

Pembroke Planning Commission Meeting

November 21, 2024 at 7 p.m.

Workshop at 6 p.m.

Planning & Zoning Agenda

1. Call to Order
2. Chair Comments
3. Approval of October 17, 2024 meeting minutes

Public Hearings

1. Applicant, Courtney Munoz, is requesting a Variance to reduce the side yard setback by 1', at 139 Ennis Rd, Parcel #0151-025. The Variance would reduce the required corner lot setback from 20' to 19' for the side yard abutting a side street (Dirt Road, 40' ROW).
2. Applicant, Jake Reynolds, is requesting a Variance to reduce the minimum lot width by 30', from 80' to 50', at 51 Mary St. Parcel #P07 21 002. The applicant is proposing a two-lot subdivision, with lot widths of approximately 50', for two single-family homes.
3. Applicant, Darlene Shuman is requesting a Rezoning from R-1 to B-2 for Parcel B, of Parcel 0161 073, located at 1357 Camellia Dr. The applicant is proposing a two-lot subdivision. Rezoning Parcel B would bring an existing nonconforming use, a hair salon, into conformance.

Action Agenda

1. Recommendation to city council regarding a Variance to reduce the side yard setback by 1', at 139 Ennis Rd, Parcel #0151-025.
2. Recommendation to city council regarding a Variance to reduce the minimum lot width by 30', at 51 Mary St. Parcel #P07 21 002.
3. Recommendation to city council regarding a request to rezone from R-1 to B-2 for Parcel B, of Parcel 0161 073, located at 1357 Camellia Dr.

Pembroke Planning Commission
Minutes
October 17, 2024

The regular meeting of the Pembroke Planning Commission was held on Thursday, October 17, 2024, at City Hall with the following members present: Chair Charlotte Bacon, commission members Anne Barton, Dave Williams, Van Redcross, and Shalah Beckworth. Also, present was Community Development Director Derek Cathcart.

Call to Order... Chair Bacon called the meeting to order at 7:00pm and read the information regarding public comment and meeting decorum.

Minutes... A motion was made by Dave Williams and seconded by Shalah Beckworth to approve the minutes of September 19, 2024; regular commission meeting as presented. The motion carried unanimously.

Public Hearings

1. Applicant, Jimmy Hinson, is requesting a Conditional Use Permit for a Ready-Mix Concrete Plant on E. Industrial Blvd, Parcel #016 027 01.

Derek Cathcart presents application.

Current property owner, Mark Sauer, introduced himself.

Charlotte Bacon asks what the plan is for the site.

Applicant, Jimmy Hinson, explains the site is for ready-mix concrete batching and distribution – not precast like the existing concrete plant in the industrial park. Other plant locations include Chatham, Effingham, and Hardeeville.

Bacon: Where will the materials come from.

Hinson explains trucks will bring rock and sand in/out of site mainly from Savannah.

Van Redcross: Asks if demolition pieces will be stored on site.

Hinson: Demo pieces will not be stored at the Pembroke site.

Anne Barton: What are the hours of operation?

Hinson: Monday – Friday, sometimes Saturday depending on demand. 5-5.

Bacon: How many employees?

Hinson: 6-8.

Brandon Purcell asked that the term undisturbed be removed from the suggested condition.

Derek Cathcart agrees to remove undisturbed from the suggested condition for a 50' buffer in the staff report.

Action Agenda

1. Recommendation to city council regarding a Conditional Use Permit for a Ready-Mix Concrete Plant on E. Industrial Blvd, Parcel #016 027 01.

A motion to recommend approval to City Council with the condition of a required 50' buffer was made by Anne Barton, seconded by Dave Williams. The motion passed unanimously.

Adjournment... There being nothing further to discuss, at 7:15pm a motion to adjourn was made by Dave Williams, seconded by Salah Beckworth. The motion passed unanimously.

ATTEST:

Derek Cathcart
Community Development Director

Charlotte Bacon
Planning & Zoning Commission Chair



This report is prepared by the City of Pembroke Department of Development staff to provide information to the Pembroke Planning Commission for assistance in making an informed decision on this matter.

Applicant: Courtney Munoz. Seacoast Construction LLC (Agent).

Request: Variance – 1’ reduction of side yard setbacks minimum.

I. MEETINGS:

Planning Commission:	Public Hearing	November 18, 2024
City Council:	Public Hearing & Final Vote	December 16, 2024

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Existing Zoning: R-1

Proposed Use: Single-Family Residential

Owner/Agent: Wilson Pickett (Owner). Courtney Munoz (Agent)

Location of Property: 139 Ennis Rd. Pembroke, GA 31321

Election Ward: District 3, Diane Moore.

Zoning of Surrounding Property: R-1

III. EXECUTIVE SUMMARY:

The City has received a Variance request submitted by Courtney Munoz of Seacoast Construction LLC, for 139 Ennis Rd, parcel # 0151-025. The variance request is to reduce the side yard setback from 20’ to 19’. The subject lot is technically a corner lot with an unnamed dirt road running adjacent to the property, because of this, the setback is 20’ compared to the typical 15’ side yard setback for interior lots. The owner, Wilson Pickett, was already granted an 18’ lot width variance for the Pembroke Pines subdivision. The potential buyer for 139 Ennis Rd. is interested in a 48’ wide

home offered by Seacoast Construction, while only 47' of the lot is buildable with the current setbacks.

IV. SUBJECT PROPERTY:

Lot 10 of the Pembroke Pines subdivision. The lot is considered a corner lot, with a required 20' setback from the "road". The road in question is a dirt road with a 40' ROW. The existing ROW does not meet ROW width requirements for a future paved local street. (Pembroke subdivision regulations 7.1.12). The proposed setbacks are consistent with the other interior lot setbacks in the Pembroke Pines subdivision.

V. APPLICABLE CODE SECTIONS:

Section 7-4 Powers and Limitations of the Board.

(1) Administrative Review. The Board shall have the following powers:

(c) To authorize upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the ordinance or resolution will, in an individual case, result in unnecessary hardship, so that the spirit of the ordinance or resolution shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship upon a finding by the city council that:

(i) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; **The lot sizes, created by a previous variance granted to the property owner, do not allow for a 48' wide house to be built on the subject lot.**

(ii) The application of the ordinance or resolution to this particular piece of property would create an unnecessary hardship; **See above response – the hardship was created by the approval of an earlier variance for reduced lot widths within an R-1 zoning designation. However the 20' setback is applied to lots adjacent to public streets, the "public street" in question does not meet the subdivision regulations for ROW width for a local paved street.**

(iii) Such conditions are peculiar to the particular piece of property involved; **The condition is particular to the piece of property as the 20' side yard setback is a requirement for corner lots, however the street creating the corner lot is a dirt road/ 40' ROW, as opposed to a paved public street.**

(iv) Relief, if granted, would not produce substantial detriment to the public good or impair the purposes and intent of the ordinance or resolution, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by the ordinance or resolution.

7-4 (3). Variances: The Council may grant a variance only when it finds that literal or strict application of a zoning ordinance to the applicant's property would cause undue hardship in all of the following ways:

- (a) The lot in question cannot yield a reasonable return unless a variance is granted; The prospective owner wishes to purchase a 48' wide home for the subject lot. Smaller products are available from Seacoast Construction.
- (b) The need for a variance is due to the unique circumstances of the lot and not to the general conditions in the neighborhood; The lot in question requires a 20' side yard setback due to a dirt road/40' ROW. This setback would typically be reserved for public streets with at least a 50' ROW.
- (c) The granting of the variance will not alter the essential character of the locality; The subdivision lots are smaller due to a variance granted for reduced lot widths within an R-1 zoning designation. Granting the 1' lot width variance would not alter the character of the approved subdivision as the neighboring interior lots have side yard setbacks of 15'.
- (d) The hardship is not the result of action taken by the applicant or a prior owner. The hardship is the direct result of action taken by the applicant/prior owner. A variance was granted to allow reduced lot widths within the subdivision, leaving only 47' of buildable area wide.

VI. STAFF ANALYSIS:

The prospective buyer has provided a letter stating her desire to purchase a Glade Spring home for the subject lot. The home is 48' with only 47' buildable space. The hardship presented is a direct result of action taken by the current owner by subdividing the lots with an approval of a variance in minimum lot width. Typically, this should result in the rejection of variance request. The enforced setback for 20' is applied to the corner lot because of the dirt road 40' ROW adjacent to the property. The interior lots in the Pembroke Pines subdivision only require 15' side yard setbacks, which the Glade Spring product would meet. Considering the 40' ROW does not meet minimum width standards for local streets in the Pembroke Subdivision Regulations, it is unlikely the dirt road will become a typical local street. It could be argued corner lot setback requirements applied to local paved streets would not apply to dirt roads like alleys. The prospective owner has provided a letter of support in her wish to purchase the Glade Spring home – the intent is not for the owner who originally subdivided the property to obtain the variance for themselves.

VII. STAFF RECOMMENDATION:

As a result, Staff recommends to approve the Variance Request for a 1' side yard setback from 20' to 19' for 139 Ennis Rd.

VIII. PLANNING COMMISSION RECOMMENDATION:

In accordance with Article X, Section 10-3 (a.), of the Pembroke Zoning Ordinance, the Planning Commission recommends that City Council approve/not approve the Variance request for a 1' side yard setback for 139 Ennis Rd.

Entry #: 16 - Wilson Pickett

Status: Submitted

Submitted: 10/17/2024 2:33 PM

Application for Rezoning, Variance, Home Occupation or Conditional Use

Phone: 912-653-4413

Fax: 912-653-4424

For Office Use Only

Date Received:

10/17/24

Payment Received:

\$150 -Variance Fee

Current Zoning:

R-1 w/existing variance

PC Hearing:

11/21/24

CC Hearing Date:

12/16/24

First Reading:

—

Parcel Number:

0151-025 (Lot 10)

Requested Zoning/Variance:

1' lot width variance

PC Recommendation:

CC Action:

Second Reading:

—

INSTRUCTIONS:

1. Please complete this form in its entirety.
2. Attach additional sheets if needed with section number and letter indicated. If a section does not apply, indicate by "N/A".
3. Incomplete submittal may result in delay of processing.
4. Provide requested information for any adjacent property under the same ownership in this application.
5. **All property owners must sign this form.** Agents may only sign for a property owner if authorized by a notarized letter signed by the owner accompanies the application.
6. Application must be accompanied by a scaled map or plat showing the property referred to in this application and all adjoining lots or parcels of land which are also under the same ownership.
7. Refer to the Bryan County Tax Assessor's website (qpublic.net/bryan) for additional information.

1. Action Requested (Check all that applies):

Variance

2. Owner and Agent Information:

a. Owner(s) of Record:

Name: Wilson Pickett **Phone:** (912) 658-6498

Mailing Address: PO BOX 3057, Richmond Hill, Georgia 31324 **Physical Address:** 139 Ennis Road, Pembroke, Georgia 31321

Do(es) the owner(s) own any adjacent properties? **List Parcel Numbers:**
No

The following may be left blank if the applicant is the same as the property owner.

b. Name of Applicant/Agent:
Courtney Munoz

Company Name:
SeaCoast Construction LLC

Phone Number:
(912) 944-8745

Mailing Address:
PO BOX 3057, Richmond Hill, Georgia 31324

Physical Address:
Georgia

c. Name of Professional Contractor(s) (Architect, Engineer, Surveyor, Developer)

Company Name:
Alan Emerick- Emerick Construction LLC

Phone Number:
(912) 925-1918

Mailing Address:
163 Rice Mill Drive, Savannah, Georgia 31419

Physical Address:
Georgia

3. Property Information – Current

a. Property Parcel Number:
0151-025

b. Total Acreage of Property:
17,219 sq ft

c. Acreage proposed for rezoning:
200 sq ft

d. Street address of Property:
139 Ennis Road

e. Location of property:
Ash Branch North East on Ennis Road lot on left

f. Current Zoning:
Residential

Current Land Use:
Residential

g. Lot Characteristics (wooded, field, developed, etc.)
Sparsley treed, developed

h. Are there any structures currently on the property?
No

7-4 (3)
7-14 (1) (c)

i. Contiguous land uses: North South East West
Residential Paved row residential dirt row

j. Current Access (roads):
139 Ennis Road Pembroke Ga 31321

k. Existing utilities:
City water and sewer, Canoochee Overhead Power

l. Please list any rezonings, subdivisions, variances, or other actions for reclassification on all or part of the listed property
Need a 1' variance to build a 48' wide house buildable area currently is 47' wide

Action **Date**

m. Legal description of property by lot, block, and subdivision designations, or if none, by metes and bounds:
Lot 10 Pembroke Pines Subdivision

4. Property Information – Proposed:

a. Proposed Zoning: **Proposed Use:**

b. Proposed water: **proposed sewer:**

c. Do you plan to sub-divide the property? **if so, please answer the following:**

No

Proposed number of lots

Proposed improvements (roads, water system, etc.)

Proposed access:

d. Justification of rezoning:

Note: APPLICANTS SHOULD SUBMIT A SKETCH PLAN WITH THE REZONING APPLICATION

5. Proposed Variance: (if applicable)

11 lot with variance ~~2~~ lots were approved w an 18' lot width variance.

- a. List the section of the City Zoning Ordinance from which you need a variance (refer to the City of Pembroke Website or staff can assist with this information) ~~RMA~~ 5-2 (3) R-1 lot width. 100' → N/A because the applicant is requesting a variance ~~from~~ from the previously approved variance. → Prospective buyer prefers the 48' product.
- b. Please describe the variance you are requesting. ✓

c. Please describe why you believe this variance is justified.

This is a corner lot on a dirt road. This road increased the setback from 15' to 20' since this road is not paved and not used by public. This proposed variance will not adversely affect the road.

(Hardship: The difficulty or impossibility of the use of a lot or parcel created by the zoning ordinance. Hardship is concerned with land use, not the personal problems or situation of the owner of the land.)

Note: If requesting a Variance, this application must be accompanied by a site plan and/or architectural renderings of proposed development depicting the location of lot restrictions and a survey of the property signed and stamped by a State of Georgia Certified Land Surveyor.

6. Adjacent Property Owners:

Provide names, mailing addresses, and zip codes of all property owners adjacent to and across any public right of way, including properties diagonally across an intersection and/or within 250 feet of the property proposed for rezoning or a variance. Provide all names in one list.

Property Owners

Item 1

Name

Josh Presley

Address

150 Owens Road, Pembroke, Georgia 31321

Item 2

Name

Joseph Recenka

Address

125 Ennis Road, Pembroke, Georgia 31321

Item 3

Name

Kathy Gann

Address

Ennis Road and Owens Road, Pembroke, Georgia 31321

7. Certifications:

a. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of this application to a candidate that will hear the proposed application?

Untitled

If answered "Yes," please attach a explanation

No

b. Do any of the property owners of this property own any of the adjoining properties?

No

c. I (We), the undersigned, do hereby certify that I (we), am (are) the owners of the property affected by this proposed amendment to the City of Pembroke Zoning Ordinance by virtue of a deed dated

Date

6/26/2023

on file in the office of the Clerk of the Superior Court of Bryan County, in Deed Book

Deed Book

1632

page

page

Further, I (we) attest that the information contained herein is true and complete to the best of my (our) knowledge.

427-428

Owner's Signature:

Item 1

Signature

Date

10/17/2024



BK:2023 PG:89-89

P2023000070

FILED IN OFFICE
CLERK OF COURT
06/27/2023 02:40 PM
BECKY CROWE, CLERK
SUPERIOR COURT
BRYAN COUNTY, GA

Rebecca G. Crowe

THIS BLOCK RESERVED FOR THE
CLERK OF SUPERIOR COURT.

6004554748
PARTICIPANT ID



OLD LOT REF:
OLD LOT 1 DEED BOOK 008 PAGE 880 TAX PIN 0181 021
OLD LOT 2 DEED BOOK 00-NO PAGE 487 TAX PIN 0181 018
OLD LOT 3 DEED BOOK 00-NO PAGE 487 TAX PIN 0181 018
OLD LOT 4 DEED BOOK 00-NO PAGE 487 TAX PIN 0181 018
OLD LOT 5 DEED BOOK 00-NO PAGE 487 TAX PIN 0181 018
OLD LOT 6 DEED BOOK 00-NO PAGE 487 TAX PIN 0181 018
OLD LOT 7 DEED BOOK 00-NO PAGE 487 TAX PIN 0181 018
OLD LOT 8 DEED BOOK 00-NO PAGE 487 TAX PIN 0181 018
OLD LOT 9 DEED BOOK 00-NO PAGE 487 TAX PIN 0181 018
OLD LOT 10 DEED BOOK 00-NO PAGE 487 TAX PIN 0181 018
OLD LOT 11 DEED BOOK 00-NO PAGE 487 TAX PIN 0181 018
OLD LOT 12 DEED BOOK 00-NO PAGE 487 TAX PIN 0181 018
OLD LOT 13 DEED BOOK 00-NO PAGE 487 TAX PIN 0181 018
OLD LOT 14 DEED BOOK 00-NO PAGE 487 TAX PIN 0181 018
OLD LOT 15 DEED BOOK 00-NO PAGE 487 TAX PIN 0181 018
OLD LOT 16 DEED BOOK 297 PAGE 25 TAX PIN 0181 022



SETBACKS:
FRONT = 8'
REAR = 8'
SIDES = 15'
SIDE STREET = 80'

LINE	BEARING	DISTANCE
L-1	S 11° 09' 15" W	210.00'
L-2	S 79° 28' 00" E	85.00'
L-3	N 11° 09' 15" E	210.00'
L-4	N 79° 28' 00" W	85.00'
L-5	S 11° 09' 15" W	210.00'
L-6	S 79° 28' 00" E	82.00'
L-7	N 11° 09' 15" E	210.00'
L-8	N 79° 28' 00" W	82.00'

NOTE:
ADJACENT PROPERTIES HAVE SIMILAR
BEARINGS & DISTANCES.



LOT AREAS

LOT 1:	21,447 SF	0.40 ACRES
LOT 2:	17,840 SF	0.41 ACRES
LOT 3:	17,840 SF	0.41 ACRES
LOT 4:	17,840 SF	0.41 ACRES
LOT 5:	17,840 SF	0.41 ACRES
LOT 6:	17,840 SF	0.41 ACRES
LOT 7:	17,840 SF	0.41 ACRES
LOT 8:	17,840 SF	0.41 ACRES
LOT 9:	17,840 SF	0.41 ACRES
LOT 10:	17,840 SF	0.41 ACRES
LOT 11:	17,819 SF	0.41 ACRES
LOT 12:	17,819 SF	0.40 ACRES
LOT 13:	17,819 SF	0.40 ACRES
LOT 14:	17,819 SF	0.40 ACRES
LOT 15:	17,819 SF	0.40 ACRES
LOT 16:	17,819 SF	0.40 ACRES
LOT 17:	17,819 SF	0.40 ACRES
LOT 18:	20,533 SF	0.47 ACRES

Michael J. Gardner
APPROVED
PLANNING & ZONING
REVIEWED BY THE BOARD OF PLANNING & ZONING DAY OF June 2023
PLANNING AND ZONING

AS REQUIRED BY SECTION 16-6-1 OF O.C.G.A. SECTION 16-6-1, THIS PLAT HAS BEEN PREPARED BY A LICENSED SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, STAMPS, OR SIGNATURES HEREON. SUCH APPROVAL OR APPROVING AGENCY HAS CONFIRMED THIS APPROVAL OF THE PLAT. RECORDING THIS UNDEVELOPED LAND SURVEYING CERTIFICATE WITH 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 EXAMINATORS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 16-6-07.



MICHAEL J. GARDNER GEORGIA REGISTERED LAND SURVEYOR NO. 2286

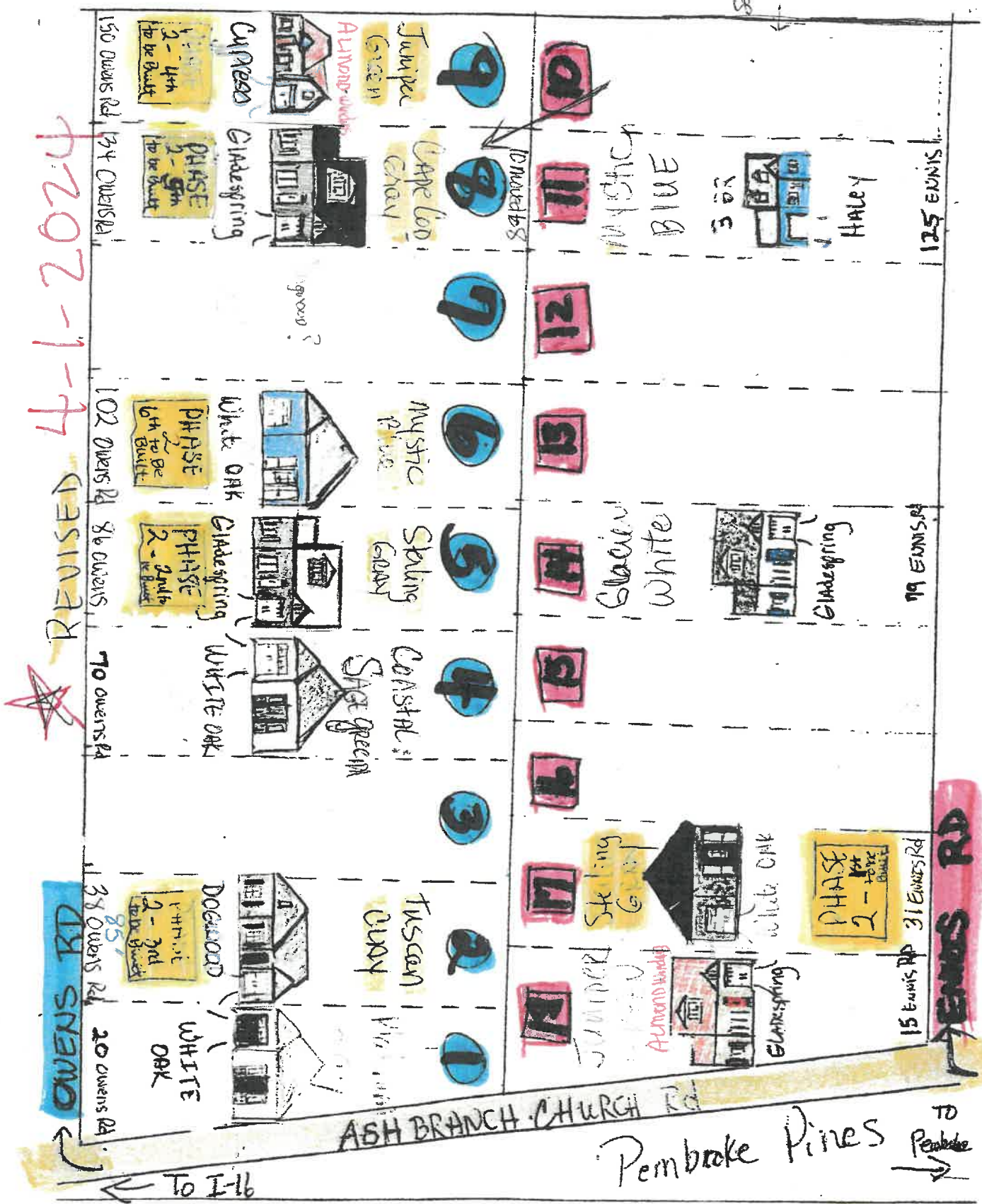
- NOTES:
- THIS PLAT CONTAINS 18 LOTS.
 - THE PARCELS ARE 0181 018, 0181 018, 0181 024, 0181 024, 0181 024.
 - TOTAL AREA APPROXIMATELY 7.40 ACRES.
 - ALL PARCELS SUBJECT TO BE 1/4" REAR AND SIDE SETBACKS.
 - THESE LOTS ARE TO BE SURVEYED CITY WATER AND SEWER SYSTEM.
 - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 250,000 FEET.
 - THIS PLAT IS SUBJECT TO ALL PRE-EXISTING EASEMENTS, ENCUMBRANCES AND LOCAL ZONING RESTRICTIONS.
 - CONTACT LOCAL GOVERNING AGENCIES FOR REQUIRED PERMITS AND VARIATIONS.
 - ALL UTILITIES ARE UNDER THE JURISDICTION OF THE DEPARTMENT OF NATURAL RESOURCES OR ANY CORP OF ENGINEERS.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED 8-06-2014 THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA (FLOODROOM) DATA.
 - THIS PROPERTY IS CURRENTLY ZONED R-1.
 - THIS PLAT APPEARS ON THE PROPERTY OF WHICH ARE NOT PART OF THIS PLAT.

EQUIPMENT USED: SODERA IM 60 SERIES
ARTURUS STATION 2" PER ANGLE
ADJUSTED BY: TEMPLE FILE
PLAT CLOSURE = 1/21/23
FIELD CLOSURE = 1/21/23
FIELD SURVEY = APRIL 23, 2023

PEMBROKE PINES SUBDIVISION
AN 7.40 BOUNDARY SURVEY
SUBDIVIDED INTO 18 LOTS,
KNOWN AS LOTS 1-4 AND 13-18
OF THE HAGAN SUBDIVISION,
LOCATED IN THE 1811 C.M. DISTRICT,
CITY OF PEMBROKE, BRYAN COUNTY,
GEORGIA.
SURVEYED FOR MICHAEL JIM GARDNER LLC
MAY 20, 2023 2:30 PM, 23-240000
LAST REVIEWED 6-20-2023 DRAWN BY HW
ALSO BOUND AS THE TRACTS EVIDENCED PROPERTY.

MICHAEL JIM GARDNER
LAND SURVEYOR
180 VARNODE AVENUE
GARDEN CITY, GEORGIA 31408
PHONE (912) 964-8282

PHASE 2 in Yellow



REVISIED 4-1-2024



Set back on corner lots are 15+20 Not 15+15

ENNIS RD

OWENS RD

ASH BRANCH CHURCH Rd

Pembroke Pines

150 Owens Rd	134 Owens Rd	102 Owens Rd	86 Owens	70 Owens Rd	38 Owens Rd	20 Owens Rd
Curves	Gladspring	White Oak	Gladspring	White Oak	DOGWOOD	WHITE OAK
ALMOND WOODS	CAPE COD CHERRY	Mystic Blue	Spring Gray	COASTAL	TUSCAN GRAY	PHASE 2 in Yellow
JUNIPER GREEN	PHASE 2 in Yellow	6	5	4	3	2
9	8	7	6	5	4	3
10	11	12	13	14	15	16
ALMOND WOODS	MYSTIC BLUE	GLASS SPRING	GLASS SPRING	GLASS SPRING	SPRING GRAY	WHITE OAK
17	18	19	20	21	22	23
JUNIPER GREEN	ALMOND WOODS	GLASS SPRING	PHASE 2 in Yellow	GLASS SPRING	GLASS SPRING	GLASS SPRING
24	25	26	27	28	29	30
15 ENNIS RD	125 ENNIS	119 ENNIS RD	111 ENNIS RD	103 ENNIS RD	95 ENNIS RD	87 ENNIS RD

To I-16

TO Pembroke

November 6, 2024

To whom it may concern,

My name is Carla Lizeth Castro Lopez, I am the prospective buyer for 139 Ennis Rd Pembroke Ga 31321. My desire is to purchase this corner lot next to the woods and this house plan, The Glade Spring is the house I like and want however it is a 48' house which would require a 1' lot width variance, please.

Thank you,

A handwritten signature in cursive script that reads "Carla Lopez".

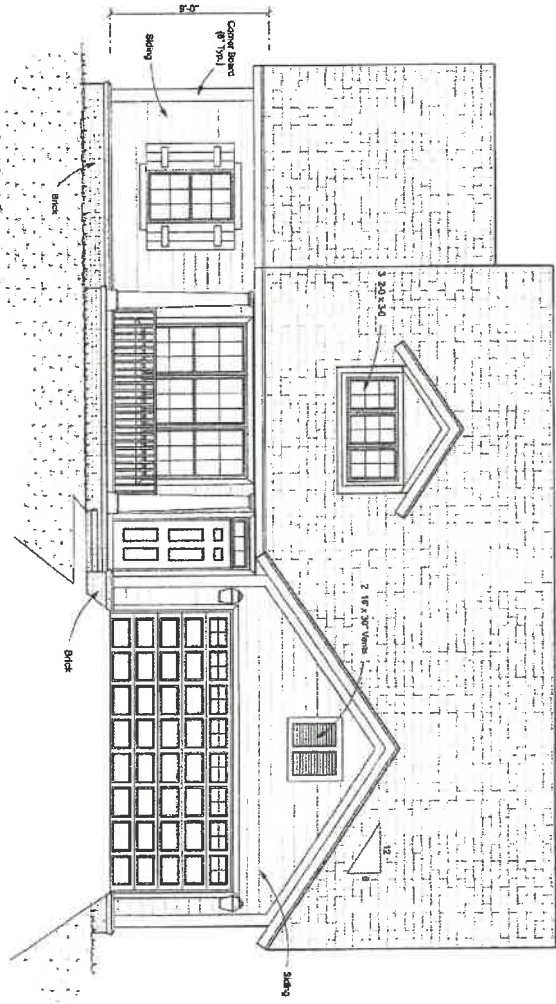
Carla Lizeth Castro Lopez

Glades Spring

GENERAL NOTES

- DESIGN NOTES**
1. Refer to the "Live Load" of the "Final Load"
 2. Soil bearing capacity: 2000 PSF
 3. Live loads: dead loads, wind loads, snow loads, seismic loads, etc. include loading and any specific loading conditions.
 4. Live loads: dead loads, wind loads, snow loads, seismic loads, etc. include loading and any specific loading conditions.
 5. Live loads: dead loads, wind loads, snow loads, seismic loads, etc. include loading and any specific loading conditions.
 6. Live loads: dead loads, wind loads, snow loads, seismic loads, etc. include loading and any specific loading conditions.
 7. Live loads: dead loads, wind loads, snow loads, seismic loads, etc. include loading and any specific loading conditions.
 8. Live loads: dead loads, wind loads, snow loads, seismic loads, etc. include loading and any specific loading conditions.
 9. Live loads: dead loads, wind loads, snow loads, seismic loads, etc. include loading and any specific loading conditions.
 10. Live loads: dead loads, wind loads, snow loads, seismic loads, etc. include loading and any specific loading conditions.
 11. Live loads: dead loads, wind loads, snow loads, seismic loads, etc. include loading and any specific loading conditions.
- CONCRETE AND FOUNDATIONS**
1. All walls on grade shall be 4 inch 3000 PSI (28-day compressive strength) concrete, unless noted.
 2. All foundations shall have a minimum 12 inch wide concrete footing.
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 5. All foundations shall have a minimum 12 inch wide concrete footing.
 6. All foundations shall have a minimum 12 inch wide concrete footing.
 7. All foundations shall have a minimum 12 inch wide concrete footing.
 8. All foundations shall have a minimum 12 inch wide concrete footing.
 9. All foundations shall have a minimum 12 inch wide concrete footing.
 10. All foundations shall have a minimum 12 inch wide concrete footing.
 11. All foundations shall have a minimum 12 inch wide concrete footing.
- FINISHES**
1. All interior walls shall have a minimum 5/8 inch gypsum board.
 2. All interior walls shall have a minimum 5/8 inch gypsum board.
 3. All interior walls shall have a minimum 5/8 inch gypsum board.
 4. All interior walls shall have a minimum 5/8 inch gypsum board.
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 7. All interior walls shall have a minimum 5/8 inch gypsum board.
 8. All interior walls shall have a minimum 5/8 inch gypsum board.
 9. All interior walls shall have a minimum 5/8 inch gypsum board.
 10. All interior walls shall have a minimum 5/8 inch gypsum board.
 11. All interior walls shall have a minimum 5/8 inch gypsum board.

- MECHANICAL NOTES**
1. All mechanical equipment shall be UL approved and installed per manufacturer's specifications.
 2. All mechanical equipment shall be UL approved and installed per manufacturer's specifications.
 3. All mechanical equipment shall be UL approved and installed per manufacturer's specifications.
 4. All mechanical equipment shall be UL approved and installed per manufacturer's specifications.
 5. All mechanical equipment shall be UL approved and installed per manufacturer's specifications.
 6. All mechanical equipment shall be UL approved and installed per manufacturer's specifications.
 7. All mechanical equipment shall be UL approved and installed per manufacturer's specifications.
 8. All mechanical equipment shall be UL approved and installed per manufacturer's specifications.
 9. All mechanical equipment shall be UL approved and installed per manufacturer's specifications.
 10. All mechanical equipment shall be UL approved and installed per manufacturer's specifications.
 11. All mechanical equipment shall be UL approved and installed per manufacturer's specifications.
- ELECTRICAL NOTES**
1. All electrical equipment shall be UL approved and installed per manufacturer's specifications.
 2. All electrical equipment shall be UL approved and installed per manufacturer's specifications.
 3. All electrical equipment shall be UL approved and installed per manufacturer's specifications.
 4. All electrical equipment shall be UL approved and installed per manufacturer's specifications.
 5. All electrical equipment shall be UL approved and installed per manufacturer's specifications.
 6. All electrical equipment shall be UL approved and installed per manufacturer's specifications.
 7. All electrical equipment shall be UL approved and installed per manufacturer's specifications.
 8. All electrical equipment shall be UL approved and installed per manufacturer's specifications.
 9. All electrical equipment shall be UL approved and installed per manufacturer's specifications.
 10. All electrical equipment shall be UL approved and installed per manufacturer's specifications.
 11. All electrical equipment shall be UL approved and installed per manufacturer's specifications.



FRONT ELEVATION



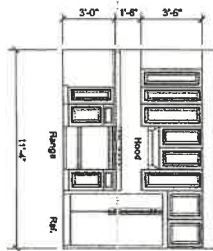
Date	Scale	Sheet
1/1/20	1/4" = 1'-0"	1
Drawn	Job	of 7 Sheets

W.L. Martin Home Designs
 for Contact Information
www.wlmartinhomes.com

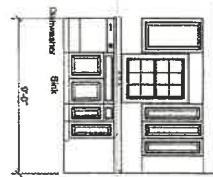
#24270 - Reversed
 Gladespring

REVISIONS	BY

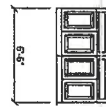
This plan was designed and drafted by W.L. Martin Home Designs, Inc. under license from the Florida Board of Architecture. The design is the property of W.L. Martin Home Designs, Inc. and is not to be reproduced or used in any manner without the written consent of W.L. Martin Home Designs, Inc. The plan is subject to change without notice. The plan is not to be used for any other project without the written consent of W.L. Martin Home Designs, Inc. The plan is not to be used for any other project without the written consent of W.L. Martin Home Designs, Inc. The plan is not to be used for any other project without the written consent of W.L. Martin Home Designs, Inc.



ELEVATION A 14' x 14'

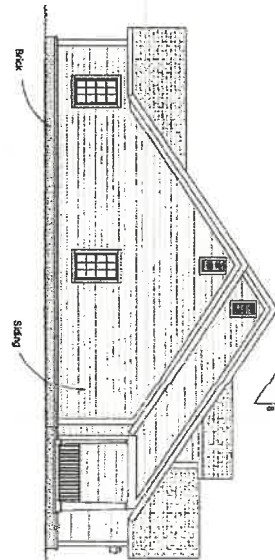


ELEVATION B 14' x 14'

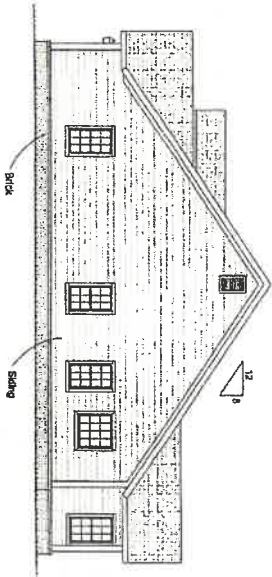


ELEVATION C 14' x 14'

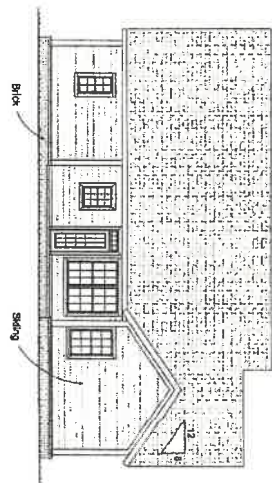
Selections to be made for Cabinet Style, Color, and Hardware



LEFT SIDE ELEVATION 14' x 14'



RIGHT SIDE ELEVATION 14' x 14'



REAR ELEVATION 14' x 14'



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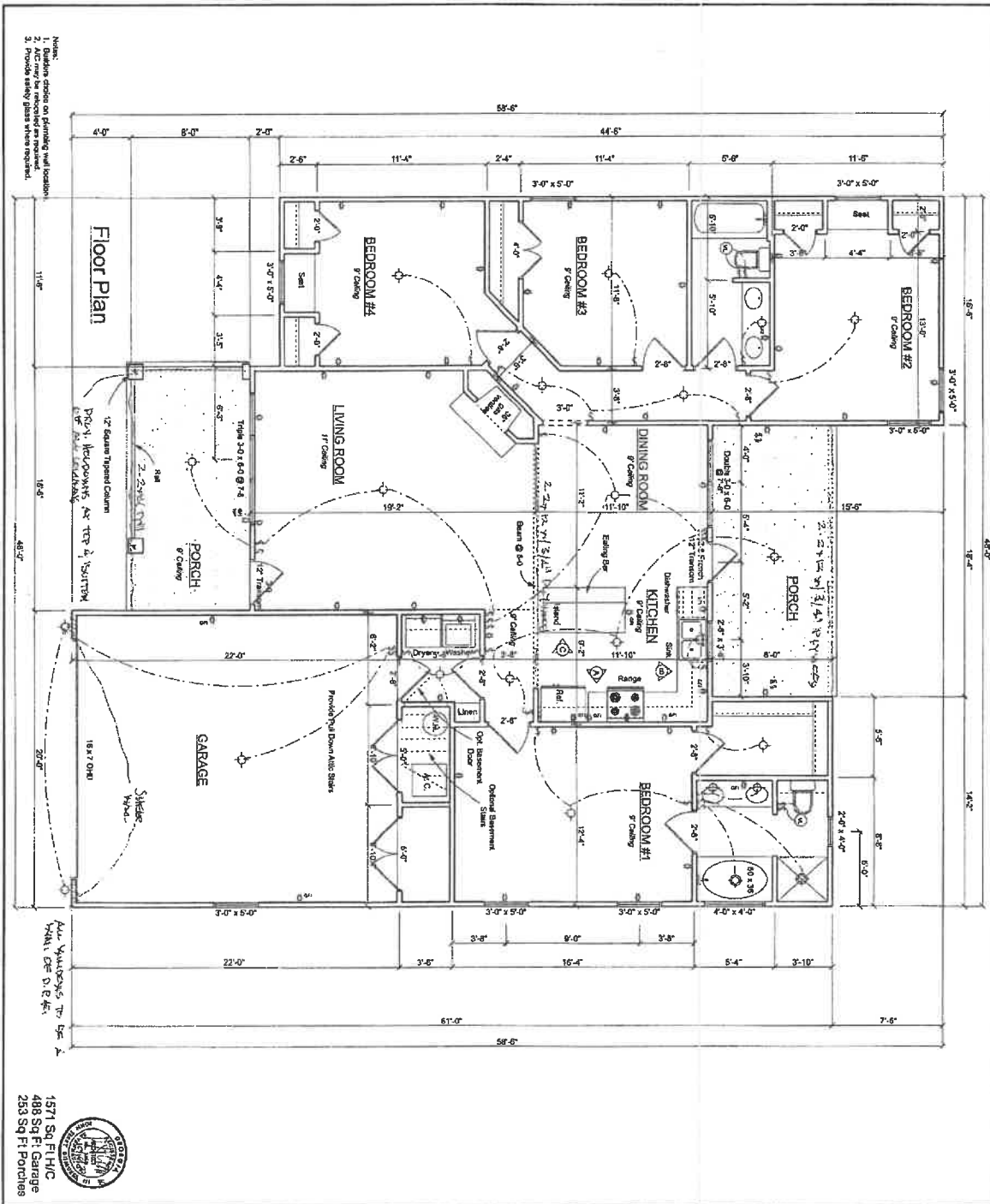
#24270 - Reversed
Gladespring

REVISIONS BY

DATE
Scale Noted

200
Drawn

Sheet 2
of 7 SHEETS



Notes:
 1. Owners decide on plumbing and location.
 2. Provide safety glass where required.

1571 Sq Ft/HIC
 488 Sq Ft Garage
 233 Sq Ft Porches



Date	
Drawn	Scale 1/4" = 1'-0"
Job	
Sheet	3
of	7
Draws	

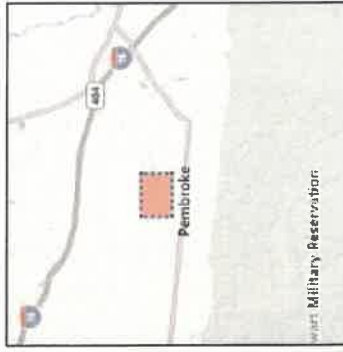
W.L. Martin Home Designs
 for Contact Information
 www.wlmartinhomes.com

**#24270 - Reversed
 Gladespring**

REVISIONS	BY



Pembroke



Legend

- Road Names
- Road Centerlines
- Railroads
- Easements

- Access Easement
- Common Area
- Drainage Easement
- Utility and Access Easement
- Maintenance Easement
- ROW
- Undisturbed Buffer
- Utility Easement
- Wooded Buffer

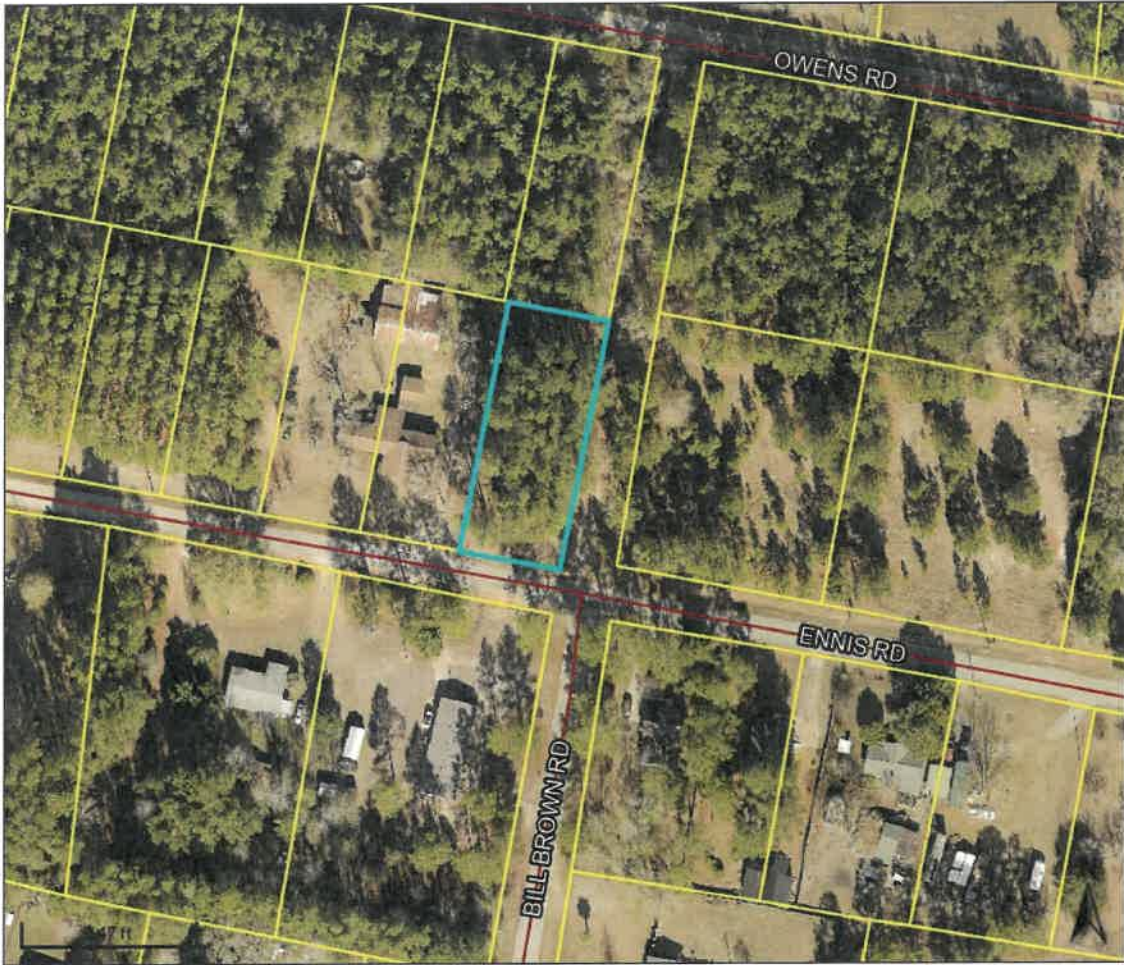
Business District Zoning

- A-5
- B-1
- B-2
- B-3
- H-1
- R-1
- R-2
- R-3
- R-4
- PUD

- Parcels
- City Boundary
- Bryan County Boundary

This map is a user generated static output from rightspot.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Overview



Legend

- Current Parcels
- Roads
- Fort Stewart

Parcel ID	0151025	Owner	SEACOAST CONSTRUCTION LLC	Last 2 Sales			
Class Code	Residential		PO BOX 1228	Date	Price	Reason	Qual
Taxing District	Pembroke City		RICHMOND HILL, GA 31324	7/10/2023	\$450000	CH	U
Acres	0.4	Physical Address	139 ENNIS RD	3/1/1983	0	UQ	U
		Assessed Value	Value \$21100				

(Note: Not to be used on legal documents)

Date created: 11/12/2024
 Last Data Uploaded: 11/11/2024 9:27:29 PM

Developed by **SCHNEIDER**
GEOSPATIAL

Derek Cathcart

From: Courtney Munoz and Cheryl Pickett <andrea@cpicketthomes.com>
Sent: Thursday, October 24, 2024 12:01 PM
To: Derek Cathcart
Subject: FW: Lot Width Variance

- 1) Garvin and Kathy Gann own lost on Ennis and Owens Road
(Mailing address is PO BOX 995 Pembroke Ga 31321)
- 2) Charles Beckworth owns 112 Ennis Road Pembroke Ga 31321 and 215 Bill Brown Road Pembroke Ga 31321
- 3) Joseph Pecenka 125 Ennis Road Pembroke Ga 31321
(Mailing Address is 80 Old Myrtle Grove Lane Richmond Hill, GA 31324)
- 4) Joshua and Ashley Presley 150 Owens Road Pembroke Ga 31321
- 5) Betty Smith 170 Ennis Road Pembroke Ga 31321

From: Courtney Munoz and Cheryl Pickett <andrea@cpicketthomes.com>
Sent: Thursday, October 24, 2024 10:45 AM
To: 'Derek Cathcart' <dcathcart@pembrokega.net>
Subject: RE: Lot Width Variance

Okay, I will look again and get them to you ASAP today.

From: Derek Cathcart <dcathcart@pembrokega.net>
Sent: Thursday, October 24, 2024 10:41 AM
To: Andrea <andrea@cpicketthomes.com>
Subject: RE: Lot Width Variance

Three property owners were listed – it looks like there are more property owners within 250’ of the subject lot.

From: Andrea <andrea@cpicketthomes.com>
Sent: Thursday, October 24, 2024 10:22 AM
To: Derek Cathcart <dcathcart@pembrokega.net>
Subject: Re: Lot Width Variance

I’m so sorry I thought we did that or maybe we didn’t complete them all or correctly?
Sent from my iPhone

On Oct 24, 2024, at 9:17 AM, Derek Cathcart <dcathcart@pembrokega.net> wrote:

Courtney,

To complete the variance application, I need you to provide the names and addresses of all property owners within 250' of Lot 10. (#6 of the variance application)

Thanks,

<image001.png>

Derek Cathcart
Community Development Manager

PO Box 130
353 N Main Street
Pembroke, GA 31321
912-653-4413

From: Courtney Munoz and Cheryl Pickett <andrea@cpicketthomes.com>
Sent: Wednesday, October 23, 2024 2:15 PM
To: Derek Cathcart <dcathcart@pembrokega.net>
Subject: RE: Lot Width Variance

Here is the house plan for the variance lot 10. It is a Gladespring. Let me know if you need anything else.

Thank you,

Courtney

From: Courtney Munoz and Cheryl Pickett <andrea@cpicketthomes.com>
Sent: Wednesday, October 23, 2024 1:39 PM
To: 'Derek Cathcart' <dcathcart@pembrokega.net>
Subject: RE: Lot Width Variance

Thanks so much, Derek!

From: Derek Cathcart <dcathcart@pembrokega.net>
Sent: Wednesday, October 23, 2024 1:37 PM
To: Courtney Munoz and Cheryl Pickett <andrea@cpicketthomes.com>
Subject: Lot Width Variance

Good afternoon,

The request for a 1' lot width variance will go before Planning Commission on Thursday, November 21 at 7pm. The request will then go to City Council for a second public hearing and final vote on Monday, December 9 at 7pm. Both meetings will be held at 353 N. Main Street in the Council Chambers. I will also send a notice of public hearing by mail.

If you could send me architectural drawings of the proposed product for the site, that would be great.

Thanks,

<image001.png>

Derek Cathcart
Community Development Manager

PO Box 130
353 N Main Street
Pembroke, GA 31321
912-653-4413

City of Pembroke

"A Historic Railroad Town"



TIFFANY ZEIGLER
Mayor

CHRIS BENSON
City Administrator

ARLENE P. HOBBS
City Clerk

DANA BRAUN
City Attorney

ROBERT F. PIRKLE
Municipal Court Judge

JOHNNIE A. MILLER, SR.
Mayor Pro Tem
Councilmember - District 1

SHARON LEWIS
Councilmember - District 2

DIANE MOORE
Councilmember - District 3

ED BACON
Councilmember - District 4

ERNEST HAMILTON
Councilmember-At-Large

Notice of Public Hearing

The Pembroke Planning Commission will hold a public hearing November 21, 2024, at 7 p.m. in the city hall at 353 N. Main Street, Pembroke, Georgia, to consider a Variance request to reduce the side yard setback by 1', at 139 Ennis Rd, Parcel #0151-025. The Pembroke City Council will hold a public hearing and final vote for the Variance request on December 16, 2024, in the city hall at 353 N. Main Street. The public is invited. Persons needing special accommodations should call the Pembroke City Hall at (912) 653-4413.



353 N. Main St.
P.O. Box 130
Pembroke, GA 31321

Phone (912) 653-4413
Fax (912) 653-4424



This report is prepared by the City of Pembroke Department of Development staff to provide information to the Pembroke Planning Commission for assistance in making an informed decision on this matter.

Applicant: Jake Reynolds, RJ Reynolds Construction LLC

Request: Variance – 30’ reduction of side yard setbacks minimum.

I. MEETINGS:

Planning Commission:	Public Hearing	November 18, 2024
City Council:	Public Hearing & Final Vote	December 16, 2024

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Existing Zoning: R-2

Proposed Use: Single-Family Residential

Owner/Agent: Jake Reynolds, RJ Reynolds Construction LLC (Owner)

Location of Property: 51 Mary St. Pembroke, GA 31321

Election Ward: District 1, Johnnie Miller Sr.

Zoning of Surrounding Property: R-2, R-1

Comprehensive Plan Character Area: Traditional Neighborhood Development

III. EXECUTIVE SUMMARY:

The City has received a Variance request submitted by Jake Reynolds of RJ Reynolds Construction LLC for 51 Mary St, Parcel #P07 21 002. The variance request is to reduce the minimum lot width from 80’ to 50’. The applicant plans to subdivide the lot into two lots and build single family homes on both lots. The proposed residences will meet all required setbacks. The other option for the lot

will be to build a duplex on the existing lot, as the current lot width will not permit a two-lot subdivision.

IV. SUBJECT PROPERTY:

51 Mary Street, between Ledford Street and S. Main Street. The zoning of adjacent properties includes R-1 and R-2. Several properties in the neighborhood have been approved for variances in lot width for properties zoned R-2.

V. APPLICABLE CODE SECTIONS:

Section 7-4 Powers and Limitations of the Board.

(1) Administrative Review. The Board shall have the following powers:

(c) To authorize upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the ordinance or resolution will, in an individual case, result in unnecessary hardship, so that the spirit of the ordinance or resolution shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship upon a finding by the city council that:

(i) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; **The existing lot width does not permit a two lot subdivision in the R-2 district. The current lot width is 100', and 160' feet would be necessary for a two-lot subdivision. The lot size does meet the minimum lot size requirements.**

(ii) The application of the ordinance or resolution to this particular piece of property would create an unnecessary hardship; **The existing zoning classification and lot size would permit a duplex to be constructed, however not two single family residences. The proposed two lot subdivision meets minimum lot size requirements but does not meet minimum width requirements.**

(iii) Such conditions are peculiar to the particular piece of property involved; **The proposed two lots meet the minimum lot size requirements, but do not meet the minimum lot width requirements.**

(iv) Relief, if granted, would not produce substantial detriment to the public good or impair the purposes and intent of the ordinance or resolution, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by the ordinance or resolution.

7-4 (3). Variances: The Council may grant a variance only when it finds that literal or strict application of a zoning ordinance to the applicant's property would cause undue hardship in all of the following ways:

(a) The lot in question cannot yield a reasonable return unless a variance is granted; **The applicant is able to develop a duplex on the property – however the desire from the applicant is to increase**

single-family homes in the area. This would likely increase opportunity for home ownership vs. rentals.

(b) The need for a variance is due to the unique circumstances of the lot and not to the general conditions in the neighborhood; The lot in question is large enough to meet the minimum lot size, however not wide enough to meet the minimum lot width when subdivided.

(c) The granting of the variance will not alter the essential character of the locality; Multiple lot width variances have been granted in the immediate area.

(4/8/24). 17' lot width variance from 80' to 63' for two lots on S. Main St, Parcel #07 12 003, 07 12 004.

(12/12/22) 5' lot width variance from 80 to 75' for three lots on S. Main St. Parcel #07 21 001.

(d) The hardship is not the result of action taken by the applicant or a prior owner. N/A.

VI. STAFF ANALYSIS:

The proposed subdivision meets all requirements of the R-2 zoning designation, except for minimum lot width. The subject lot, when subdivided into two lots, is large enough to meet the minimum lot size, and the proposed structures meet all minimum setbacks. The applicant is permitted to build a duplex on the property, which would likely encourage rental units as opposed to ownership. The proposed variance and single-family homes contribute to the following goals from the City's Comprehensive Plan:

- Goal #1: Provide a variety of safe and healthy housing types and densities for all income levels and lifestyles.
- Goal #2: Promote and foster homeownership

The character area, Traditional Neighborhood Development, is described as: residential areas following a mid to high density pattern of development, with narrow setbacks, and small, regular lots.

The neighborhood in question is appropriate for smaller lot sizes and is an ideal location to increase density for single family residences. Multiple variances for reduction in lot width requirements were previously approved for neighboring lots.

VII. STAFF RECOMMENDATION:

As a result, Staff recommends to approve the Variance Request for a 30' minimum lot width reduction for two lots proposed at 51 Mary St, parcel #P07 21 002.

VIII. PLANNING COMMISSION RECOMMENDATION:

In accordance with Article X, Section 10-3 (a.), of the Pembroke Zoning Ordinance, the Planning Commission recommends that City Council approve/not approve the Variance request

Application for Rezoning, Variance, Home Occupation or Conditional Use

Phone: 912-653-4413

Fax: 912-653-4424

For Office Use Only

Date Received:

11/11/24

Payment Received:

Parcel Number:

P07 21 002

Current Zoning:

R-2

Requested Zoning/Variance:

30' variance in minimum lot width

PC Hearing:

11/21/24

PC Recommendation:

.

CC Hearing Date:

12/12/24

CC Action:

12/16/24

First Reading:

Second Reading:

INSTRUCTIONS:

1. Please complete this form in its entirety.
2. Attach additional sheets if needed with section number and letter indicated. If a section does not apply, indicate by "N/A".
3. Incomplete submittal may result in delay of processing.
4. Provide requested information for any adjacent property under the same ownership in this application.
5. **All property owners must sign this form.** Agents may only sign for a property owner if authorized by a notarized letter signed by the owner accompanies the application.
6. Application must be accompanied by a scaled map or plat showing the property referred to in this application and all adjoining lots or parcels of land which are also under the same ownership.
7. Refer to the Bryan County Tax Assessor's website (qpublic.net/bryan) for additional information.

1. Action Requested (Check all that applies):

Variance

2. Owner and Agent Information:

a. Owner(s) of Record:

Name:

RJ Reynolds Construction LLC

Phone:

(912) 663-3007

Mailing Address:

PO Box 2766, Richmond Hill, Georgia 31324

Physical Address:

PO Box 2766, Richmond Hill, Georgia 31324

Do(es) the owner(s) own any adjacent properties?

No

List Parcel Numbers:**The following may be left blank if the applicant is the same as the property owner.****b. Name of Applicant/Agent:****Company Name:****Phone Number:****Mailing Address:**

Georgia

Physical Address:

Georgia

c. Name of Professional Contractor(s) (Architect, Engineer, Surveyor, Developer)**Company Name:**

RJ Reynolds Construction LLC

Phone Number:

(912) 663-3007

Mailing Address:

PO Box 2766, Richmond Hill, Georgia 31324

Physical Address:

Georgia

3. Property Information – Current**a. Property Parcel Number:**

P07 21 002

b. Total Acreage of Property:

16,424.30 sqft

c. Acreage proposed for rezoning:

16,424.30 sqft

d. Street address of Property:

51 Mary St. Pembroke, GA 31321

e. Location of property:

South side of Mary St, approximately half way between S Main St and Ledford St

f. Current Zoning:

R2

Current Land Use:

Residential

g. Lot Characteristics (wooded, field, developed, etc.)

Cleared vacant lot

h. Are there any structures currently on the property?

No

i. Contiguous land uses:

	South	East	West
North	Residential	Residential	Residential
Residential			

j. Current Access (roads):

Mary St

k. Existing utilities:

Water, Power, sewer

l. Please list any rezonings, subdivisions, variances, or other actions for reclassification on all or part of the listed property

N/A

Action

Date

N/A

m. Legal description of property by lot, block, and subdivision designations, or if none, by metes and bounds:

19GMD 5-A-465 07/08/80 \$1 500 PBI 112

4. Property Information – Proposed:

a. Proposed Zoning:

R2

Proposed Use:

Residential

b. Proposed water:

City

proposed sewer:

City

c. Do you plan to sub-divide the property?

Yes

if so, please answer the following:

Proposed number of lots

2

Proposed improvements (roads, water system, etc.)

2 new single family homes

Proposed access:

Mary St

d. Justification of rezoning:

Note: APPLICANTS SHOULD SUBMIT A SKETCH PLAN WITH THE REZONING APPLICATION

5. Proposed Variance: (if applicable)

a. List the section of the City Zoning Ordinance from which you need a variance (refer to the City of Pembroke Website or staff can assist with this information)

Section 5-3 (3)

b. Please describe the variance you are requesting.

30ft lot width variance

c. Please describe why you believe this variance is justified.

Instead of one duplex, this will allow the property to have 2 single family homes, keeping with the City's vision for the area.

(Hardship: The difficulty or impossibility of the use of a lot or parcel created by the zoning ordinance. Hardship is concerned with land use, not the personal problems or situation of the owner of the land.)

Note: If requesting a Variance, this application must be accompanied by a site plan and/or architectural renderings of proposed development depicting the location of lot restrictions and a survey of the property signed and stamped by a State of Georgia Certified Land Surveyor.

6. Adjacent Property Owners:

Provide names, mailing addresses, and zip codes of all property owners adjacent to and across any public right of way, including properties diagonally across an intersection and/or within 250 feet of the property proposed for rezoning or a variance. Provide all names in one list.

Property Owners

Item 1

Name

Rosalind Gillard

Address

PO Box 245, Pembroke, Georgia 31321

Item 2

Name

Levette Lanier

Address

260 Cattle Run Way, Pooler, Georgia 31322

Item 3

Name

Ponderosa Ranch LLC

Address

PO Box 349, Bluffton, South Carolina 29901

Item 4

Name

City of Pembroke

Address

PO Box 130, Pembroke, Georgia 31321

Item 5

Name

Ida Little

Address

18130 NW 56th Ave, Miami Gardens, Florida 33055

7. Certifications:

a. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of this application to a candidate that will hear the proposed application?

Untitled

If answered "Yes," please attach a explanation

No

b. Do any of the property owners of this property own any of the adjoining properties?

No

c. I (We), the undersigned, do hereby certify that I (we), am (are) the owners of the property affected by this proposed amendment to the City of Pembroke Zoning Ordinance by virtue of a deed dated **Date** 5/4/2023

on file in the office of the Clerk of the Superior Court of Bryan County, in Deed **Deed Book**
Book 1622

page **page** Further, I (we) attest that the information contained herein is true and complete to the best of
717 my (our) knowledge.

Owner's Signature:

Item 1

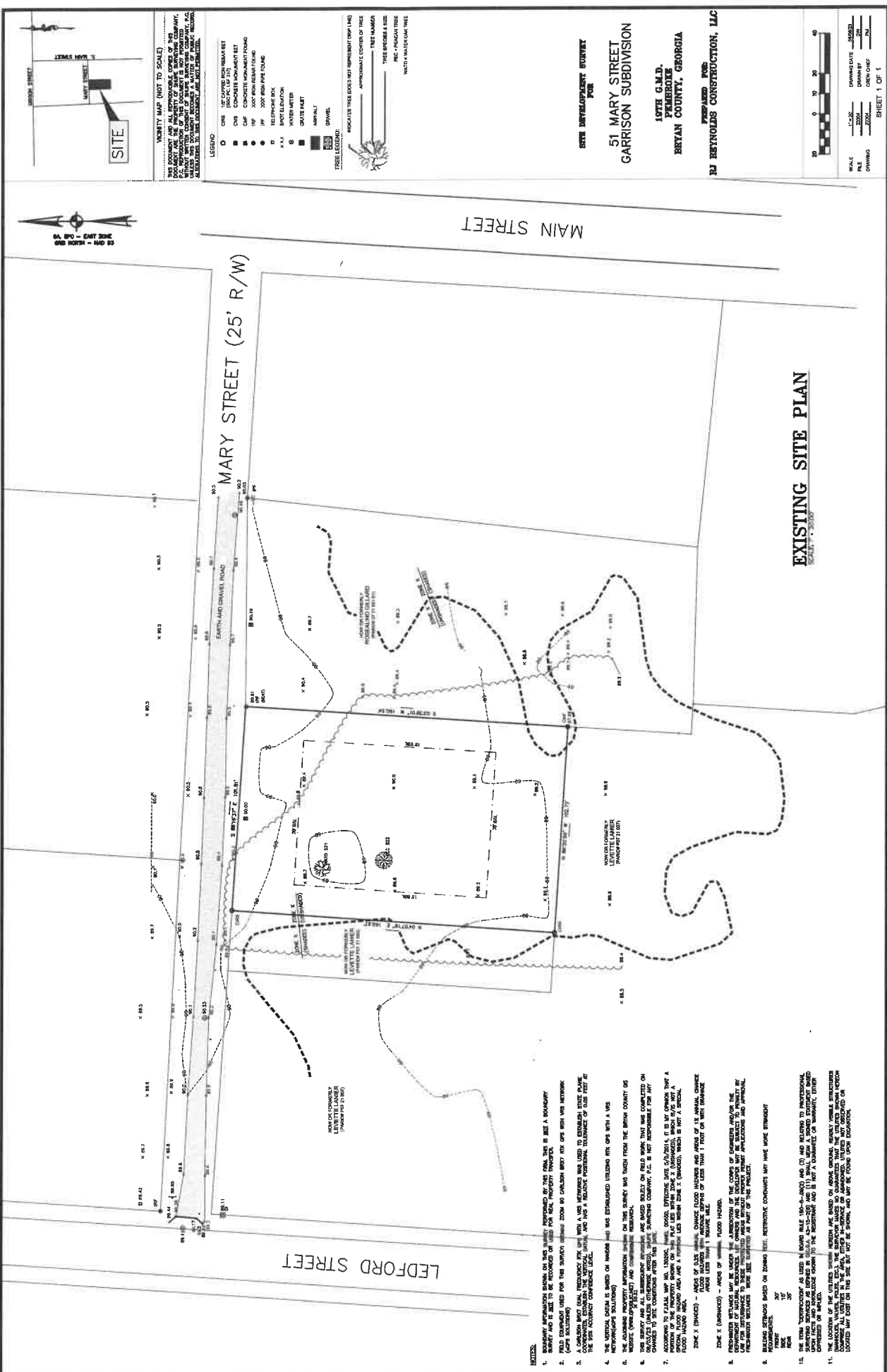
Signature

Date

11/11/2024

Jake Reynolds

EXISTING SITE PLAN



VICINITY MAP (NOT TO SCALE)
 SHOWS THE LOCATION OF THE PROJECT SITE IN RELATION TO THE SURROUNDING STREETS: LEDFORD STREET, MARY STREET, AND MAIN STREET.

- LEGEND**
- ONE 12" CLASS R/W MARKER (PER 24.01)
 - ONE 6" CLASS R/W MARKER (PER 24.01)
 - ONE 4" CLASS R/W MARKER (PER 24.01)
 - ONE 3" CLASS R/W MARKER (PER 24.01)
 - ONE 2" CLASS R/W MARKER (PER 24.01)
 - ONE 1" CLASS R/W MARKER (PER 24.01)
 - ONE 1/2" CLASS R/W MARKER (PER 24.01)
 - ONE 1/4" CLASS R/W MARKER (PER 24.01)
 - ONE 1/8" CLASS R/W MARKER (PER 24.01)
 - ONE 1/16" CLASS R/W MARKER (PER 24.01)
 - ONE 1/32" CLASS R/W MARKER (PER 24.01)
 - ONE 1/64" CLASS R/W MARKER (PER 24.01)
 - ONE 1/128" CLASS R/W MARKER (PER 24.01)
 - ONE 1/256" CLASS R/W MARKER (PER 24.01)
 - ONE 1/512" CLASS R/W MARKER (PER 24.01)
 - ONE 1/1024" CLASS R/W MARKER (PER 24.01)

NOTES:

1. ALL INFORMATION SHOWN ON THIS PLAN IS BASED ON THE RECORDS OF THE PLAT BOOK AND THE RECORDS OF THE PLAT BOOK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS BEFORE COMMENCING CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION AFTER COMPLETION OF WORK.

PREPARED FOR:
 51 MARY STREET
 GARRISON SUBDIVISION
 BRYAN COUNTY, GEORGIA

PREPARED BY:
 RJ REYNOLDS CONSTRUCTION, LLC

DATE: 01/25/2025
 DRAWN BY: [NAME]
 CHECKED BY: [NAME]
 SCALE: AS SHOWN

INDEX:

1. BUILDING INFORMATION SHOWN ON THIS PLAN IS BASED ON THE RECORDS OF THE PLAT BOOK AND THE RECORDS OF THE PLAT BOOK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION AFTER COMPLETION OF WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE THAT ARE NOT NECESSARY FOR THE PROJECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY EROSION CONTROL MEASURES TO PREVENT SOIL EROSION DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SLOPE STABILIZATION MEASURES TO PREVENT SOIL SLIDING DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FLOOD PROTECTION MEASURES TO PREVENT FLOODING OF THE SITE DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY WEED CONTROL MEASURES TO PREVENT WEED INVASION OF THE SITE DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY PEST CONTROL MEASURES TO PREVENT PEST INFESTATION OF THE SITE DURING CONSTRUCTION.

LEDFORD STREET

MARY STREET (25' R/W)

MAIN STREET

WORLD COMPANY LEVETTE LAMAR PRODUCTION

SCALE: 1" = 20'

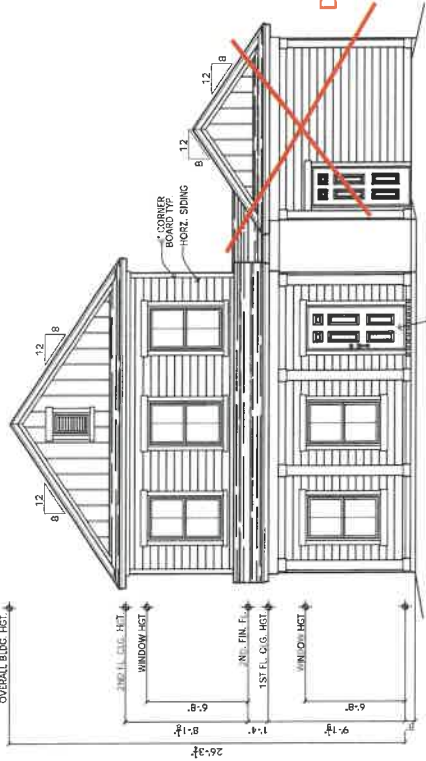
SHEET 1 OF 1

*VERIFY WALL SIZE & DIMENSIONS BY
BUILDING A TECHNER

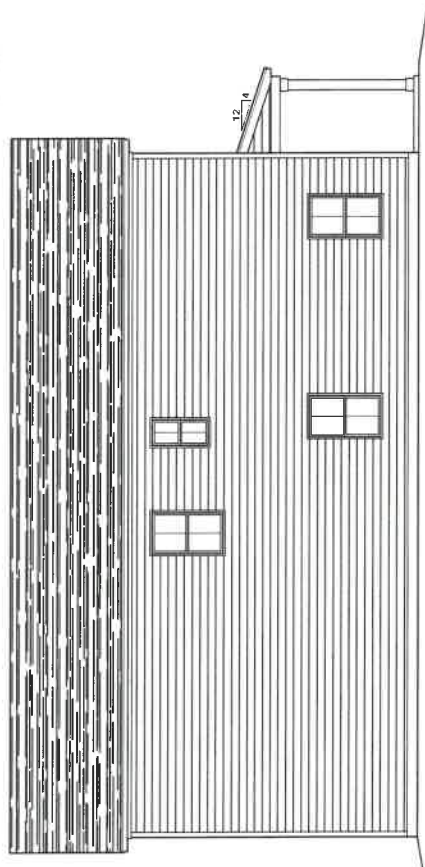
GENERAL NOTES:

- ALL CONSTRUCTION MUST COMPLY WITH THE 2018 IRC.
- ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE NATIONAL ELECTRIC CODE EDITION AND STATE OF GEORGIA AMENDMENTS.
- ALL MECHANICAL INSTALLATIONS MUST COMPLY WITH THE INTERNATIONAL MECHANICAL, INTERVENTIONAL, FUEL GAS CODE EDITION AND STATE OF GEORGIA AMENDMENTS.
- ALL HVAC INSTALLATIONS MUST COMPLY WITH THE INTERNATIONAL MECHANICAL, INTERVENTIONAL, FUEL GAS CODE EDITION AND STATE OF GEORGIA AMENDMENTS.
- CONSTRUCTION DRAWINGS ILLUSTRATE GENERIC OPTIONS AS OFFERED BY THE MANUFACTURER.
- REFER TO THE MOST CURRENTLY DATED SELECTION PACKAGE FOR MATERIALS, FINISHES, COLORS, LIGHT FIXTURES, PLUMBING FIXTURES, KITCHEN SECTIONS, TRIM OPTIONS, DOOR HARDWARE, ETC.
- PROVIDE ANCHORS FOR COLUMNS AS REQUIRED. PROVIDE POST CLEATS FOR PORCH POSTS AS REQUIRED.
- ALL OVERHANGS SHALL BE 12" UNLESS NOTED OTHERWISE.
- WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQUIRED TO LINE UP FASCIAS AT A MINIMUM OF A 12" OVERHANG.
- PROVIDE FOOTINGS AND SUPPORT FOR STEPS TO GRADE AS REQUIRED IF APPLICABLE.
- ALL WINDOW HEADER HEIGHTS SHALL BE 6'-8" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
- BRICK VENEER SHALL INCLUDE SOLDER HEADER AND ROWLOCK SILL AT EACH OPENING.
- ALL INSTALLATIONS MUST COMPLY WITH THE GEORGIA STATE ENERGY CODE AND STATE OF GEORGIA AMENDMENTS.
- SPRAY FOAM HOUSE WILL ONLY HAVE 100 SQUARE FEET OF DICKING FOR STORAGE AND MECHANICAL.
- THE CEILING OF THE GARAGE SHALL BE MINIMUM 5/8" INCH TYPE I GYPSUM BOARD. ALL PENETRATIONS SHALL BE PROTECTED ABOVE THE GARAGE. ALL PENETRATIONS SHALL BE PROTECTED BY FILING ALL OPENINGS AROUND THE PENETRATING ITEM WITH GYPSUM BOARD. ALL PENETRATIONS SHALL BE PROTECTED AND SEALED TO RESIST THE FREE PASSAGE OF FLAME AND SMOKE.

DELETE CARPORT



FRONT ELEVATION -
24' X 36' --- SCALE: 1/8" = 1'-0"



LEFT ELEVATION -
24' X 36' --- SCALE: 1/8" = 1'-0"

PLEASE NOTE: THIS DESIGN CONCEPT, DRAWING OR ILLUSTRATION IS ONLY A CONCEPT AND NOT A CONTRACT DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE AND THE EXISTING STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE AND THE EXISTING STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE AND THE EXISTING STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.



SUMTER RESIDENCE

RICHMOND HILL, GEORGIA 31324

Rear & Right Elevations

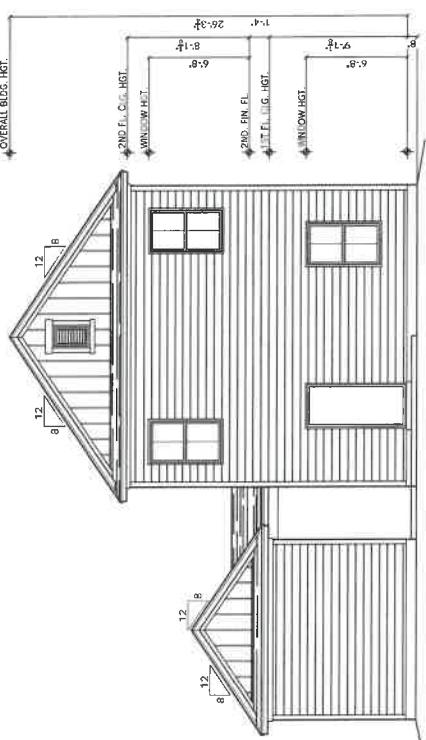
PROJECT NUMBER:
DATE: 12.1.20
DRAWN BY: JP
CHECKED BY: JK

A-2

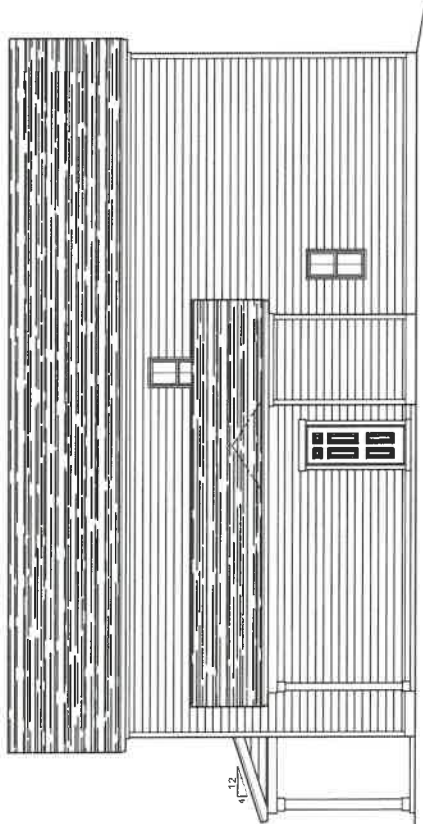
*VERIFY WALL SIZE & DIMENSIONS BY
SQUARE & TAPER

GENERAL NOTES:

- ALL CONSTRUCTION MUST COMPLY WITH THE 2018 IRC.
- ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE ENLION AND STATE OF GEORGIA AMENDMENTS.
- ALL PLUMBING INSTALLATIONS MUST COMPLY WITH THE NATIONAL PLUMBING CODE ENLION AND STATE OF GEORGIA AMENDMENTS.
- ALL HVAC INSTALLATIONS MUST COMPLY WITH THE INTERNATIONAL MECHANICAL INTERNATIONAL FUEL GAS CODE ENLIONS AND STATE OF GEORGIA AMENDMENTS.
- CONSTRUCTION DRAWINGS ILLUSTRATE GENERIC OPTIONS AS OFFERED BY THE MANUFACTURER.
- REFER TO THE MOST CURRENTLY DATED SELECTION PACKAGE FOR THE MOST CURRENTLY DATED SELECTION PACKAGE FOR MATERIALS, COLORS, LIGHT FIXTURES, PLUMBING FIXTURES, AND OTHER SECTIONS. ITEM OPTIONS: DOOR HARDWARE, ETC.
- PROVIDE ANCHORS FOR COLUMNS AS REQUIRED. PROVIDE POST CLEANS FOR PORCH POSTS AS REQUIRED.
- ALL OVERHANGS SHALL BE 12" UNLESS NOTED OTHERWISE.
- WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BACK TOP OF STUD WALLS AS REQUIRED TO LINE UP FASCIAS AT A MINIMUM OF A 12" OVERHANG.
- PROVIDE FOOTINGS AND SUPPORT FOR STUFS TO GRADE AS REQUIRED IF APPLICABLE.
- ALL WINDOW HEADER HEIGHTS SHALL BE 6'-8" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
- BRICK VENEER SHALL INCLUDE SOLDIER HEADER AND ROWLOCK SILL AT EACH OPENING.
- ALL INSULATIONS MUST COMPLY WITH THE GEORGIA STATE ENERGY CODE AND STATE OF GEORGIA AMENDMENTS.
- SPRAY FOAM HOUSE SHALL ONLY HAVE 100 SQUARE FEET OF DECKING FOR STORAGE AND MECHANICAL.
- THE CEILING OF THE GARAGE SHALL BE MINIMUM 5/8" INCH TYPE INSULATION. THE CEILING OF THE GARAGE SHALL BE PROTECTED BY FILING ALL OPENINGS AROUND THE PENETRATING ITEM WITH AN APPROVED FIRE RATED TERMS TO RESIST THE FREE PASSAGE OF FLAME AND SMOKE.



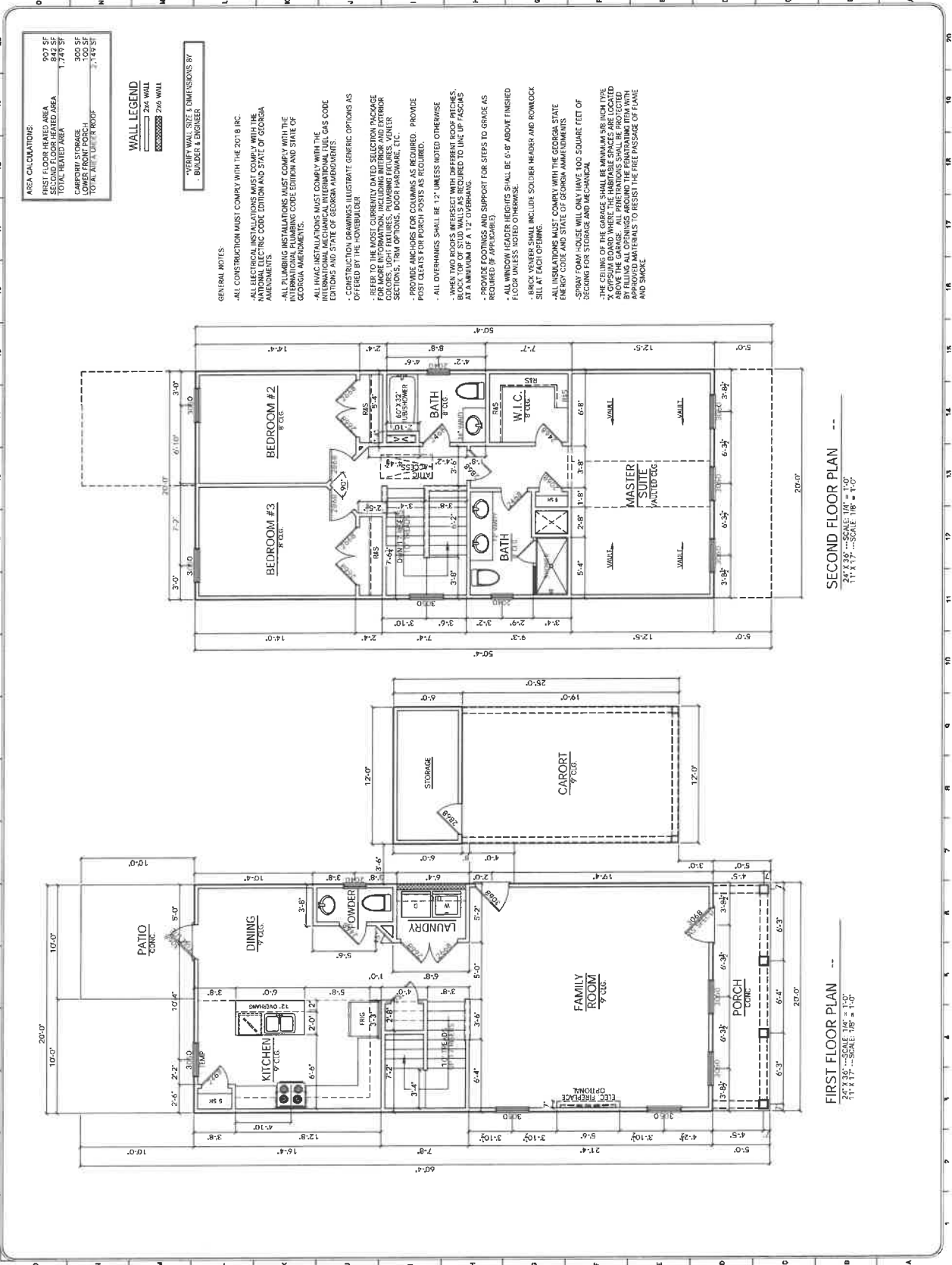
REAR ELEVATION
24' X 33' --- SCALE: 1/8" = 1'-0"
11' X 17' --- SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
24' X 33' --- SCALE: 1/8" = 1'-0"
11' X 17' --- SCALE: 1/8" = 1'-0"

PLEASE NOTE: THESE DRAWINGS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY WORK CONTRACTED FROM THESE PLANS. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY WORK CONTRACTED FROM THESE PLANS. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY WORK CONTRACTED FROM THESE PLANS. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

115-36 NOTICE: THESE DRAWINGS ARE THE PROPERTY OF R.J. REYNOLDS CONSTRUCTION AND SHALL REMAIN THE PROPERTY OF R.J. REYNOLDS CONSTRUCTION. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF R.J. REYNOLDS CONSTRUCTION. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.



FIRST FLOOR PLAN --
24' X 36' -- SCALE: 1/4" = 1'-0"
11' X 17' -- SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN --
24' X 36' -- SCALE: 1/4" = 1'-0"
11' X 17' -- SCALE: 1/8" = 1'-0"

Floor Plans

PROJECT NUMBER	132.70
DATE	12.2.20
DRAWN BY	JF
CHECKED BY	JR

A-3

SUMTER RESIDENCE
R. J. REYNOLDS CONSTRUCTION

498 LONGWOOD DRIVE
RICHMOND HILL, GEORGIA 31324



AREA CALCULATIONS:

FIRST FLOOR HEATED AREA	907 SF
SECOND FLOOR HEATED AREA	1,045 SF
TOTAL HEATED AREA	1,952 SF
CARPENTRY ESTIMATE	1,000 SF
LOWER FRONT PORCH	300 SF
TOTAL AREA UNDER ROOF	2,145 SF

WALL LEGEND

246 WALL	---
246 WALL	---

VERIFY WALL SIZE & DIMENSIONS BY:
- BUILDER & ENGINEER

GENERAL NOTES:

- ALL CONSTRUCTION MUST COMPLY WITH THE 2018 IRC.
- ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE EDITION AND STATE OF GEORGIA AMENDMENTS.
- ALL PLUMBING INSTALLATIONS MUST COMPLY WITH THE INTERNATIONAL MECHANICAL INSTITUTE (IMC) CODE EDITION AND STATE OF GEORGIA AMENDMENTS.
- ALL HVAC INSTALLATIONS MUST COMPLY WITH THE INTERNATIONAL MECHANICAL INSTITUTE (IMC) GAS CODE EDITIONS AND STATE OF GEORGIA AMENDMENTS.
- CONSTRUCTION DRAWINGS ILLUSTRATE GENERIC OPTIONS AS OFFERED BY THE HOME/BUILDER.
- REFER TO THE MOST CURRENTLY DATED SELECTION PACKAGE FOR MATERIALS, FINISHES, COLORS, LIGHT FIXTURES, TUBING, VALVES, VENDOR SECTIONS, TRIM OPTIONS, DOOR HARDWARE, ETC.
- PROVIDE ANCHORS FOR COLUMNS AS REQUIRED. PROVIDE POST CLERKS FOR PORCH COLUMNS AS REQUIRED.
- ALL OVERHANGS SHALL BE 12" UNLESS NOTED OTHERWISE.
- WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF SLOPE WALLS AS REQUIRED TO LINK UP FACIAS AT A MINIMUM OF A 12" OVERHANG.
- PROVIDE FOOTINGS AND SUPPORT FOR STEPS TO GRADE AS REQUIRED (IF APPLICABLE).
- ALL WINDOW HEADER HEIGHTS SHALL BE 6'-6" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
- BRICK VENER SHALL INCLUDE SOLDIER HEADER AND ROWLOCK SILL AT EACH OPENING.
- ALL INSULATIONS MUST COMPLY WITH THE GEORGIA STATE ENERGY CODE AND STATE OF GEORGIA AMENDMENTS.
- SPRAY FOAM HOUSE WILL ONLY HAVE 100 SQUARE FEET OF DECKING FOR STORAGE AND MECHANICAL.
- THE CEILING OF THE GARAGE SHALL BE MINIMUM 8" INCH TYPE INSULATION. ALL WALLS SHALL BE MINIMUM 2" TYPE INSULATION ABOVE THE GARAGE. ALL FINE TRIMS SHALL BE PROTECTED BY FILLING ALL OPENINGS AROUND THE PENETRATING ITEM WITH AN APPROPRIATE MATERIALS TO RESIST THE FREE PASSAGE OF FLAME AND SMOKE.

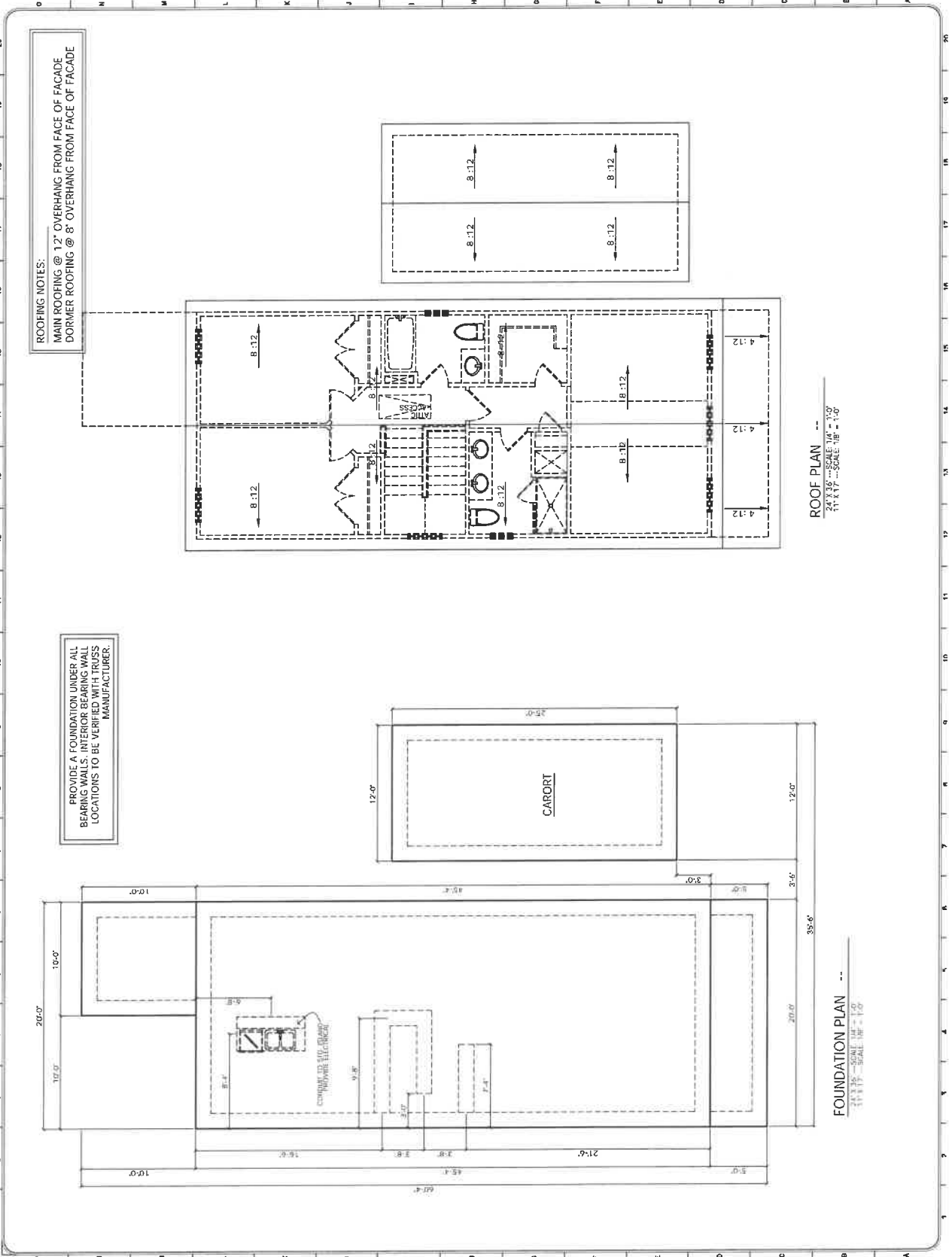
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

SUMTER RESIDENCE
R. J. REYNOLDS CONSTRUCTION
 498 LONGWOOD DRIVE
 RICHMOND HILL, GEORGIA 31324

Foundation / Roof
 Plans

PROJECT NUMBER 12-12-20
DATE 12-12-20
DRAWN BY JP
CHECKED BY JR

A-4



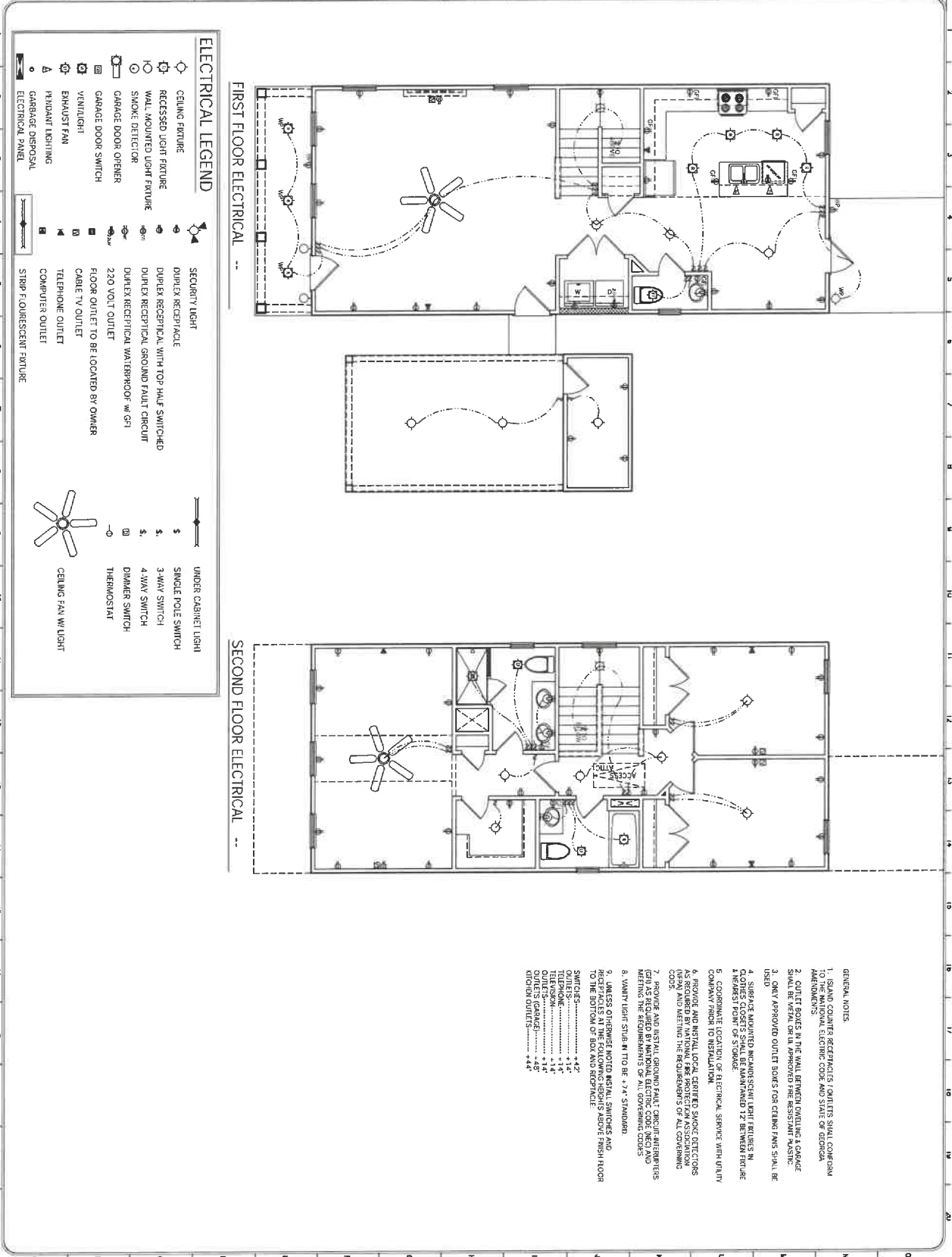
ROOFING NOTES:
 MAIN ROOFING @ 12' OVERHANG FROM FACE OF FACADE
 DORMER ROOFING @ 8' OVERHANG FROM FACE OF FACADE

PROVIDE A FOUNDATION UNDER ALL BEARING WALLS. INTERIOR BEARING WALL LOCATIONS TO BE VERIFIED WITH TRUSS MANUFACTURER.

--
ROOF PLAN
 24' X 36' --- SCALE: 1/4" = 1'-0"
 11' X 17' --- SCALE: 1/8" = 1'-0"

--
FOUNDATION PLAN
 24' X 36' --- SCALE: 1/4" = 1'-0"
 11' X 17' --- SCALE: 1/8" = 1'-0"

PLEASE NOTE: FLEX SCHEM CONCEPT ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THESE PLANS. THE DESIGN IS ONLY A DESIGNER AND IS NOT A REGISTERED ARCHITECT OR STRUCTURAL ENGINEER. ANY FRAMING SPANS AND LUMBER SIZES SPECIFIED ON THESE PLANS MUST BE CHECKED BY REGISTERED ARCHITECT OR STRUCTURAL ENGINEER. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THESE PLANS TO PERFORM THE ABOVE MENTIONED AND THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION: 1) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. 2) CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED. BUILDING CODES VARY FROM ONE LOCATION TO ANOTHER. 3) VERIFY EXISTING LOAD-BEARING CAPACITY OF THE SOIL AT THE BUILDING SITE. A REGISTERED ARCHITECT OR STRUCTURAL ENGINEER MUST CALCULATE THESE FIGURES. OUTLET MUST BE EXTENDED BY MAKING ANY CHANGES TO THESE PLANS. ONLY A QUALIFIED BUILDER, REGISTERED ARCHITECT OR STRUCTURAL ENGINEER SHOULD ATTEMPT ANY CHANGES TO THESE PLANS. AS THEY MAY LEAD TO MAJOR PROBLEMS IN ANOTHER AREA AND THE EXACT SIZE, REINFORCEMENT AND DEPTH OF THE FOOTINGS SHALL BE DETERMINED BY THE ACTUAL BUILDING SITE. THE PURCHASER OF THESE PLANS ASSUMES RESPONSIBILITY OF ALL ASPECTS OF CONSTRUCTION. A HOME FROM THESE PLANS ASSUMES FOOTINGS ARE A GOOD FAITH ESTIMATE AND SHOULD NOT BE USED FOR A LEGAL, BIDDING CONTRACT. COPYING THESE PLANS IS PROHIBITED.



ELECTRICAL LEGEND

	CEILING RECESSED LIGHT FIXTURE		DUPLEX RECEPTACLE
	WALL MOUNTED LIGHT FIXTURE		DUPLEX RECEPTACLE WITH TOP HALF SWITCHED
	SMOKE DETECTOR		DUPLEX RECEPTACLE GROUND FAULT CIRCUIT
	GARAGE DOOR OPENER		DUPLEX RECEPTACLE WATERPROOF W GFI
	VENTILATOR FAN		220 VOLT OUTLET
	EXHAUST FAN		FLOOR OUTLET TO BE LOCATED BY OWNER
	REFRIGERATOR LIGHTING		CABLE TV OUTLET
	GARbage DISPOSAL		TELEPHONE OUTLET
	ELECTRICAL PANEL		COMPUTER OUTLET
			STRIP FLUORESCENT FIXTURE

	UNDER CABINET LIGHT
	SINGLE POLE SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	DIMMER SWITCH
	THERMOSTAT
	CEILING FAN W LIGHT

- #### GENERAL NOTES:
1. ISLAND COUNTER RECEPTACLES / LIGHTS SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND STATE OF GEORGIA REQUIREMENTS.
 2. OUTLET BOXES IN THE WALL BETWEEN DWELLING & GARAGE SHALL BE OPEN ON THE EXTERIOR SIDE.
 3. ONLY APPROVED OUTLET BOXES FOR CEILING FANS SHALL BE USED.
 4. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES IN GARAGE SHALL BE APPROVED BY THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA).
 5. COMPARTMENT LOCATION OF ELECTRICAL SERVICE WITH UTILITY COMPANY PRIOR TO INSTALLATION.
 6. PROVIDE AND INSTALL LOCAL CERTIFIED SHOCK DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 7. PROVIDE AND INSTALL GROUNDING AND BONDING REQUIREMENTS (GIB) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 8. WAINUT LIGHT SHALL NOT BE +7'-0" STANDARD.
 9. LAMPSES OF HEIGHT NOTED METAL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR TO THE BOTTOM OF BOX AND RECEPTACLE:

SWITCHES.....	+4'-0"
OUTLETS.....	+1'-6"
TELEPHONE.....	+4'-0"
TELEVISION.....	+4'-6"
TELEPHONE.....	+6'-0"
TELEVISION.....	+6'-6"
TELEVISION.....	+6'-0"
TELEVISION.....	+6'-6"

Electrical Plans

PROJECT NUMBER: E-1

DATE: 12-1-20

DRAWN BY: JF

CHECKED BY: JR

SUMTER RESIDENCE

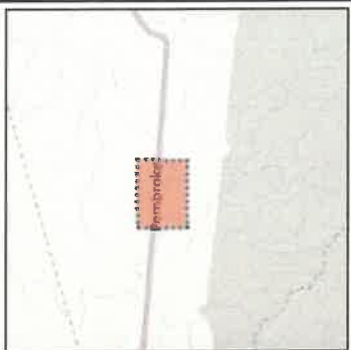
R.J. REYNOLDS CONSTRUCTION

498 LONGWOOD DRIVE
RICHMOND HILL, GEORGIA 31324





Pembroke



Legend

- Road Names
- Road Centerlines
- Railroads
- Easements
 - Access Easement
 - Common Area
 - Drainage Easement
 - Utility and Access Easement
 - Maintenance Easement
 - ROW
 - Undisturbed Buffer
 - Utility Easement
 - Wooded Buffer
- Business District
- Zoning
 - A-5
 - B-1
 - B-2
 - B-3
 - H-1
 - R-1
 - R-2
 - R-3
 - R-4
 - PUD
- Parcels
- City Boundary
- Bryan County Boundary

200 ft

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



12 Nov, 2024



Overview



Legend

- Current Parcels
- Roads
- Fort Stewart

Parcel ID	P07 21 002	Owner	RJ REYNOLDS CONSTRUCTION LLC	Last 2 Sales			
Class Code	Residential		PO BOX 2766	Date	5/4/2023	Price	Reason
Taxing District	Pembroke City		RICHMOND HILL, GA 31324		12/30/2022	\$38500	TR
Acres	0.37	Physical Address	51 MARY ST			\$35000	LM
		Assessed Value	Value \$4400				Q

(Note: Not to be used on legal documents)

Date created: 11/12/2024
 Last Data Uploaded: 11/11/2024 9:27:29 PM

Developed by  **SCHNEIDER**
 GEOSPATIAL

City of Pembroke

"A Historic Railroad Town"



TIFFANY ZEIGLER
Mayor

CHRIS BENSON
City Administrator

ARLENE P. HOBBS
City Clerk

DANA BRAUN
City Attorney

ROBERT F. PIRKLE
Municipal Court Judge

JOHNNIE A. MILLER, SR.
Mayor Pro Tem
Councilmember - District 1

SHARON LEWIS
Councilmember - District 2

DIANE MOORE
Councilmember - District 3

ED BACON
Councilmember - District 4

ERNEST HAMILTON
Councilmember-At-Large

Notice of Public Hearing

The Pembroke Planning Commission will hold a public hearing November 21, 2024, at 7 p.m. in the city hall at 353 N. Main Street, Pembroke, Georgia, to consider a Variance request to reduce the minimum lot width by 30', at 51 Mary St. Parcel #P07 21 002. The Pembroke City Council will hold a public hearing and final vote for the Variance request on December 16, 2024, in the city hall at 353 N. Main Street. The public is invited. Persons needing special accommodations should call the Pembroke City Hall at (912) 653-4413.



353 N. Main St.
P.O. Box 130
Pembroke, GA 31321

Phone (912) 653-4413
Fax (912) 653-4424



This report is prepared by the City of Pembroke Department of Development staff to provide information to the Pembroke Planning Commission for assistance in making an informed decision on this matter.

Applicant: Darlene Shuman

Request: Rezone to B-2 from R-1

I. MEETINGS:

Planning Commission:	Public Hearing	November 21, 2024
City Council:	Public Hearing & First Reading	December 16, 2024
City Council:	Second Reading & Vote	January 13, 2025

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Proposed Zoning: B-2
Existing Zoning: R-1
Size of Area: Total Area: 76 acres
Proposed Use: Hair Salon (Commercial)
Owner/Agent: Darlene Shuman
Location of Property: 1357 Camellia Dr.
Election Ward: District 3. Diane Moore
Comprehensive Plan Character Area: Community Gateway
Zoning of Surrounding Property: R-1, B-2

III. EXECUTIVE SUMMARY:

The City has received a request submitted by Darlene Shuman to subdivide Parcel #0161 073 into two lots, and rezone the lot with an existing hair salon business from R-1 to B-2. The existing use is

nonconforming, and grandfathered in, allowing the use to continue to exist as it stands currently. The proposed lot must be rezoned to allow for a subdivision so that the use is an allowed use on proposed lot B. The proposed lot A, with an existing single-family home, would remain zoned R-1.

IV. SUBJECT PROPERTY:

The proposed two lot subdivision would create a single-family lot, to remain zoned R-1, with access diverted from Camellia drive to Lakeview Drive. The proposed lot B is currently a nonconforming use with a hair salon grandfathered into an R-1 zoning district. The rezoning would bring the proposed lot into conformance to continue its use as a hair salon.

V. APPLICABLE CODE SECTIONS:

Article IX, Section 9-4 (4).

Zoning Amendment Criteria

The following will be used to determine whether the re-zoning is appropriate.

- (a) The zoning request should be a logical extension of a zoning boundary which would improve the pattern of uses in general area. **The educational complex adjacent across HWY 119 is currently zoned B-2. This extension of the commercial zoning designation aligns with the "Community Gateway" character area. The use would not change – the hair salon is a grandfathered, nonconforming use. Rezoning the property would bring the existing use into conformance.**
- (b) The request should not be an illogical extension of a zone boundary to allow commercial, industrial, or high-density apartment intrusion into a stable neighborhood of well-maintained single-family homes, which would result in neighborhood deterioration, the spread of blight, and requests for additional zoning of a similar nature, expanding the problem. **See above comment.**
- (c) The request should not result in "spot zoning" or generally be unrelated to either existing zoning or the pattern of development in the area. **The proposed zoning would bring an existing use into conformance, logically extend a zoning designation boundary, and align with the existing Community Gateway character area.**
- (d) The request should not create traffic which would traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards. **N/A – use will not change.**
- (e) The request should conform to the general expectations for population growth and distribution. **The proposed zoning designation aligns with the existing character area, and expected growth in the immediate neighborhood.**
- (f) The request should not limit options for the acquisition of future planned public facility sites, roads, open-space, etc. **N/A**

(g) This request should not result in major changes in existing levels of public service, and/or fiscal stability. **N/A**

(h) This request should not achieve short-term goals at the expense of long term, development goals. **The proposed zoning aligns with long term growth goals for the immediate area.**

(i) This request should not result in changes to market values and/or tax rates of nearby properties.

(j) The request should conform to policies and recommendations contained in the Pembroke, Georgia Comprehensive Plan. A negative finding on one or more of these criteria shall not preclude approval of a re-zoning.

VI. STAFF ANALYSIS:

The rezoning request would bring a nonconforming use into conformance. The applicant plans to subdivide a lot with an existing beauty salon and single-family residence into two lots. One lot will be a residential lot with the existing home, and the other lot would be commercial with the existing beauty salon to remain. The use will not change, however by rezoning to B-2, the use will be permitted. Access to the residential property would be moved to Lakeview Drive, and access to the beauty salon lot would be located on Camelia Drive. The proposed B-2 zoning designation is a logical extension of the current B-2 zoning designation adjacent to the subject property across Highway 119. The zoning designation aligns with the vision and expected uses of the Community Gateway character area. The use will remain the same, and traffic may decrease from the rezoning as the residential access to the existing single-family home will be redirected to Lakeview Drive.

VII. STAFF RECOMMENDATION:

As a result, Staff recommends to approve the request to rezone Parcel #0161 073, Parcel B. from R-1 to B-2, located at 1357 Camellia Dr.

VIII. PLANNING COMMISSION RECOMMENDATION:

In accordance with Article X, Section 10-3, of the Pembroke Zoning Ordinance, the Planning Commission recommends that City Council **Approve with conditions, the request to rezone Parcel #0161 073, Parcel B. from R-1 to B-2, located at 1357 Camellia Dr.**

NOTE: SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR ANY OTHER FACTS THAT MAY AFFECT TITLE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON FIELD MEASUREMENTS AND SHALL BE USED AS A CHECK ON THE BEARINGS SHOWN ON THIS PLAT. BEARINGS MAY DIFFER FROM THOSE SHOWN ON PREVIOUS PLATS EVEN THOUGH THE LINES ARE THE SAME.

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67 THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCE BY LOCAL APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HEREON SUCH APPROVALS OR STATEMENTS SHOULD BE COMPLETED WITH THE APPROPRIATE GOVERNMENT AGENCIES BY ANY PURCHASER OR USER OF THIS PLAT AS INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THIS PLAT COMPLETES THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AND REPORTS THE RESULTS OF THE SURVEY TO THE GEORGIA BOARD OF REGISTRATION AND PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

MAGNETIC NORTH
BASE BEARING TAKEN FROM
PLAT BOOK G PAGE 14

CITY APPROVAL _____ DATE _____

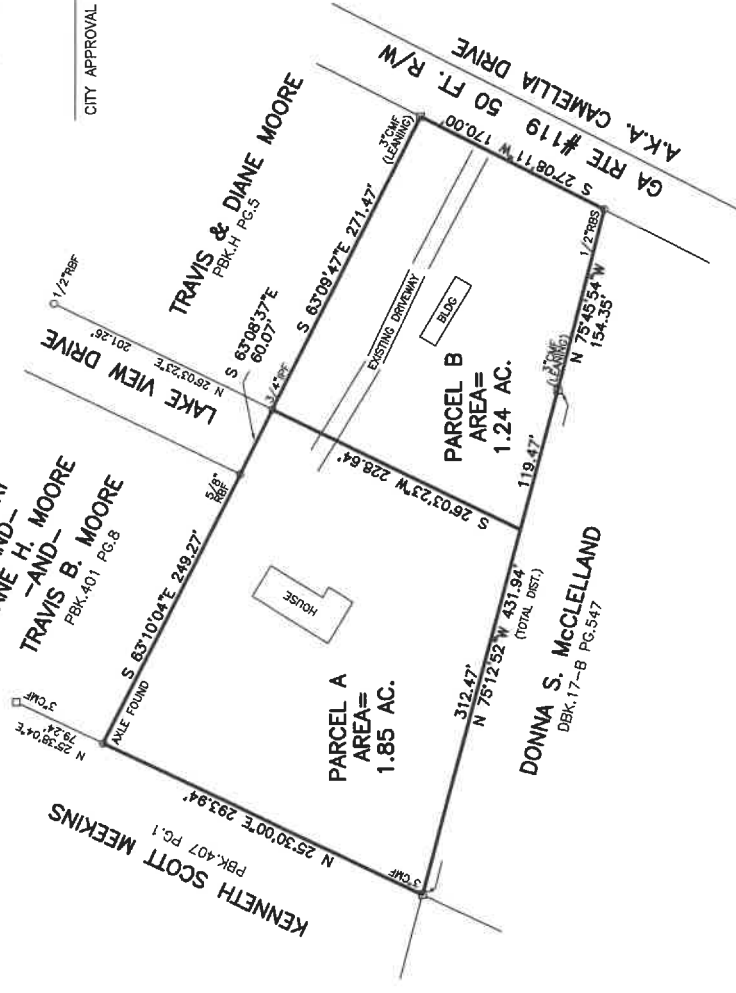
TYPE OF SURVEY: DIVISION OF
EXISTING PARCEL
EXISTING PARCEL DESCRIPTION:
PLAT BOOK G PAGE 14
TAX ID: 0161 073
CURRENT OWNER:
DARLENE B. SHUMAN AND
RASTUS BYRD, JR.

PLAT E.O.C.'S: 1" IN-
PARCEL A 102.005'
PARCEL B 837.089'
PARCEL C 342.493'
ZONED AR-1

STATE OF GEORGIA
BRYAN COUNTY
CITY OF PEMBROKE
19th G.M.D.
PLAT DATE: 21 NOVEMBER 2023
FIELD SURVEY: 06 SEPT. 2021

FIELD E.O.C.: 1" IN, 18.475'
ANGULAR E.O.C.: 05" PER <
PLAT E.O.C.: 1" IN SEE NOTES
ADJUSTMENT: LEAST SQUARES

IPS= IRON PIN SET
IPF= IRON PIN FOUND
RBF= REBAR FOUND
RBS= REBAR SET
CMF= CONCRETE MONUMENT FOUND
CMS= CONCRETE MONUMENT SET
SCALE= 1 INCH= 100 FEET



SURVEY FOR:
DARLENE B. SHUMAN
TOTAL AREA SURVEYED: 3.09 ACRES
PLAT REVISED: 29 OCTOBER 2024
TO ADJUST LINE & RECOMBINED TRACT C WITH TRACT B

EASON LAND SURVEYING
P.O. BOX 753
CLAXTON, GA. 30417
(912) 739-7143
LSF 000047





Overview



Legend

- Current Parcels
- Roads
- Fort Stewart

Parcel ID	0161073	Owner	SHUMAN DARLENE B & BYRD RASTUS JR	Last 2 Sales			
Class Code	Residential		325 NEW TOWN ROAD	Date	Price	Reason	Qual
Taxing District	Pembroke City		PEMBROKE, GA 31321	5/24/2017	0	QC	U
Acres	3.2	Physical Address	1357 CAMELLIA DR	2/5/2015	0	ES	U
		Assessed Value	Value \$232400				

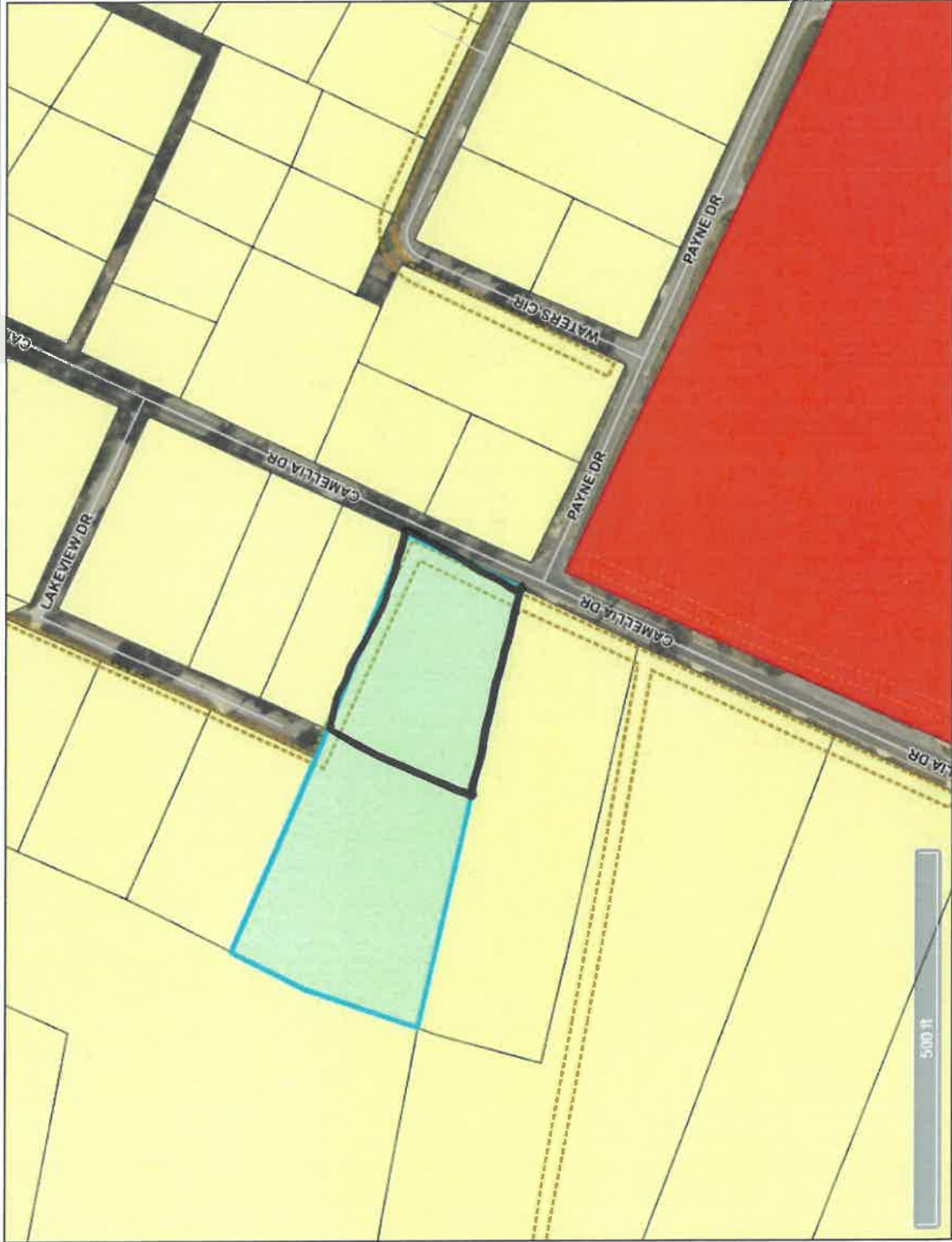
(Note: Not to be used on legal documents)

Date created: 11/13/2024
 Last Data Uploaded: 11/12/2024 9:18:58 PM

Developed by **SCHNEIDER**
 GEOSPATIAL



Darlene Shuman Rezoning



500 ft



- Legend**
- Road Names
 - Road Centerlines
 - Railroads
 - Easements
 - Access Easement
 - Common Area
 - Drainage Easement
 - Utility and Access Easement
 - Maintenance Easement
 - ROW
 - Undisturbed Buffer
 - Utility Easement
 - Wooded Buffer
 - Business District
 - A-S
 - B-1
 - B-2
 - B-3
 - L-1
 - R-1
 - R-2
 - R-3
 - R-4
 - PUD
 - Parcels
 - City Boundary
 - Bryan County Boundary

This map is a user generated static output from rightspot.spateng.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Character Area



Legend

- Road Names
- Road Centerlines
- Railroads
- Character Areas
 - Conservation Area and Public Use
 - Downtown
 - Educational Complex
 - Streekey Corridor
 - Industrial Area
 - Light Industrial Area
 - Suburban Area Developing
 - Traditional Neighborhoods Redevelopment
 - Traditional Neighborhoods Stable
- Parcels
- City Boundary
- Bryan County Boundary

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\$250 applicant is
 fee paid
 8/21/24
[Signature]

Application for Rezoning, Variance, Home Occupation or Conditional Use

Phone: 912-653-4413

Fax: 912-653-4424

INSTRUCTIONS:

1. Please complete this form in its entirety.
2. Attach additional sheets if needed with section number and letter indicated. If a section does not apply, indicate by "N/A".
3. Incomplete submittal may result in delay of processing.
4. Provide requested information for any adjacent property under the same ownership in this application.
5. **All property owners must sign this form.** Agents may only sign for a property owner if authorized by a notarized letter signed by the owner accompanies the application.
6. Application must be accompanied by a scaled map or plat showing the property referred to in this application and all adjoining lots or parcels of land which are also under the same ownership.
7. Refer to the Bryan County Tax Assessor's website (qpublic.net/bryan) for additional information.

1. Action Requested (Check all that applies):

Rezoning
 Variance
 Conditional Use
 Home Occupation

2. Owner and Agent Information:

a. Owner(s) of Record:

Name: *

Darlene

Phone:

Shuman

(912) 346-3426

Mailing Address: *

325 NEW TOWN RD

Address Line 2

PEMBROKE

GA 31321-8628

Physical Address: *

325 NEW TOWN RD

Address Line 2

PEMBROKE

GA 31321-8628

Do(es) the owner(s) own any adjacent properties?

List Parcel Numbers:

The following may be left blank if the applicant is the same as the property owner.

b. Name of Applicant/Agent:

First

Last

Company Name:

Phone Number:

Mailing Address:

Address Line 1

Address Line 2

City

Georgia Zip Code

Physical Address:

Address Line 1

Address Line 2

City

Georgia Zip Code

c. Name of Professional Contractor(s) (Architect, Engineer, Surveyor, Developer)

Company Name:

Eason Land Surveying

Phone Number:

(912) 739-3297

Mailing Address:

1524 Ad Eason Road

Address Line 2

Claxton

Georgia



30417

Physical Address:

Address Line 1

Address Line 2

City

Georgia



Zip Code

3. Property Information – Current

a. Property Parcel Number:

0161073

(Parcel B)

b. Total Acreage of Property:

3.09

c. Acreage proposed for rezoning:

1.24

d. Street address of Property:

1357 Camillia Drive

e. Location of property:

Highway 119 across from Payne Road

f. Current Zoning:

Residential 1

Current Land Use:

Residential House and Salon

g. Lot Characteristics (wooded, field, developed, etc.)

Grass lot - Trees were cleared earlier in the year.

h. Are there any structures currently on the property?

Yes No

If so, please describe and indicate if they will remain after the rezoning.

Residential Home and Hair Salon

i. Contiguous land uses:

North

Residential

South

Residential

East

Educational

West

Residential

j. Current Access (roads):

Highway 119 for Parcel B and Lakeview Drive for Parcel A

k. Existing utilities:

City of Pembroke water and sewer

l. Please list any rezonings, subdivisions, variances, or other actions for reclassification on all or part of the listed property

Action

Date



m. Legal description of property by lot, block, and subdivision designations, or if none, by metes and bounds:

Plat attached

4. Property Information – Proposed:

a. Proposed Zoning:

~~Residential~~ B-2

Proposed Use:

~~Auto Care~~ Hair Salon

b. Proposed water:

City of Pembroke

proposed sewer:

City of Pembroke

c. Do you plan to sub-divide the property?

Yes No

if so, please answer the following:

Proposed number of lots

2

Proposed improvements (roads, water system, etc.)

None

Proposed access:

Highway 119 for Parcel B and Lakeview Drive for Parcel A

d. Justification of rezoning:

Have the ability to sell the house down the road and maintain the Hair Salons ability to continue to operate.

Note: APPLICANTS SHOULD SUBMIT A SKETCH PLAN WITH THE REZONING APPLICATION

5. Proposed Variance: (if applicable)

a. List the section of the City Zoning Ordinance from which you need a variance (refer to the City of Pembroke Website or staff can assist with this information)

b. Please describe the variance you are requesting.

c. Please describe why you believe this variance is justified.

(Hardship: The difficulty or impossibility of the use of a lot or parcel created by the zoning ordinance. Hardship is concerned with land use, not the personal problems or situation of the owner of the land.)

Note: If requesting a Variance, this application must be accompanied by a site plan and/or architectural renderings of proposed development depicting the location of lot restrictions and a survey of the property signed and stamped by a State of Georgia Certified Land Surveyor.

6. Adjacent Property Owners:

Provide names, mailing addresses, and zip codes of all property owners adjacent to and across any public right of way, including properties diagonally across an intersection and/or within 250 feet of the property proposed for rezoning or a variance. Provide all names in one list.

Property Owners

⊗ Item 1

Name

Diane and Travis

Moore

Address

1363 Camillia Drive

Address Line 2

Pembroke

Georgia ∨ 31321

⊗ Item 2

Name

J

Stucki

Address

1363 Camillia Drive

Address Line 2

Pembroek

Georgia ∨ 31321

⊗ Item 3

Name

Donna

McClelland

Address

P.O. Box 1398

Address Line 2

Pembroek

Georgia ∨ 31321

+ Add Item

7. Certifications:

a. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of this application to a candidate that will hear the proposed application?

Yes **If answered "Yes," please attach a explanation**

No

or drag files here.

b. Do any of the property owners of this property own any of the adjoining properties?

Yes No

c. I (We), the undersigned, do hereby certify that I (we), am (are) the owners of the property affected by this proposed amendment to the City of Pembroke Zoning Ordinance by virtue of a deed dated

5/24/2017

on file in the office of the Clerk of the Superior Court of Bryan County, in Deed Book

Book#1267

page 0120

Further, I (we) attest that the information contained herein is true and complete to the best of my (our) knowledge.

Owner's Signature:

⊗ Item 1

Signature *

Date *

11/14/2024



x *Darlene B. Shuman*

draw type

+ Add Item



NOTE: SURVEYOR HAS MADE NO INVESTIGATION OR RESEARCH TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF ANY EASEMENTS OR OTHER RIGHTS THAT MAY ACQUIRE AND COMMENT THE SURVEY BY DISCLOSE.

THE EXISTING SURVEY ON THIS PLAT ARE BASED UPON FIELD MEASUREMENTS AND A SINGLE BARE EARTH PHOTOGRAPHIC SURVEY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR PLATS THAT MAY AFFECT THE LANDS ARE THE SAME.

TYPE OF SURVEY: DIVISION OF EXISTING PARCEL DESCRIPTION- PLAT BOOK G PAGE 14
 TAX ID: 0161 073
 CURRENT OWNER: DARLENE B. SHUMAN AND RASTUS BRAD, JR.

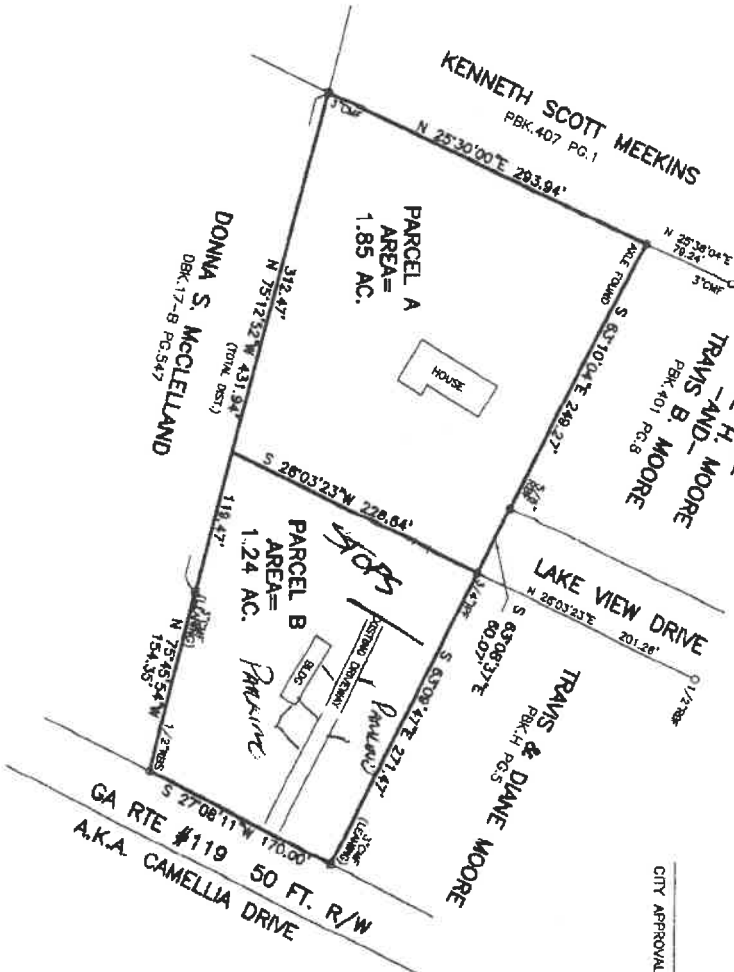
PLAT E.O.C.'S: 1' IN- PARCEL A 102.005' PARCEL B 83.247' PARCEL C 342.483' ZONED AR-1

STATE OF GEORGIA
 BRYAN COUNTY
 CITY OF PEMBROKE
 19th G.M.D.
 PLAT DATE: 21 NOVEMBER 2023
 FIELD SURVEY: 06 SEPT. 2021

FIELD E.O.C. 1' IN 18.475'
 ANGULAR E.O.C. 05' PER <
 PLAT E.O.C. 1' IN SEE NOTES
 ADJUSTMENT: LEAST SQUARES
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 PF= IRON PIN FOUND
 RB= REBAR FOUND
 RS= REBAR SET
 CM= CONCRETE MONUMENT SET
 CWS= CONCRETE MONUMENT SET
 SCALE- 1 INCH=100 FEET



FILE # 210817
 DRAWN BY: ADC
 FIELD WORK: TWE



J. STUCKI
 -AND-
 DIANE H. MOORE
 -AND-
 TRAVIS B. MOORE
 PBK. 401 PG. 8

TRAVIS & DIANE MOORE
 PBK. 4 PG. 5

SURVEY FOR:
DARLENE B. SHUMAN
 TOTAL AREA SURVEYED: 3.09 ACRES
 PLAT REVISED: 29 OCTOBER 2024
 TO ADJUST LINE & RECOMBINED TRACT C WITH TRACT B

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

CITY APPROVAL _____ DATE _____

MAGNETIC NORTH
 BASE BEARING TAKEN FROM
 PLAT BOOK G PAGE 14



EASON LAND SURVEYING
 P.O. BOX 753
 CLAXTON, GA. 30417
 (912) 739-7143
 LSF 000047

1267 0120

2017 MAY 24 PM 3:52

BOOK# PAGE#
CLERK OF SUPERIOR COURT

015-2017-000858

Bryan County, Georgia
Real Estate Transfer Tax.

PAID 0

DATE 5-24-17

R. Webb
Clerk of Superior Court

Return to:
CAROL BACON MILLER, P.C.
P.O. Box 796
Pembroke, GA 31321

STATE OF GEORGIA
BRYAN COUNTY

QUITCLAIM DEED

THIS INDENTURE, made this 24th day of May, 2017, between **JAMES L. BYRD**, as Grantor, and **DARLENE B. SHUMAN**, of Bryan County, Georgia, as Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of ONE DOLLAR, in hand paid and in consideration for other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents, bargain, sell, remise, release, and forever quitclaim to Grantee all the right, title, interest, claim, or demand which the Grantor has or may have in and to the following described Property, to-wit:

All that certain tract or lot of land situate, lying and being in the 19th G.M. District of Bryan County, Georgia, containing 3.2 acres, more or less, depicted on two surveys prepared by by L. D. Bacon, Surveyor, one showing a tract containing .04 acres dated February 27, 1973, and the second showing a tract containing 2.8 acres dated March 1, 1973, both of said survey plats being recorded in Plat Book G, page 14, in the Office of the Clerk of Superior Court of Bryan County, Georgia, both of said survey plats being incorporated herein by reference thereto.

The herein described property contains as a whole 3.2 acres as shown by two plats, and is bounded now or formerly as follows: on the east by the right of way of Georgia Highway 119; on the south by lands of J. Q. Scott; on the west by lands of Ed Meekins; and on the north by lands of Merrill Edwin Odum, Jr.

The herein described parcel of property is known as 1357 Camelia Drive, Pembroke GA 31321, and has a Map and Parcel Identification Number of 0161-073.

Subject to all valid reservations, restrictions, easements, mortgages, and rights of way of record; together with all improvements located thereon.

1267 0121

2017 MAY 24 PM 3:52

BOOK# PAGE#

TOGETHER WITH all the rights, members, and appurtenances to the said described property in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in fee simple, so that neither Grantor, nor his successors or assigns nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title, or interest to the said Property or its appurtenances.

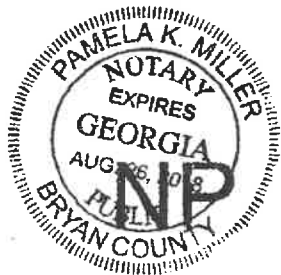
IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Janya Dixon
Witness

James L. Byrd
JAMES L. BYRD

Pamela K. Miller
Notary Public



NO TITLE CERTIFICATION BY SCRIVENER
DOCUMENT PREPARATION ONLY

City of Pembroke

"A Historic Railroad Town"



TIFFANY ZEIGLER
Mayor

CHRIS BENSON
City Administrator

ARLENE P. HOBBS
City Clerk

DANA BRAUN
City Attorney

ROBERT F. PIRKLE
Municipal Court Judge

JOHNNIE A. MILLER, SR.
Mayor Pro Tem
Councilmember - District 1

SHARON LEWIS
Councilmember - District 2

DIANE MOORE
Councilmember - District 3

ED BACON
Councilmember - District 4

ERNEST HAMILTON
Councilmember-At-Large

Notice of Public Hearing

The Pembroke Planning Commission will hold a public hearing November 21, 2024 at 7 p.m. in the city hall at 353 N. Main Street, Pembroke, Georgia, to consider a rezoning request to B-2 from R-1 for 1357 Camellia Dr. The Pembroke City Council will hold a public hearing and first reading December 16, 2024 in the city hall at 353 N. Main Street, to consider the rezoning request. The Pembroke City Council will hold the second reading for the requested rezoning January 13, 2025. The public is invited. Persons needing special accommodations should call the Pembroke City Hall at (912) 653-4413.



353 N. Main St.
P.O. Box 130
Pembroke, GA 31321

Phone (912) 653-4413
Fax (912) 653-4424