

SUBMITTED TO:
City of Pembroke, Georgia
June 2024

WARNELL TRACT

PLANNED UNIT DEVELOPMENT
Land Use Plan Application

PREPARED FOR DEVELOPER:
Warnell-GSL Cattle Company, LLC

PREPARED BY:



MAXWELL-REDDICK
AND ASSOCIATES
a Pape-Dawson company

40 Joe Kennedy Boulevard
Statesboro, GA 30458

WARNELL TRACT

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WARNELL TRACT
PUD Application

CITY OF PEMBROKE
Zoning Ordinance

Section 5-10
"PUD" Planned Unit Development

This text and the attached exhibits, plans, and associated documents are included to meet the filing requirements of the City of Pembroke Code of Ordinances (Section 5-10 "PUD" PLANNED UNIT DEVELOPMENT").

PUD PROJECT SUMMARY

A. INTENT OF THE PUD

This Planned Unit Development (PUD) package outlines the general scope of the development including number of units, development standards, and other aspects. The goal of the Warnell Tract is to provide a thoughtfully designed residential & commercial mixed-use community that offers single-family detached housing, townhomes, and multi-family apartment units at multiple price points as well as commercial businesses.

SITE AREA: ± 539.5 total acres

TOTAL RESIDENTIAL UNITS: 2,000 residential units

COMMERCIAL: ± 60.5 acres

The PUD Ordinance

A Planned Unit Development (PUD) is described in the City's Zoning Ordinance (Amended June 11, 2012), Section 5-10 – "PUD" Planned Unit Development:

"In order to permit flexible land use regulations and to facilitate the use of innovative techniques for development, Planned Unit Developments (PUD) can be established. The development of PUDs in the City of Pembroke requires different regulations than those provided for in the usual application of the city's ordinance. It is an objective of the city in allowing for PUD zoning, to encourage ingenuity and imagination on the part of architects, site planners and developers, allowing for creative designs, and deviation from the strict application of use, setback, height, and the minimum lot size requirements of the various Zoning Districts. At the same time, PUDs should remain within the general purpose and intent of this Ordinance and the City's Comprehensive Land Use Plan. PUDs must also include a program for the provision, maintenance, and operation of all areas, improvements, facilities, and necessary services for the common use of all occupants thereof..."

The PUD Process

The PUD Ordinance further explains the approval process, summarized here for clarity:

1. PUD Pre-Application Meeting
2. Submit PUD Conceptual Master Plan Package to Planning Director
3. PUD is reviewed by the Planning Commission
4. PUD is reviewed by the City Council
5. PUD is approved
6. Property will be developed according to the PUD package over an extended period of time. As each phase of the Master Plan is constructed, Final development documents, such as building permits, will be submitted for approval.

B. PROJECT OVERVIEW

The objectives of the Warnell Tract PUD is to create a quality residential neighborhood with the allowance to mix residential and commercial uses, including single-family detached, townhomes, multi-family apartment units and commercial businesses.

SITE AREA: ± 539.5 total acres

MAX. UNITS: 2,000 residential units

MAX. RESIDENTIAL DENSITY: 3.7 du/ac

COMMERCIAL: ± 60.5 acres

C. CURRENT SITE CONDITIONS

The project is proposed on undeveloped land that is located roughly in the northwest quadrant of City of Pembroke, straddling Highway 67 and Simms Road. The acreage is made up of multiple parcels currently owned by the Warnell Family. See **Exhibit A** for a list of owners, surveys and legal descriptions. The gently sloping property is almost completely wooded.

The site includes upland/buildable land as well as several wetland areas typical in Coastal Georgia. See **Exhibit B** for the most recent Wetland Delineation assessment. The FEMA 100-year floodplain limits overlap the wetland in several places. The slope of the land is very gentle, dropping ±15 vertical feet across the entire ±547 acre property. Most of the land is forested with a mix of hardwoods and pines.

WETLANDS: ± 115 acres

UPLAND: ± 423.8 acres

The extent and location of the wetlands was determined through a preliminary aquatic assessment performed by Resource Land Consultants in December 2023. These areas approximate but are sufficient for Conceptual Land Use studies. Prior to applying for final permits, a final determination will be required to establish the boundaries of the freshwater wetlands over which the US Army Corps of Engineers claim 404 jurisdiction. The use of these lands is regulated by the U.S. Army Corps of Engineers (USACOE), the Georgia Environmental Protection Division (EPD), and the Georgia Department of Natural Resources Coastal Resource Division (GDNR-CRD).

D. PROPOSED PLAN

1. The City's 2023 Comprehensive Plan

The property is located in a Suburban Development area and a Community Gateway area shown on the City's 2018- 2028 Community Character Areas Map, which the City will later use to create a Future Land Use Plan.

The Comprehensive Plan defines Suburban Development as residential areas that follow a suburban, low to mid- density pattern, with low traffic volume and includes commercial development, parks and open spaces.

The Comprehensive Plan defines the Community Gateway as the parcels located along a State Route or arterial road that are zoned for a commercial purpose and are expected to have a higher volume of traffic.

Because the PUD proposes low-density single-family residential lots, mid-density townhomes, high density multifamily apartments, and commercial areas along with a generous amount of open space, the Master Plan ties in well to the City's future intent for this area.

2. The City's PUD Standards

The PUD Ordinance states that ***the Planning Commission and the City Council shall consider the following standards*** when reviewing the PUD Application, which we have addressed in the bullets below:

(a) Compatibility with the surrounding area;

The subject property is identified in the City's Comprehensive Plan as being made up of Community Gateway and Suburban Development Character Areas. The proposed mixed-use development will include a variety of residential areas ranging from single family homes to multi-family apartments as well as commercial development that will both support and be supported by the residents. This planned development is consistent with suburban land uses throughout the region and is compatible with the intended Community Character Areas that the City intends for this area.

(b) Harmony with the character of the neighborhood;

The development will be divided into distinct pods that will allow the various land uses to be arranged in such a way as to assure the development will be in harmony with the character of the neighborhood. This will be accomplished by keeping commercial uses along the major roads to create a consistent commercial corridor along SR 67, and arranging residential pods throughout the development in a way that transitions between density types, provides vegetative screening to buffer surrounding areas, and connect the community through a system of roads and trails.

(c) Need for the proposed development;

Pembroke is located approximately 8 miles from the new Hyundai plant currently under construction near Ellabell. Along with its supplier companies, the plant is expected to bring 8,000 jobs to Bryan and Bulloch County in the next few years. This economic growth is likely to initiate an increase in population, which would require an increase in the local housing supply and supporting commercial and service development. One of the objectives of the Department of Community Affairs (DCA) and the City of Pembroke is to: "Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community." The efficient use of land in the Warnell PUD will contribute 2,000 new housing units to the local community. If the standard ordinance were applied, perhaps only 200 houses would be possible on the limited upland acreage free of easements (±300 acres). This development will help the City accommodate new residents that will be drawn to the area.

(d) The effect of the proposed PUD upon the immediate area;

The most significant effect of the proposed development will be the addition of much-needed high-quality homes for families to settle in, adding to the supply of housing in the area. The PUD will be brand new construction in compliance with the latest International Residential Code, which is higher quality than the existing stock, described in the City's Comprehensive Plan as substandard and blighted. After the initial construction traffic is complete, there will be little to no adverse impacts on the immediate area since the use is compatible with the surrounding uses.

(e) The effect of the proposed PUD on the future development of the area;

In the City's Comprehensive Plan, the City states: "The City's goal of improving the quality of its housing stock directs the City and developers to collaborate in both growing Pembroke's stock of high quality housing and providing a variety of housing options for all stages of life. This involves addressing the developmental, legal, and environmental hurdles..." The Warnell Tract development offers an opportunity to act on this goal by providing more houses, brand-new high-quality construction, and a variety of lot sizes within a reasonable driving distance of the downtown area and the Hyundai facility and the related supplier facilities. The development will be built by an experienced home builder utilizing a professional team with a track record of addressing the regulatory challenges that come with housing development in Georgia.

(f) Whether or not an exception from the zoning ordinance requirements and limitations is warranted by virtue of the design and amenities that are incorporated in the development; Located between the City of Pembroke and Interstate 16, development on this property provides housing where housing is needed most: in a location convenient to the town and its growth center, and to the Hyundai plant and its related suppliers. By allowing the type and number of homes that are proposed, the City will enable the development of newly built homes that can be offered at a price point that is affordable to over half the population in the County.

(g) That the land surrounding the proposed PUD can be planned in coordination with the proposed PUD;

There are several existing roads and right of ways that the development is coordinating and adapting to: Hwy 67, Sims Rd, W.E. Smith Rd, and Rogers Rd., providing needed road circulation through undeveloped land with surrounding wetlands to access new homes for City of Pembroke residents. The proposed road improvements will allow surrounding areas to be developed in an intentional manner that can match the character and style of the subject property. Additionally, the highway frontage is the logical location for commercial businesses, so by placing the walkable village and other commercial and mid-density residential along this corridor, we are using the land for its highest and best use.

(h) That the proposed change to a PUD district is in conformance with the general intent of the comprehensive master plan and the general zoning ordinance of the city;

The general intent of Pembroke's zoning ordinance is to consider the character of the City, and to promote, protect and facilitate the public health, safety and welfare of its inhabitants. The proposed development will give the inhabitants of Pembroke and Bryan County a safe and stable place to call home while controlling unwanted development in wetlands, stream banks, and floodplains. The residential portion of the PUD will provide defined areas that are protected from the encroachment of uses not appropriate to the single-family residential environment. Internal stability and attractiveness are encouraged through building setbacks and building heights to provide adequate light, air, and open space for dwellings.

Additionally, as noted above, the City's Comprehensive Master Plan shows the subject property made up with Community Gateway and Suburban Development Character Areas which are consistent with the proposed planned development.

(i) That the existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district;

Part of the design and permitting process for this development will include conducting a traffic study which will analyze the surrounding streets and make recommendations for improvements that will be required as part of this project.

(j) That the existing and proposed utility services are adequate for the proposed development;

The city has provided the developer with instructions regarding the water and sewer connection points that will service the development in order to provide adequate supply.

(k) That the PUD creates a desirable and stable environment;

The benefit of a mixed use community is that the residential units will provide a population that will support the commercial development, and the commercial portion of the development provides an incentive for residents to be part of a community with

easy access to desirable commercial amenities. Additionally, for reasons noted above it is anticipated that the population of the City will be growing over the next several years. This development provided needed housing to support this growth. Similar developments in other Georgia cities and towns have been successful in not only creating a stable environment, but by also serving as a model for continued growth and responsible development for projects that have followed.

(l) That the PUD makes it possible for the creation of a creative, innovative and efficient use of the property.

By allowing the exceptions to the standard zoning of this area, the PUD allows for a creative solution to the problems of separated uses & too-low-density housing in a growing city.

3. The Conceptual Master Plan

The goal of the PUD is to produce a high-quality, environmentally sensitive, mixed-use residential neighborhood. The Conceptual Master Plan, **Exhibit C**, outlines the general scope of the development, including the number of units, development standards, open space, and other issues. The Plan allows a maximum of 2,000 dwelling units combined with commercial and office uses along Highway 67, neighborhood parks and trails, buffers, open space, and proposed streets and sidewalks throughout. The Conceptual Village Plan, **Exhibit D**, illustrates the mix of Open Space, landscape, and wetlands within the pods on the Master Plan.

a. The Conceptual Master Plan (see **Exhibit C**) proposes the following:

- **Total Site Area**
±539.5 acres
- **Land Use Types:**
 - Residential
 - Commercial/Office
 - Open Space
- **Max. # of Dwelling Units:**
 - 2,000 Units
- **Type of Dwelling Units:**
 - Single-Family: 600 units
 - Townhomes: 460 units
 - Multi-family: 940 units
- **Size of Dwelling Units:**
 - Single family:
(60'x110' lots) min. and
(50'x105' lots) min.
- **Commercial Space**
 - ± 60.5 acres
- **Required Zoning Buffers:**
 - 30' buffer @ adjacent property
- **Common Open Space**
 - 20% minimum
 - See Open Space
- **Streets & Sidewalks**
 - 60' right-of-way minimum
 - 5' wide walk

b. Allowed Land Uses

The Warnell Tract provides three (6) types of land uses.

1. Single Family Residential Use (PUD-SFR)

Detached single-family residential is a permitted principal use in the residential areas of the Warnell PUD. There are two (2) different lot sizes allowed to offer Pembroke residents a variety of price points and housing options.

- a) PUD-R62: Minimum Lot width 62'
- b) PUD-R52: Minimum Lot width 52'
- c) Maximum density: 3.5 dwelling units per acre
- d) Permitted uses in PUD-SFR**
 - i. Single Family Detached Residential
 - ii. Model Home/Sales office
 - iii. Community Maintenance Area
 - iv. Open Space
 - v. Infrastructure (Roads, Utilities, etc.)
 - vi. Accessory uses incidental to the principal use.

TABLE 1 – PUD-SFR Development Standards

CODE	CURRENT R-1	CURRENT A-5	PROPOSED PUD-R62	PROPOSED PUD-R52
Min. Lot Width	100 ft	200 ft	62'	52'
Min. Lot Area	10,890 s.f.	5 acres	6,510 s.f.	5,460 s.f.
Front Setback***	25 ft	75 ft	15 ft	15 ft
Side Setback***	15' int. / 20' crnr	50 int./50' crnr	5 ft	5 ft
Rear Setback***	20 ft	50 ft	10 ft	10 ft
Max. Lot Coverage*	30%	20%	50%	50%
Max. Building height**	**	**	**	**

*Lot Coverage is determined based on the square footage of the ground floor of the primary structure.

** Height shall conform to current R-1 Pembroke Zoning Ordinance.

***Projections into yards shall conform to current R-1 Pembroke Zoning Ordinance.

e) Residential Design Standards

The neighborhoods within Warnell PUD shall be designed to create an individual identity. Pedestrian-friendly design shall be the unifying element of the neighborhood designs and shall have the following in common:

- i. **Streets:** See **Exhibit G**. The design of the street system should help create the neighborhoods. Different street types (with different dimensional characteristics) can be combined within the neighborhoods of Warnell PUD.

The layout of neighborhoods should be easy to understand and walkable and should have interconnections necessary to promote a sense of neighborhood identity. Streets shall be connected to other streets and adjoining neighborhoods within Warnell PUD or terminate in a cul-de-sac. Streets within Warnell PUD shall be constructed based on the requirements of the City of Pembroke or as modified herein. Allowed street sections are included as **Exhibit G** below.

- ii. **Sidewalks:** The Warnell PUD shall provide sidewalks along both sides of the primary streets, linking the neighborhood's open spaces and amenity areas. Sidewalks are the number one desired and used amenity in any community. They allow neighborhood connectivity for residents. They promote a neighborhood atmosphere when families are walking or exercising through the community.
- iii. **Street Trees:** Besides their inherent beauty, trees provide a number of benefits to our community. Trees provide shade to help reduce home cooling cost and also cut down noise pollution by absorbing sound. Street trees add value to the homes in the community because of the look and feel a person has when driving in a community with street trees. The design will include a street tree program along all streetscapes. Trees will be installed with a max. 60' separation along all roadways. The placement of each tree along the roadway will be in a 6' landscape strip between the back of curb and the community sidewalks.
- iv. **Parking:** Each home shall have a minimum of two off-street parking spaces. The minimum spaces may be in a garage, carport, or in the driveway, provided that there is a minimum of twenty feet of clear space within the driveway and does not encroach upon the roadside sidewalks.
- v. **Street Lighting:** Street lighting shall be placed within the street right-of-way to promote extended use of the sidewalks and promote neighborhood safety. Generally, streetlights shall consist of cut-off fixtures at intersections and sight lines between intersections. The final placement of the street lighting will be subject to the placement requirements of the utility provider. The fixtures will be a decorative post and fixture to continue to improve the overall feel of a traditional neighborhood.
- vi. **Street Signage** – All community signage will be of high-quality decorative post and street blades to create a traditional

neighborhood experience. The design standards will comply with the current PUD ordinance.

vii. Entrance Monuments and Landscape

The neighborhoods will have attractive entrances with a lighted entrance monument that is unique and landscaped to distinguish it from a typical street. This will give each neighborhood a sense of character and clearly designate the neighborhood as a desirable place to live.

viii. Neighborhood Amenity

Amenity areas will be included in each of the neighborhoods. It will be sized appropriately to the neighborhood so as to not add undue hardship on homeowner for operation and maintenance cost. The amenity area may include active and/or passive amenities for homeowners. Some examples of active amenities would be a pool, sports field, gaming area, or an age-appropriate playground. There may be passive amenities that will promote neighborhood gatherings. Passive amenity examples could include a pavilion, fire pit, grill stations, park benches or picnic tables.

- ix. **Building Setbacks:** Building setbacks are detailed in Table 1 above and in Lot Details in **Exhibit G**. Stoops, stairs, bay windows, balconies, open porches, and roofs of the principal dwelling unit may extend beyond the front setback line, provided they do not extend beyond the lot boundary.
- x. **Driveways:** Driveways shall be no closer than three (3) feet from a side property line.
- xi. **Garages:** Garages in Single family and towhome neighborhoods may be attached or detached from the Dwelling Unit. Garages shall be setback a minimum of twenty (20) feet from the roadside sidewalk.
- xii. **Mechanical Equipment:** Mechanical Equipment (other than equipment installed by utility companies) and waste containers above grade level may not be located in the front yard setback and shall be screened from view.
- xiii. **Aesthetics.** Aesthetics such as pavers, signage, enhanced buffers, and consistent privacy fencing will comply with the current PUD ordinance.

2. Commercial Uses

a) Permitted Uses in Commercial Uses

- i. Uses that are in conformance with the current PUD ordinance
- ii. Building height, setback, and parking to comply with City of Pembroke standards

3. Townhome Residential

- a) Units to comply with Pembroke R-3 Townhome code
- b) Amenities and open space sized appropriately to the size of the community
- c) Building height and parking to comply with City of Pembroke standards

4. Multi-family Residential

- a) Garden Apartments
- b) Multi-family units to comply with City of Pembroke R-3 standards
- c) Amenities and open space sized appropriately to the size of the community
- d) Building height and parking to comply with City of Pembroke standards

5. Mixed Use

- a) Multi-family Residential on upper floors
- b) Commercial on ground floor to comply with PUD standards
- c) Building height, setback, parking to comply w/ City of Pembroke Standards
- d) Community character is a walkable village with sidewalks, street trees, and some on-street parking
- e) Amenities and open space sized appropriately to the size of the community

6. Common Open Space & Wetlands

The Conceptual Master Plan seeks to maintain significant areas of open space. The open space and amenities will be owned and maintained by the developer, homeowner's association, or other legally designated entity. Property deeded to a government entity becomes the maintenance responsibility of that entity.

a. Open Space Requirements

Total Site Area: ± 539.5 acres

- **Min. Open Space: 20% min.**
 - ±107.9 acres minimum this site
- **Min. Open Space in Permanent Green Space: 30% min.**
 - ±32.4 ac this site
- **Min. Open Space in Community Recreation: 5% min. or 1 acre min**
 - ±5.4 ac this site
- **Max. Open Space in Wetlands: 50% max. of remaining**
 - ±35.1 ac this site

b. Permitted Use of Wetlands

Unless restricted via a future memorandum of agreement (MOA) to the contrary, the following are Permitted Uses in wetlands:

- Stormwater control and management
- Open Spaces and buffers
- Conservation areas
- Activities in all areas as permitted by USACOE, EPD, & GDNR-CRD
- Disposal of reclaimed water as permitted by EPD
- Boardwalks, trails, bridges, and other permitted structures
- Forest Management
- Development consistent with the proposed uses in this PUD may be allowed in areas that are determined non-jurisdictional or are permitted for impacts.

c. Rules & Restrictions

The Conceptual Master Plan (see **Exhibit C & D**) are non-specific regarding the final layout and configuration of the residential development to allow flexibility in the future to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions, and design parameters while complying with overall guidelines compatible with the City's vision. Accordingly, the exact location of the primary and secondary streets, stormwater ponds, and open spaces described herein shall be subject to change as phases of the Conceptual Master Plan area are submitted for Final Development Plan approval over the life of the development, provided that the maximum densities, commitment to open space, development standards and other conditions of the Warnell Tract PUD will be adhered to.

The provisions of the Conceptual Master Plan, Exhibits, and Appendices shall apply to the development of the Warnell Tract PUD. In the event of a conflict, the hierarchy of documents is the Conceptual Land Use Master Plan and this text, then the City of Pembroke Zoning Ordinance. Each phase of the development will be submitted for final permit approval at a later date per the City's standard building permit regulations.

d. Neighborhood Management

The establishment of an active manager is key to the long-term preservation of a neighborhood. For the homeowner subdivisions, the Developer will put in place a Homeowner's Association who will manage Covenants, Codes, and Restrictions to regulate all aspect of the community. For the Commercial and Multi-family rental developments, a professional Property Manager will be contracted to manage the development. The Property Manager or Homeowner's Association will keep the responsibility of maintaining the neighborhood in

perpetuity, which will assist in maintaining property values. All homeowners will be governed by this deed restrictive document to keep consistency in architecture controls, maintenance and repair of all common area properties, and to maintain any community infrastructure not accepted by the local municipality. This will reduce the municipality's burden to regulate some issues within the neighborhood.

e. The Development Schedule

Development will take place according to the Master Plan (**Exhibit C**) and as described in this document over several years. Due to its size and changing market conditions, is likely to be built in phases over this extended period. Each phase will be submitted for final permit approval with more detailed documents per the City's standard building permit regulations.

f. Access and Vehicular Traffic

New roads will be built to increase the connectivity and accessibility to the land, consistent with the Rural Residential character area goals in the Bryan County Comprehensive Plan. Because the property has multiple tracts with frontage on multiple existing roads, the development will have multiple access points on the existing roads.

- All proposed internal roads will be constructed in accordance with the City of Pembroke standards and will be public roads dedicated to the City of Pembroke, or as modified herein to be private gated communities.
- The minimum road right-of-way shall be 60 feet.
- Highway 67 bisects the development with an existing 100' right of way, with large PUD tracts on either side of the highway. There will be multiple new road intersections for the proposed internal roads, along with driveway entries on Highway 67. GDOT standards will be followed and turning lanes will be constructed.
- Mason Rd. passes the site in multiple locations and has a public right of way with a varying width. There will be at least 2 entrances/new road intersections on Mason Rd. that provide access into the development.
- Sims Rd. is a dirt road that transects the site without a public right-of-way. Sims Rd will be improved and paved, a 60' right-of-way will be created for Sims Rd. and dedicated to the City. Sims Rd. currently intersects with Highway 67 at an odd angle – this angle will be corrected to within 5 degrees of 90 degrees.
- The access points for the Commercial parcels will be in compliance with the City's current B-1 and B-2 zoning code for commercial businesses and transportation codes.
- Roads indicated on the Conceptual Master Plan are subject to modification at the time of Final Development Plan approval based on the

final lot layout, specific soil conditions, environmental concerns, physical constraints, and design parameters.

g. Pedestrian Circulation

The Warnell Tract neighborhood shall contain:

- A minimum of a 5-foot-wide sidewalk along one side of the primary streets per the City Subdivision Regulations.
- A 10' multi-use loop trail utilizing the power easements

h. Vegative Buffers & Setbacks

1. Residential uses:

- 30 feet buffer at the perimeter property line per the Conceptual Master Plan, see **Exhibits C and D**.
 - 25 feet setbacks for multi-family or townhome residential buildings at the internal proposed roads allow for standard landscape strips between residential buildings and the public roads, see **Exhibit D**.
 - Used to physically and visually separate the neighborhood from surrounding properties. This reduces noise and gives the owners more privacy. These buffers may be disturbed and graded during the development process but must be planted with the appropriate vegetation to provide the desired buffering.
 - 50' building setback from Highway 67
2. Earthen landscape berms are an allowed use in the buffer zones.
 3. Landscape buffers to provide screening of incompatible uses shall consist of evergreen plant materials to minimize visual impact.
 4. The commercial parcels will adhere to the standard zoning ordinance for buffers and B-1 and B-2 zoning.
 5. Buffers may be cleared and graded so long as they are replanted.
 6. Tree preservation and planting will comply with the City of Pembroke current Tree Ordinance.

i. Utilities & Stormwater

1. Stormwater Management

The project's stormwater will be managed in accordance with the City of Pembroke standards. Natural drainage patterns shall be incorporated in the final site grading plan, and stormwater shall be collected with curb & gutter, inlets and underground pipes, then conveyed to any necessary stormwater ponds for discharge into the adjacent wetland systems in accordance with city & state regulations.

The PUD shall conform to the Flood Damage Prevention Code of City of Pembroke. The majority of the project site is currently well drained and located in Zone A on the FEMA flood maps. Zone X is that area of land located outside of the 100-year flood limits. Some areas of the site are currently in the 100-yr flood limits of Zone AE. Zone AE are defined as areas that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year.

2. Water Supply

The city has provided the developer with instructions regarding the water and sewer connection points that will service the development in order to provide adequate supply.

3. Sewer Service

The city has provided the developer with instructions regarding the water and sewer connection points that will service the development in order to provide adequate supply.

This document, its associated exhibits and appendices are proprietary information and may not be

duplicated, shared or modified without express permission of Maxwell Reddick & Associates, a Pape Dawson Company.

PUD for Warnell Tract
List of Current Property Owners

April 2024

- a. The current property owners have given permission to WARNELL-GSL CATTLE COMPANY, LLC , the developers, to apply for the PUD on their behalf.
 - i. North Tract
 - i. Parcel #011 024
 - ii. H.B. Warnell
 - iii. ±225 acres - Book G2, Page 150 (The plat with ±325 acres includes both the North and Central)
 - iv. Drainage Ditch easement
 - ii. Central Tract
 - i. Parcel #011 024 01
 - ii. Brooks Warnell
 - iii. ±100 acres (parcel is included in the North tract plat)
 - iii. South Tract
 - i. Parcel #011 025
 - ii. H.B. Warnell
 - iii. ±206 acres - Book G2, Page 61 (Plat includes ±10 acres sold to R. Floyd)
 - iv. 2 power easements
 - a. Canoochee EMC
 - b. GA Power Company
 - v. Drainage Ditch easement
- b. Updated boundary surveys are in progress. The boundary and topographic information used for this report is based on the current best available data.

PIN# MAP 011 PARCEL 024

Agent Authorization Form

(Required if Applicant is other than property owner or is represented by an Agent)

State Of Georgia
City of Pembroke
Bryan County Georgia

I/We, the undersigned, do hereby certify that I am the owner of the property affected by the proposed application to the City of Pembroke Planning and Zoning Commission.

H.B. WARNELL, JR.

Owner's Name

Other Owner's Name

Owner's Signature

Date

Other Owner's Signature

Date

Agent Authorization

I/We, the undersigned owner(s) of property involved in this application, do hereby authorize LAWRENCE A LONG, III
Manager of GSL CATTLE COMPANY, LLC to act as Agent in submitting and representing the above identified application in my/our behalf.

Owner's Signature

Other Owner's Signature

I accept this authorization to act as Agent on behalf of the above owner(s).

LAWRENCE A LONG, III
Manager of GSL CATTLE COMPANY, LLC

Authorized Agent's Name



Authorized Agent's Signature

Date

Agent Authorization Form

(Required if Applicant is other than property owner or is represented by an Agent)

State Of Georgia
City of Pembroke
Bryan County Georgia

I/We, the undersigned, do hereby certify that I am the owner of the property affected by the proposed application to the City of Pembroke Planning and Zoning Commission.

H.B. WARNELL, JR.

Owner's Name

Other Owner's Name

Owner's Signature

Date

Other Owner's Signature

Date

Agent Authorization

I/We, the undersigned owner(s) of property involved in this application, do hereby authorize LAWRENCE A LONG, III
Manager of GSL CATTLE COMPANY, LLC to act as Agent in submitting and representing the above identified application in my/our behalf.

Owner's Signature

Other Owner's Signature

I accept this authorization to act as Agent on behalf of the above owner(s).

LAWRENCE A LONG, III
Manager of GSL CATTLE COMPANY, LLC

Authorized Agent's Name

Authorized Agent's Signature

Date

Agent Authorization Form

(Required if Applicant is other than property owner or is represented by an Agent)

State Of Georgia
City of Pembroke
Bryan County Georgia

I/We, the undersigned, do hereby certify that I am the owner of the property affected by the proposed application to the City of Pembroke Planning and Zoning Commission.

H.B. WARNELL, JR.

Owner's Name

Other Owner's Name

Owner's Signature

Date

Other Owner's Signature

Date

Agent Authorization

I/We, the undersigned owner(s) of property involved in this application, do hereby authorize LAWRENCE A LONG, III
Manager of GSL CATTLE COMPANY, LLC to act as Agent in submitting and representing the above identified application in my/our behalf.

Owner's Signature

Other Owner's Signature

I accept this authorization to act as Agent on behalf of the above owner(s).

LAWRENCE A LONG, III
Manager of GSL CATTLE COMPANY, LLC

Authorized Agent's Name

Authorized Agent's Signature

Date

PIN# MAP 011 PARCEL 025

Agent Authorization Form

(Required if Applicant is other than property owner or is represented by an Agent)

State Of Georgia
City of Pembroke
Bryan County Georgia

I/We, the undersigned, do hereby certify that I am the owner of the property affected by the proposed application to the City of Pembroke Planning and Zoning Commission.

H.B. WARNELL, JR.

Owner's Name

Other Owner's Name

H.B. Warnell Jr. - 3/13/14

Owner's Signature

Date

Other Owner's Signature

Date

Agent Authorization

I/We, the undersigned owner(s) of property involved in this application, do hereby authorize LAWRENCE A LONG, II Manager of GSL CATTLE COMPANY, LLC to act as Agent in submitting and representing the above identified application in my/our behalf.

H.B. Warnell Jr.

Owner's Signature

Other Owner's Signature

I accept this authorization to act as Agent on behalf of the above owner(s).

LAWRENCE A LONG, II
Manager of GSL CATTLE COMPANY, LLC

Authorized Agent's Name

LAL

Authorized Agent's Signature

Date

PINE MAP 011 PARCEL 024 01

Agent Authorization Form

(Required if Applicant is other than property owner or is represented by an Agent)

State Of Georgia
City of Pembroke
Bryan County Georgia

I/We, the undersigned, do hereby certify that I am the owner of the property affected by the proposed application to the City of Pembroke Planning and Zoning Commission.

H.B. WARNELL, JR.

Owner's Name	Other Owner's Name
<u>H.B. Warnell Jr</u>	
Owner's Signature	Other Owner's Signature
<u>3/13/14</u>	Date

Agent Authorization

I/We, the undersigned owner(s) of property involved in this application, do hereby authorize LAWRENCE A LONG, III Manager of GSL CATTLE COMPANY, LLC to act as Agent in submitting and representing the above identified application in my/our behalf.

Owner's Signature	Other Owner's Signature
<u>H.B. Warnell Jr</u>	

I accept this authorization to act as Agent on behalf of the above owner(s).

<u>LAWRENCE A LONG, III</u> Manager of GSL CATTLE COMPANY, LLC	<u>[Signature]</u>	Date
Authorized Agent's Name	Authorized Agent's Signature	

PIN# MAP 011 PARCEL 024

Agent Authorization Form

(Required if Applicant is other than property owner or is represented by an Agent)

State Of Georgia
City of Pembroke
Bryan County Georgia

I/We, the undersigned, do hereby certify that I am the owner of the property affected by the proposed application to the City of Pembroke Planning and Zoning Commission.

H.B. WARNELL, JR.

Owner's Name

Other Owner's Name

 3/13/24

Owner's Signature

Date

Other Owner's Signature

Date

Agent Authorization

I/We, the undersigned owner(s) of property involved in this application, do hereby authorize LAWRENCE A LONG, III
Manager of GSL CATTLE COMPANY, LLC to act as Agent in submitting and representing the above identified application in my/our behalf.

Owner's Signature

Other Owner's Signature

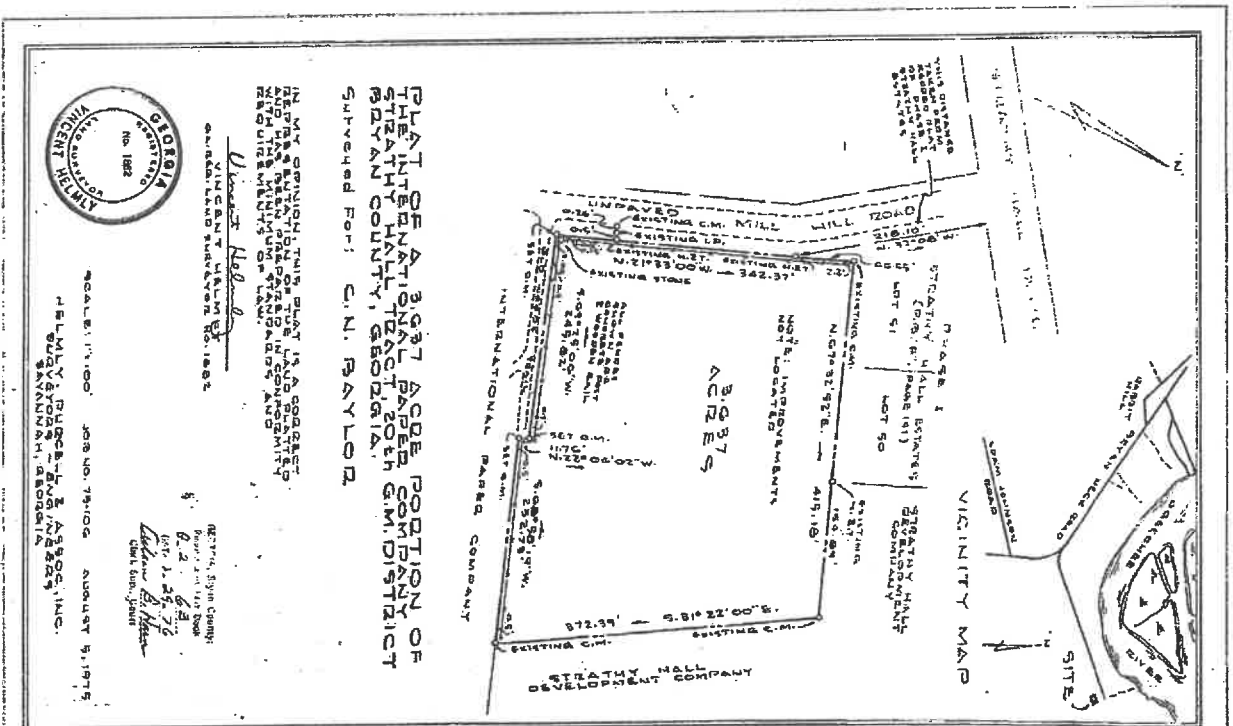
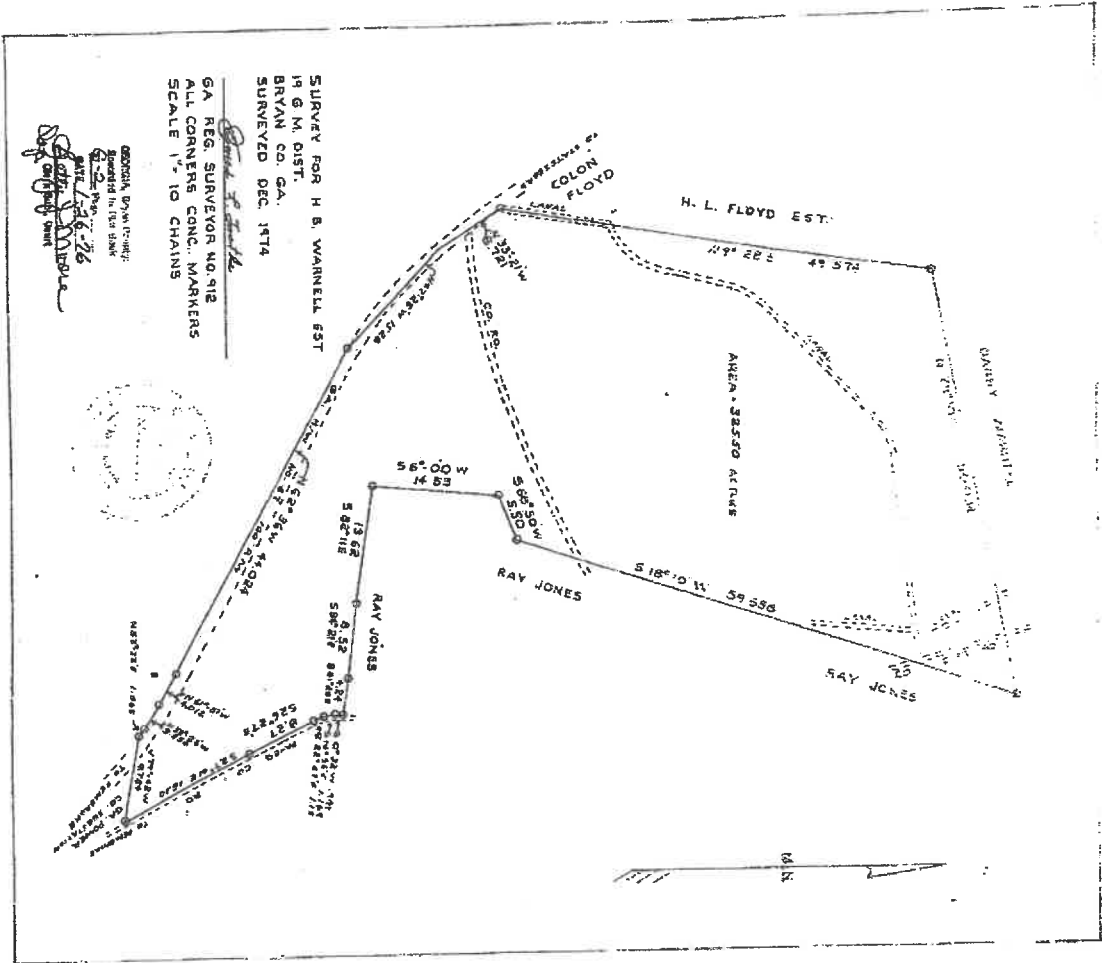
I accept this authorization to act as Agent on behalf of the above owner(s).

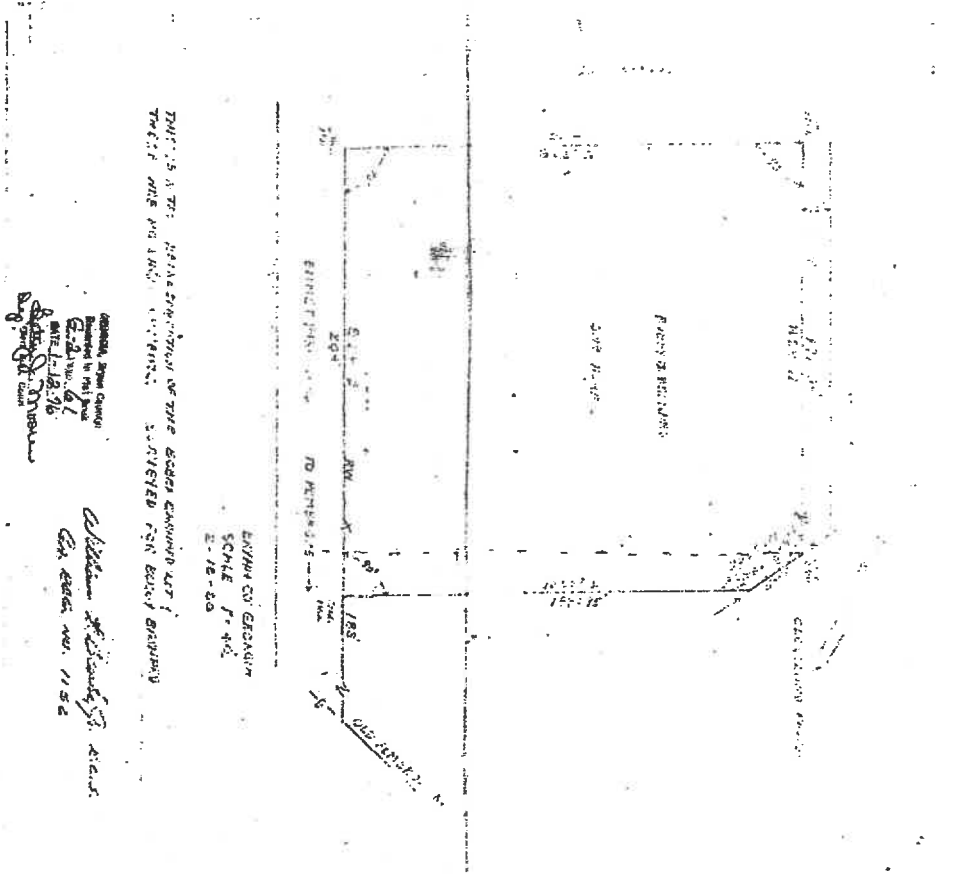
LAWRENCE A LONG, III
Manager of GSL CATTLE COMPANY, LLC

Authorized Agent's Name


Authorized Agent's Signature

Date



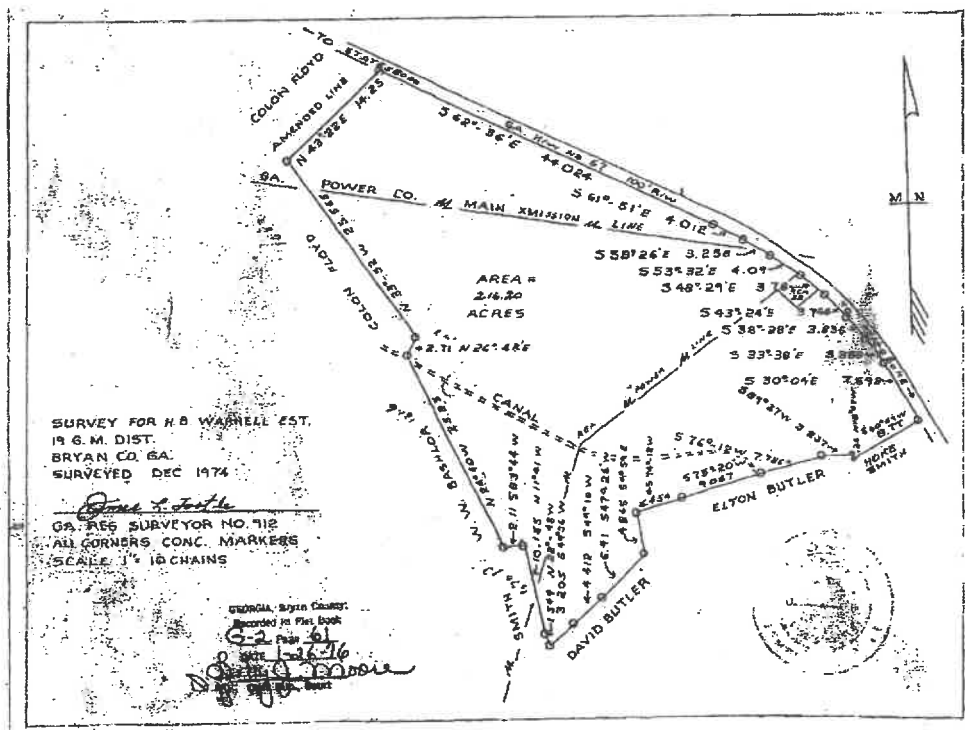


THIS IS A TRUE AND CORRECT COPY OF THE RECORD EXAMINED BY THE SURVEYOR FOR BRYAN COUNTY, GEORGIA.

GEORGIA, Bryan County
 Recorded in Plat Book
 6-2 Page 61
 DATE 1-18-76
 BY *[Signature]*

William F. Lindsey, Jr.
 CIVIL ENGINEER
 No. 1152

BRYAN CO. GEORGIA
 SCALE 1" = 40'
 E-18-68



SURVEY FOR H.B. WARRELL EST.
 19 G. M. DIST.
 BRYAN CO. GA.
 SURVEYED DEC 1974

James L. Smith
 CIVIL ENGINEER SURVEYOR NO. 712
 ALL CORNERS CONC. MARKERS
 SCALE 1" = 10 CHAINS

GEORGIA, Bryan County
 Recorded in Plat Book
 6-2 Page 61
 DATE 1-18-76
 BY *[Signature]*



WARNELL TRACT

PUD Application

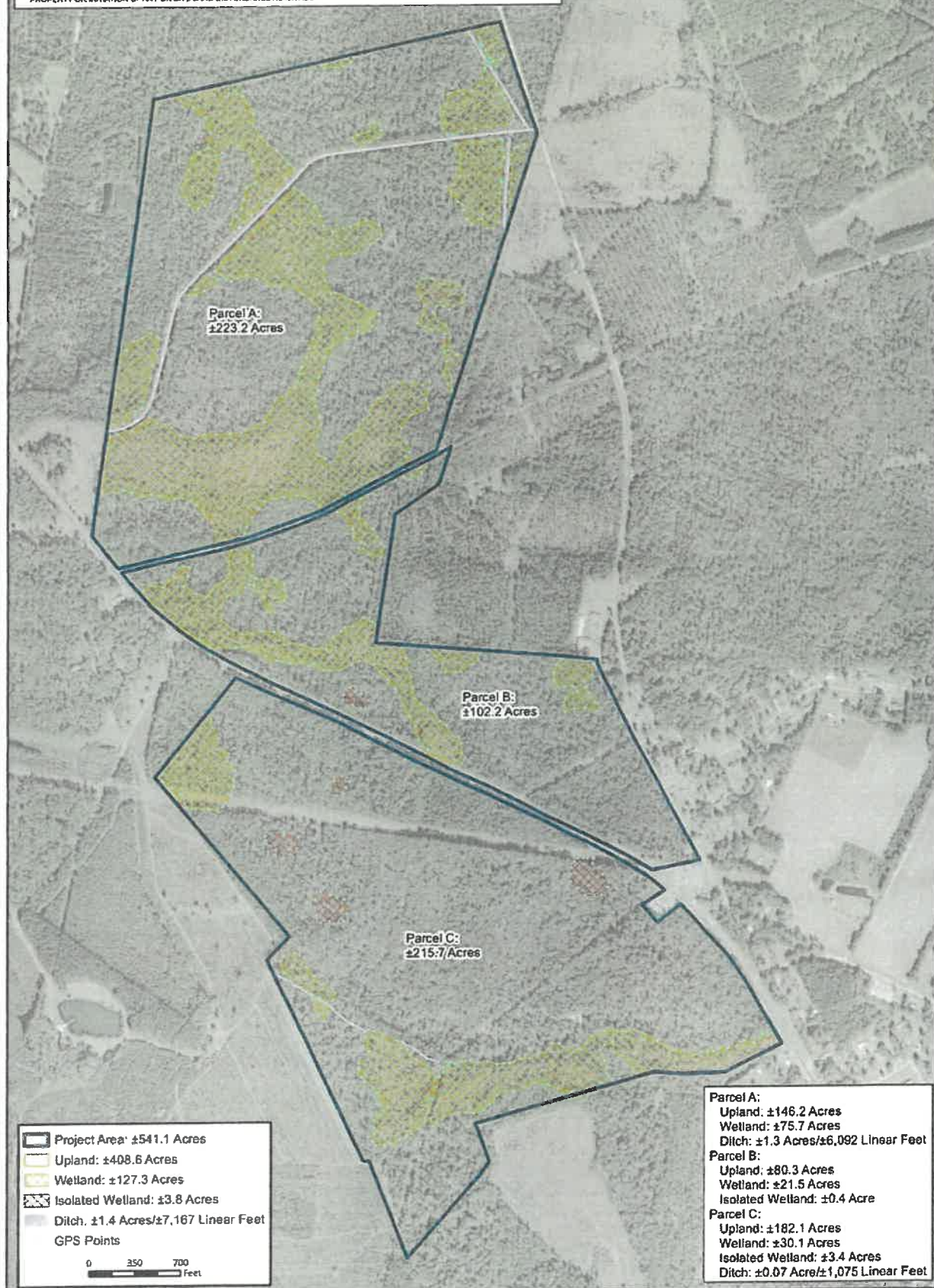
EXHIBIT B

Wetland Delineation Plan

April 2024

NOTES:

PROJECT AREAS AND/OR PARCEL BOUNDARIES DEPICTED ON THIS MAP WERE DERIVED FROM PUBLICLY AVAILABLE GIS DATA, COUNTY TAX ASSESSOR'S WEBSITES OR SIMILAR SOURCES.
 THE AQUATIC RESOURCE BOUNDARIES DEPICTED ON THIS EXHIBIT HAVE BEEN FIELD DELINEATED AND LOCATED VIA SUB-METER GPS. THE BOUNDARIES OF THE WETLANDS AND/OR STREAMS HAVE NOT BEEN VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS.
 RLC RECOMMENDS OBTAINING WRITTEN VERIFICATION FROM THE U.S. ARMY CORPS OF ENGINEERS PRIOR TO PURCHASE OF THE PROPERTY OR INITIATION OF ANY ON-SITE LAND DISTURBANCE ACTIVITIES.



Parcel A:
±223.2 Acres

Parcel B:
±102.2 Acres

Parcel C:
±215.7 Acres

	Project Area: ±541.1 Acres
	Upland: ±408.6 Acres
	Wetland: ±127.3 Acres
	Isolated Wetland: ±3.8 Acres
	Ditch: ±1.4 Acres/±7,167 Linear Feet
	GPS Points

0 350 700
Feet

Parcel A:	Upland: ±146.2 Acres
	Wetland: ±75.7 Acres
	Ditch: ±1.3 Acres/±6,092 Linear Feet
Parcel B:	Upland: ±80.3 Acres
	Wetland: ±21.5 Acres
	Isolated Wetland: ±0.4 Acre
Parcel C:	Upland: ±182.1 Acres
	Wetland: ±30.1 Acres
	Isolated Wetland: ±3.4 Acres
	Ditch: ±0.07 Acre/±1,075 Linear Feet

RLC Project No.:	23-048
Figure No.:	1
Prepared By:	ATW
Sketch Date:	3/28/2023
Map Scale:	1 inch = 700 feet

Warnell Pembroke Tract
Bryan County, Georgia

Aquatic Resource Delineation Exhibit
Prepared For: Brooks Warnell

	RESOURCE+LAND CONSULTANTS
	215 Powell Commerce Way, Ste. 107
	Savannah, GA 31405
	tel: 912.432.5876 fax: 912.443.5846

WARNELL TRACT
PUD Application

EXHIBIT C
Conceptual Master Plan

April 2024

WARNELL TRACT
PUD Application

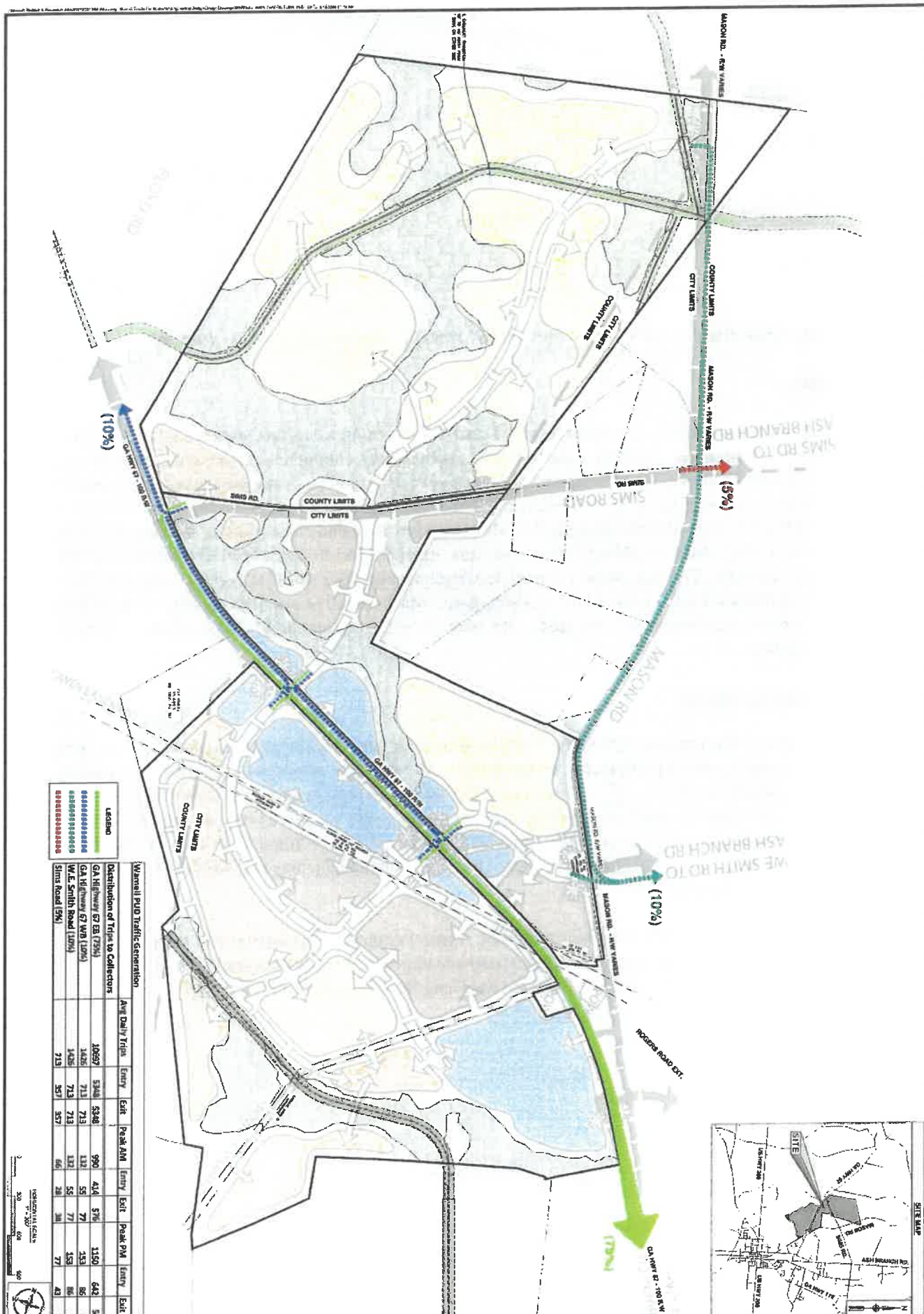
EXHIBIT D
Conceptual Village Plan

April 2024

WARNELL TRACT
PUD Application

EXHIBIT E
Projected Traffic Volume

April 2024



Legend

- GA Highway 67 EB (75%)
- GA Highway 67 WB (10%)
- W.E. Smith Road (10%)
- Sims Road (5%)

Warnell PUD Traffic Generation

Distribution of Trips to Collectors	Avg Daily Trips		Peak AM		Peak PM	
	Entry	Exit	Entry	Exit	Entry	Exit
GA Highway 67 EB (75%)	10697	5346	8946	990	434	516
GA Highway 67 WB (10%)	1425	713	713	132	58	77
W.E. Smith Road (10%)	1425	713	713	132	58	77
Sims Road (5%)	713	357	357	66	28	38



CO.0

DATE: APRIL 26, 2024
JOB NO. 2023034

**WARNELL TRACT PUD EXHIBIT
WARNELL-GSL CATTLE COMPANY, LLC.
PEMBROKE, GA**

TRAFFIC FLOW EXHIBIT

THIS EXHIBIT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS EXHIBIT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**PRELIMINARY
NOT FOR
CONSTRUCTION**



MEMORANDUM

April 15, 2024

Re: Trip Generation Calculations for the Warnell Tract PUD Rezoning located in Pembroke, GA

Introduction

The subject property consists of several tracts of land that combine to approximately 541 acres of land. The proposed development will be a mixture of uses including commercial retail, office, multifamily residential, and both attached and detached single family residential. The development will be served by Georgia Highway 67, Sims Road, Mason Road, and W.E. Smith Road. Highway 67 is a major thoroughfare in the city of Pembroke and currently collects traffic from Sims Road and Mason Road. In addition to the intersections of Sims Road and Mason Road, two new entrances to the proposed development will be placed along Highway 67. Sims Road is also a local unimproved dirt road that will be improved from Highway 67 to Mason Road as part of this development. Mason Road is a local street that is paved from Highway 67 to the intersection of Sims Road. No improvements are planned for Mason Road as part of this development.

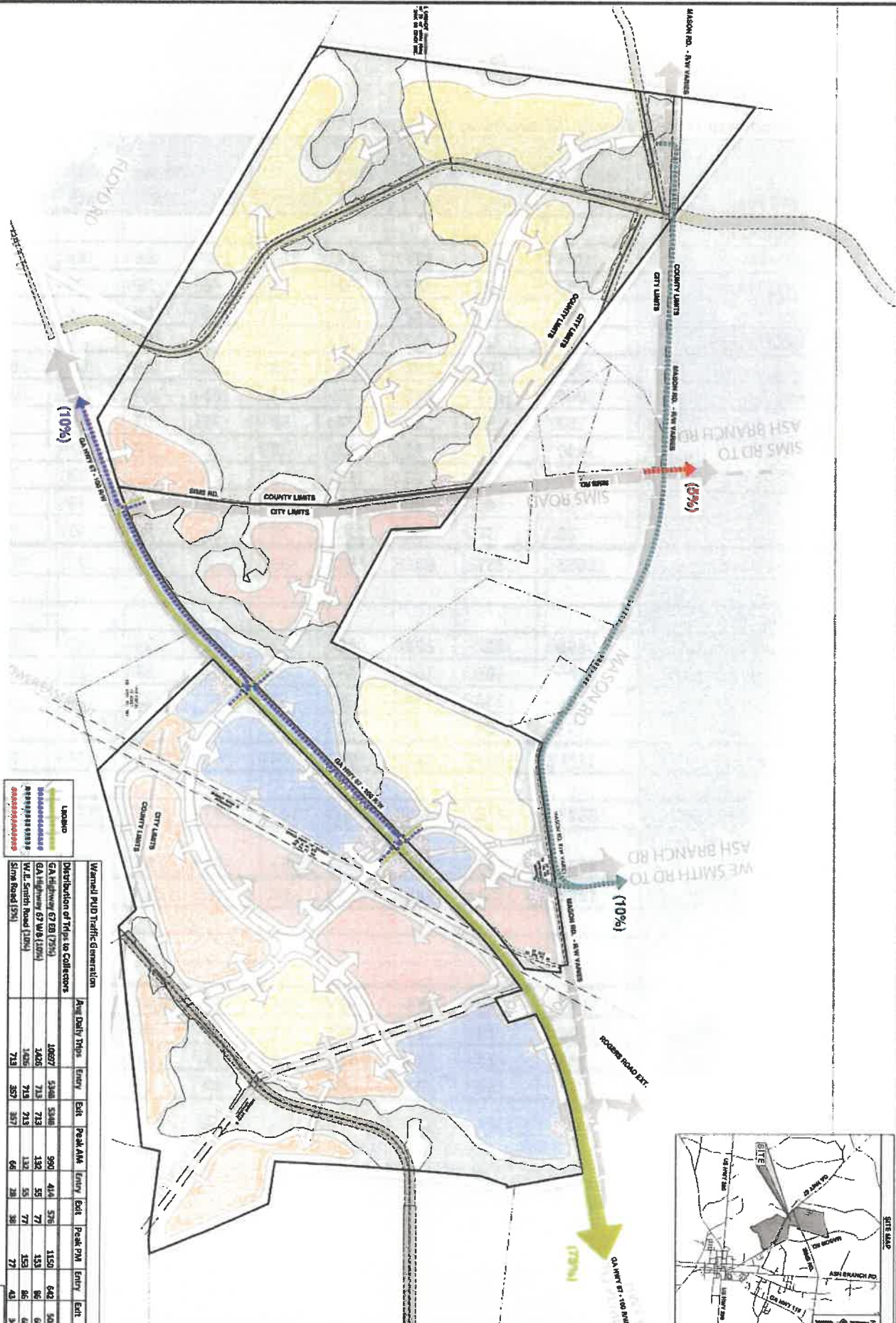
Traffic Generation Results

The ITE Trip Generation Manual, 11th Edition was used to determine the average daily and peak hour trips that will be generated by the proposed development and the results are shown in Table 1. Since this development consist of mixed uses, it is assumed that 50% of the trips generated will be internal to the development and will not impact the existing local and state roads that serve the site. Based upon the layout of the development, it is estimated that GA Highway 67 South Bound will receive 75% of the external trips, while GA Highway 67 North Bound, W.E. Smith Road and Sims Road will receive 10%, 10% and 5% of the trips, respectively.

Given scale and diversity of the Warnell Tract PUD, more in depth traffic studies will be needed in the future as the PUD develops to determine if any roadway improvements are necessary. Examples of such improvements are left and right turn lanes, road widening, signalized intersection(s), etc.

Table 1 – Estimated Traffic Volumes Generated by the Warnell PUD

Land Use Type	Avg Daily Trips	Entry	Exit	Peak AM	Entry	Exit	Peak PM	Entry	Exit
Non-Residential									
Supermarket	3754	1877	1877	271	141	130	368	188	180
Strip Retail Plaza 1	653	327	327	91	46	46	159	86	73
Strip Retail Plaza 2	653	327	327	91	46	46	159	86	73
Strip Retail Plaza 3	653	327	327	91	46	46	159	86	73
C Store 1	3049	1525	1525	275	138	138	214	109	105
C Store 2	3049	1525	1525	275	138	138	214	109	105
Bank	502	251	251	74	39	35	105	53	53
Fast Food 1	1402	701	701	152	79	73	153	78	75
Fast Food 2	1402	701	701	152	79	73	153	78	75
Hotel	799	400	400	59	31	28	61	35	26
Offices	720	360	360	130	78	52	160	67	93
Total Non-Residential	16636	8318	8318	1661	859	802	1905	975	930
Residential						0			0
Single Family Detached	5656	2828	2828	450	117	333	594	380	214
Single Family Attached	2160	1080	1080	165	41	124	183	113	70
Multifamily Low Rise	2696	1348	1348	188	45	143	228	141	87
MF Low Rise Over Retail	1376	688	688	176	40	136	156	101	55
Total Residential	11888	5944	5944	979	244	735	1161	736	425
Total Combined Trips	28524	14262	14262	2640	1103	1537	3066	1711	1355
Assumed 50% Internal Trips	14262	7131	7131	1320	551	769	1533	856	677
Total External Trips	14262	7131	7131	1320	551	769	1533	856	677
Distribution of Trips to Collectors									
GA Highway 67 SB (75%)	10697	5348	5348	990	414	576	1150	642	508
GA Highway 67 NB (10%)	1426	713	713	132	55	77	153	86	68
W.E. Smith Road (10%)	1426	713	713	132	55	77	153	86	68
Sims Road (5%)	713	357	357	66	28	38	77	43	34



Legend

- GA Highway 67 EB (75%)
- GA Highway 67 WB (10%)
- W.E. Smith Road (10%)
- Sims Road (5%)

Warnell PUD Traffic Generation

Dist. to Collectors	Peak AM		Peak PM	
	Entry	Exit	Entry	Exit
GA Highway 67 EB (75%)	10697	5346	990	414
GA Highway 67 WB (10%)	2426	713	132	51
W.E. Smith Road (10%)	1405	713	132	51
Sims Road (5%)	713	357	66	28



CO.0
 Warnell Tract PUD Exhibit
 Lawrence Alexander Homes, LLC
 Pembroke, GA

TRAFFIC FLOW EXHIBIT

Scale
 1" = 100'

Project Information
 Project Name: Warnell Tract PUD Exhibit
 Date: 11/15/2014
 Scale: 1" = 100'

Professional Seal
 [Seal of a Professional Engineer]

Warnell Tract PUD Exhibit
 Lawrence Alexander Homes, LLC
 Pembroke, GA

Drive-in Bank (912)

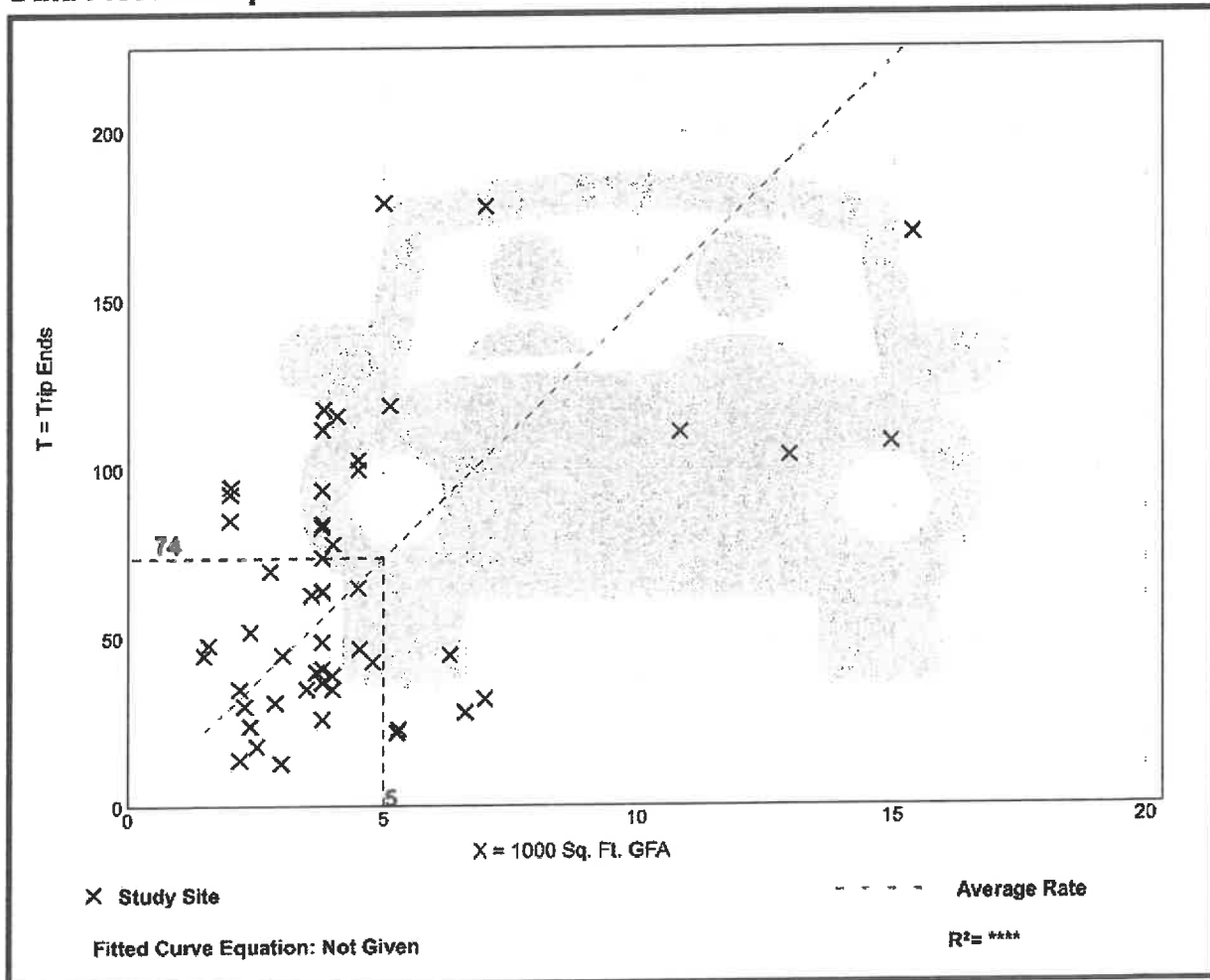
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 51
 Avg. 1000 Sq. Ft. GFA: 5
 Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.78	4.18 - 47.03	9.60

Data Plot and Equation



Drive-in Bank (912)

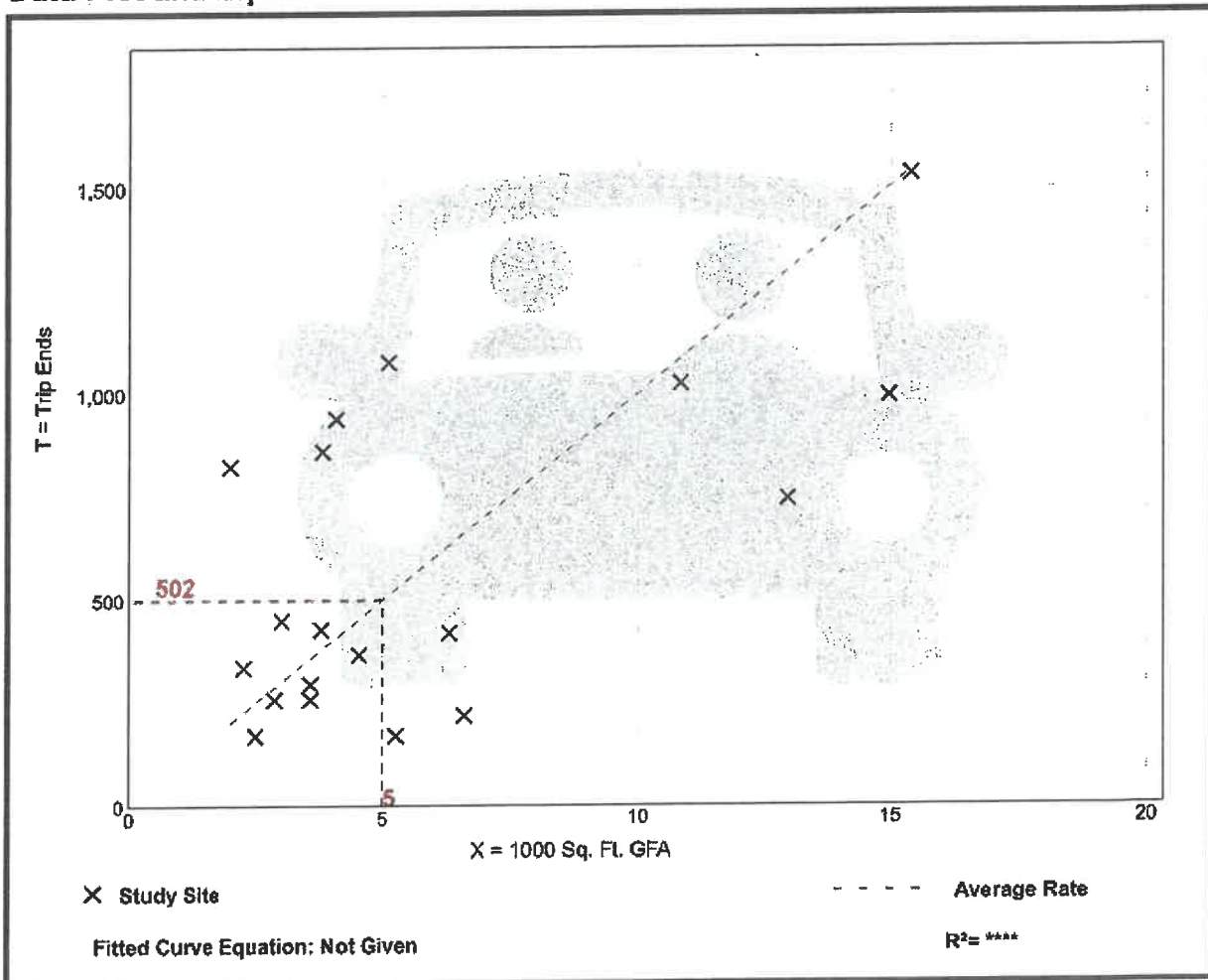
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
 Number of Studies: 19
 Avg. 1000 Sq. Ft. GFA: 6
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
100.35	32.67 - 408.42	68.62

Data Plot and Equation



Convenience Store (851)

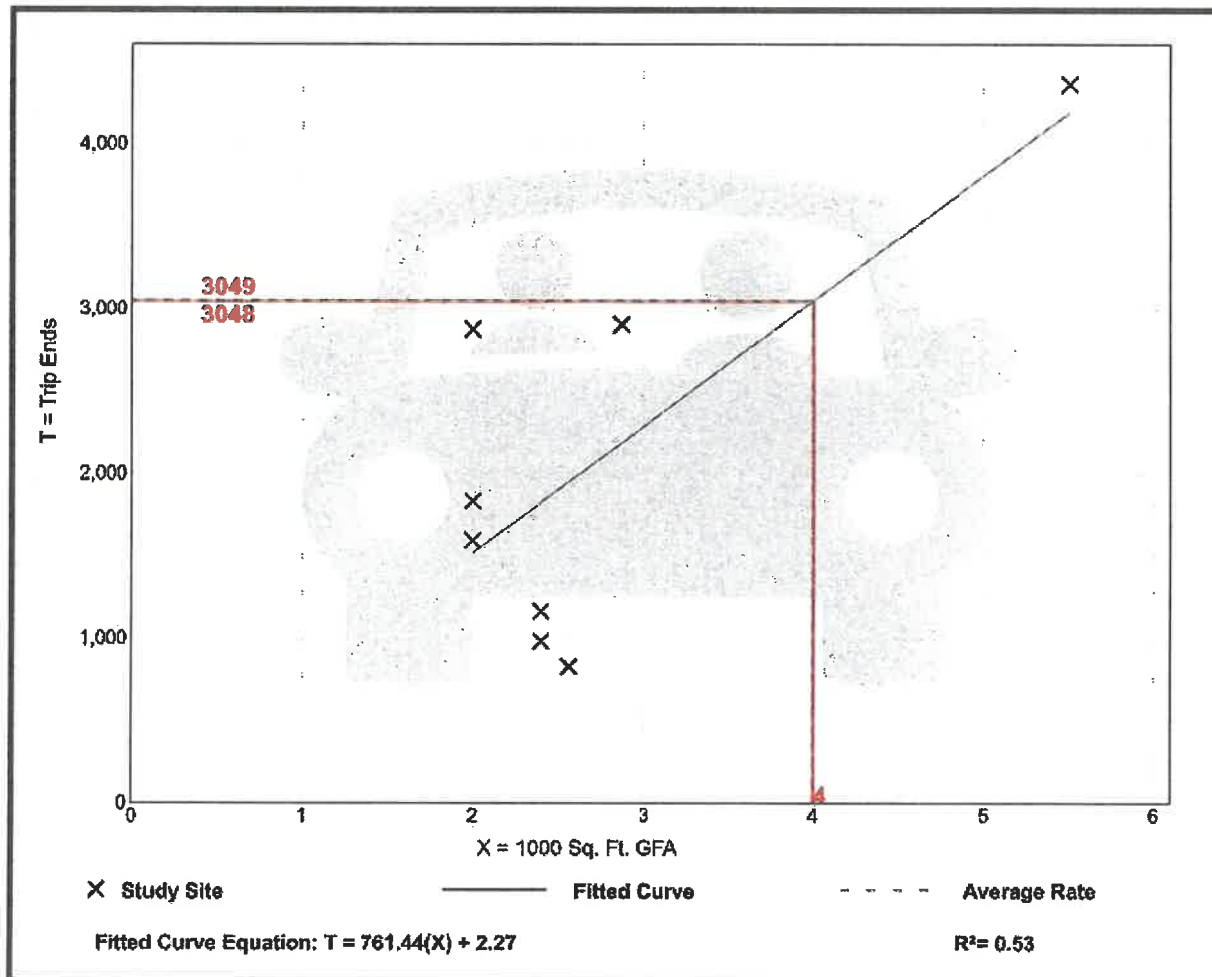
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
762.28	325.78 - 1438.00	333.89

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

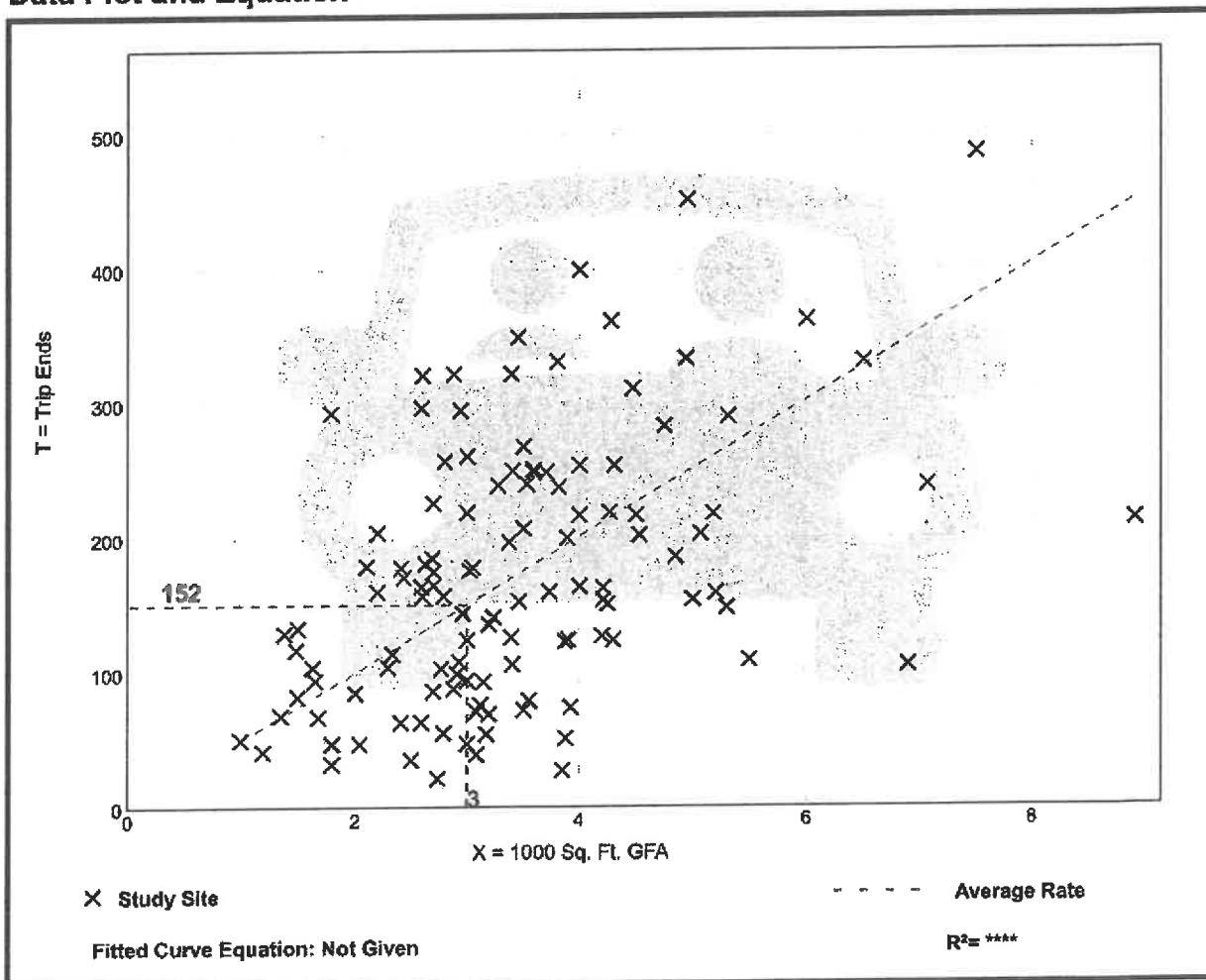
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 118
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
50.57	7.28 - 164.25	25.99

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

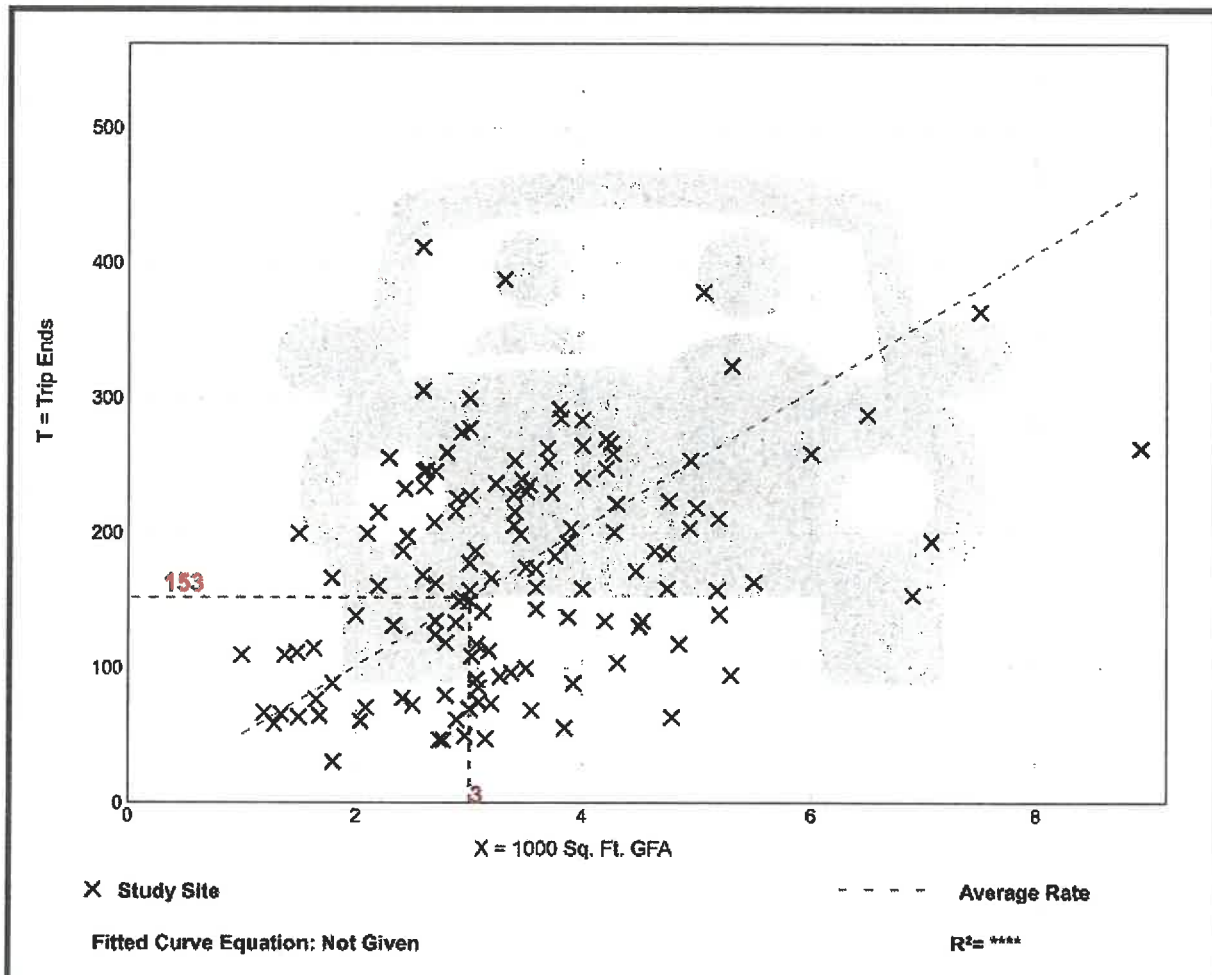
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 135
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
50.94	13.36 - 159.07	24.91

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

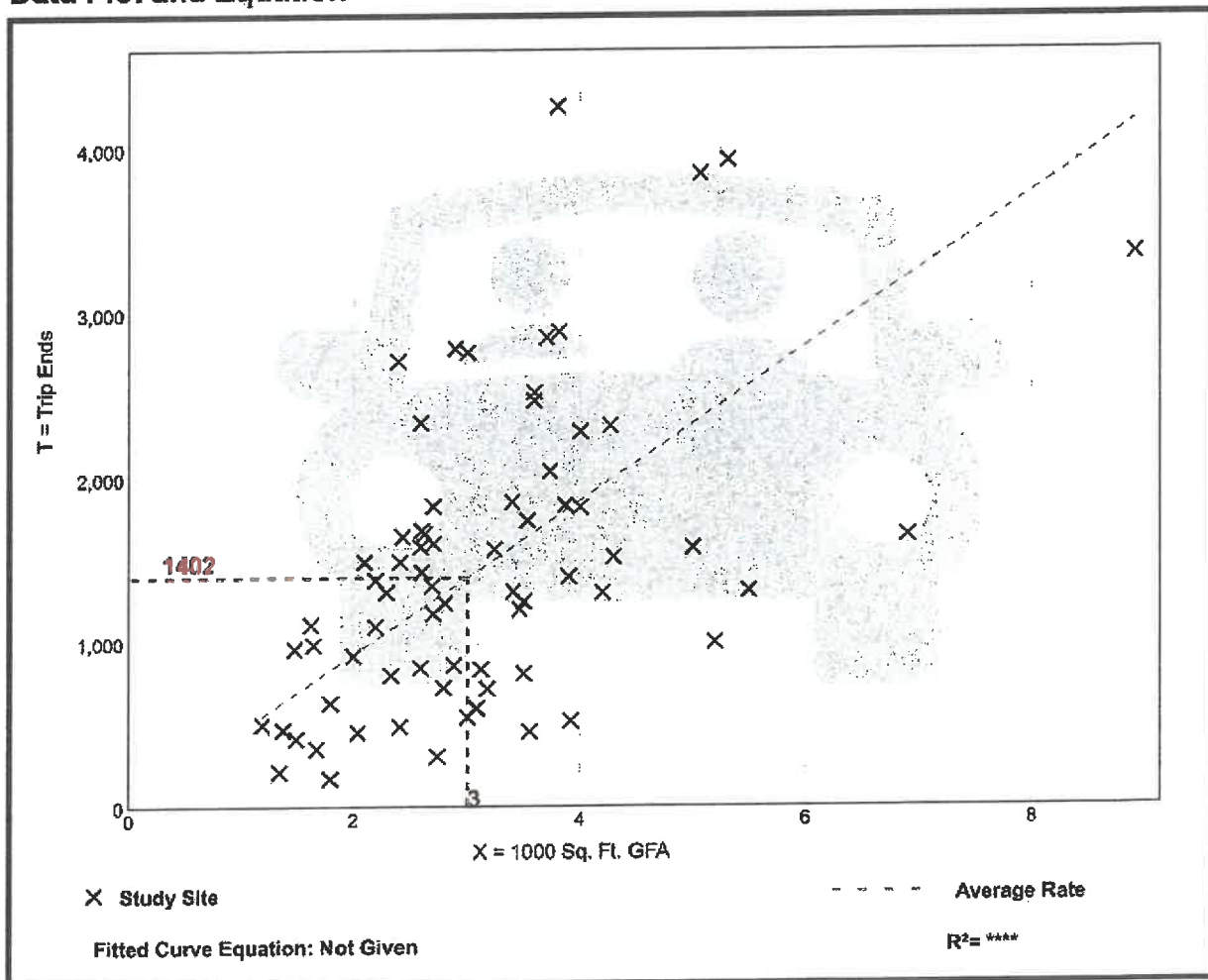
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 71
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
467.48	98.89 - 1137.66	238.62

Data Plot and Equation



Hotel (310)

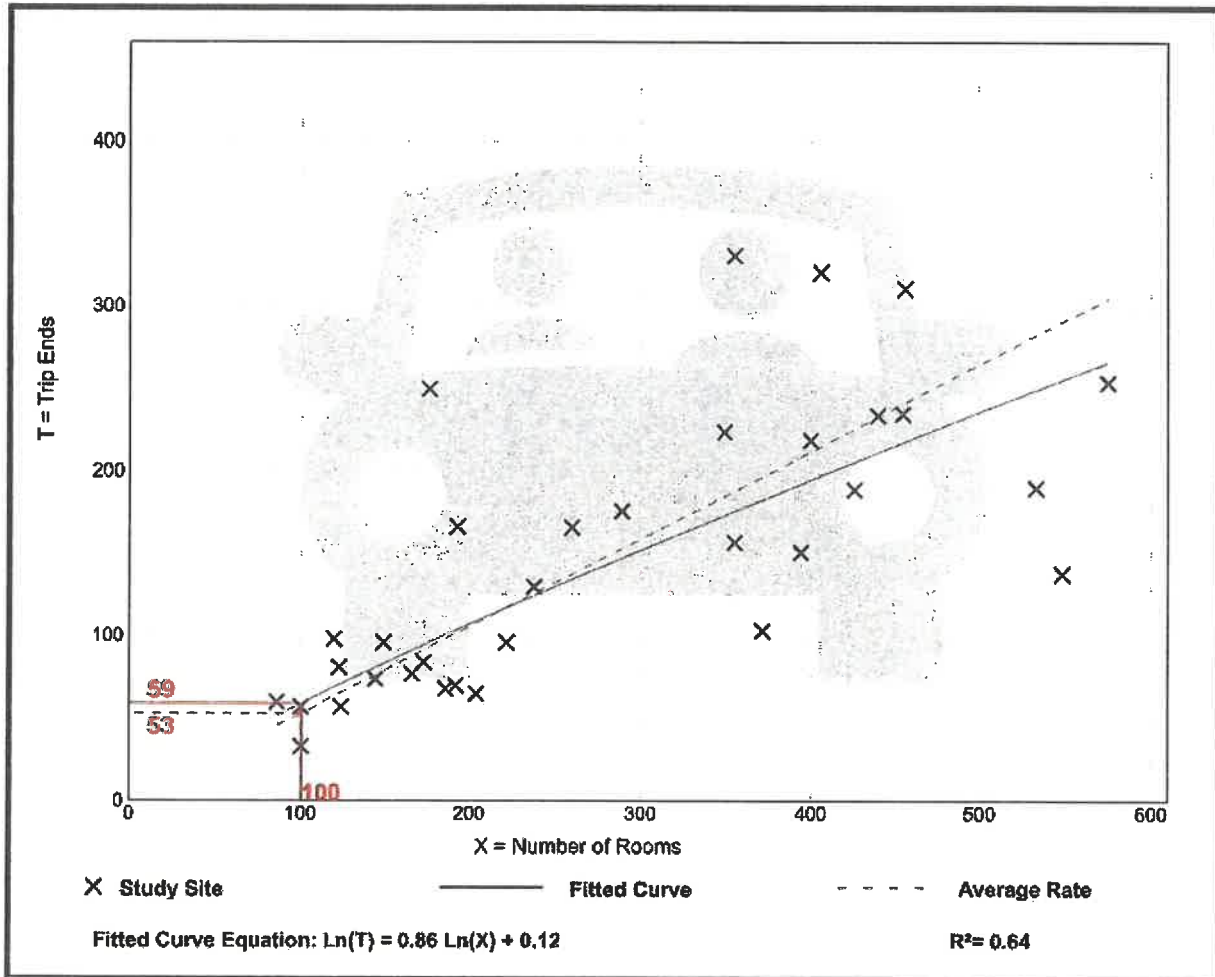
Vehicle Trip Ends vs: Rooms
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 33
Avg. Num. of Rooms: 282
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.53	0.25 - 1.42	0.21

Data Plot and Equation



Hotel (310)

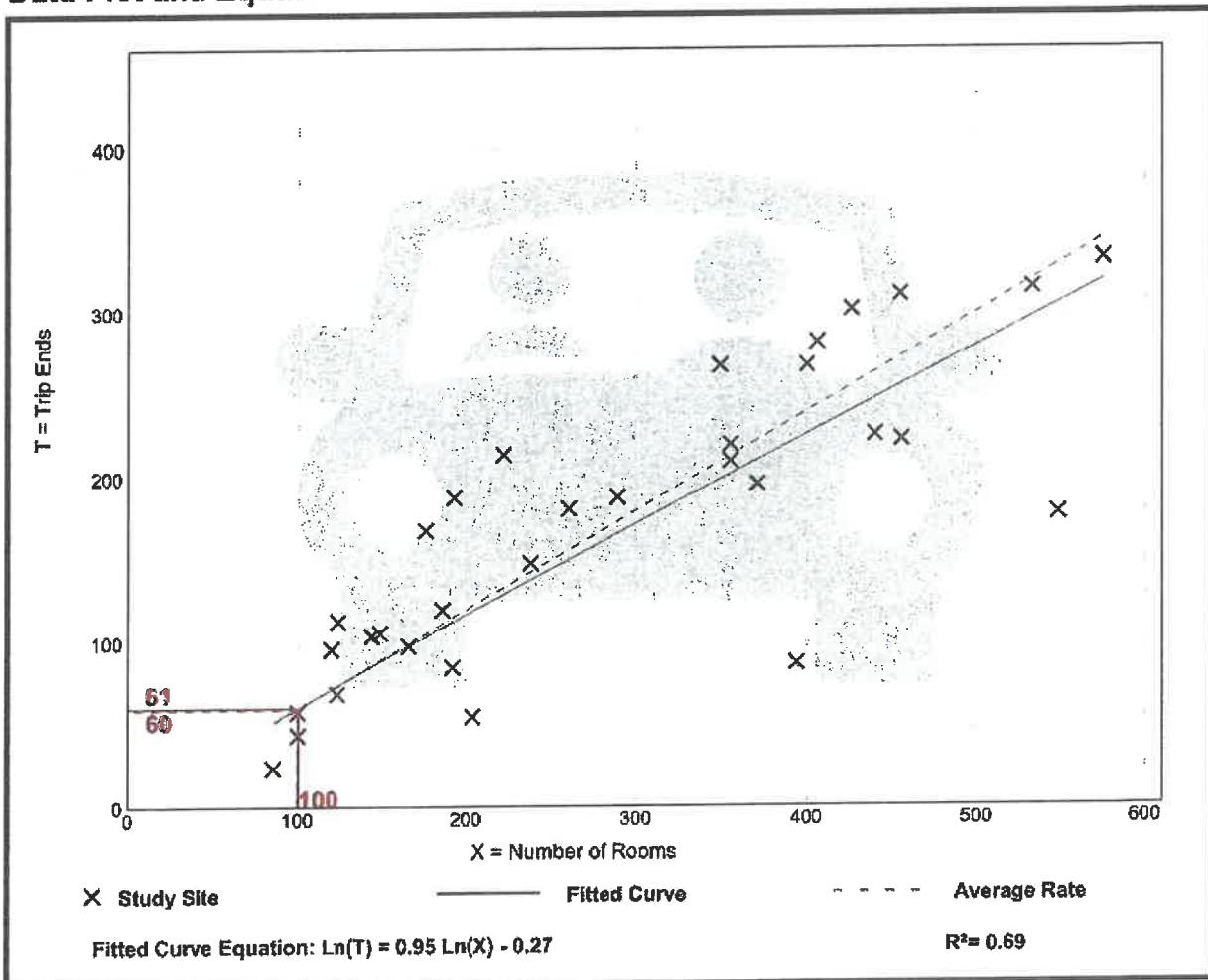
Vehicle Trip Ends vs: Rooms
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 32
 Avg. Num. of Rooms: 285
 Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.22 - 0.97	0.18

Data Plot and Equation



Hotel (310)

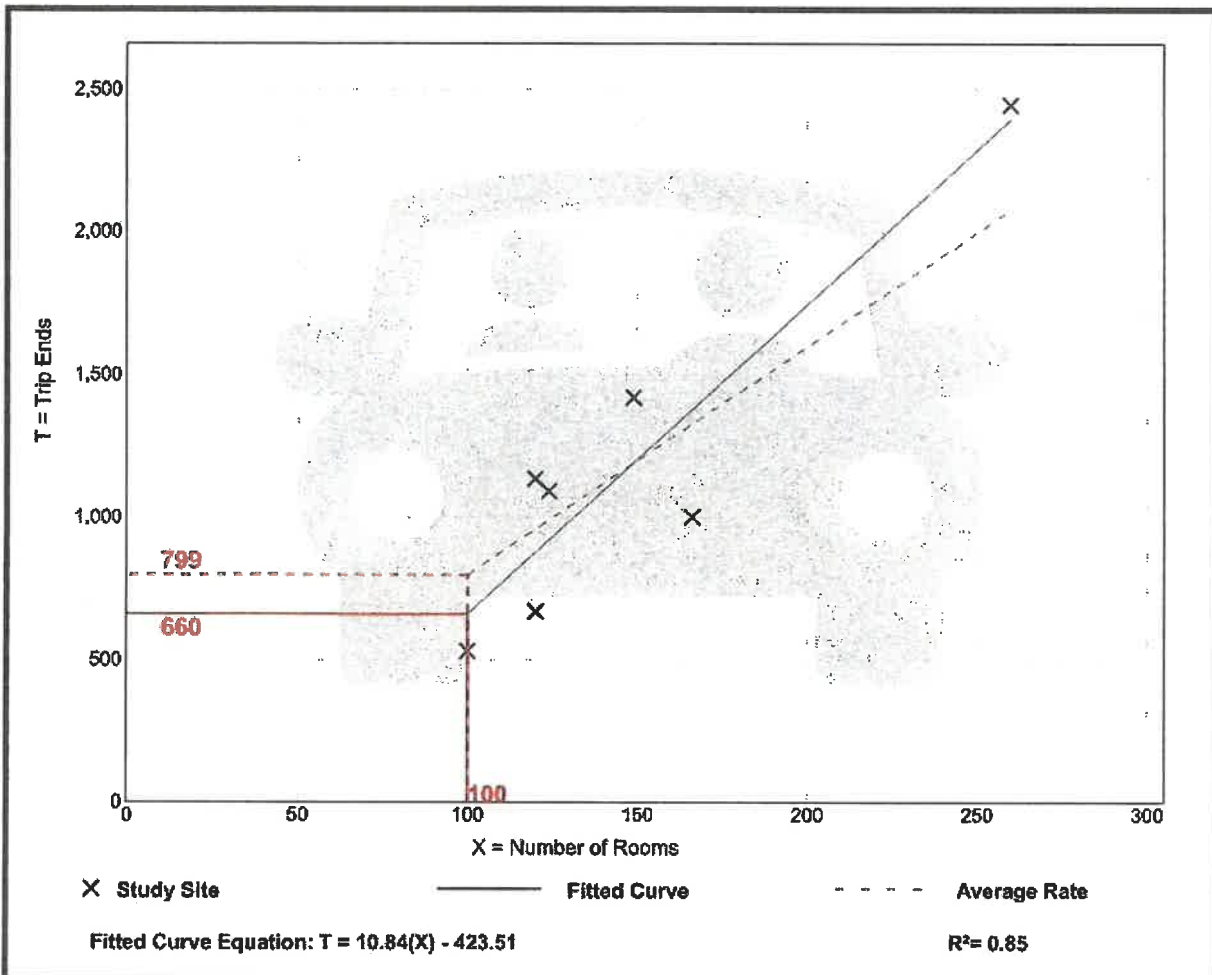
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Rooms: 148
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
7.99	5.31 - 9.53	1.92

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

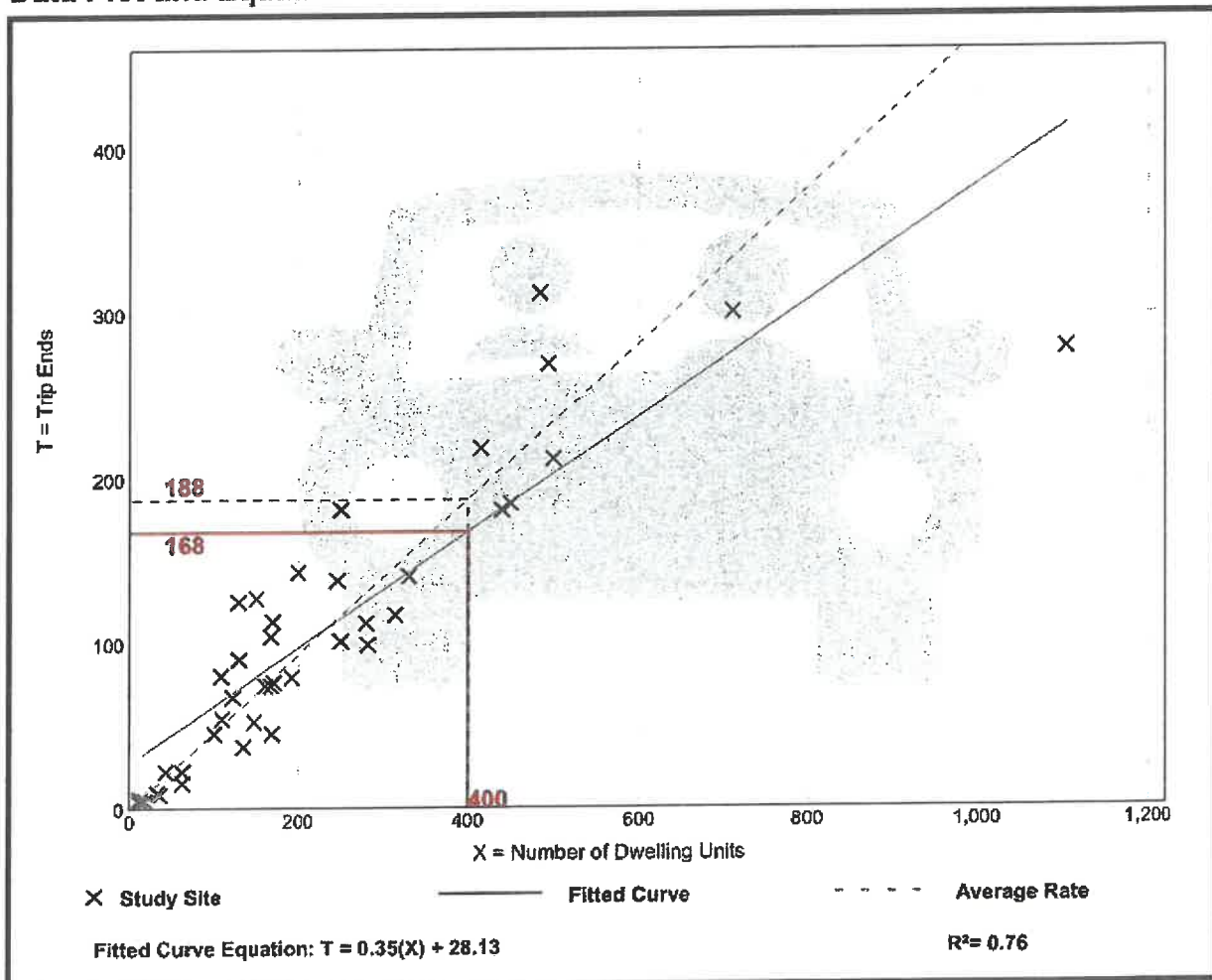
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 40
Avg. Num. of Dwelling Units: 234
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.25 - 0.98	0.16

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

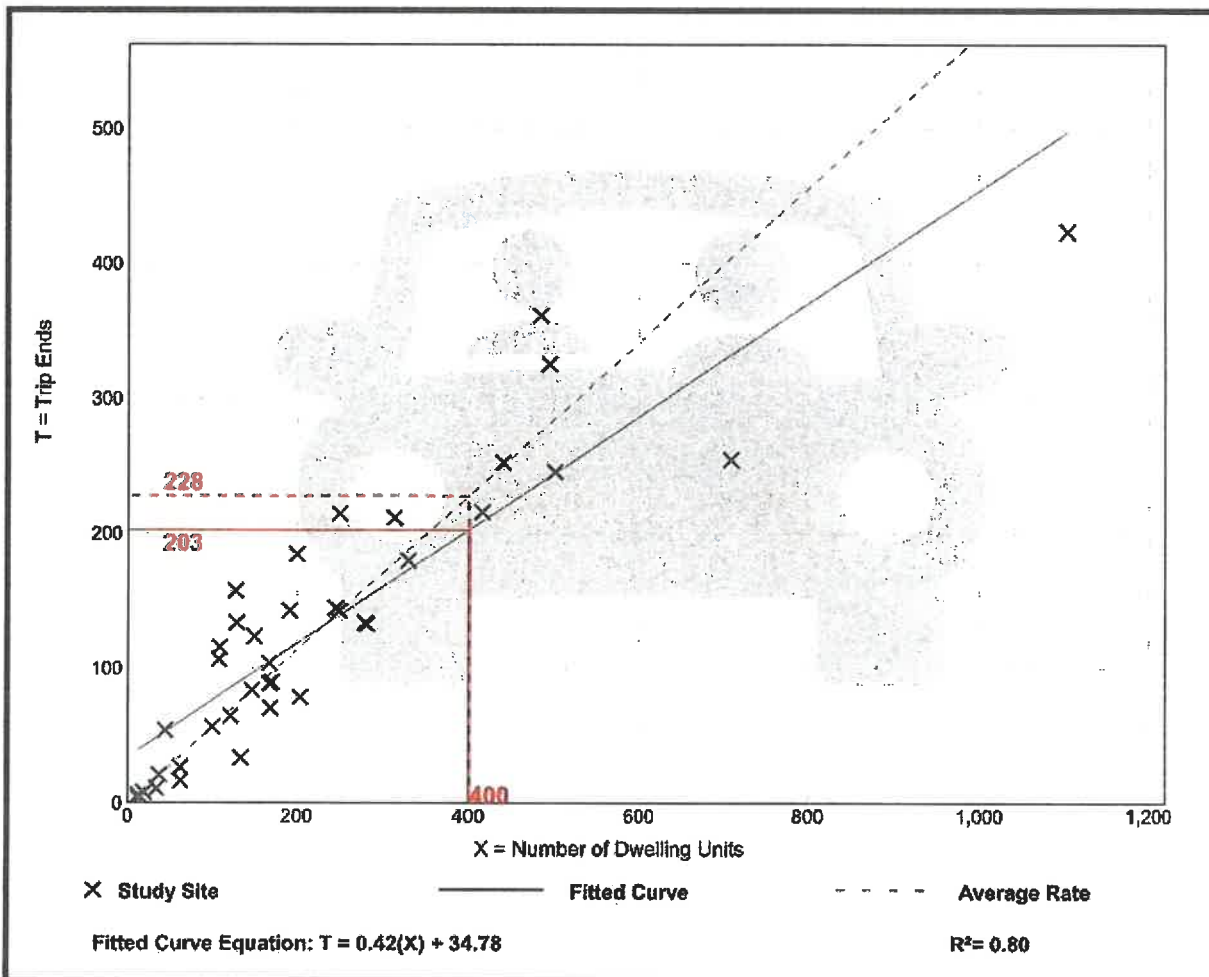
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 38
Avg. Num. of Dwelling Units: 231
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.25 - 1.26	0.20

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

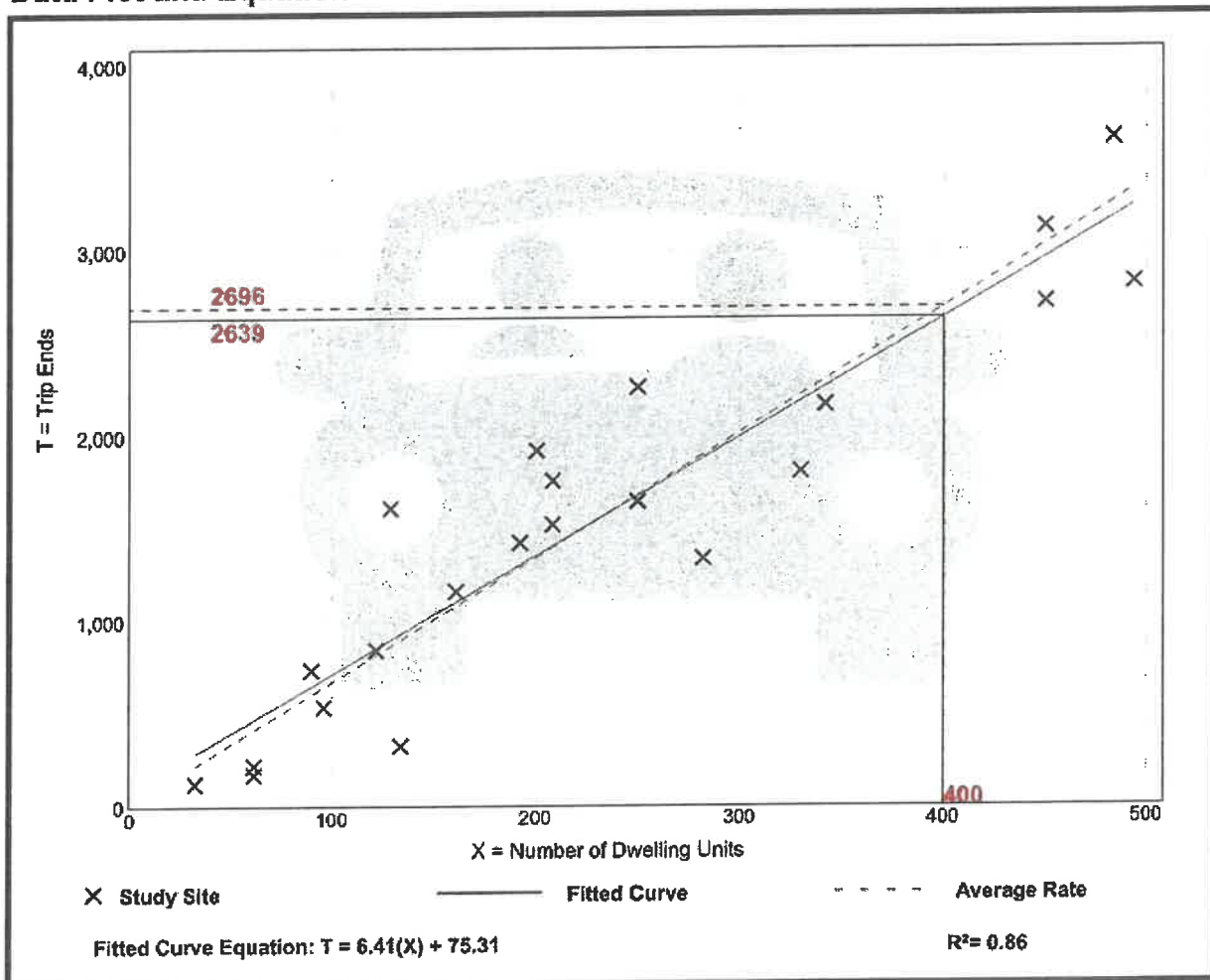
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Small Office Building (712)

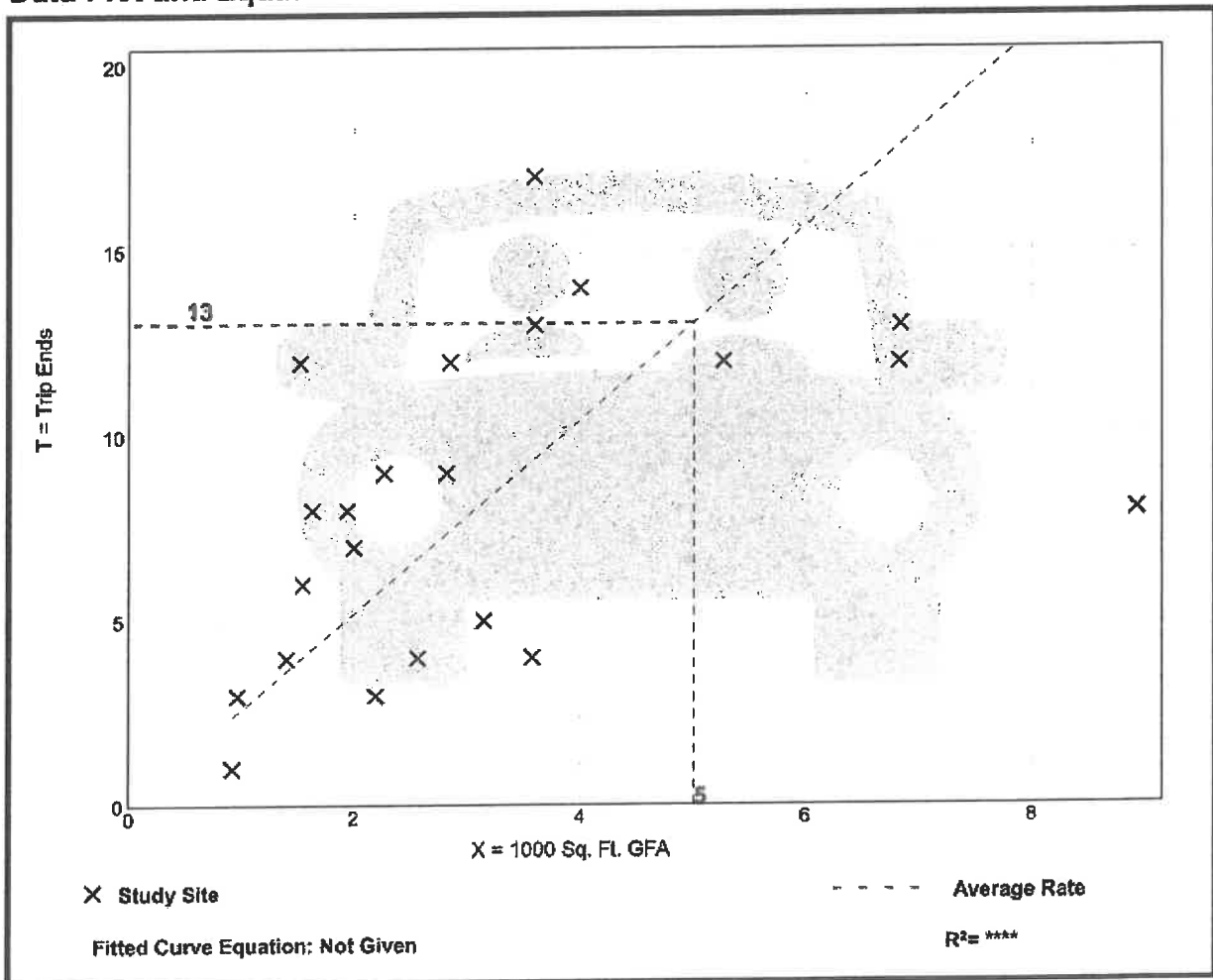
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.61	0.90 - 7.83	1.49

Data Plot and Equation



Small Office Building (712)

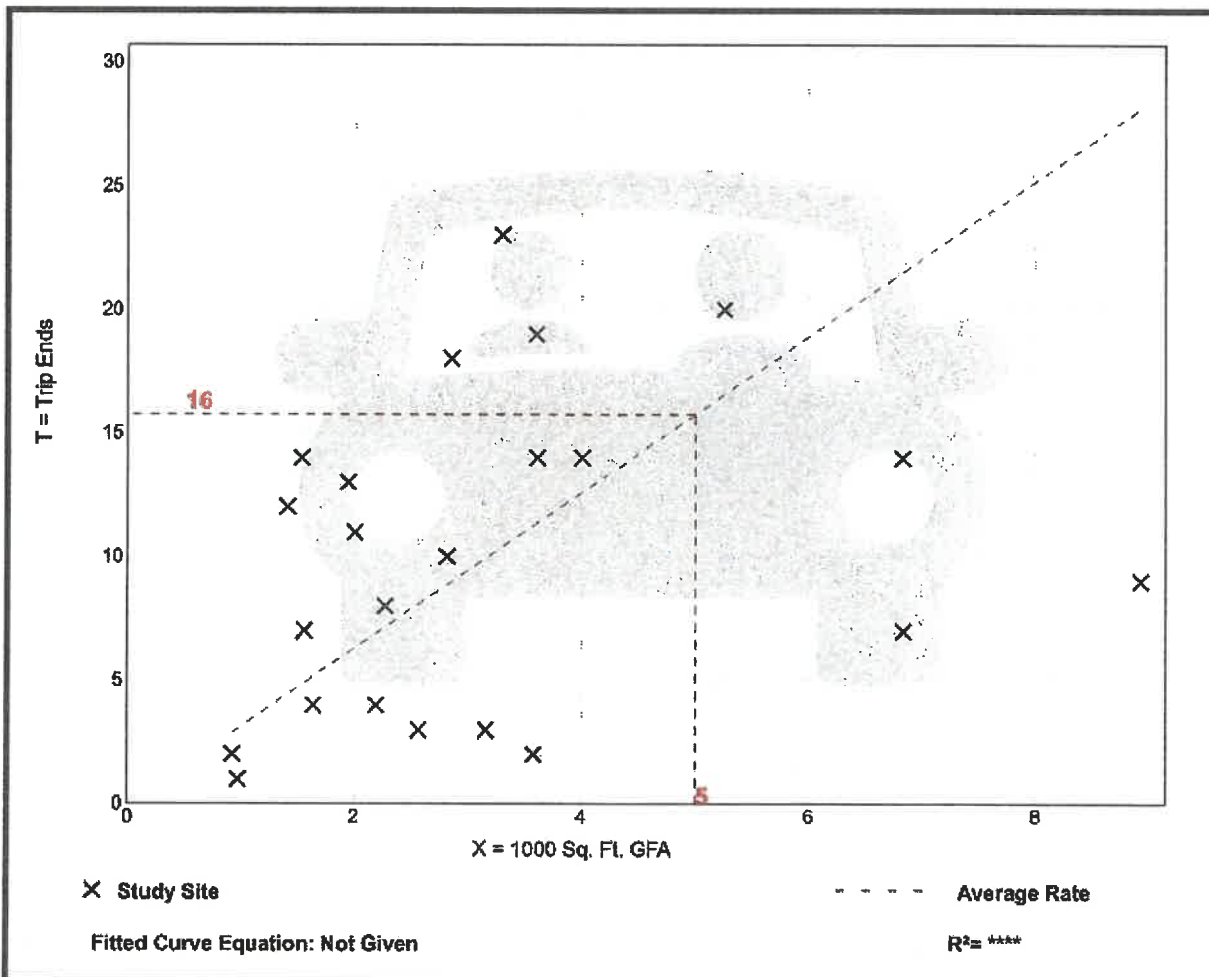
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 23
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 42% entering, 58% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.15	0.56 - 9.14	2.29

Data Plot and Equation



Small Office Building (712)

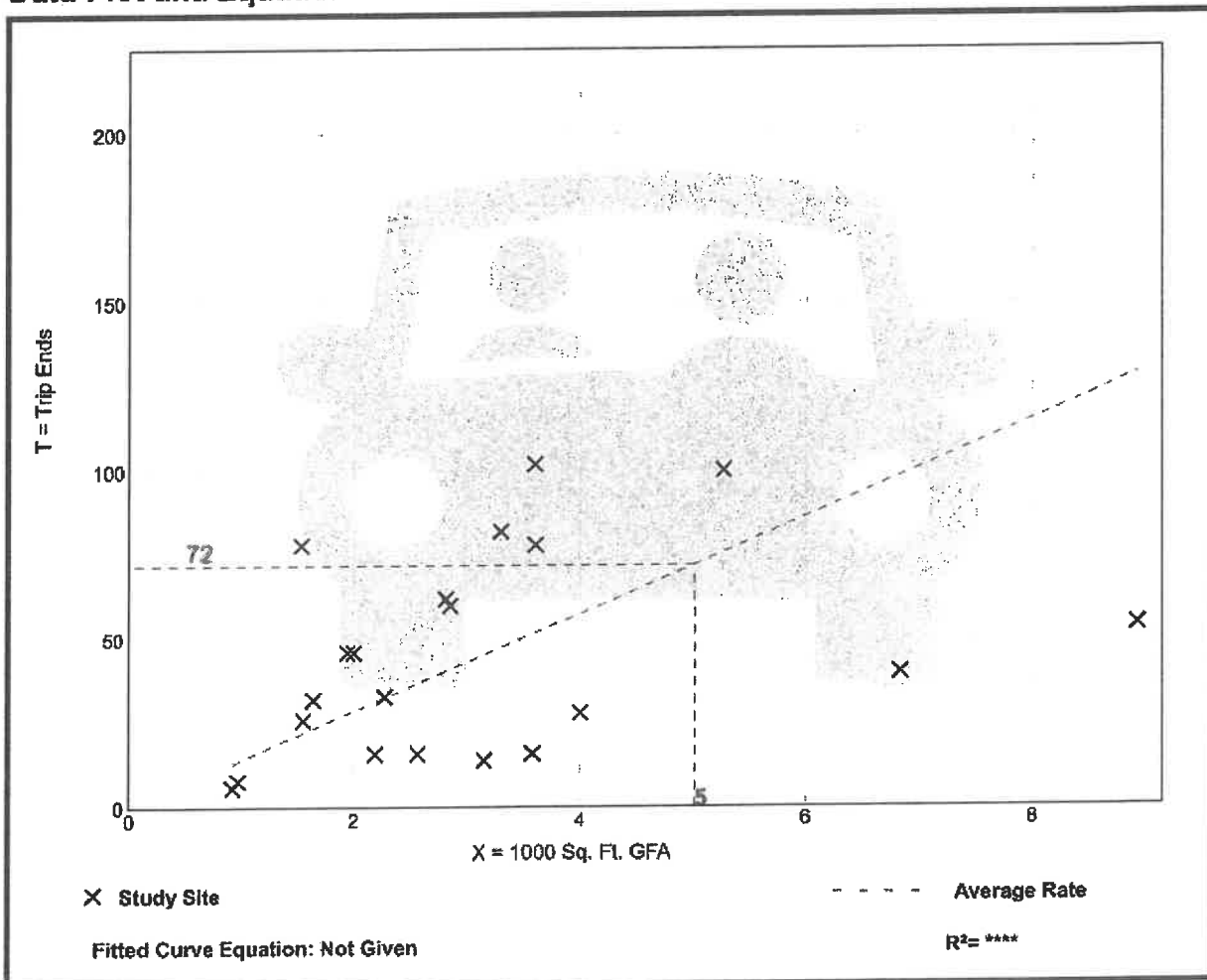
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
 Number of Studies: 21
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

Data Plot and Equation



Single-Family Attached Housing (215)

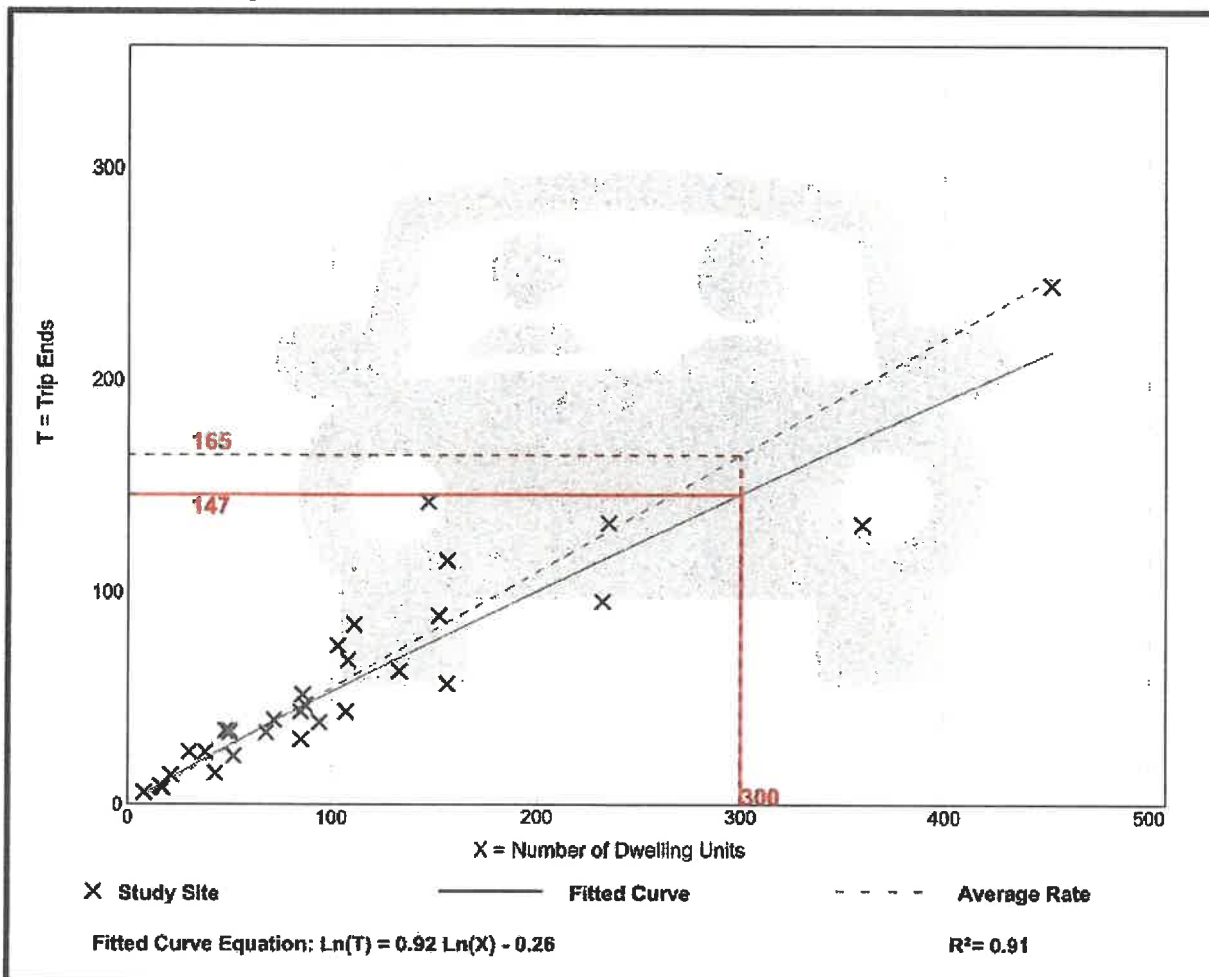
Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 31
 Avg. Num. of Dwelling Units: 110
 Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.55	0.35 - 0.97	0.16

Data Plot and Equation



Single-Family Attached Housing (215)

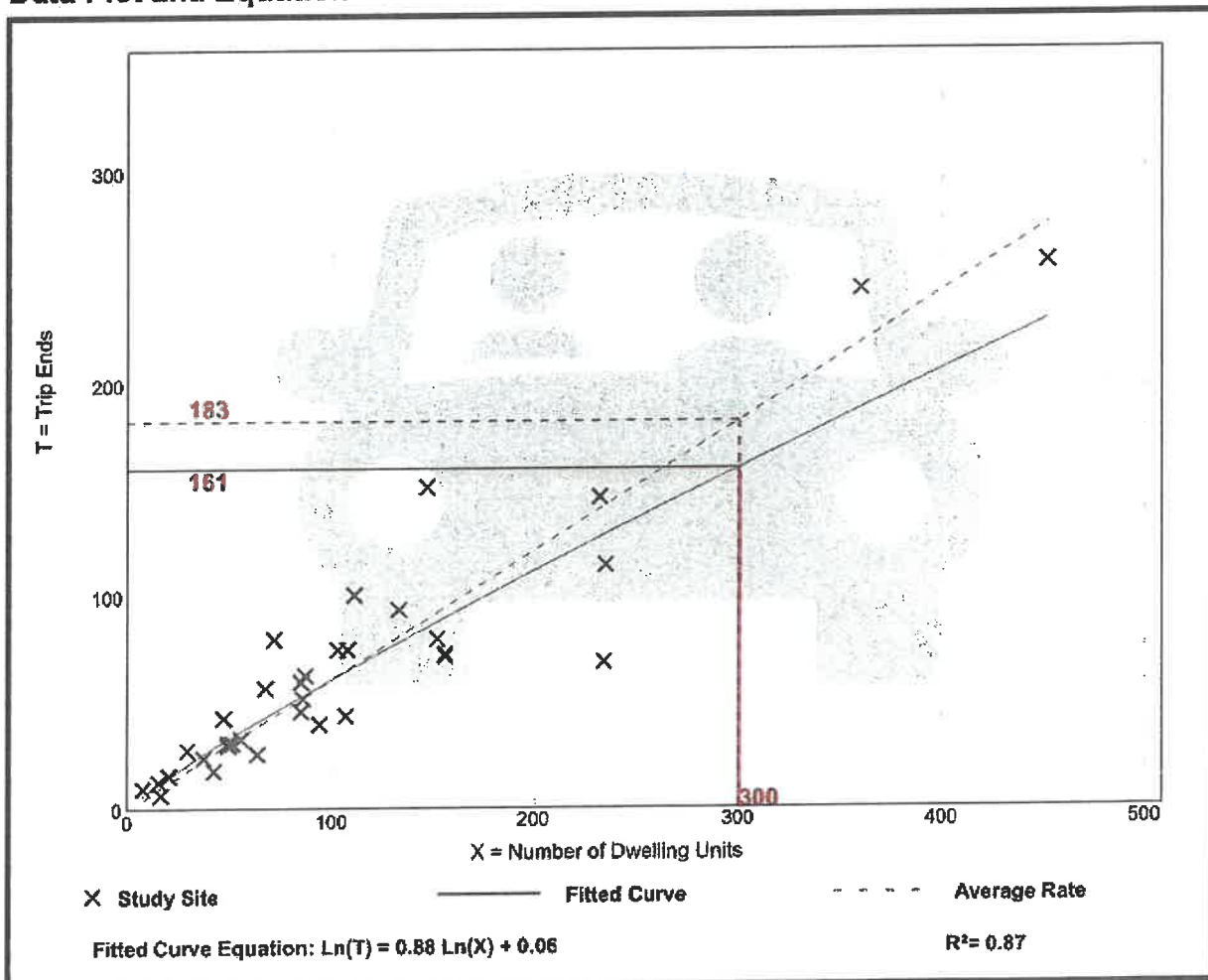
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 34
Avg. Num. of Dwelling Units: 110
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.61	0.29 - 1.25	0.18

Data Plot and Equation



Single-Family Attached Housing (215)

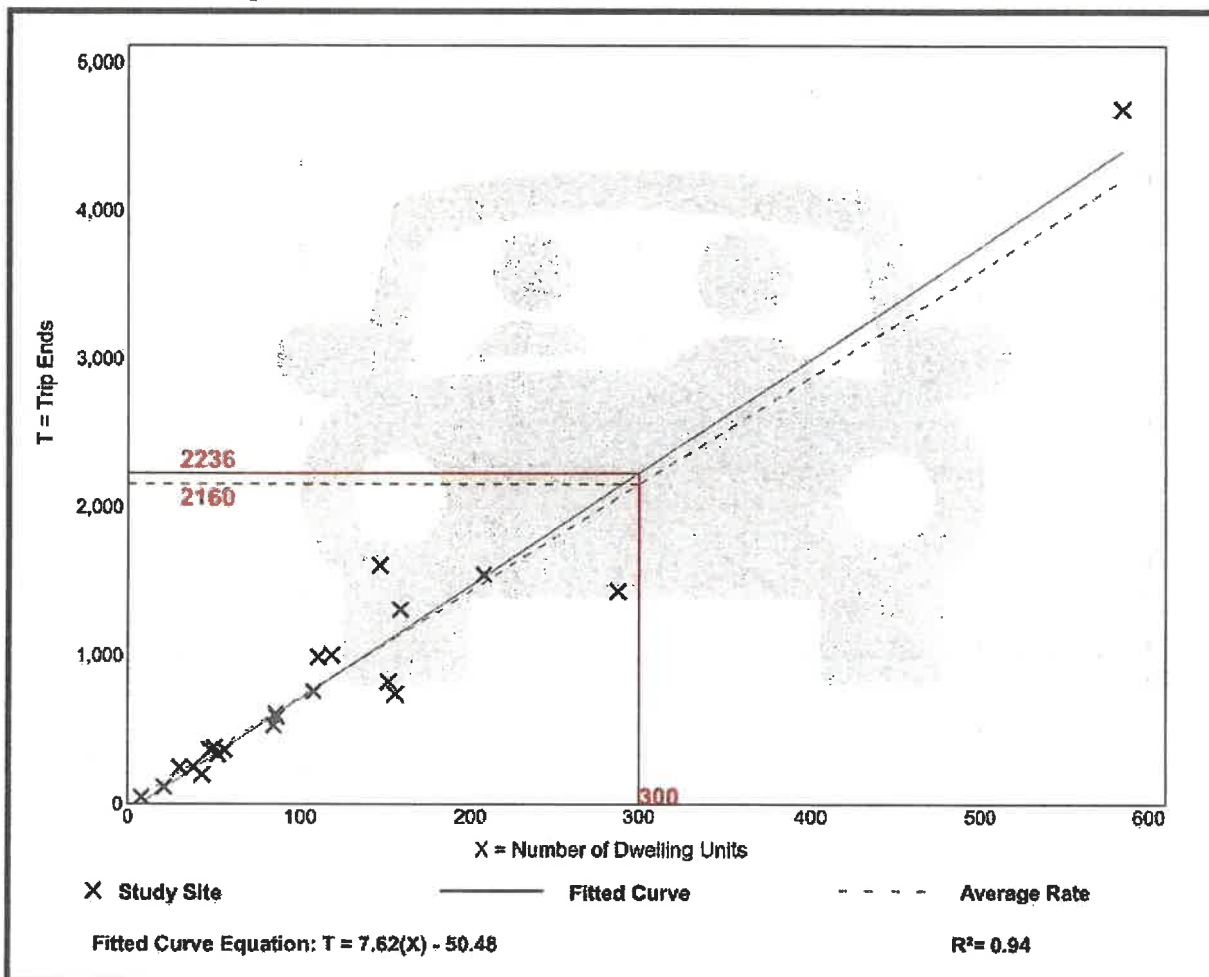
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



Single-Family Detached Housing (210)

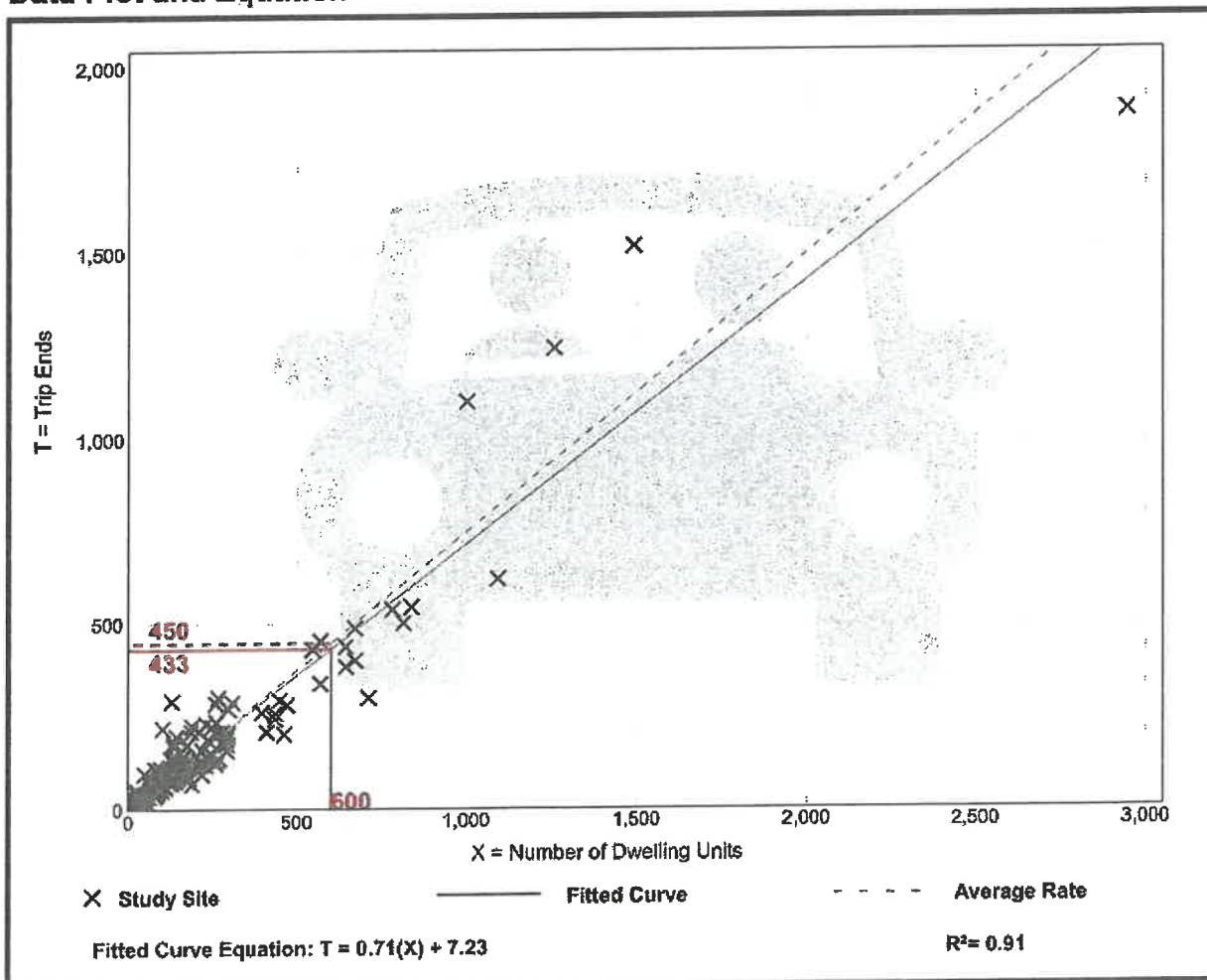
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 169
Avg. Num. of Dwelling Units: 217
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.34 - 2.27	0.25

Data Plot and Equation



Single-Family Detached Housing (210)

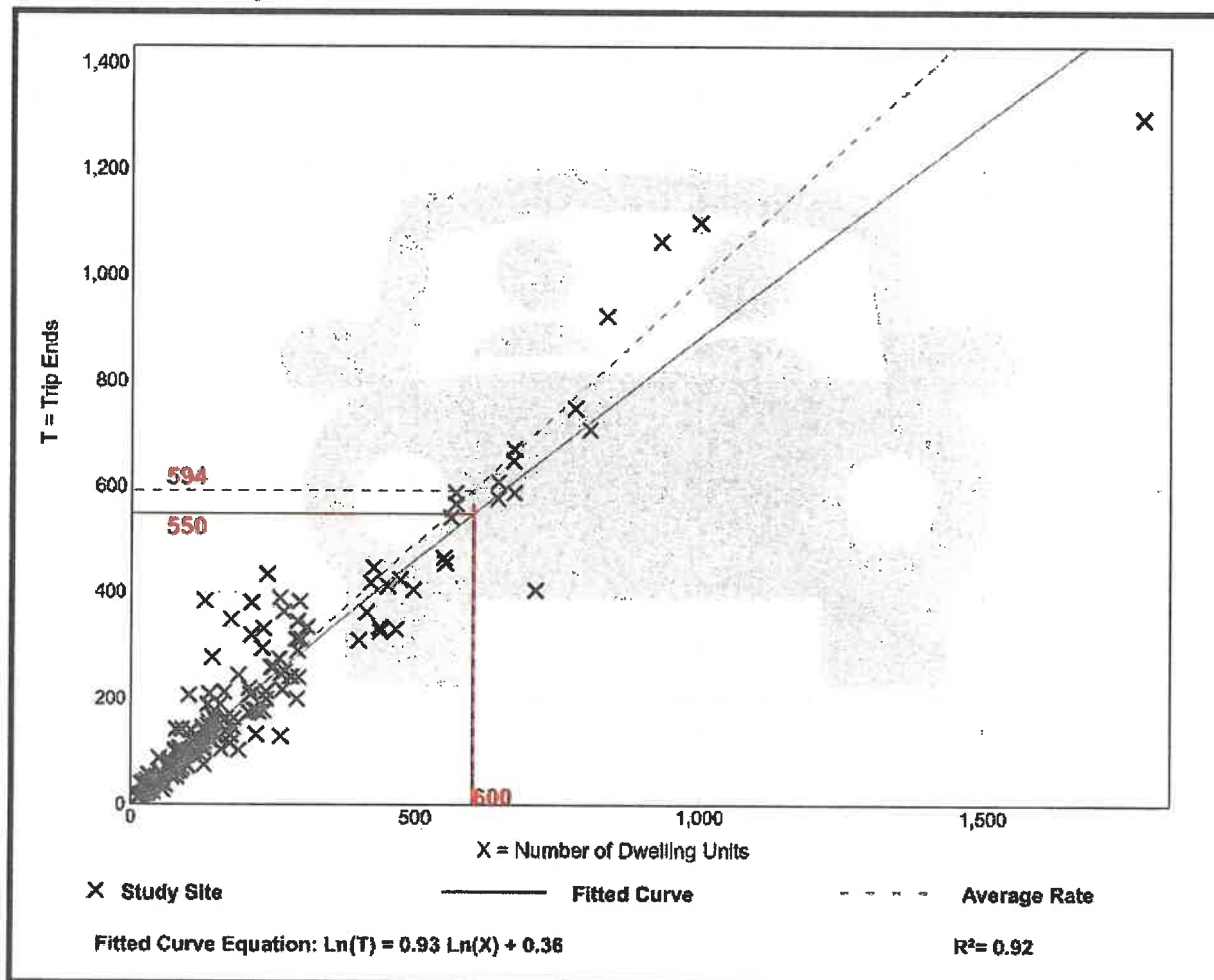
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 178
 Avg. Num. of Dwelling Units: 203
 Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.49 - 2.98	0.28

Data Plot and Equation



Single-Family Detached Housing (210)

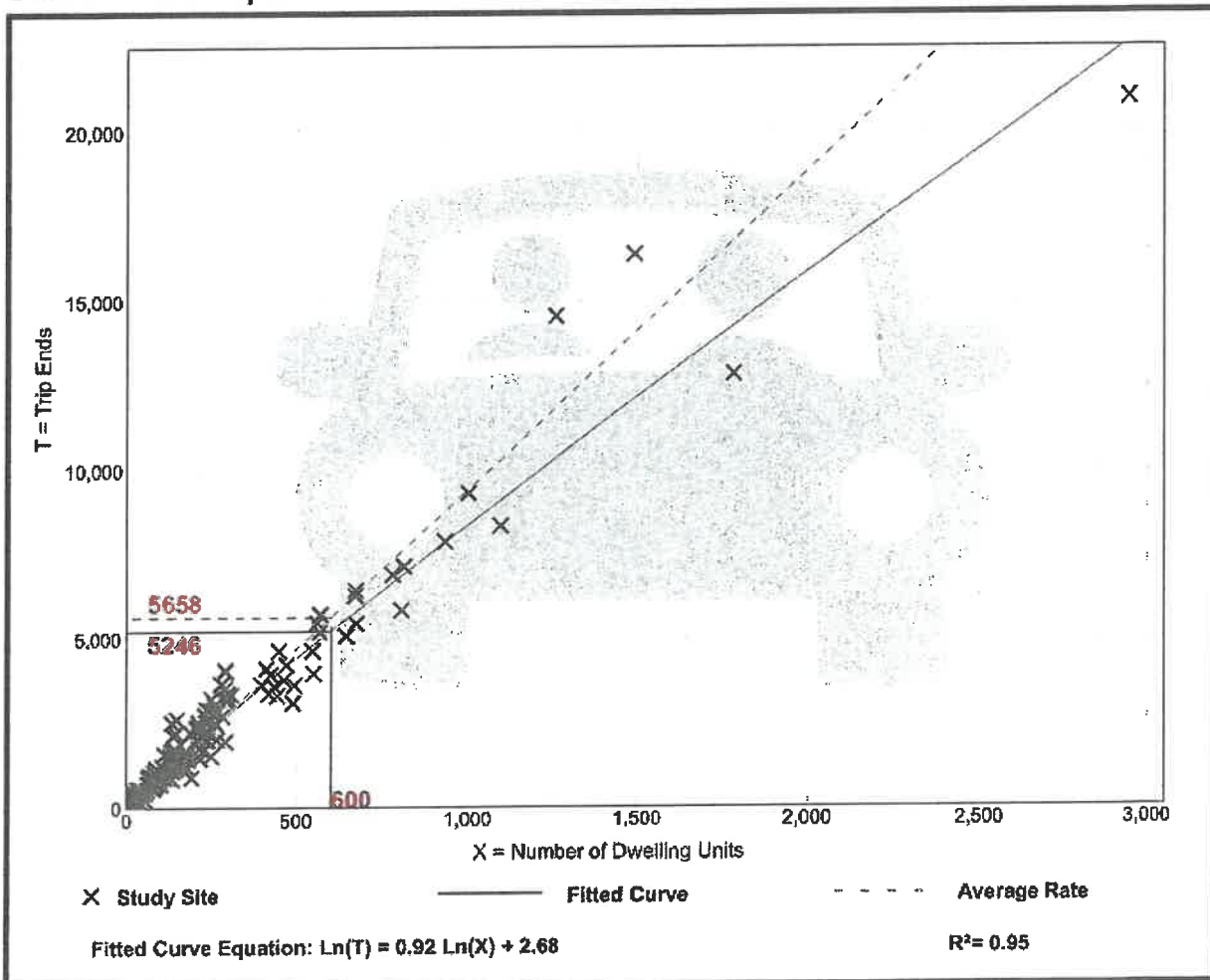
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

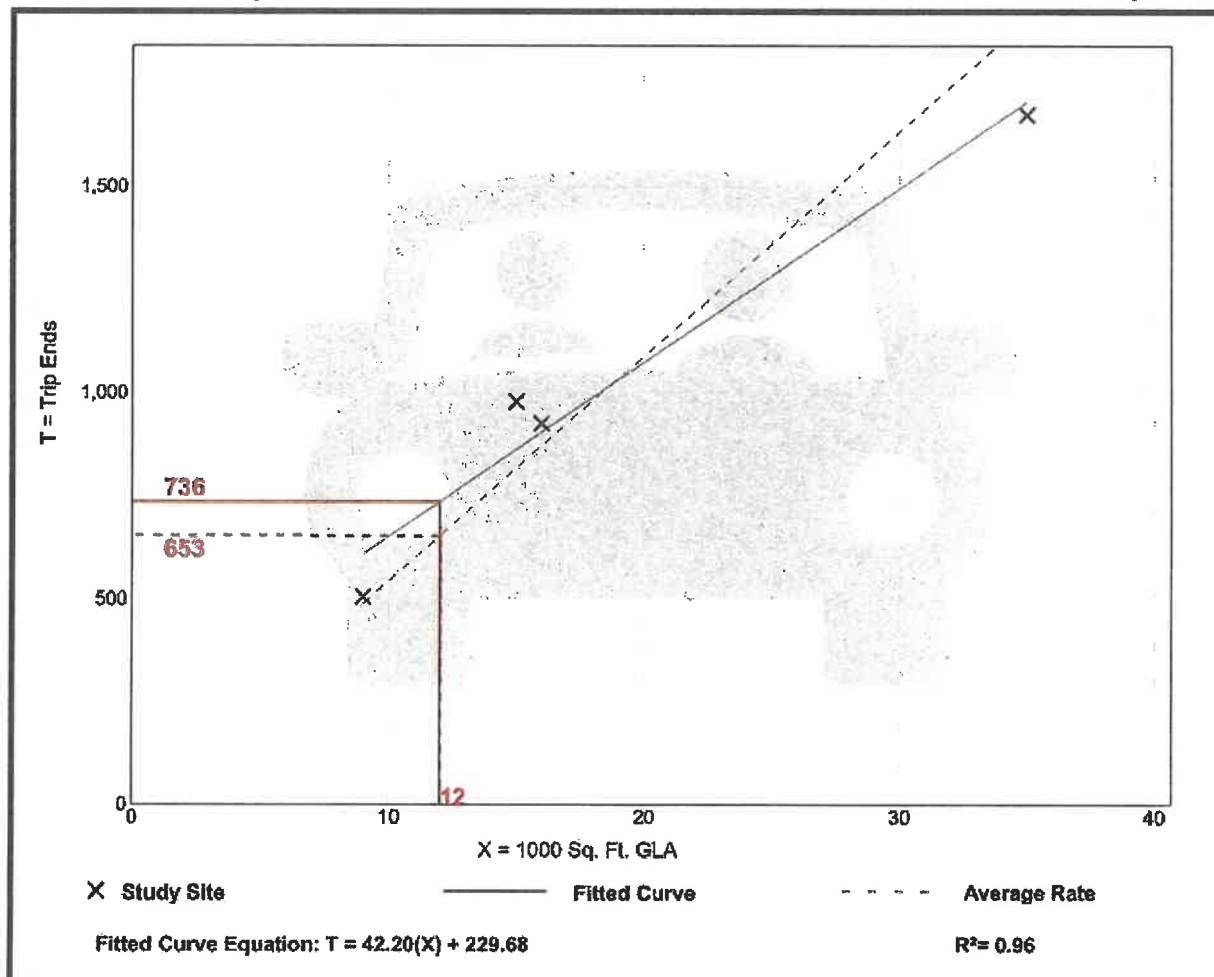
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation

Caution – Small Sample Size



Supermarket (850)

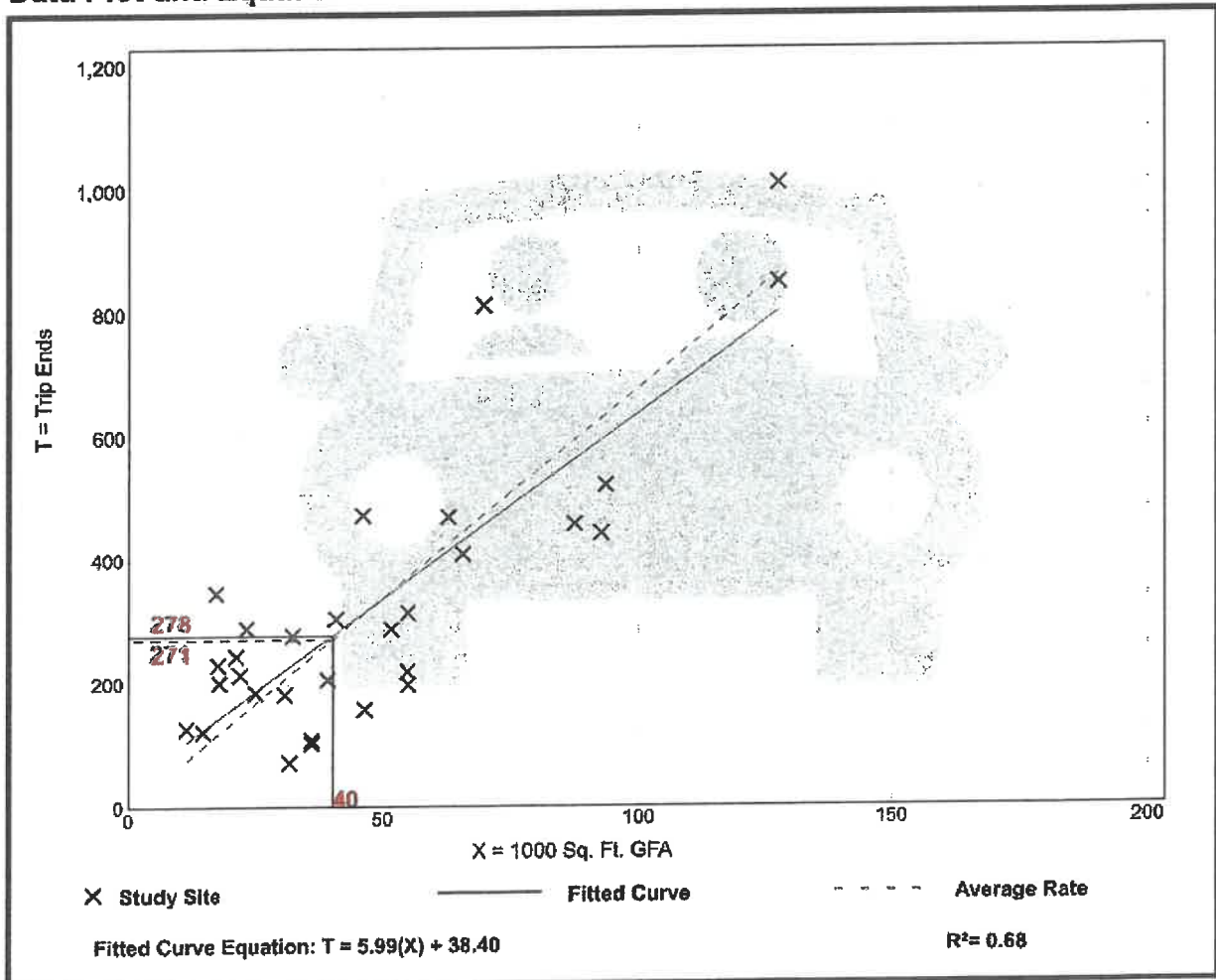
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 30
 Avg. 1000 Sq. Ft. GFA: 48
 Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
6.78	2.28 - 20.49	3.02

Data Plot and Equation



Supermarket (850)

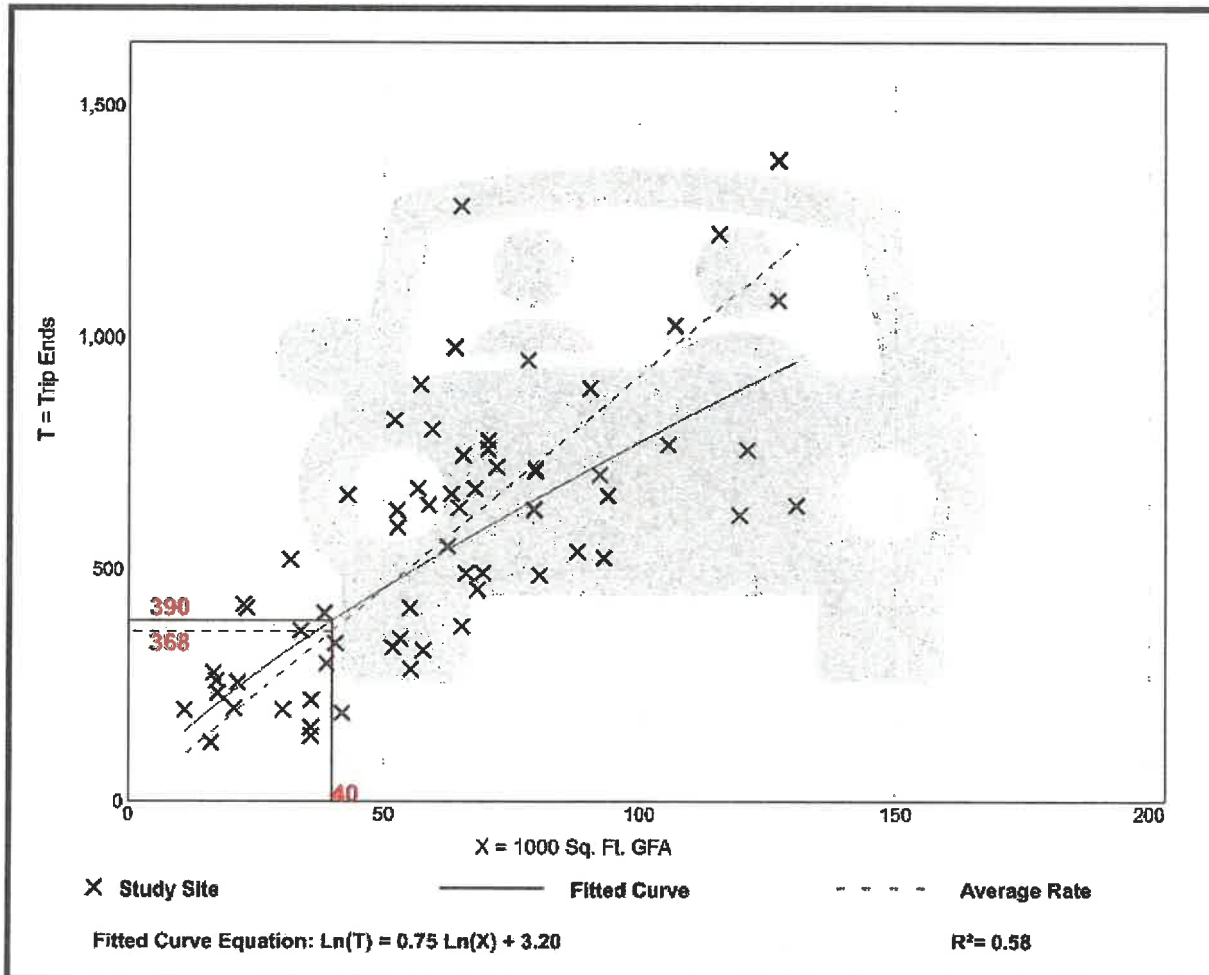
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 65
 Avg. 1000 Sq. Ft. GFA: 62
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.19	3.95 - 19.81	3.40

Data Plot and Equation



Supermarket (850)

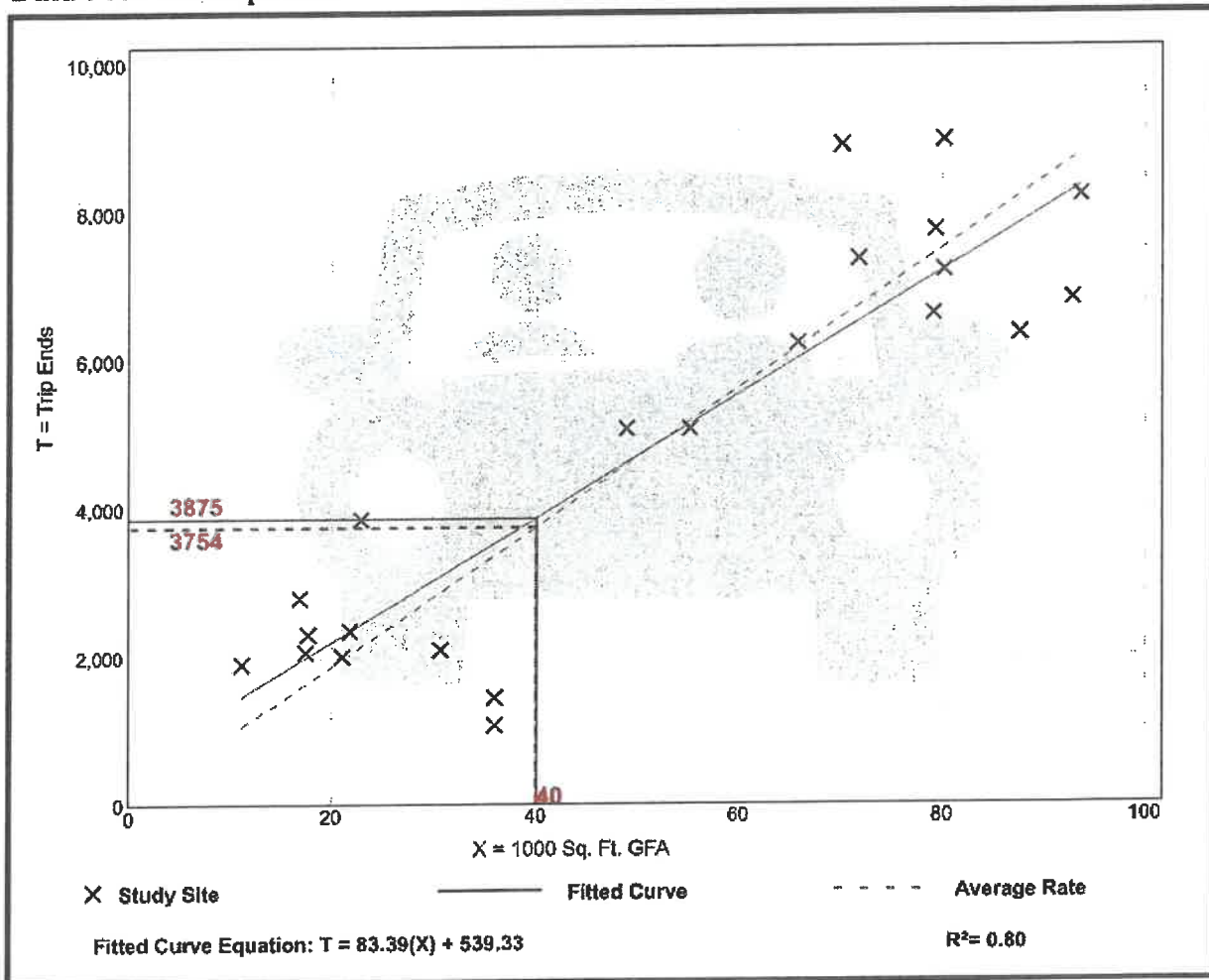
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: **Weekday**

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. 1000 Sq. Ft. GFA: 52
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
93.84	30.09 - 170.24	27.05

Data Plot and Equation



WARNELL TRACT
PUD Application

EXHIBIT F
LIST OF ADJACENT PROPERTY OWNERS

April 2024

**PUD for Warnell Tract
List of Adjacent Property Owners
April 2024**

1. Jones Benjamin C
 - a. Parcel ID: 011 022
 - b. 650 Sims Rd Pembroke, Ga 313210000

2. Jones Charles R JR
 - a. Parcel ID: 011 02 05
 - b. 110 Soule Str Athens, Ga 30605

3. Church Holy Church of God
 - a. Parcel ID: 0111 030
 - b. PO Box 1237 Pembroke, Ga 313210000
 - c. Physical Address: 745 Mason Rd

4. Thomas C & Teri S Strickland
 - a. Parcel ID: 0111 001
 - b. PO Box 295 Springfield, Ga 31329

5. Parks Gregory Ellis
 - a. Parcel ID: 0111 029
 - b. 650 Mason Drive Pembroke, Ga 31321
 - c. Physical Address: 650 Mason Rd

6. Shuman William Craig
 - a. Parcel ID: 0111 031
 - b. PO Box 67 Pembroke, Ga 31321
 - c. Physical Address: 610 Mason Rd

7. Fennell Savannah
 - a. Parcel ID: 0111 032 01
 - b. 580 Mason Road Pembroke, Ga 31321
 - c. Physical Address: 580 Mason Rd

8. Shuman William C & Shuman Brandy B
 - a. Parcel ID: 0111 032
 - b. PO Box 67 Pembroke, Ga 31321
 - c. Physical Address: 566 Mason Rd

9. Blackburn Michael JR & Blackburn Britany
 - a. Parcel ID: 0111 033
 - b. 530 Mason Road Pembroke, Ga 313210000
 - c. Physical Address: 532 Mason Rd

10. Cobb Rachael
 - a. Parcel ID: 0111 034
 - b. 494 Mason Road Pembroke, Ga 31321
 - c. Physical Add 494 Mason Rd

11. Roush Roger & Ruthlane
 - a. Parcel ID: 0111 036 01
 - b. 456 Mason Road Pembroke, Ga 313210000
 - c. Physical Address: 456 Mason Rd

12. Kangeter Douglas C & Christy Dubberly
 - a. Parcel ID: 0111 036 02
 - b. PO Box 1267 Pembroke, Ga 31321
 - c. Physical Address: 408 Mason Rd

13. Barnard Terry L
 - a. Parcel ID: 0121 054
 - b. 388 Mason Road Pembroke, Ga 31321
 - c. Physical Address: 388 Mason Rd

14. Canoochee Electric
 - a. Parcel ID: U11 025 PEM
 - b. PO Box 487 Reidsville, Ga 304530497

15. Fulton Marla Beth
 - a. Parcel ID: 0121 055
 - b. 350 Mason Road Pembroke, Ga 313210000

16. Roush Roger N JR
 - a. Parcel ID: 0121 058
 - b. 1350 N. Highway 67 Pembroke, Ga 31321

17. Jordan Nancy & Sapp Mitchell G SR
 - a. Parcel ID: 0121 060
 - b. 1328 Highway 67 N Pembroke, Ga 31321

18. Rogers Barry M
 - a. Parcel ID: 0121 062
 - b. PO Box 1162 Pembroke, Ga 31321
 - c. Physical Address: 236 Mason Rd

19. Shawn William Rabun C/O Cynthia Powell
 - a. Parcel ID: 0121 063 02
 - b. 234 Wallace Circle Bloomingdale, Ga 31302
 - c. Physical Address: 208 Mason Rd

20. Rogers Tommy F C/O Barry Rogers
 - a. Parcel ID: 0121 064
 - b. PO Box 1162 Pembroke, Ga 313210000
 - c. Physical Address: 140 Mason Rd

21. Singleton Tony D JR
 - a. Parcel ID: 0121 066
 - b. 90 Mason Rd Pembroke, Ga 31321

22. Winters Robert E
 - a. Parcel ID: 0121 063 03
 - b. 1056 Hwy 67 North Pembroke, Ga 31321

23. Winters Robert E & Lunella A
 - a. Parcel ID: 0121 063 01
 - b. 1056 Ga Hwy 67 North Pembroke, Ga 31321
 - c. Physical Address 1056 N Hwy 67

24. Yawn Daniel G & Yawn Laura L
 - a. Parcel ID: 0121 070
 - b. 1089 Ga Hwy 67 N Pembroke, Ga 31321

25. Butler James Michael & Butler Jacqueline D
 - a. Parcel ID : 012 004
 - b. PO Box 726 Pembroke, Ga 31321
 - c. Physical Address : 530 W Burkhalter St

26. Jackson Timothy L JR & Jackson Amy C
 - a. Parcel ID: 012 005
 - b. PO Box 1489 Pembroke, Ga 31321

27. Quattlebaum Mary S & Smith Walter Kevin
 - a. Parcel ID: 012 007
 - b. PO Box 52 Pembroke, Ga 31321
 - c. Physical Address: 984 W Bacon St

28. Floyd Colen
 - a. Parcel ID: 011 026
 - b. 2420 Hwy 67 North Pembroke, Ga 313210000
 - c. Physical Address: 2201 N Hwy 67

29. Floyd Robert H
 - a. Parcel ID: 012 006
 - b. 2420 Hwy 67 North Pembroke, Ga 31321

30. Floyd Robert H
 - a. Parcel ID: 011 026 01
 - b. 2420 Hwy 67 TH Pembroke, Ga 31321
 - c. Physical Address: 2299 Hwy 67

31. Floyd Robert H & Floyd Deborah F
 - a. Parcel ID: 011 027
 - b. 2420 Highway 67 N Pembroke, Ga 31321
 - c. Physical Address: 2502 Hwy 67

32. Floyd David Harold
 - a. Parcel ID: 011 045
 - b. 7 Coffee Woods Drive Savannah, Ga 31419
 - c. Physical Address: Floyd Rd

33. Weyerhaeuser Company
 - a. Parcel ID: 010 016
 - b. 205 Perry Lane Rd Brunswick, Ga 31525

34. Weyerhaeuser Company
 - a. Parcel ID: 010 016
 - b. 205 Perry Lane Rd Brunswick, Ga 31525

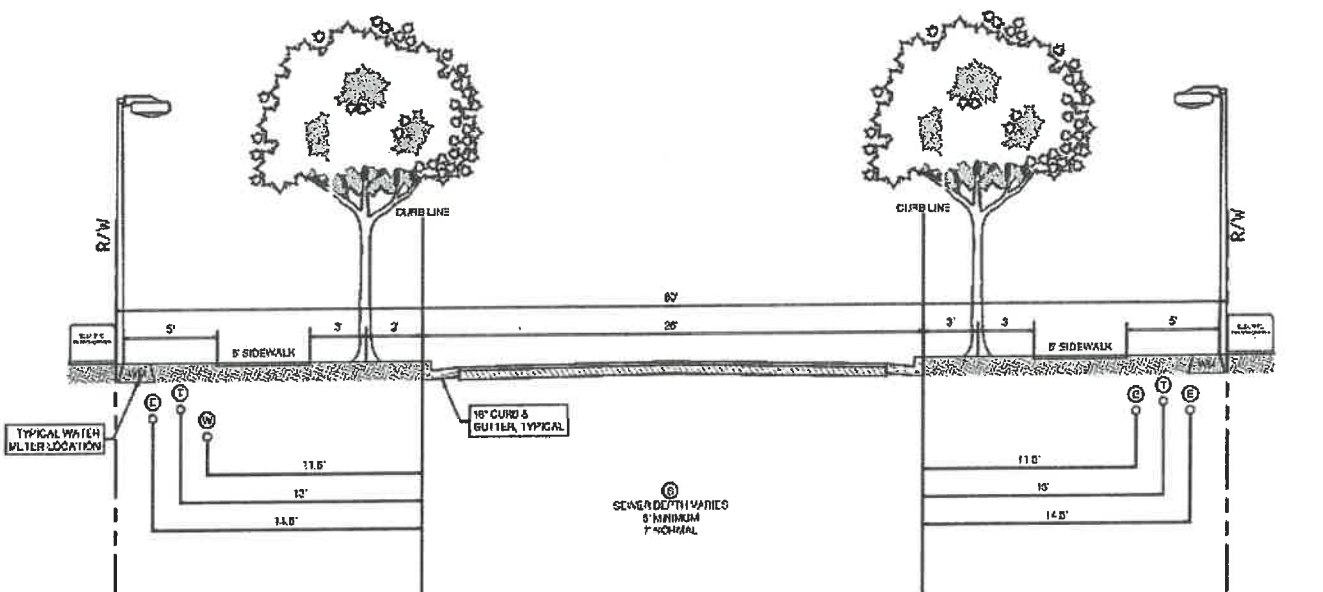
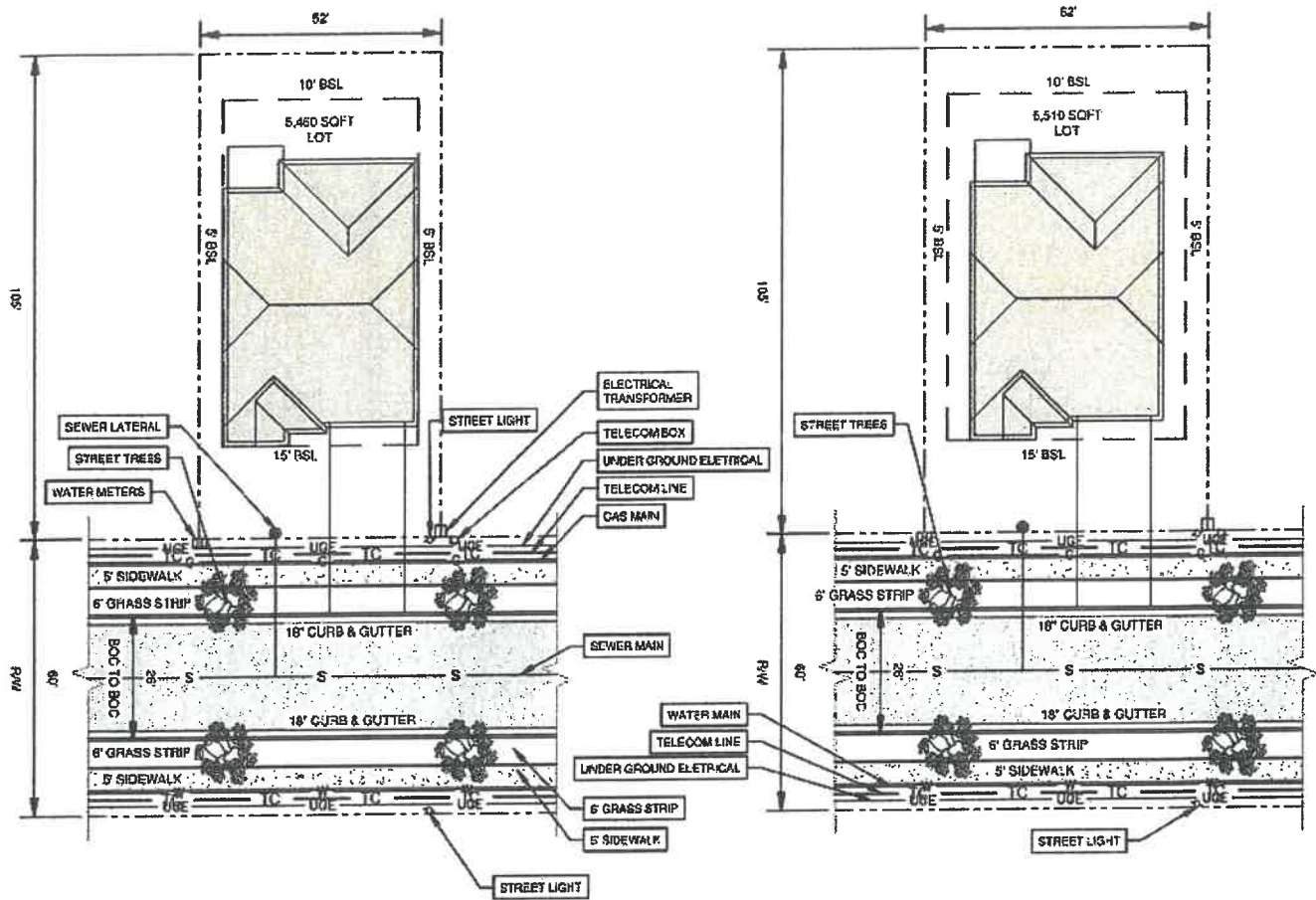
35. Santos Kathleen Jones
 - a. Parcel ID: 011 023
 - b. 5801 Wynstone Drive Edmond, Ok 73034
 - c. Physical Address: Mason Rd

36. Santos Kathleen Jones
 - a. Parcel ID: 011 023 01
 - b. 5801 Wynstone Drive Edmond, Ok 73034
 - c. Physical Address: 1267 Mason Rd

WARNELL TRACT
PUD Application

EXHIBIT G
DEVELOPMENT STANDARDS
ROADS, LOTS, UTILITIES

April 2024



- CROSS SECTION LEGEND**
- ① GAS: DISTANCE FROM CURB: 11.5', DEPTH: 36" EAST OR NORTH SIDE OF THE STREET AS DETERMINED AT SUBMISSION ENTRANCE
 - ② WATER: DISTANCE FROM CURB: 13.5', DEPTH: 48" WEST OR SOUTH SIDE OF THE STREET AS DETERMINED AT SUBMISSION ENTRANCE
 - ③ TELECOM: DISTANCE FROM CURB: 12', DEPTH: 30" BOTH SIDES OF ROAD
 - ④ ELECTRIC: CURB DISTANCE: 14.5', CURB DISTANCE: 36" BOTH SIDES OF ROAD

60FT ROW UTILITY PLACEMENT AND TYPICAL ROAD SECTION DETAIL

NOT TO SCALE



MAXWELL-REDDICK AND ASSOCIATES
 a Pape-Dawson company
ENGINEERING • LAND SURVEYING
 40 JOE KENNEDY BLVD SUITE 360
 STATESBORO, GA 30458 ALPHARETTA, GA 30009
 (912)489-7112 OFFICE (404)893-1818 OFFICE

DESIGNED	EXAMINED	CHECKED
	TRM	
DATE: APRIL 15, 2024		
JOB NO.: 2023-204		
SCALE: AS SHOWN		

WARNELL TRACT PUD EXHIBIT
WARNELL-GSL CATTLE COMPANY, LLC.
 PEMBROKE, GA
RESIDENTIAL - 60FT ROW EXHIBIT

DRAWING NUMBER
1
 1 OF 2 SHEETS

WARNELL TRACT
PUD Application

EXHIBIT H
COMMUNITY VISION
& CHARACTER

April 2024



GATEWAY ELEMENTS







Prepared for:
Warrall-GSL Cattle Company, LLC

GATEWAY ELEMENTS

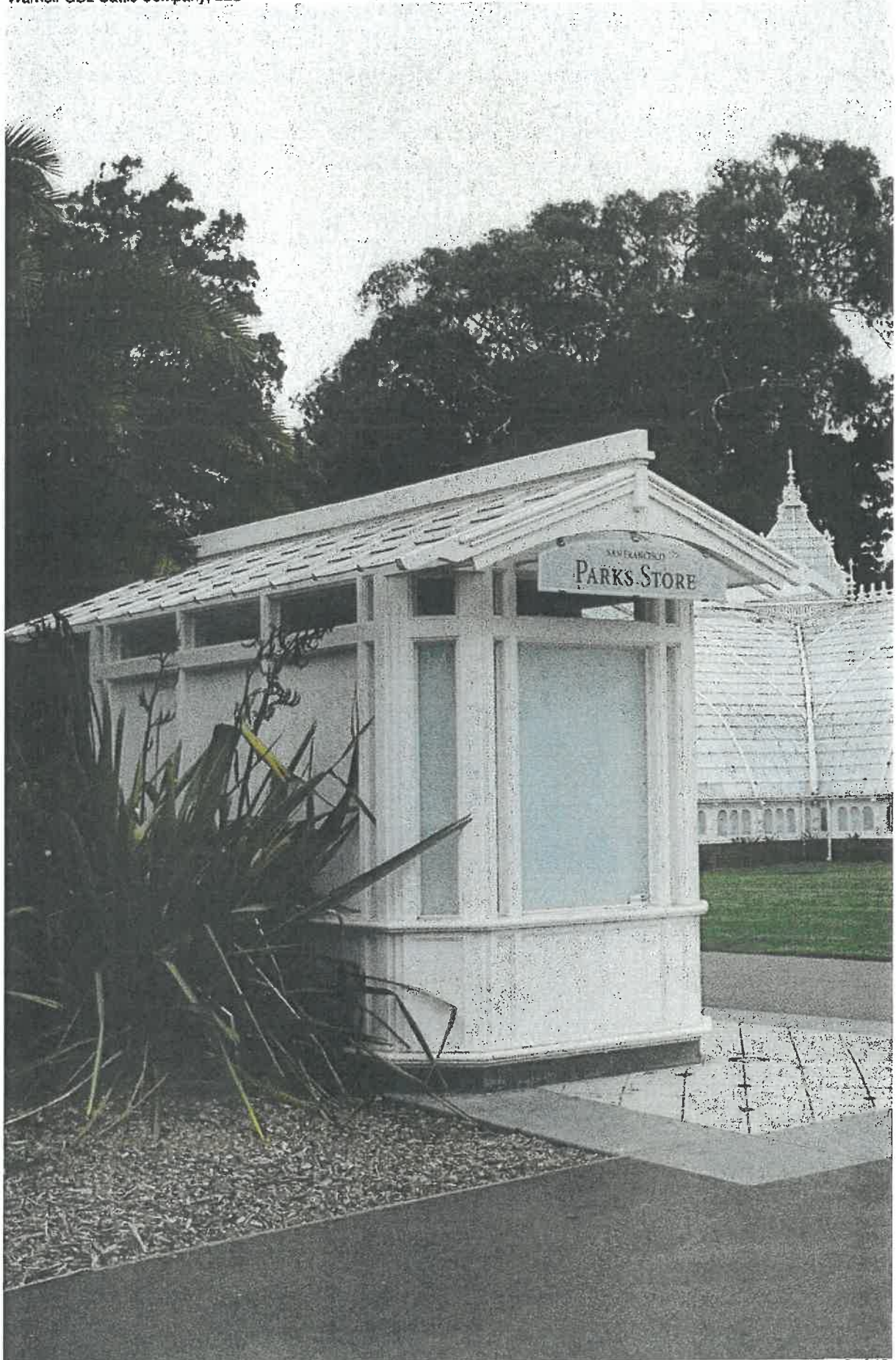
Warrall Tract PUD
April 15, 2024



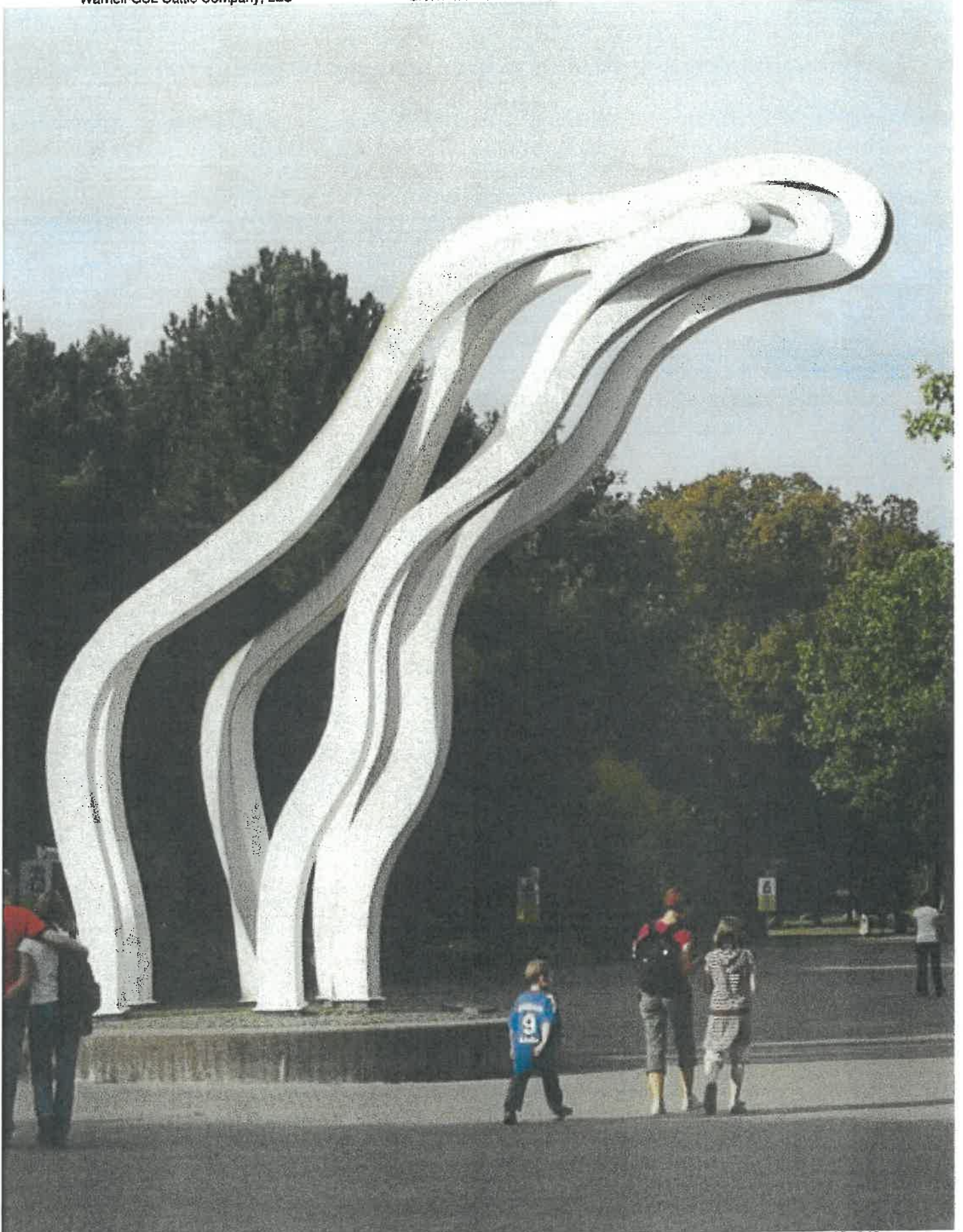
Prepared by:
Maxwell Reddick & Associates
A Pape Dawson Company

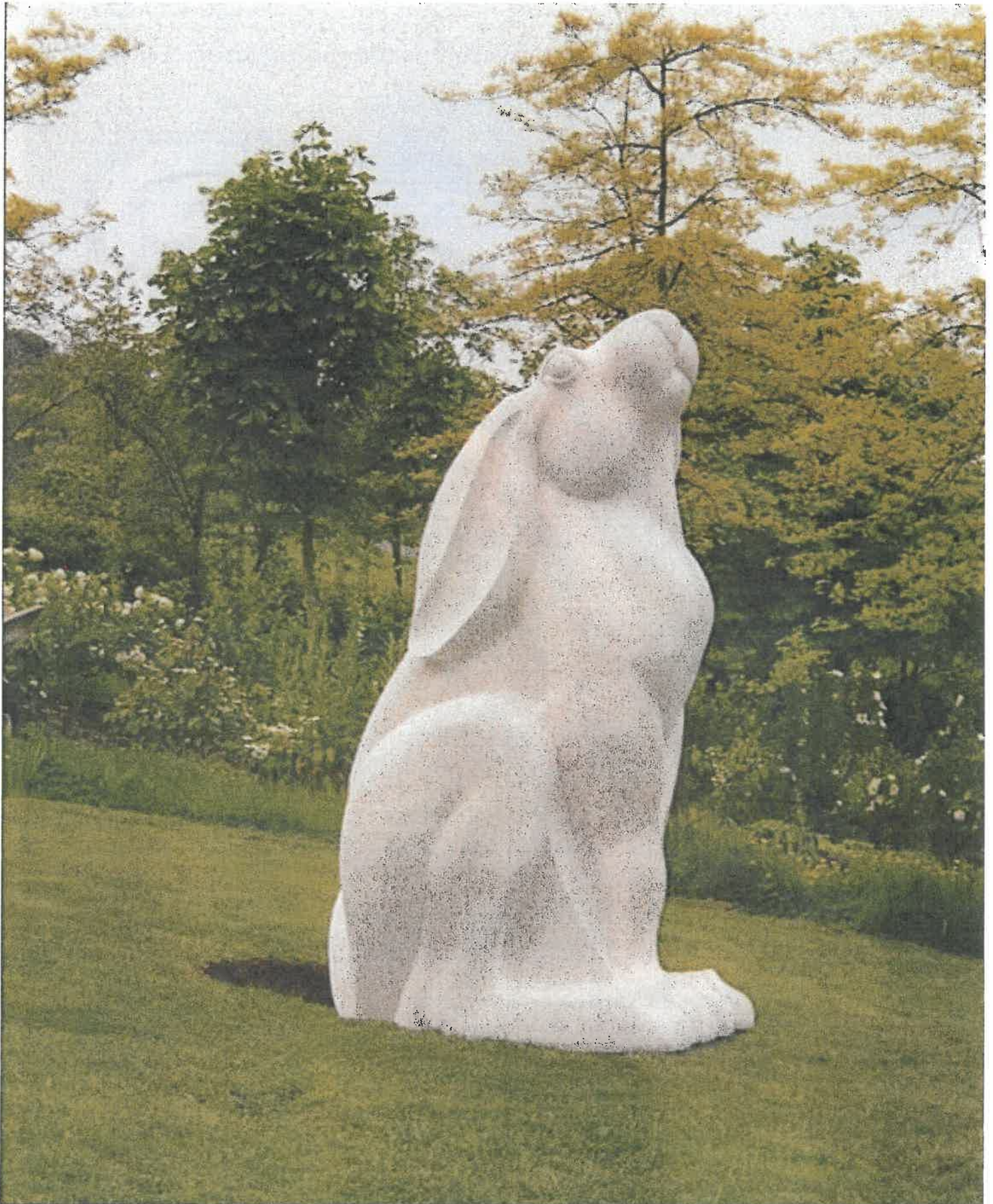








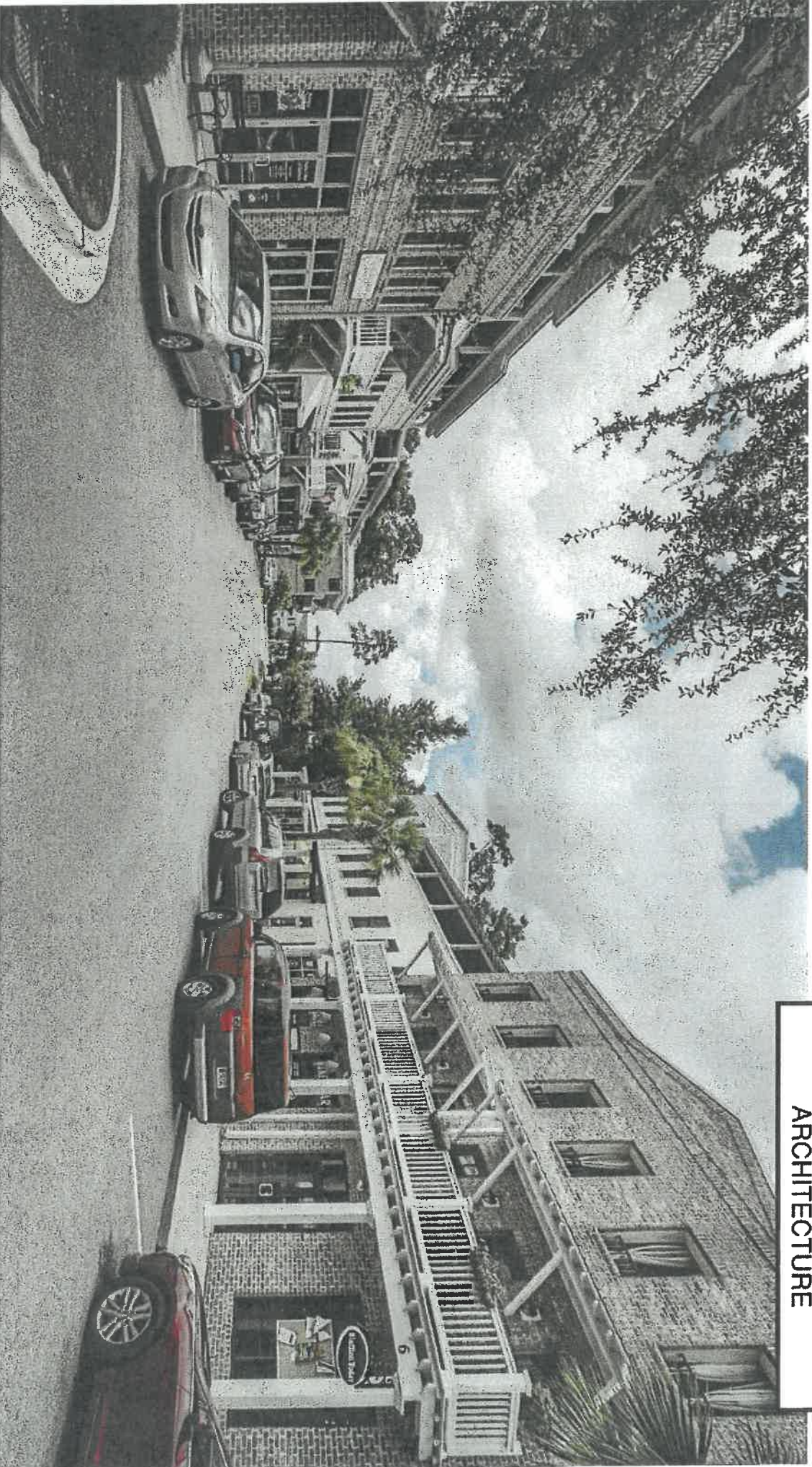








**VILLAGE
COMMERCIAL / MIXED-USE
ARCHITECTURE**



Prepared for:
WARNELL-GSL CATTLE COMPANY, LLC

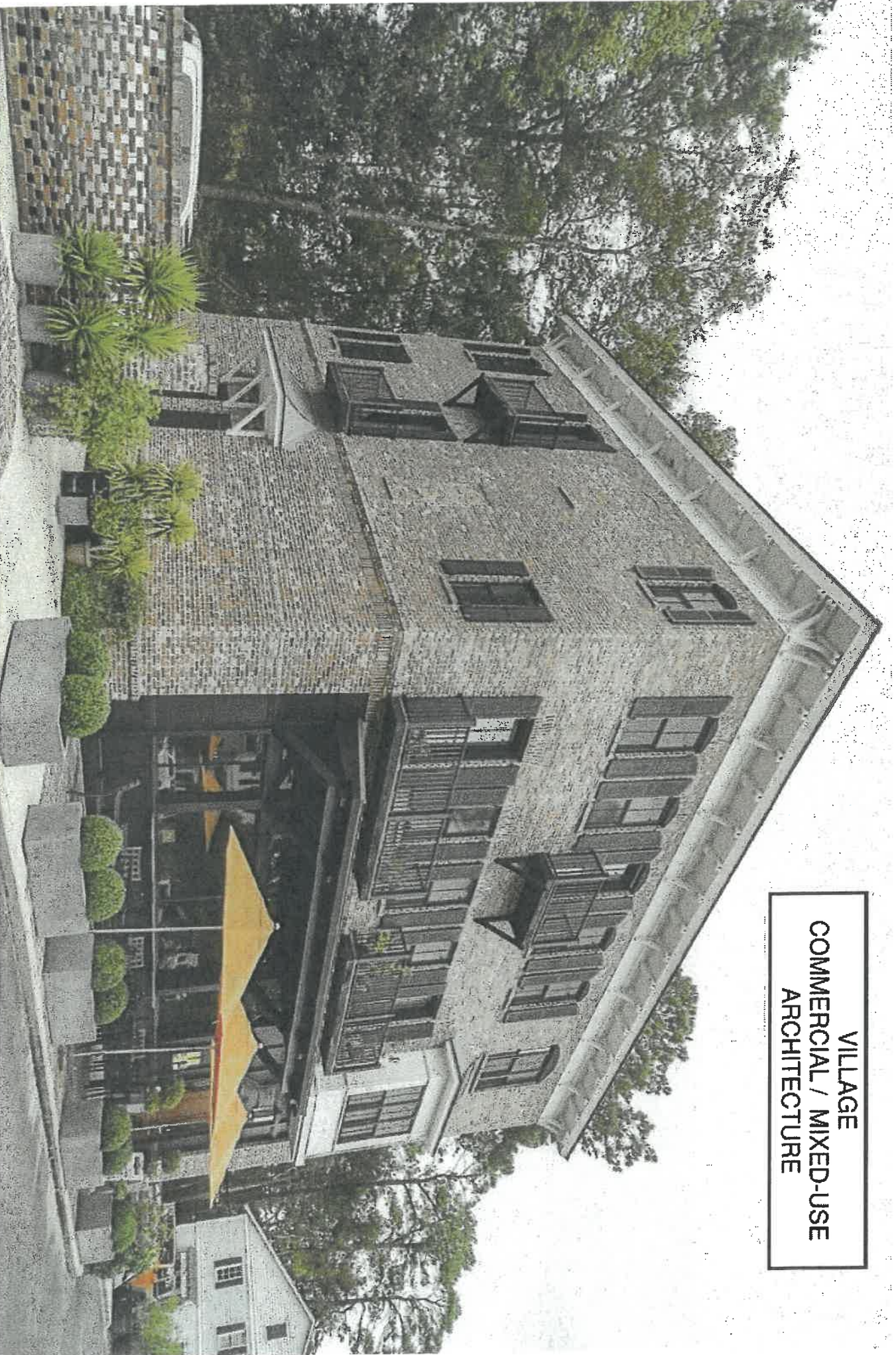
COMMUNITY VISION
April 15, 2024

Warnell PUD Master Plan
Pembroke, Georgia

**VILLAGE
COMMERCIAL / MIXED-USE
ARCHITECTURE**



VILLAGE
COMMERCIAL / MIXED-USE
ARCHITECTURE



Prepared for:
WARNELL-GSL CATTLE COMPANY, LLC

COMMUNITY VISION
April 15, 2024

Warnell PUD Master Plan
Pembroke, Georgia

**BANK
COMMERCIAL
ARCHITECTURE**



**GAS STATION
COMMERCIAL
ARCHITECTURE**



Prepared for:
WARNELL-GSL CATTLE COMPANY, LLC

COMMUNITY VISION
April 15, 2024

Warnell PUD Master Plan
Pembroke, Georgia

**GAS STATION
COMMERCIAL
ARCHITECTURE**



Prepared for:
WARNELL-GSL CATTLE COMPANY, LLC

COMMUNITY VISION
April 15, 2024

Warnell PUD Master Plan
Pembroke, Georgia

**PRIVATE
SINGLE-FAMILY COMMUNITY
CLUBHOUSE**



Prepared for:
WARNELL-GSL CATTLE COMPANY, LLC

COMMUNITY VISION
April 15, 2024

Warnell PUD Master Plan
Pembroke, Georgia

**PRIVATE
SINGLE-FAMILY COMMUNITY
CLUBHOUSE**



Prepared for:
WARNELL-GSL CATTLE COMPANY, LLC

COMMUNITY VISION
April 15, 2024

Warnell PUD Master Plan
Pembroke, Georgia

**MULTI-FAMILY
RESIDENTIAL**



Prepared for:
WARNELL-GSL CATTLE COMPANY, LLC

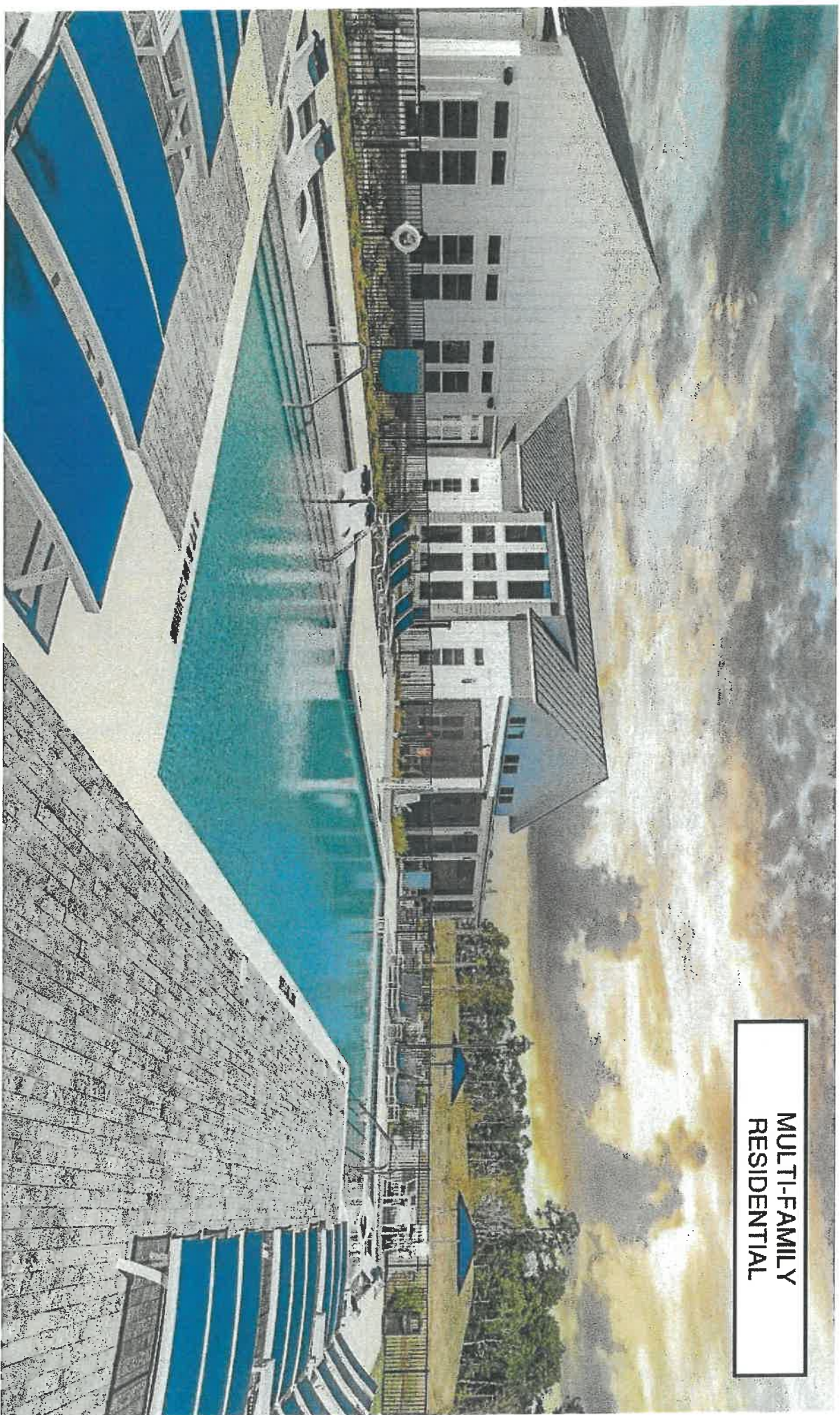
COMMUNITY VISION
April 15, 2024

Warnell PUD Master Plan
Pembroke, Georgia

MULTI-FAMILY CLUBHOUSE



**MULTI-FAMILY
RESIDENTIAL**

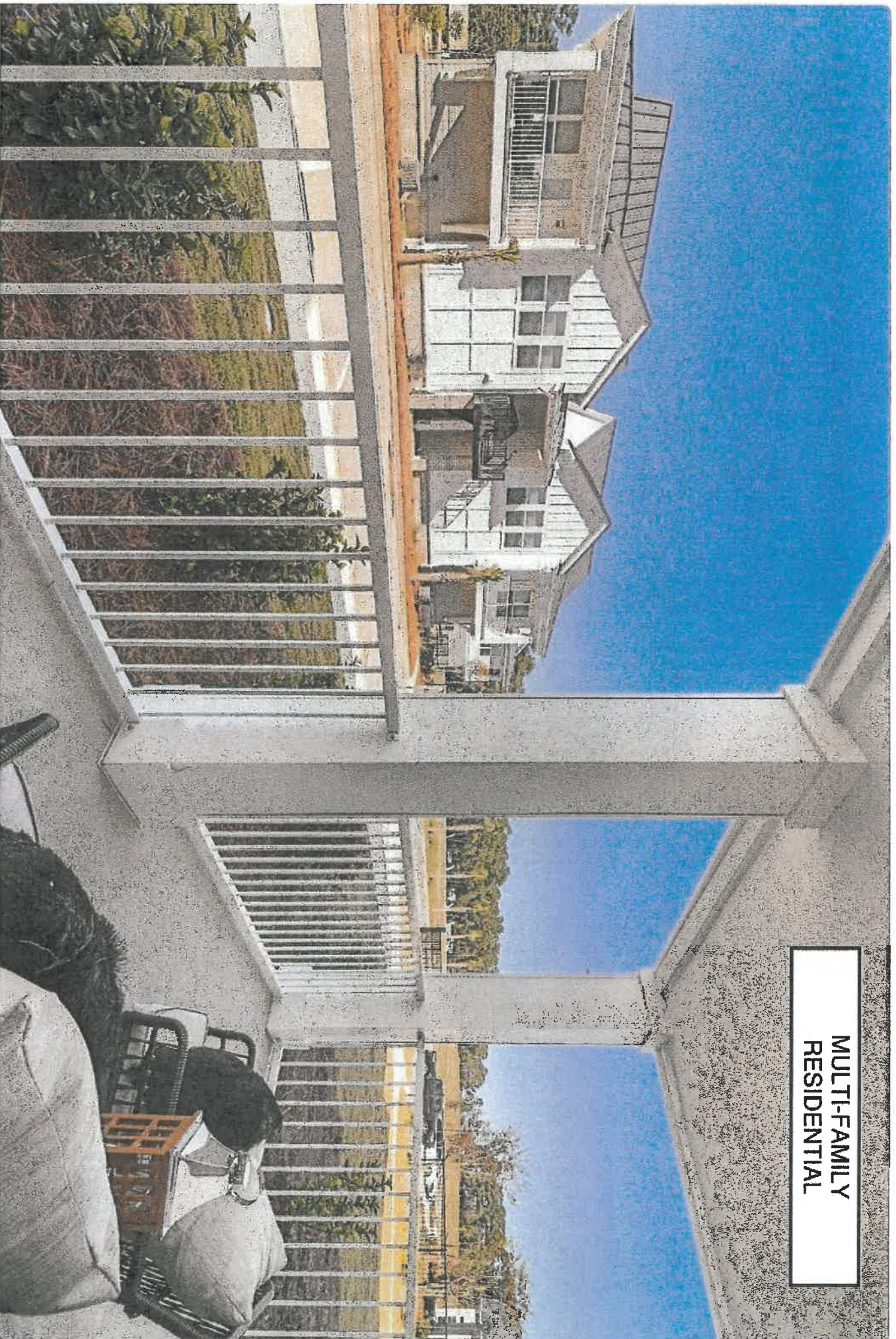


Prepared for:
WARNELL-GSL CATTLE COMPANY, LLC

COMMUNITY VISION
April 15, 2024

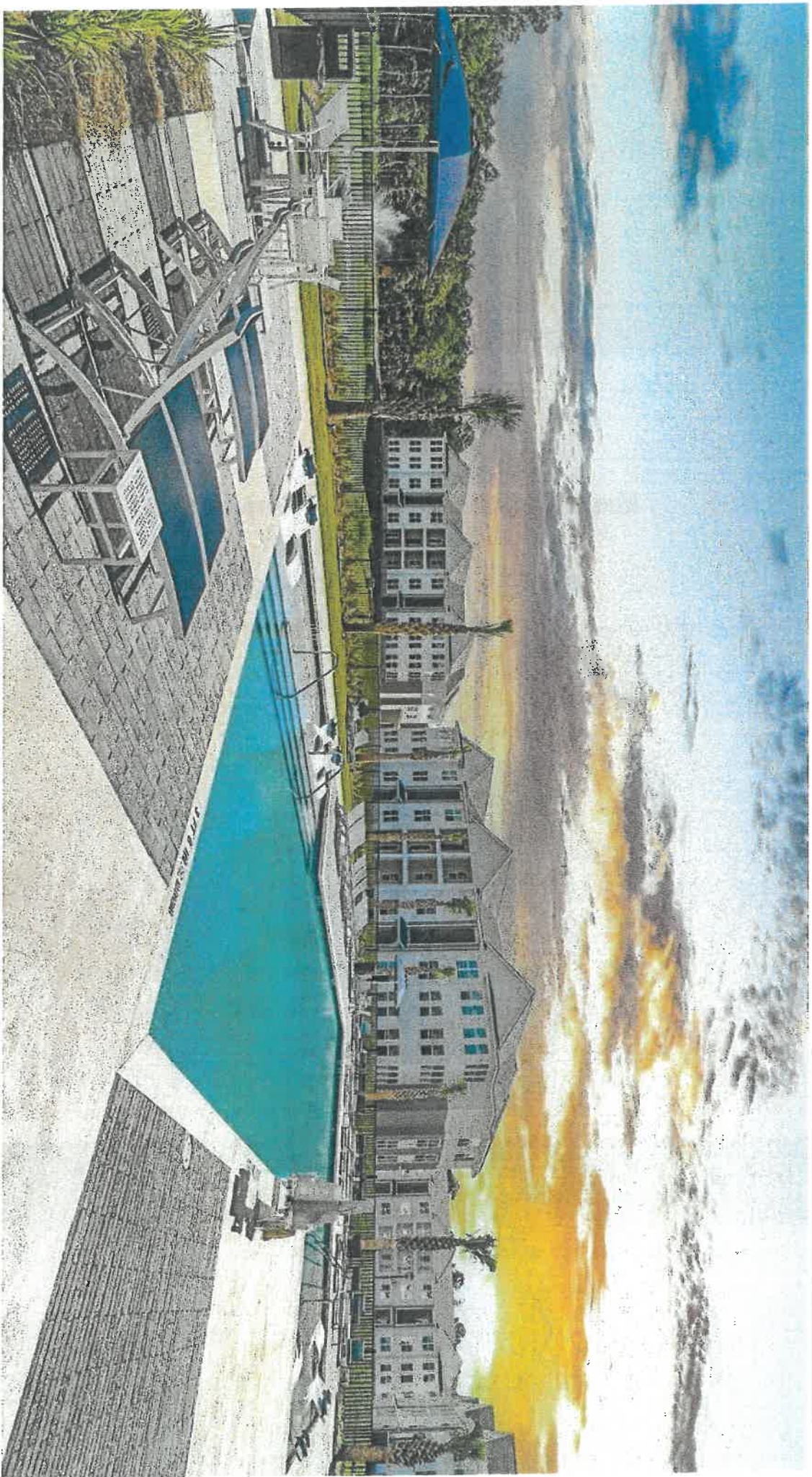
Warnell PUD Master Plan
Pembroke, Georgia

**MULTI-FAMILY
RESIDENTIAL**



Prepared by:
MAXWELL REDDICK
A Pape Dawson Company

**MULTI-FAMILY
RESIDENTIAL**



Prepared for the City of Pembroke
DRI #4204
Warnell-GSL Cattle Co. LLC.
June 12, 2024



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

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1.0 Applicant Information

1.1 Jurisdiction and Local Government Information

City of Pembroke, Georgia

Chris Benson

administrator@pembrokega.net

912-653-4490

1.2 Applicant

GSL Cattle Company

along111@yahoo.com

912-663-2980

2.0 Project Description

2.1 Summary

DRI#4204 consists of a Planned Unit Development. Managed by GSL Cattle Company, this development will integrate commercial spaces with a mix of high, medium, and low-density single-family homes, totaling approximately 2,000 dwelling units. The parcels involved in this request for rezoning are O11 024, O11 024 01. And O11 025.

3.0 Parcel Data

3.1 Size of Property

The property is approximately 531.62 acres.

3.2 General Location

The property is located off Highway 67 North and Sims Road in Pembroke, Georgia.

4.0 Land Use Information

4.1 Site Map

The proposed site plan for the property is attached.

4.2 Built Features

The property is undeveloped. There are no built features.

4.3 Future Development Map Designation (Character Area)

The Future Land Use / Character Area Map indicates that the project site is determined to be within a Suburban Development area.

4.4 Zoning District

The existing zoning of the properties in the City of Pembroke is R-1: Single-Family Residential. The proposed zoning is PUD: Planned Unit Development.

5.0 Consistency and Compatibility Analysis

5.1 Consistency with the Comprehensive Plan

Pembroke's Comprehensive Plan was adopted in 2023. The Character Area map designates the portion of the project area that is being developed as Suburban Development. Therefore, the proposed rezoning and development is generally consistent with the adopted local Comprehensive Plan.

6.0 Consistency with the Regional Plan of Coastal Georgia

6.1 Summary

Since 1964, the Coastal Regional Commission of Georgia (CRC) has been dedicated to serving the ten counties and thirty-five cities of Coastal Georgia. The CRC region encompasses Georgia's eastern shore, stretching almost 100 miles from the northern tip of Savannah to the southern city of St. Marys. The region is home to historic towns, industries, military installations, major ports including the fourth busiest and fastest-growing container terminal in the U.S., and a thriving tourism trade, each driving some part of the region's economic engine. Equally important, one finds abundant wildlife, beautiful beaches and over 2300 miles of tributaries and salt marshes.

In 2022, the CRC Council adopted the updated [Coastal Georgia Regional Plan](#) to satisfy planning requirements for regional commissions established under the Georgia Planning Act and the Department of Community Affairs' Regional Planning Requirements. The plan aims to secure a successful future for the region's communities and achieve a common vision through comprehensive planning and collaborative implementation.

The CRC recommends that the applicant and local government review the Coastal Georgia Regional Plan to ensure that the proposed development is consistent with the Implementation Program in relation to:

- Water and Wastewater
- Stormwater
- Transportation
- Cultural and Historic Resources
- Natural Resources
- Regional Growth Management
- Economic Development
- Tourism
- Quality of Life
- Coastal Vulnerability and
- Governance

6.2 Regional Land Use Map

The Regional Land Use Map analyzes current development patterns in terms of urbanization. Three categories are used to represent these patterns: *conservation, rural, developing, and developed.*

Conservation areas are to be preserved to protect important regional resources or environmentally sensitive areas of the region.

Rural areas are not expected to urbanize or require urban services in the next 20 years. These areas are characterized by sparsely developed non-urban areas where the land is primarily used for farming, forestry, very low density residential or open space uses.

Developing areas are expected to urbanize and require provision of new urban services in the next 20 years. These services will include water and sewer service at a minimum.

Developed areas currently exhibit urban type development patterns, and currently have access to urban services. These areas typically include higher density residential areas, along with industrial and commercial developments.

According to the Regional Land Use Map, the location of DRI #4204 is in a *rural area, developed area, as well as a developing area.* Therefore, the proposed rezoning and development of the project is partially consistent with the Regional Land Use Map.

6.3 Area Requiring Special Attention (ARSA)

The Areas Requiring Special Attention Map was developed by considering the Regional Land Use Map and incorporating local comprehensive plans and the regionally important resources map to evaluate land use trends within the region and identify areas requiring special attention. These areas include:

- **Threatened Regionally Important Resources:** Areas where crucial natural or cultural resources are likely to be impacted by development.
- **Rapid Development:** Areas where rapid development or change of land uses are likely to occur, especially where the rate of development has and/or may outpace the availability of community facilities and services, including transportation.
- **Redevelopment:** Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness.

The Areas Requiring Special Attention Defining Narrative includes lists of

- Recommended Development Patterns
- Types of Land Uses, and
- Implementation Measures

According to the ARSA Map, the location of DRI #4204 is an *Area of Significant Natural Resources*. These areas are where Regionally Important Resources (green infrastructure, groundwater recharge areas, wetlands, priority forests, floodplains, and conservation areas) are likely to be threatened by development. Additionally, a portion of the project site is also designated as an Area of Rapid Development. These are areas where rapid development or change of land uses are likely to occur, especially where the rate of development has and/or may outpace the availability of community facilities and services, including transportation.

6.4 Green Infrastructure

As part of the Conservation area in the Coastal Land Use Map, areas of Green Infrastructure include, but are not limited to, wetlands, flood plains, streams, endangered species and critical habitat and prime agricultural lands, federal or state listed species. These areas include essential buffers along streams and wetlands, and water bodies that require riparian buffers. Identifying and preserving coastal Georgia's Green Infrastructure network will support biodiversity and functional ecosystems, protect native plant and animal species, lessen the disruption to natural landscapes, limit invasive species, which in turn will enhance and support water quality, provide for quality growth land use planning, support the implementation of stormwater management plans and regulations, encourage the creation of transportation corridors and connections, foster ecotourism, tourism and outdoor recreation, enhance the business climate, and ensure a high quality of life for coastal residents.

According to the Green Infrastructure Map, the location of DRI #4204 is not in a Core, Corridor, or Multi-Use Buffer Area.

6.5 Wetlands

Wetlands and floodplain are within the parcel and may be impacted. A portion of the site lies within zone AE. Any fill placed within an AE zone requires an evaluation or study to confirm that the fill will not cause the base flood elevation to rise more than 1 foot in that flood hazard

zone. This evaluation will be submitted to the City of Pembroke for review with the site development permit submittal. Additionally, the map indicates that portions of the site are in X 0.2 flood areas.

6.6 Coastal Stormwater Supplement

Approximately 53.04% of the project site is expected to be impervious surface once the development is completed. Detention ponds are proposed for the project to address the stormwater runoff for the site. The site will be designed to meet the current requirements as required by the city of Pembroke and Georgia EPD.

7.0 Comprehensive Economic Development Strategy (CEDS)

7.1 Summary

The Coastal Regional Commission serves as the Economic Development District (EDD) for the region's six coastal counties and four inland counties as designated by the U.S. Department of Commerce, Economic Development Administration (EDA).

In accordance with EDA, a [Comprehensive Economic Development Strategy \(CEDS\)](#) is updated and submitted every five years. This important document sets the regional economic development planning process for 2017–2022. The CEDS brings together public and private sectors to create an economic road map to strengthen Coastal Georgia's regional economy.

The CEDS documents provides an analysis of the region's economy which was used as the guide for establishing regional goals and objectives, developing, and implementing a plan of action; and identifying investment priorities and funding sources. By implementing this strategy, the region remains eligible for economic development assistance investment from EDA. This investment can help fund local infrastructure projects, technology-led economic development projects, and strategies to respond to sudden and severe economic situations.

7.2 Population and Employment Trends

City	2000	2010	2020	2030
Pembroke	2,379	3,576	4,241	4,672

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

The city's population is expected to grow from its 2000 level of 2,379 to 4,672 by 2030, according to the US Census Bureau. The Coastal Region's population in 2030 is projected to be 962,956, which is an increase from the 2000 level of 558,350.

The Coastal Georgia region supported 312,400 jobs in 2000 and is expected to support 435,050 jobs in 2030. The City of Pembroke unemployment rate in was 5.1%¹ in 2022.

7.3 Economic Impact

The estimated value of the project at build-out is \$500,000,000. The estimated annual local tax revenues likely to be generated by the proposed development is \$6,646,000. The applicant indicates that the regional work force is sufficient to fill the demand created by the proposed project and will not displace any existing uses.

In November of 2023, the Savannah Harbor-Interstate 16 Corridor Joint Development Authority (Savannah JDA) related the results of a Regional Workforce Study, stating the regional workforce will not be sufficient to fulfill the industrial labor supply come 2025. They are working on workforce development to address this shortage.

8.0 CRC Resources

8.1 Georgia Coastal Regional Character Design Guidelines

[The Georgia Coastal Regional Character Design Guidelines](#) applies primarily to design elements and improvements that influence the public realm. Generally, focus on those influences that impact viewshed, identity, microclimate, sustainability and in limited cases public safety. It should be understood that these guidelines are recommendations only, not development standards, legal ordinances, or conditions that constitute approval or disapproval. They are a suggested framework to meet the State of Georgia's regional planning goals and implied procedures to implement portions of the *Coastal Georgia Regional Plan*.

The articulation of mass, form, materials, theme, and design methodologies are the primary constituents of the guidelines. The public realm is best represented as those areas associated with public rights-of-way and public space. Highways, streets, roads, corridors, trails, thoroughfares, greenways, blueways and parks are the viewpoint. All areas adjacent to these elements are the viewshed: development parcels, road shoulders and the edges of private and public lands. In its simplest form, the guideline elements addressed from the viewpoint to the viewshed are as follows:

- Utilizing Vegetation and Landscape
- Signage
- Pavement Surfaces

¹ U.S. Census Bureau. (2022). *American Community Survey, ACS 5-Year Estimates Data Profiles*, https://data.census.gov/table/ACSDP5Y2022.DP03?t=Employment&g=010XX00US_160XX00US1360004.

- Lighting
- Enclosures, Walls, and Fences
- Accessory Structures

According to The Coastal Character Design Guidelines, the proposed development is in the *Rural Ridge* Character Region and may utilize the Character Key for *Suburban Residential*.

8.2 Regional Commission Recommendations

The following comments from the CRC are recommendations. The CRC is not the approving body for new developments in the City of Pembroke, that authority rests with locally elected representatives. The CRC is tasked with providing public notice, providing an opportunity for public comment, and providing recommendations based on existing comprehensive plans and best planning practice.

The CRC has reviewed the materials provided and concludes that the proposed development is generally consistent with the adopted local [comprehensive plan](#) but may be somewhat inconsistent with some aspects of the adopted Regional Comprehensive Plan, as outlined in section 6 of this report.

External economic factors have created a significant amount of demand for housing and related uses in this area, indicating that the region is likely to experience significant changes over the coming years. It is recommended that development strive for as much compatibility with surrounding rural areas as is reasonable. While there is currently demand for land development outside of existing city limits, there are existing areas within the city that could accommodate some of the projected growth, benefitting efforts to revitalize the existing downtown area. The City of Pembroke has a unique opportunity to direct and shape future growth in sustainable ways.

The city may consider encouraging new developments to follow *Traditional Neighborhood Development* (TND) development patterns, as this type of compact and efficient development promotes pedestrian activity and provides a more balanced and efficient pattern of land use compared to conventional suburban development. Additionally, future development decisions should be mindful of water usage, and native or naturalized drought-tolerant landscaping is highly encouraged. The CRC also recommends all applicants review the [Coastal Georgia Water Regional Water Plan](#) to ensure that the best practices for water management are being utilized in this development.

8.3 Public Comment

Public comment was received by 06/05/2024.

For technical assistance contact Caity McKee, Senior Planner at cmckee@crc.ga.gov.



Responses to the above:

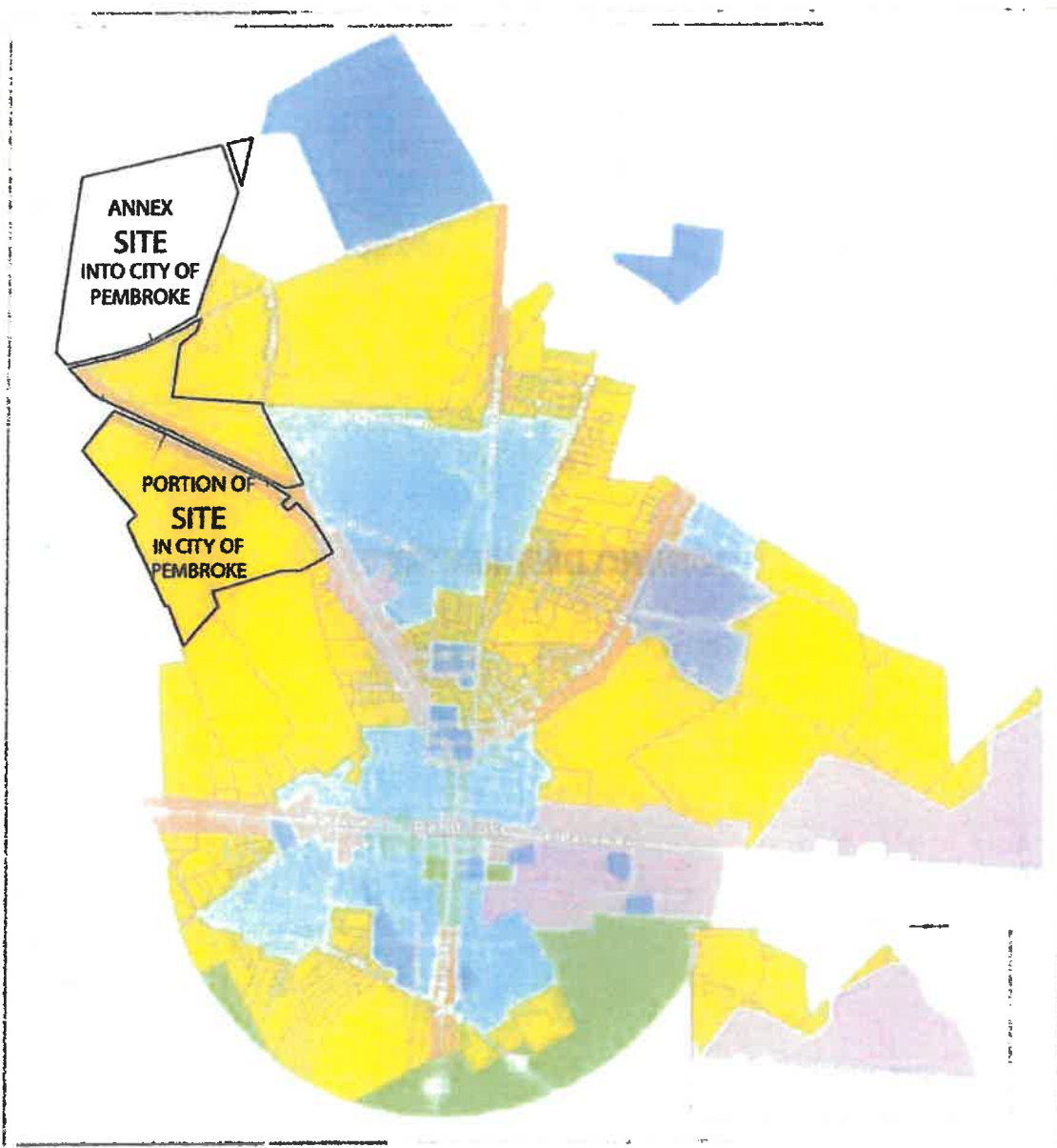
The Coastal Regional Commission's DRI report provides an insightful review of the proposed application and states that the application is "generally consistent with the adopted local comprehensive plan". The CRC's report includes recommendations for revitalization of existing downtown areas; however, this is outside of the scope of this application.

The CRC further recommends that "the City...encourage new developments to follow Traditional Neighborhood Development (TND) development patterns" to promote pedestrian activity and provides a more balanced and efficient pattern of land use compared to conventional suburban development. While the proposed application does not strictly follow TND development patterns, we feel that the proposed mixed use development that would be allowed under a PUD zoning will meet many of the goals of pedestrian activity through the inclusion of commercial and retail pods, pedestrian pathways, parks, and open spaces. Further, the plan will provide balanced and efficient land use by concentrating the higher intensity land uses in close proximity to larger traffic corridors and positioning lower density land uses in closer proximity to the surrounding rural areas. Additionally, the preservation of natural resources and incorporation of vegetated buffers are consistent with the goals and guidelines of the Regional Plan.

Finally, the CRC recommends that the applicant review the Coastal Georgia Regional Water Plan to ensure that best practices for water management are being utilized. As development of this project moves forward, the developers will work with the City of Pembroke Water and Wastewater Department to ensure that appropriate best practices are being implemented.

CONCPET PLAN – APPLICANT PROVIDED

CHARACTER AREA MAP



LEGEND

- | | | |
|--|---|--|
|  Traditional Neighborhood Development |  Commercial Corridor |  Industrial |
|  Suburban Development |  Community Center |  Suburban-Rural |
|  Rural District |  Public Service Area |  Recreation Area |
| |  Educational Campus | |

Community Character Areas - City of Pembroke

PREPARED BY:



MAY 15, 2024

**FUTURE LAND USE
WARNELL PUD
CITY OF PEMBROKE, GA**

ZONING DISTRICTS MAP



LEGEND

 R-1	 P-3	 R-2
 R-2	 P-4	 R-3
 R-3	 P-5	 R-4
		 R-5



Official Zoning - City of Pembroke

PREPARED BY:



MAY 15, 2024

**CURRENT ZONING
WARNELL PUD
CITY OF PEMBROKE, GA**

REGIONAL IMPACT MAPS

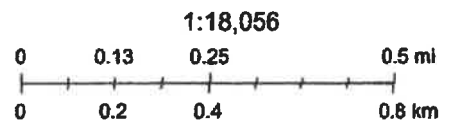
CRC DRI 4204 Future Development Map



5/21/2024, 7:47:51 AM

Future Development

- Developed
- Developing
- Rural
- Rivers

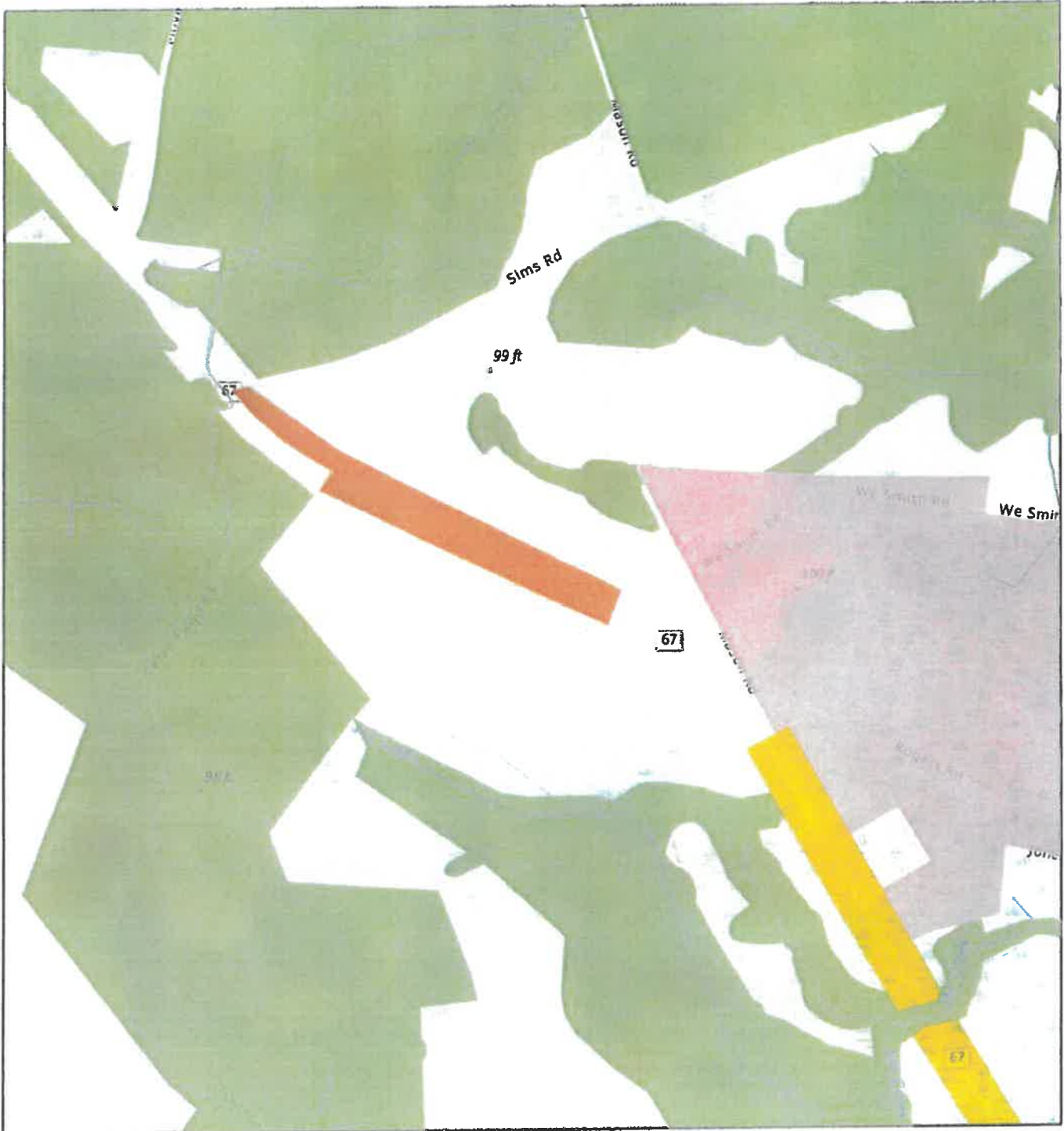


Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

CRC, DCA






Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US

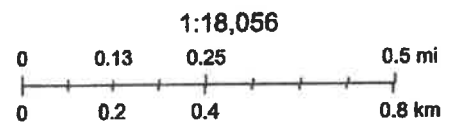
CRC DRI 4204 ARSA Map



5/21/2024, 7:32:56 AM

ARSA - Areas Requiring Special Attention

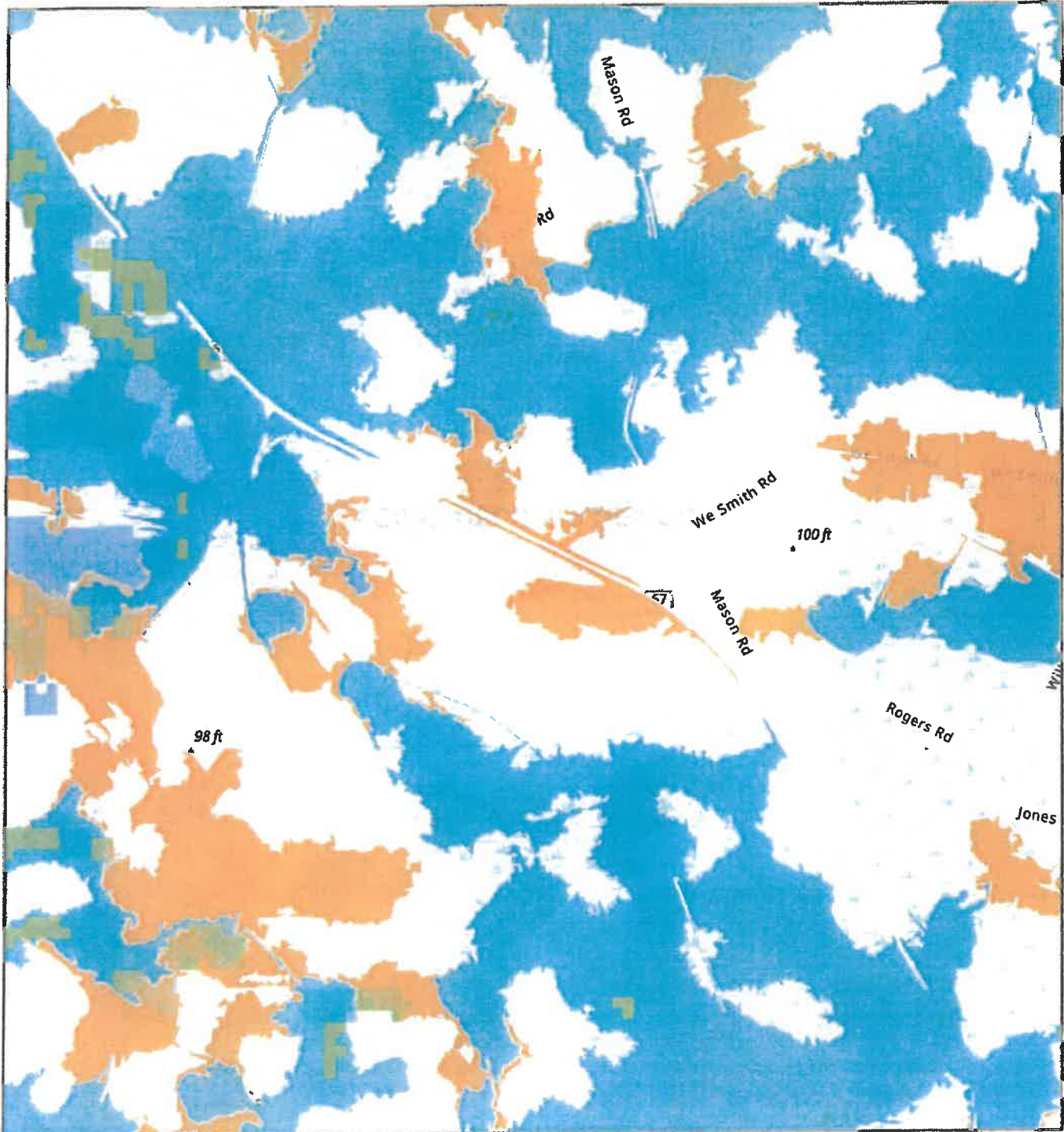
-  Areas in Need of Infrastructure
-  Areas of Rapid Development
-  Areas of Significant Infill
-  Areas of Significant Natural Resources
-  Rivers



Esrri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

CRC, DCA

CRC DRI 4204 Green Infrastructure Map



5/21/2024, 8:23:23 AM

1:18,056

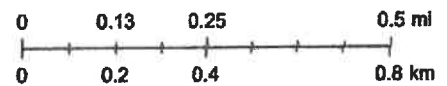
Green Infrastructure Class

- Core
- Corridor
- Multi-Use Buffer Areas

■ Sites

FEMA Flood Zones

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard



CRC, Georgia Forestry, Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

CRC, DCA

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US

PROPERTY RECORD CARDS

Bryan County, GA

Summary

Parcel Number	011 024
Location Address	N HWY 67
Zip Code	31321
Legal Description	PB G-2 / PG 61-63 <i>(Note: Not to be used on legal documents)</i>
Class	V5-Consrv Use <i>(Note: This is for tax purposes only. Not to be used for zoning.)</i>
Zoning	RR-1
Tax District	County Unincorporated (District 03)
Millage Rate	23.23
Acres	227.37
Neighborhood	PEMBROKE PERIMETER (PEMBE)
Homestead Exemption	No (50)
Landlot/District	N/A

[View Map](#)

Assessment Notices

2023 Assessment Notice (PDF)

Owner

[WARNELL H B JR \(BROOKS\)](#)
535 RIVERBEND DRIVE
ELABELL, GA 31308-0000

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	4	120.31
RUR	Road Frontage	Rural	9	17
RUR	Woodlands	Rural	6	90.06

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	86.89
CUV	Timberland 93	7	30.52
CUV	Timberland 93	8	109.96

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/1/1993	10-O 221	G-261-63	\$0	ESTATE	WARNELL FRANCIS WARNELL HB SR WARNELL H	WARNELL H B JR (BROOKS)

Valuation

	2023	2022	2021
Previous Value	\$212,400	\$212,400	\$207,400
Land Value	\$212,400	\$212,400	\$212,400
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$212,400	\$212,400	\$212,400
10 Year Land Covenant (Agreement Year / Value)	2020 / \$140,621	2020 / \$136,526	2020 / \$136,526

No data available for the following modules: Land, FLPA Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 6/10/2024, 9:21:15 PM

[Contact Us](#)



Bryan County, GA

Summary

Parcel Number 011 024 01
Location Address N HWY 67
Zip Code 31321
Legal Description PB G-2 / PG 61-63
(Note: Not to be used on legal documents)
Class V5-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning R-1
Tax District Pembroke City (District 01)
Millage Rate 33.23
Acres 98.05
Neighborhood PEMBROKE PERIMETER (PEMBE)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Assessment Notices

2023 Assessment Notice (PDF)

Owner

[WARNELL H B JR \(BROOKS\)](#)
 535 RIVERBEND DRIVE
 ELLABELL, GA 31308-0000

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	1	43
RUR	Woodlands	Rural	4	25.05
RUR	Road Frontage	Rural	7	20
RUR	Road Frontage	Rural	8	10

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	1	1.07
CUV	Timberland 93	2	6.78
CUV	Timberland 93	3	20.75
CUV	Timberland 93	7	34.52
CUV	Timberland 93	8	34.93

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
*FEE-PEMBROKE VACANT	2018	0x0 / 0	1	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/1/2001	194 83		\$0	GIFT DEED		WARNELL H B JR (BROOKS)
3/1/1993	100 221		\$0	ESTATE		WARNELL H B JR (BROOKS)

Valuation

	2023	2022	2021
Previous Value	\$171,400	\$171,400	\$167,400
Land Value	\$171,400	\$171,400	\$171,400
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$171,400	\$171,400	\$171,400
10 Year Land Covenant (Agreement Year / Value)	2020 / \$48,757	2020 / \$47,337	2020 / \$47,337

No data available for the following modules: Land, FLPA Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile

Homes, Permits, Photos, Sketches.

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[Last Data Upload: 6/10/2024, 9:21:15 PM](#)

Contact Us



Bryan County, GA

Summary

Parcel Number 011 025
Location Address
Zip Code 31321
Legal Description PB G-2 / PG 61-63
(Note: Not to be used on legal documents.)
Class J5
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning R-1
Tax District Pembroke City (District 01)
Millage Rate 33.23
Acres 206.2
Neighborhood PEMBROKE PERIMETER (PEMBE)
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)

Assessment Notices

2023 Assessment Notice (PDF)

Owner

[WARNELL H B JR \(BROOKS\)](#)
 535 RIVERBEND DRIVE
 ELLABELL, GA 31308-0000

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	4	163.95
RUR	Woodlands	Rural	1	7
RUR	Woodlands	Rural	7	7.5
RUR	Road Frontage	Rural	8	20
RUR	Easements	Rural	3	7.75

FLPA Land

Type	Description	Soil Productivity	Acres	StartYear
FLP	FLPA Woodland	2	116.05	2010
FLP	FLPA Woodland	3	11.59	2010
FLP	FLPA Woodland	7	34.43	2010
FLP	FLPA Woodland	8	44.19	2010

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
*FEE-PEMBROKE VACANT	2018	0x0/0	1	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/1/1987	06-V0 112	G2 61	\$0	QUIT CLAIM	WARNELL HERBERT	WARNELL H B JR (BROO
6/1/1940	02-W0096		\$0	UQ		

Valuation

	2023	2022	2021
Previous Value	\$287,200	\$287,200	\$317,400
Land Value	\$278,000	\$287,200	\$287,200
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$278,000	\$287,200	\$287,200

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

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[Last Data Upload: 6/10/2024 9:21:15 PM](#)

[Contact Us](#)



PUBLIC COMMENTS

Email received 5/25/2024 7:47 AM.

Subject: "Drl 4204 Warnell GSL Cattle LLC"

I have a difficult time believing any of this will be monitored adequately.

First how did Pembroke suddenly find adequate water for this subdivision as well as the others being planned. When permits for wells from Bulloch were discussed it appeared to be for the Meta Plant. Now suddenly Pembroke has adequate water. Senator Ron Stephens introduced HB1146 for private water through a company with Mark Davis as an owner using a news paper article about a contractor losing \$400,000 because of insufficient water. The article he used did not even state this. Senator Stephens was in previous corporations with Mark Davis. The proposer of the development withdrew because of community push back. Mark Davis is already supplying water to some areas of the county.

Wet lands had been holy ground in past years and once Gov Kemp landed the Meta Plant that was treated differently for the site the plant is built on. Developers have panicked and filled with greed are filling in anything in their way. Who is monitoring this? You can't fill in an area and not let it settle for an adequate period to ensure the settlement is complete.

Alex Long is involved in this project as well as numerous subdivisions in Effingham and Pembroke. Who is checking the financial backing and ability to create and finish products that are positive for land owners and buyers

Pamela Macchio

Email received 5/25/2024 7:47 AM.

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Alex Long is involved in this project as well as numerous subdivisions in Effingham and Pembroke. Who is checking the financial backing and ability to create and finish products that are positive for land owners and buyers

Pamela Macchio

Responses to the above:

1. The developer has requested water supply from the City of Pembroke. The City is responsible for the supply of water and determining if capacity is available. The developer cannot speak to any dealings involving outside or private water suppliers.
2. Any disturbances to the wetlands located on the subject property will have to be permitted through the Army Corps of Engineers. Due to the nature and expense of this process, the developer will keep disturbances to the existing wetlands to a minimum.
3. The developer will follow the rules and regulations of the City of Pembroke as well as State and Federal regulations.

Email received 6/3/2024 3:22 PM.

Subject: "DRI #4204"

Dear Planning and Zoning Commission,

I am asking that you deny the rezoning request for the Warnell /Garrison property along Highway 67 and Sims/Mason Road area.

I grew up on Hwy 67 and recently relocated back here to continue to preserve my family property that traces back several generations. I have many concerns regarding the impact this would have in the area to include the destruction of forest land and wildlife as well as traffic and water supply. We as a community feel very strongly that more environmental assessments need to be done and we as landowners are included in any final decision making on this planned development.

Thank you for considering this request.

Sincerely,

Rhonda Floyd Short
210 Holton Road
Pembroke, Ga 31321

Response:

While the development of the property will require some clearing of the property, the developer will follow the rules and regulations of the City of Pembroke for replanting trees and landscaping the proposed development. As each portion of the property is developed, analyses of the traffic impacts and water supply capacity will be performed and coordinated with the City.

Email received 6/3/2024 3:22 PM.

Subject: "DRI #4204"

Dear Planning and Zoning Commission,

I am asking that you deny the rezoning request for the Warnell /Garrison property along Highway 67 and Sims/Mason Road area.

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Thank you for considering this request.

Sincerely,

Rhonda Floyd Short
210 Holton Road
Pembroke, Ga 31321

Email received 6/4/2024 1:01 PM.

Subject: "City of Savannah Response for DRI #4204: Warnell-GSL Cattle Co LLC – Pembroke"

City of Savannah: Water Resources Planning & Engineering Department

The City of Savannah, Water Resources, does not anticipate any direct impacts based the described developments in this DRI that fall outside of what is already planned through the 2020 Sewer Service Agreement between the City of Savannah and Bryan County. However, if the described development impacts any of the underlying assumptions that the agreement was based on, it could cause additional impacts to sewer conveyance and/or treatment capacity planning.

**Ms. Brion Ehret
Administrative Assistant, City of Savannah
Water Resources Planning and Engineering
20 Interchange Drive**

Email received 6/4/2024 1:01 PM.

Subject: "City of Savannah Response for DRI #4204: Warnell-GSL Cattle Co LLC – Pembroke"

City of Savannah: Water Resources Planning & Engineering Department

The City of Savannah, Water Resources, does not anticipate any direct impacts based the described developments in this DRI that fall outside of what is already planned through the 2020 Sewer Service Agreement between the City of Savannah and Bryan County. However, if the described development impacts any of the underlying assumptions that the agreement was based on, it could cause additional impacts to sewer conveyance and/or treatment capacity planning.

Ms. Brion Ehret
Administrative Assistant, City of Savannah
Water Resources Planning and Engineering
20 Interchange Drive

No response needed.

Email received 6/4/2024 1:04 PM.

Subject: "DRI#4204"

Attn: Caity McKee, Senior Planner

Dear Ms. McKee,

I'm writing to share my comment on the project proposed for Highway 67 as you enter Pembroke (associated with DRI#4204) for many reasons.

Firstly, it would be completely at odds with the character of this area and likely mark a drastic turning point inviting similar projects that threaten to turn Pembroke into a bedroom community for a foreign-owned plant.

As you likely know, Ogeechee River Keepers has outlined the strain on natural resources caused by rapid - and in the case of Hyundai, unpermitted - industrialization across several counties in their intent to sue. ORK call for a true environmental impact review of the megasite this proposed community would serve and rightly demands a halt to construction under this is done. That puts into question the need for this high density 'village' type development to be yet another spin off environmental disaster of the megasite.

<https://www.ogeecheeriverkeeper.org/megasite/>

This Highway 67 project would take away something money can't buy and bring what you only want to escape from. Residents I've talked to feel all this is being forced on us and without a clear sense of what will happen with our water supply - THE most essential need for all living things. Also, the additional thousands of cars along Highway 67 would threaten all wildlife as the Canoochi-Sandhills Wildlife Management Area runs partly alongside this mostly quiet highway.

I live along Highway 67 in Bulloch County where the water for this project would be coming from (like the megasite). Thank you for your time.

Molly H. Nagy

Responses:

1. As stated in Section 5.1 of the CRC's DRI report, the proposed development is "generally consistent with the adopted local Comprehensive Plan". Additionally, the site lies within the "Suburban Development" character area of the City's character area map and the proposed development is consistent with this map.

2. This development has no association with the Hyundai plant and the developer of this project will follow the local, state, and federal rules and regulations that govern the development of land. This include the assessment of traffic impacts as each portion of the project develops. The City of Pembroke is responsible for the supply of water and sewer to this development and will need to determine if adequate capacity is available as each portion of this project develops.

Email received 6/4/2024 1:04 PM.

Subject: "DRI#4204"

Attn: Caity McKee, Senior Planner

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I live along Highway 67 in Bulloch County where the water for this project would be coming from (like the megasite). Thank you for your time.

Molly H. Nagy

Email received 6/4/2024 10:50 PM.

Subject: "DRI#4204, Pembroke, GA."

To Whom It May Concern:

I am a 4th-generation landowner of family land that adjoins the 531 acre Warnell/Brooks tract that has been earmarked for residential development. Although I am opposed to this seemingly inevitable development, I at least trust that you will be attentive to my concerns about how the area will be developed.

I beseech you to keep the upcoming development as aesthetically pleasing as possible. Specifically, I ask that this development not become just another unsightly cookie-cutter conglomeration of low-end housing crammed into tight spaces. I understand that the mean salary for employees at the new car plant will be \$41,000. Does this salary level portend the building of small, cheap houses, or even worse - apartment complexes? It would sicken me to know that this bucolic area of Pembroke could transform into a dreary characterless and soulless commuter zone.

However, creating a housing development with a stated goal of being pedestrian-friendly could prevent this from happening. Beautiful and proper landscaping could do wonders to create a much-desired place to live. Tree-lined pedestrian walkways, trails and bike paths, for example, would tremendously increase the appeal of the development. Small communal ponds, flower gardens and communal parks are some other ways the area could retain its beauty and dignity. By adopting a goal of making the area pedestrian and family-friendly, this development could become a cohesive neighborhood that people would be proud to call home.

This, then, is my heartfelt plea...to please not degrade this area with tightly-packed, car-dependent generic tract housing. Instead, please adopt goals that will create an aesthetically appealing atmosphere conducive to pedestrian, neighborly and family lifestyles.

Sincerely, Charles R. Jones

Email received 6/4/2024 10:50 PM.

Subject: "DRI#4204, Pembroke, GA."

To Whom It May Concern:

I am a 4th-generation landowner of family land that adjoins the 531 acre Warnell/Brooks tract that has been earmarked for residential development. Although I am opposed to this seemingly inevitable development, I at least trust that you will be attentive to my concerns about how the area will be developed.

I beseech you to keep the upcoming development as aesthetically pleasing as possible. Specifically, I ask that this development not become just another unsightly cookie-cutter conglomeration of low-end housing crammed into tight spaces. I understand that the mean salary for employees at the new car plant will be \$41,000. Does this salary level portend the building of small, cheap houses, or even worse - apartment complexes? It would sicken me to know that this bucolic area of Pembroke could transform into a dreary characterless and soulless commuter zone.

However, creating a housing development with a stated goal of being pedestrian-friendly could prevent this from happening. Beautiful and proper landscaping could do wonders to create a much-desired place to live. Tree-lined pedestrian walkways, trails and bike paths, for example, would tremendously increase the appeal of the development. Small communal ponds, flower gardens and communal parks are some other ways the area could retain its beauty and dignity. By adopting a goal of making the area pedestrian and family-friendly, this development could become a cohesive neighborhood that people would be proud to call home.

This, then, is my heartfelt plea...to please not degrade this area with tightly-packed, car-dependent generic tract housing. Instead, please adopt goals that will create an aesthetically appealing atmosphere conducive to pedestrian, neighborly and family lifestyles.

Sincerely, Charles R. Jones

Responses:

1. The developer fully intends to follow the city's rules and regulations for providing replanting of trees and landscaping as well as adding other aesthetically pleasing aspects to the development including signage, street trees, and architectural elements to the proposed buildings.
2. The intent of the proposed development is to provide a pedestrian friendly community with walking trails and paths that allow residents to easily access the commercial portions of the site which will also help to reduce traffic impacts to the existing roadways.
3. The natural wetland and floodplain areas on the site will be preserved unless disturbances are necessary for roadway and utility infrastructure and the preservation of these areas will help to soften the impacts of the development on the community.

Email received 6/5/2024 11:21 AM.

Subject: "DRI COMMENTS ON PEMROKE HOUSING PROJECT"

Comments on the proposed 2,000-unit residential project in Pembroke, Georgia [DRI #4204]

Submitted to the Coastal Regional Commission by David Kyler on behalf of the Center for a Sustainable Coast, June 5, 2024

Our greatest concern is that required permitting conditions will be properly verified on a continuing basis throughout the life the project, with enforcement results available for the public to examine. Likewise, it is critical that rigorous, legally enforceable conditions will be in place before final project approval so that, if needed, the public can take action in court to protect natural resources and other public interests when damages occur. The Center will seek legal support to review all final conditions prior to project approval and recommend revising them as necessary to achieve these objectives.

In particular, please consider our following recommendations:

1. All risks must be thoroughly evaluated and – to the extent possible – prevented, using the best possible analytical capabilities, as legally confirmed by qualified experts.
2. Based on these impact evaluations, the public must be properly informed on every aspect of the project, including water supply, aquifer protection, stormwater contamination, wastewater treatment, and public safety.
3. Legally enforceable conditions must be adopted, integral to any permitting approval, that will ensure proper protection of natural resources, public infrastructure, and public health/safety.
4. Such enforceable conditions must include transparent and accountable procedures that provide standing for citizens who are adversely affected by any aspect of the project.
5. These conditional agreements must specify who is legally responsible for restoring impaired or damaged conditions of public resources/property, private property, public safety, human health, etc.
6. All such conditions must be supported by bonding of the responsible parties at a level that will ensure full coverage of all justified, factually anticipated adverse outcomes.
7. The standards for, and methods of, enforcement, such as the Stormwater Management Manual, must be verified to be accurate and updated to reflect the latest information applicable to evaluating, monitoring, and verifying project implementation, impacts, and control procedures.
8. Reconsideration of the project after each phase of build-out is strongly recommended as a means to improve control, evaluation, and public understanding of subsequent phases of implementation.
9. Results of this and all future DRI reviews – including public comments – should be prominently posted on the Website of the Coastal Regional Commission and on the websites of the respective local government jurisdictions in which the projects occur.
10. Initiation of all DRI review and corresponding reports should be announced in press releases submitted to all media outlets serving the impact areas of the respective projects under review.

Response:

The developer will follow the local, state, and federal rules and regulations that govern the development of land including the aforementioned concerns.

Email received 6/5/2024 11:21 AM.

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Kathleen Santos
5801 Wynstone Drive
Edmond, OK. 73034
06/04/2024

Dear Members of the Pembroke Planning Commission,

My name is Kathleen Jones Santos and I own a farm adjacent to the proposed rezoning Warnell Tract Parcels 011-024, 011-024-01 and 011-025. My farm includes approximately 83 acres of Pines (Longleaf and Loblolly) and a small home built in 1905. I am in support of development in Pembroke as long as it is done in lower impact areas. I am writing to respectfully ask you to deny the rezoning request to PUD to help ensure the survival of my farm and the local community.

Denying the rezoning request would help to fulfill a significant tenet listed in Pembroke's vision statement that states "promoting environmental protection" is a priority. This protection would not only help our local ecosystems of the Longleaf Pine and wiregrass understory, but also preserve more than 50 kinds of plants that can be packed into one square meter of this pine forest. Plenty of endangered, threatened and at-risk species call it home: Gopher Tortoises, Eastern Indigo Snakes, Red-Cockaded Woodpeckers, Fox Squirrels and carnivorous plants such as the Sundew and Butterwort. Fragmenting and dividing the timber lands, as well as disturbing activities (increased traffic and noise) have a negative impact on native bird and vegetation species.

Pembroke was historically founded on the conservation usage of the timber business, and it has contributed much to its identity and can continue to offer to the coming times. I am grateful that the city has been careful to preserve timberland and wildlife and have been good stewards of a sustainable timber industry. The small farms and timber are worth preserving and add immensely to the charm and attraction of a small-town feel and are a necessity when stating that Pembroke is a rural community. By living in the community next to these timber and agricultural lands, we bear the costs of stepping forward and protecting it and make every effort at every level. Please help to build trust in our community by facing the current hurdles, dismantling them and denying development in this high-risk area.

I would like to ensure that the Mason Tract farm be protected and include, but not limited to:

- 1) 50-foot permanent vegetated buffer (native species whose foliage reaches to the ground) be placed around all PUD's.
- 2) Storm Water Retention Pond and buffer be established to protect neighboring properties from run-off and for the pond to be aesthetically pleasing.

3) Pervious concrete and asphalt to minimize nonpoint pollution consequences of storm water runoff from roads and parking lots.

4) Noise Ordinances and noise pollution measures taken to include noise minimizing asphalt such as open-graded friction course (OGFC) and noise reduction building materials

5) Light pollution measures: motion sensitive lighting, shielding fixtures that emit light downward, wildlife-friendly LED lights that are timed, solar-powered and emit wavelengths that are in the amber, orange and red wavelengths and are above 560 nm

6) An environmental assessment by the Dept of Wildlife and EPA and other government agencies to quantify the site and mitigate damage for fragile ecosystems, wildlife, native plants, interior and forest edge habitat.

7) To work with government agencies to create a permanent installation and monitoring component for

a) biological ecosystems (including wildlife, plant life,) that proves accountability for what is happening on these and surrounding tracts. This would include, but not be exclusive to noise and light pollution.

b) water resources and watershed health (A specific example of this would be riparian area restoration)

8) Community Benefits Agreement. Written management plans are necessary to respond to existing and predicted conditions and needs. In addition, detecting changing conditions and the effectiveness of management actions to provide a continuous feedback loop is necessary. This would include a monitoring strategy at the above requested rezoning tracts, as well as broader landscape scale. Collaboration to engage the surrounding landowners and public would be critical before, during and after plans are written.

Thank you for considering this request,

Kathleen Jones Santos

Response:

As stated in Section 5.1 of the CRC's DRI report, the proposed development is "generally consistent with the adopted local Comprehensive Plan". Additionally, the site lies within the "Suburban Development" character area of the City's character area map and the proposed development is consistent with this map.

The development will follow the local, state, and federal regulations for the development of land including any required buffers, stormwater management, protection of aquatic resources and protected species.

3) Permeable concrete and asphalt to minimize nonpoint pollution consequences of storm water runoff from roads and parking lots.

4) Noise Ordinances and noise pollution measures taken to include noise minimizing asphalt such as open-graded friction course (OGFC) and noise reduction building materials

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Thank you for considering this request,

Kathleen Jones Santos



PO Box 16206
Savannah, GA 31416
Phone/Fax: 866-942-6222

www.ogeecheeriverkeeper.org
Working Together to Protect the Ogeechee, Canoochee and Coastal Rivers

June 4, 2024

Via E-Mail

Caity McKee, Senior Regional Planner
Coastal Regional Commission of Georgia
cmckee@crc.ga.gov

Re: Comments on DRI # 4204 - Warnell-GSL Cattle PUD - Pembroke

Dear Ms. McKee:

Ogeechee Riverkeeper 501(c)(3) (ORK) works to protect, preserve, and improve the water quality of the Ogeechee River basin, which includes the Canoochee River, tributary streams, and all of the streams flowing out to Ossabaw Sound and St. Catherine's Sound. The Ogeechee River system drains more than 5,500 square miles across 21 counties in Georgia. ORK works with local communities to retain the ecological and cultural integrity of rivers, streams, wetlands, and related habitats throughout the Basin. One of ORK's primary roles is as watchdog on new land development projects throughout the watershed that could pose a significant threat to its water quality and aquatic environments.

ORK's comments on the Warnell-GSL Cattle Planned Unit Development (PUD) fall into three overarching categories. First, the impacts that this development will have on wetlands and floodplains, especially in the context of stormwater and flooding, should receive additional clarification, attention, and forward-thinking management planning. Second, water supply to and wastewater management from this proposed PUD raises concerns that should be considered and addressed as early as possible. And third, ORK offers some suggestions to the decision makers and developers for maximizing the benefits of the planned but undefined open space, green space, and recreational areas. ORK urges careful consideration of these topics prior to any rezoning, permitting, or construction permission decisions from the City of Pembroke and, ultimately, urges the City to deny this rezoning, annexation, and development request.

1. Wetlands, Floodplains, and Stormwater Management

Specific considerations and attention should be given to wetlands and floodplains specifically as well as managing stormwater more generally. As Pembroke and the wider region continues to develop, covering the landscape with more impervious surfaces, stormwater management will become a greater concern. Combined with the increasing frequency and intensity of storms, protecting the environmental services that wetlands are already providing and thoughtfully building with floodplains in mind is essential for the resiliency of this development, the City of Pembroke,

and North Bryan County. ORK urges the developers, permittees, and decision makers to take a long-term and comprehensive approach to its stormwater management.

Wetlands fill and impacts should be avoided at every opportunity. Wetlands provide a wide range of environmental services that benefit the residents of Bryan County and beyond, including flood control, pollution filtration, aquifer recharge, and recreation by providing habitat and forage to a variety of species. While Warnell-GSL Cattle's DRI documents state that there are 115.7 acres of wetlands between the properties, these are not clearly delineated. Their locations are important in showing the extent of aquatic features and habitats on the land. Obscuring this prevents City of Pembroke decision-makers from fully understanding the extent of wetlands impact could result. ORK asks for clarification from the developers about the wetlands present, clear delineation on the development plan maps, and urge decision makers to require clear wetland protection and preservation plans as a prerequisite of any rezoning action.

Likewise, ORK urges the City of Pembroke to carefully consider waterways on the North and South ends of the property. While they are deemed "drainage" on the developer's concept plan map, these are USGS-identified streams and part of the Mill Creek system¹ The developers and the City of Pembroke should consider the implications of building around these streams, potentially including the need for a Clean Water Act Section 404 dredge and fill permit, NPDES discharge permit, and potential nonpoint sources pollution into Mill Creek and Black Creek, where these streams eventually flow.

Flooding and floodplains are issues that Warnell-GSL Cattle's developers and City of Pembroke decision makers should also be conscious and very cautious of with this site. A significant portion of the properties are located in the Federal Emergency Management Agency's (FEMA) designated 1% Annual Chance Flood Hazard area, also known as the 100-year floodplain. Parcels 011-024 and 011-024-1 in particular are concerning, with the majority of the land within the "High Risk" or "Special Flood Hazard" area. Large portions are also in the 0.2% Annual Chance Flood Zone areas.

Flooding will almost certainly be an issue for any structures built on this property. While the "100-year" flood zone name implies that floods will only occur once every 100 years, this obscures the actual risk. Over 30 years, the actual flood risk is 26%² - a more than 1 in 4 chance for properties in the 100-year floodplain. And while the 500-year floodplain, or 0.2% Annual Chance Flood Zones, see a lower likelihood of flooding, the risk still exists. It is also important to remember that the FEMA flood zones are based on historic rainfall and flooding data. As storm frequency and intensity is expected to increase in the coming decades, the actual risk of flooding will likely increase. ORK urges the City of Pembroke's decision makers to keep these flooding concerns in mind when making these planning decisions and to avoid allowing new structures to be built within the floodplain whenever possible.

Finally, on-site stormwater management should be as resilient as possible. As noted above, storms are becoming strong and more frequent. This, combined with impervious surface covering more than half of the properties, will increase stormwater management demand in the area. To reduce negative flooding and inundation impacts, the applicants should work to reduce pressure where possible. Reducing impervious surface coverage and preserving wetlands wherever possible will help to reduce this pressure.

¹ HUC 3060202 and

² <https://savannahga.gov/FAQ.aspx?QID=332> and <https://www.floodsmart.gov/flood-zones-and-maps>

While the DRI materials contain no indication that stormwater retention ponds will be utilized, it is likely the developers will do so. If stormwater retention ponds or other similar features are planned for the site, ORK urges the City of Pembroke to require the developers to go beyond the minimum required standards. In such a low-lying area, increased stormwater pressure can quickly lead to flooding issues on the proposed PUD property and onto neighboring properties. And with storms becoming more frequent, previous stormwater processing calculations are less intense than the retention ponds will likely be required to retain and process. To extend the functional lifetime of these retention ponds and prevent flooding, ORK urges developers and decision makers to go beyond minimum standards in constructing these stormwater features.

In summary, ORK asks that:

- Wetlands be clearly delineated and a preservation plan is developed prior to a rezoning decision,
- The two streams on property are considered and protected,
- No building construction occur within the 1% Annual Risk Special Flood Hazard Area,
- Impervious surface be reduced to limit increasing stormwater pressure, and
- If stormwater retention features are utilized, they are constructed beyond minimum standards to be able to handle and retain more intense and more frequent storm and rain events.

2. Water Supply and Wastewater Treatment

Both the water supply and wastewater treatment needs of any development in coastal Georgia must carefully consider its long-term impacts, implications, and viability. Since at least 2006, the Floridan Aquifer has received special protections from withdrawals and wastewater discharge due to decades of overutilization. With Bryan County and the City of Pembroke falling in one of the management zones, permittees and decision makers should make a fully informed decision of the near- and long-term impacts and viability of this housing development in light of the additional strains it will place on groundwater resources. Likewise, wastewater treatment should take a long-term view and embrace a regional approach to respond to the areas anticipated and projected growth.

Any new water withdrawal demand should be carefully considered. Under the Georgia Department of Natural Resources' Coastal Georgia Water & Wastewater Permitting Plan for Managing Salt Water Intrusion (2006 Plan), the City of Pembroke and Bryan County fall in the "Yellow Zone" management area.³ The 2006 Plan establishes withdrawal restrictions for this zone that include conservation and reuse considerations as well as a justification of need. Importantly, the 2006 Plan also limits all total permitted withdrawals in the Yellow Zone to approximately 20.3 million gallons per day (MGD). At a recent meeting, the Georgia Environmental Protection Division (GA EPD) noted that in 2022, the average annual permitted withdrawals for the Yellow Zone were 30.114 MGD, with a 2025 scheduled limit of 29.092 MGD. Continued overutilization of the Floridan Aquifer threatens to increase the rate of saltwater intrusion, endangering the region's main drinking water supply. In light of the region's anticipated growth, demand and strain on the aquifer will only increase if piecemeal permitting is used rather than a methodically considered approach. ORK

³ Georgia Department of Natural Resources. "Coastal Georgia Water & Wastewater Permitting Plan for Managing Salt Water Intrusion" (2006 Plan). June 2006. Available at:

https://www.gadnr.org/cws/Documents/saltwater_management_plan_june2006.pdf

urges local, regional, and state decision makers to take a regional, long-term, and holistic view of the water supply demand issue and develop comprehensive and sustainable solutions that will allow future generations to thrive throughout Georgia's northern coastal region.

Wastewater treatment must also be considered in the context of the quickly growing area where the Warnell-GSL Cattle development is proposed. Ultimately, the City of Pembroke should strongly consider and begin pursuing a regional solution to its growing wastewater treatment needs. In its application, the Warnell-GSL Cattle PUD will require treatment capacity for 0.5 MGD of wastewater. The applicant plans to rely on the City of Pembroke to treat 500,000 gallons per day (GPD). This single project will use 166% of the recently approved 300,000 GPD expansion at the Pembroke Water Pollution Control Plant (WPCP). With more growth expected in the region, the Pembroke WPCP will not be able to meet any of this anticipated demand, let alone for the Warnell-GSL Cattle PUD itself.

As development continues and available land becomes more scarce, it will be more difficult to site and rely on a scattering of on-site treatment systems to address wastewater treatment capacity needs. The construction and operation of the nearby North Bryan Water Reclamation Facility presents an opportunity to address long-term wastewater treatment capacity needs in Pembroke and North Bryan County as a whole. ORK urges city, county, and state decision makers to take a regional view and approach to addressing growing treatment demands ahead of anticipated growth. Further, ORK urges the City of Pembroke to avoid any reliance on septic systems to meet treatment demand in order to avoid future remediation for failing or aged-out systems.

In summary, ORK asks that:

- The City of Pembroke confirms its ability to meet increased water demand for this project as well as future growth,
- The City of Pembroke confirms its ability to meet increased wastewater treatment demand, especially considering the limited capacity available after expansion, and
- Septic and other on-site or land application systems be avoided wherever possible and that regionalization of wastewater treatment be pursued to increase capacity.

3. Open Space, Green Space, and Recreational Areas

In developing the Warnell-GSL Cattle PUD, specific attention should be given to protecting and preserving the area's critical natural resources. The development should thoughtfully preserve the large amount of spaces designated as Areas of Significant natural resources in order to maximize these areas' positive benefits on the region and its residents through preserving its rural character, recreational activities, flood control, and ecological integrity. ORK asks the developers to proactively plan its open space, green space, and recreational areas.

While thoughtful open space, green space, and recreational areas can take many forms, ORK offers these suggestions for planning purposes. First, the existing wetlands and floodplains should be maintained for the reasons mentioned above. Second, other existing natural features should be maintained and be the starting point for further development. Finally, ORK suggests wherever possible that these open and green spaces are as contiguous as possible, avoiding a patchwork of smaller, less beneficial space.

Thank you in advance for your time and consideration; please let me know if you have any questions:
ben@ogeecheeriverkeeper.org.

Ben Kirsch, Legal Director
Ogeechee Riverkeeper

Thank you in advance for your time and consideration; please let me know if you have any questions:
ben@ogeecheeriverkeeper.org.

Ben Kirsch, Legal Director
Ogeechee Riverkeeper

Response:

The development will follow the rules and regulations that govern the development of land includign wetland impacts, floodplain impacts and stormwater management. Due to the inconvenience and expense of wetland impacts, it is the full intent of the developer to minimize such impacts unless they are necessary for roadway and utility improvements. No impacts to the floodplain are intended; however, if the need should arise, such impacts will be permitted in accordance with the local, state, and federal rules and regulations. Stormwater management will be provided on the development site in accordance with the City of Pembroke's regulations, or if no such regulations exist, then in accordance with the Georgia Stormwater Management Manual.

Water and Wastewater supply are provided by the City of Pembroke and the developer relies on the City to properly provide capacity and any permitting related to such supply systems.

The intent of the development is to preserve natural areas such as streams, wetlands, and floodplains to the extent possible and to provide open space amenities which may include walking trails, paths, parks, etc. for the residents of this community to utilize.



GEORGIA
DEPARTMENT OF NATURAL RESOURCES

WILDLIFE RESOURCES DIVISION

WALTER RABON
COMMISSIONER

TED WILL
DIRECTOR

June 05, 2024

Caity McKee
Senior Planner
Coastal Regional Commission
1181 Coastal Drive, SW
Darien, GA 31305

Subject: Known occurrences of natural communities, plants, and animals of highest priority conservation status on or near DRI #4204 Warnell-GSL Cattle Co LLC, Bryan County, Georgia

Dear Caity McKee:

This is in response to your request of May 21, 2024. The following Georgia natural heritage database element occurrences (EOs) were selected for the current site using the local Hydrologic Unit Code (HUC) 10 watershed for elements whose range distribution is limited by aquatic systems (AQ) and within 3 miles for all other EOs (TR).

DRI #4204 (-81.639523, 32.158707, WGS84)

- US *Acipenser brevirostrum* (Shortnose Sturgeon) in Canoochee River (AQ), approx. 21.6 mi SE of site
- US *Acipenser oxyrinchus oxyrinchus* (Atlantic Sturgeon) in Canoochee River (AQ), approx. 21.7 mi SE of site
- US *Acipenser oxyrinchus oxyrinchus* (Atlantic Sturgeon) in Ogeechee River (AQ), approx. 12.3 mi E of site
- US *Ambystoma cingulatum* (Frosted Flatwoods Salamander) [Historic] (TR), approx. 1.0 mi SE of site
- Anguilla rostrata* (American Eel) in Mill Creek (AQ), approx. 8.0 mi E of site
- Anguilla rostrata* (American Eel) in Black Creek (AQ), approx. 7.1 mi N of site
- Anguilla rostrata* (American Eel) in Black Creek (AQ), approx. 7.4 mi NE of site
- Chologaster cornuta* (Swampfish) in George Branch (AQ), approx. 5.6 mi E of site
- Chologaster cornuta* (Swampfish) in Black Creek (AQ), approx. 7.3 mi NE of site
- GA *Clemmys guttata* (Spotted Turtle) (AQ), approx. 2.0 mi NE of site
- GA *Clemmys guttata* (Spotted Turtle) (AQ), approx. 4.2 mi SE of site
- GA *Clemmys guttata* (Spotted Turtle) (AQ), approx. 0.7 mi S of site
- GA *Clemmys guttata* (Spotted Turtle) [Historic] (AQ), approx. 4.9 mi NW of site
- GA *Clemmys guttata* (Spotted Turtle) [Historic] (AQ), approx. 4.6 mi SW of site
- Crotalus adamanteus* (Eastern Diamond-backed Rattlesnake) (TR), approx. 2.8 mi W of site
- Crotalus adamanteus* (Eastern Diamond-backed Rattlesnake) [Historic?] (TR), approx. 2.5 mi NE of site

- US *Drymarchon couperi* (Eastern Indigo Snake) [Historic] (TR), on or in immediate vicinity of site
- US *Drymarchon couperi* (Eastern Indigo Snake) (TR), approx. 1.8 mi SE of site
- US *Dryobates borealis* (Red-cockaded Woodpecker) [Historic?] (TR), approx. 3.0 mi S of site
- Ophisaurus attenuatus* (Slender Glass Lizard) [Historic] (TR), approx. 2.5 mi NE of site
- Pinus elliottii* var. *elliottii* / *Serenoa repens* - *Ilex glabra* Woodland (Slash Pine Flatwoods) (TR), approx. 0.8 mi W of site
- Stereochilus marginatus* (Many-lined Salamander) (AQ), approx. 10.0 mi SE of site
- Stereochilus marginatus* (Many-lined Salamander) [Historic] in Luke Swamp (AQ), approx. 5.3 mi N of site
- Stereochilus marginatus* (Many-lined Salamander) [Historic] in Mill Creek (AQ), approx. 8.1 mi E of site
- Stereochilus marginatus* (Many-lined Salamander) [Historic] (AQ), approx. 8.6 mi W of site
- Stereochilus marginatus* (Many-lined Salamander) [Historic] (AQ), approx. 8.8 mi SW of site
- US *Trichechus manatus* (West Indian Manatee) in Coastal Georgia (AQ), approx. 21.9 mi SE of site
- Atlantic Coast Conservancy easement [Atlantic Coast Conservancy] (TR), approx. 1.5 mi N of site
- Bulloch [Natural Resources Conservation Service] (TR), approx. 2.0 mi NW of site
- Canoochee Sandhills WMA [Georgia Department of Natural Resources] (TR), approx. 2.2 mi W of site
- Fort Stewart [Department of Defense] (TR), approx. 2.6 mi S of site
- Easement [Georgia-Alabama Land Trust] (TR), approx. 2.9 mi SW of site
- Black Creek (0306020205) [SWAP High Priority Watershed] (TR), on or in immediate vicinity of site**
- Canoochee River 1 (0306020306) [SWAP High Priority Watershed] (TR), on or in immediate vicinity of site**

Recommendations:

Federally listed species have been documented within three miles or within the watershed(s) of the proposed project. To minimize potential impacts to federally listed species, we recommend consultation with the United States Fish and Wildlife Service. Please email GAES_Assistance@fws.gov for project consultation and survey recommendations.

Please be aware that state protected species have been documented near the proposed project. For information about these species, including survey recommendations, please visit our webpage at <http://georgiawildlife.com/conservation/species-of-concern#rare-locations>.

The following biologists can provide additional recommendations and assistance regarding the following groups:

Plants: Lisa Kruse (Lisa.Kruse@dnr.ga.gov)

Fishes: Bryant Bowen (Bryant.Bowen@dnr.ga.gov)

Crayfish & Mussels: Matt Rowe (Matthew.Rowe@dnr.ga.gov)
Reptiles & Amphibians: Daniel Sollenberger (Daniel.Sollenberger@dnr.ga.gov)
Mammals: Trina Morris (Katrina.Morris@dnr.ga.gov)
Birds: Nathan Klaus (Nathan.Klaus@dnr.ga.gov) or Tim Keyes (Tim.Keyes@dnr.ga.gov)
Terrestrial Invertebrates: Anna Yellin (Anna.Yellin@dnr.ga.gov)

Species listed above that have no “GA” or “US” status are considered Georgia species of concern. Locations of these species are tracked until enough information is gathered to determine if they should be added to the state list or if their populations do not warrant tracking. It is important to consider these species when planning projects. Please let us know if you have any questions regarding Georgia species of concern.

The gopher tortoise (*Gopherus polyphemus*) eastern Distinct Population Segment is no longer a candidate for federal listing but remains listed as threatened under the Georgia Endangered Wildlife Act (1973). Although we have no records of gopher tortoises at the proposed project site, suitable soils for gopher tortoise habitat are present at the project site, and commensal species—such as the federally-listed indigo snake—are on-site and in the vicinity. If suitable gopher tortoise habitat is present, we recommend pre-construction surveys for gopher tortoise burrows and/or individuals are performed. If gopher tortoises are observed on site during pre-construction surveys or construction activities, we request that James Hunt (James.Hunt1@dnr.ga.gov) be contacted to discuss avoidance and mitigation efforts.

There is a record of the federally threatened frosted flatwoods salamander (*Ambystoma cingulatum*) within three miles of the proposed project site. This species is most often found in association with mesic flatwoods in longleaf pine/wiregrass communities in the coastal plain. If there are wetlands located in the project area, we recommend avoiding disturbance of these wetlands. Additionally, we suggest that surveys for the flatwoods salamander be conducted over more than a single season. Surveys over the course of one, two, or even three or more years may be insufficient to detect the flatwoods salamander, especially during and following extended drought conditions. Research suggests that some breeding areas may only contain larvae once in every 8 years. For more information about the flatwoods salamander, please contact Thomas Floyd at Thomas.Floyd@dnr.ga.gov.

The proposed project is in an area that remains mostly undisturbed. We recommend completing surveys for species of concern before any construction or timber harvest activities begin. We are concerned about aquatic habitats that could be impacted by the proposed activities. To protect aquatic habitats and water quality, we recommend that all machinery be kept out of streams. We urge you to use stringent erosion control practices during construction or logging activities. Further, we strongly advocate leaving vegetation intact within 100 feet of streams, which will reduce inputs of sediments, assist with maintaining streambank integrity, and provide shade and habitat for aquatic species. We also urge you to consider preserving this site for conservation since it remains undeveloped. Contiguous, undeveloped habitats are crucial for wildlife conservation. Please visit our website at www.georgiawildlife.com for more information on conservation opportunities in the state.

If this site is rezoned and development proceeds, we advocate green growth, which focuses on environmentally sustainable development and leaving open space in newly developed areas. By clustering development and minimizing infrastructure, such as paved surfaces and utilities, conscientious design can help protect natural habitats from fragmentation and habitat degradation. Development should occur away from sensitive environmental resources. Undisturbed buffers of at least 100 feet should be left surrounding any streams or wetlands at the site. We recommend that open greenspace be protected by use of a conservation easement or other legal agreement. The open space may be used for recreation, wildlife habitat, and stormwater control, and native vegetation should be incorporated or preserved. We recommend these developments set aside as much land as possible to remain in a natural state. This will allow for the conservation of wildlife and natural resources as well as recreation opportunities for residents of the planned development and surrounding communities. For more information on Green Growth Guidelines, please visit the Georgia DNR Coastal Resources Division website (<https://coastal.dnr.org/GGG>).

It is believed that the second greatest cause of direct mortality of birds is collision with building glass. Bird mortality from window strikes is thought to be between 365 million to 988 million birds annually in the United States. Approximately 56% of collision mortality occurs at low-rise buildings (i.e., one to four stories), at both urban and rural developments. These mortality rates can be minimized by implementing cost-effective and simple measures such as designing new facilities with a reduced window to wall ratio or installing glass treatments at existing facilities (see the following USFWS publication: <https://www.fws.gov/media/methods-reduce-bird-collisions-glass-when-remodeling-and-designing-new-facilities>). For more information and links, please visit the following web website: <http://www.fws.gov/birds/bird-enthusiasts/threats-to-birds/collisions/buildings-and-glass.php>.

When construction must occur in wetland areas, we encourage the use of wetland-friendly techniques, such as horizontal directional drilling (HDD) or trenchless drilling over techniques which result in greater levels of disturbance (trenching). When the setting is appropriate, elevating utilities can reduce damage to the environment and can be done by attaching pipes to existing structures to span wetland areas. Planning construction dates to occur outside breeding and migration periods will reduce harm to wildlife. We also recommend that project developers consider planning construction during drier periods.

This project occurs within a high priority watershed(s). As part of Georgia's State Wildlife Action Plan, high priority watersheds were identified to protect populations of high priority aquatic species, important coastal habitats, and migratory corridors for anadromous species. Please refer to Appendix F of Georgia's State Wildlife Action Plan to find out more specific information about the listed high priority watershed(s) (<https://georgiawildlife.com/wildlifeactionplan>).

Disclaimer:

Please keep in mind the limitations of our database. The data collected by the Wildlife Conservation Section comes from a variety of sources, including museum and herbarium records, literature, and reports from individuals and organizations, as well as field surveys by our staff biologists. In most cases the information is not the result of a recent on-site survey by our staff.

Many areas of Georgia have never been surveyed thoroughly. Therefore, the Wildlife Conservation Section can only occasionally provide definitive information on the presence or absence of rare species on a given site. Our files are updated constantly as new information is received. **Thus, information provided by our program represents the existing data in our files at the time of the request and should not be considered a final statement on the species or area under consideration.**

If you know of populations of highest priority species that are not in our database, please fill out the appropriate data collection form and send it to our office. Forms can be obtained through our web site <https://georgiawildlife.com/conservation/species-of-concern#providing> or by contacting our office.

If I can be of further assistance, please let me know.

Sincerely,



Talia Levine
Wildlife Biologist II

Data Available on the Wildlife Conservation Section Website

- Georgia protected plant and animal species profiles are available on our website. These profiles cover basics such as species physical descriptions, preferred habitat, and life history, as well as threats, management recommendations, and conservation status. To view these profiles, visit: <http://georgiawildlife.com/conservation/species-of-concern#rare-locations>
- Rare species and natural community information can be viewed by Quarter Quad, County, and HUC 8 Watershed. To access this information, please visit our GA Rare Species and Natural Community Information page at: <http://georgiabiodiversity.org/>
- Downloadable files of rare species and natural community data by Quarter Quad and County are also available. These can be downloaded at: <http://georgiabiodiversity.org/natels/natural-element-locations.html>

Response:

The development will follow the rules and regulations that govern the development of land including impacts to protected species and natural resources.

Many areas of Georgia have never been surveyed thoroughly. Therefore, the Wildlife Conservation Section can only occasionally provide definitive information on the presence or absence of rare species on a given site. Our files are updated constantly as new information is received. **Thus, information provided by our program represents the existing data in our files at the time of the request and should not be considered a final statement on the species or area under consideration.**

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- Downloadable files of rare species and natural community data by Quarter Quad and County are also available. These can be downloaded at: <http://georgiabiodiversity.org/natels/natural-element-locations.html>

**AFFECTED PARTIES THAT RECEIVED NOTIFICATION OF THIS DRI AND
FINAL REPORT**

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rcarpenter@richmondhill-ga.gov	Russ	Carpenter



City of Pembroke
"A Historic Railroad Town"

Annexation Rezoning Application
Pembroke Planning & Zoning

RETURN TO:

P.O. Box 130
Pembroke, GA 31321

DO NOT WRITE IN THIS SPACE

FILE NO:
DATE FILED:

An application is hereby submitted to the Pembroke P & Z Commission for a rezoning request.

REQUIRED INFORMATION

(Attach additional sheets, if necessary, to fully answer any of the following sections)

1. Name of owner or authorized agent: OWNER – H.B. (BROOKS) WARNELL, JR.
2. Address of Owner / Authorized Agent: AGENT – GSL CATTLE COMPANY, LLC
3. Phone Number: 912-663-2980
4. Location of property (street number and location with respect to nearby public roads in common use):
NORTH GA. HIGHWAY 67, MASON ROAD & SIMS ROAD
5. Legal description of property (Parcel ID, name of subdivision, block, lot no., etc., or if none, by metes and bounds):
TAX ID #S 011 024, 011 024 01, & 011 025
6. Current Zoning Classification of Property: R-1 & RR-1
7. Proposed Zoning Classification of Property: PUD
8. Total area of property (acreage or approximate square footage): 531.62 ACRES
9. Number of lots: THREE (3)

Date Received: _____

Planning Official: _____

*Fee Paid: YES NO Amount: _____

Date Paid: _____ Cash or Ck # _____



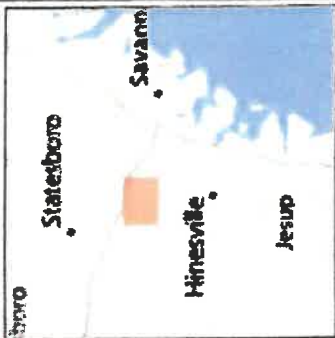
Pembroke



This map is a user generated static output from rightspot.spatialeng.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

011-024 COUNTY
 16 May, 2024 011-025 CITY

011-024-01 CITY



- Legend**
- Road Names
 - Road Centerlines
 - City
 - County
 - Pinch
 - State Highway
 - Federal Highway
 - Interstate
 - Urban
 - Private Logging
 - Railroads
 - Parcels
 - City Boundary
 - Bryan County Boundary

PETITION REQUESTING ANNEXATION

DATE 1-25-24

TO THE HONORABLE MAYOR AND COUNCIL MEMBERS OF THE CITY OF PEMBROKE, GEORGIA

1. The undersigned(s), as owner(s) of all the real property described herein (the "Property"), respectfully request(s) that the City Council annex this property to the existing corporate limits of the City of Pembroke, Georgia, and extend the City boundaries to include the same.

2. The Property to be annexed abuts the existing boundary of Pembroke, Georgia and:

a. The complete legal description of the Property is attached hereto;

b. The address/location of the Property is: 0 N. HWY 67 ; and

c. The tax map number is: 001-024.

3. It is requested that if this Petition is approved that the Property to be annexed shall be zoned: to Be Determined.

4. The intended use of the Property is: to Be Determined

WHEREFORE, Petitioner(s) pray(s) that the City Council of the City of Pembroke, Georgia, pursuant to the provisions of O.C.G.A. § 36-36-20 do by proper ordinance annex the Property to the existing corporate limits of the City of Pembroke, Georgia.

Respectfully Submitted,

A. Brooke Jarnell A.

Owner(s)

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 May 16, 2024 at 7 p.m. in the city hall at 353 N. Main Street, Pembroke, Georgia, to consider a rezoning request to planned unit development for Parcels 011-024, 011-024-01 and 011-025, also known as the Warnell Tract PUD, containing approximately 535 acres.

The Pembroke City Council will also hold a public hearing June 10, 2024 in the city hall at 353 N. Main Street, to consider the rezoning and annexation request. 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

BRYAN COUNTY NEWS

RICHMOND HILL • PEMBROKE • ELLABELL

AFFIDAVIT OF PUBLICATION STATE OF GEORGIA, COUNTY OF BRYAN

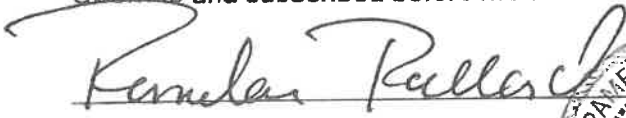
City of Pembroke -BCN
P.O. Box 130
160 N. Main St.
Pembroke GA 31321

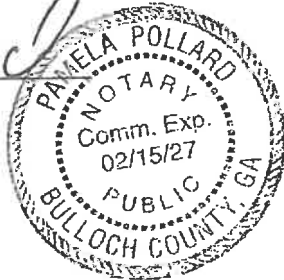
Personally appeared before me, the undersigned Notary Public, Jan Melton, who after being duly sworn stated under oath that she is the Regional Sales Manager of the Bryan County News, the official Legal Organ of Bryan County, newspaper published in the city of Richmond Hill, Georgia, and who further states under oath that the *Pembroke Public Hearing 48169*, advertisement attached hereto and made part of this affidavit appeared in the Bryan County News on the following date(s):

Bryan County News: 5/2/2024, 5/9/2024, 5/16/2024



Sworn to and subscribed before me 5/16/2024


Pamela Pollard
Notary Public
My commission expires 02/15/2027



The Pembroke Planning Commission will hold a public hearing May 16, 2024 at 7 p.m. in the city hall at 353 N. Main Street, Pembroke, Georgia, to consider a rezoning request to planned unit development for Parcels 011-024, 011-024-01 and 011-025, also known as the Warnell Tract PUD, containing approximately 535 acres. The Pembroke City Council will also hold a public hearing June 10, 2024 in the city hall at 353 N. Main Street, to consider the rezoning and annexation request. The public is invited. Persons needing special accommodations should call the Pembroke City Hall at (912) 653-4413. Run May 2, 9, 16
48169 5/16/24 RL

Warnell Tract – Adjacent Owners List

U111 025 PEM
CANOOCHEE ELECTRIC
ATTN: MAT OLSON CFO
PO BOX 487
REIDSVILLE, GA 30453-0497

0111 030
CHURCH HOLY CHURCH OF GOD
PO BOX 1237
PEMBROKE, GA 31321-0000

011 022 05
CHARLES R JONES, JR
110 SOULE STR
ATHENS, GA 30605

011 022
BENJAMIN C JONES
650 SIMS RD
PEMBROKE, GA 31321-0000

011 022 04
BENJAMIN C JONES
650 SIMS RD
PEMBROKE, GA 31321-0000

011 023
KATHLEEN JONES SANTOS
5801 WYNSTONE DRIVE
EDMOND, OK 73034

011 023 01
KATHLEEN JONES SANTOS
5801 WYNSTONE DRIVE
EDMOND, OK 73034

010 016
WEYERHAEUSER COMPANY
205 PERRY LANE RD
BRUNSWICK, GA 31525

011 045
DAVID HAROLD FLOYD
7 COFFEE WOODS DRIVE
SAVANNAH, GA 31419

011 027
ROBERT H FLOYD & DEBORAH F FLOYD
2420 HIGHWAY 67 N
PEMBROKE, GA 31321

011 026
COLEN FLOYD
2420 HWY 67 NORTH
PEMBROKE, GA 31321-0000

012 006
ROBERT H FLOYD
2420 HWY 67 NORTH
PEMBROKE, GA 31321

012 005
TIMOTHY L JACKSON, JR & AMY C JACKSON
PO BOX 1489
PEMBROKE, GA 31321

012 004
JAMES MICHAEL BUTLER & JACQUELINE D BUTLER
PO BOX 726
PEMBROKE, GA 31321

0121 070
DANIEL G YAWN & LAURA L YAWN
1089 GA HWY 67 N
PEMBROKE, GA 31321

U121 056
GEORGIA POWER COMPANY
ATTN: MICHAEL DUQUAINE
241 RALPH MCGILL BLVD NE
TAX DEPART BIN 10120
ATLANTA, GA 30308

Kathleen Santos
5801 Wynstone Drive
Edmond, OK. 73034
05/15/2024

Dear Members of the Pembroke Planning Commission,

My name is Kathleen Jones Santos, and I was raised in Pembroke and am a 4th generation family member of farmers and timber producers. I would like to start by saying I am supportive of development in Pembroke as long as it is done in lower impact areas. I am living in Oklahoma at this time, but own property in the city limits of Pembroke located at 1267 Mason Road. It is about 82 acres of Loblolly and Longleaf Pines with a small home built in 1905. This tract has always been a small farm and survived economically since 1905 primarily by combining agriculture and timber. I am attempting to preserve this property's future by continuing to grow timber and support a fragile ecosystem including Longleaf Pines, indigenous and endangered wildlife and plants. I believe the rezoning Parcels 011-024, 011-024-01 and 011-025 to PUD will hinder survival of the farm and I am writing to respectfully ask you to deny the rezoning request.

Denying the rezoning request will help to protect the surrounding ecosystems in this region which has endangered species including the Gopher Tortoise, Eastern Indigo Snake, and the Longleaf Pine among others. My father spent the latter part of his life handplanting and investing into growing Longleaf Pines on this tract among others. As a result, the Mason Tract provides an establishment for various types of wildlife including wild turkey, dove, Bob White Quail, Foxtail Squirrel and other game and non-game species. Fragmenting and dividing the timber lands, as well as disturbing activities (increased traffic and noise) have a negative impact on native bird and vegetation species. I am grateful that the city has been careful to preserve timberland and wildlife and have been good stewards of a sustainable timber industry.

Pembroke was historically founded on the timber business, and I believe this aspect of Pembroke is worth preserving. Small farms and timber land add immensely to the charm of Pembroke and attract people to this community. Not only does the rezoning of these tracts fit in with the surrounding areas will, I believe will negatively affect the personality of the city.

I would like to ensure that the Mason Tract farm be protected and include, but not limited to:

- 1) 50-foot permanent vegetated buffer be placed around all PUD's.
- 2) Storm Water Retention Pond and buffer be established to protect neighboring properties from run-off and for the pond to be aesthetically pleasing.
- 3) An environmental assessment to quantify the site and mitigate damage for fragile ecosystems, wildlife, native plants, interior and forest edge habitat.

4) To work with government agencies to create a permanent monitoring component for

a) biological ecosystems (including wildlife, plant life,) that proves accountability for what is happening on these and surrounding tracts.

b) water resources and watershed shed health (A specific example of this would be riparian area restoration).

5) Written management plans are necessary to respond to existing and predicted conditions and needs. In addition, detecting changing conditions and the effectiveness of management actions to provide a continuous feedback loop is necessary. This would include a monitoring strategy at the above requested rezoning tracts, as well as broader landscape scale. Collaboration to engage the surrounding landowners and public would be critical before, during and after plans are written.

Thank you for considering this request,

Kathleen Jones Santos

Ladies and Gentlemen of the Pembroke Planning and Zoning Board,

I represent 2201, 2299, 2420, 2502, 2610 and 2741 Hwy 67 N. These addresses are on two parcels that share 1.3 miles of property line with this proposed development.

My concern is that this project has not been through the Development of Regional Impact process required by law. In fact, if you check the Dept of Community Affairs website, it only hit the hopper on Tuesday.

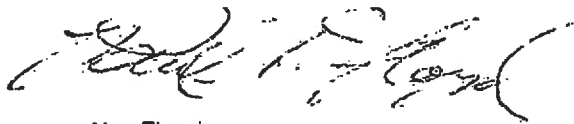
So, what the City Council is asking this body to do is allow them to negotiate through a PUD document with the developer. The problem is you don't even know what they're negotiating or if they even should. Coastal Regional Commission may complete the DRI for this project and say its impact is not worth the reward and now you've already signed off on it and allowed City Council to override these subject matter experts whom the city pays every year to review projects of this size.

By not submitting for a DRI, Ogeechee Riverkeepers has not yet reviewed this project and been given the opportunity to comment. I believe that this body should know what they think before making a decision.

I think that this body being tasked with the Planning and Zoning of the City shouldn't just be a rubber stamp for Council. It should look at the completed DRI, consider how those impacts affect your City and the members of this board be part of those negotiations as well as City Council.

These are of course comments not only on this project but Pembroke's PUD process in general. This is all new to us; let's attempt to get it right the first time. Let's all work together when we're not only all on the same page but even know what book we're reading.

With all due respect,

A handwritten signature in black ink, appearing to read 'Alex Floyd', written in a cursive style.

Alex Floyd

Kathleen Santos
5801 Wynstone Drive
Edmond, OK. 73034
06/19/2024

Dear Members of the Pembroke Planning Commission,

My name is Kathleen Jones Santos and I own a farm adjacent to the proposed rezoning Warnell Tract Parcels 011-024, 011-024-01 and 011-025. After more research, I have added additional notes to the prior submitted letter to the Dept of Regional Impact. My farm adjacent to the Warnell Tract includes approximately 83 acres of Pines(Longleaf and Lobolly) and a small home built in 1905. I am in support of development in Pembroke as long as it is done in lower impact areas. I am writing to respectfully ask you to deny the rezoning request to PUD to help ensure the survival of my farm and the local community.

Denying the rezoning request would help to fulfill a significant tenet listed in Pembroke's vision statement that states "promoting environmental protection" is a priority. This protection would not only help our local ecosystems of the Longleaf Pine and wiregrass understory, but also preserve more than 50 kinds of plants that can be packed into one square meter of this pine forest. Plenty of endangered, threatened and at-risk species call it home: Gopher Tortoises, Eastern Indigo Snakes, Red-Cockaded Woodpeckers, Fox Squirrels and carnivorous plants such as the Sundew and Butterwort. Fragmenting and dividing the timber lands, as well as disturbing activities (increased traffic and noise) have a negative impact on native bird and vegetation species.

Pembroke was historically founded on the conservation usage of the timber business, and it has contributed much to its identity and can continue to offer to the coming times. I am grateful that the city has been careful to preserve timberland and wildlife and have been good stewards of a sustainable timber industry. The small farms and timber are worth preserving and add immensely to the charm and attraction of a small-town feel and are a necessity when stating that Pembroke is a rural community. By living in the community next to these timber and agricultural lands, we bear the costs of stepping forward and protecting it and make every effort at every level. Please help to build trust in our community by facing the current hurdles, dismantling them and denying development in this high-risk area.

I would like to ensure that the Mason Tract farm be protected and include, but not limited to:

- 1)100-foot permanent buffer containing a vegetated berm(native species whose foliage reaches to the ground) be placed around all PUD's.

- 2) Storm Water Retention Pond and buffer be established to protect neighboring properties from run-off and for the pond to be aesthetically pleasing.
- 3) Pervious concrete and asphalt to minimize nonpoint pollution consequences of storm water runoff from roads and parking lots.
- 4) Noise Ordinances and noise pollution measures taken to include noise minimizing asphalt such as open-graded friction course (OGFC) and noise reduction building materials
- 5) Light pollution measures: motion sensitive lighting, shielding fixtures that emit light downward, wildlife-friendly LED lights that are timed, solar-powered and emit wavelengths that are in the amber, orange and red wavelengths and are above 560 nm
- 6) An environmental assessment by the Department of Natural Resources and other government agencies to quantify the site and mitigate damage for fragile ecosystems, wildlife, native plants, interior and forest edge habitat.
- 7) To work with government agencies to create a permanent installation and monitoring component for
 - a) biological ecosystems (including wildlife, plant life,) that proves accountability for what is happening on these and surrounding tracts. This would include, but not be exclusive to noise, odor and light pollution.
 - b) water resources and watershed health (A specific example of this would be riparian area restoration)
 - c) priority areas of wildlife that can partially become a conservation easement via the Georgia Outdoor Stewardship Program
- 8) Community Benefits Agreement. Written management plans are necessary to respond to existing and predicted conditions and needs. In addition, detecting changing conditions and the effectiveness of management actions to provide a continuous feedback loop is necessary. This would include a monitoring strategy at the above requested rezoning tracts, as well as broader landscape scale. Collaboration to engage the surrounding landowners and public would be critical before, during and after plans are written.

Thank you for considering this request,

Kathleen Jones Santos

ORDINANCE NO. _____

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF PEMBROKE PROPERTY LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS AND BEING THE TERRITORY DESCRIBED AS BEING ON NORTH GEORGIA HIGHWAY 67 IN PEMBROKE, GEORGIA 31321 WITH PIN 011 024; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

WHEREAS, H. Brooks Warnell, Jr. is the owner of one 227.37 acre parcel of land (more or less) with current property identification number (“PIN”) 011 024 (the “Parcel”) contiguous to the corporate limits of the City;

WHEREAS, H. Brooks Warnell, Jr. has submitted a petition requesting annexation of the Parcel to the City; and

WHEREAS, the provisions of Chapter 36 of Title 36 of the Official Code of Georgia Annotated (O.C.G.A. 36-36-20 et seq.) have been complied with;

NOW, THEREFORE, be it ordained by the governing authority of the City of Pembroke in open meeting that:

SECTION 1. The following tract being contiguous to the City of Pembroke and being described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING IN OR BEING IN THE 19TH. G.M.D., BRYAN COUNTY GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NEED LEGAL DESCRIPTION

Is hereby annexed into the City of Pembroke and made a part of said City.

SECTION 2. The Clerk of Council is hereby authorized and directed to file a report on this annexation with the Georgia Department of Community Affairs, the Legislative and

Congressional Reapportionment Office of the General Assembly, and with Bryan County as provided by O.C.G.A. §36-36-3.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ADOPTED THIS ___ DAY OF AUGUST, 2024.

TIFFANY ZEIGLER, MAYOR

ATTEST:

ARLENE HOBBS, CLERK OF COUNCIL

FIRST READING: July 8, 2024

SECOND READING: August 12, 2024

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF PEMBROKE, GEORGIA TO PROVIDE A ZONING DESIGNATION FOR LAND LOCATED WITHIN THE CITY OF PEMBROKE, GEORGIA ON NORTH GEORGIA HIGHWAY 67 WITH PIN 011 025 AND PIN 011 02401 AND LAND PETITIONED TO BE ANNEXED ON NORTH GEORGIA HIGHWAY 67, PEMBROKE, GEORGIA 31321 WITH PIN 011 024; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

WHEREAS, H. Brooks Warnell, Jr. is the owner of one approximate 98.05 acre parcel of land (PIN 011 02401) (the "011 02401 Property") in the corporate limits of the City, and has authorized GSL Cattle Company, LLC, to serve as his agent in rezoning the 011 02401 Property;

WHEREAS, H. Brooks Warnell, Jr. is the owner of one approximate 206.2 acre parcel of land (PIN 011 025) (the "011 025 Property") in the corporate limits of the City, and has authorized GSL Cattle Company, LLC, to serve as his agent in rezoning the 011 024 Property;

WHEREAS, H. Brooks Warnell, Jr. is the owner of one approximate 227.37 acre parcel of land (PIN 011 024) (the "011 024 Property") being in the unincorporated area of Bryan County, Georgia but contiguous to the corporate limits of the City, and has authorized GSL Cattle Company, LLC, to server as his agent in rezoning the 011 024 Property;

WHEREAS, the 011 02401 Property, 011 025 Property and 011 024 Property are collectively referred to as the "Properties";

WHEREAS, H. Brooks Warnell, Jr. has submitted a Petition Requesting Annexation of the 011 024 Property;

WHEREAS, GSL Cattle Company, LLC, as agent for H. Brooks Warnell, Jr. has submitted to the City of Pembroke an "Annexation Rezoning Application" ("Rezoning Petition") requesting rezoning of the Properties;

WHEREAS, the 011 02401 Property and the 011 025 Property are currently zoned R-1 (Residential) pursuant to the zoning classification of the City of Pembroke, Georgia;

WHEREAS, the 011 024 Property is currently zoned RR-1 (Rural Residential) subject to a Conservation Use Valuation Assessment (“CUVA”) pursuant to the zoning classification of Bryan County, Georgia;

WHEREAS, the owner of the Properties, through his agent GSL Cattle Company, LLC has requested the Properties be rezoned and designated as a Planned Unit Development under the Zoning Ordinances of the City of Pembroke (“PUD”) upon annexation of the 011 024 Property into the corporate limits of the City of Pembroke; and

WHEREAS, the Planning and Zoning Commission for the City of Pembroke has recommended to the City Council the approval of the PUD application regarding the Properties petitioned to be annexed and rezoned.

NOW, THEREFORE, be it ordained by the governing authority of the City of Pembroke in open meeting that:

SECTION 1. The Official Zoning Map of the City shall be amended so that the following described area containing 98.05 acre parcel of land more or less with PIN 011 0241, shall, upon the 011 024 Property being annexed into the corporate limits of the City of Pembroke shall upon said annexation shall have the zoning designation of “PUD”:

ALL THAT TRACT OR PARCEL OF LAND LYING IN OR BEING IN THE 19TH. G.M.D., BRYAN COUNTY GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NEED LEGAL DESCRIPTION OF PROPERTY

SECTION 2. The Official Zoning Map of the City shall be amended so that the following described area containing 206.2 acre parcel of land more or less with PIN 011 025,

shall, upon the 011 024 Property being annexed into the corporate limits of the City of Pembroke shall upon said annexation shall have the zoning designation of “PUD”:

ALL THAT TRACT OR PARCEL OF LAND LYING IN OR BEING IN THE 19TH. G.M.D., BRYAN COUNTY GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NEED LEGAL DESCRIPTION OF PROPERTY

SECTION 3. The following described area containing 227.37 acres more or less with PIN 011 024 petitioned to be annexed into the corporate limits of the City of Pembroke shall upon annexation be added to the Official Zoning Map of the City, and the zoning designation for the property shall be “PUD”:

ALL THAT TRACT OR PARCEL OF LAND LYING IN OR BEING IN THE 19TH. G.M.D., BRYAN COUNTY GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NEED LEGAL DESCRIPTION OF PROPERTY

SECTION 4. That the requirements of Sections 9-2 and 9-3 of the Zoning Ordinances and the law in such cases made and provided has been satisfied. An opportunity for a public hearing was afforded anyone having an interest or property right which may have been affected by this zoning amendment, said notice being published in the Bryan County News, on the ____ day of _____, 2024, and on ____ day of _____, 2024 a copy of said notices being attached hereto and made a part hereof.

SECTION 4. This ordinance shall be effective upon the effective date of the annexation of the 011 024 Property into the corporate limits of the City of Pembroke pursuant to O.C.G.A. 36-66-4 and the law in such cases made and provided.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ADOPTED THIS ___ DAY OF AUGUST, 2024.

TIFFANY ZEIGLER, MAYOR

ATTEST:

ARLENE HOBBS, CLERK OF COUNCIL

FIRST READING: JULY 8, 2024

SECOND READING: AUGUST 12, 2024