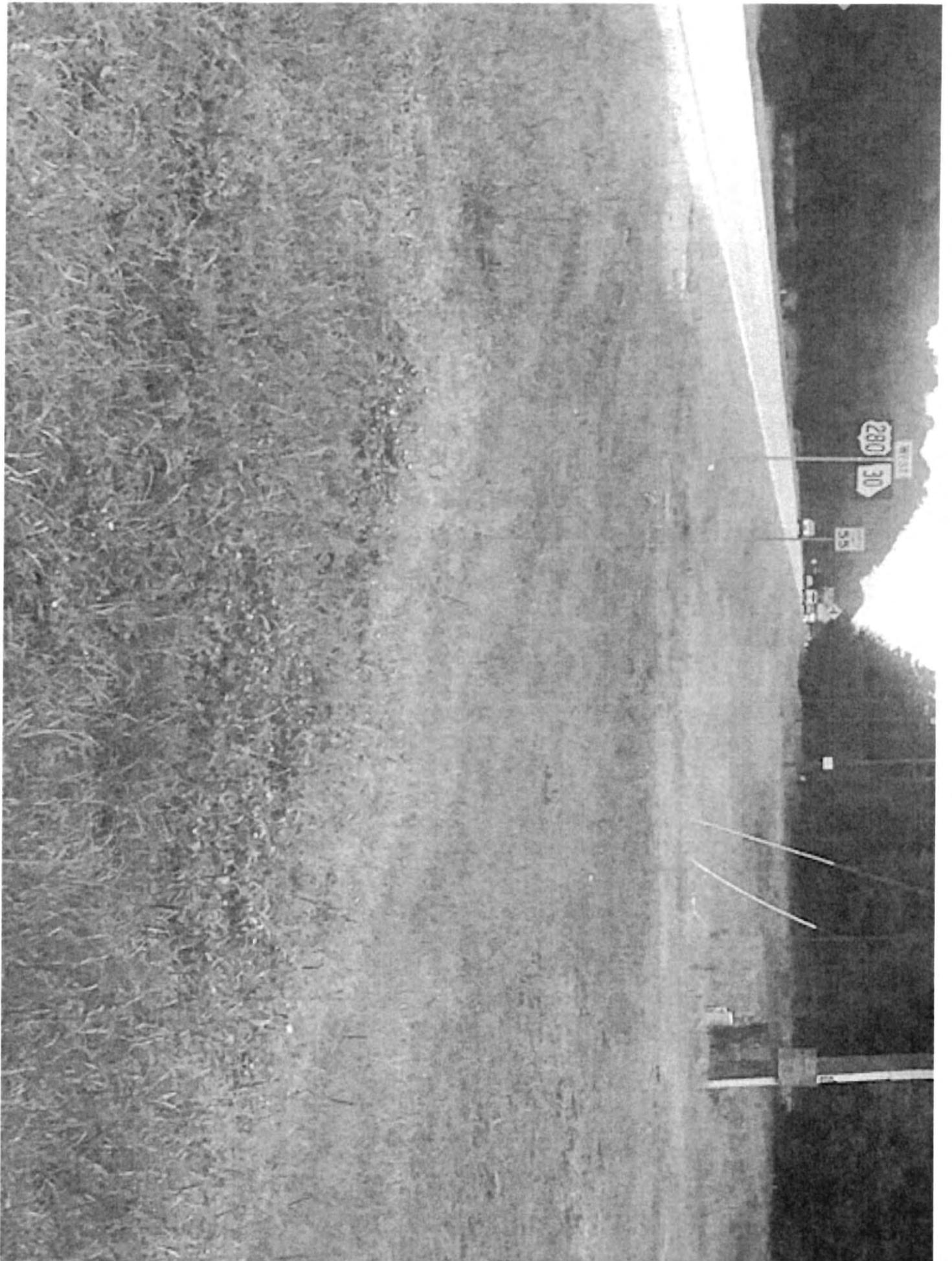












## 10723 Hwy 280 East, Ellabell, GA 31308

### Property Owners near the subject property:

See attached qPublic Bryan County Property Cards.

Edward T. Martin - Current Owner  
PIN 030 002 01 -- B-1 Zoning

Robert M. Letcher - Contiguous Property - Land  
PIN 030 002 02 -- C-1 Zoning

Dillon LLC - Truck Transport  
PIN 030 002 04 -- C-1 Zoning

MA Miyuki -- Land  
PIN 030 002 03 -- C-1 Zoning

Ride Share Parcel on Hwy 280 - Parking Lot  
PIN # and Zoning \_\_\_\_\_?\_\_\_\_\_

ECW Holdings - Marathon Gas Station  
PIN 030 005 -- C-1 Zoning

Vaibhaviaxmi Trading - BP Gas Station/Subway  
PIN 030 004 -- C-1 Zoning

Drayton Parker LLC - Land - across the street  
PIN 030 003 & 030 002 -- C-1 Zoning from subject

William Mock - Contiguous Property - Land  
PIN 030 007 -- A-5 Zoning + across the street

*adjoining property owners*



- Legend**
- Parcels
  - Roads
  - Fort Stewart

Parcel ID 030 002 01  
 Class Code Commercial  
 Taxing District County Unincorporated  
 Acres 1

Owner MARTIN EDWARD T  
 PO BOX 264  
 PEMBROKE GA 313210000  
 Physical Address 10723 HWY 280  
 Assessed Value Value \$91900

Last 2 Sales			
Date	Price	Reason	Qual
5/14/1991	\$15000	LM	Q
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 9/2/2020  
 Last Data Uploaded: 9/1/2020 6:29:43 PM

Developed by Schneider  
 GEOSPATIAL

*current owner*

Current owner

**Summary**

Parcel Number 030 002 01  
 Location Address 10723 HWY 280  
 Zip Code 31308  
 Legal Description PB 397 / PG 10 & PB 421 / PG 3  
(Note: Not to be used on legal documents)  
 Class C3-Commercial  
(Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning B-1  
 Tax District County Unincorporated (District 03)  
 Millage Rate 24.889  
 Acres 1  
 Neighborhood COMMERCIAL - NORTH (COM-N)  
 Homestead Exemption No (S0)  
 Landlot/District N/A

[View Map](#)



**Owner**

MARTIN EDWARD T  
 PO BOX 264  
 PEMBROKE, GA 31321-0000

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	COMM AC 60000	Acres	43.560	0	0	1	0

**Commercial Improvement Information**

Description BARB/BEAUT SHOP  
 Value \$31,900  
 Actual Year Built 1995  
 Effective Year Built 2005  
 Square Feet 1152  
 Wall Height 8  
 Wall Frames Steel  
 Exterior Wall Brick Veneer  
 Roof Cover Asphalt Shingles  
 Interior Walls Sheetrock  
 Floor Construction Concrete On Ground  
 Floor Finish Ceramic Tile  
 Ceiling Finish Acoustical Tile  
 Lighting Standard F.F.  
 Heating 50% Cent. Htg. & A.C.  
 50% Central Air Conditioning  
 Number of Buildings 1

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
Commercial Fire Fee	2018	0x0 / 0	0	\$0
CONCRETE PAVING	1995	65x80 / 5200	1	\$0

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/14/1991	8-R 193	397 10	\$15,000	FAIR MARKET LAND SALE	POLK W K	MARTIN EDWARD T

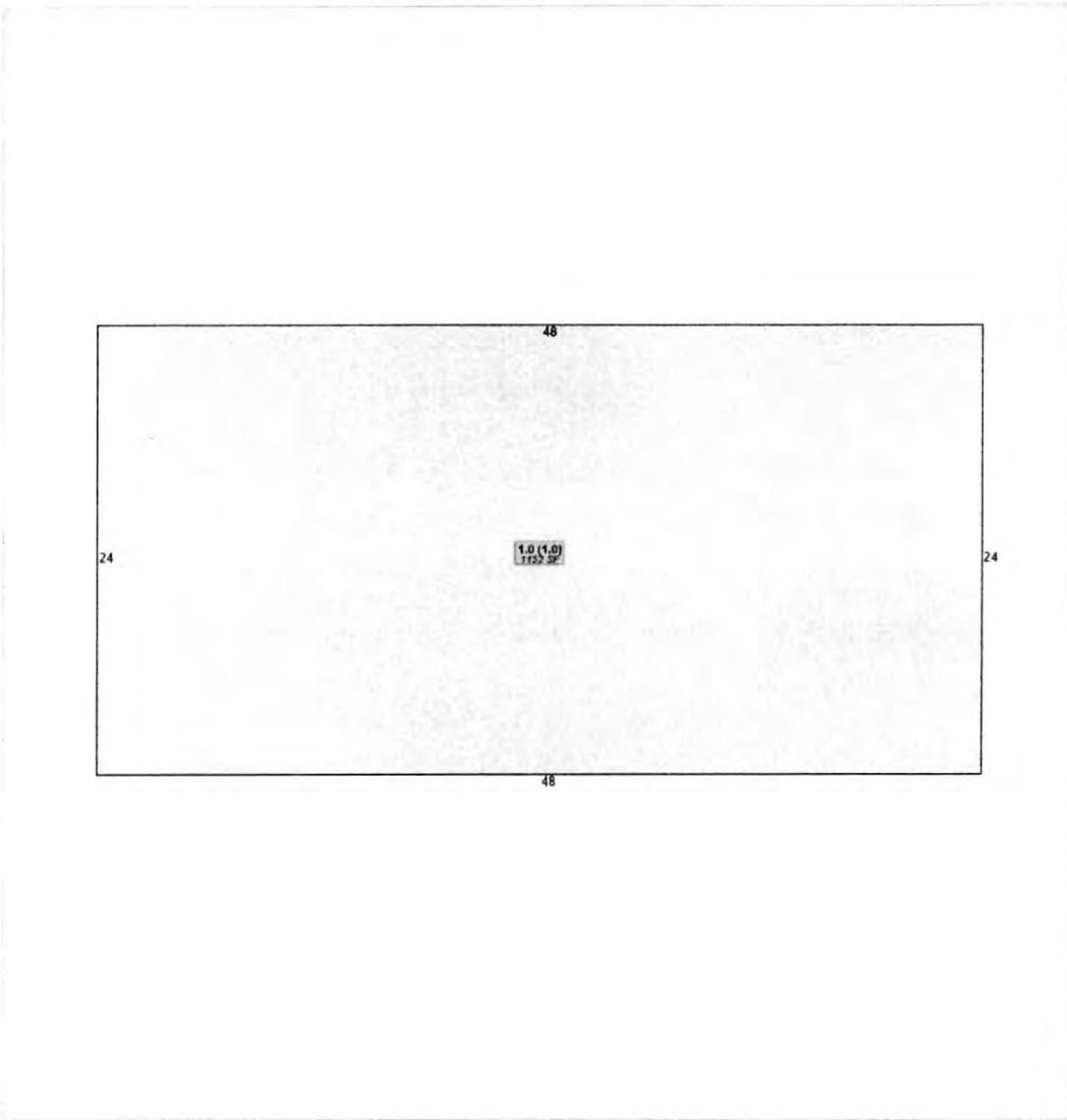
### Valuation

	2020	2019	2018
Previous Value	\$91,900	\$91,900	\$90,800
Land Value	\$60,000	\$60,000	\$60,000
+ Improvement Value	\$31,900	\$31,900	\$31,900
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$91,900	\$91,900	\$91,900

### Photos



### Sketches



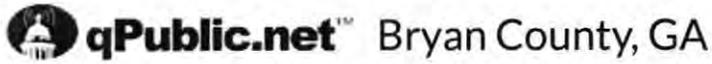
No data available for the following modules: Rural Land, Conservation Use Rural Land, FLPA Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.



[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 07/17/2020 4:29:43 PM

Version 2.7.0.2



*Contiguous  
Property owner*

**Summary**

Parcel Number 030 002 02  
 Location Address HWY 280 & I-16  
 Legal Description PB 421 / PG 3A LOT A  
 (Note: Not to be used on legal documents)  
 Class C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning C-1  
 Tax District County Unincorporated (District 03)  
 Millage Rate 24.889  
 Acres 3.68  
 Neighborhood COMMERCIAL - NORTH (COM-N)  
 Homestead ExemptionNo (S0)  
 Landlot/District N/A

[View Map](#)

**Owner**

LETCHER ROBERT M  
 315 E CHARLTON ST  
 SAVANNAH, GA 31401

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	COMM AC 60000	Acres	160,301	0	0	3.68	0

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/2/2003	365 48	421 3A	\$0	KIN SALE (RELATIVE)	CARNEY JACK ETAL	LETCHER ROBERT M
12/1/1993	11-T0084		\$80,900	UQ		CARNEY JACK ETAL

**Valuation**

	2020	2019	2018
Previous Value	\$198,700	\$198,700	\$198,700
Land Value	\$198,700	\$198,700	\$198,700
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$198,700	\$198,700	\$198,700

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





**Summary**

Parcel Number 030 002 04  
 Location Address 400 DILLON DR  
 Zip Code 31308  
 Legal Description PB 421 / PG 3A LOT C (CELL TOWER)  
 (Note: Not to be used on legal documents)  
 Class C4-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning C-I COND  
 Tax District County Unincorporated (District 03)  
 Millage Rate 24.889  
 Acres 14.91  
 Neighborhood COMMERCIAL - NORTH (COM-N)  
 Homestead Exemption No (S0)  
 Landlot/District N/A

[View Map](#)



**Owner**

DILLON 4 LLC SERIES GEORGIA A NEVADA L  
 901 MCCLINTOCK DRIVE, SUITE 300  
 BURR RIDGE, IL 60527

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	COMM AC 40000	Acres	649,480	0	0	14.91	0

**Commercial Improvement Information**

Description SERVICE GARAGE  
 Value \$329,100  
 Actual Year Built 2002  
 Effective Year Built 2005  
 Square Feet 5600  
 Wall Height 24  
 Wall Frames Steel  
 Exterior Wall Galvanized Metal  
 Roof Cover Galvanized Metal  
 Interior Walls Sheetrock  
 Floor Construction Reinforced Concrete  
 Floor Finish Carpet/Vinyl Tile  
 Ceiling Finish Acoustical Tile  
 Lighting Recessed F.F.  
 Heating Cent. Htg. & A.C.  
 Number of Buildings 1

Description SERVICE GARAGE  
 Value \$329,100  
 Actual Year Built 2002  
 Effective Year Built 2005  
 Square Feet 11480  
 Wall Height 24  
 Wall Frames  
 Exterior Wall  
 Roof Cover  
 Interior Walls  
 Floor Construction  
 Floor Finish  
 Ceiling Finish  
 Lighting  
 Heating  
 Number of Buildings 1

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
Commercial Fire Fee	2018	0x0 / 0	2	\$0
CONCRETE PAVING	2002	1x16000 / 0	1	\$0
CANOPY	2002	24x24 / 0	1	\$0

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/21/2013	1120 855	421 3	\$0	QUIT CLAIM	DILLON JEFFREY T	DILLON 4, LLC SERIES GEORGIA, A NEVADA L
11/30/2006	676 49	421 3	\$0	QUIT CLAIM	DILLON TRANSPORT INC	DILLON JEFFREY T
7/10/2002	241 270	421 3	\$0	NOT A FAIR MARKET SALE	DILLON TRANSPORT INC	DILLON TRANSPORT INC
12/1/2000	136 216	421 3	\$300,000	NOT A FAIR MARKET SALE	POLK W K	DILLON TRANSPORT INC
2/1/1990	08-D0331		\$148,800	UQ		POLK W K

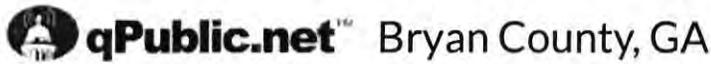
**Valuation**

	2020	2019	2018
Previous Value	\$1,105,500	\$1,105,500	\$1,105,500
Land Value	\$447,300	\$447,300	\$447,300
+ Improvement Value	\$658,200	\$658,200	\$658,200
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$1,105,500	\$1,105,500	\$1,105,500

**Photos**



**Sketches**



*NOTE: ↓  
 Coeysa Drive Share is located in front of this property*

**Summary**

Parcel Number 030 002 03  
 Location Address 101 DILLON DR  
 Zip Code 31308  
 Legal Description PB 421 / PG 3A LOT B (RIDE SHARE)  
 (Note: Not to be used on legal documents)  
 Class C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning C-1  
 Tax District County Unincorporated (District 03)  
 Millage Rate 24.889  
 Acres 4.41  
 Neighborhood COMMERCIAL - NORTH (COM-N)  
 Homestead ExemptionNo (S0)  
 Landlot/District N/A

[View Map](#)

**Owner**

MA MIYUKI  
 109 SUSSEX RETREAT  
 POOLER, GA 31322-9623

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	COMM AC 60000	Acres	192,100	0	0	4.41	0

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/21/2007	738 298	421 3	\$300,000	FAIR MARKET LAND SALE	DUBOSE FRANK W	MA MIYUKI
10/2/2003	365 45	428 4	\$0		CARNEY JACK ETAL	DUBOSE FRANK W
12/1/1993	11-T0084		\$80,900	UQ		CARNEY JACK ETAL

**Valuation**

	2020	2019	2018
Previous Value	\$291,000	\$291,000	\$291,000
Land Value	\$291,000	\$291,000	\$291,000
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$291,000	\$291,000	\$291,000

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





**Summary**

Parcel Number 030 005  
 Location Address 10819 HWY 280  
 Legal Description TIME SAVER/MARATHON STATION  
 (Note: Not to be used on legal documents)  
 Class C3-Commercial  
 (Note: This is for tax purposes only, Not to be used for zoning.)  
 Zoning C-1  
 Tax District County Unincorporated (District 03)  
 Millage Rate 24.889  
 Acres 1.83  
 Neighborhood COMMERCIAL - NORTH (COM-N)  
 Homestead ExemptionNo (S0)  
 Landlot/District N/A

[View Map](#)



*Marathon Gas*

**Owner**

ECW HOLDINGS ONE LLC  
 PO BOX 60549  
 SAVANNAH, GA 31420

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	COMM AC 160000	Acres	43,560	0	0	1.83	0

**Commercial Improvement Information**

Description CONV STORE  
 Value \$140,500  
 Actual Year Built 2002  
 Effective Year Built  
 Square Feet 2520  
 Wall Height 14  
 Wall Frames Bearing Wall  
 Exterior Wall Concrete Block  
 Roof Cover Composition  
 Interior Walls Painted Masonry  
 Floor Construction Reinforced Concrete  
 Floor Finish Vinyl Tile  
 Ceiling Finish Acoustical Tile  
 Lighting Recessed F.F.  
 Heating Cent. Htg. & A.C.  
 Number of Buildings 1

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
Commercial Fire Fee	2018	0x0 / 0	0	\$0
CONCRETE PAVING	2002	24x144 / 0	1	\$0
ASP PAVING	2002	1x19000 / 0	1	\$0
CANOPY	2002	24x144 / 0	1	\$0

**Permits**

Permit Date	Permit Number	Type	Description
	12220	COMMERCIAL	ADDITION OF KITCHEN TO STORE AND DRIVE UP WINDOW OPENING

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/27/2018	1325 891	467 9	\$0	ESTATE	WILLIAMSON JEFFREY L AS TRUSTEE	ECW HOLDINGS ONE LLC
2/18/2014	1127 422	467 9	\$0	GIFT DEED	WILLIAMSON ELIZABETH COLLINS	WILLIAMSON JEFFREY L AS TRUSTEE
4/18/2013	1095 511	497 9	\$0	QUIT CLAIM	WILLIAMSON ELIZABETH COLLINS	WILLIAMSON ELIZABETH COLLINS
5/1/1990	08-B0076		\$1,000	UQ		WILLIAMSON HARRY
3/1/1988	07-F0469		\$0	UQ		

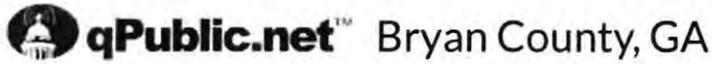
**Valuation**

	2020	2019	2018
Previous Value	\$494,700	\$494,700	\$459,600
Land Value	\$354,200	\$354,200	\$354,200
+ Improvement Value	\$140,500	\$140,500	\$140,500
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$494,700	\$494,700	\$494,700

**Photos**



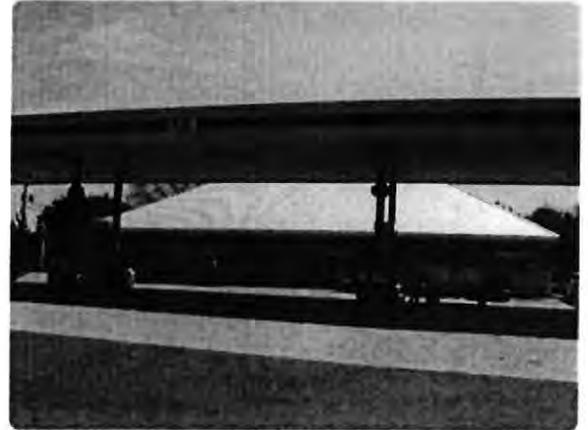
**Sketches**



**Summary**

Parcel Number 030 004  
 Location Address 10820 E HWY 280  
 Zip Code 31308  
 Legal Description PB C / PG 444 & 663/11B GAS STATION & SUBWAY  
 (Note: Not to be used on legal documents)  
 Class C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning C-1 COND  
 Tax District County Unincorporated (District 03)  
 Millage Rate 24.889  
 Acres 1.43  
 Neighborhood COMMERCIAL - NORTH (COM-N)  
 Homestead ExemptionNo (S0)  
 Landlot/District N/A

[View Map](#)



*BP Station Gas  
 & Subway*

**Owner**

VAIBHAVIAXMI TRADING INC  
 10820 US HWY 280 EAST  
 ELLABELL, GA 31308

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	COMM AC 160000	Acres	65,340	0	0	1.43	0

**Commercial Improvement Information**

Description CONV STORE  
 Value \$459,400  
 Actual Year Built 1999  
 Effective Year Built 2005  
 Square Feet 4210  
 Wall Height 14  
 Wall Frames Wood  
 Exterior Wall Concrete Block  
 Roof Cover Galvanized Metal  
 Interior Walls Sheetrock  
 Floor Construction Elevated Slab  
 Floor Finish 50% Ceramic Tile  
 Ceiling Finish Acoustical Tile  
 Lighting Standard F.F.  
 Heating 50% Cent. Htg. & A.C.  
 Number of Buildings 1

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
Commercial Fire Fee	2018	0x0 / 0	0	\$0
ASP PAVING	2008	20x130 / 0	1	\$0
CANOPY	1999	110x30 / 3300	1	\$0
CONCRETE PAVING	1999	10x2065 / 20650	1	\$0

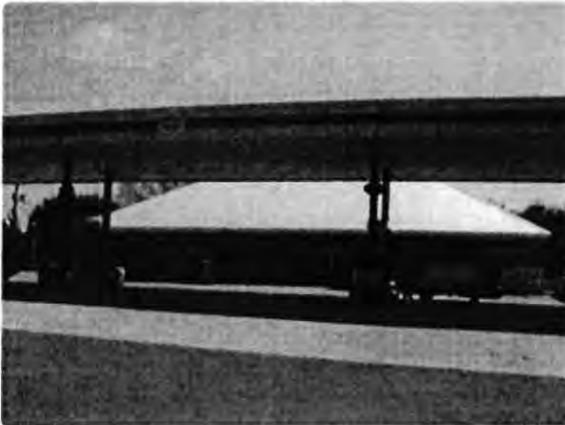
**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/8/2015	1192 418	C 444	\$0	INTER-CORPORATE TRANSFER	PATEL MANISHABEN M	VAIBHAVIAXMI TRADING INC
9/6/2006	648 110	C 444	\$0	KIN SALE (RELATIVE)	VAIBHAVLAXMI TRADING INC	PATEL MANISHABEN M
8/25/2006	644 58	C 444	\$735,000	PERSONAL PROPERTY INCLUDED	NESMITH W DOYLE, WILLIS D NESM	VAIBHAVLAXMI TRADING INC
8/25/2006	644 56	C 444	\$0	QUIT CLAIM	NESMITH WILLIS D JR	NESMITH W DOYLE, WILLIS D NESMITH JR & NESMITH WILLIS D JR
6/1/1993	11-10164		\$0	UQ		
6/1/1993	11-10164		\$0	UQ		
10/1/1989	07-S0559		\$0	UQ		
7/1/1986	06-L0508		\$0	UQ		
2/1/1986	06-I0070		\$115,000	UQ		

**Valuation**

	2020	2019	2018
Previous Value	\$711,000	\$711,000	\$508,300
Land Value	\$251,600	\$264,000	\$264,000
+ Improvement Value	\$459,400	\$447,000	\$447,000
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$711,000	\$711,000	\$711,000

**Photos**



**Sketches**



*Property Owner  
across  
the street*

**Summary**

Parcel Number 030 003  
 Location Address HWY 280 & I-16  
 Legal Description PB 411 / PG 6B  
 (Note: Not to be used on legal documents)  
 Class C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning C-1  
 Tax District County Unincorporated (District 03)  
 Millage Rate 24.889  
 Acres 1  
 Neighborhood COMMERCIAL - NORTH (COM-N)  
 Homestead Exemption No (S0)  
 Landlot/District N/A

*Drayton-Parker* 

[View Map](#)

**Owner**

DRAYTON-PARKER COMPANIES LLC  
 17 W. MCDONOUGH STREET  
 SAVANNAH, GA 31401

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	COMM AC 100000	Acres	43,560	0	0	1	0

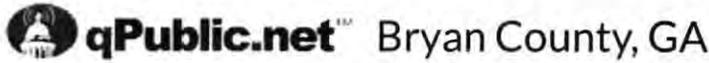
**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/16/2020	1427 819	411 6	\$2,000,000	MULTIPLE PARCEL SALE	DUBOSE FRANK & WARNELL WILLIAM DANIEL JR	DRAYTON-PARKER COMPANIES LLC
3/6/2019	1347 824	411 6	\$0	QUIT CLAIM	WARNELL INTERSTATE LLC & DUBOSE FRANK	DUBOSE FRANK & WARNELL WILLIAM DANIEL JR
1/10/2019	1343 348	411 6	\$0	INTER-CORPORATE TRANSFER	WARNELL FARMS LLC & FRANK DUBOSE	WARNELL INTERSTATE LLC & DUBOSE FRANK
7/25/2018	1323 22	411 6	\$0	ESTATE	ANDREW JOHNSON AS ADMIN WD WARNELL EST	WARNELL FARMS LLC & FRANK DUBOSE
4/1/1997	16-F0345	411 0006	\$32,000	UQ		WARNELL W D & FRANK
10/1/1992	10-F0255		\$19,000	FAIR MARKET LAND SALE		
3/1/1990	07-X0284		\$15,800	FAIR MARKET LAND SALE		

**Valuation**

	2020	2019	2018
Previous Value	\$72,000	\$72,000	\$72,000
Land Value	\$72,000	\$72,000	\$72,000
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$72,000	\$72,000	\$72,000

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



*new driveway across the street*

*Drayton-Parker's* 

**Summary**

Parcel Number 030 002  
 Location Address 10820 E HWY 280  
 Zip Code 31308  
 Legal Description DB 8-D / PG 334 HWY 280 AT INTERSTATE 16  
 (Note: Not to be used on legal documents)  
 Class A4-Agricultural  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning C-1  
 Tax District County Unincorporated (District 03)  
 Millage Rate 24.889  
 Acres 17.4  
 Neighborhood COMMERCIAL - NORTH (COM-N)  
 Homestead Exemption No (50)  
 Landlot/District N/A

[View Map](#)

**Owner**

DRAYTON-PARKER COMPANIES LLC  
 17 W MCDONOUGH STREET  
 SAVANNAH, GA 31401

**Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	3	17.4

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/16/2020	1427 819	411 6	\$2,000,000	MULTIPLE PARCEL SALE	WARNELL WILLIAM DANIEL J & WARNELL	DRAYTON-PARKER COMPANIES LLC
12/10/2019	1398 328		\$0	QUIT CLAIM	DUBOSE FRANK & WARNELL WILLIAM DANIEL JR	WARNELL WILLIAM DANIEL J & WARNELL
3/6/2019	1347 822	411 6	\$0	QUIT CLAIM	WARNELL INTERSTATE LLC & FRANK DUBOSE	DUBOSE FRANK & WARNELL WILLIAM DANIEL JR
8/30/2018	1329 126	8-D 334	\$0	CHANGE OF OWNER	WARNELL FARMS LLC	WARNELL INTERSTATE LLC
7/25/2018	1323 13	8-D 334	\$0	ESTATE	ANDREW JOHNSON AS ADMIN WD WARNELL EST	WARNELL FARMS LLC & FRANK DUBOSE
4/1/1997	16-G0289		\$175,000	UQ		WARNELL WD & FRANK
2/1/1990	08-D0331		\$148,800	UQ		
11/1/1941	02-X0278		\$0	UQ		

**Valuation**

	2020	2019	2018
Previous Value	\$222,100	\$222,100	\$348,000
Land Value	\$222,100	\$222,100	\$222,100
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$222,100	\$222,100	\$222,100
10 Year Land Covenant (Agreement Year / Value)		2018 / \$14,999	2018 / \$14,564

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



- Legend**
- Parcels
  - Roads
  - Fort Stewart

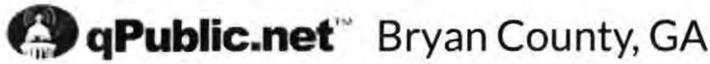
<b>Parcel ID</b>	030 002	<b>Owner</b>	DRAYTON-PARKER COMPANIES	<b>Last 2 Sales</b>			
<b>Class Code</b>	Agricultural		LLC	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County Unincorporated	<b>Physical Address</b>	17 W MCDONOUGH STREET	7/16/2020	\$2000000	MS	U
<b>Acres</b>	17.4	<b>Assessed Value</b>	SAVANNAH GA 31401	12/10/2019	0	QC	U
			10820 E HWY 280				

(Note: Not to be used on legal documents)

Date created: 9/2/2020  
 Last Data Uploaded: 9/1/2020 6:29:43 PM

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 GEOSPATIAL

*Drayton-Parker LLC*



*Contiguous  
 property owner*

**Summary**

Parcel Number 030 007  
 Location Address 10325 HWY 280  
 Legal Description N/A  
 Class A5-Agricultural  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning A-5  
 Tax District County Unincorporated (District 03)  
 Millage Rate 24.889  
 Acres 129.47  
 Neighborhood BLACK CREEK AREA (BLCRA)  
 Homestead Exemption Yes (SC)  
 Landlot/District N/A

[View Map](#)



**Owner**

MOCK WMB  
 10325 HWY 280 EAST  
 ELLABELL, GA 31308-0000

**Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Pasture	Rural	1	3
RUR	Woodlands	Rural	4	81.47
RUR	Woodlands	Rural	2	16
RUR	Woodlands	Rural	1	10
RUR	Road Frontage	Rural	7	2
RUR	Road Frontage	Rural	7	17

**Residential Improvement Information**

Style One Family  
 Heated Square Feet 2294  
 Interior Walls Sheetrock  
 Exterior Walls Masonry (brick)  
 Foundation Masonry  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1973  
 Roof Type Asphalt Shingles  
 Flooring Type Carpet/Tile  
 Heating Type Central Heat/AC  
 Number Of Rooms 0  
 Number Of Bedrooms 2  
 Number Of Full Bathrooms 2  
 Number Of Half Bathrooms 1  
 Number Of Plumbing Extras 5  
 Value \$112,900  
 Condition Average  
 Fireplaces\Appliances CONST 1 STY 1 BOX 1  
 House Address 10325 HWY 280

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
* FEE - FIRE PROTECTION	2018	0x0 / 0	0	\$0
* FEE - TRASH COLLECTION	2010	0x0 / 0	0	\$0
STORAGE	1990	14x30 / 0	1	\$2,200
SHELTER	1990	11x29 / 0	1	\$710
SHELTER	1990	14x11 / 0	1	\$340
GARAGE	1990	14x35 / 0	1	\$3,300
SHELTER	1990	10x12 / 0	1	\$270
SHELTER	1990	20x36 / 0	1	\$1,600
SHELTER	1990	20x33 / 0	1	\$1,400

**Prebill Mobile Homes**

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
<u>26015</u>	MOCK WILLIAM B	10329	1993	FLEETWOOD	WESTFIELD	14x52

**Valuation**

	2020	2019	2018
Previous Value	\$304,320	\$304,320	\$313,970
Land Value	\$181,600	\$181,600	\$181,600
+ Improvement Value	\$112,900	\$112,900	\$112,900
+ Accessory Value	\$10,290	\$9,820	\$9,820
= Current Value	\$304,790	\$304,320	\$304,320

**Photos**



*see attached  
 plat map*

**Sketches**



- Legend**
-  Parcels
  -  Roads
  -  Fort Stewart

<b>Parcel ID</b>	030 007	<b>Owner</b>	MOCKWMB	<b>Last 2 Sales</b>			
<b>Class Code</b>	Agricultural		10325 HWY 280 EAST	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County Unincorporated		ELLABELL GA 313080000	n/a	0	n/a	n/a
<b>Acres</b>	129.47	<b>Physical Address</b>	10325 HWY 280	n/a	0	n/a	n/a
		<b>Assessed Value</b>	Value \$304790				

(Note: Not to be used on legal documents)

Date created: 9/2/2020  
 Last Data Uploaded: 9/1/2020 6:29:43 PM

Developed by  Schneider  
 GEOSPATIAL

# “B” Exhibits – Agency Comments



BRYAN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

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

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

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

CASE # Z#232-20 PZ Date: Oct. 6, 2020 Comments by: Friday, Sept. 11, 2020

Zoning Request: Requesting to rezone from B-1 to B-2 for the use of a Veterinary Animal Hospital.

Filed by: Ryan Gregory

Owners: Edward Martin

Property address: 10723 Highway 280 E, Ellabell

Map and Parcel # 003-002-01

Comments Sign and Date

Engineering Director: \_\_\_\_\_

\_\_\_\_\_

Fire Chief: \_\_\_\_\_

\_\_\_\_\_

County Health Director: NB action required.

(Signature) 9.11.20

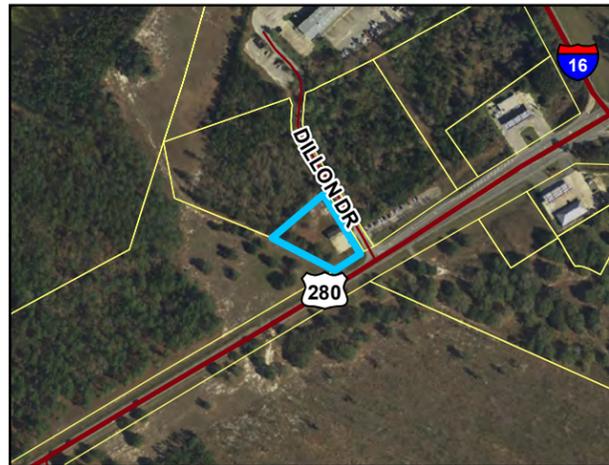
Public Works Director: \_\_\_\_\_

\_\_\_\_\_

Bryan County Schools (optional): \_\_\_\_\_

\_\_\_\_\_

# “C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 030-002-01
- Parcels



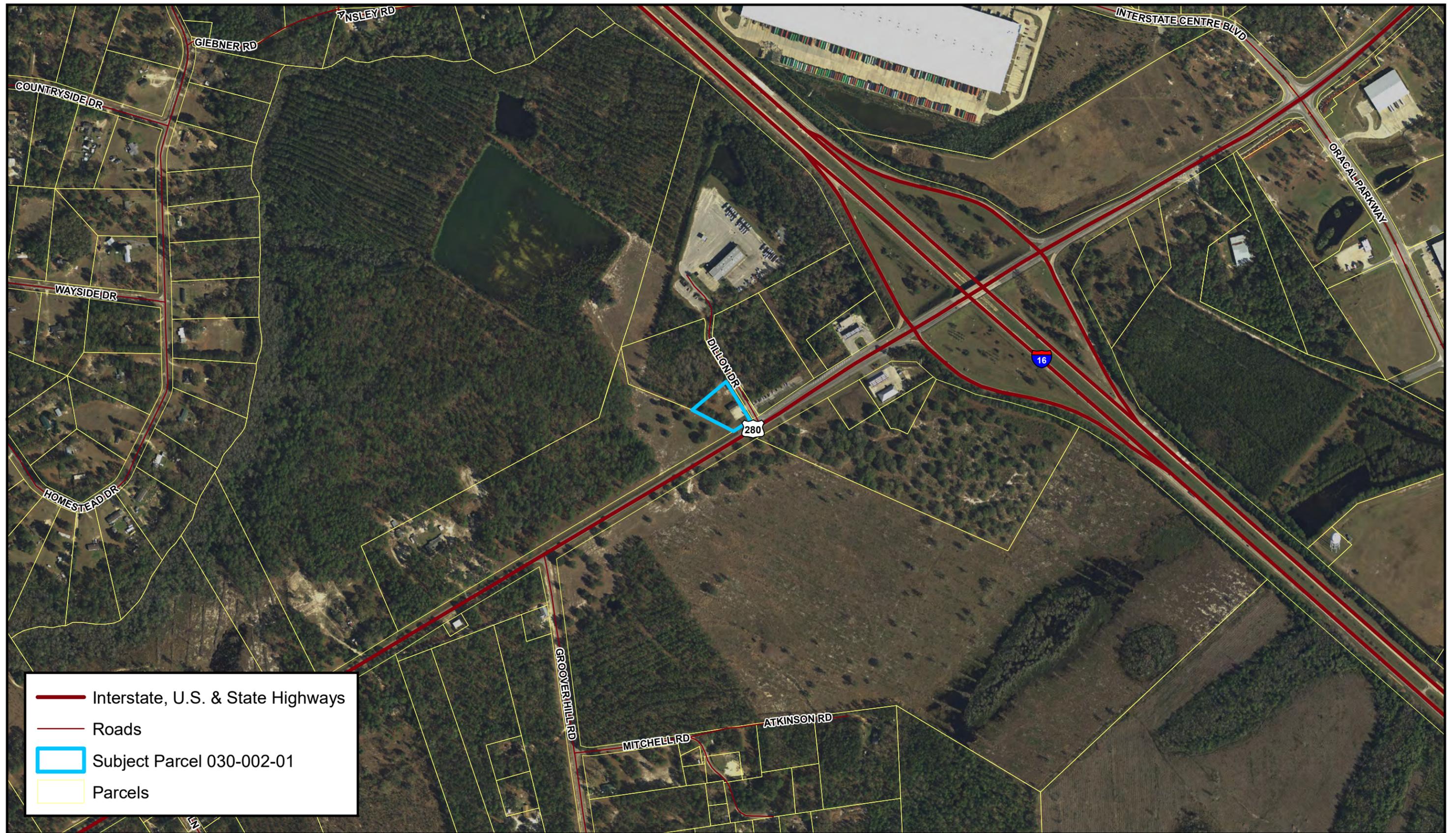
Produced by Bryan County GIS  
September 2020



**Overview Map  
Ryan Gregory  
Case Z# 232-20**

**Exhibit "C-1"**

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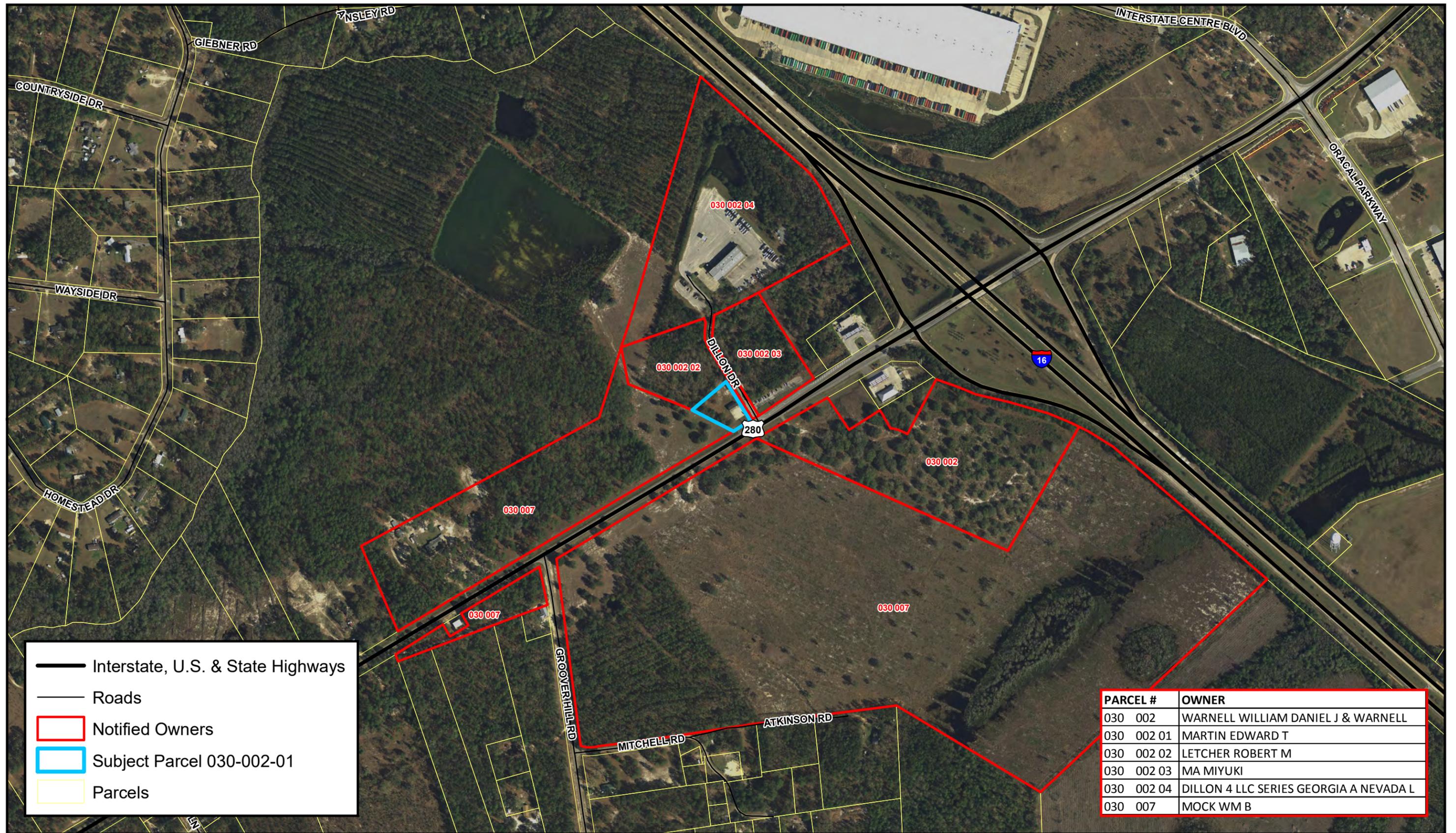
Produced by Bryan County GIS  
September 2020



**Location Map  
Ryan Gregory  
Case Z# 232-20**

**Exhibit "C-2"**

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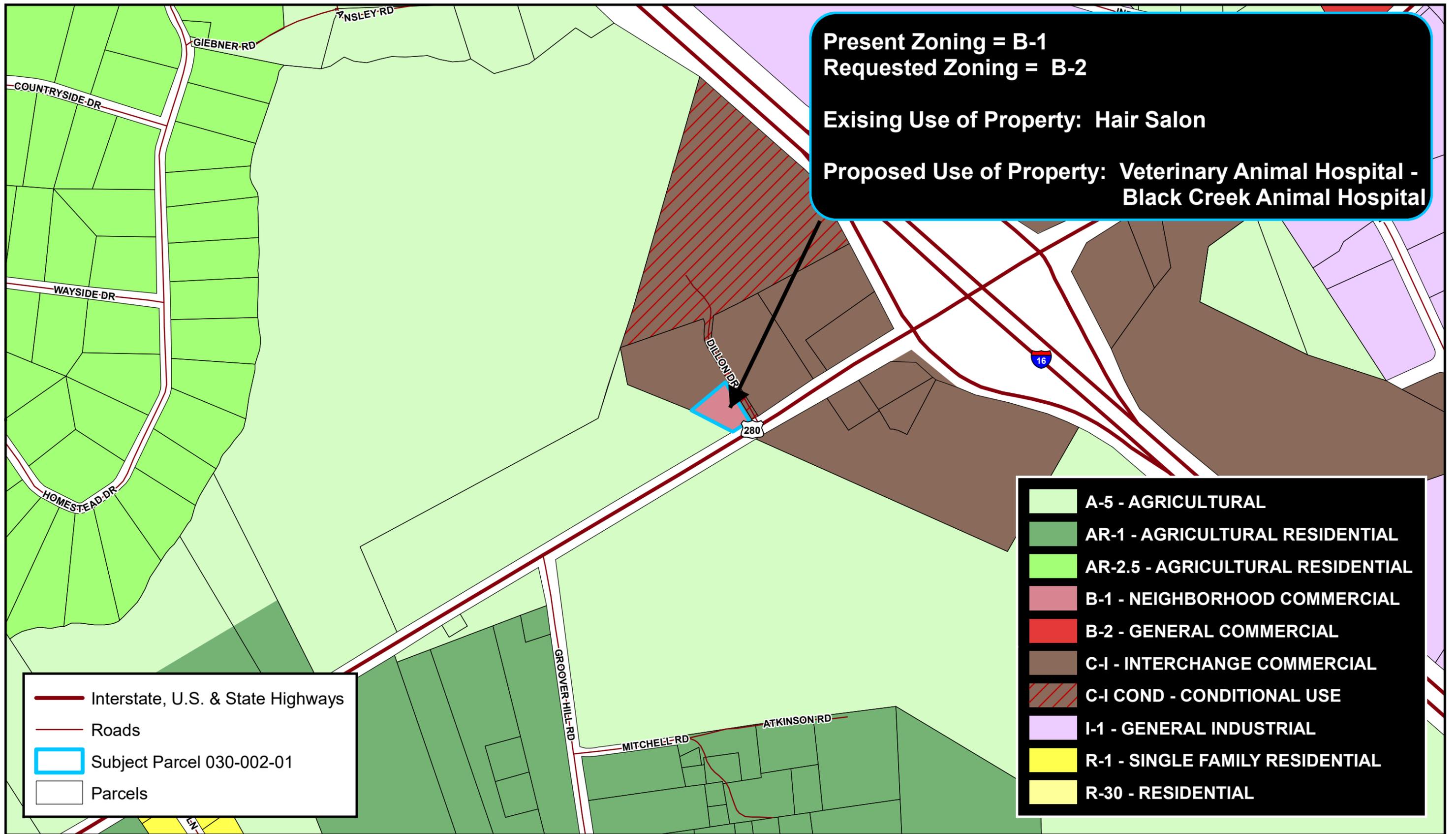
PARCEL #	OWNER
030 002	WARNELL WILLIAM DANIEL J & WARNELL
030 002 01	MARTIN EDWARD T
030 002 02	LETCHER ROBERT M
030 002 03	MA MIYUKI
030 002 04	DILLON 4 LLC SERIES GEORGIA A NEVADA L
030 007	MOCK WM B



**Notification Map**  
**Ryan Gregory**  
**Case Z# 232-20**

**Exhibit "C-3"**

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# “D” Exhibits – Public Comment

None Received