



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

Meeting Date: August 18, 2026, Meeting

Time: 6:30 p.m.

Board of Commissioner's Meeting Room

66 Capt. Matthew Freeman Dr, Richmond Hill, Georgia

I. CALL TO ORDER

1. Chairman's Opening Remarks

II. APPROVAL OF MINUTES FOR JULY 21, 2026, MEETING

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

None

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Rezoning (Project 20260237), William Cunningham with Coleman Co., representing Baca Properties, LLC, requesting to rezone 35.11 acres from the "A-5" Agricultural zoning district to "C-I" Interchange Commercial zoning district. The property is located at 9723 Hwy 280 E in the northern end of the unincorporated Bryan County. PIN# 0301-081.
2. Conditional Use Permit (Project 20260237), William Cunningham with Coleman Co., representing Baca Properties, LLC, requesting a Conditional Use Permit for multifamily. The property is located at 9723 Hwy 280 E in the northern end of the unincorporated Bryan County. PIN# 0301-081.
3. Rezoning (Project 20260256), Joshua Yellin, with Hunter Maclean, representing Harold Brooks Warnell, Jr. and Timothy and Randall Goodwin, requesting to rezone 126.34 acres from the "A-5" Agricultural zoning district to "B-2" General Commercial zoning district. The properties are located on Hwy 80 and Eldora Road in the northern end of the unincorporated Bryan County. PIN# 034-013 and 034-013-07.
4. Rezoning (Project 20260381), Brian Clouser with Kimley-Horn, representing Emily Kroutil, requesting to rezone 16.26 acres from the "RR-2.5" Rural Residential zoning district to "A-5" Agricultural zoning district. The property is located on Steeple Chase Lane in the southern end of the unincorporated Bryan County. PIN# 065-096.

5. Conditional Use Permit (Project 20260381), Brian Clouser with Kimley-Horn, representing Emily Kroutil, requesting a Conditional Use Permit for a Rural Event Venue. The property is located on Steeple Chase Lane in the southern end of the unincorporated Bryan County. PIN# 065-096.

V. 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 the Bryan County Community Development Department at (912) 756-7962. 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 us at (912) 756-7962. This information can be made in an alternative format as needed for persons with disabilities.

Agenda Posted On-Site: August 11, 2026

Agenda and Packet Posted On-Line: August 11, 2026

Commissioners Meeting Room, Pembroke, GA



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: July 21, 2026

Meeting Time: 6:30 p.m.

Attendees: Stephanie Falls, Chairman
Stacy Watson, Vice Chairman
Scott Puffer
Micheal Saporito

Absent: Ronald Carswell
Tommy "Mimi" Eaton

Staff: Audra Miller, Community Development Director
Amanda Clement, Assistant Community Development Director
Sara Farr-Newman, Senior Planner
Brett Kohler, Planner II
Dawn Monaco, Development Services Technician

I. CALL TO ORDER

Chairman Falls called the meeting to order at 6:32 p.m. followed by opening remarks.

II. APPROVAL OF MINUTES

Commissioner Watson made a motion to approve the June 16, 2026, minutes. A second was made by Commissioner Puffer. Vote 3:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. Variance, (Project 20260358), from Dean Uccardi, requesting a variance to reduce the side setbacks from 35 to 22 feet in the "RR-1" zoning district. The property is located at 748 Tivoli Trail Road in the southern end of unincorporated Bryan County. PIN# 063-058.
 - a. Commissioner Watson made a motion to open the public hearing. A second was made by Commissioner Puffer. Vote 3:0, motion carried.
 - b. Sara Farr-Newman presented the variance request. She stated that staff recommends approval of the variance request.

Commissioners Meeting Room, Pembroke, GA

- c. Commissioner Saporito made a motion to close the public hearing. A second was made by Commissioner Watson. Vote 3:0, motion carried.
 - d. Commissioner Watson made a motion to approve the variance request. A second was made by Commissioner Saporito. Vote 3:0, motion carried.
- 2. Variance, (Project 20260407), from Brookhaven Development, LLC, represented by Coleman Company, Inc, requesting a variance to reduce the interior side setbacks from 15 to 10 feet for the Lakes at Black Creek Phase 2 in the "R-15" zoning district. The property is located on SSGT Joel P. Dameron Road and Abigail Circle in the northern end of unincorporated Bryan County. PIN# 019-004-02.
 - a. Commissioner Saporito made a motion to open the public hearing. A second was made by Commissioner Watson. Vote 3:0, motion carried.
 - b. Brett Kohler presented the variance request. He stated that staff recommends denial of the variance request.
 - c. Cole Chenowith, Landmark 24 Homes, applicant, answered questions regarding the request.
 - d. Commissioner Watson made a motion to close the public hearing. A second was made by Commissioner Saporito. Vote 3:0, motion carried.
 - e. Commissioner Watson made a motion to approve the variance request. A second was made by Commissioner Saporito. Vote 3:0, motion carried.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

- 1. Rezoning, (Project 20260109), from The Cape Group, LLC, represented by John Northup with Bouhan Falligant LLP, requesting to rezone 38.86 acres from the "A-5" Agricultural zoning district to "B-2" General Commercial zoning district. The property is located at the corner of Hwy 144 and Belfast River Rd. in the southern end of unincorporated Bryan County. PIN# 062-114.
 - a. Commissioner Puffer made a motion to open the public hearing. A second was made by Commissioner Saporito. Vote 3:0, motion carried.
 - b. Brett Kohler presented the rezoning request. He stated that staff recommends approval of the rezoning request with conditions.
 - c. Audra Miller, Community Development Director addressed the Board.
 - d. John Northup, representative of Bouhan Falligant LLC, presented information and answered questions regarding the request.
 - e. Phil Corbin, 691 Turkey Trot Trail, spoke against the request.
 - f. Tamara Bender, 51 Brookshire Dr., spoke against the request.
 - g. Hugh Hardy, 608 Enclave Dr., spoke against the request.
 - h. Deanna Hardy, 608 Enclave Dr., spoke against the request.
 - i. David Summerlin, 22429 Hwy 144, spoke against the request.
 - j. James Prazak, 1404 River Oaks Dr., spoke against the request.
 - k. Commissioner Watson made a motion to close the public hearing. A second was made by Commissioner Puffer. Vote 3:0, motion carried.
 - l. Commissioner Puffer made a motion to deny the rezoning request. A second was made by Commissioner Saporito. Vote 2:1, motion carried. Commissioner Watson opposed the motion.

Commissioners Meeting Room, Pembroke, GA

VI. ADJOURNMENT

Commissioner Saporito made a motion to adjourn at 8:26 p.m. A second was made by Commissioner Watson. Vote 3:0, motion carried.

Approved on this ____ day of _____, _____ by action of the Commission.

Stephanie Falls, Chairman

ATTEST:

Dawn Monaco, Secretary to the Commission



Board of Commissioners

COMMUNITY DEVELOPMENT

Agenda Packet - Page #8

DATE: August 11, 2026

PROJECT: 20260237

OVERVIEW

APPLICANT/ OWNER: Baca Properties, LLC
REPRESENTATIVE: Coleman Company, Inc
REVIEWER: Brett Kohler, Planner II

PROPERTY

PIN: 0301-081
ADDRESS: TBD US Hwy 280
ZONING: A-5, Agricultural
CHARACTER AREA: Mixed Use
EXISTING USE: GDOT Concrete Batch Plant
SIZE: 35.11 Acres
COMMISSION DISTRICT: 1

PUBLIC HEARING DATES

P&Z: August 18, 2026
BOC: September 8, 2026

LEGAL AD: July 27, 2026
NOTICE: July 31, 2026
SIGN POSTED: August 3, 2026

APPLICABLE REGULATIONS

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Unified Development Ordinance, Article III, Division 2. Code Text/Map Amendments (Rezoning)
- Bryan County Unified Development Ordinance, Article V, Division 4. Commercial Districts

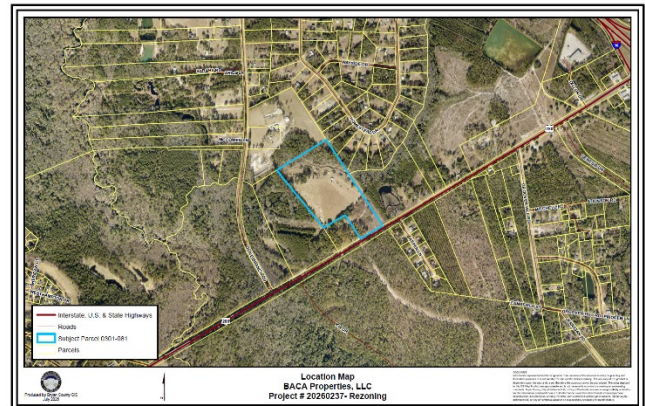
REQUEST

Rezone from the "A-5", Agricultural District to the "C-I", Commercial Interchange District in order to develop a commercial center and a multi-family housing development.

RECOMMENDATION

Staff Recommends approval of the rezoning request with conditions

LOCATION MAP





I. GENERAL INFORMATION

1. APPLICATION: A rezoning application was received by the Community Development Department on June 5, 2026.

2. BACKGROUND: The property is approximately 35.11 acres in size and is located at 9723 E US Hwy 280 about a quarter mile to the east of its intersection with Olive Branch Rd and Kia Drive. The property has been most recently used as a concrete batch plant for the recent Georgia DOT projects on US 280 / Genesis DR / and the Old Cuyler Rd interchange.

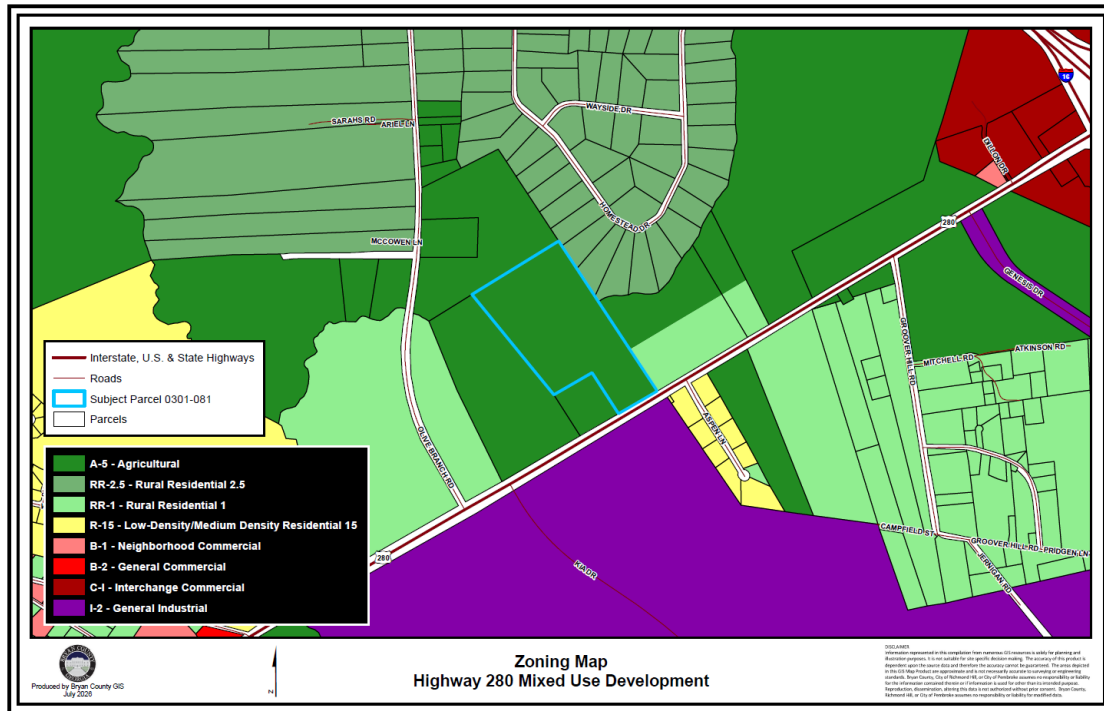
The proposed development includes speculative commercial development as well as multifamily areas. The multifamily developments would require conditional use approval from the Board of Commissioners which the applicant has sought under a related application.

3. PRIOR BOARD ACTIONS:

No known prior board actions have taken place.



4. PROJECT ZONING OVERVIEW:



	Character Area	Zoning	Current Use
North	Emerging Suburban	RR-2.5	Black Creek Farms West / Single-family rural residential
East	Mixed Use	RR-1, and A-5	Single family rural residential
South	Industrial	I-2	Undeveloped woodlands / Defunct PD
West	Mixed Use	A-5	Undeveloped / Single family rural residential



II. ANALYSIS UNDER ARTICLE III, DIVISION 2. CODE TEXT/MAP AMENDMENTS (REZONINGS), SECTION 114-313:

In its review of an application for a zoning map amendment, staff and hearing bodies shall consider the following criteria. No single factor is controlling except for criterion 1. If the request is not consistent with the Comprehensive Plan, the application shall be denied unless the applicant submits an application for Comprehensive Plan Amendment and such request is approved. For all other criteria, each criterion must be weighed in relation to the other criteria. The Hearing Body shall not consider any representations made by the applicant that, if the change is granted, the rezoned property will be used for only one of the possible uses permitted in the requested classification. Rather, the Hearing Body shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification.

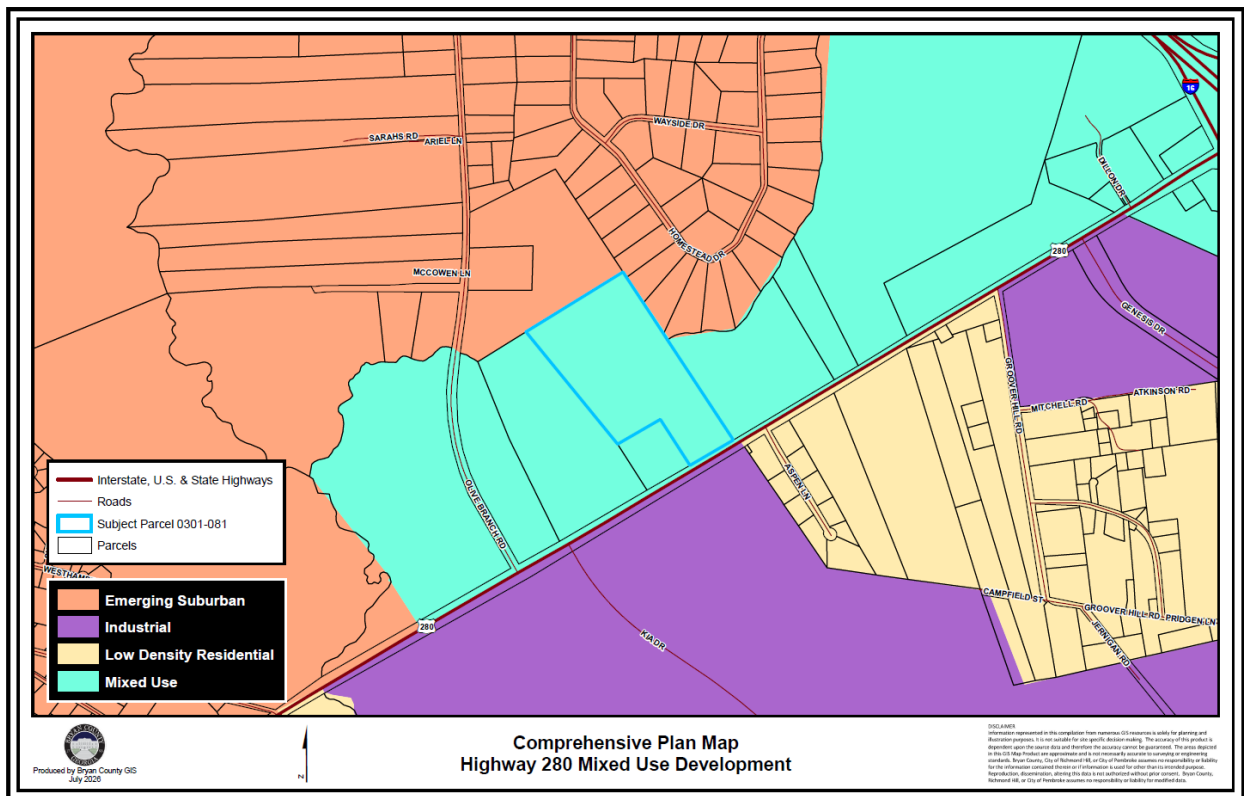
1. **CONSISTENCY.** *Whether the proposed amendment is consistent with the adopted Comprehensive Plan and helps carry out the purposes of this UDO.*

STAFF FINDINGS: The Comprehensive Plan Character Areas Map of North Bryan County adopted on October 10, 2023, show the subject site as being within the “Mixed Use” character area. The “Mixed Use” character area is intended for highway commercial and multi-family uses due to its proximity to current infrastructure as well as high traffic areas. Developments in the “Mixed Use” character area are intended to serve as a regional hub, and are likely to have the first access to water and sewer infrastructure if not currently available.

Relevant action items and goals for the “Mixed Use” Character Area are to:

- *Designate land for residential or mixed-use development for increased housing stock amidst industrial growth, particularly in the North.*
- *Ensure the County’s utilities and infrastructure are sufficient to meet the needs of current and future residents.*

Overall, the proposed development does stay consistent with the purpose of the “Mixed Use” Character area by designating land for residential and mixed-use development. However, the subject property is located along the outer edge of the Highway 280 “Mixed Use” corridor, where the feasibility and timing of development are directly dependent on the extension of public water and sewer infrastructure. This is further discussed under Criterion 3 below.



2. **COMPATIBILITY WITH NEIGHBORING LANDS.** *Whether the proposed reclassification is compatible with or would negatively impact the overall character or land use pattern on an abutting property or neighborhood near the subject property.*

STAFF FINDINGS: Immediately adjacent properties are zoned “RR-2.5”, Rural Residential to the north and “I-2”, General Industrial to the south across US 280. The properties to the east and west consist of rural residential and agricultural zonings. Some of the immediate parcels are developed with single family dwellings, while some are undeveloped. To the north, parcels are a part of the Black Creek Farms West subdivision.

The applicant indicates that the rezoning is compatible with surrounding areas and would not negatively impact the surrounding properties. It is also indicated this area is underserved by commercial development.

Staff finds that the tract has been used as a concrete batch plant for the last year or so for GDOT projects. While this use was temporary, permanently changing to a commercial zoning could impact neighboring properties. There is an existing wetland creek that traverses the rear of the property, which does provide natural buffering for properties to the north, and should be



preserved in order to mitigate impacts from the change in character.

3. **ADEQUACY OF PUBLIC FACILITIES AND SERVICES.** *Whether public facilities and services, 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, are adequate to serve projected demands from development allowed by the amendment.*

STAFF FINDINGS: In reviewing public facilities and services, the following is noted:

- **ROADS:** Access to the property is proposed via one access point on US 280, a State-owned Highway. The applicant submitted a Traffic Impact Assessment (TIA). This TIA concluded the daily trip count for the development would be 3,094 new trips entering and exiting the development, with a peak hourly trip count of 295 trips at complete build out.

The study concludes that only a right turn lane on US 280 would be required as the existing center turn lane on US 280 would be sufficient to handle the traffic. The study used data from the North Bryan County Transportation Study, GDOT, and collected traffic data in April of 2026.

- **PARKS AND RECREATIONAL FACILITIES:** Recreational facilities could be impacted by the multi-family development. The development would have to meet UDO recreational requirements.
- **POLICE AND FIRE PROTECTION:** The Bryan County Sheriff's Office and Bryan County Emergency Services provide police and fire protection for the subject property.
- **SCHOOLS:** Bryan County Elementary School, Bryan County Middle School, and Bryan County High School serve North Bryan County. These could be affected by the rezoning at this time.
- **STORMWATER DRAINAGE SYSTEMS:** Storm water would be assessed with the submittal of any new development plans. The concept is conceptual at this time; they would need to meet full drainage system requirements during the civil construction process.
- **WATER SUPPLY AND WASTEWATER TREATMENT:** The subject property is located within Bryan County's water and sewer service area and connection to the County water system is



mandatory. However, public water and sewer is not yet available to the site. The closest existing water and sewer infrastructure is located approximately one mile from the subject property, and at this time, there are no funded or programed County projects to extend water or sewer service westward along the U.S. Highway 280 corridor to the subject property.

If rezoned, the property owner or developer will be responsible for all costs associated with extending the required infrastructure to serve the development, except for any portion of the improvements the County may require to be upsized. Additionally, because of the considerable distance utilities would have to be extended, the developer will likely need to coordinate with adjacent property owners and developments to complete the necessary extensions.

ADVERSE IMPACTS. *Whether the proposed reclassification will adversely affect known archaeological, historical, cultural or environmental resources; negatively impact water or air quality; negatively impact ground water recharge areas or drainage patterns; or increase soil erosion or flooding.*

STAFF FINDINGS: In reviewing cultural or environmental resources, the following is noted:

- **WETLANDS:** The National Wetlands Inventory Map does identify potential wetlands within the project's boundaries. Any wetlands that are impacted will require approval and permitting through the Army Corps of Engineers. The applicant is not currently proposing to disturb these areas.

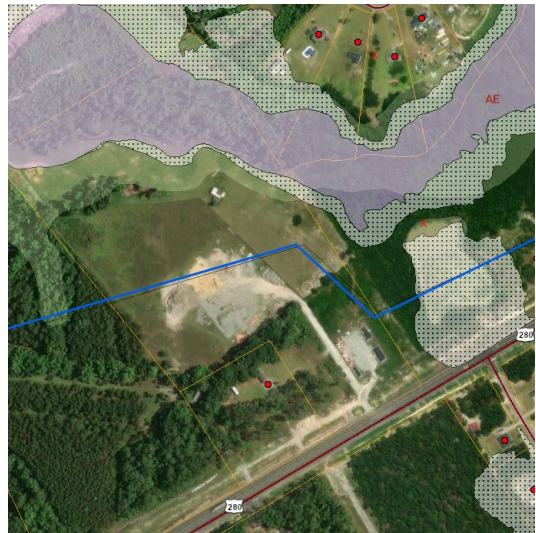




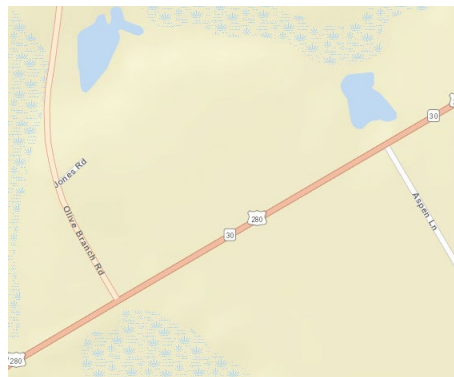
- **DRAINAGE:** The property lies within the Ogeechee Watershed, which includes the Ogeechee River. Any new construction will be reviewed for all applicable stormwater and drainage improvements that would be required.



- **FLOOD HAZARD:** FEMA Flood Insurance Rate Map (F.I.R.M.) Panel # 13029C 0090D, shows the Property contains some areas of the Special Flood Hazard Area. The concept plan indicates the applicant intends to not disturb these areas.



- **ARCHEOLOGICAL AND HISTORICAL RESOURCES:** Georgia's Natural, Archaeological, and Historic Resources Geographic Information System (GNAHRGIS) does not identify any known historic structures or sites in the immediate area.



4. ***SUITABILITY AS PRESENTLY ZONED.*** Whether the property is suitable for authorized uses as presently zoned.

STAFF FINDINGS: The property proposed to be rezoned is currently being used for a Georgia DOT projects but was vacant prior. It is zoned for agricultural purposes. The applicant indicated the



curret zoning would not allow for the proposed uses.

Staff finds that the property to be rezoned is a 38-acre tract of land, and given the size of the tract it would be suitable for “A-5” agricultural uses. However, due to surrounding development in the area and the site’s designation as “Mixed Use” within the Comprehensive Plan, the proposed zoning for commercial and residential use is expected to become more suitable in the long-term. In the near-term, however, the site’s suitability is limited by the lack of adequate public infrastructure necessary to support the proposed uses.

5. **NET BENEFITS.** *Whether the relative gain to the public exceeds the hardships imposed upon applicant by the existing zoning restrictions.*

STAFF FINDINGS: The applicant has claimed that the proposed development would provide new commercial and housing development in the North Bryan Area. Staff finds that, given the location of the property, the rezoning would meet the intent of the area as envisioned within the Comprehensive Plan, for high traffic commercial and residential uses.

6. **DEVELOPMENT PLANS.** *Whether the applicant has plans for development of the property. Applications for multifamily or non-residential zoning classifications carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme unless a concept plan is submitted with the application.*

STAFF FINDINGS: The applicant submitted a concept plan that shows proposed commercial development, and a multi-family development. The concept plan submitted shows up to 270 multifamily units and approximately 14,000 sf of commercial spaces. This plan is conceptual, as no specific developer has been identified for the project, no construction timeline has been provided, and no commitments have been made regarding the extension of the public infrastructure necessary to serve the site. As discussed under Criterion 3 above, public water and sewer infrastructure is not currently available to the property, and there are no funded or programed County infrastructure projects to extend these utilities to the site. Therefore, the feasibility and timing of the proposed development remain uncertain. Any development would have to meet all UDO design requirements as well. The multi-family units would also require approval of a conditional use permit, which has been sought at this time.

7. **MARKET DEMAND.** *Whether there is projected demand for the property as currently zoned, which may be determined by the length of time the property has failed to produce income or be*



used productively as zoned, or whether there are substantial reasons why the lot cannot be used in accordance with the existing zoning classification.

STAFF FINDINGS: The applicant indicates that developer inquiry has shown demand for the property to be developed into multi-family or commercial. The applicant also acknowledges the timeline to develop would be dependent on water and sewer availability. Staff recognizes that as the area develops, the demand for agricultural property will decrease. The comprehensive plan additionally envisioned the mixed use area to be a host for commercial and multi-family uses such as the ones proposed. It should also be noted the current use of the property, while temporary in nature, is not of an agricultural use, indicating the decrease in demand for that need.

8. **HEALTH, SAFETY, AND WELFARE.** *Whether the proposed map amendment bears a substantial relationship to the public health, safety or general welfare.*

STAFF FINDINGS: The applicant indicates the proposed development would support a balanced growth strategy with commercial and residential uses without any negative impact on public health, safety or general welfare. Based on the information in this report, staff generally agrees that the proposed land uses are appropriate for the area in the long term. However, until adequate water and sewer infrastructure is extended to serve the site, its ability to adequately accommodate the proposed development in a manner that protects the public health, safety, and general welfare is limited.

III. STAFF RECOMMENDATION

Based on the findings within this report, and the amendments consistency with the comprehensive plan, staff recommends approval of the rezoning request subject to the following conditions:

1. The applicant or future owner/developer shall connect to County water and sewer. The use of private well and septic systems are not permitted.
2. The applicant or future owner/developer shall enter into a Water and Sewer Agreement with the County, as required by the Engineering Director, prior to approval of any land disturbance, clearing and grading, or site development permits.



IV. ATTACHMENTS

Application:

A-1 Authorization by Property Owner Form

A-2 Disclosure Statement

A-3 Rezoning Criteria Form

A-4 Concept Plan

Agency Comments:

B-1 DRC Comments

Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

Public Comment

None Provided

“A” Exhibits – Application

Authorization of Property Owner Form

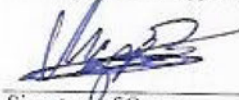
1. Property Owner Information	Property Owner(s): <u>BACA PROPERTIES LLC</u> Mailing Address: <u>[REDACTED]</u> City: <u>GUYTON</u> State: <u>GA</u> Zip: <u>31312</u> Telephone: _____ Email: _____ Property Address: <u>9723 E US HWY 80, ELLABELL, GA 31308</u> Property Tax ID: <u>0301 081</u>																												
2. Applicant Information	Is the Applicant the same as the Owner(s)? Y / ☒ N If no, complete this section. Applicant: <u>COLEMAN COMPANY, INC</u> Mailing Address: <u>[REDACTED]</u> City: <u>SAVANNAH</u> State: <u>GA</u> Zip: <u>31405</u> Telephone: <u>[REDACTED]</u> Email: <u>[REDACTED]</u>																												
3. Representative Information	Is the Representative the same as the Applicant? ☒ Y / N If no, complete this section. Representative: _____ Mailing Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Email: _____																												
Requested Action(s)	Check the box next to the action(s) to be authorized by this form. <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 5%; text-align: center;">☒</td> <td style="width: 45%;">Comprehensive Plan Amendment</td> <td style="width: 5%; text-align: center;">☒</td> <td style="width: 45%;">Variance</td> </tr> <tr> <td style="text-align: center;">☒</td> <td>Conditional Use Permit</td> <td style="text-align: center;">☒</td> <td>Administrative Appeal</td> </tr> <tr> <td style="text-align: center;">☒</td> <td>Site Plan</td> <td style="text-align: center;">☒</td> <td>Subdivision</td> </tr> <tr> <td style="text-align: center;">☒</td> <td>Planned Development (PD)</td> <td style="text-align: center;">☒</td> <td>Demolition Permit</td> </tr> <tr> <td style="text-align: center;">☒</td> <td>Administrative Relief</td> <td style="text-align: center;">☒</td> <td>Temporary Use / Special Event</td> </tr> <tr> <td style="text-align: center;">☒</td> <td>Rezoning</td> <td style="text-align: center;">☐</td> <td>Zoning Verification Request</td> </tr> <tr> <td style="text-align: center;">☐</td> <td colspan="3">Other: _____</td> </tr> </table>	☒	Comprehensive Plan Amendment	☒	Variance	☒	Conditional Use Permit	☒	Administrative Appeal	☒	Site Plan	☒	Subdivision	☒	Planned Development (PD)	☒	Demolition Permit	☒	Administrative Relief	☒	Temporary Use / Special Event	☒	Rezoning	☐	Zoning Verification Request	☐	Other: _____		
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☒	Rezoning	☐	Zoning Verification Request																										
☐	Other: _____																												

Authorization of Property Owner Form

The undersigned below, being of sound mind and legal age, deposes and states; That I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Bryan County, Georgia.

I authorize the person(s) named above on page 1 to act as applicant or representative in the pursuit of the above applications/permits for my property. Additionally, I acknowledge and accept that I will be bound by the decision of the County Board of Commissioners, Board of Adjustment, or any authorized staff acting under administrative authority. This includes any conditions or requirements imposed as part of any approval or denial.

I additionally hereby authorize the staff of Bryan County to enter upon and inspect the premises which are the subject of this application.



Signature of Owner

6-4-26
Date

0301 081

Property Address or Property Tax ID

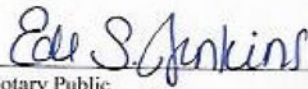
Personally appeared before me,

Miguel Baca

(Owner's Printed Name)

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

This 4th Day of June, 2026



Notary Public



**Each listed Property Owner MUST sign and notarize this page. Attach additional sheets if needed.*

Bryan County
Board of Commissioners

Exhibit "A-2"



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.

A handwritten signature in black ink, appearing to read "W. A. [unclear]", is written over a horizontal line.

Signature of Applicant

Bryan County Board of Commissioners

Community Development Department



IMPACT ANALYSIS FOR REZONING REQUESTS

The standards below shall be considered for any rezoning request. Applicants must complete this form and include it with their application. Attach additional sheets as needed.

1. Whether the proposed amendment is consistent with the adopted Comprehensive Plan and helps carry out the purposes of this UDO.

Yes, this property lies within the mixed use corridor of the 2023 Comprehensive Plan's future land use map. The zoning district of Interchange Commercial and uses of commercial + multifamily are consistent with the plan and UDO.

2. Whether the proposed reclassification is compatible with or would negatively impact the overall character or land use pattern on an abutting property or neighborhood near the subject property.

This reclassification would not negatively impact the overall character of the area. The surrounding parcels are vacant and this area is underserved by commercial.

3. Whether public facilities and services, 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, are adequate to serve projected demands from development allowed by the amendment.

Bryan County public facilities is able to incorporate the scope of this project.

4. Whether the proposed reclassification will adversely affect known archaeological, historical, cultural or environmental resources; negatively impact water or air quality; negatively impact ground water recharge areas or drainage patterns; or increase soil erosion or flooding.

The subject parcel does not have any known historical or environmental resources that would be endangered by development. There is no environmental threat posed by this development.

5. Whether the property is suitable for authorized uses as presently zoned.

The property is not suitable for the proposed uses of commercial and multifamily.

6. Whether the relative gain to the public exceeds the hardships imposed upon the applicant by the existing zoning restrictions.

The gain of accessible housing and commercial to North Bryan County residents is a benefit to the public.

7. Whether the applicant has plans for development of the property. Applications for multifamily or non-residential zoning classifications carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme unless a concept plan is submitted with the application.

Mixed use of commercial and multi family.

8. Whether there is projected demand for the property as currently zoned, which may be determined by the length of time the property has failed to produce income or be used productively as zoned, or whether there are substantial reasons why the lot cannot be used in accordance with the existing zoning classification.

The property's time line of development is subject to water and sewer availability and developers inquiring the site to build.

9. Whether the proposed map amendment bears a substantial relationship to the public health, safety or general welfare.

The amendment does not bear a substantial relationship to the health, safety or general welfare of the public.



NOT FOR CONSTRUCTION

REVISIONS:

PRELIMINARY CONCEPT PLAN FOR

9723 HIGHWAY 280

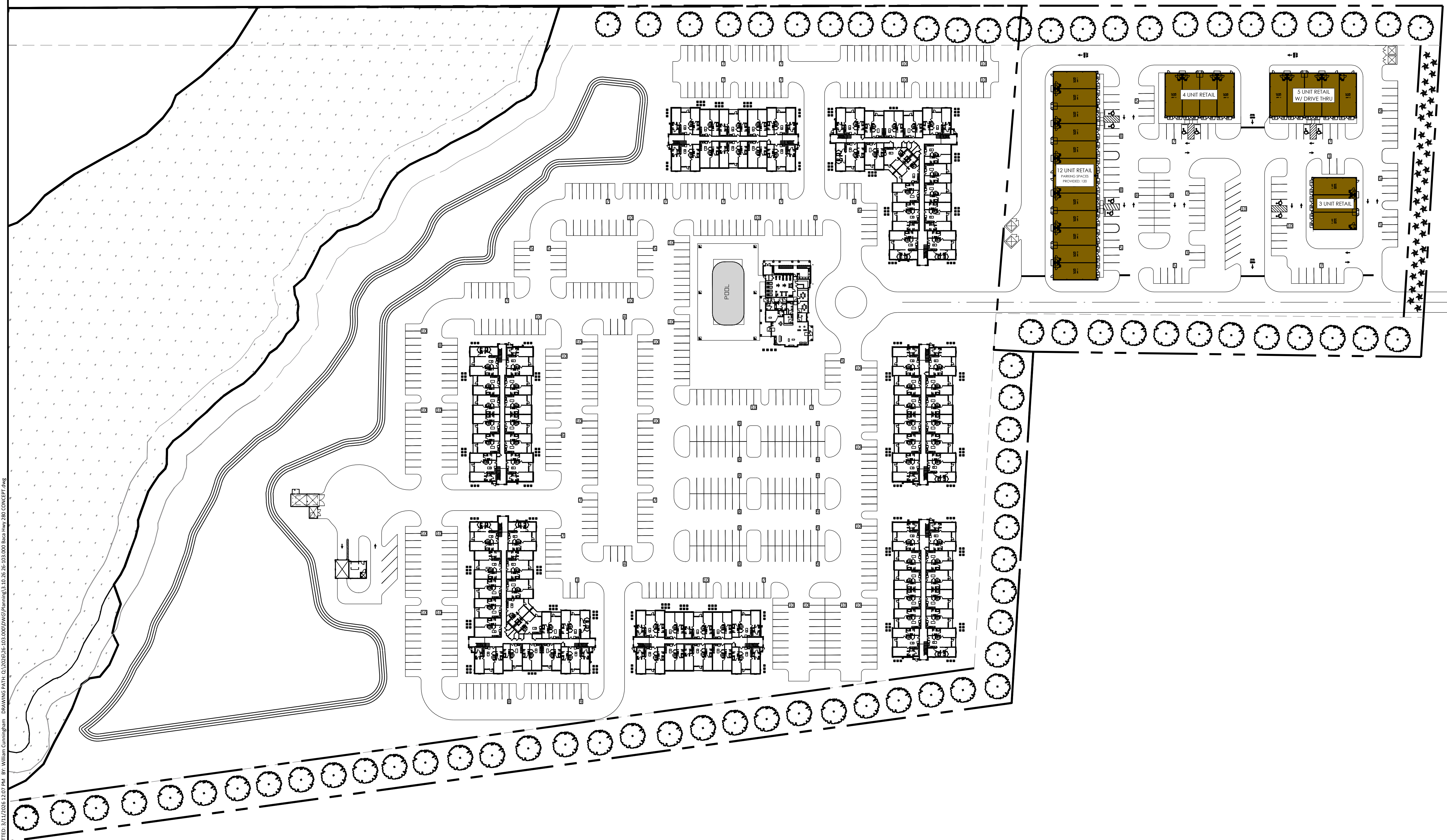
LOCATED IN BRYAN COUNTY, GEORGIA
PREPARED FOR BACA READY MIX OF SAVANNAH, LLC

JOB NUMBER: 26-103
DATE: ??/??/??
DRAWN BY: ??/??/??
CHECKED BY: CHECKED BY
SCALE: AS NOTED

CONCEPT PLAN

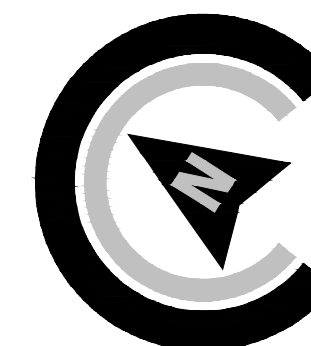
SHEET:

1



SCALE: 1"=60'

A horizontal scale bar with alternating black and white segments. It is marked with 0', 30', 60', and 120'.



“B” Exhibits – Agency Comments

DRC Review Comments

Exhibit "B-1"

Bryan County Public Schools - Brett Kohler - 912-653-5260
bkohler@bryancountyga.gov

No Review Needed

Review Comments:

Fire - Tim Stillwell - 912-963-7893
tstillwell@bryancountyga.gov

DRC Review Complete

Review Comments:

Public Health - Michael May -
michael.may@dph.ga.gov

DRC Review Complete

Review Comments:

No action is required from the Bryan County Health Department.

Public Works - Keith Page - 912-220-2449
kpage@bryancountyga.gov

DRC Review Complete

Review Comments:

Zoning - Brett Kohler - 912-653-5260
bkohler@bryancountyga.gov

DRC Review Complete

Review Comments:

1. Layout a more detailed water and sewer plan, you may need to contact Matthew Frazier for additional guidance.

Engineering - Kirk Croasmun -
kcroasmun@bryancountyga.gov

DRC Review Complete

Review Comments:

Plans to provide water and sewer service to the parcel, nor to extend water and sewer utilities west along Highway 280 do not currently exist.

County Commission - -

Review Comments:

Planning and Zoning Commission - -

Review Comments:

“C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel # 0301-081
- Parcels

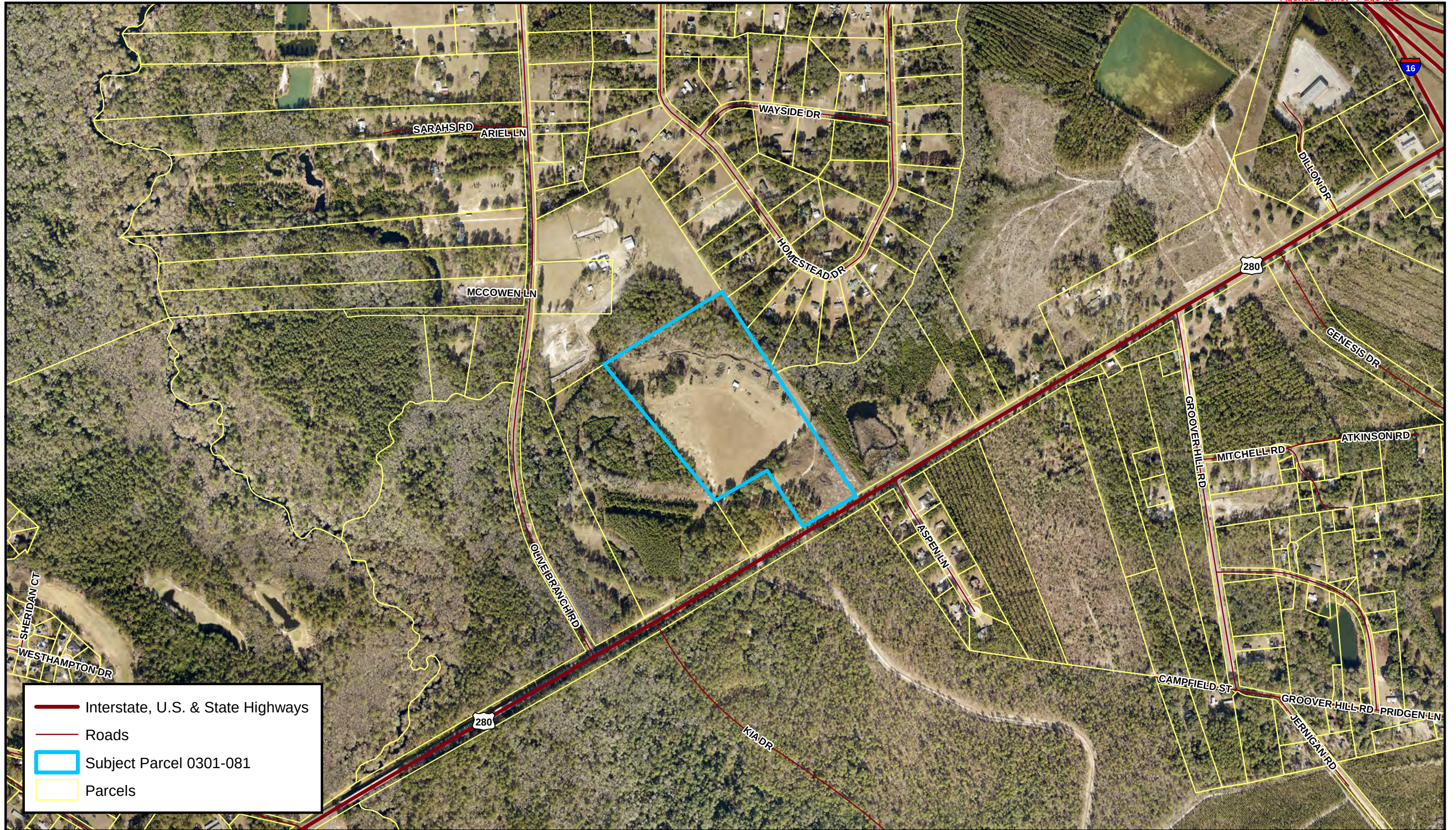


Produced by Bryan County GIS
July 2026



Overview Map BACA Properties, LLC Project # 20260237- Rezoning

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— Interstate, U.S. & State Highways
— Roads
■ Subject Parcel 0301-081
■ Parcels

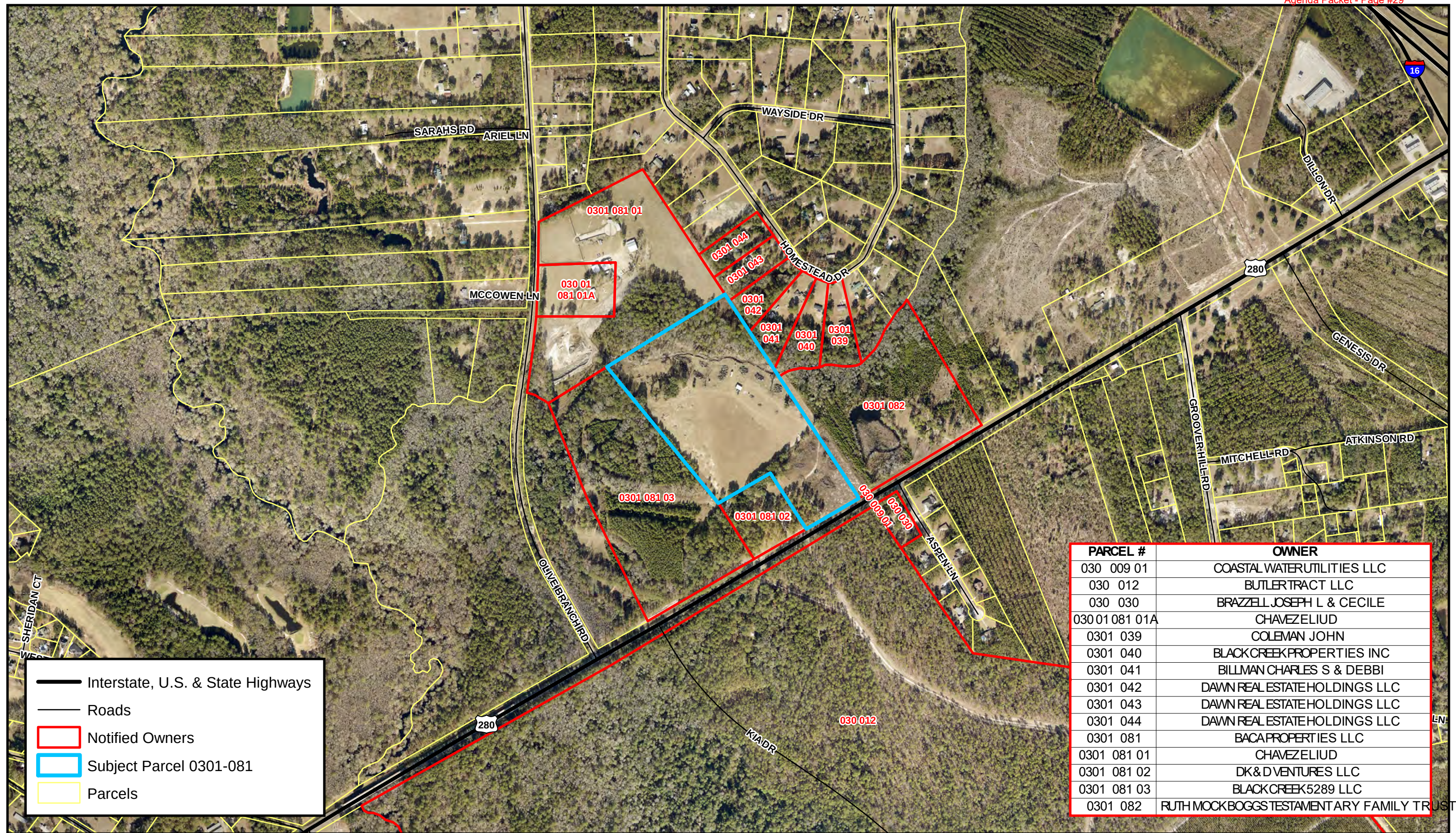


Produced by Bryan County GIS
July 2026



Location Map
BACA Properties, LLC
Project # 20260237- Rezoning

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July 2026



Notification Map BACA Properties, LLC Project # 20260237- Rezoning

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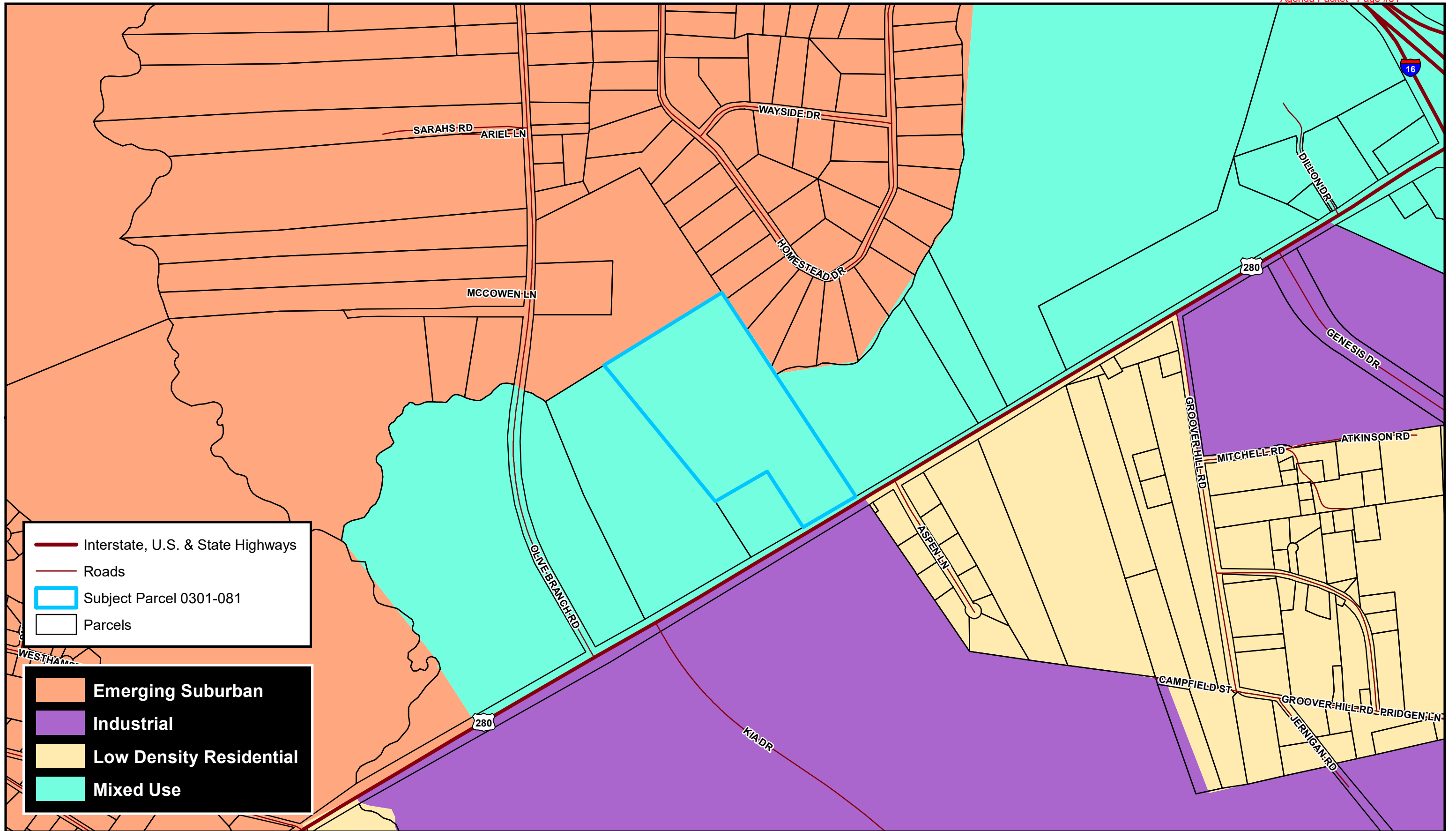


Produced by Bryan County GIS
 July 2026



Zoning Map **BACA Properties, LLC** **Project # 20260237- Rezoning**

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“D” Exhibits – Public Comment

None Provided



Board of Commissioners

COMMUNITY DEVELOPMENT

Agenda Packet - Page #33

DATE: August 11, 2026

PROJECT: 20260237

OVERVIEW

APPLICANT/ OWNER: Baca Properties, LLC
REPRESENTATIVE: Coleman Company, Inc
REVIEWER: Brett Kohler, Planner II

PROPERTY

PIN: 0301-081
ADDRESS: TBD US Hwy 280
ZONING: A-5, Agricultural
CHARACTER AREA: Mixed Use
EXISTING USE: GDOT Concrete Batch Plant
SIZE: 29.66 Acres
COMMISSION DISTRICT: 1

PUBLIC HEARING DATES

P&Z: August 18, 2026
BOC: September 8, 2026

LEGAL AD: July 27, 2026
NOTICE: July 31, 2026
SIGN POSTED: August 3, 2026

APPLICABLE REGULATIONS

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Unified Development Ordinance, Article III, Division 4. Conditional Use Permits
- Bryan County Unified Development Ordinance, Article V, Division 4. Commercial Districts, Section 114-515. Authorized uses in commercial districts.

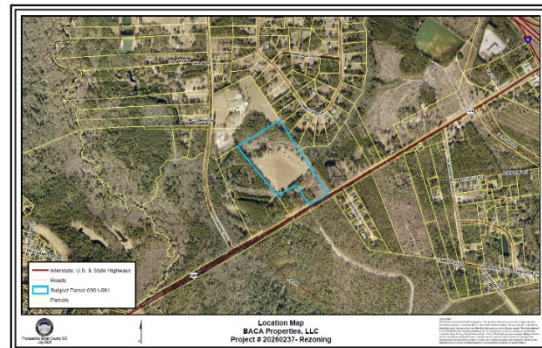
REQUEST

Conditional Use approval to develop a 270 Multi-family development in the "C-I", Commercial Interchange zoning district

RECOMMENDATION

Staff Recommends approval of the Conditional Use Permit subject to conditions.

LOCATION MAP





I. GENERAL INFORMATION

1. APPLICATION: A conditional use permit application was received by the Community Development Department on June 5, 2026.

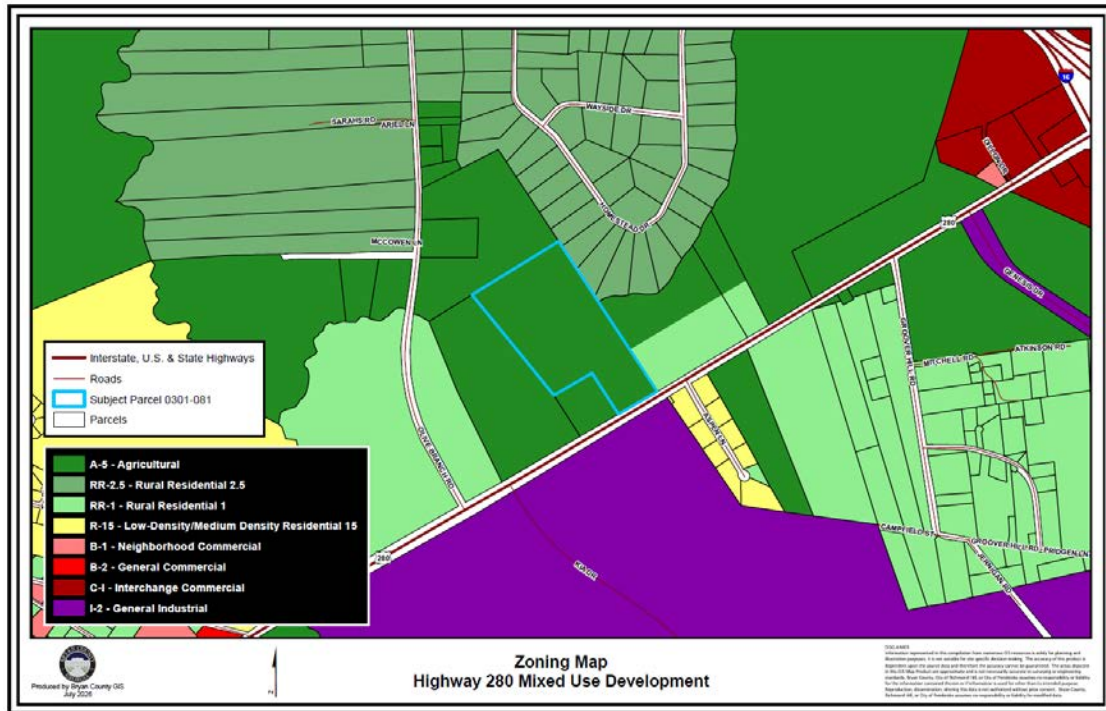
2. BACKGROUND: The property is located on US Hwy 280 E, between Olive Branch Rd and Aspen Lane. The portion of the tract subject to the Conditional Use request consists of a total of 29.66 acres, the entire parcel contains 35.11 acres. The applicant is requesting conditional use approval for a Multi-family development which requires a "C-I" Zoning. The site is currently zoned "A-5" and has been recently used as a concrete batch plant for the Georgia DOT projects, previously it was undeveloped. The applicant is additionally seeking to rezone to "C-I" on a related application.

3. PRIOR BOARD ACTIONS:

There are no known prior Board actions related to conditional use permits on the subject property.



4. PROJECT ZONING OVERVIEW:



	Character Area	Zoning	Current Use
North	Emerging Suburban	RR-2.5	Black Creek Farms West / Single-family rural residential
East	Mixed Use	RR-1, and A-5	Single family rural residential
South	Industrial	I-2	Undeveloped woodlands / Defunct PD
West	Mixed Use	A-5	Undeveloped / Single family rural residential



II. ANALYSIS UNDER ARTICLE III, DIVISION 4. CONDITIONAL USE, SECTION 114-332:

A conditional use is permitted only if the applicant demonstrates that the proposed use and its operation:

1. **REGULATIONS.** *Comply with all regulations of the applicable zoning district and any applicable supplemental use regulations unless specifically modified through the approval process.*

STAFF FINDINGS: Per the Unified Development Ordinance (UDO), the proposed use of Multi-Family Dwellings (apartments) is a listed conditional use in the “C-I”, Commercial Interchange District. The applicable development standards for Multi-Family Dwellings in the “C-I” District are listed in Table 1 below:

Table 1: Comparison of Development Standards Required and Proposed for the “C-I” District

Development Standard	Required	Proposed
Maximum Density	Unspecified	12 (Units/Acre)
Minimum Front Setback	50 Feet	75+ Feet
Minimum Side Setback	10 Feet	50+ Feet
Minimum Rear Setback	15 Feet	50+ Feet
Maximum Building Height	50 Feet	3-Stories
Maximum % for Lot Coverage	60%	25%

Based on the standards above, the proposed development as shown on the concept, is meeting all of the development criteria.

Maximum density is not specified in the “C-I” district, however, the applicant is proposing a total of 270 multi-family units, which results in a net density of 12 units per acre, excluding the acreage that is wetlands. This 12 units per acre, does match the maximum density the UDO does set for multi-family dwellings in the “R-M” Multi- Family Residential District. With no standard set for the “C-I” district, staff does find it appropriate to not exceed the cap set for the “R-M” district.



In addition to complying with the applicable development standards for the “C-I” zoning district, the multi-family development will also be required to provide the following amenities/facilities:

- a) **Active Recreational Land/Facilities:** Multi-family developments with fifty (50) or more dwelling units are required to provide active recreation facilities on tracts of land totaling at least one and one-half (1.5) acres plus one-half (1/2) acre for each additional fifty (50) dwelling units¹. For 270 units, this would result in a total of 5 required credits, the concept plan does show the intent to meet these requirements.
- b) **Open Space:** The 29.66 acres is required to provide ten-percent (10%) open space resulting in a requirement of 3 acres. The concept plan does contemplate providing buffers and additional green space to meet this requirement. As apart of the open space and buffering, the property consists of about 7 acres of wetlands as a small branch. This branch provides significant natural buffering between the proposed development and the existing residential uses to the west. The applicant is also intending to leave a portion of uplands on the opposite side of the wetlands undeveloped as to count towards the open space requirements.
- c) **Parking:** The development is required to provide two (2) spaces per dwelling unit, plus 0.25 spaces per unit for guest parking. For the 270 units proposed with this application, that would equate to 495 parking spaces being required. The concept plan shows 608 spaces to be provided.

2. **CHARACTER OF THE NEIGHBORHOOD.** *Conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of the property in the immediate vicinity for the purposes already permitted.*

STAFF FINDINGS: According to the Bryan County Comprehensive Plan, the overall general character of the surrounding area is Emerging suburban; however, the immediate vicinity is predominantly rural/agricultural in character and contains some residential uses. The site has been used as a temporary concrete batch plant for a state project, this use has had little buffering. The proposed multi-family development, while a change in the immediate character of the area, would be mitigated with the proper buffering required by the UDO.

3. **ADEQUACY OF PUBLIC FACILITIES AND SERVICES.** *Are served by adequate public facilities as set forth herein.*

¹ In calculating required credits, if a development exceeds the fifty (50) dwelling units by twenty-four (24) or fewer units, the required credit shall be rounded down and if it exceeds the fifty (50) dwelling units by twenty-five (25) or more dwelling units, the required credit shall be rounded up.



STAFF FINDINGS: The applicant was required to submit a Traffic Impact Analysis (TIA) as a part of their application, that application concluded that a peak of 221 new hourly trips would be generated including the area not subject to the CUP. The TIA only recommends a new right turn lane into the development be constructed.

The development will need to also connect to water and sewer infrastructure, County water and sewer infrastructure is in proximity to the property, but extension of this infrastructure is not currently included in the County's Capital Improvement Program for the US 280 corridor. The Property owner or developer of the property will be responsible for paying all costs associated with the extension of this infrastructure, except for any portion the County requests to be upsized. Additionally, the most appropriate point of connection to the County system, from an engineering design perspective, may not be the infrastructure closest to the property as master planning of the water and sewer infrastructure for this area has not yet been finalized. Extension of infrastructure may require procurement of easements by the developer from other property owners and extension of infrastructure for a considerable distance.

4. **ORDERLY DEVELOPMENT.** *Do not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.*

STAFF FINDINGS: The applicant indicated the use would have no effect on surrounding properties. Staff finds that surrounding properties are agriculture and rural residential, with close proximity to the Hyundai Meta Plant. While the use will be a change to the immediate area, the character of the area has been changing over time with the establishment of Hyundai, and the DOT widening project. Additionally, the Comprehensive plan envisions this area to be reserved for uses such as multi-family development.

5. **HEALTH, SAFETY, AND WELFARE.** *Are not detrimental to or endanger the public health, safety, comfort or general welfare.*

STAFF FINDINGS: Staff finds that the use does not pose any detriments or endangerment to the general public.

6. **INDIVIDUAL INTERESTS.** *Promote the public health and welfare sufficiently to outweigh individual interests that are adversely affected by the establishment of the proposed use.*

STAFF FINDINGS: Staff finds the development to not adversely the public if developed in accordance with the UDO buffering standards.



III. STAFF RECOMMENDATION

If the associated rezoning is approved, then Staff recommends approval of the conditional use permit, subject to the following conditions:

1. The Conditional Use Permit shall be limited to a maximum of 270 dwelling units and a maximum net density of 12 units per acre.
2. Residential units shall only be permitted in the area as shown on the concept plan submitted as a part of this application.



IV. ATTACHMENTS

Application:

A-1 Authorization by Property Owner Form

A-2 Disclosure Statement

A-3 Conditional Use Criteria Form

A-4 Concept Plan

A-5 Recorded Plat

Agency Comments:

B-1 DRC Comments (DATE)

Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

Public Comment

None Provided

“A” Exhibits – Application

Authorization of Property Owner Form

1. Property Owner Information	Property Owner(s): <u>BACA PROPERTIES LLC</u> Mailing Address: <u>[REDACTED]</u> City: <u>GUYTON</u> State: <u>GA</u> Zip: <u>31312</u> Telephone: _____ Email: _____ Property Address: <u>9723 E US HWY 80, ELLABELL, GA 31308</u> Property Tax ID: <u>0301 081</u>																												
2. Applicant Information	Is the Applicant the same as the Owner(s)? Y / ☒ N If no, complete this section. Applicant: <u>COLEMAN COMPANY, INC</u> Mailing Address: <u>[REDACTED]</u> City: <u>SAVANNAH</u> State: <u>GA</u> Zip: <u>31405</u> Telephone: <u>[REDACTED]</u> Email: <u>[REDACTED]</u>																												
3. Representative Information	Is the Representative the same as the Applicant? ☒ Y / N If no, complete this section. Representative: _____ Mailing Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Email: _____																												
Requested Action(s)	Check the box next to the action(s) to be authorized by this form. <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 5%; text-align: center;">X</td><td style="width: 45%;">Comprehensive Plan Amendment</td><td style="width: 5%; text-align: center;">X</td><td style="width: 45%;">Variance</td></tr> <tr> <td style="text-align: center;">X</td><td>Conditional Use Permit</td><td style="text-align: center;">X</td><td>Administrative Appeal</td></tr> <tr> <td style="text-align: center;">X</td><td>Site Plan</td><td style="text-align: center;">X</td><td>Subdivision</td></tr> <tr> <td style="text-align: center;">X</td><td>Planned Development (PD)</td><td style="text-align: center;">X</td><td>Demolition Permit</td></tr> <tr> <td style="text-align: center;">X</td><td>Administrative Relief</td><td style="text-align: center;">X</td><td>Temporary Use / Special Event</td></tr> <tr> <td style="text-align: center;">X</td><td>Rezoning</td><td></td><td>Zoning Verification Request</td></tr> <tr> <td></td><td colspan="3">Other: _____</td></tr> </table>	X	Comprehensive Plan Amendment	X	Variance	X	Conditional Use Permit	X	Administrative Appeal	X	Site Plan	X	Subdivision	X	Planned Development (PD)	X	Demolition Permit	X	Administrative Relief	X	Temporary Use / Special Event	X	Rezoning		Zoning Verification Request		Other: _____		
X	Comprehensive Plan Amendment	X	Variance																										
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X	Planned Development (PD)	X	Demolition Permit																										
X	Administrative Relief	X	Temporary Use / Special Event																										
X	Rezoning		Zoning Verification Request																										
	Other: _____																												

Authorization of Property Owner Form

The undersigned below, being of sound mind and legal age, deposes and states; That I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Bryan County, Georgia.

I authorize the person(s) named above on page 1 to act as applicant or representative in the pursuit of the above applications/permits for my property. Additionally, I acknowledge and accept that I will be bound by the decision of the County Board of Commissioners, Board of Adjustment, or any authorized staff acting under administrative authority. This includes any conditions or requirements imposed as part of any approval or denial.

I additionally hereby authorize the staff of Bryan County to enter upon and inspect the premises which are the subject of this application.



Signature of Owner

6-4-26
Date

0301 081

Property Address or Property Tax ID

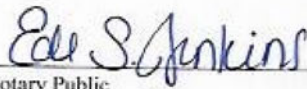
Personally appeared before me,

Miguel Baca

(Owner's Printed Name)

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

This 4th Day of June, 2026



Notary Public



**Each listed Property Owner MUST sign and notarize this page. Attach additional sheets if needed.*

Bryan County
Board of Commissioners

Exhibit "A-2"



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.

A handwritten signature in black ink, appearing to read "W. A. [unclear]", is written over a horizontal line.

Signature of Applicant

Bryan County Board of Commissioners

Community Development Department

Exhibit "A-3"



IMPACT ANALYSIS FOR CONDITIONAL USE PERMITS

The standards below shall be considered for any conditional use permit. Applicants must complete this form and include with their application. Attach additional sheets as need.

A conditional use is permitted only if the applicant demonstrates the proposed use and its operation:

1. Comply with all regulations of the applicable zoning district and any applicable supplemental use regulations unless specifically modified through the approval process.

The use of multifamily will comply with all zoning district regulations at time of site plan submission.

2. Conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted.

The proposed location of multifamily in the rear of the property is properly screened and separated from adjacent residential parcels through a stream and wetland system.

3. Are served by adequate public facilities as set forth herein.

The property is pending accessibility to public facilities along Highway 280.

4. Do not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

The surrounding zonings of this property have a broad range from agricultural to residential to industrial. This proposed development is intended to serve the surrounding area and is in line with the Bryan County Comprehensive Plan.

5. Are not detrimental to or endanger the public health, safety, comfort, or general welfare.

This project is not detrimental or endangering to the public.

6. Promote the public health and welfare sufficiently to outweigh individual interests that are adversely affected by the establishment of the proposed use.

The contribution to the public that this project would have are more beneficial than the current use of the property.



Project Narrative For
9723 E HWY 280 Mixed Use Development
June 5th, 2026

Prepared By: Coleman Company, Inc.
1480 Chatham Parkway Suite 100
Savannah, GA 31405
912.200.3041
CCI #25-038.000

Submitted To: Bryan County
51 North Courthouse Street
Pembroke, GA 31321

Property Address: 9723 E HWY 280
Ellabell, GA 31308

PIN: 0301 081

1.0 Introduction

The subject property is located one mile west of Interstate 16 exit 143 along Highway 280. It is roughly 35 acres in size and divided in the rear of the site by a stream followed by approximately 12.5 acres of wetlands and a pocket of upland. It is currently zoned A-5 with adjacent property zonings of A-5, RR-1, RR-2.5, and I-2. It is positioned in the Future Land Use area of Mixed Use described in the Bryan County 2023 Comprehensive Plan.



Figure 1: GIS Location Exhibit

2.0 Rezoning Request

The property is being petitioned for a rezoning to the Interchange Commercial (CI) zoning district with a conditional use to permit multi-family dwellings. The intent of this request is to introduce a mixed use character to the area that is underserved by commercial businesses and create an attainable housing mix to support the ongoing growth of North Bryan County.

There was a preliminary wetland delineation completed in January of 2026, attached in this document, and Traffic Impact Analysis in review currently with the County Engineering department. The traffic study recommends a left and right turn lane to serve the property along HWY 280. A Development of Regional Impact is also being processed with the Coastal Regional Commission.

The property is not currently served by the Bryan County public water and sewer systems, so the timeline of development of this parcel is subject to the extension along Highway 280 to connect to the water and sewer systems.

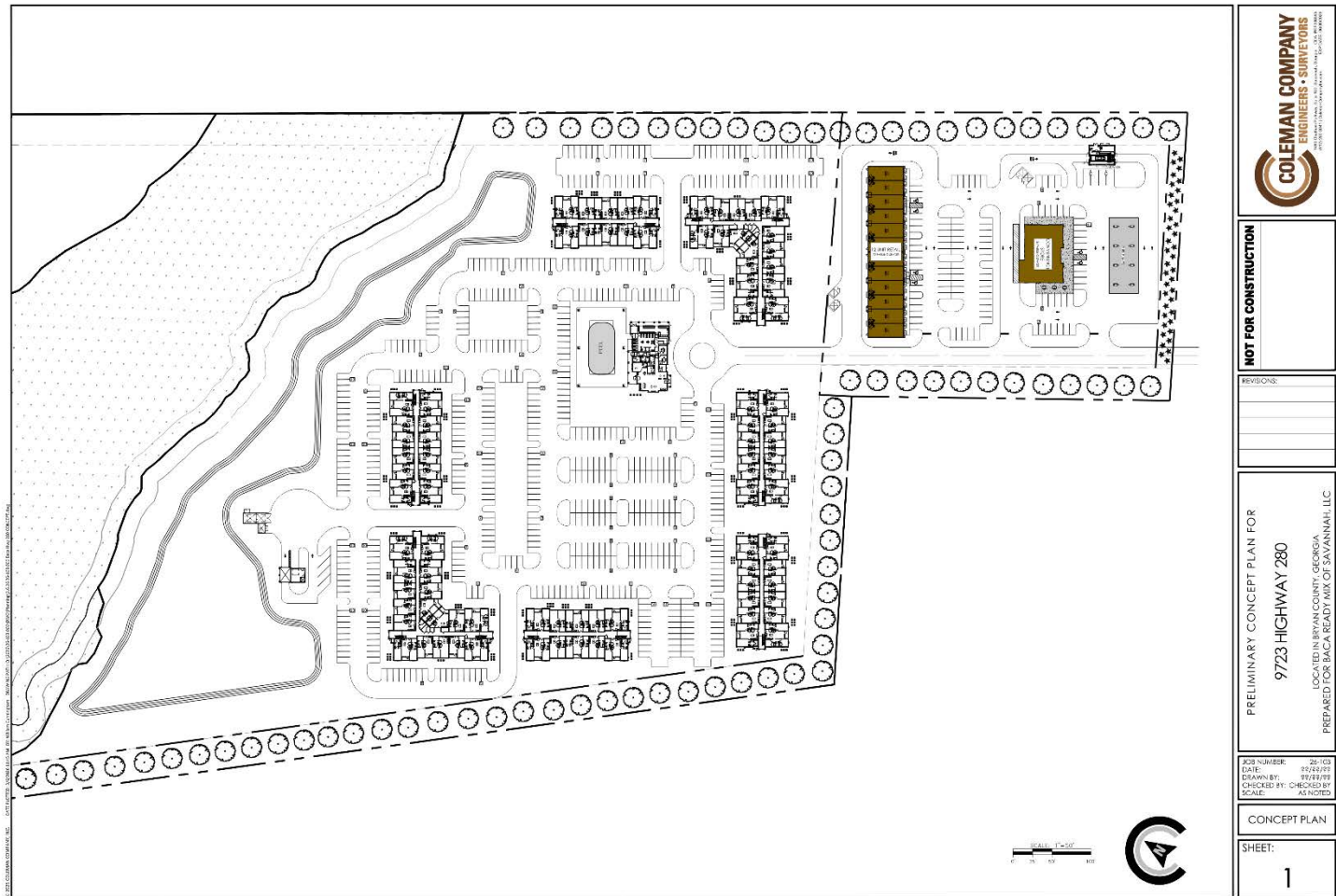


Figure 2: Conceptual Site Plan



Figure 3: Preliminary Wetland Delineation

© 2015 COLEMAN COMPANY, INC. DATE PLOTTED: 3/6/2016 11:45 AM BY: William Cunningham DRAWING PATH: Q:\2015\36-103-000\DWG\Planning\3.6.15.16-103-000 Back Hwy 280 CONCEPT.dwg

CONDITIONAL USE AREA FOR MULTIFAMILY DWELLINGS
+/- 29.66 TOTAL ACRES
+/- 22.5 UPLAND ACRES
12 DWELLING UNITS * 22.5 UPLAND ACRES = 270 TOTAL DU

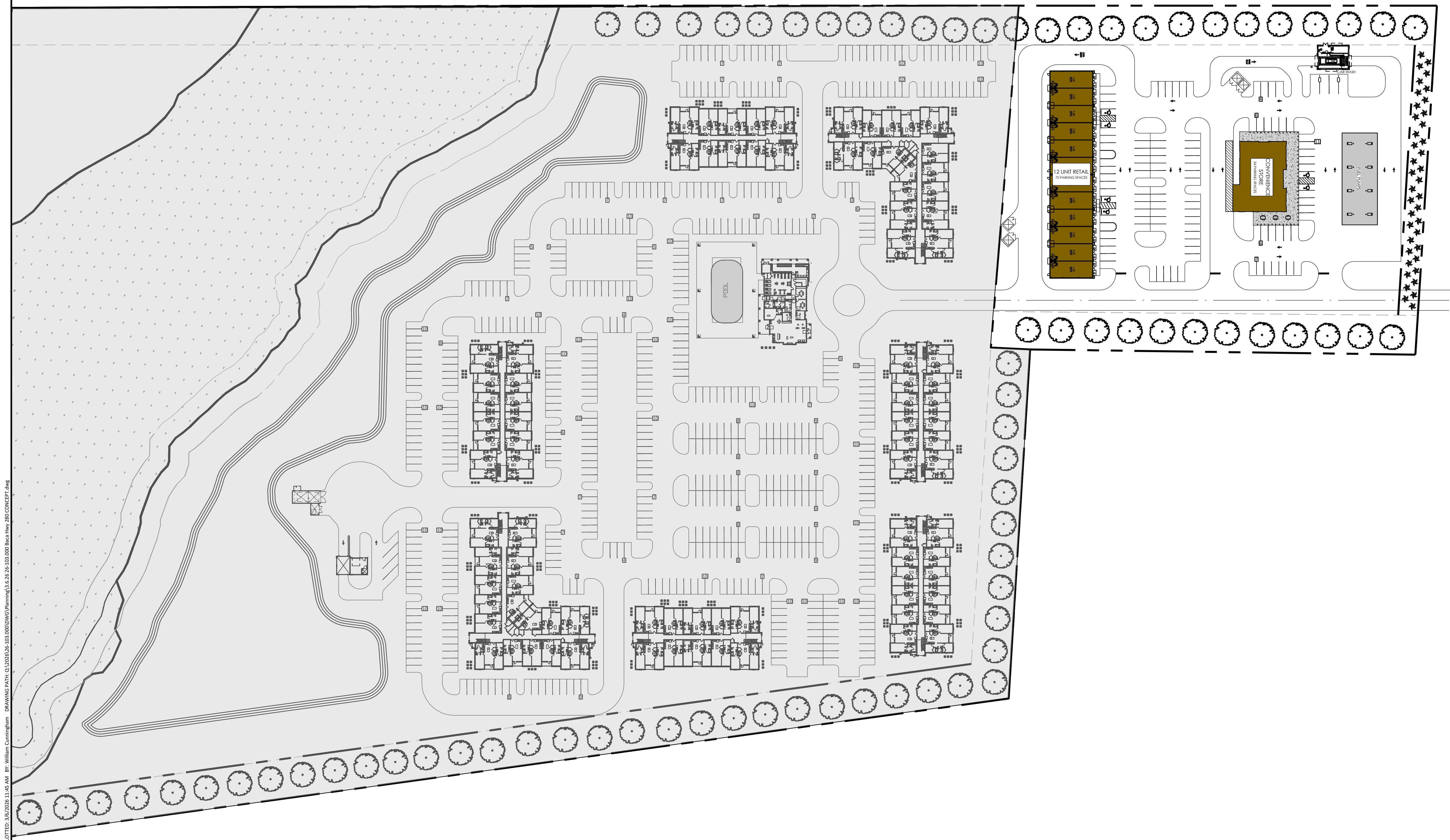


Exhibit "-5"

Agenda Packet - Page #51

COLEMAN COMPANY
ENGINEERS • SURVEYORS

1449 Chatham Parkway, Suite 100, Savannah, Georgia
(912) 230-3041 | ColemanCompanyInc.com

NOT FOR CONSTRUCTION

REVISIONS:

PRELIMINARY CONCEPT PLAN FOR

9723 HIGHWAY 280

LOCATED IN BRYAN COUNTY, GEORGIA
PREPARED FOR BACA READY MIX OF SAVANNAH, LLC

JOB NUMBER: 26-103
DATE: ??/??/??
DRAWN BY: ??/??/??
CHECKED BY: CHECKED BY
SCALE: AS NOTED

CONCEPT PLAN

SHEET:

1

“B” Exhibits – Agency Comments

DRC Review Comments**Exhibit "B-1"**

Engineering - Kirk Croasmun -
kcroasmun@bryancountyga.gov

DRC Review Complete

Review Comments:

A plan to provide water and sewer service to the subject parcel, nor to extend water and sewer utilities west along Highway 280 does not currently exist.

Fire - Tim Stillwell - 912-963-7893
tstillwell@bryancountyga.gov

DRC Review Complete

Review Comments:

Public Health - Michael May -
michael.may@dph.ga.gov

DRC Review Complete

Review Comments:

No action is required from the Bryan County Health Department.

Public Works - Keith Page - 912-220-2449
kpage@bryancountyga.gov

DRC Review Complete

Review Comments:

Zoning - Brett Kohler - 912-653-5260
bkohler@bryancountyga.gov

DRC Review Complete

Review Comments:

1. update the concept plan for the CUP, showing the area being requested for the CUP, and the density calculation.

Bryan County Public Schools - Brett Kohler - 912-653-5260
bkohler@bryancountyga.gov

No Review Needed

Review Comments:

County Commission - -

Review Comments:

Planning and Zoning Commission - -

Review Comments:

“C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel # 0301-081
- Parcels

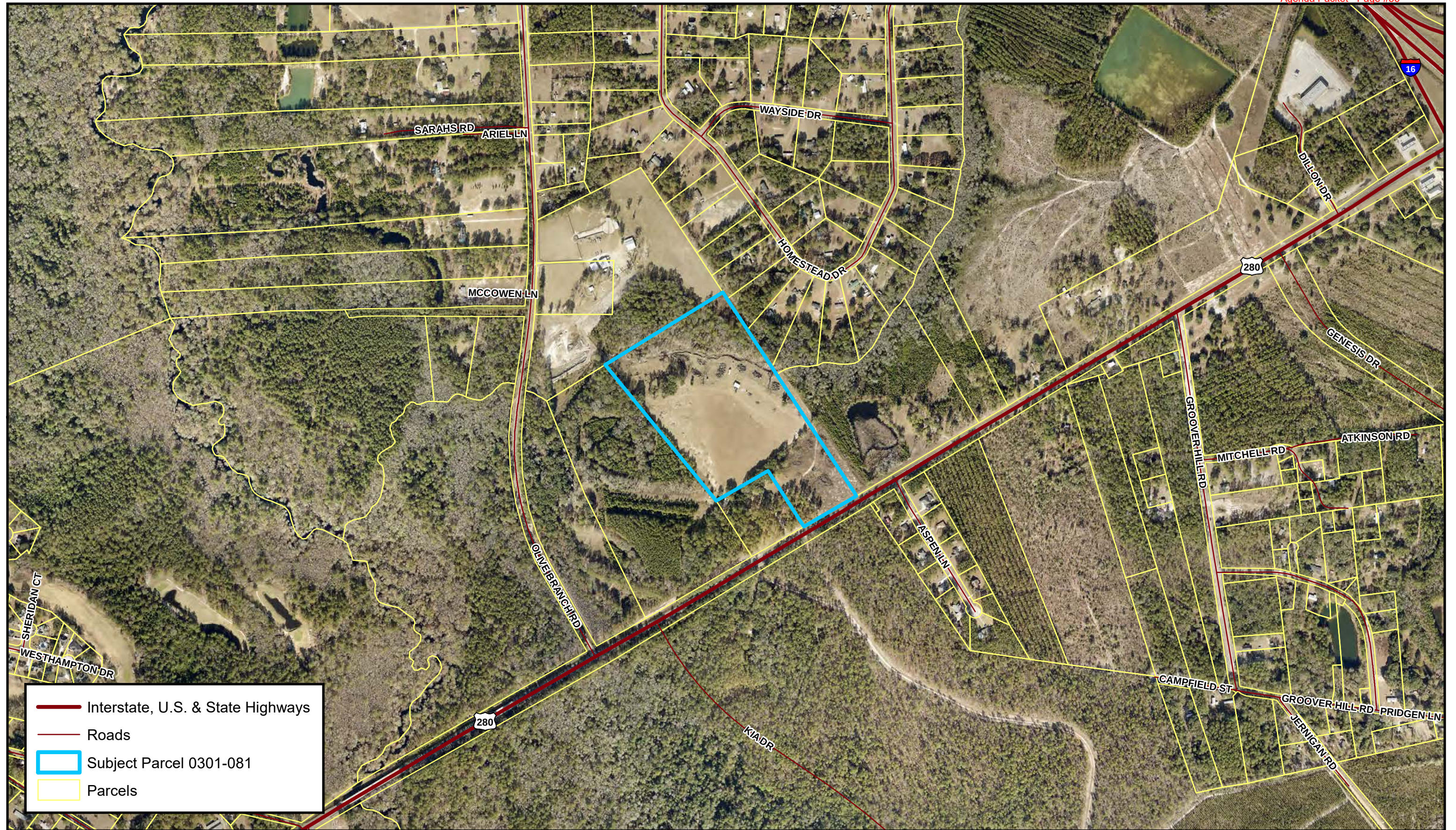


Produced by Bryan County GIS
July 2026



Overview Map
BACA Properties, LLC
Project # 20260237- Rezoning

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- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 0301-081
- Parcels

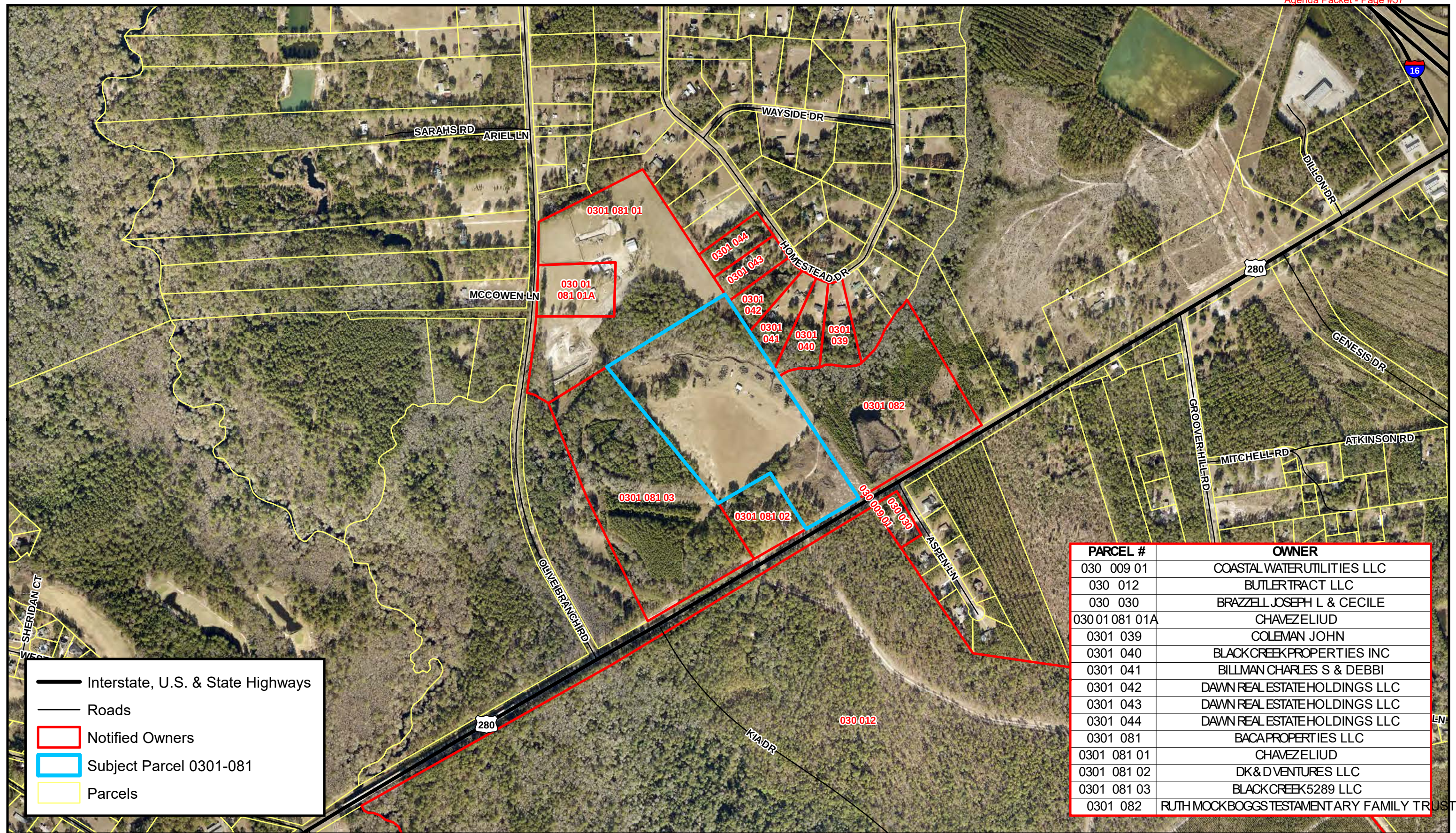


Produced by Bryan County GIS
July 2026



Location Map BACA Properties, LLC Project # 20260237- Rezoning

DISCLAIMER
Information represented in this compilation from numerous 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, Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.

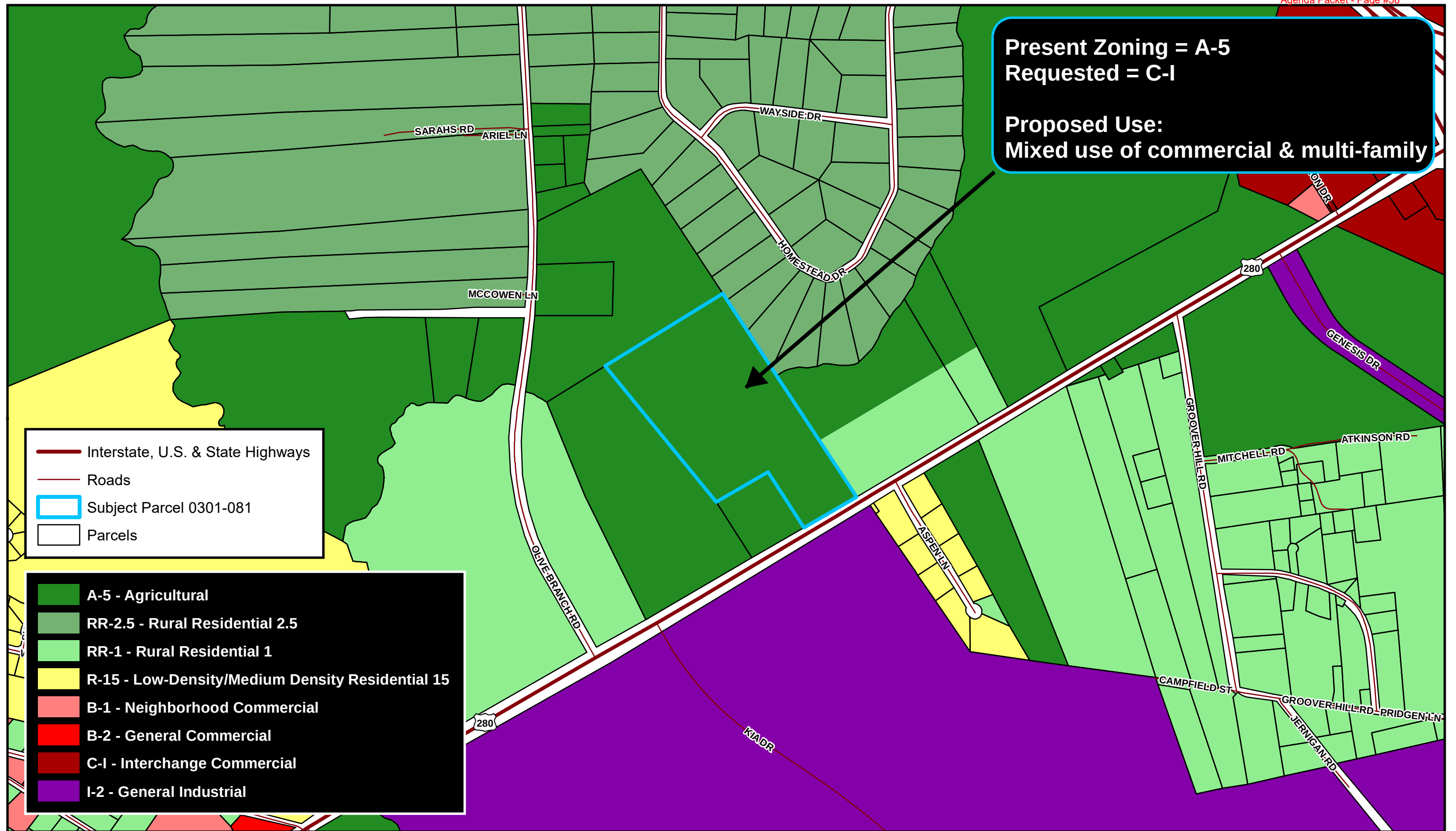


Produced by Bryan County GIS
July 2026



Notification Map BACA Properties, LLC Project # 20260237- Rezoning

DISCLAIMER
Information represented in this compilation from numerous 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, Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.



Produced by Bryan County GIS
July 2026



Zoning Map
BACA Properties, LLC
Project # 20260237- Rezoning

DISCLAIMER
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“D” Exhibits – Public Comment

None Provided



Board of Commissioners

COMMUNITY DEVELOPMENT

Agenda Packet - Page #60

DATE: August 11, 2026

PROJECT: 20260256

OVERVIEW

APPLICANT/ OWNER: Brooks Warnell, Timothy and Randall Goodwin

REPRESENTATIVE: Joshua Yellin of Hunter Maclean

REVIEWER: Brett Kohler, Planner II

PROPERTY

PIN: 034-013, 034-013-07

ADDRESS: TBD US Hwy 80 / EL Dora Rd

ZONING: A-5, Agricultural

CHARACTER AREA: Mixed Use

EXISTING USE: Vacant

SIZE: 126.3 Acres

COMMISSION DISTRICT: 1

PUBLIC HEARING DATES

P&Z: August 18, 2026

BOC: September 8, 2026

LEGAL AD: July 27, 2026

NOTICE: July 31, 2026

SIGN POSTED: August 3, 2026

APPLICABLE REGULATIONS

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Unified Development Ordinance, Article III, Division 2. Code Text/Map Amendments (Rezoning)
- Bryan County Unified Development Ordinance, Article V, Division 4. Commercial Districts

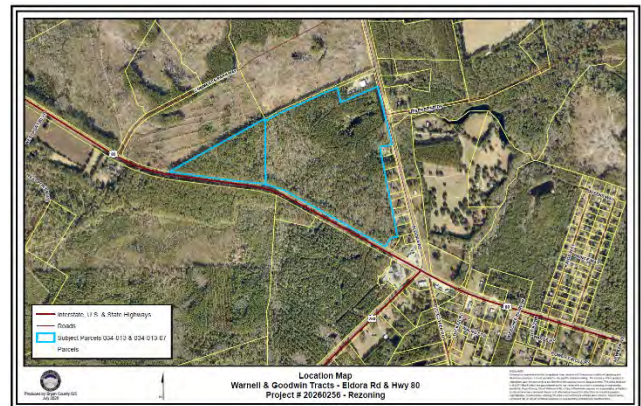
REQUEST

Rezone from the "A-5", Agricultural District to the "B-2", General Commercial District in order to develop a commercial center and a future multi-family housing development.

RECOMMENDATION

Staff Recommends approval of the rezoning request with conditions

LOCATION MAP





I. GENERAL INFORMATION

1. APPLICATION: A rezoning application was received by the Community Development Department on May 7, 2026.

2. BACKGROUND: The property is approximately 126.3 acres in size and is located on US Hwy 80 about a quarter mile to the west of its intersection with US Hwy 280 and El Dora Rd. The property has additional frontage on El Dora Rd, about a half mile to the north of the same intersection.

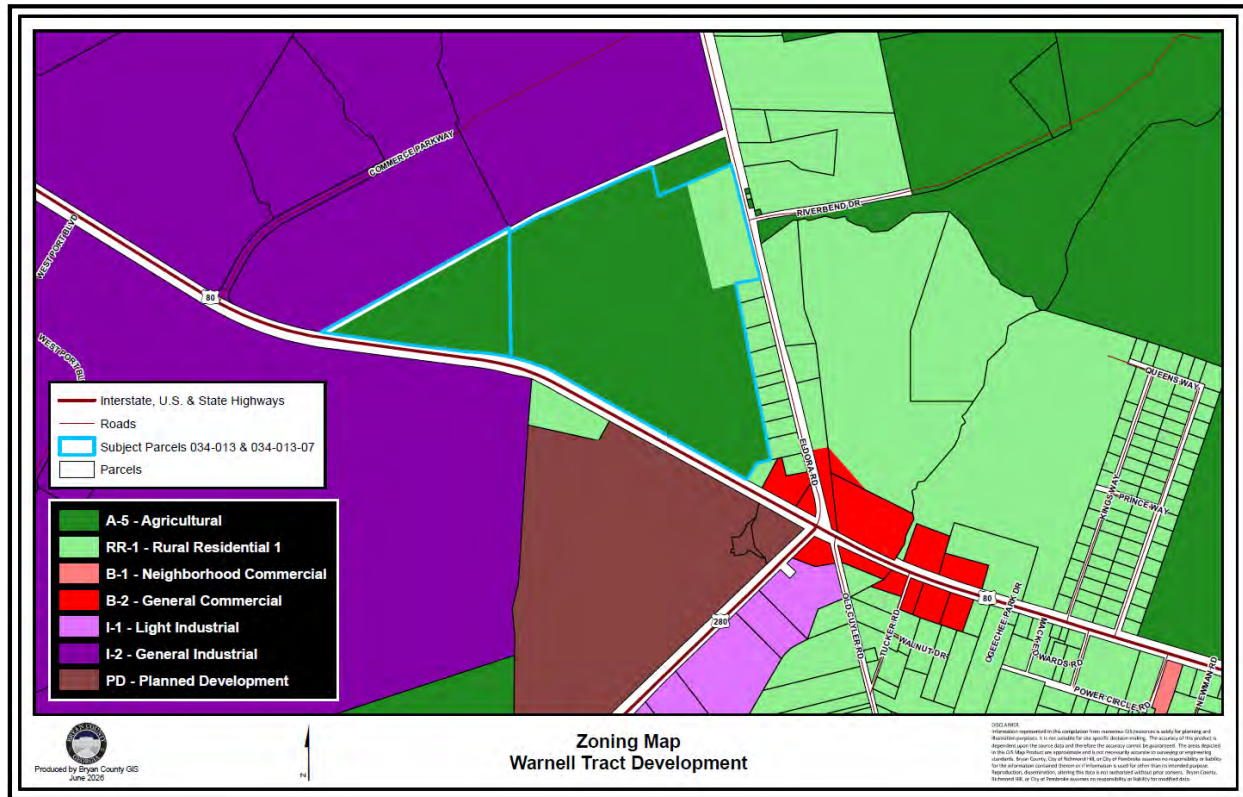
The proposed development includes speculative commercial development as well as multifamily areas. The multifamily developments would require a conditional use approval from the Board of Commissioners which the applicant has not sought at this time.

3. PRIOR BOARD ACTIONS:

No known prior board actions have taken place.



4. PROJECT ZONING OVERVIEW:



	Character Area	Zoning	Current Use
North	Industrial	I-2, General Industrial	GICC Industrial development / Georgia Forestry Commission Office
East	Mixed Use	RR-1, and B-2	Single family rural residential / Developed grocery store
South	Mixed Use	PD, Planned Development	Undeveloped woodlands / Defunct PD



West	Industrial	I-2, General Industrial	GICC and Westport industrial developments
------	------------	-------------------------	---

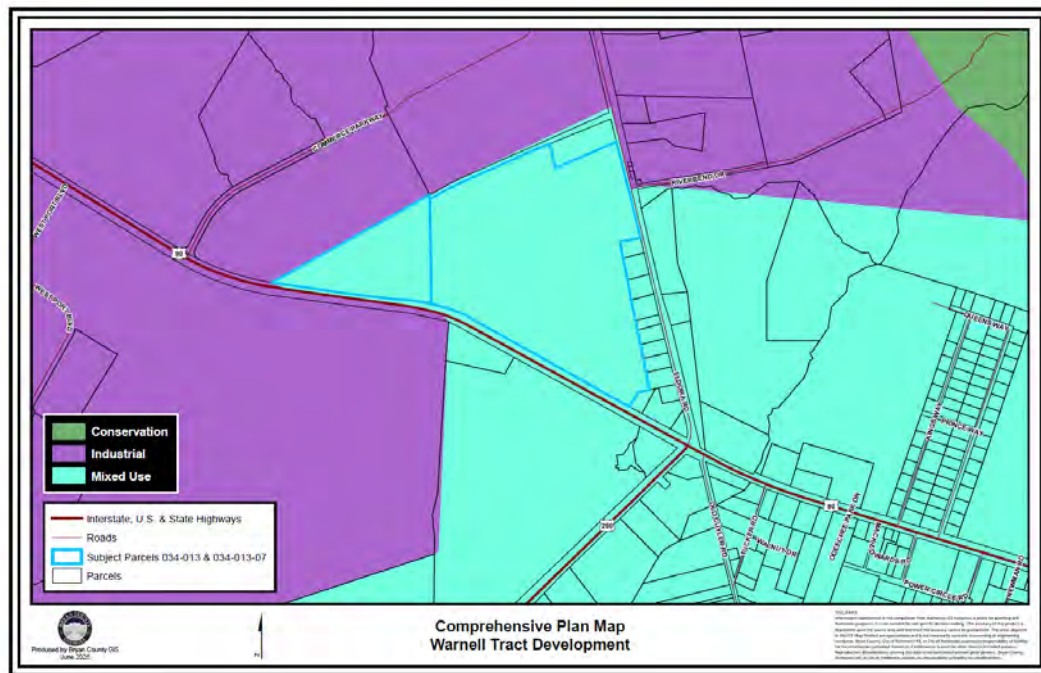
II. ANALYSIS UNDER ARTICLE III, DIVISION 2. CODE TEXT/MAP AMENDMENTS (REZONINGS), SECTION 114-313:

In its review of an application for a zoning map amendment, staff and hearing bodies shall consider the following criteria. No single factor is controlling except for criterion 1. If the request is not consistent with the Comprehensive Plan, the application shall be denied unless the applicant submits an application for Comprehensive Plan Amendment and such request is approved. For all other criteria, each criterion must be weighed in relation to the other criteria. The Hearing Body shall not consider any representations made by the applicant that, if the change is granted, the rezoned property will be used for only one of the possible uses permitted in the requested classification. Rather, the Hearing Body shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification.

1. **CONSISTENCY.** *Whether the proposed amendment is consistent with the adopted Comprehensive Plan and helps carry out the purposes of this UDO.*

STAFF FINDINGS: The Comprehensive Plan Character Areas Map of North Bryan County adopted on October 10, 2023, show the subject site as being within the “Mixed Use” character area. The “Mixed Use” character area is intended for highway commercial and multi-family uses due to its proximity to current water and sewer infrastructure as well as high traffic areas. Developments in the “Mixed Use” character area are intended to serve as a regional hub.

The proposed development does stay consistent with the purpose of the “Mixed Use” Character area.



2. **COMPATIBILITY WITH NEIGHBORING LANDS.** *Whether the proposed reclassification is compatible with or would negatively impact the overall character or land use pattern on an abutting property or neighborhood near the subject property.*

STAFF FINDINGS: Immediately adjacent properties are zoned “RR-1”, Rural Residential to the east and “I-2”, General Industrial to the north and west. The properties to the east consist of developed rural residential single-family homes, while the industrial properties to the north and west are currently developing with warehousing as a part of the Georgia International Commerce Centre (GICC) development and the Westport development to the south west on US Hwy 80. Additionally, to the south on US Hwy 80 is an undeveloped “PD”, Planned Development.

The applicant indicates that the rezoning is compatible with surrounding areas due to the adjacent industrial zonings, and that the proposed “B-2” zoning would provide an appropriate transition area into those heavy uses. The applicant also indicates that both the commercial and multi-family components mirror existing and planned trends for the nearby area.

While Staff agrees, “B-2” zoning is appropriate next to the Industrial zonings, and could serve as a good transition into those more intense uses, appropriate buffering should be placed between the development and the existing developed Rural Residential properties to the east which likely face a greater impact.



3. **ADEQUACY OF PUBLIC FACILITIES AND SERVICES.** *Whether public facilities and services, 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, are adequate to serve projected demands from development allowed by the amendment.*

STAFF FINDINGS: In reviewing public facilities and services, the following is noted:

- **ROADS:** Access to the property is proposed via one access point on El Dora Road, a County owned, paved road and five access points on US Hwy 80, a State-owned Highway. The applicant submitted a Traffic Impact Assessment (TIA). This TIA concluded the daily trip count for the development would be 18,456 new trips entering and exiting the development, with a peak hourly trip count of 1,376 trips at complete build out.

Based on the results of the study, the following site access improvements are required at the six proposed access points;

- US 80 at Site Driveway 1: 235-foot left turn and 175-foot right turn lane
- US 80 at Site Driveway 2 and 4: 250-foot right turn lane
- US 80 at Site Driveway 3 and 5: 310-foot Left turn lane, and 250-foot Right turn lane
- El Dora Road and Site Driveway 6: 235-foot left turn and 175-foot right turn lane

The study concludes that site access 3 will be utilized as the main access for the development since it connects the development from US 80 to El Dora Rd. At total build out the access would require a signalized intersection based on GDOT standards. The study used data from the North Bryan County Transportation Study, GDOT, and collected traffic data in April of 2026.

- **PARKS AND RECREATIONAL FACILITIES:** Recreational facilities will not be impacted by the proposed rezoning at this time. This could change if/when the applicant seeks a conditional use approval for the multi-family development.
- **POLICE AND FIRE PROTECTION:** The Bryan County Sheriff's Office and Bryan County Emergency Services provide police and fire protection for the subject property.
- **SCHOOLS:** Bryan County Elementary School, Bryan County Middle School, and Bryan County High School serve North Bryan County. These will not be affected by the rezoning at



this time. This could change if/when the applicant seeks a conditional use approval for the multi-family development component.

- **STORMWATER DRAINAGE SYSTEMS:** Storm water would be assessed with the submittal of any new development plans. The concept is very conceptual at this time; they would need to meet full drainage system requirements during the civil construction process.
- **WATER SUPPLY AND WASTEWATER TREATMENT:** The subject property is located within Bryan County's water and sewer service area. Public water is available to the site, and connection to the County water system is mandatory.

4. **ADVERSE IMPACTS.** *Whether the proposed reclassification will adversely affect known archaeological, historical, cultural or environmental resources; negatively impact water or air quality; negatively impact ground water recharge areas or drainage patterns; or increase soil erosion or flooding.*

STAFF FINDINGS: In reviewing cultural or environmental resources, the following is noted:

- **WETLANDS:** The National Wetlands Inventory Map does identify potential wetlands within the project's boundaries. Any wetlands that are impacted will require approval and permitting through the Army Corps of Engineers.



- **DRAINAGE:** The property lies within the Ogeechee Watershed, which includes the Ogeechee River. Any new construction will be reviewed for all applicable stormwater and drainage improvements that would be required.

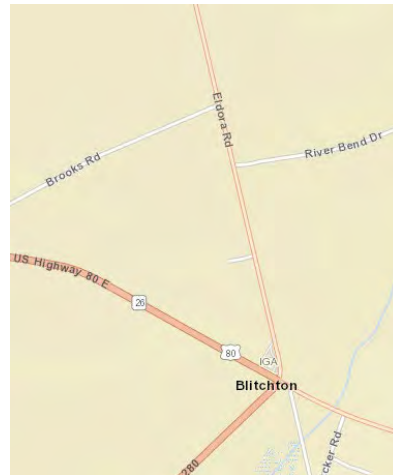




- **FLOOD HAZARD:** FEMA Flood Insurance Rate Map (F.I.R.M.) Panel # 13029C 0080D, shows the Property lies in Zone X, which is not within the Special Flood Hazard Area.



- **ARCHEOLOGICAL AND HISTORICAL RESOURCES:** Georgia's Natural, Archaeological, and Historic Resources Geographic Information System (GNAHRGIS) does not identify any known historic structures or sites in the immediate area.



5. ***SUITABILITY AS PRESENTLY ZONED.*** Whether the property is suitable for authorized uses as presently zoned.

STAFF FINDINGS: The property proposed to be rezoned is currently vacant and is zoned for agricultural purposes. The applicant indicated the current zoning would be facing development pressure being in the mixed use character area, and being the first available to public infrastructure.

Staff finds that the property to be zoned is a 124-acre tract of land, and given the size of the tract it would be suitable for “A-5” agricultural uses. However, due to surrounding development in the area and the site’s designation as Mixed Use within the Comprehensive Plan, the proposed zoning for commercial use is equally suitable.



6. **NET BENEFITS.** *Whether the relative gain to the public exceeds the hardships imposed upon applicant by the existing zoning restrictions.*

STAFF FINDINGS: The applicant has claimed that the proposed development would provide access to urgent housing and commercial needs in the area. It is further indicated that the new commercial site would create a much needed transitional buffer into the industrial areas. Staff finds that, given the location of the property, the rezoning would meet the intent of the area as envisioned within the Comprehensive Plan, for high traffic commercial and residential uses, as well as creating a transitional area into the more intense industrial uses.

7. **DEVELOPMENT PLANS.** *Whether the applicant has plans for development of the property. Applications for multifamily or non-residential zoning classifications carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme unless a concept plan is submitted with the application.*

STAFF FINDINGS: This site is currently undeveloped. The applicant submitted a concept plan that shows proposed commercial development, multi-family development as well as townhomes. The concept plan is very conceptual and currently has no identified end-user or design. The TIA suggested the site could yield 410,000 sf of commercial spaces including a grocery store, 504 multi-family apartments and 88 townhomes. As previously mentioned, the multi-family and town home spaces would require a conditional use approval, which the applicant has not sought at this time. Any development would have to meet all UDO design requirements as well.

8. **MARKET DEMAND.** *Whether there is projected demand for the property as currently zoned, which may be determined by the length of time the property has failed to produce income or be used productively as zoned, or whether there are substantial reasons why the lot cannot be used accordance with the existing zoning classification.*

STAFF FINDINGS: The property is currently vacant and is zoned for Agricultural purposes. The applicant indicates that heavy demand in the area is driven by industrial expansions, but states the comprehensive plan indicates a high priority for non-industrial growth driven by public feedback. Staff recognize that as other developments in the area build out, the demand for agricultural property will decrease, the comprehensive plan additionally envisioned the mixed use area to be a host for commercial and multi-family uses such as the ones proposed.



9. **HEALTH, SAFETY, AND WELFARE.** *Whether the proposed map amendment bears a substantial relationship to the public health, safety or general welfare.*

STAFF FINDINGS: The applicant indicates the proposed development would support a balanced growth strategy with commercial and residential uses without any negative impact on public health, safety or general welfare. Based on the information in this report, staff finds the proposed amendment will not bear a substantial relationship with public health, safety or general welfare.

III. STAFF RECOMMENDATION

Based on the findings within this report, and the amendments consistency with the comprehensive plan, staff recommends approval of the rezoning request subject to the following conditions;

1. The 40' buffer on the East property line shall remain an undisturbed buffer.
2. The applicant or future owner/developer shall connect to County water and sewer. The use of private well and septic systems are not permitted.
3. The applicant or future owner/developer shall enter into a Water and Sewer Agreement with the County, as required by the Engineering Director, prior to approval of any land disturbance, clearing and grading, or site development permits.



IV. ATTACHMENTS

Application:

A-1 Authorization by Property Owner Form

A-2 Disclosure Statement

A-3 Rezoning Criteria Form

A-4 Concept Plan

Agency Comments:

B-1 DRC Comments

Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

Public Comment

None Provided

“A” Exhibits – Application

Authorization of Property Owner Form

1. Property Owner Information	Property Owner(s): <u>Harold Brooks Warnell, Jr.</u> Mailing Address: <u>[REDACTED]</u> City: <u>Ellabell</u> State: <u>GA</u> Zip: <u>31308</u> Telephone: _____ Email: _____ Property Address: _____ Property Tax ID: <u>034 013</u>																												
2. Applicant Information	Is the Applicant the same as the Owner(s)? Y / N If no, complete this section. Applicant: _____ Mailing Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Email: _____																												
3. Representative Information	Is the Representative the same as the Applicant? Y / N If no, complete this section. Representative: <u>Joshua Yellin, HunterMaclean</u> Mailing Address: <u>200 East Saint Julian Street</u> City: <u>Savannah</u> State: <u>GA</u> Zip: <u>31401</u> Telephone: <u>[REDACTED]</u> Email: <u>[REDACTED]</u>																												
Requested Action(s)	Check the box next to the action(s) to be authorized by this form. <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 5%; text-align: center;">☐</td> <td style="width: 55%;">Comprehensive Plan Amendment</td> <td style="width: 5%; text-align: center;">☐</td> <td style="width: 35%;">Variance</td> </tr> <tr> <td style="text-align: center;">☐</td> <td>Conditional Use Permit</td> <td style="text-align: center;">☐</td> <td>Administrative Appeal</td> </tr> <tr> <td style="text-align: center;">☐</td> <td>Site Plan</td> <td style="text-align: center;">☐</td> <td>Subdivision</td> </tr> <tr> <td style="text-align: center;">☐</td> <td>Planned Development (PD)</td> <td style="text-align: center;">☐</td> <td>Demolition Permit</td> </tr> <tr> <td style="text-align: center;">☐</td> <td>Administrative Relief</td> <td style="text-align: center;">☐</td> <td>Temporary Use / Special Event</td> </tr> <tr> <td style="text-align: center;">☒</td> <td>Rezoning</td> <td style="text-align: center;">☐</td> <td>Zoning Verification Request</td> </tr> <tr> <td style="text-align: center;">☐</td> <td colspan="3">Other: _____</td> </tr> </table>	☐	Comprehensive Plan Amendment	☐	Variance	☐	Conditional Use Permit	☐	Administrative Appeal	☐	Site Plan	☐	Subdivision	☐	Planned Development (PD)	☐	Demolition Permit	☐	Administrative Relief	☐	Temporary Use / Special Event	☒	Rezoning	☐	Zoning Verification Request	☐	Other: _____		
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☐	Administrative Relief	☐	Temporary Use / Special Event																										
☒	Rezoning	☐	Zoning Verification Request																										
☐	Other: _____																												

Authorization of Property Owner Form

The undersigned below, being of sound mind and legal age, deposes and states; That I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Bryan County, Georgia.

I authorize the person(s) named above on page 1 to act as applicant or representative in the pursuit of the above applications/permits for my property. Additionally, I acknowledge and accept that I will be bound by the decision of the County Board of Commissioners, Board of Adjustment, or any authorized staff acting under administrative authority. This includes any conditions or requirements imposed as part of any approval or denial.

I additionally hereby authorize the staff of Bryan County to enter upon and inspect the premises which are the subject of this application.

Harold Brooks Warnell, Jr.
Signature of Owner

5-2-26
Date

034 013

Property Address or Property Tax ID

Personally appeared before me,

Harold Brooks Warnell, Jr.

(Owner's Printed Name)

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

This 2nd Day of May, 2026.

Pamela Chance

Notary Public

(Notary Seal)



**Each listed Property Owner MUST sign and authorize this page. Attach additional sheets if needed.*

Page 1 of 2

Authorization of Property Owner Form

The undersigned below, being of sound mind and legal age, deposes and states; That I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Bryan County, Georgia.

I authorize the person(s) named above on page 1 to act as applicant or representative in the pursuit of the above applications/permits for my property. Additionally, I acknowledge and accept that I will be bound by the decision of the County Board of Commissioners, Board of Adjustment, or any authorized staff acting under administrative authority. This includes any conditions or requirements imposed as part of any approval or denial.

I additionally hereby authorize the staff of Bryan County to enter upon and inspect the premises which are the subject of this application.

JB Goodwin
Signature of Owner

5/1/26
Date

034 013 07
Property Address or Property Tax ID

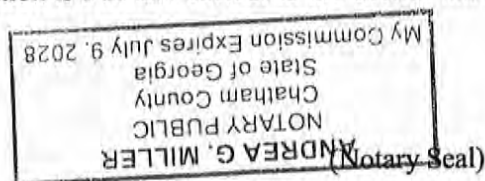
Personally appeared before me,

Timothy Goodwin
(Owner's Printed Name)

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

This 1st Day of MAY, 2026.

Andrea G. Miller
Notary Public



****Each listed Property Owner MUST sign and notarize this page. Attach additional sheets if needed.***

Authorization of Property Owner Form

The undersigned below, being of sound mind and legal age, deposes and states; That I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Bryan County, Georgia.

I authorize the person(s) named above on page 1 to act as applicant or representative in the pursuit of the above applications/permits for my property. Additionally, I acknowledge and accept that I will be bound by the decision of the County Board of Commissioners, Board of Adjustment, or any authorized staff acting under administrative authority. This includes any conditions or requirements imposed as part of any approval or denial.

I additionally hereby authorize the staff of Bryan County to enter upon and inspect the premises which are the subject of this application.

Randall Goodwin

Signature of Owner

5/4/2026

Date

034 013 07

Property Address or Property Tax ID

Personally appeared before me,

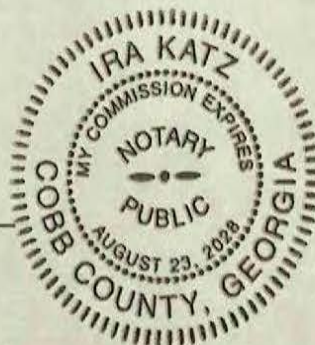
Randall Goodwin

(Owner's Printed Name)

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

This 4th Day of MAY, 2026

[Signature]
Notary Public



(Notary Seal)

****Each listed Property Owner MUST sign and notarize this page. Attach additional sheets if needed.***

Exhibit "A-2"

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.

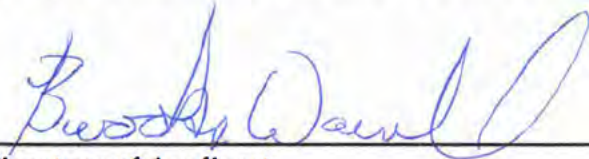
☐ Yes, I have made campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

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

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.

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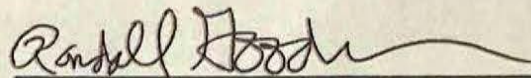
☐ Yes, I have made campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

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



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: _____

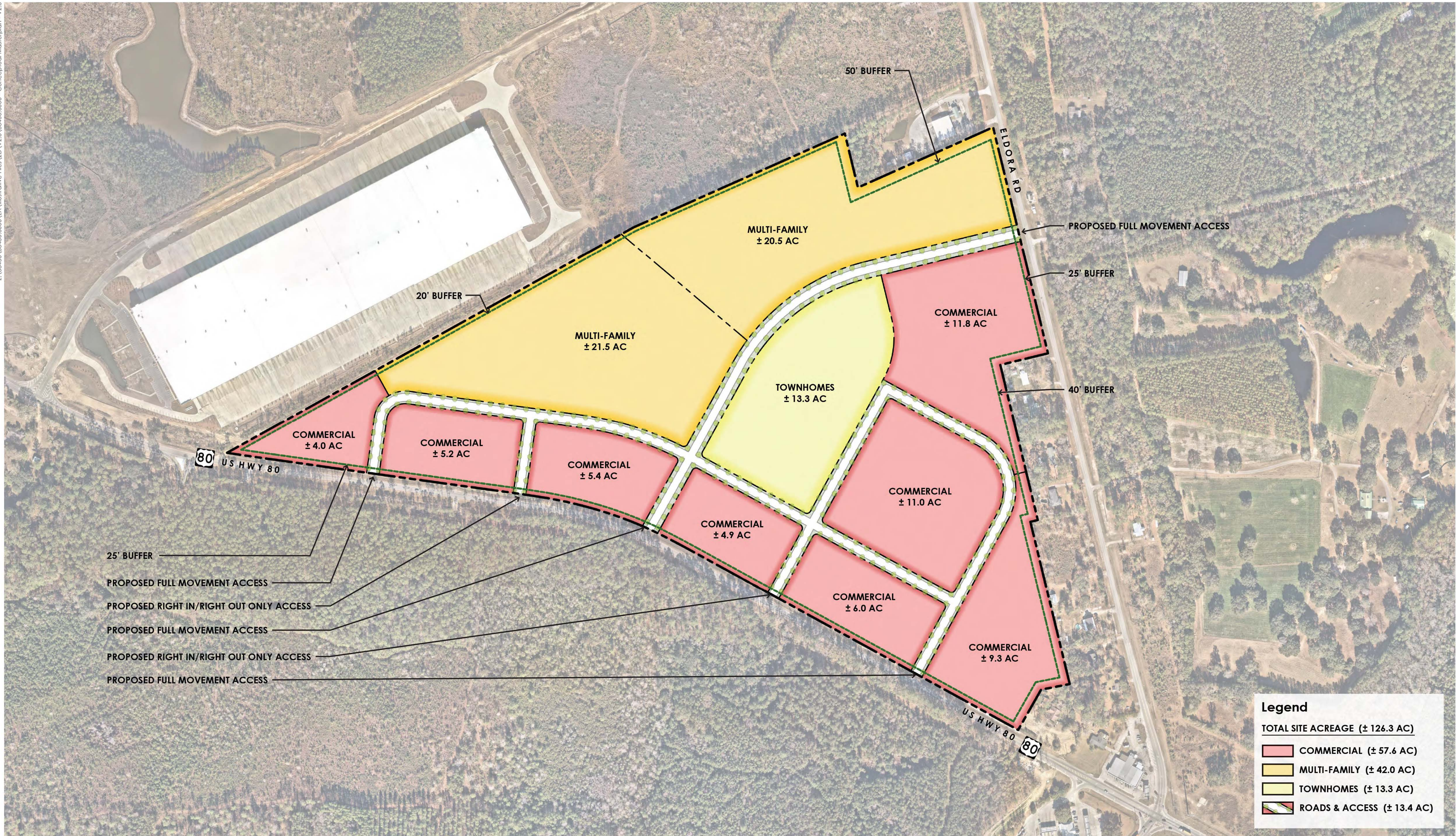
Date of Contribution: _____

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

A handwritten signature in blue ink, appearing to read "J.B. Aul", is written over a horizontal line.

Signature of Applicant

Z:\33450\33450.0000\LA Illustrative Files\2D\2.0\33450.0000 - Conceptual Masterplan - V2.0



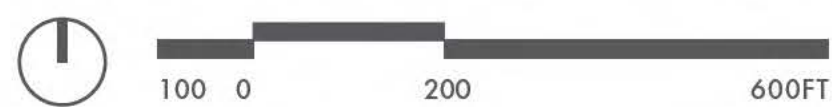
Prepared for:
BROOKS WARNELL

CONCEPTUAL MASTER PLAN

WARNELL TRACT - HWY 80 & ELDORA ROAD

Exhibit "A-3" ELABELL | BRYAN COUNTY | GEORGIA

JUNE 24, 2026



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

“B” Exhibits – Agency Comments

DRC Review Comments**Exhibit "B-1"**

Bryan County Public Schools - Brett Kohler - 912-653-5260
bkohler@bryancountyga.gov

No Review Needed

Review Comments:

Fire - Tim Stillwell - 912-963-7893
tstillwell@bryancountyga.gov

DRC Review Complete

Review Comments:

Public Health - Michael May -
michael.may@dph.ga.gov

DRC Review Complete

Review Comments:

No action is required from the Bryan County Health Department.

Public Works - Keith Page - 912-220-2449
kpage@bryancountyga.gov

DRC Review Complete

Review Comments:

Zoning - Brett Kohler - 912-653-5260
bkohler@bryancountyga.gov

DRC Review Complete

Review Comments:

1. Layout a more detailed water and sewer plan, you may need to contact Matthew Frazier for additional guidance.
2. Update the concept plan to show approximate buffered from adjacent properties. From B-2 to RR-1 the required Buffer is 40'; from B-2 to I-2 the required buffer is 20', and from B-2 to A-5 is 50'. There is a 25' street yard buffer required on US 80.

Engineering - Kirk Croasmun -
kcroasmun@bryancountyga.gov

DRC Review Complete

Review Comments:

1. An approved TIA is required.
2. A plan must be approved for water and sewer service to the site.

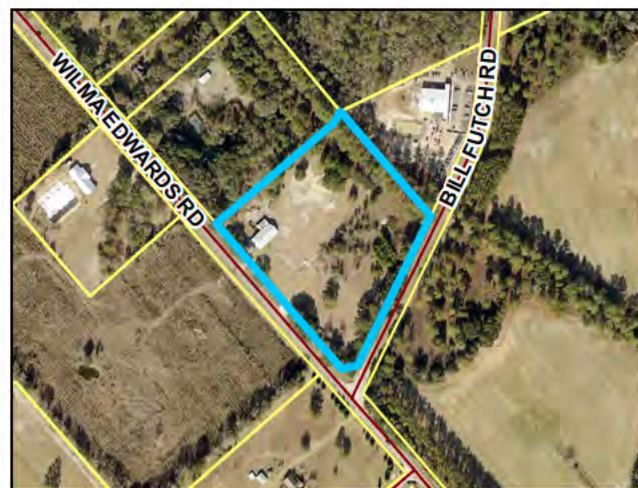
County Commission - -

Review Comments:

Planning and Zoning Commission - -

Review Comments:

“C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 025-005
- Parcels



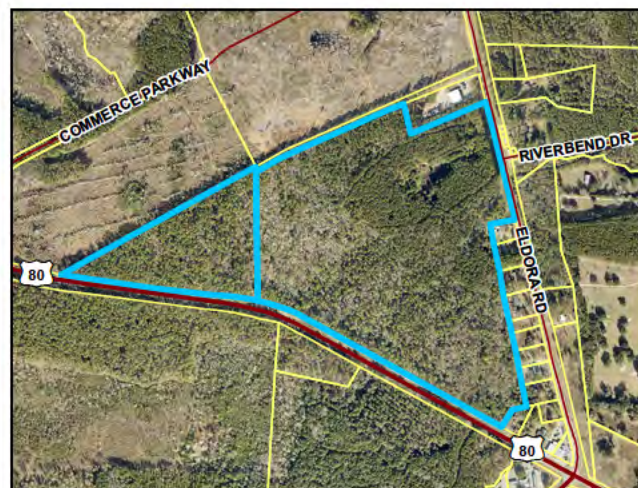
Produced by Bryan County GIS
March 2026



Overview Map **Wilma Edwards Rd** **Project # 20260154 - Rezoning**

Exhibit "C-1"

DISCLAIMER
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- Interstate, U.S. & State Highways
- Roads
- Subject Parcels 034-013 & 034-013-07
- Parcels



Produced by Bryan County GIS
July 2026



Overview Map

Warnell & Goodwin Tracts - Eldora Rd & Hwy 80

Project # 20260256 - Rezoning

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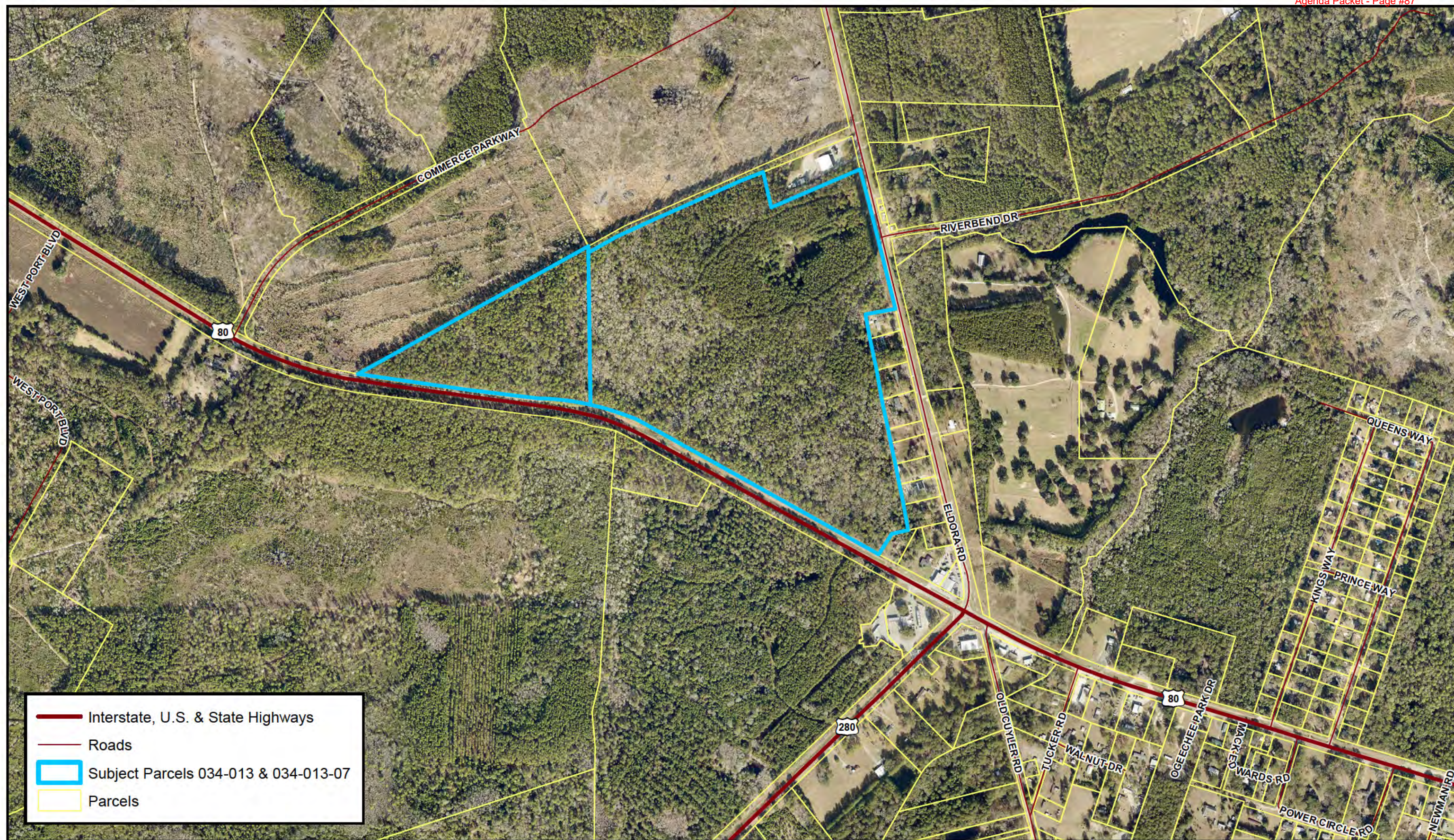
Produced by Bryan County GIS
March 2026



Location Map Wilma Edwards Rd Project # 20260154 - Rezoning

Exhibit "C-2"

DISCLAIMER
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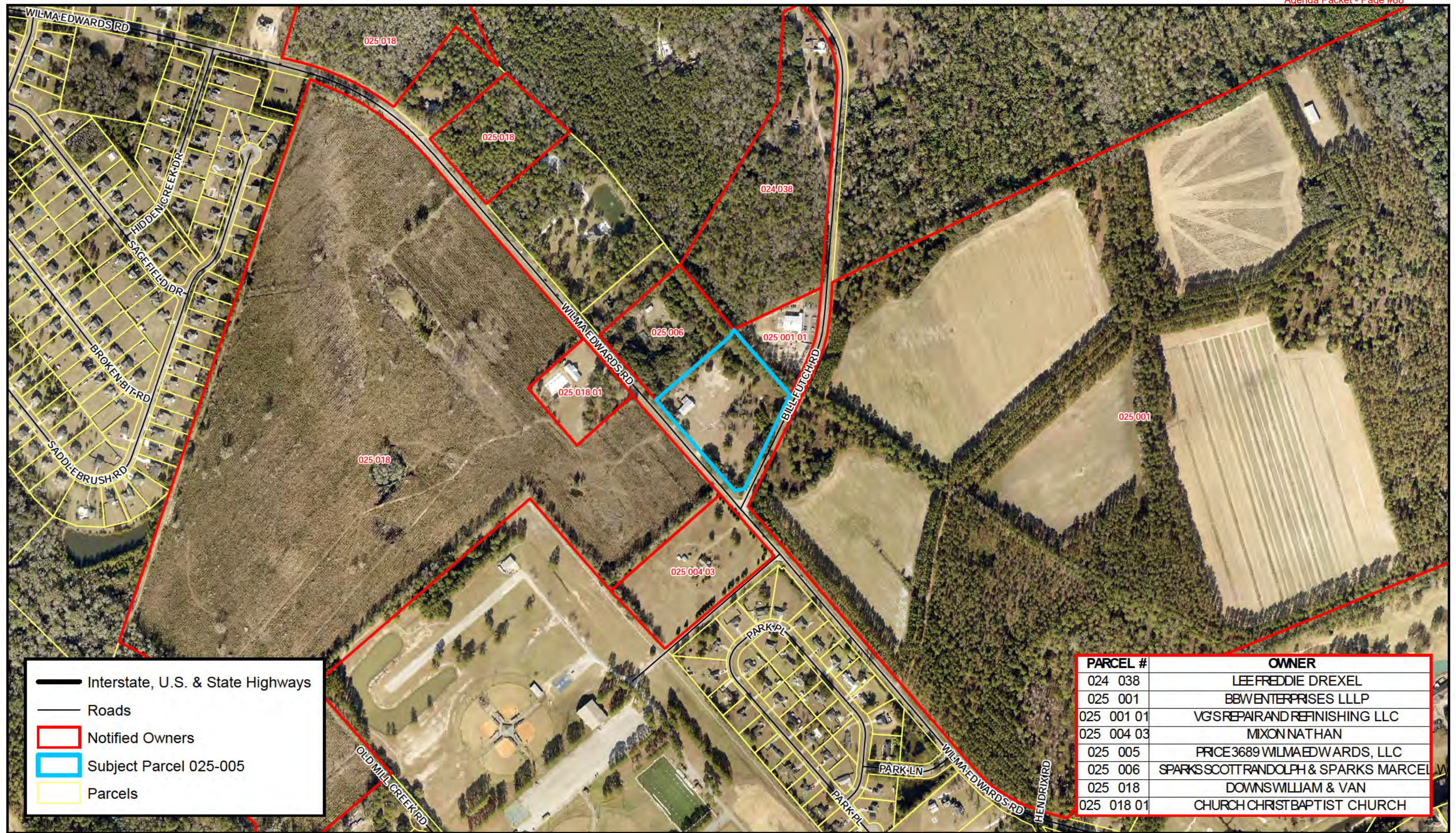


Produced by Bryan County GIS
July 2026



Location Map **Warnell & Goodwin Tracts - Eldora Rd & Hwy 80** **Project # 20260256 - Rezoning**

DISCLAIMER
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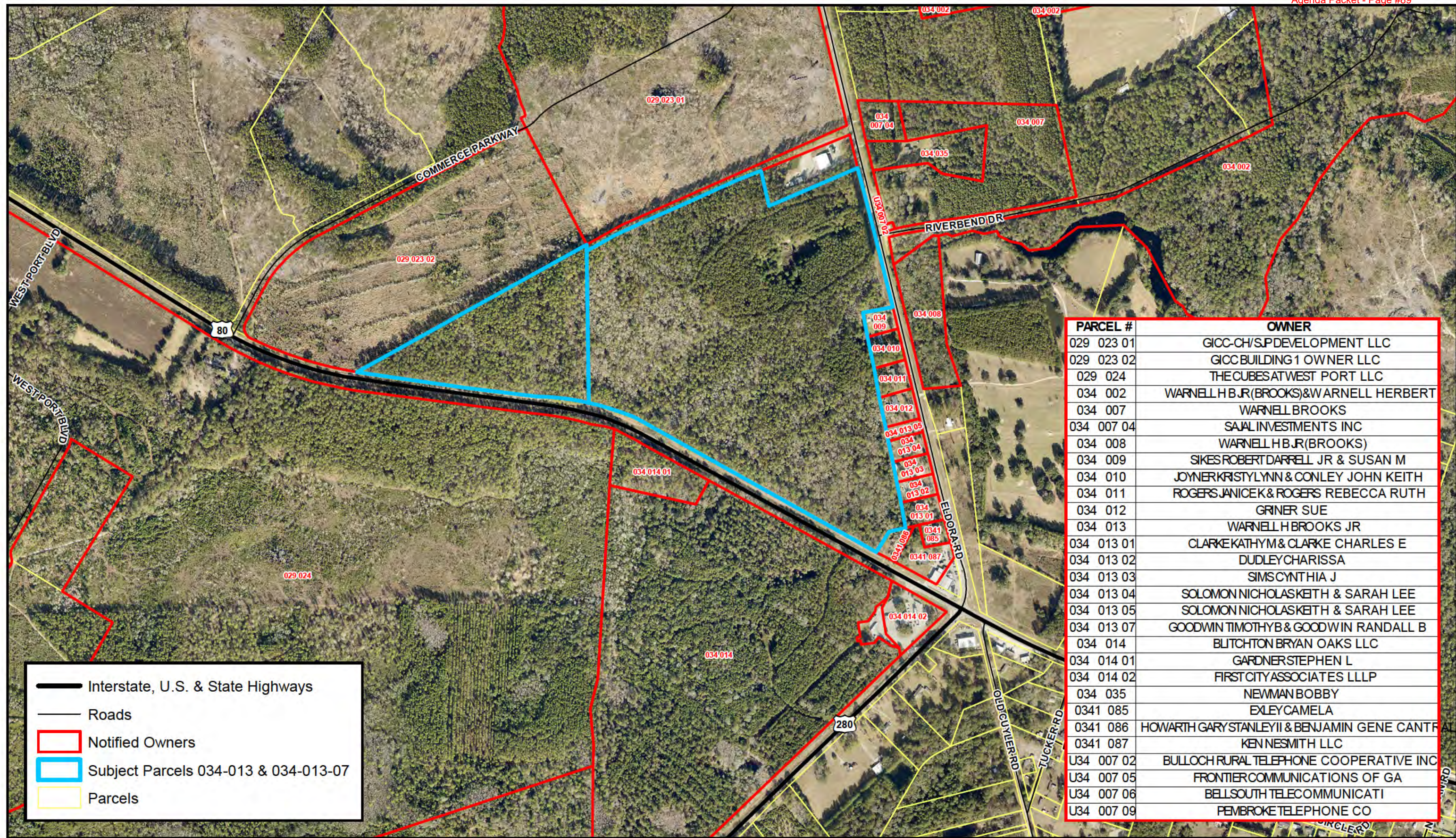
Produced by Bryan County GIS
March 2026



Notification Map
Wilma Edwards Rd
Project # 20260154 - Rezoning

Exhibit "C-3"

DISCLAIMER
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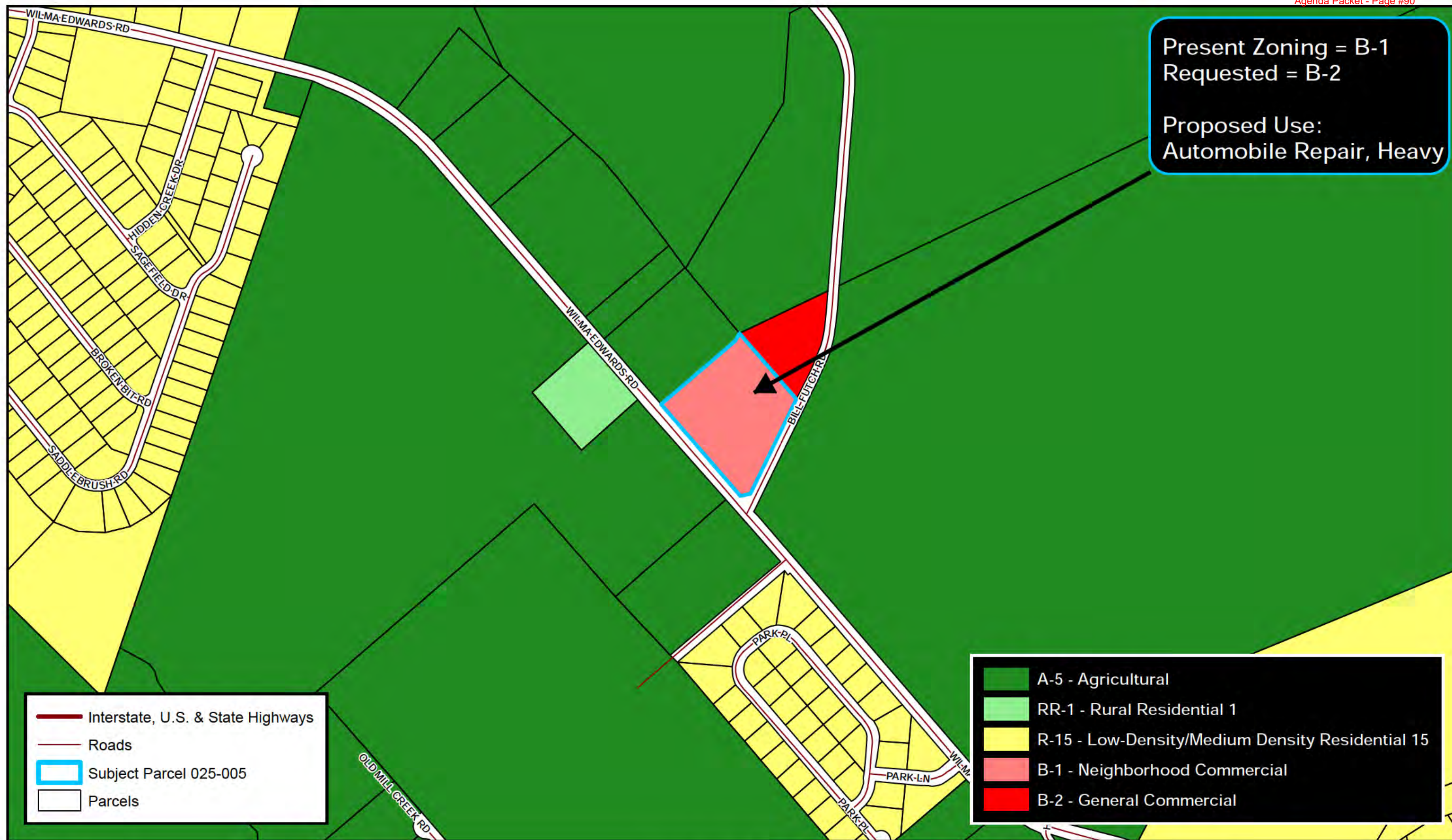


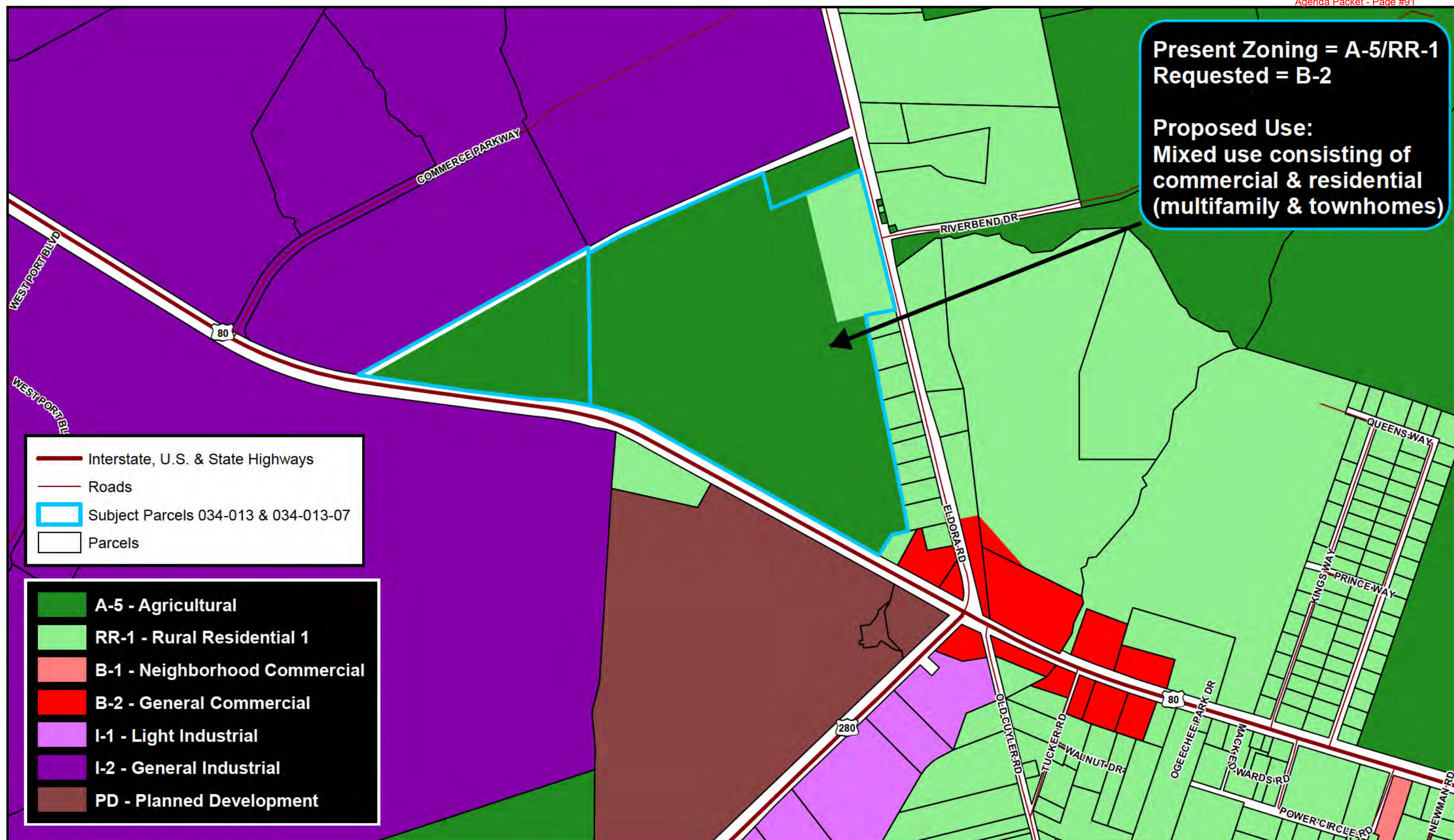
Produced by Bryan County GIS
July 2026



Notification Map Warnell & Goodwin Tracts - Eldora Rd & Hwy 80 Project # 20260256 - Rezoning

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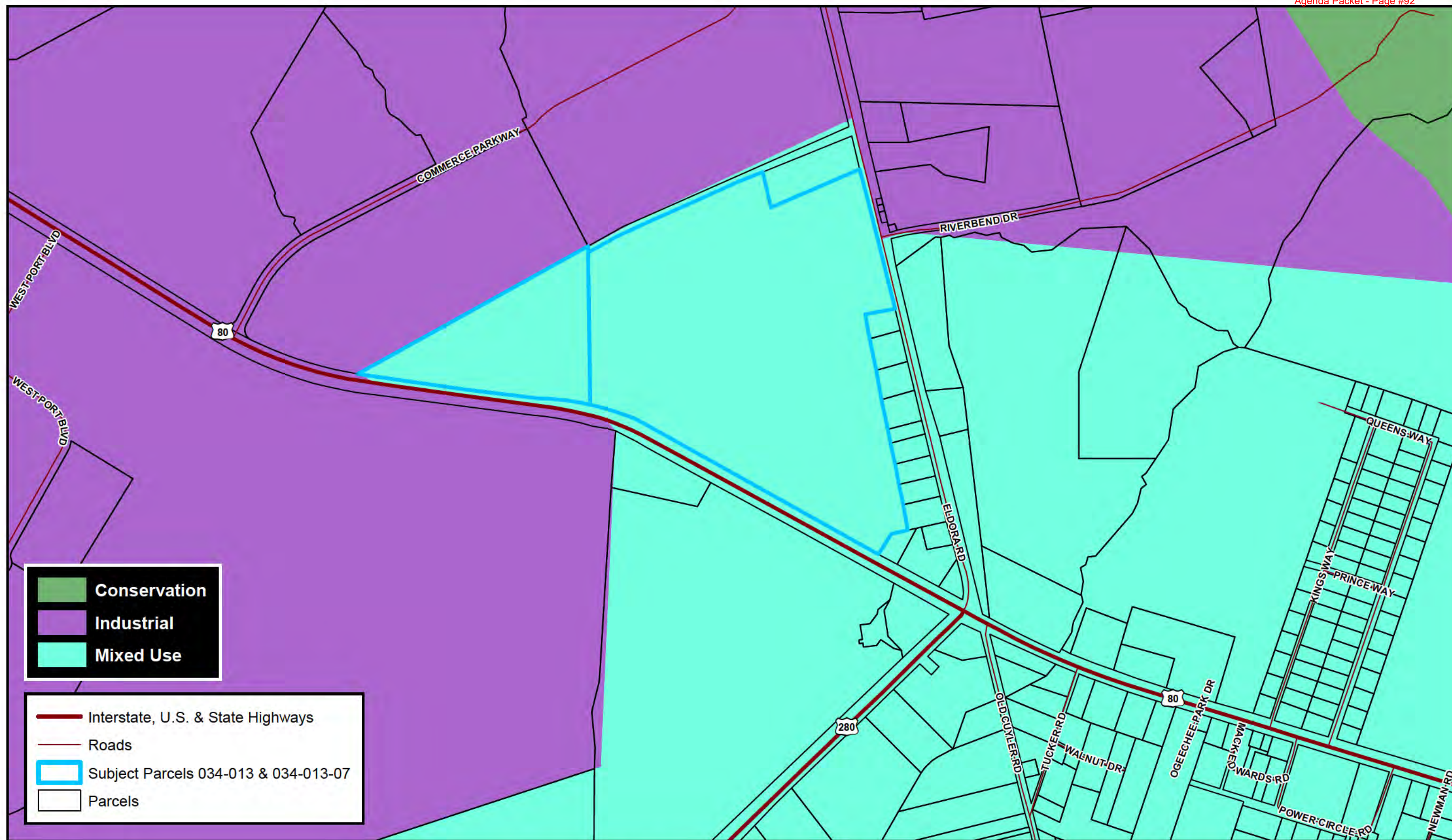


Produced by Bryan County GIS
July 2026



Zoning Map **Warnell & Goodwin Tracts - Eldora Rd & Hwy 80** **Project # 20260256 - Rezoning**

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Conservation

Industrial

Mixed Use

Interstate, U.S. & State Highways

Roads

Subject Parcels 034-013 & 034-013-07

Parcels



Produced by Bryan County GIS
July 2026



Comprehensive Plan Map **Warnell & Goodwin Tracts - Eldora Rd & Hwy 80** **Project # 20260256 - Rezoning**

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“D” Exhibits – Public Comment

None Provided



Board of Commissioners

COMMUNITY DEVELOPMENT

Agenda Packet - Page #94

DATE: AUGUST 11, 2026

PROJECT: 20260381

OVERVIEW

APPLICANT: Emily K. Kroutil
OWNER: Smith & Giles Investments, LLC
REVIEWER: Sara Farr-Newman, Senior Planner

PROPERTY

PIN: 065-096
ADDRESS: Steeple Chase Ln
ZONING: RR-2.5, Rural Residential
CHARACTER AREA: Low Density Coastal Residential
EXISTING USE: Vacant
SIZE: 16.29 Acres
COMMISSION DISTRICT: District 4

PUBLIC HEARING DATES

P&Z: August 18, 2026
BOC: September 8, 2026

LEGAL AD: July 30, 2026
NOTICE: August 3, 2026
SIGN POSTED: August 3, 2026

APPLICABLE REGULATIONS

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Unified Development Ordinance, Article III, Division 2. Code Text/Map Amendments (Rezoning)
- Bryan County Unified Development Ordinance, Article V, Division 2. Agricultural and Rural Residential Districts

REQUEST

Rezone property to “A-5”, Agricultural, in order to allow an application for a CUP for a Rural Event Venue.

RECOMMENDATION

Based on the findings within this report, staff recommends approval of the proposed zoning map amendment to “A-5”, Agricultural, because the criteria are met.

LOCATION MAP





I. GENERAL INFORMATION

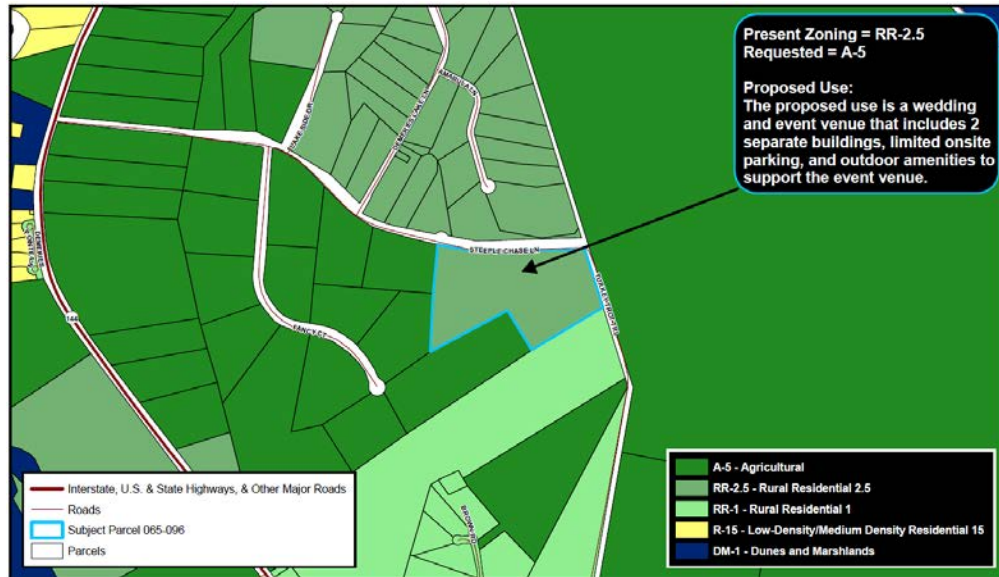
1. APPLICATION: A rezoning application was received by the Community Development Department on June 30, 2026.

2. BACKGROUND: The applicant is requesting approval to rezone a parcel located on Steeple Chase Ln, identified by PIN# 065-096. The subject property is approximately 16.29 acres and is currently zoned "RR-2.5", Rural Residential. The applicant is requesting to rezone the property to "A-5", Agricultural, in order to utilize it for a rural event venue. This use requires a Conditional Use Permit ("CUP") under the "A-5" zoning district, which is being reviewed concurrently under a separate application. The concept plan provided proposes two buildings to support the planned use: a 2,500 sq ft wedding venue and a 3,000 sq ft reception building, as well as related infrastructure improvements and one access point off of Steeple Chase Ln. This staff report analyzes the rezoning with limited analysis of the CUP for the rural event venue, which is contained in the staff report for the CUP application.

3. PRIOR BOARD ACTIONS: No prior applicable Board actions were identified.



4. PROJECT ZONING OVERVIEW:



	Character Area	Zoning	Current Use
North (Across Steeple Chase Ln)	Low Density Coastal Residential	RR-2.5: Rural Residential	Single Family Residential (Demeries Lake)
East (Across Turkey Trot)	Low Density Coastal Residential	A-5: Agricultural	Vacant/Timberland
South	Low Density Coastal Residential	A-5: Agricultural & RR-1: Rural Residential	Single Family Residential
West	Low Density Coastal Residential	A-5: Agricultural	Single Family Residential (Steeplechase)



II. ANALYSIS UNDER ARTICLE III, DIVISION 2. CODE TEXT/MAP AMENDMENTS (REZONINGS), SECTION 114-313:

In its review of an application for a zoning map amendment, staff and hearing bodies shall consider the following criteria. No single factor is controlling except for criterion 1. If the request is not consistent with the Comprehensive Plan, the application shall be denied unless the applicant submits an application for Comprehensive Plan Amendment and such request is approved. For all other criteria, each criterion must be weighed in relation to the other criteria. The Hearing Body shall not consider any representations made by the applicant that, if the change is granted, the rezoned property will be used for only one of the possible uses permitted in the requested classification. Rather, the Hearing Body shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification.

1. **CONSISTENCY.** *Whether the proposed amendment is consistent with the adopted Comprehensive Plan and helps carry out the purposes of this UDO.*

STAFF FINDINGS: The Comprehensive Plan Character Areas Map of South Bryan County adopted on October 10, 2023, show the subject site as being within the Low Density Coastal Residential Character Area. This Character Area is characterized by existing low-density residential development near the coastline without access to public water and sewer currently or in the near-term. There may be areas of commercial development, but they will be limited to certain intersections and crossroads. The proposed zoning of “A-5”, Agricultural, is listed as an appropriate zoning district for the area, indicating the proposed rezoning is consistent with the Comprehensive Plan.





2. **COMPATIBILITY WITH NEIGHBORING LANDS.** *Whether the proposed reclassification is compatible with or would negatively impact the overall character or land use pattern on an abutting property or neighborhood near the subject property.*

STAFF FINDINGS: Immediately adjacent properties are zoned “A-5”, Agricultural, and “RR-1” or “RR-2.5”, Rural Residential. The surrounding area is currently developed with low-density residential, agricultural uses, or undeveloped. The proposed rezoning to “A-5” is compatible with the surrounding zoning, as it allows for low-density residential and agricultural uses. The applicant indicated that rezoning would allow them to apply for the CUP for the rural event venue use, which if approved would allow them to maintain the rural character of the property.

3. **ADEQUACY OF PUBLIC FACILITIES AND SERVICES.** *Whether public facilities and services, 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, are adequate to serve projected demands from development allowed by the amendment.*

STAFF FINDINGS: In reviewing public facilities and services, the following is noted:

- **ROADS:** The subject property is located at the corner of Steeple Chase Ln and Turkey Trot Trl. The property is proposed to be accessed via Steeple Chase Ln and will not utilize Turkey Trot Trl, which is an unpaved private road. The applicant completed a traffic waiver in support of the related CUP application, which is discussed further in the CUP staff report.

Steeple Chase Ln changes from a paved County maintained road to an unpaved private road in front of the subject property (Figure 1). The applicant is proposing one access on the County owned portion of the road. The Fire Marshall is permitting a single access on the condition it is 30 feet wide as shown on the concept plan, which will allow the applicant to avoid impacting the private portion of the road, as the current ownership of the private portion has not been clearly identified by the applicant. Any access to the private portion of the road would require confirmation of the applicant’s right to access this portion of the road and/or obtain documentation of approval from the owner of the road. Should the property be rezoned and the CUP approved, Staff will only be able to permit encroachment/access on the County maintained portion of the road.

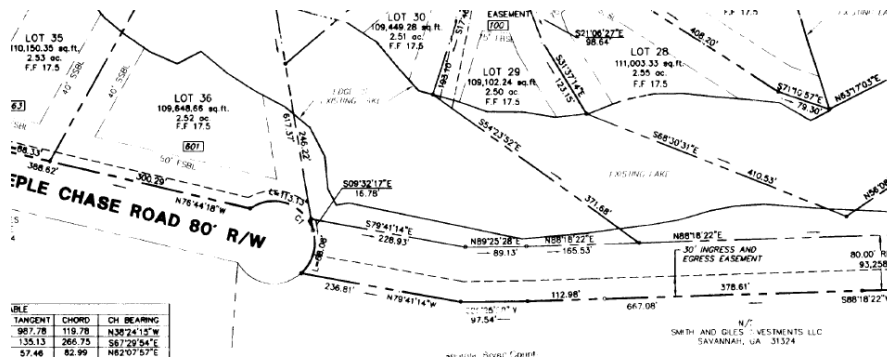


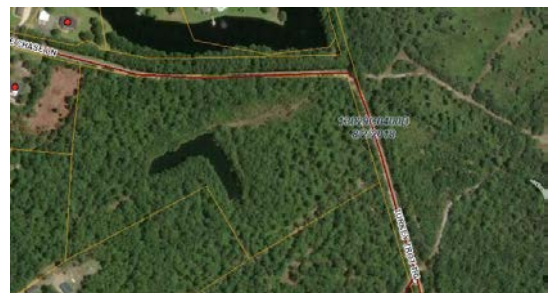
Figure 1 (Plat Recorded in Book 568, Page 9)

- **PARKS AND RECREATIONAL FACILITIES:** Henderson Park and Timber Trail Park provide public recreation facilities for South Bryan County. It is not anticipated that the rezoning to “A-5” will require an increase in parks or recreational services.
 - **POLICE AND FIRE PROTECTION:** The Bryan County Sheriff’s Office and Bryan County Emergency Services provide police and fire protection for the subject property.
 - **SCHOOLS:** Frances Meeks Elementary, McAllister Elementary, Richmond Hill Primary, Richmond Hill High School, and Richmond Hill Middle School currently serve South Bryan County residents. It is not anticipated that the rezoning to “A-5” will require an increase in school services.
 - **STORMWATER DRAINAGE SYSTEMS:** The applicant has provided a preliminary concept plan for the proposed use, which is being reviewed concurrently under a Conditional Use Permit application. Should the rezoning and CUP be approved, the applicant will be required to submit full civil plans for review to ensure all stormwater requirements are met.
 - **WATER SUPPLY AND WASTEWATER TREATMENT:** The property will utilize well and septic for water supply and wastewater treatment. They will be required to get permits as required from the Public Health Department.
4. **ADVERSE IMPACTS.** *Whether the proposed reclassification will adversely affect known archaeological, historical, cultural or environmental resources; negatively impact water or air quality; negatively impact ground water recharge areas or drainage patterns; or increase soil erosion or flooding.*

STAFF FINDINGS: In reviewing cultural or environmental resources, the following is noted:



- **WETLANDS:** The National Wetlands Inventory Map identifies potential wetlands within the project's boundaries only over the existing pond, though the concept plan indicates additional wetlands may exist. The applicant indicated they will not impact any wetlands and have designed the proposed event venue to have minimal environmental impact. Any wetlands that are impacted will require approval and permitting through the Army Corps of Engineers.
- **DRAINAGE:** Per the EPA, the site is located within the Medway River – Frontal Atlantic Ocean Watershed. Any development on the property will be reviewed to ensure it meets all stormwater and other related requirements. The applicant indicated they plan to retain mature vegetation in order to maintain the natural drainage pattern of the site and reduce erosion.
- **FLOOD HAZARD:** FEMA Flood Insurance Rate Map (F.I.R.M.) Panel # 13029C 0400D effective 8/2/2018, shows the property is located in a Flood Zone X, which has a 0.2% annual risk of flooding.
- **ARCHEOLOGICAL AND HISTORICAL RESOURCES:** Georgia's Natural, Archaeological, and Historic Resources Geographic Information System (GNAHRGIS) does not identify any known archaeological, historical, natural, or cultural resources within the project boundaries.





5. **SUITABILITY AS PRESENTLY ZONED.** *Whether the property is suitable for authorized uses as presently zoned.*

STAFF FINDINGS: The current zoning of the property is “RR-2.5”, Rural Residential District, the purpose of which is to provide for large-lot single family development in a rural environment that may include limited agricultural and forestry activities. While the property is suitable for authorized uses as presently zoned, it is also suitable for authorized uses in the “A-5” zoning district proposed. The applicant indicated the size of the property, its wooded landscape, pond, and rural location make it a better fit for the planned rural event venue use that is only permitted as a CUP under the “A-5” district.

6. **NET BENEFITS.** *Whether the relative gain to the public exceeds the hardships imposed upon applicant by the existing zoning restrictions.*

STAFF FINDINGS: The current zoning restricts commercial farming and agricultural activities, as well as more intense commercial, institutional, and mining uses, many of which can occur under the “A-5” zoning district but do require a CUP. This is the case with the rural event venue use proposed. The impacts from this use are reviewed in more detail in the staff report for the CUP. Many surrounding properties, though, are already zoned “A-5”, which indicates it is an appropriate zoning district for the area. The applicant indicated that the planned event venue will generate local employment and that the current zoning district does not allow for a similar use that would maintain the rural character while generating economic activity.

7. **DEVELOPMENT PLANS.** *Whether the applicant has plans for development of the property. Applications for multifamily or non-residential zoning classifications carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme unless a concept plan is submitted with the application.*

STAFF FINDINGS: The applicant provided a concept plan for the planned rural event venue use. Should the property be rezoned but the CUP be denied, the property would be limited to permitted uses in the district including agricultural uses and large-lot residential.

8. **MARKET DEMAND.** *Whether there is projected demand for the property as currently zoned, which may be determined by the length of time the property has failed to produce income or be used productively as zoned, or whether there are substantial reasons why the lot cannot be used accordance with the existing zoning classification.*



STAFF FINDINGS: The applicant indicated the proposed rezoning in conjunction with the CUP for the rural event venue would be a better use than residential for the property based on its existing characteristics. Per the applicant, there is a substantial demand in the area for high-quality rural wedding and special event venues.

9. **HEALTH, SAFETY, AND WELFARE.** *Whether the proposed map amendment bears a substantial relationship to the public health, safety or general welfare.*

STAFF FINDINGS: The proposed map amendment to "A-5" is consistent with the UDO. Presuming the property is developed in accordance with all requirements for permitted uses, it should not have a substantial impact on public health, safety or general welfare. This finding does not analyze the proposed CUP, which is discussed in the relevant staff report.



III. STAFF RECOMMENDATION

Based on the findings within this report, staff recommends approval of the proposed zoning map amendment to “A-5”, Agricultural, because the criteria are met.



IV. ATTACHMENTS

Application:

A-1 Authorization by Property Owner Form

A-2 Disclosure Statement

A-3 Rezoning Criteria Form

A-4 Concept Plan (Revised 8/4/2026)

A-5 Boundary Survey

Agency Comments:

B-1 Comments dated 7/17/2026

Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

C-5 Character Area Map

Public Comment

D-1 Christ Hoeflinger comments received 8/7/2026

“A” Attachments – Application

Attachment A-1**Authorization of Property Owner Form**

1. Property Owner Information	Property Owner(s): <u>Randal S Giles and Donald S Smith</u> <u>Smith & Giles Investments, LLC</u> Mailing Address: <u>9 Telfair Place</u> City: <u>Savh</u> State: <u>Ga</u> Zip: <u>31415</u> Telephone: _____ Email: _____ Property Address: <u>0 Steeple Chase Lane</u> Property Tax ID: <u>065-096</u>																													
2. Applicant Information	Is the Applicant the same as the Owner(s)? Y ☒ N ☐ If no, complete this section. Applicant: <u>Emily K Kroutil</u> Mailing Address: <u>1207 E 34th Street</u> City: <u>Savannah</u> State: <u>GA</u> Zip: <u>31401</u> Telephone: <u>[REDACTED]</u> Email: <u>[REDACTED]</u>																													
3. Representative Information	Is the Representative the same as the Applicant? Y / N If no, complete this section. Representative: <u>Brian Clouser</u> Mailing Address: <u>33 Bull Street, Suite 505</u> City: <u>Savannah</u> State: <u>GA</u> Zip: <u>31401</u> Telephone: <u>[REDACTED]</u> Email: <u>[REDACTED]</u>																													
Requested Action(s)	Check the box next to the action(s) to be authorized by this form. <table border="1"> <tr> <td>☐</td> <td>Comprehensive Plan Amendment</td> <td>☐</td> <td>Variance</td> </tr> <tr> <td>☒</td> <td>Conditional Use Permit</td> <td>☐</td> <td>Administrative Appeal</td> </tr> <tr> <td>☐</td> <td>Site Plan</td> <td>☐</td> <td>Subdivision</td> </tr> <tr> <td>☐</td> <td>Planned Development (PD)</td> <td>☐</td> <td>Demolition Permit</td> </tr> <tr> <td>☐</td> <td>Administrative Relief</td> <td>☐</td> <td>Temporary Use / Special Event</td> </tr> <tr> <td>☒</td> <td>Rezoning</td> <td>☐</td> <td>Zoning Verification Request</td> </tr> <tr> <td>☐</td> <td>Other:</td> <td></td> <td></td> </tr> </table>		☐	Comprehensive Plan Amendment	☐	Variance	☒	Conditional Use Permit	☐	Administrative Appeal	☐	Site Plan	☐	Subdivision	☐	Planned Development (PD)	☐	Demolition Permit	☐	Administrative Relief	☐	Temporary Use / Special Event	☒	Rezoning	☐	Zoning Verification Request	☐	Other:		
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☐	Other:																													

Authorization of Property Owner Form

The undersigned below, being of sound mind and legal age, deposes and states; That I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Bryan County, Georgia.

I authorize the person(s) named above on page 1 to act as applicant or representative in the pursuit of the above applications/permits for my property. Additionally, I acknowledge and accept that I will be bound by the decision of the County Board of Commissioners, Board of Adjustment, or any authorized staff acting under administrative authority. This includes any conditions or requirements imposed as part of any approval or denial.

I additionally hereby authorize the staff of Bryan County to enter upon and inspect the premises which are the subject of this application.


Signature of Owner Smith & Giles Investments, LLC

7-6-26
Date

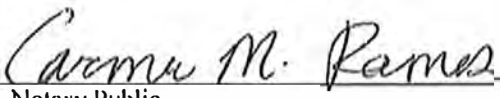
065 096
Property Address or Property Tax ID

Personally appeared before me,

DONALD S. Smith
(Owner's Printed Name)

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

This 6 Day of July, 2026.


Notary Public



**Each listed Property Owner MUST sign and notarize this page. Attach additional sheets if needed.*

Authorization of Property Owner Form

1. Property Owner Information	Property Owner(s): <u>Randal S Giles and Donald S Smith</u> <u>Smith & Giles Investments, LLC</u> Mailing Address: <u>9 Telfair Place</u> City: <u>Savh</u> State: <u>Ga</u> Zip: <u>31415</u> Telephone: [REDACTED] Email: [REDACTED] Property Address: <u>0 Steeles Chase Lane</u> Property Tax ID: <u>065-096</u>														
2. Applicant Information	Is the Applicant the same as the Owner(s)? Y ☒ N ☐ If no, complete this section. Applicant: <u>Emily K Kroutil</u> Mailing Address: <u>1207 E 34th Street</u> City: <u>Savannah</u> State: <u>GA</u> Zip: <u>31401</u> Telephone: [REDACTED] Email: [REDACTED]														
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I authorize the person(s) named above on page 1 to act as applicant or representative in the pursuit of the above applications/permits for my property. Additionally, I acknowledge and accept that I will be bound by the decision of the County Board of Commissioners, Board of Adjustment, or any authorized staff acting under administrative authority. This includes any conditions or requirements imposed as part of any approval or denial.

I additionally hereby authorize the staff of Bryan County to enter upon and inspect the premises which are the subject of this application.

Randal S. Giles
Signature of Owner Smith & Giles Investments, LLC

7-6-26
Date

065 096
Property Address or Property Tax ID

personally appeared before me,

Randal S. Giles
(Owner's Printed Name)

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

This 6 Day of July, 2026.

Carmen M. Ramos
Notary Public



(Notary Seal)

**Each listed Property Owner MUST sign and notarize this page. Attach additional sheets if needed.*

Bryan County Board of Commissioners

Community Development Department



Attachment A-2

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.

Emily Koutil

Signature of Applicant

Bryan County Board of Commissioners

Community Development Department



Attachment A-3

IMPACT ANALYSIS FOR REZONING REQUESTS

The standards below shall be considered for any rezoning request. Applicants must complete this form and include it with their application. Attach additional sheets as needed.

1. Whether the proposed amendment is consistent with the adopted Comprehensive Plan and helps carry out the purposes of this UDO.

The proposed rezoning is consistent with the goals and policies of the Bryan County Comprehensive Plan by encouraging responsible rural development that preserves open space, protects natural resources, and promotes economic development through compatible land uses. Rezoning the property to A-5 Agricultural will allow the development of a rural wedding and special event venue while maintaining the property's agricultural and natural character. The proposed development preserves significant wooded areas and wetlands, minimizes the development footprint, and supports the Unified Development Ordinance's

2. Whether the proposed reclassification is compatible with or would negatively impact the overall character or land use pattern on an abutting property or neighborhood near the subject property.

The proposed A-5 zoning is compatible with the surrounding area, which consists primarily of agricultural and rural residential properties. The 16.26-acre parcel provides substantial separation from adjacent properties, and existing woodlands and wetlands create natural visual and noise buffers. Buildings and event spaces have been located well within required setbacks to minimize impacts on neighboring properties. The venue will operate through scheduled private events rather than continuous commercial activity, allowing the property to maintain its rural character while providing a complementary use within the surrounding agricultural landscape.

3. Whether public facilities and services, 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, are adequate to serve projected demands from development allowed by the amendment.

The proposed development can be adequately served by existing public facilities and services. Access is provided from Steeple Chase Lane through a controlled entrance, with designated on-site parking and internal circulation designed to safely accommodate guests and emergency vehicles. Water, wastewater, and utility services will be designed and permitted in accordance with Bryan County and Georgia Environmental Protection Division requirements. Stormwater management facilities will be designed

4. Whether the proposed reclassification will adversely affect known archaeological, historical, cultural or environmental resources; negatively impact water or air quality; negatively impact ground water recharge areas or drainage patterns; or increase soil erosion or flooding.

The proposed development has been designed to preserve the site's existing environmental features. Wetlands identified on the property will remain protected, and site improvements have been located outside environmentally sensitive areas whenever practical. Existing mature vegetation will be preserved to maintain natural drainage patterns, reduce erosion, and provide visual buffering. Stormwater management measures will be incorporated into the final engineering plans to comply with all applicable local, state, and federal regulations. No known archaeological, historical, or cultural resources are anticipated to be adversely affected by the proposed rezoning.

5. Whether the property is suitable for authorized uses as presently zoned.

Although the property could be developed under the existing RR-2.5 zoning classification, its size, natural setting, wooded landscape, existing pond, and rural location make it particularly well suited for a low-density event venue that preserves the property's character. The proposed A-5 Agricultural zoning allows a use that is more compatible with the site's physical characteristics while maintaining the property's rural appearance and limiting intensive development.

6. Whether the relative gain to the public exceeds the hardships imposed upon the applicant by the existing zoning restrictions.

Approval of the proposed rezoning provides significant public benefits that outweigh maintaining the current zoning classification. The project will generate local economic activity, create employment opportunities, support tourism, and provide business opportunities for local caterers, florists, photographers, musicians, rental companies, transportation providers, and other small businesses. The venue will also provide an attractive location for weddings, charitable events, civic gatherings, and community celebrations while preserving the majority of the site's natural landscape. Maintaining the

7. Whether the applicant has plans for development of the property. Applications for multifamily or non-residential zoning classifications carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme unless a concept plan is submitted with the application.

Yes. The applicant has prepared a preliminary concept plan that illustrates the proposed development. Planned improvements include a 2,500-square-foot indoor wedding chapel, a 3,000-square-foot reception building, outdoor ceremony and gathering spaces, pedestrian walkways, gravel parking areas, utility infrastructure, and associated landscaping. Existing wetlands, the on-site pond, and substantial wooded areas will remain preserved as integral components of the site's design. The concept plan demonstrates the applicant's commitment to developing the property in a manner that is compatible with surrounding land

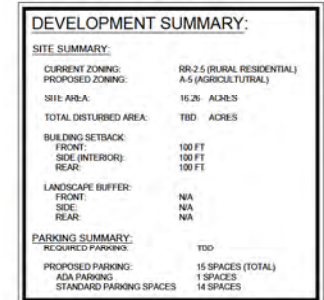
8. Whether there is projected demand for the property as currently zoned, which may be determined by the length of time the property has failed to produce income or be used productively as zoned, or whether there are substantial reasons why the lot cannot be used in accordance with the existing zoning classification.

While the property is capable of supporting residential development under its current zoning classification, there is substantial demand within Bryan County and the greater Savannah region for high-quality rural wedding and special event venues. The property's natural setting, existing pond, mature tree canopy, and rural location make it uniquely suited for this type of destination venue. The proposed rezoning allows the property to be developed in a manner that better utilizes its unique physical characteristics while preserving its rural identity and open space.

9. Whether the proposed map amendment bears a substantial relationship to the public health, safety or general welfare.

The proposed rezoning serves the public health, safety, and general welfare by encouraging responsible rural development that preserves natural resources while supporting economic growth. The project incorporates controlled access, designated parking, emergency vehicle access, professionally managed event operations, environmental preservation, and compliance with all applicable development regulations. By balancing conservation with carefully planned economic development, the proposed amendment promotes the long-term interests of Bryan County and its residents while maintaining compatibility with

Attachment A-4



SITE NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY KIMLEY-HORN, DATED 06/25/2006
2. EXISTING WETLAND AREAS SHOWN HEREON ARE FROM AN ELECTRONIC FILE PROVIDED BY SOIL & WETLAND CONSULTING, DATED 03/25/2008, AND REPRESENT A PRELIMINARY ASSESSMENT ONLY. NOT A FULL WETLAND DELINEATION. FULL WETLAND DELINEATION TO BE COMPLETED AT A LATER DATE.
3. BUILDING SETBACK REQUIREMENTS ARE PER BRYAN COUNTY CODE OF ORDINANCES SEC. 114-509
4. LANDSCAPE BUFFER REQUIREMENTS ARE PER BRYAN COUNTY CODE OF ORDINANCES SEC. 114-429
5. AERIAL IMAGERY SHOWN WAS OBTAINED FROM NEARMAP, DATED 01/15/2008



ROOF DRAIN	MAL BOX
CABLE TIE BOX	SANITARY SEWER CLEAN OUT
GAZEBO	SEWER SEWER MANHOLE
COMMUNICATIONS BOX	BONE LION
WATER METER	WATER METER
ELEVATION BENCHMARK	GREASE TRAP
FIBER OPTIC MARKER SON	MANHOLE
STORM SEWER	MANHOLE/SEWELBOARD
GAS METER	STORM SEWER
GAS MANHOLE	STORM SEWER MANHOLE
GAS BOX	STORM SEWERS
GAS TANK	TRAFFIC BOX
GAS VALVE	TRAFFIC BOX
TELEPHONE BOX	WATER BOX
TELEPHONE	WATER CONNECTION
TELEPHONE MARKER SON	FIRE HYDRANT
PERMANENT SON	WATER METER
ELECTRIC BOX	WATER MANHOLE
FLOOD LIGHT	WATER VALVE
GUY ANCHOR	WATER VALVE
LIGHT STANDARD	WATER WELL
WATER VALVE	WATER WELL 10" 14" 14" CAP SET
ELECTRIC MANHOLE	NIS
ELECTRIC MANHOLE	NIS SET
UTILITY BOX	NP
UTILITY POLE	NP BOX/FIN FOUND
MANICATED PARKING	P.O. POINT
	P.O. COMMENCING

A map of the study area showing the location of the 'SITE' relative to the 'FARM' and 'RIVER'. The 'FARM' is a large green area on the left, and the 'RIVER' is a blue area on the right. The 'SITE' is a small black rectangle located in the center of the map, between the farm and the river. The map also shows several roads and a network of lines representing the landscape.

708,201 sq. ft. or 16.258 acres

1. Plat of Steeple Chase Phase II prepared by Williams & Swadlow Engineering & Surveying dated 11/27/1991, recorded in Plat Book 402, Page 4 Bryan County, Georgia records.
2. Plat of Banks Subdivision prepared by Southeast Georgia Surveying & Mapping dated 6/11/1998, recorded in Plat Book 464, Page 1 Bryan County, Georgia records.
3. Survey for Roy Estes of Track and Tire, Inc., prepared by Deneen W. Dixon and Associates dated 1/7/2002, recorded in Plat Book 511, Page 6 Bryan County, Georgia records.

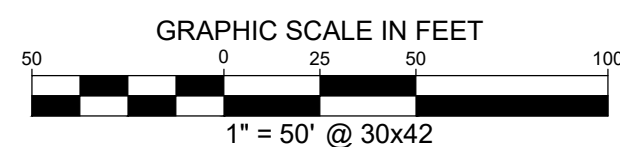
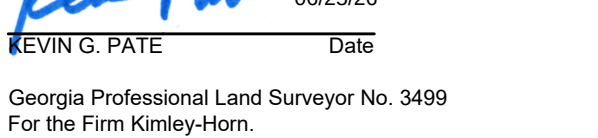
3. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said person, persons, or entity is to use any unimproved land without express permission by the surveying naming said person.
4. Unless otherwise specified, all distances shown are horizontal ground distances.
5. The project horizontal datum is relative to the North American Datum (NAD83). 2011 adjustment, projected to the Georgia State Plane Coordinate System, Georgia East Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD83) using the National Geodetic Survey (NGS) Geoid 18.
6. Lot is vacant with no intended structures.
7. By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as such on the Flood Hazard Insurance Rate Maps of Bryan County, Georgia and incorporated Area Map Number 1302904000, effective date 8/20/2018.
8. The survey shown herein was prepared without benefit of a title search. The undersigned, Kevin P. Vance and Kimberly Horn and Associates, Inc. make no guarantees or representations regarding information shown herein as to its accuracy or completeness. The surveyor's agreements, reservations, and other similar matters

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed using Carlson BRX7 GPS receivers with network adjusted real time kinematic measurements referenced to the Leica HXGN Smartnet network. The GPS survey included redundant measurements with positional accuracy better than 0.07".

This map or plat has been calculated for closure and is found to be accurate within one foot in 925,869 feet.



Kimley»Horn

5		
4		
3		
2		
1	6/25/26	ADDRESSED COMMENTS
No.	DATE	REVISION DESCRIPTION

Kimley»Horn

3930 East Jones Bridge Rd, Suite 350
 Peachtree Corners, GA 30092 COA #1412

Tel. No. (770) 825-0744
www.kimley-horn.com

Scale	Drawn by	Date	Field Date	Project No.	Sheet No.
1" = 50'	BDW	6/24/2026	6/9/2026	011288001	1 OF 1

“B” Attachments – Agency Comments

DRC Review Comments**Attachment B-1**

Bryan County Public Schools - Sara Farr-Newman - 912-459-6518
snewman@bryancountyga.gov

DRC Review Complete

Review Comments:

Fire - Tim Stillwell - 912-963-7893
tstillwell@bryancountyga.gov

DRC Review Complete

Review Comments:

Public Health - Michael May -
michael.may@dph.ga.gov

DRC Review Complete

Review Comments:

This project will require a septic system and private well. A level III soil report will be required to determine soil suitability.

Please call the Bryan County Health Department for assistance.

(912) 756-2636

Public Works - Keith Page - 912-220-2449
kpage@bryancountyga.gov

DRC Review Complete

Review Comments:

Zoning - Sara Farr-Newman - 912-459-6518
snewman@bryancountyga.gov

DRC Review Complete

Review Comments:

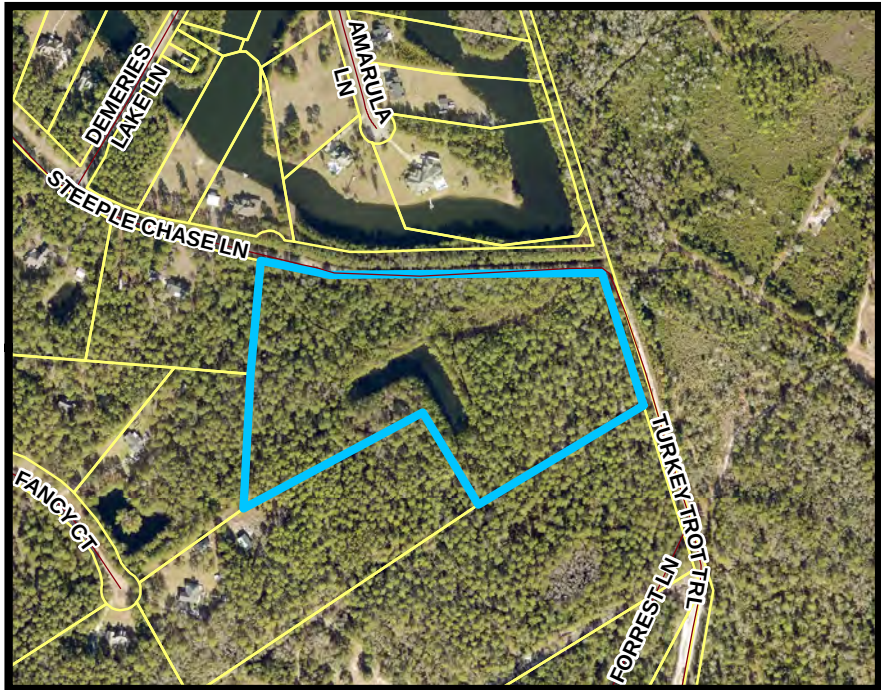
1. See Conditional Use Permit Comments.

Engineering - Paul Teague - 912-660-0086
pteague@bryancountyga.gov

DRC Review Complete

Review Comments:

“C” Attachments – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 065-096
- Parcels

Attachment C-1





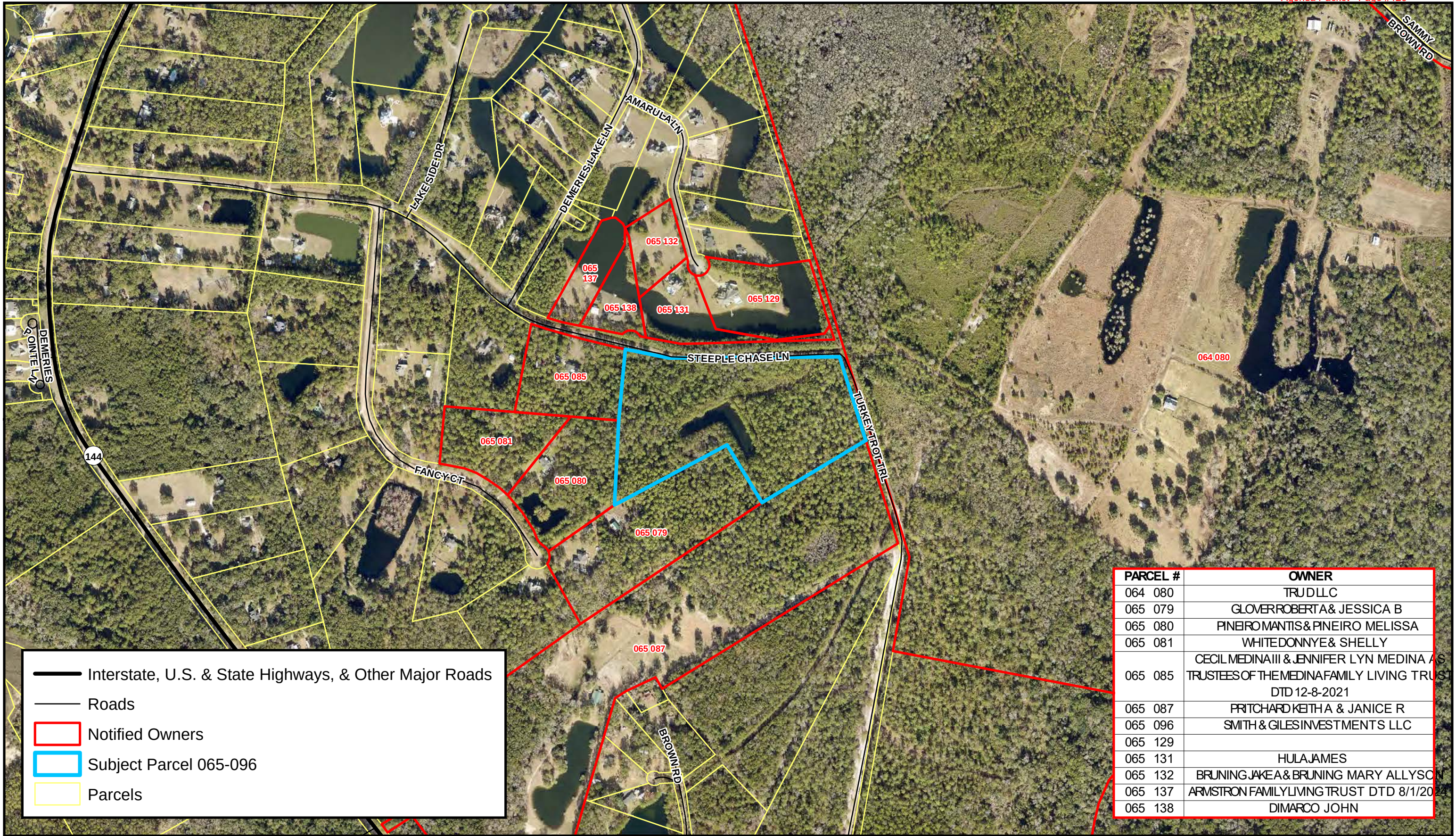
Location Map
Steeple Chase Ln Event Venue
Project # 20260381 - Rezoning

Attachment C-2



Produced by Bryan County GIS
July 2026

DISCLAIMER
Information represented in this compilation from numerous 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, Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.



PARCEL #	OWNER
064 080	TRU D LLC
065 079	GLOVER ROBERT A & JESSICA B
065 080	PINEIRO MANTIS & PINEIRO MELISSA
065 081	WHITE DONNYE & SHELLY
065 085	CECIL MEDINA III & JENNIFER LYN MEDINA AS TRUSTEES OF THE MEDINA FAMILY LIVING TRUST DTD 12-8-2021
065 087	PRITCHARD KEITH A & JANICE R
065 096	SMITH & GILES INVESTMENTS LLC
065 129	
065 131	HULA JAMES
065 132	BRUNING JAKE A & BRUNING MARY ALLYSON
065 137	ARMSTRON FAMILY LIVING TRUST DTD 8/1/2024
065 138	DIMARCO JOHN



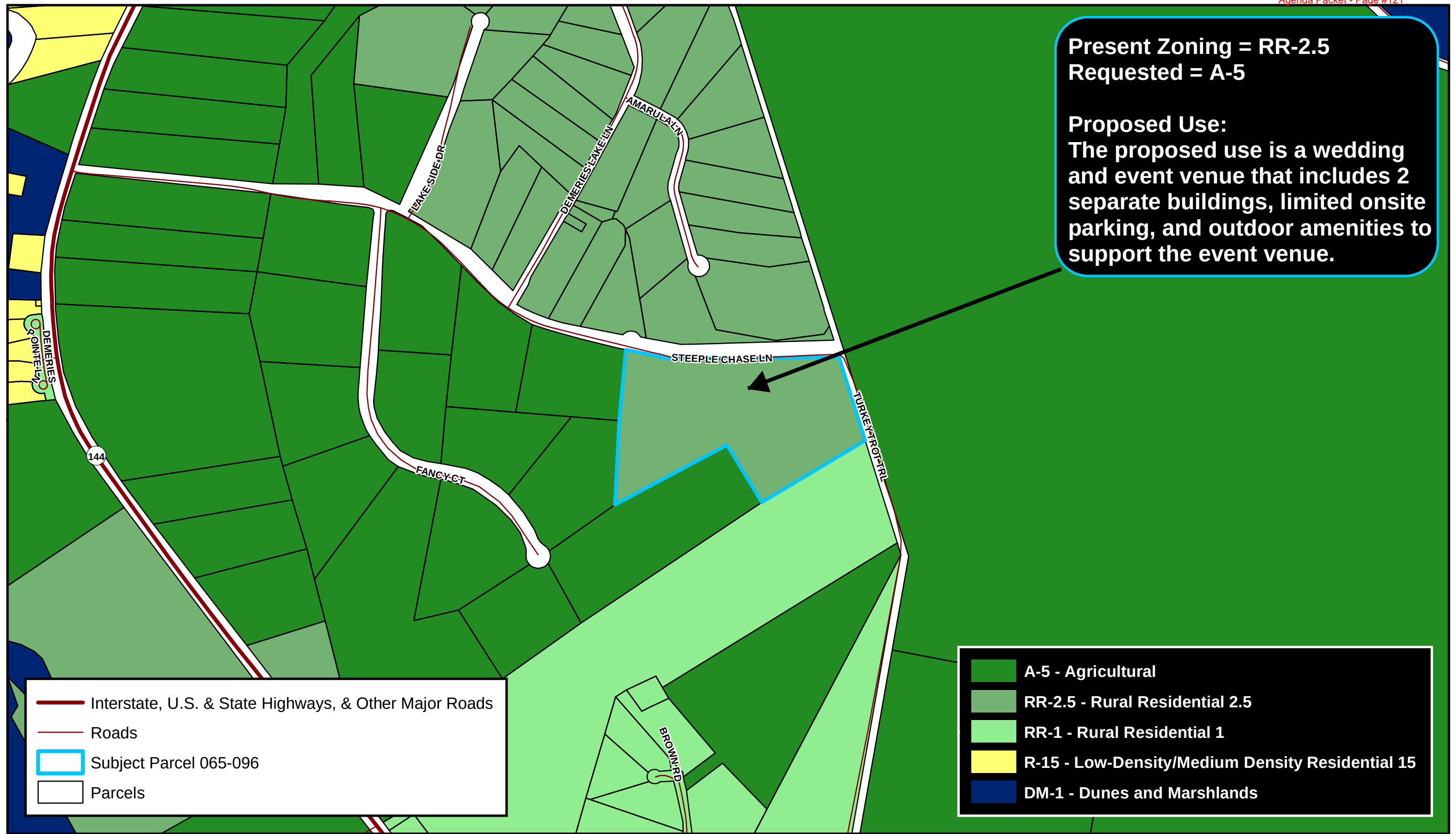
Produced by Bryan County GIS
July 2026



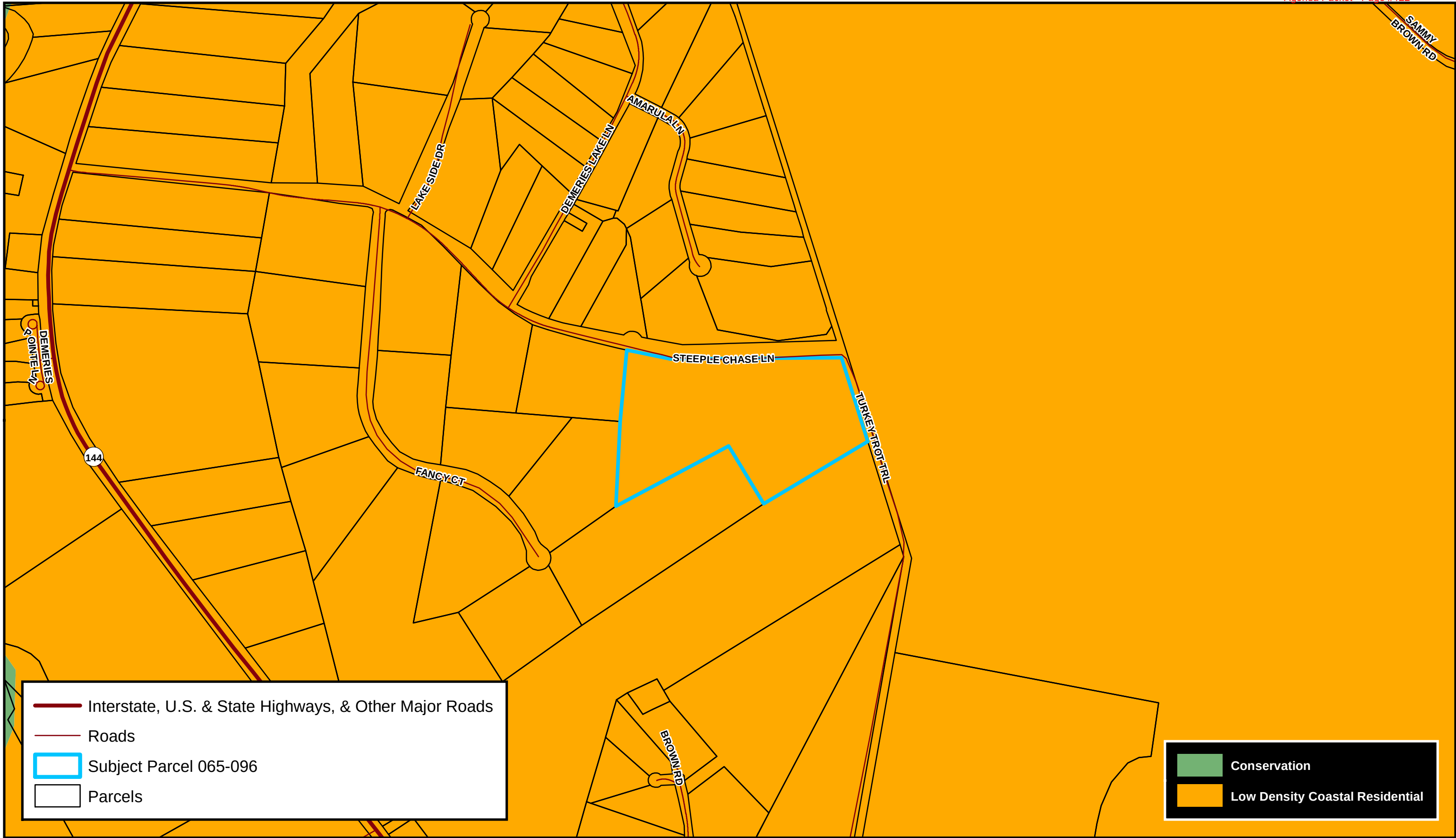
Notification Map
Steeple Chase Ln Event Venue
Project # 20260381 - Rezoning

Attachment C-3

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SAMMY
BROWN RD



**Comprehensive Plan Map
Steeple Chase Ln Event Venue
Project # 20260381 - Rezoning**

Attachment C-5

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Produced by Bryan County GIS
July 2026



“D” Attachments – Public Comment



Re: *EXTERNAL*"Comments on the Proposed Steeplechase Event Center"

From Chris Hoeflinger <[REDACTED]>
Date Fri 8/7/2026 3:01 PM
To Sara Farr-Newman <snewman@bryancountyga.gov>

Attachment D-1

Here you go
please let me know if you received it
Thank you Sara

Comments on the Proposed Steeplechase Event Center

The Issue Before the Commission

There are really three fundamental questions before the commission tonight.

The first question is whether a commercial event center of this intensity is appropriate at this specific location?

Secondly the commission determines “need” and “function.” Is there a demand for this service in this location?

Is a zone change as the vehicle to acquire a conditional use permit the proper order of events, to convert a residential property into full time dedicated commercial use. If financially unsuccessful can the property be reabsorbed back into its residential setting, or will it require a new commercial purpose?

And lastly, the commission should consider the original intent of a commercial conditional use Permit as it pertains to enhancing the versatility of an existing established property owner.

Ultimately , these are all policy decision.

Comparing tonight's Event Center proposal to your previous approval of an Event Center proposal, several miles away is a good way to understand and evaluate these different policies considerations and planning objectives.

You previously approved an event center on the Rhonda Jones property at 300 Jonesarosa Place, approximately about 1 1/2 mile away as the crow flies.

The; Rhonda Jones Property

- **Existing 21-acre owner-occupied residence.**
- **Existing A-5 zoning.**
- **The event venue is an extension of the owner's residential use.**

- **Compatibility is supported by owner operated on-site management and surrounding 10- to 20-acre parcels.**
- **Applicants seeks permits after building primarily residential structure.**
- **If the project fails the property can be easily returned to its original use.**

Steeplechase Property

- **Vacant property with no existing residence.**
- **Currently zoned RR-2.5.**
- **No owner or operator is proposed to reside on-site.**
- **The requested rezoning and Conditional Use Permit would establish a permanent commercial use where none currently exists.**
- **Site improvements permanently alter the use functionality of the property from agricultural/forestry/ residential to full commercial.**
- **Applicants seeks permits before establishing any structures of any kind.**
- **No plan for an occupied residence precludes opportunity for traditional neighborly interactions that enhance country living.**
- **If the project fails, the property cannot be returned to its original function Without major demolition.**

These are fundamentally different situations.

Regarding Demonstrated need

Unlike the Jones property, this site is vacant land. It can still be developed under its existing RR-2.5 residential zoning. There is no existing homeowner seeking to expand the use of a residence, and the community already has an established event venue several miles away, with double the capacity.

Additionally, it not the owner asking for the permits, it a real estate company. There appears to be an agreement to bus in attendees already in place according to the application.

Does the owner manage and run a pre-existing event company in another location, and seeks to use the Steeplechase property to enlarge that business?/ or has Horn been hired to help convert this property to commercial use for a new perspective buyer?

Regarding Precedent

The Commission should also consider the precedent this decision could establish.

Using a Conditional commercial Use Permit to convert residentially zoned property into solely commercial use, before a primary residence is established could encourage similar requests in the future. Over time, this could weaken the County's long-term planning objectives by creating a pathway for commercial conversion of residential land.

A Conditional Use Permit should complement the intent of the zoning ordinance—not circumvent it. Granting this request before the residential and agricultural conditions referenced in Section 114-508 have been satisfied may create an unintended incentive for similar applications.

Request

For these reasons, I respectfully request that the Commission deny the requested rezoning and Conditional Use Permit.

Sent from my iPad

On Aug 7, 2026, at 10:33 AM, Sara Farr-Newman <snewman@bryancountyga.gov> wrote:

Thank you Chris. I am not able to open the comments you sent, are you able to either send them in the body of the email or as a word document?

<Outlook-2kx5g2x.png>

From: Chris Hoeflinger <[REDACTED]>
Sent: Friday, August 7, 2026 1:15 PM
To: Sara Farr-Newman <snewman@bryancountyga.gov>
Subject: *EXTERNAL*"Comments on the Proposed Steeplechase Event Center"

Hi Sarah, please consider these additional comments before you make your recommendation.

I'd also like to draw your attention to an inconsistency in the application. The management plan calls for "approximately 60 events per year. The traffic mitigation study references a maximum of 106 events per year.

That's nearly double the plans estimation. Your office should require a hard cap not an estimation in the management plan before it moves forward to address this significant inconsistency.

Thank you
Chris

Open my shared note:



**Comments on the Proposed
Steeplechase Event Center**
Notes

Sent from my iPad



Board of Commissioners

COMMUNITY DEVELOPMENT

Agenda Packet - Page #130

DATE: AUGUST 11, 2026

PROJECT: 20260381

OVERVIEW

APPLICANT: Emily K. Kroutil
OWNER: Smith & Giles Investments, LLC
REVIEWER: Sara Farr-Newman, Senior Planner

PROPERTY

PIN: 065-096
ADDRESS: Steeple Chase Ln
ZONING: RR-2.5, Rural Residential
CHARACTER AREA: Low Density Coastal Residential
EXISTING USE: Vacant
SIZE: 16.29 Acres
COMMISSION DISTRICT: District 4

PUBLIC HEARING DATES

P&Z: August 18, 2026
BOC: September 8, 2026

LEGAL AD: July 30, 2026
NOTICE: August 3, 2026
SIGN POSTED: August 3, 2026

APPLICABLE REGULATIONS

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Unified Development Ordinance, Article III, Division 4. Conditional Use Permits
- Bryan County Unified Development Ordinance, Article VII, Division 3. Specific Use Standards, Section 114-739. Rural Event Venue

REQUEST

Approval for a Conditional Use Permit to allow a Rural Event Venue.

RECOMMENDATION

Based on the findings within this report, staff recommends denial of the CUP due to impacts on the surrounding area and incompatibility with the character of the area.

Should the CUP be approved, staff recommends the following conditions:

1. A final operation plan document is provided and approved prior to site plan approval;
2. An opaque wall or fence, not taller than six feet in height and not less than 42 inches in height of wood or masonry material, be installed along the property line adjacent to the entry on the west and along areas where the internal road loop encroaches into the 100 ft buffer. This must be submitted as part of the site plan submittal;
3. The 100-foot buffer must remain undisturbed vegetation except for the encroachment shown on the concept plan;
4. A minimum of three ADA spaces must be provided on site;
5. An area for overflow parking must be shown on the site plan submittal;
6. The rideshare agreement must be provided for staff to keep on file prior to site plan approval.

LOCATION MAP





I. GENERAL INFORMATION

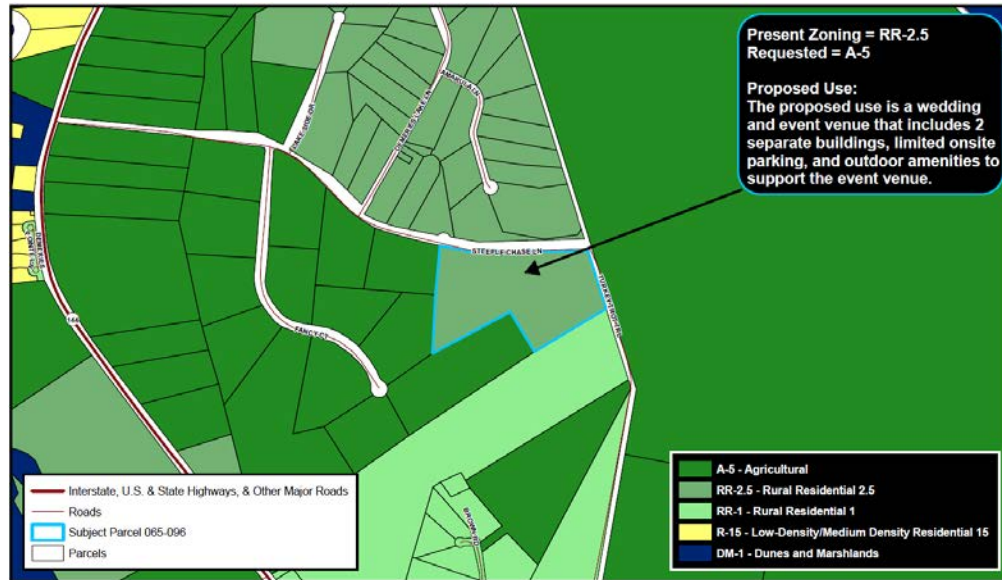
1. APPLICATION: A conditional use permit application was received by the Community Development Department on June 30, 2026.

2. BACKGROUND: The applicant is requesting approval for a conditional use permit “(CUP)” to allow a rural event venue for the subject property. The applicant has also applied for a rezoning to “A-5”, Agricultural District, in conjunction with this application, which is being reviewed separately. The venue is proposed to have a capacity of up to 200 guests and up to 60 events per year. Two buildings, a 2,500 sq ft wedding chapel and a 3,000 sq ft reception building, are proposed to be constructed to support the use, in addition to landscaping, parking, internal roads, and other required infrastructure. An outdoor space is also proposed to include uses such as trails, a gazebo, and similar uses. Outdoor events will be permitted at the venue. The applicant is also proposing to reduce the parking to 15 spaces from the required 70 spaces due to the utilization of a ride share requirement for all events.

3. PRIOR BOARD ACTIONS: No prior applicable Board actions were identified.



4. PROJECT ZONING OVERVIEW:



	Character Area	Zoning	Current Use
North (Across Steeple Chase Ln)	Low Density Coastal Residential	RR-2.5: Rural Residential	Single Family Residential (Demeries Lake)
East (Across Turkey Trot)	Low Density Coastal Residential	A-5: Agricultural	Vacant/Timberland
South	Low Density Coastal Residential	A-5: Agricultural & RR-1: Rural Residential	Single Family Residential
West	Low Density Coastal Residential	A-5: Agricultural	Single Family Residential (Steeplechase)



II. ANALYSIS UNDER ARTICLE III, DIVISION 4. CONDITIONAL USE, SECTION 114-332:

A conditional use is permitted only if the applicant demonstrates that the proposed use and its operation:

1. **REGULATIONS.** *Comply with all regulations of the applicable zoning district and any applicable supplemental use regulations unless specifically modified through the approval process.*

STAFF FINDINGS: Per the Unified Development Ordinance (UDO), the proposed use as a “rural event venue” is a conditional use within the “A-5” Agricultural Zoning District only. Should the rezoning be denied, the CUP for the rural event venue cannot be approved. If the property is rezoned to “A-5”, the following conditions are required for the rural event venue use:

- A. *All uses and required improvements must be located on the same parcel.*

All uses, including the buildings and parking, are proposed to be located on the subject parcel.

- B. *Minimum parcel size is five (5) acres.*

The subject parcel is 16.29 acres, which exceeds the minimum lot size requirement.

- C. *An operational plan, which shall be maintained and available on-site at all times, must be provided that includes the following information at a minimum:*

The applicant provided responses to the individual criteria required for the operational plan as detailed below, but has not provided the completed plan. A final plan will be required to be submitted and approved prior to site approval for the venue if the CUP is approved.

- a. *Parking plan to include traffic control and emergency access.*

The applicant provided a site plan with the proposed parking/access, to include 15 parking spaces, bus/trolley turnaround, service/delivery access, and internal roads. During events, no roadside parking will be permitted and an on-site event attendant will direct traffic. One access is proposed, which must be 30 feet in width per the Fire Marshall.

- b. *Life/safety plan.*



If approved, the applicant indicated they will install required fire suppression and alarm systems and illuminated exits. They will also be ADA compliant and ensure emergency vehicle access is maintained. Additionally, an on-site manager will be present at all events. A final life safety plan will be required to be submitted and approved by the appropriate County authority at the time of site plan submittal should the CUP be approved.

c. Capacity of the venue.

The proposed capacity is 200 guests maximum.

d. Event types.

The venue will be utilized for weddings, private celebrations such as anniversaries, and corporate retreats/dinners.

e. Anticipated number of events per year.

The applicant anticipates 30-40 weddings and 10-20 private/corporate events a year, a total of 40 to 60 events annually.

f. Maximum number of attendees per event.

The venue can accommodate up to 200 guests.

g. Hours and days of operation.

On nonevent days the venue will operate Monday-Friday from 9 AM to 5 PM. On event days the times will vary based on events but will fall in the range of 7 AM to 10 PM on weekdays and 7 AM to 11 PM on weekends. Music will end 30 minutes prior to closing and the site will be cleared within an hour after the event ends.

h. Number of full and part-time employees.

The number of employees has not been determined at this time. Vendors will be hired per event and insured independently. This information must be supplied in the final operational plan.

i. Use of music at the facility, including types of sound amplification.



Indoor amplified music will be permitted. Outdoor music will be limited to ceremony use only. Directional speakers will be used with no subwoofer heavy music permitted outside. Contracts for DJs or bands will require compliance with the County Ordinance. Per the applicant, sound levels will meet requirements at the property line. The applicant indicated on site attendants will also measure sound levels at the property line throughout events to ensure requirements are met.

j. Food and alcohol preparation or services on-site.

There will be no permanent restaurant/food service on the site with catering provided only by licensed vendors. Alcohol will be served by licensed and insured bartenders who have proper permitting for alcohol sales. There will be no after-hours bar operations.

k. Provision of restroom facilities.

A permanent ADA restroom(s) will be located in one of the proposed buildings. Restrooms will be designed to meet occupancy requirements with all restrooms being located in the proposed buildings. No portable restrooms will be utilized. Staff will review requirements at site and building plan submittal to ensure compliance.

l. How solid waste will be disposed of.

A commercial waste service contract will be in place for the venue. Dumpsters will be screened from view and waste removed weekly or after large events. Dumpster location and screening will be reviewed during site plan review.

m. Any other documentation required by the Community Development Director.

No additional documentation requirements were identified at this time for the operational plan.

D. A concept plan and preliminary architectural elevations are required as part of the Conditional Use Permit application.

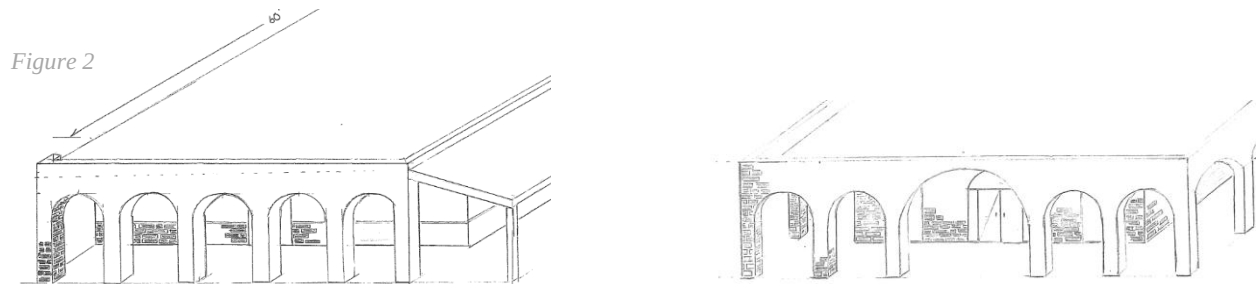
A concept plan and elevations have been provided. The concept plan includes the following: a 2,500 sq foot wedding venue, a 3,000 sq ft reception venue, outdoor area to include garden, gazebo, trails, etc, parking and bus loop, and buffers (Figure 1). The applicant also provided



conceptual architectural elevations (Figure 2).



Figure 1



- E. At least one permanent building must be located on-site. Buildings and structures must maintain rural character.*

A permanent wedding venue and reception building are proposed on the site, which will also incorporate office space. The applicant indicated they designed the buildings to blend into the setting.

- F. All buildings and structures must be setback at least 100 feet from property lines.*

The proposed buildings and outdoor space are setback 100 feet from the property line.

- G. All temporary structures, e.g., tents, stages, chairs, dance floors, etc., must be a minimum of 100 feet from property line or 150 feet from the nearest adjacent residential structure, whichever is greater.*



The outdoor event space is set back 100 feet from the property. The applicant indicated they will meet this standard for temporary structures.

- H. If temporary outdoor lighting is to be provided, lighting must not spill onto adjacent properties and shall be downward facing.*

The applicant indicated they will meet all lighting requirements to ensure they do not impact adjacent properties.

- I. Property shall have frontage on a County-approved private or public road providing access to the venue. Access drives or private easements shall not be the primary entrance/exit.*

The applicant is proposing to have one access point on the County portion of Steeple Chase Ln. This Road changes from a paved County maintained road to a private unpaved road in front of the property (Figure 4). Ownership of the private portion of the road has not been established, so any access on the private portion of the road cannot be approved for encroachment by the County. The Fire Marshall will permit one access instead of the required two, conditional on the access and a portion of the entry road being 30 feet wide as proposed on the concept plan.

- J. A buffer may be required and shall be established through the Conditional Use Permit process. The need for and size of a buffer shall be determined/based upon the distance to the nearest residential structure, nature of events (indoor/outdoor), and location of the facilities (temporary or permanent) to the property lines. If required, the buffers must meet the buffer design requirements in article VI, section 114-630 unless otherwise specified.*

The applicant indicated they plan to maintain the existing mature vegetation around the site to buffer the use from surrounding properties. Staff recommends requiring the vegetation remain undisturbed within the 100 ft setbacks as a buffer except for the encroachments for parking and internal access as shown.

Additionally, if the CUP is approved staff recommends an opaque wall or fence, not taller than six feet in height and not less than 42 inches in height of wood or masonry material, be installed adjacent to the entry on Steeple Chase Ln and along the property line where the driving loop is located, to minimize the impact on adjacent properties, as indicated in yellow in Figure 3.



Figure 3

- K. *The non-residential development parking standards (article VI, section 114-616(d)) shall apply, except all parking shall be on-site. The number of spaces required shall be determined during the Conditional Use Permit Process.*

Under non-residential parking standards, the use would require 1 parking space per 3 people based on the maximum capacity plus ADA parking. This results in a requirement of 67 spaces plus 3 ADA spaces. The concept plan proposes providing 14 gravel parking spaces and 1 ADA paved space, a total of 15 spaces. Per the applicant, these spaces would be reserved for guests requiring accessible parking, essential venue personnel, event principals, and a limited number of vendors. General event attendees would not be permitted to park on the property or along Steeple Chase Lane or any surrounding road.

The limited spaces proposed are due to the applicant's requirement for events to utilize ride sharing and similar services. Travel options for guests would include shuttle or trolley transportation from a designated location off site such as a hotel or rideshare transportation for smaller events. Vehicles would not be permitted to wait, queue, load, unload, or idle on Steeple Chase Ln. This requirement would be included in the venue agreement and the information for the rideshare or shuttle service would be required to be provided to the venue prior to the event. Venue staff would also control traffic at the entrance to prevent issues.

Staff is generally supportive of the desire to reduce parking in order to maintain the rural character and mature vegetation on the site, as well as minimizing traffic disruption to a residential area on a local road; however, there are concerns the proposed amount of parking, particularly ADA parking, is not sufficient. Staff recommends a minimum of 3 paved



ADA spaces be required per the non-residential parking requirement. Additionally, at the time of site plan submittal the applicant must indicate an area on the site for overflow grassed parking if needed.

- L. Parking areas may be unpaved. ADA spaces must be provided per section 114-619.*

Gravel parking is proposed with one paved ADA space. A minimum of 3 ADA spaces need to be provided and designed per requirements.

- M. The noise for events shall not exceed 50 dBA at the property line.*

The applicant indicated they will meet this requirement, including having venue staff measure sound levels throughout events.

- N. An on-site manager shall be present and available for the duration of all events. Their contact information shall be provided and kept up to date with the Community Development Director.*

The applicant indicated an on-site manager will be present for all events. They must provide contact information prior to the first event and update as necessary.

- O. All structures and buildings shall be built to code and approved by a Bryan County building inspector and meet fire codes as well as all other local and state regulations.*

If the use is approved, the applicant will be required to submit a building permit for all buildings and structures, which includes review to ensure all code requirements are met.

- P. Events shall be limited to 7:00 a.m. to 10:00 p.m. weekdays and 7:00 a.m. to 11:00 p.m. on weekends unless otherwise specified during the CUP process.*

The applicant's proposed days and hours of operation meet these requirements.

- Q. Special events, as defined in this UDO, shall be permitted through the approval process identified in section 114-424.*

This requirement will be met.

- R. All signage shall follow the regulations for authorized institutional uses located in the A-5 zoning district in section 114-667, Exhibit 667a. These standards may be altered during the conditional use permit approval if alternative signage is proposed.*



The applicant did not provide any proposed alternative signage, so will be held to the standards specified for signage.

S. Public health department approval shall be obtained, as needed.

The applicant indicated they will obtain all required public health department approvals. This will include septic, and if utilizing well water for guests, required regular testing. At this time the applicant is only proposing to have a catering kitchen. If in the future this is expanded to a full kitchen, a CUP amendment must be applied for and further reviews as required completed at that time.

T. Permanent restrooms shall be required to accommodate the expected capacity of the venue.

The applicant indicated they will meet code requirements for restrooms, which will be permanent and located within the proposed buildings. Staff will review when a building permit is submitted to ensure all bathroom requirements, including ADA accessible restrooms, are met.

U. Overnight lodging, including camping, shall not be permitted unless specifically approved via the CUP process.

Overnight lodging is not proposed.

V. Amendment to the approved CUP (major and minor) shall be processed in accordance with section 114-337.

Any amendments to the CUP shall follow the requirements and process in Sec. 114-337 of the UDO.

2. CHARACTER OF THE NEIGHBORHOOD. *Conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of the property in the immediate vicinity for the purposes already permitted.*

STAFF FINDINGS: According to the Bryan County Comprehensive Plan, the area is located in the Low Density Coastal Residential Character Area. This Character Area is characterized by existing low-density residential development near the coastline without access to public water and sewer currently or in the near-term. There may be areas of commercial development, but



they will be limited to certain intersections and crossroads. The closest crossroad to this site is the Kilkenny Community Crossroads. This is located at the intersection of Highway 144 and Kilkenny Rd, an approximately 2.5-mile drive from the subject site. The proposed use is not consistent with the Character Area, as it would allow a commercial use to encroach into a low-density residential area.

Additionally, the proposed access, which must be located on the County owned portion of Steeple Chase Ln, is located in close proximity to the adjacent property to the west. This is likely to have a negative impact on that residentially developed property due to noise and traffic impacts.

The applicant indicated they have designed the site to have minimal impact to existing vegetation, wetlands, and other natural features, which also buffer the use from the surrounding residential properties. They also indicated the location and scale of the buildings will have minimal impact on the area. Additionally, they indicated their ride share requirements for events and staffing will ensure all requirements are met and minimize any impact on surrounding uses.

While staff acknowledges the efforts made to maintain the rural character of the site and maintain compatibility with the low-density residential and rural character of the area, the intensity of the event venue use is likely to have a significant impact on the area both through its commercial nature and required infrastructure, as well as the impact of the traffic on the character and existing roads, which include small local roads not designed to handle event traffic. Staff does not find the proposed use to conform to the character of the neighborhood.

3. **ADEQUACY OF PUBLIC FACILITIES AND SERVICES.** *Are served by adequate public facilities as set forth herein.*

STAFF FINDINGS: In reviewing public facilities and services, the following is noted:

- **ROADS:** One access is proposed on the County owned portion of Steeple Chase Ln, which is categorized as a local road. The property will not access Turkey Trot Trl. Steeple Chase Ln changes from a County maintained road to an unpaved private road in front of the subject property (Figure 4). The current ownership of the private portion of Steeple Chase Ln has not been clearly identified by the applicant, so staff has been unable to confirm the property's right to access this portion of the road and/or obtain documentation of approval from the owner as needed. Should the CUP be approved, Staff will only be able to permit encroachment/access on the County maintained portion of the road as proposed.

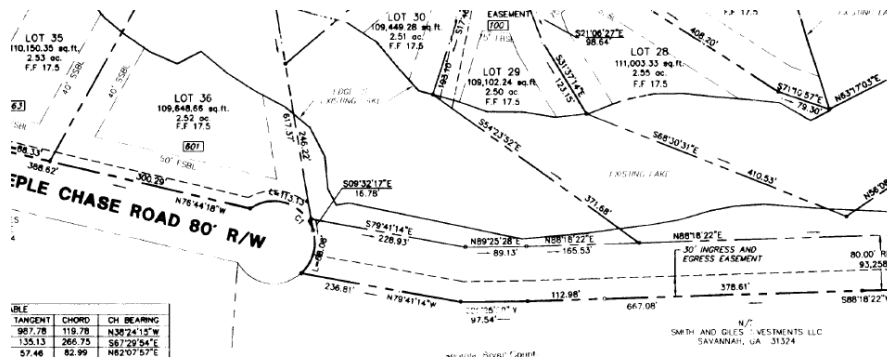


Figure 4 (Plat Recorded in Book 568, Page 9)

The applicant did complete a traffic waiver request incorporating the proposed rideshare requirement, which was conditionally approved by the County Engineering Department with the following condition:

...the County reserves the right to require a TIA to be provided for the proposed development should conditions warrant during the review of the CUP application. The applicant shall provide verifiable supporting documentation as to the transportation system asserted in the Waiver Request at that time.

The waiver request utilized a church as a comparable use for trip generation. The applicant indicated in the waiver they expect the majority of events to be around 90 guests. The calculations resulted in the following trip generation information:

Land Use	ITE Code	Density	Event Day Daily Traffic Volumes			Event Day Peak Hour of Generator Traffic Volumes		
			Total	Enter	Exit	Total	Enter	Exit
Church	560	Typical Event Capacity						
		90 Seats	199	99	100	59	29	30
		Maximum Event Capacity						
		200 Seats	442	221	221	117	57	60

Factoring in the proposed rideshare requirement, which includes a presumption that 15 people will be transported per shuttle, the analysis resulted in the following trip generation data:



Scenario	Total Event Day Daily Traffic Volumes	Total Event Day Peak Hour of Generator Traffic Volumes
Typical Event	46	20
Maximum Event	66	25

The resulting number of trips do not meet the County threshold to require a TDA or TIA, though per the Engineering Department condition, final documentation for the rideshare agreement is required.

- **PARKS AND RECREATIONAL FACILITIES:** Henderson Park and Timber Trail Park provide public recreation facilities for South Bryan County. It is not anticipated that the CUP will require an increase in parks or recreational services.
- **POLICE AND FIRE PROTECTION:** The Bryan County Sheriff's Office and Bryan County Emergency Services provide police and fire protection for the subject property. The applicant indicated emergency vehicle access has been incorporated into the proposed layout. Emergency services will review the plan to ensure requirements are met should the CUP be approved.
- **SCHOOLS:** Frances Meeks Elementary, McAllister Elementary, Richmond Hill Primary, Richmond Hill High School, and Richmond Hill Middle School currently serve South Bryan County residents. It is not anticipated that the CUP will require an increase in school services.
- **STORMWATER DRAINAGE SYSTEMS:** The applicant has provided a preliminary concept plan for the proposed rural event venue. Should the rezoning and CUP be approved, the applicant will be required to submit full civil plans for review to ensure all stormwater requirements are met.
- **WATER SUPPLY AND WASTEWATER TREATMENT:** The property will utilize well and septic for water supply and wastewater treatment. They will be required to get permits as required from the Public Health Department.

4. **ORDERLY DEVELOPMENT.** *Do not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.*



STAFF FINDINGS: The applicant highlighted the proposed layout as maintaining the site’s rural character and protecting open spaces and resources located on the site to avoid impacts on adjacent residential and agriculturally zoned properties. While Staff acknowledge the proposed layout does preserve large areas of open space, there are concerns about introducing a commercial use in this area due to its impact on the small local roads as well as close proximity to large-lot residential development. Permitting the use may negatively impact the surrounding area due to the large event sizes and the number of events proposed annually. Additionally, the site would have less of an impact on surrounding properties should it be utilized for permitted uses under with the existing “RR-2.5” zoning district or the proposed “A-5” zoning district.

Staff also has concerns that have not been fully addressed regarding traffic and the utilization of the rideshare services. The character of the area is rural as indicated by the large lots, “A-5” and “RR” zoning districts, and small local roads, including some unpaved roads, surrounding the lot. Although the applicant has indicated they will be requiring rideshare or shuttle transportation for events, these modes of transportation in addition to vendor traffic will increase traffic on the roads. This agreement will also be difficult for County staff to enforce, particularly as most events will occur on weekends. Even if rideshare requirements are enforced, this increase in traffic will impact the area on a regular basis and will negatively impact the rural character of the area as well as potentially create difficulty for some residents to access their lots. Later events will also lead to more late night traffic and noise.

5. **HEALTH, SAFETY, AND WELFARE.** *Are not detrimental to or endanger the public health, safety, comfort or general welfare.*

STAFF FINDINGS: The applicant emphasized the professional management of the site and venue, operating hours, internal infrastructure and parking, design of the site to protect natural areas, and adherence to other CUP standards as evidence the use would not be detrimental to or endanger the public health, safety, comfort or general welfare.

Staff finds that while the proposed layout does reduce impacts on natural features on the site and leave considerable open space, the location of the site itself does not make it conducive to the rural event venue use. This is further supported by the Comprehensive Plan’s Character Area Map, which indicates commercial uses in this character area should be located strategically at larger intersections and along major roadways. These factors, along with increased traffic and its impacts on road safety, particularly on smaller local roads, could lead the use to have a negative impact on health, safety, and welfare.



6. **INDIVIDUAL INTERESTS.** *Promote the public health and welfare sufficiently to outweigh individual interests that are adversely affected by the establishment of the proposed use.*

STAFF FINDINGS: The applicant highlighted public benefits, including supporting Bryan County's tourism and hospitality economy while creating local employment for staff, vendors, florists, and other event related small businesses as outweighing any limited adverse impacts of the proposed use.

Staff does not find that the use promotes public interest sufficiently to outweigh adverse impacts on individual interests. These impacts could include increased traffic particularly late at night, vendor traffic including large vehicles and trucks, road impacts, increased noise, and incompatibility of the use with the rural character of the area. The proposed rideshare agreement to reduce traffic is also difficult to enforce, so traffic could be much higher than anticipated by the traffic waiver if not strictly adhered to for all events.



III. STAFF RECOMMENDATION

Based on the findings within this report, staff recommends denial of the CUP due to impacts on the surrounding area and incompatibility with the character of the area.

Should the CUP be approved, staff recommends the following conditions:

1. A final operation plan document is provided and approved prior to site plan approval;
2. An opaque wall or fence, not taller than six feet in height and not less than 42 inches in height of wood or masonry material, be installed along the property line adjacent to the entry on the west and along areas where the internal road loop encroaches into the 100 ft buffer. This must be submitted as part of the site plan submittal;
3. The 100-foot buffer must remain undisturbed vegetation except for the encroachment shown on the concept plan;
4. A minimum of three ADA spaces must be provided on site;
5. An area for overflow parking must be shown on the site plan submittal;
6. The rideshare agreement must be provided for staff to keep on file prior to site plan approval.



IV. ATTACHMENTS

Application:

A-1 Authorization by Property Owner Form

A-2 Disclosure Statement

A-3 Conditional Use Criteria Form

A-4 Concept Plan (Revised 8/4/2026)

A-5 Boundary Plat

A-6 Trip Generation Analysis

A-7 Building Elevations

A-8 Written Narrative

Agency Comments:

B-1 DRC Comments dated 7/17/2026

Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

Public Comment

D-1 Chris Hoeflinger comment received 8/7/2026

“A” Attachments – Application

Attachment A-1

Authorization of Property Owner Form

1. Property Owner Information	Property Owner(s): <u>Randal S Giles and Donald S Smith Smith & Giles Investments, LLC</u> Mailing Address: <u>9 Telfair Place</u> City: <u>Savh</u> State: <u>Ga</u> Zip: <u>31415</u> Telephone: _____ Email: _____ Property Address: <u>0 Steeple Chase Lane</u> Property Tax ID: <u>065-096</u>																														
2. Applicant Information	Is the Applicant the same as the Owner(s)? Y ☐ N ☒ If no, complete this section. Applicant: <u>Emily K Kroutil</u> Mailing Address: <u>1207 E 34th Street</u> City: <u>Savannah</u> State: <u>GA</u> Zip: <u>31401</u> Telephone: <u>[REDACTED]</u> Email: <u>[REDACTED]</u>																														
3. Representative Information	Is the Representative the same as the Applicant? Y / N If no, complete this section. Representative: <u>Brian Clouser</u> Mailing Address: <u>33 Bull Street, Suite 505</u> City: <u>Savannah</u> State: <u>GA</u> Zip: <u>31401</u> Telephone: <u>[REDACTED]</u> Email: <u>[REDACTED]</u>																														
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Authorization of Property Owner Form

The undersigned below, being of sound mind and legal age, deposes and states; That I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Bryan County, Georgia.

I authorize the person(s) named above on page 1 to act as applicant or representative in the pursuit of the above applications/permits for my property. Additionally, I acknowledge and accept that I will be bound by the decision of the County Board of Commissioners, Board of Adjustment, or any authorized staff acting under administrative authority. This includes any conditions or requirements imposed as part of any approval or denial.

I additionally hereby authorize the staff of Bryan County to enter upon and inspect the premises which are the subject of this application.


Signature of Owner Smith & Giles Investments, LLC

7-6-26
Date

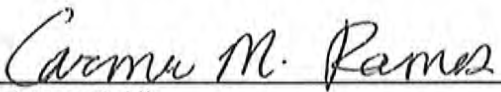
065 096
Property Address or Property Tax ID

Personally appeared before me,

Donald S. Smith
(Owner's Printed Name)

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

This 6 Day of July, 2026.


Notary Public



(Notary Seal)

**Each listed Property Owner MUST sign and notarize this page. Attach additional sheets if needed.*

Authorization of Property Owner Form

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I additionally hereby authorize the staff of Bryan County to enter upon and inspect the premises which are the subject of this application.

Randal S. Giles
Signature of Owner Smith & Giles Investments, LLC

7-6-26
Date

065 096
Property Address or Property Tax ID

personally appeared before me,

Randal S. Giles
(Owner's Printed Name)

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

This 6 Day of July, 2026.

Carmen M. Ramos
Notary Public



(Notary Seal)

**Each listed Property Owner MUST sign and notarize this page. Attach additional sheets if needed.*

Bryan County Board of Commissioners

Community Development Department



Attachment A-2

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.

Emily K. Houtel

Signature of Applicant

Bryan County Board of Commissioners

Community Development Department



Attachment A-3

IMPACT ANALYSIS FOR CONDITIONAL USE PERMITS

The standards below shall be considered for any conditional use permit. Applicants must complete this form and include with their application. Attach additional sheets as need.

A conditional use is permitted only if the applicant demonstrates the proposed use and its operation:

1. Comply with all regulations of the applicable zoning district and any applicable supplemental use regulations unless specifically modified through the approval process.

The proposed wedding and special event venue will comply with all applicable requirements of the A-5 Agricultural zoning district, including all development standards, setback requirements, parking regulations, environmental protections, stormwater management, and applicable supplemental use regulations. The site plan has been designed to meet the required 50-foot front, side, and rear setbacks while preserving existing natural features, including wetlands and the existing pond. Any future construction and site improvements will be completed in accordance with Bryan County development

2. Conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted.

The proposed venue has been intentionally designed to complement the existing rural character of the surrounding area. The 16.26-acre property provides substantial natural buffers between neighboring properties and event activities. Existing mature trees, wetlands, and open space will remain largely undisturbed, creating visual screening and minimizing impacts to adjacent residences.

Buildings are modestly scaled and are centrally located on the property rather than adjacent to property lines. Outdoor gathering spaces are positioned to utilize the site's natural landscape while maintaining separation from neighboring properties. Event operations will be professionally managed with scheduled

3. Are served by adequate public facilities as set forth herein.

The proposed development will be adequately served by existing public infrastructure.

Vehicular access is provided from Steeple Chase Lane through controlled entrance drives.

On-site parking will accommodate guests and staff in designated parking areas.

Water supply, wastewater treatment, and utilities will be provided in accordance with all Bryan County and Georgia Environmental Protection Division requirements.

Emergency vehicle access has been incorporated into the site layout.

4. Do not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

The proposed venue supports the orderly development of surrounding properties by maintaining the site's rural appearance and preserving significant natural resources. The development does not introduce intensive commercial or industrial activity into the area and will not restrict neighboring landowners from utilizing their properties for permitted residential or agricultural purposes.

The project enhances the local economy while maintaining the area's established rural development pattern. Future improvements have been carefully located to avoid encroachment into environmentally

5. Are not detrimental to or endanger the public health, safety, comfort, or general welfare.

The proposed use will not be detrimental to public health, safety, or welfare.

Measures incorporated into the project include:

Professionally managed events with scheduled operating hours.

Designated parking areas to prevent roadside parking.

Safe internal circulation for guests, vendors, and emergency responders.

Compliance with all applicable building, fire, accessibility, and life safety codes.

6. Promote the public health and welfare sufficiently to outweigh individual interests that are adversely affected by the establishment of the proposed use.

The proposed venue provides significant public benefits that outweigh any limited impacts associated with periodic special events.

The project will:

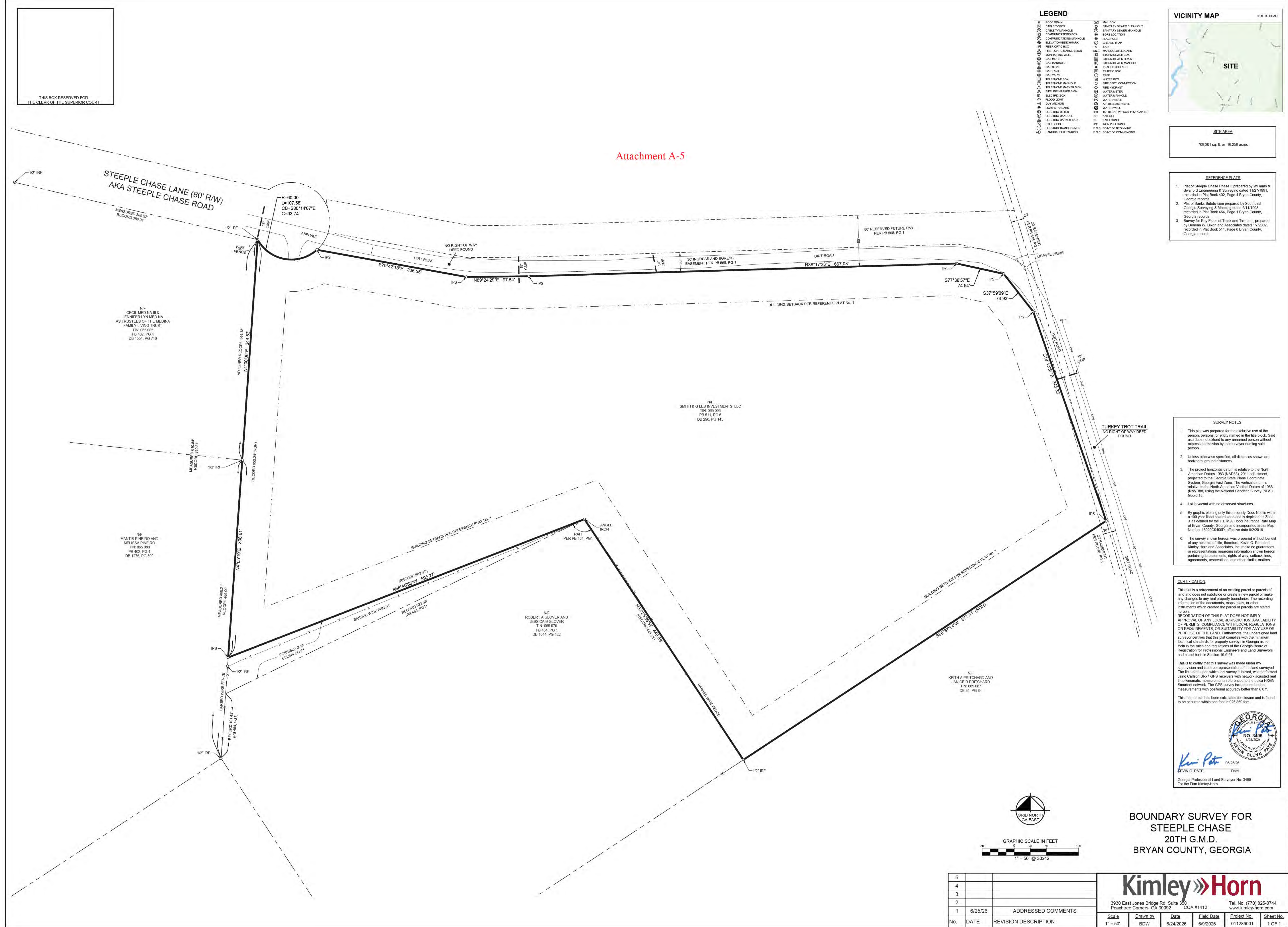
Support Bryan County's growing tourism and hospitality economy.

Create local employment opportunities for event staff, vendors, caterers, florists, photographers, musicians, transportation providers, and other small businesses.

Attachment A-4



Attachment A-5



MEMORANDUM

To: Emily Kroutil
Todd Kroutil

From: Shane Henry, EIT
Brian Clouser, PE
Kimley-Horn and Associates, Inc.

Date: May 27, 2026

Subject: **0 Steeple Chase Lane Event Venue**
Traffic Impact Analysis/Traffic Design Analysis Variance Request

BACKGROUND

At the request of Emily Kroutil ("the Client"), Kimley-Horn has completed a trip generation analysis for a proposed event venue located at 0 Steeple Chase Lane in Bryan County, Georgia ("the Development"). The Development will include a 3,000 square-foot (SF) reception building, 2,500 SF indoor wedding chapel, and an outdoor wedding area to support a maximum event capacity of 200 guests. Access to the Development is proposed via two driveways: one along Steeple Chase Lane approximately 0.7 miles east of SR 144/Bryan Neck Road and one along Turkey Trot Trail, approximately 300 feet south of Steeple Chase Lane.

Bryan County ("the County") Unified Development Ordinance (UDO) Section 114-428 states the following with respect to the need for a Traffic Impact Analysis (TIA) and Traffic Design Analysis (TDA):

1. (c-2): *Applicability. A TIA will be required to be submitted and approved by the director of engineering prior to approval of a sketch plat, zoning map amendment, conditional use permit, planned development plan, or site plan for development that exceeds the following thresholds in one or more development applications submitted for a parcel or contiguous parcels under common ownership at the time of the adoption of this UDO or at the time of the development application:*
 - a. *The proposed development will generate more than 1,000 average daily trips at full occupancy, according to most current version of the ITE Trip Generation Manual or comparable research data approved by the engineering director; or*
 - b. *The proposed development will concentrate 300 or more trips per day through a single access point*
2. (d): *Traffic design analysis (TDA) purpose and applicability. All development projected to generate 200 average daily trips more than existing conditions that does not require a TIA shall be required to complete a traffic design analysis (TDA).*
3. (e): *Waiver. The engineering director may waive requirements of a TIA or TDA upon the receipt and review of such written request accompanied by supporting documentation from the applicant's traffic engineer, which provides sufficient data in determining that the analysis is not necessary to determine needed road improvements, that adequate capacity exists to serve the proposed development, and that no unsafe or hazardous conditions will be created by the development as proposed.*

The purpose of this memorandum is to evaluate the potential need for a TIA or TDA by comparing the number of expected net new trips generated by the Development against TIA and TDA requirement thresholds stated in the County's UDO. Additionally, other considerations are included in this memorandum which support a TIA/TDA Waiver for the Development.

TRIP GENERATION ANALYSIS

Trip generation estimates were developed using data from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 12th Edition*. A specific Land Use Code (LUC) for event venues is not included in the *Trip Generation Manual*; however, based on events planned at the Development including weddings and other celebrations, LUC 560 – Church was selected for this analysis due to the Development's comparable operational and trip generation characteristics. These similarities include defined event start and end times with an associated high concentration of entering and exiting vehicles. Further, church services typically occur intermittently throughout the week (i.e., on weekends or on specific weeknights) and generate short-duration and concentrated traffic. Since the Development is expected to generate negligible traffic during weekdays, the analysis presented herein focuses on weekend operations when the largest events such as weddings are anticipated to occur.

Based on information provided by the Client, typical event days with 90 attendees were assumed for the analysis. In addition, a maximum occupancy scenario of 200 attendees was evaluated to consider infrequent large-scale events. **Table 1** presents both trip generation estimates for a 90-seat event (i.e., the typical event capacity) and a 200-seat event (i.e., the maximum event capacity) using ITE data for a Church on a typical weekend event day.

Table 1: ITE Trip Generation Summary

Land Use	ITE Code	Density	Event Day Daily Traffic Volumes			Event Day Peak Hour of Generator Traffic Volumes		
			Total	Enter	Exit	Total	Enter	Exit
Church	560	Typical Event Capacity						
		90 Seats	199	99	100	59	29	30
		Maximum Event Capacity						
		200 Seats	442	221	221	117	57	60

As shown in **Table 1**, the Development is expected to generate 199 daily trips for a typical event and 442 daily trips for the largest event size based on ITE estimates. However, the Development plans to implement mandatory rideshare services, requiring all event attendees to utilize high-occupancy vehicles. The implementation of this rideshare transportation program is expected to substantially reduce the estimated trips generated by the Development, as detailed further in the following section.

RIDESHARE TRANSPORTATION OPERATIONS AND ASSUMPTIONS

The Development will operate under a contractually mandated transportation management policy requiring all event attendees to utilize organized third-party high-occupancy transportation services (e.g., shuttle buses, trolleys, and vans) for access to and from the Development. Under this policy, conventional passenger vehicle access for attendees is not permitted during standard event operations, and compliance is enforced through contractual provisions that may include monetary penalties or denial of entry. The policy is intended to minimize traffic and environmental impacts during events. The following event guests are not expected to be subject to the rideshare policy and are therefore assumed to arrive via passenger vehicles: vendors, event planners, staff, and guests requiring accommodations in accordance with the Americans with Disabilities Act (ADA). Based on information provided by the Client, no more than 30 trips (i.e., 15 entering and 15 exiting) are expected via passenger vehicles for a maximum event day.

To estimate trip generation which accounts for the rideshare policy, a vehicle equivalency factor ("R") was developed to convert conventional passenger vehicle demand to high-occupancy shuttle service. Based on ITE data, an assumed occupancy of 1.2 persons per passenger vehicle was used for trip generation. Additionally, based on average occupancy rates for shuttle vehicles, 15 persons per shuttle was estimated for the R factor calculation below:

$$R = \frac{1.2 \text{ persons per passenger vehicle}}{15 \text{ persons per shuttle vehicle}} = 0.08$$

The R factor represents the reduction in equivalent vehicle demand resulting from replacement of conventional passenger vehicle trips with rideshare-based transportation. Rideshare-adjusted trip generation was calculated by applying this factor to ITE trips. To present a conservative analysis, guests expected to arrive via passenger cars were added on top of the ITE trips adjusted for the rideshare policy. Detailed trip generation calculations are provided below, and the resulting rideshare-adjusted trip generation estimates for both typical and maximum event days are summarized in **Table 2**.

Typical Event (199 Daily/59 Peak Hour ITE Trips)

$$199 \frac{\text{trips}}{\text{day}} \times (0.08) = 16 \frac{\text{trips}}{\text{day}}$$

$$59 \frac{\text{trips}}{\text{peak hour}} \times (0.08) = 5 \frac{\text{trips}}{\text{peak hour}}$$

Vendor/planner/staff: Estimated 30 daily trips (15 trips/peak hour)

$$\text{Total Daily Trips} = 16 \frac{\text{trips}}{\text{day}} + 30 \frac{\text{trips}}{\text{day}} = 46 \frac{\text{trips}}{\text{day}}$$

$$\text{Total Peak Hour Trips} = 5 \frac{\text{trips}}{\text{peak hour}} + 15 \frac{\text{trips}}{\text{peak hour}} = 20 \frac{\text{trips}}{\text{peak hour}}$$

Maximum Event (442 Daily/117 Peak Hour ITE Trips)

$$442 \frac{\text{trips}}{\text{day}} \times (0.08) = 36 \frac{\text{trips}}{\text{day}}$$

$$117 \frac{\text{trips}}{\text{peak hour}} \times (0.08) = 10 \frac{\text{trips}}{\text{peak hour}}$$

Vendor/planner/staff: Estimated 30 daily trips (15 trips/peak hour)

$$\text{Total Daily Trips} = 36 \frac{\text{trips}}{\text{day}} + 30 \frac{\text{trips}}{\text{day}} = 66 \frac{\text{trips}}{\text{day}}$$

$$\text{Total Peak Hour Trips} = 10 \frac{\text{trips}}{\text{peak hour}} + 15 \frac{\text{trips}}{\text{peak hour}} = 25 \frac{\text{trips}}{\text{peak hour}}$$

Table 2: Rideshare-Adjusted Trip Generation

Scenario	Total Event Day Daily Traffic Volumes	Total Event Day Peak Hour of Generator Traffic Volumes
Typical Event	46	20
Maximum Event	66	25

As shown in **Table 2**, the Development is expected to generate 46 daily trips for a typical event and 66 daily trips for a maximum capacity event. Further, the Development is anticipated to generate 20 trips during the Development's peak hour for a typical event and 25 trips for a maximum capacity event. **Table 3** compares the trip generation estimates against TIA and TDA requirement thresholds outlined in the County's UDO.

Table 3: Development Trip Generation vs. TIA/TDA Requirement Thresholds

Category	Expected Daily Trips (Vehicles per Day)	County UDO TIA Requirement Threshold (Vehicles per Day)	County UDO TDA Requirement Threshold (Vehicles per Day)
Typical Event Capacity	46	1,000 or 300 through Single Access point	200
Maximum Event Capacity	66		

SUMMARY

Based on the trip generation estimates presented in **Table 3**, the Development is not anticipated to exceed Bryan County's TIA or TDA thresholds established under Section 114-428 of the County's UDO. Further, the Development is expected to generate traffic intermittently with events occurring no more than two times per week. Development volumes are anticipated to be concentrated at scheduled event start and end times, usually at 7:00 PM or later on weeknights or mid-afternoons during weekends (i.e., off-peak periods), which is anticipated to minimize the potential for impacts on the adjacent roadway network.

The nearest major roadway to the Development is SR 144/Bryan Neck Road, which is a two-lane, undivided rural roadway with a posted speed limit of 55 miles per hour (MPH). Based on GDOT Count Station 029-0169 (i.e., the nearest count station to the Development), daily traffic volumes along SR 144/Bryan Neck Road are approximately 4,190 vehicles per day (VPD). During maximum capacity events, traffic volumes are anticipated to remain below the *Highway Capacity Manual, 7th Edition's* Level of Service (LOS) "C" threshold of approximately 6,000 VPD for two-lane rural highways. This indicates that SR 144/Bryan Neck Road is anticipated to continue operating at acceptable levels and provide adequate capacity to serve the Development without roadway improvements. Further, Steeple Chase Lane and Turkey Trot Trail function as low-volume local roadways serving residential properties. Based on the rideshare-adjusted trip generation estimates presented herein, the Development is not anticipated to create operational or safety concerns along either roadway or at the proposed site access locations.

Collectively, these considerations indicate that the Development's traffic impacts are expected to be infrequent and during off-peak periods, limited in duration, and without a measurable degradation to safety or operational performance along the surrounding roadway network. In accordance with Section 114-428(e) of the County's UDO which allows for a waiver of TIA or TDA requirements upon submission of supporting documentation, a TIA/TDA Waiver is hereby requested for the Development.

Should you have any questions or comments, please contact me at [REDACTED] or [REDACTED]

Very truly yours,

KIMLEY-HORN

Shane M. Henry

Shane Henry, EIT
Project Manager

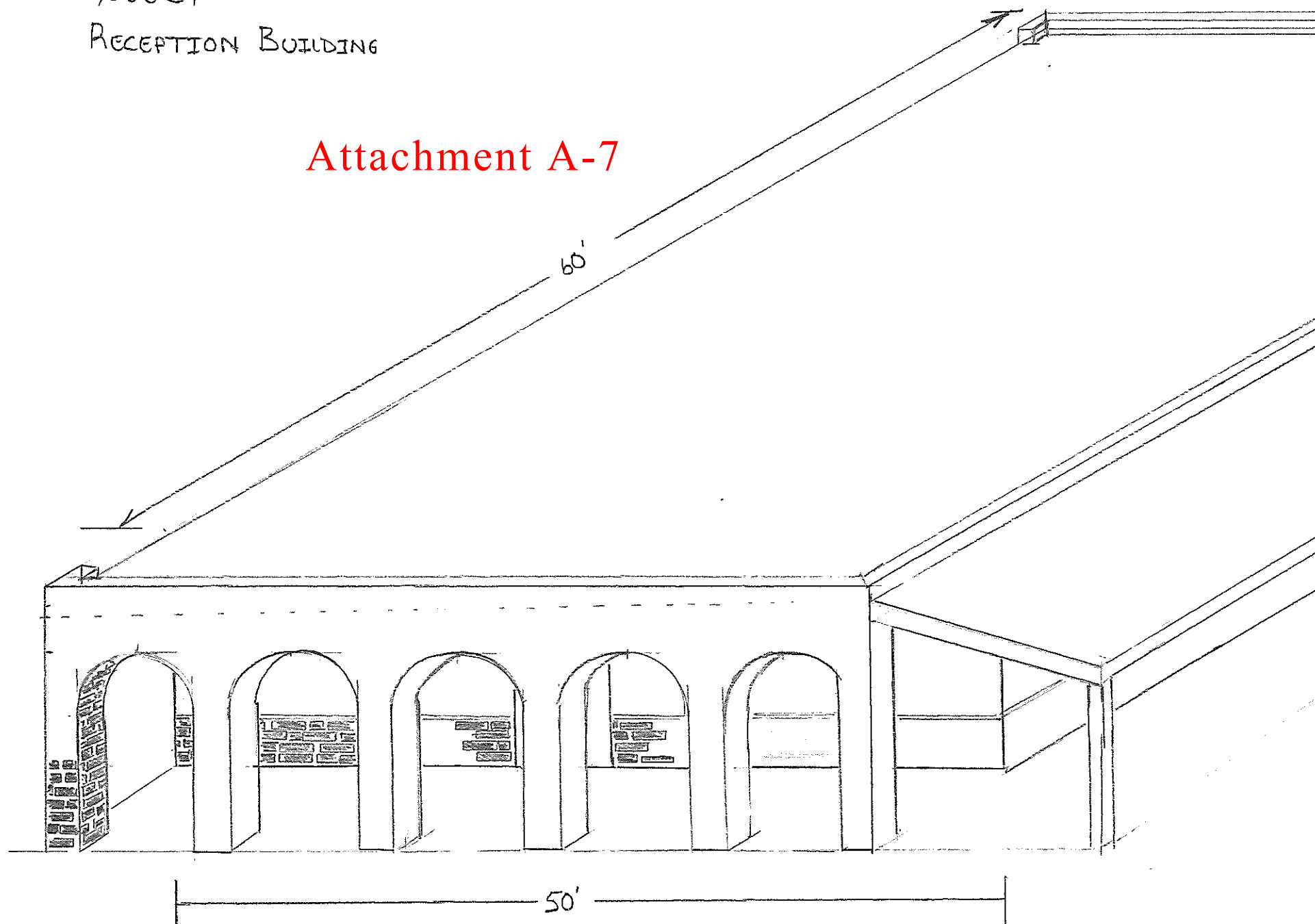
Brian D. Clouser

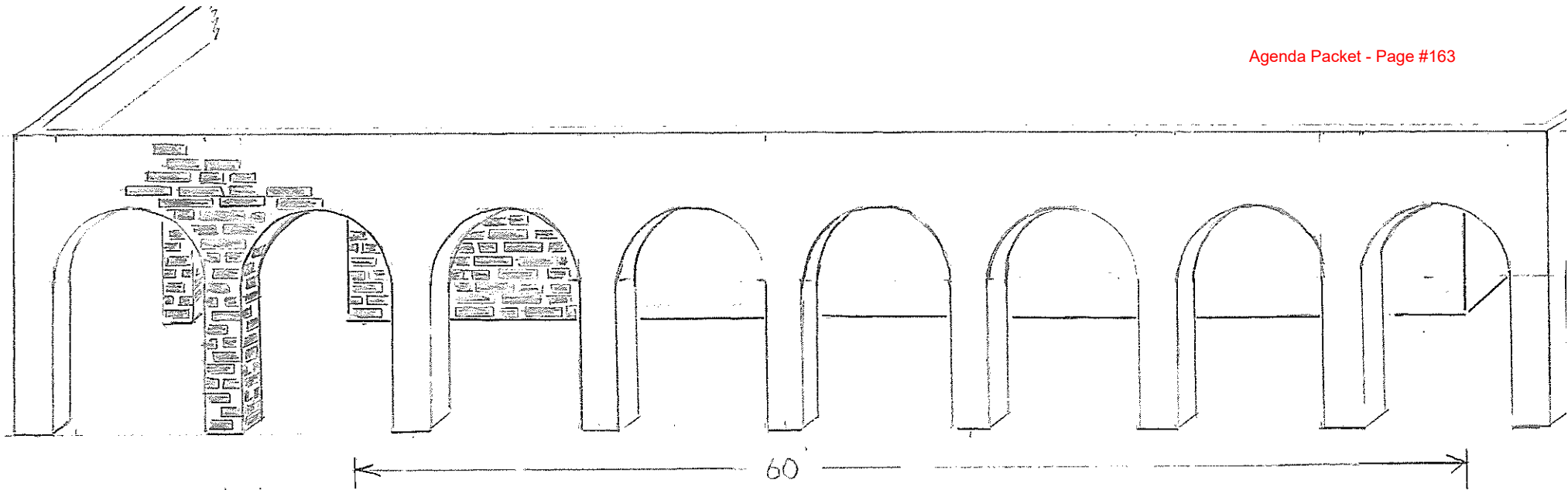
Brian Clouser, PE
Senior Project Manager

3,000 SF

RECEPTION BUILDING

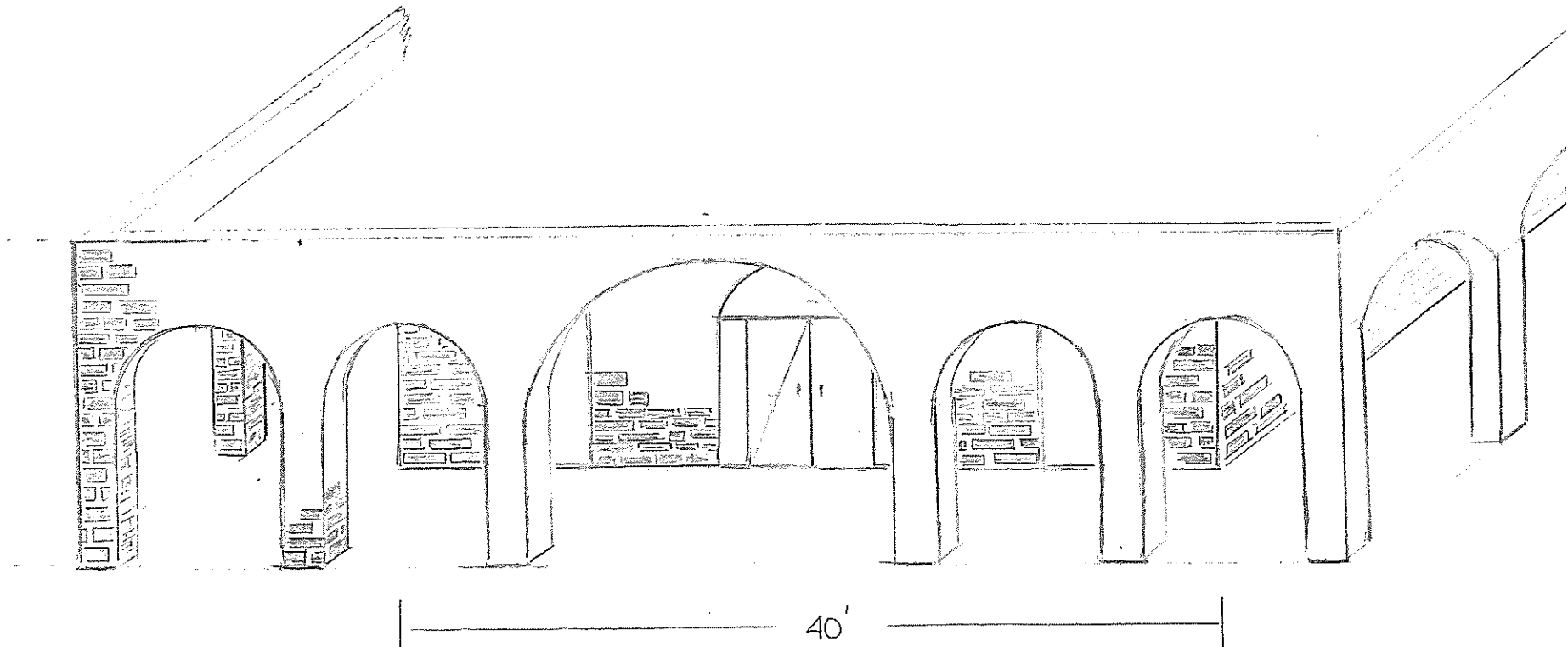
Attachment A-7





2,400 SF
WEDDING VENUE BUILDING

SIDE VIEW



FRONT VIEW

Attachment A-8

Written Narrative for Conditional Use Permit

Proposed Wedding & Special Event Venue

Property Location: Steeple Chase Lane, Richmond Hill, Bryan County, Georgia

Project Description

The applicant is requesting approval of a Conditional Use Permit to establish a boutique wedding and special event venue on approximately 19.33 acres located on Steeple Chase Lane in Bryan County, Georgia. The proposed venue has been thoughtfully designed to preserve the natural beauty and rural character of the property while creating a unique destination for weddings, receptions, private celebrations, corporate retreats, charitable events, and community gatherings.

The proposed development consists of a 2,500-square-foot indoor wedding chapel, a 3,000-square-foot reception building, outdoor ceremony and gathering spaces, pedestrian pathways, parking areas, and associated site improvements. Existing natural features—including mature woodlands, wetlands, and the on-site pond—will remain integral components of the venue and serve as natural buffers between event spaces and neighboring properties. The site plan has been intentionally designed to minimize disturbance, preserve open space, and maintain the property's rural setting.

Events will be scheduled by reservation only and professionally managed. This is not intended to function as a continuous commercial operation but rather as an event venue hosting individual celebrations on specific dates throughout the year. Operations will include designated guest parking, controlled site access, vendor coordination, and compliance with all applicable local, state, and federal regulations governing public assembly, life safety, and environmental protection.

Compatibility with the Surrounding Area

The proposed use is compatible with the surrounding rural landscape and agricultural character of the area. The property's size provides ample separation between event activities and adjacent landowners, while existing vegetation and wetlands create natural screening that minimizes visual and noise impacts. Buildings have been strategically located well within required setbacks, allowing the majority of the property to remain undeveloped and preserving its existing environmental features.

Rather than introducing an intensive commercial or industrial use, the venue represents a low-density rural destination that complements the existing development pattern. The project maintains the aesthetic qualities of the surrounding countryside while providing an appropriate adaptive use for the property.

Public Benefit

Approval of the Conditional Use Permit will provide meaningful benefits to Bryan County and the surrounding community. The venue will contribute to the local tourism and hospitality economy by attracting visitors who support nearby hotels, restaurants, retailers, transportation providers, and local service businesses. The project will also create opportunities for local vendors, including caterers, florists, photographers, musicians, rental companies, and event professionals.

In addition to supporting local economic development, the venue will provide residents and organizations with an attractive location for weddings, family celebrations, nonprofit fundraisers, educational programs, civic events, and corporate gatherings. The project promotes investment in rural property while preserving open space and protecting the site's natural resources.

Site Design and Operations

The site has been planned with safety, functionality, and environmental stewardship as primary considerations. Controlled access points, designated parking areas, internal circulation, emergency vehicle access, and professionally managed event operations will promote the safe movement of guests and service vehicles throughout the property.

Future construction will comply with all Bryan County development standards, including building setbacks, stormwater management requirements, environmental permitting, accessibility standards, fire protection requirements, and all applicable building codes. Lighting, landscaping, and site improvements will be designed to minimize impacts on adjacent properties while preserving the rural nighttime character of the area.

Conclusion

The proposed wedding and special event venue represents a responsible and compatible use of the property that balances economic opportunity with environmental preservation and respect for neighboring landowners. The development has been carefully planned to maintain the rural character of the site, protect existing natural resources, provide appropriate infrastructure, and operate in a manner that promotes the health, safety, and welfare of the public.

For these reasons, the applicant respectfully requests approval of the Conditional Use Permit, as the proposed use satisfies the intent of the Bryan County Unified Development Ordinance and will serve as a valuable community asset while preserving the unique character of the surrounding area.

Sec. 114-739. Rural event venue.

The purpose of this use is to address the demand for event venues in a rural setting. For event venues located in the A-5 zoning district, the operation should be consistent with and maintain compatibility with the agricultural/rural setting. A conditional use permit is required in the A-5 zoning district.

- (a) All uses and required improvements must be located on the same parcel. **All venue operations, pavilion, garden ceremony areas, gazebo, parking, and bus turnaround will be located entirely on the subject parcel. No off-site parking or external access drives will be used.**
- (b) Minimum parcel size is five acres. **16.29 acres**
- (c) An operational plan, which shall be maintained and available on-site at all times, must be provided that includes the following information at a minimum:
 - (1) Parking plan to include traffic control and emergency access.
 - **15 on-site guest vehicle spaces (gravel/permeable)See 13 L**
 - **Dedicated bus/trolley turnaround loop**
 - **Service/delivery access lane**
 - **Clearly marked fire lane**
 - **On-site event attendant directing traffic**
 - **No roadside parking permitted**
 - (2) Life/safety plan.
 - **Assembly occupancy: Max 200 guests**
 - **Fire suppression & alarm system per code**
 - **Illuminated exits**
 - **ADA compliant building and parking**
 - **Emergency vehicle access maintained at all times**
 - **On-site manager present during all events**
 - (3) Capacity of the venue. **200 persons.**
 - (4) Event types.
 - **Weddings (ceremony + reception)**
 - **Private celebrations (anniversaries, milestone events)**
 - **Corporate retreats and dinners**
 - (5) Anticipated number of events per year.

Estimated:

- 30–40 weddings annually
- 10–20 private or corporate events

Total: 40–60 events per year

- (6) Maximum number of attendees per event. **No event shall exceed approved capacity.**
- (7) Hours and days of operation.
 - **Non-Event Days:**
 - Monday - Friday: 9 AM - 5 PM
 - Closed Weekends
 - **Event Days:**
 - In compliance with Section (p):
 - Weekdays: 7:00 AM – 10:00 PM
 - Weekends: 7:00 AM – 11:00 PM
 - Start times dependant on contracted event times with clients
 - Event music ceases 30 minutes prior to closing
 - Site cleared within 60 minutes after event end
- (8) Number of full and part time employees.
 - Full time:
 - Part time: TBD
 - Vendors hired per event (insured independently)
- (9) Use of music at the facility, including types of sound amplification.
 - Indoor amplified music permitted
 - Outdoor music limited to ceremony use only
 - Sound levels will not exceed **50 dBA at property line**
 - Directional speakers used
 - No subwoofer-heavy outdoor music
 - DJ/band contract requires compliance with county ordinance
- (10) Food and alcohol preparation or services on-site.
 - No permanent restaurant use
 - Catering by licensed vendors
 - Alcohol served only by licensed and insured bartenders
 - No alcohol sales without proper permitting
 - No after-hours bar operations
- (11) Provision of restroom facilities.
 - Permanent ADA-compliant restrooms in pavilion
 - Designed to meet occupancy requirements
 - No portable toilets for primary use
- (12) How solid waste will be disposed of.

- Commercial waste service contract
- Dumpsters screened from view
- Removed weekly or after large events
- Recycling plan implemented

- (13) Any other documentation required by the Community Development Director.
- (d) A concept plan and preliminary architectural elevations are required as part of the Conditional Use Permit application.

Will include:

- Office / welcome building
 - Pavilion elevations
 - Garden layout
 - Gazebo location
 - Parking + bus loop
 - Setbacks
 - Landscape buffers
- (e) At least one permanent building must be located on-site. Buildings and structures must maintain rural character.
- One permanent pavilion structure
 - One permanent office / welcome building
 - Architecture uses:
 - Natural stone
 - Wood elements
 - Glass reflecting natural surroundings
 - Neutral materials
 - Low-profile roofline
 - Design maintains rural character and blends into wooded setting
- (f) All buildings and structures must be setback at least 100 feet from property lines.
- (g) All temporary structures, e.g., tents, stages, chairs, dance floors, etc., must be a minimum of 100 feet from property line or 150 feet from the nearest adjacent residential structure, whichever is greater.
- (h) If temporary outdoor lighting is to be provided, lighting must not spill onto adjacent properties and shall be downward facing.
- (i) Property shall have frontage on a County-approved private or public road providing access to the venue. Access drives or private easements shall not be the primary entrance/exit.
- (j) A buffer may be required and shall be established through the Conditional Use Permit process. The need for and size of a buffer shall be determined/based upon the distance to the nearest adjacent residential structure, nature of events (indoor/outdoor), and location of the facilities (temporary and permanent) to the property lines. If required, the buffers must meet the buffer design requirements in article VI, section 114-630 unless otherwise specified.
- (k) The non-residential development parking standards (article VI, section 114-616(d)) shall apply, except all parking shall be on-site. The number of spaces required shall be determined during the Conditional Use Permit process.

- (l) Parking areas may be unpaved. ADA spaces must be provided per section 114-619.
 - (m) The noise for events shall not exceed 50 dBA at the property line.
 - (n) An on-site manager shall be present and available for the duration of all events. Their contact information shall be provided and kept up to date with the Community Development Director.
 - (o) All structures and buildings shall be built to code and approved by a Bryan County building inspector and meet fire codes as well as all other local and state regulations.
 - (p) Events shall be limited to 7:00 a.m. to 10:00 p.m. weekdays and 7:00 a.m. to 11:00 p.m. weekends unless otherwise specified during the CUP process.
 - (q) Special events, as defined in this UDO, shall be permitted through the approval process identified in section 114-424.
 - (r) All signage shall follow the regulations for authorized institutional uses located in the A-5 zoning district in section 114-667, Exhibit 667a. These standards may be altered during the conditional use permit approval if alternative signage is proposed.
 - (s) Public health department approval shall be obtained, as needed.
 - (t) Permanent restrooms shall be required to accommodate the expected capacity of the venue.
 - (u) Overnight lodging, including camping, shall not be permitted unless specifically approved via the CUP process.
 - (v) Amendments to the approved CUP (major and minor) shall be processed in accordance with section 114-337.
- (Ord. No. 16-2021, § 2, 8-10-2021)

“B” Attachments – Agency Comments

DRC Review Comments

Engineering - Paul Teague - 912-660-0086
 pteague@bryancountyga.gov

Attachment B-1 **DRC Review Complete**

Review Comments:

1. Any required entrance off of paved county ROW must be served by road with standards in compliance with BC Engineering Design Manual Section 300.

Fire - Tim Stillwell - 912-963-7893
 tstillwell@bryancountyga.gov

DRC Review Complete

Review Comments:

Public Health - Michael May -
 michael.may@dph.ga.gov

DRC Review Complete

Review Comments:

This project will require a septic system and private well. A level III soil report will be required to determine soil suitability.

Please call the Bryan County Health Department for assistance.

(912) 756-2636

Public Works - Keith Page - 912-220-2449
 kpage@bryancountyga.gov

DRC Review Complete

Review Comments:

Zoning - Sara Farr-Newman - 912-459-6518
 snewman@bryancountyga.gov

DRC Review Complete

Review Comments:

All revisions and additional information required must be submitted by EOD on July 24, 2026 in order to proceed with placing the application on the August P&Z agenda.

1. Revise site plan to show 100 foot setbacks as required for the Rural Event Venue CUP.
2. The road access will need to be addressed, as both access points are currently shown on private roads. You have the following options to address this:
 - A. Move the north property access to the public ROW and remove the secondary access on turkey trot.
 - B. Complete a title search for the road(s) to determine ownership and obtain owner permission. You will also need to improve the road(s) per the County standards, which you can discuss further with the Engineering Department as needed. If two accesses are required per the Fire Marshal, then you will need to complete this option. The details of this will need to be worked out prior to proceeding with the public hearing process if required.
3. Clarify the number of on site parking spaces proposed. The narrative specifies 15 spaces and ADA spaces, but the concept plan show 12 spaces total. Revise documents as required to be consistent.
4. Provide examples of other venues utilizing the ride share requirement to reduce traffic and parking. Additionally, provide more information on how you determined the number of parking spaces you will provide on site vs. what would otherwise be

required under the Unified Development Ordinance.

Agenda Packet - Page #172

5. There are likely to be concerns from staff and/or the public regarding increased traffic on these residential roads as well as overall impact of the use on the residential character of the area. You have provided some information in your narrative regarding these items, but any additional information on mitigation proposed can be provided as desired by the applicant.

Advisory Comments:

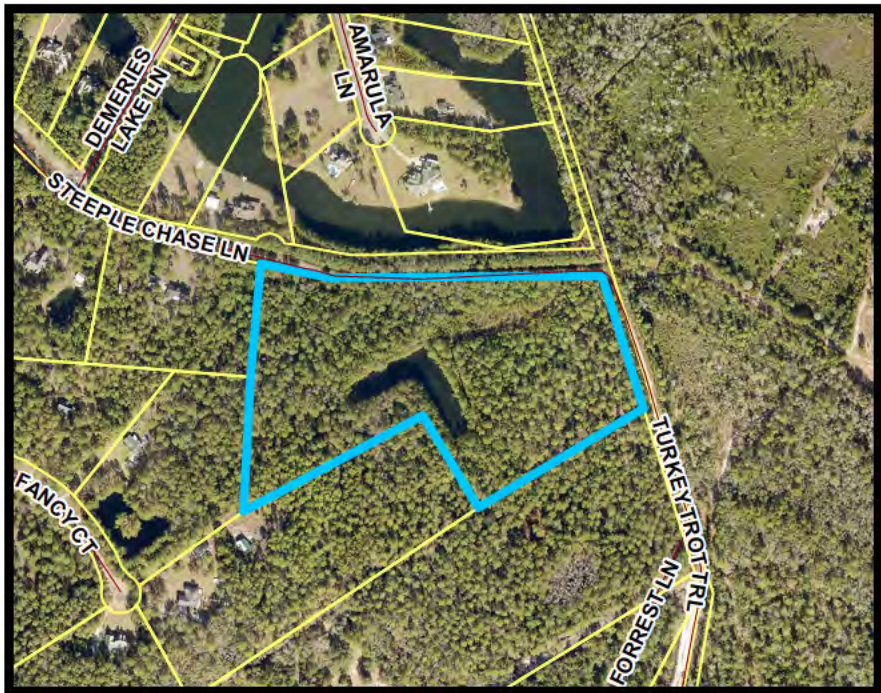
Should the rezoning and CUP be approved, the applicant will have to apply for site plan and building permits. Impact fees will also be due at the time of building permit issuance. You can find more information on impact fees on our website: <https://www.bryancountyga.gov/government/departments-a-g/community-development/planning-zoning-commission/transportation-impact-fee>

Bryan County Public Schools - Sara Farr-Newman - 912-459-6518
snewman@bryancountyga.gov

DRC Review Complete

Review Comments:

“C” Attachments – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 065-096
- Parcels

Attachment C-1





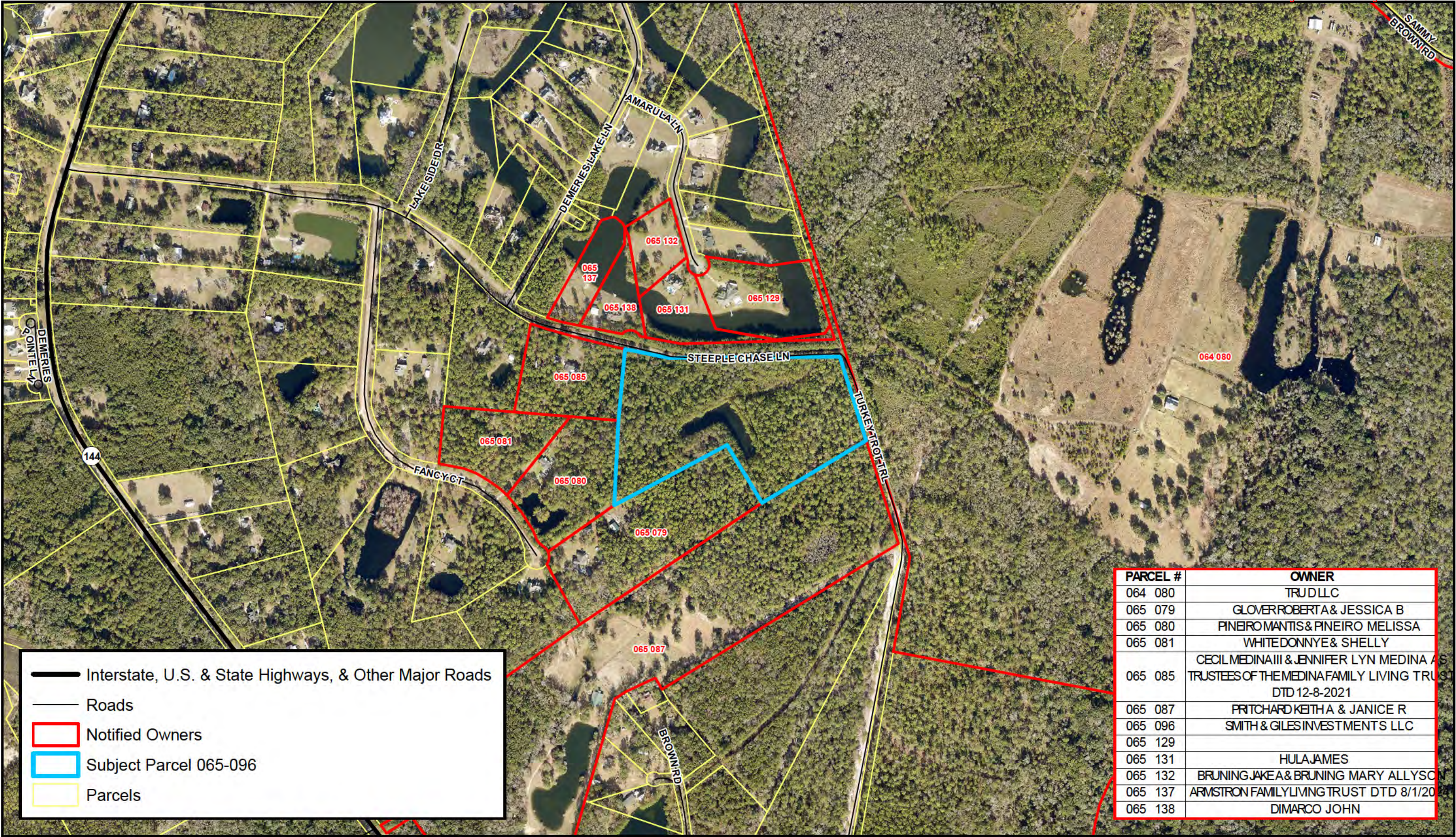
Produced by Bryan County GIS
July 2026



Location Map
Steeple Chase Ln Event Venue
Project # 20260381 - Conditional Use

Attachment C-2

DISCLAIMER
Information represented in this compilation from numerous 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, Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.



PARCEL #	OWNER
064 080	TRJ D LLC
065 079	GLOVER ROBERT A & JESSICA B
065 080	PINEIRO MANTIS & PINEIRO MELISSA
065 081	WHITEDONNYE & SHELLY
065 085	CECIL MEDINA III & JENNIFER LYN MEDINA A S TRUSTEES OF THE MEDINA FAMILY LIVING TRU ST DTD 12-8-2021
065 087	PRITCHARD KEITH A & JANICE R
065 096	SMITH & GILES INVESTMENTS LLC
065 129	
065 131	HULA JAMES
065 132	BRUNING JAKE A & BRUNING MARY ALLYSON
065 137	ARMSTRON FAMILY LIVING TRUST DTD 8/1/2024
065 138	DIMARCO JOHN



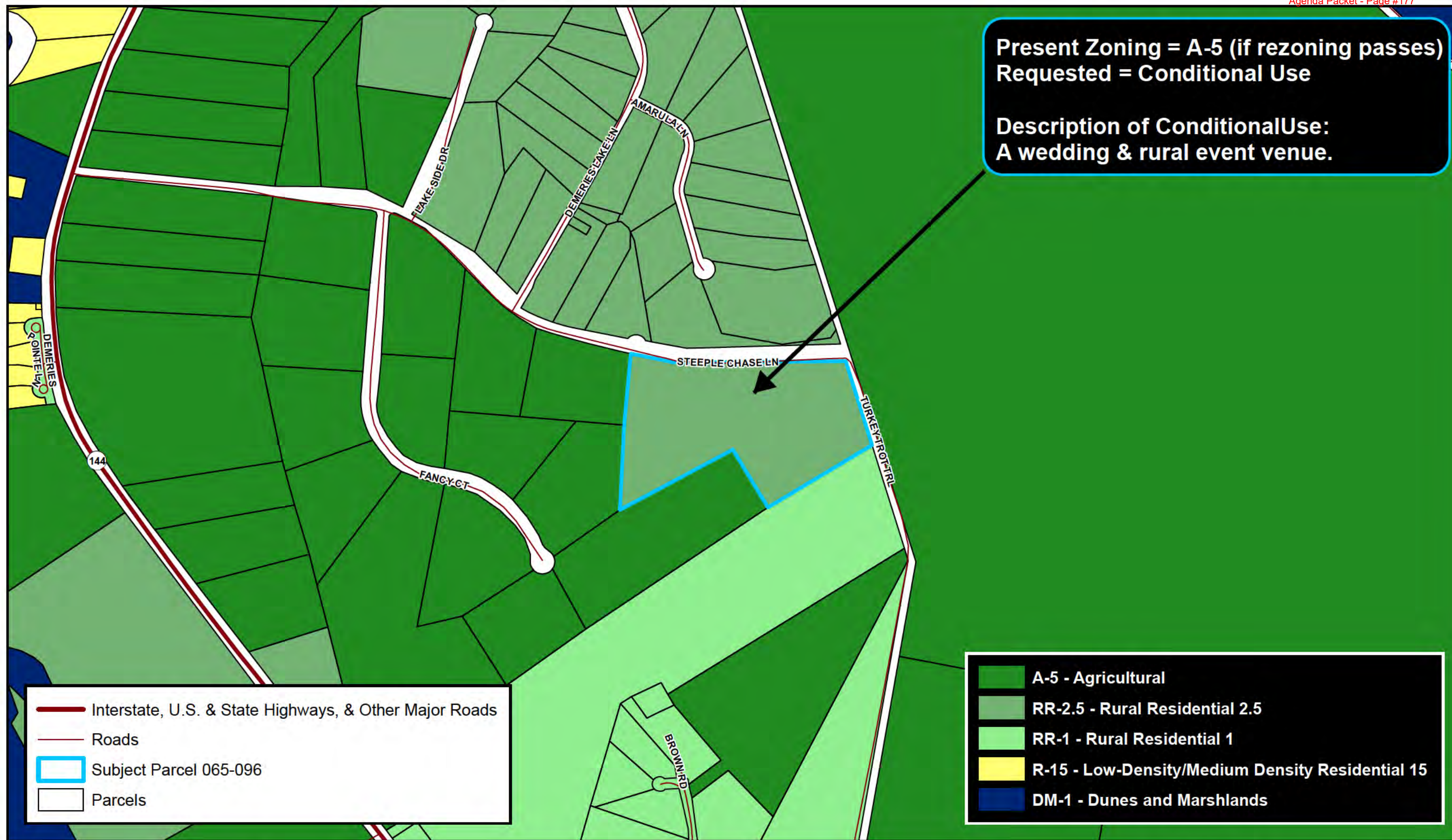
Produced by Bryan County GIS
July 2026



Notification Map
Steeple Chase Ln Event Venue
Project # 20260381 - Conditional Use

Attachment C-3

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- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 065-096
- Parcels

- A-5 - Agricultural
- RR-2.5 - Rural Residential 2.5
- RR-1 - Rural Residential 1
- R-15 - Low-Density/Medium Density Residential 15
- DM-1 - Dunes and Marshlands



“D” Attachments – Public Comment



Re: *EXTERNAL*"Comments on the Proposed Steeplechase Event Center"

From Chris Hoeflinger <[REDACTED]>
Date Fri 8/7/2026 3:01 PM
To Sara Farr-Newman <snewman@bryancountyga.gov>

Attachment D-1

Here you go
please let me know if you received it
Thank you Sara

Comments on the Proposed Steeplechase Event Center

The Issue Before the Commission

There are really three fundamental questions before the commission tonight.

The first question is whether a commercial event center of this intensity is appropriate at this specific location?

Secondly the commission determines “need” and “function.” Is there a demand for this service in this location?

Is a zone change as the vehicle to acquire a conditional use permit the proper order of events, to convert a residential property into full time dedicated commercial use. If financially unsuccessful can the property be reabsorbed back into its residential setting, or will it require a new commercial purpose?

And lastly, the commission should consider the original intent of a commercial conditional use Permit as it pertains to enhancing the versatility of an existing established property owner.

Ultimately , these are all policy decision.

Comparing tonight's Event Center proposal to your previous approval of an Event Center proposal, several miles away is a good way to understand and evaluate these different policies considerations and planning objectives.

You previously approved an event center on the Rhonda Jones property at 300 Jonesarosa Place, approximately about 1 1/2 mile away as the crow flies.

The; Rhonda Jones Property

- **Existing 21-acre owner-occupied residence.**
- **Existing A-5 zoning.**
- **The event venue is an extension of the owner's residential use.**

- **Compatibility is supported by owner operated on-site management and surrounding 10- to 20-acre parcels.**
- **Applicants seeks permits after building primarily residential structure.**
- **If the project fails the property can be easily returned to its original use.**

Steeplechase Property

- **Vacant property with no existing residence.**
- **Currently zoned RR-2.5.**
- **No owner or operator is proposed to reside on-site.**
- **The requested rezoning and Conditional Use Permit would establish a permanent commercial use where none currently exists.**
- **Site improvements permanently alter the use functionality of the property from agricultural/forestry/ residential to full commercial.**
- **Applicants seeks permits before establishing any structures of any kind.**
- **No plan for an occupied residence precludes opportunity for traditional neighborly interactions that enhance country living.**
- **If the project fails, the property cannot be returned to its original function Without major demolition.**

These are fundamentally different situations.

Regarding Demonstrated need

Unlike the Jones property, this site is vacant land. It can still be developed under its existing RR-2.5 residential zoning. There is no existing homeowner seeking to expand the use of a residence, and the community already has an established event venue several miles away, with double the capacity.

Additionally, it not the owner asking for the permits, it a real estate company. There appears to be an agreement to bus in attendees already in place according to the application.

Does the owner manage and run a pre-existing event company in another location, and seeks to use the Steeplechase property to enlarge that business?/ or has Horn been hired to help convert this property to commercial use for a new perspective buyer?

Regarding Precedent

The Commission should also consider the precedent this decision could establish.

Using a Conditional commercial Use Permit to convert residentially zoned property into solely commercial use, before a primary residence is established could encourage similar requests in the future. Over time, this could weaken the County's long-term planning objectives by creating a pathway for commercial conversion of residential land.

A Conditional Use Permit should complement the intent of the zoning ordinance—not circumvent it. Granting this request before the residential and agricultural conditions referenced in Section 114-508 have been satisfied may create an unintended incentive for similar applications.

Request

For these reasons, I respectfully request that the Commission deny the requested rezoning and Conditional Use Permit.

Sent from my iPad

On Aug 7, 2026, at 10:33 AM, Sara Farr-Newman <snewman@bryancountyga.gov> wrote:

Thank you Chris. I am not able to open the comments you sent, are you able to either send them in the body of the email or as a word document?

<Outlook-2krn5g2x.png>

From: Chris Hoeflinger <[REDACTED]>
Sent: Friday, August 7, 2026 1:15 PM
To: Sara Farr-Newman <snewman@bryancountyga.gov>
Subject: *EXTERNAL*"Comments on the Proposed Steeplechase Event Center"

Hi Sarah, please consider these additional comments before you make your recommendation.

I'd also like to draw your attention to an inconsistency in the application. The management plan calls for "approximately 60 events per year. The traffic mitigation study references a maximum of 106 events per year.

That's nearly double the plans estimation. Your office should require a hard cap not an estimation in the management plan before it moves forward to address this significant inconsistency.

Thank you
Chris

Open my shared note:



**Comments on the Proposed
Steeplechase Event Center**
Notes

Sent from my iPad