

Applicant is seeking a rezoning to planned unit development for Parcels #015-008, and #015-062, along Wildwood Church Street, also known as the Wyndham PUD, containing approximately 186 acres.

The full PUD document is provided, along with a Development of Regional Impact (DRI) report from the Coastal Regional Commission. *Please note, there are inconsistencies with the DRI report as it references an outdated City Comprehensive Plan and Regional Land Use maps (correspondence included in packet).* This report provides recommendations, insight, and feedback from regional stakeholders. The DRI is required for Planning Commission review, however the DRI does not approve or deny a project, only provide recommendations or guidance.

Planning Commission recommended to deny this request, by a 3-2 vote.

Bryan County Board of Commissioners

P.O. Box 430 Pembroke Georgia 31321-0430



Phone: (912) 653-5252; Fax: (912) 653-4691

Carter Infinger, Chairman
Noah Covington, District 1
Wade Price, District 2
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Kirk Croasmun, County Engineer
Rileu Johnson, HR Director

October 17, 2023

Chris Benson
City Administrator
353 N. Main St.
PO Box 130
Pembroke, GA 31321

Re: Pembroke Annexations

Dear Mayor Cook,

Bryan County ("County") is in receipt of the City of Pembroke's ("Pembroke") notices of annexation for the following parcels:

- 0151-001 and 015-052 (King Tracts)
- 015-008 and 015-062 (Wildwood Church Tracts)
- 015-003-01 and 015-003-02 (Warnell Farms Tracts)

The County does not object to the annexations, but the County has the following recommendations and/or requests.

CREATION OF UNINCORPORATED ISLANDS – O.C.G.A. §36-36-4

In reviewing the proposed annexation for the King Tracts (See attached maps), it appears unincorporated islands would be created along Ash Branch and Harry Hagan Road. The County is not objecting, per se, but the County will want to discuss delivery of services and road ownership/maintenance (See subsequent headings).

The County does object, however, to parcel 015-070 not being annexed. This parcel is owned by the city of Pembroke ("Pembroke") and according to the Bryan County Tax Assessor records, it is being used for Pembroke Pump Station #3. The County requests Pembroke annex this parcel, as there is no apparent reason for the parcel to remain in unincorporated Bryan County.

Derek Cathcart

From: Thompson, Ryan <thompson.r@tandh.com>
Sent: Tuesday, June 18, 2024 11:29 AM
To: Derek Cathcart
Subject: FW: DRI Status Update for Coastal Georgia RDC, Application ID 4118

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Derek,
Good speaking with you this morning. The below email string has some back-and-forth that I had with Wincy at the CRC related to the mapping they use. I got Simon to send me a link to the maps so I could see some context beyond what the DRI report shows. This is how I realized that the Wyndham property is now showing as developing for Future Development. I highlighted the link that Simon sent me to view these maps. I thought you might like to explore it a bit as well.

Thanks,
RT

Counties



Cities



Future Development



RYAN THOMPSON, PLA, LEED AP | Principal/Landscape Architecture Department Manager
THOMAS & HUTTON
p 912-721-4135 m 912-547-5724

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a 50 Park of Commerce Way | Savannah, GA 31405

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From: Wincy Poon <wpoon@crc.ga.gov>
Sent: Tuesday, June 18, 2024 9:38 AM
To: Thompson, Ryan <thompson.r@tandh.com>
Subject: RE: DRI Status Update for Coastal Georgia RDC, Application ID 4118

Technically yes.....I will start working on putting together an update procedure from our end as well. In the meantime, please let me know if there are other areas in question that you would like me to look into.

Thanks!

Wincy Poon, GISP

GIS Manager | Coastal Regional Commission
Immediate Past President | Georgia Geospatial Association
Phone: (912) 689-7396

From: Thompson, Ryan <thompson.r@tandh.com>
Sent: Tuesday, June 18, 2024 9:36 AM
To: Wincy Poon <wpoon@crc.ga.gov>
Subject: RE: DRI Status Update for Coastal Georgia RDC, Application ID 4118

Ah. That makes sense. So, when the CUVA expires, it would likely become less likely that the entire property is an area requiring special attention.

Thanks a lot as that will help us explain it much better.

RYAN THOMPSON, PLA, LEED AP | Principal/Landscape Architecture Department Manager
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From: Wincy Poon <wpoon@crc.ga.gov>
Sent: Tuesday, June 18, 2024 9:34 AM
To: Thompson, Ryan <thompson.r@tandh.com>
Subject: RE: DRI Status Update for Coastal Georgia RDC, Application ID 4118

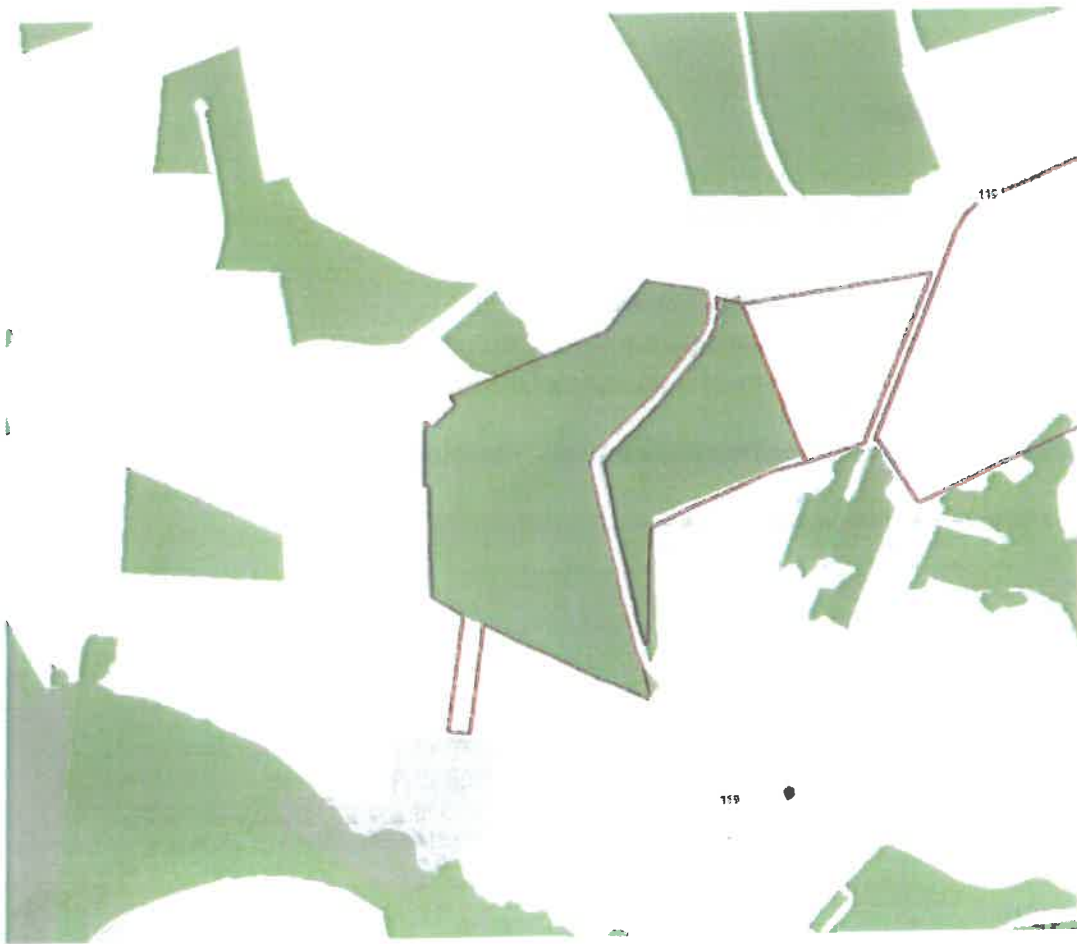
I believe that specific area is in the ARSA data because those two parcels are classified as Conservation Use Rural Land (CUVA).

Wincy Poon, GISP

GIS Manager | Coastal Regional Commission
Immediate Past President | Georgia Geospatial Association
Phone: (912) 689-7396

From: Thompson, Ryan <thompson.r@tandh.com>
Sent: Tuesday, June 18, 2024 8:14 AM
To: Wincy Poon <wpoon@crc.ga.gov>
Subject: RE: DRI Status Update for Coastal Georgia RDC, Application ID 4118

Thank you, Wincy. The reason I asked is because that layer for some reason follows the parcel boundary of DRI 4099 and some adjacent parcels, but beyond the area of floodplain and wetlands that go through it, the rest of this property is very high and dry (planted pines). When the property shows like this, folks against the project use it against approval even though there is an obvious accuracy/data issue. The image below shows what I am talking about for DRI 4099.



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From: Wincy Poon <wpoon@crc.ga.gov>
Sent: Tuesday, June 18, 2024 8:06 AM
To: Thompson, Ryan <thompson.r@tandh.com>
Subject: RE: DRI Status Update for Coastal Georgia RDC, Application ID 4118

Most of these are defined through our Regional Plan: <https://www.coastalrc.ga.gov/regional-plan>

The Areas Requiring Special Attention data does not currently have an update procedure; it is more on a per-request basis.

You are correct about the access link.

Wincy Poon, GISP

GIS Manager | Coastal Regional Commission
Immediate Past President | Georgia Geospatial Association
Phone: (912) 689-7396

From: Thompson, Ryan <thompson.r@tandh.com>
Sent: Tuesday, June 18, 2024 7:58 AM
To: Wincy Poon <wpoon@crc.ga.gov>
Subject: RE: DRI Status Update for Coastal Georgia RDC, Application ID 4118

You don't often get email from thompson.r@tandh.com. [Learn why this is important](#)

Thank you Wincy. I had a similar question about the Areas requiring special attention. I noticed those areas seemed to kind of randomly be identified based and follow parcels instead of big swaths of areas. Do you know anything about that layer? I assume we can access it here: https://portal.segrass.org/crcarcgis/rest/services/Region/Landuse_Planning/MapServer/0

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From: Wincy Poon <wpoon@crc.ga.gov>
Sent: Tuesday, June 18, 2024 7:42 AM
To: Thompson, Ryan <thompson.r@tandh.com>
Subject: RE: DRI Status Update for Coastal Georgia RDC, Application ID 4118

Hi Ryan,

I am so sorry that I just realized I totally missed your email from January.....

The Future Development layer can be accessed here if you want to add it to your own map/overlay:
https://portal.segrass.org/crcarcgis/rest/services/Region/Landuse_Planning/MapServer/2

I am unsure how the data was created initially The data is designed to meet the DCA annual data submission requirement from our end, and hence, is focused more on a regional scale than a local scale. The current update procedure is through local comp plans if the future land use component is included, and through DRIs – areas are changed to Developing when the DRI application is completed, and once a year, we check the estimated completion date listed on the DRI application and change it to Developed if the estimated completion year has passed. Unfortunately, it is challenging for us to track developments past the DRI process unless we are notified somehow. With that, if you and your team find any areas that need updated, please feel free to let us know.

Again, I apologize for missing your email and the super delayed response.

Wincy Poon, GISP

GIS Manager | Coastal Regional Commission
Immediate Past President | Georgia Geospatial Association
Phone: (912) 689-7396

From: Thompson, Ryan <thompson.r@tandh.com>
Sent: Tuesday, June 18, 2024 7:25 AM
To: Simon Hardt <shardt@crc4.onmicrosoft.com>; Wincy Poon <wpoon@crc.ga.gov>
Subject: RE: DRI Status Update for Coastal Georgia RDC, Application ID 4118

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Great. I am in.

Thank you for the very quick response, Simon.

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From: Simon Hardt <shardt@crc4.onmicrosoft.com>
Sent: Tuesday, June 18, 2024 7:20 AM
To: Thompson, Ryan <thompson.r@tandh.com>; Wincy Poon <wpoon@crc.ga.gov>
Subject: RE: DRI Status Update for Coastal Georgia RDC, Application ID 4118

Hi Ryan,

We recently updated our DRI mapping system. Here is the new link: [Development of Regional Impact Map \(arcgis.com\)](#)

Thanks,



Simon Hardt
Planning Manager at Coastal Regional Commission
Phone: (912) 580-7612
Email: shardt@crc.ga.gov
1181 Coastal Drive SW
Darien, GA 31305
coastalrc.ga.gov/planning

From: Thompson, Ryan <thompson.r@tandh.com>
Sent: Monday, June 17, 2024 5:29 PM
To: Simon Hardt <shardt@crc4.onmicrosoft.com>; Wincy Poon <wpoon@crc.ga.gov>
Subject: RE: DRI Status Update for Coastal Georgia RDC, Application ID 4118

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Simon/Wincy,

Good afternoon and I hope you are doing well. I am trying to get access to the mapping again for the Regional Land Use mapping and for some reason I can't anymore. Can you please reshare a link to where I can access the mapping again?

Thanks,
RT

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From: Thompson, Ryan
Sent: Thursday, January 25, 2024 11:03 AM
To: Simon Hardt <shardt@crc4.onmicrosoft.com>; Wincy Poon <wpoon@crc.ga.gov>
Cc: Collins, James <collins.j@tandh.com>; Nichols, Christopher <nichols.c@tandh.com>
Subject: RE: DRI Status Update for Coastal Georgia RDC, Application ID 4118

Thank you, Simon. Greatly appreciated.

Wincy, If this data is available in other formats, I would love to connect you up with our GIS manager, Chris Nichols. This information is very helpful to have and would be nice to be able to overlay with some other GIS information we use to plan.

Thanks,
RT

RYAN THOMPSON, PLA, LEED AP | Principal/Landscape Architecture Department Manager
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From: Simon Hardt <shardt@crc4.onmicrosoft.com>

Sent: Thursday, January 25, 2024 8:27 AM

To: Thompson, Ryan <thompson.r@tandh.com>

Cc: Chris Benson <administrator@pembrokega.net>; james@jamesdasher.com; Collins, James <collins.j@tandh.com>;

Wincy Poon <wpoon@crc.ga.gov>

Subject: RE: DRI Status Update for Coastal Georgia RDC, Application ID 4118

You don't often get email from shardt@crc4.onmicrosoft.com. [Learn why this is important](#)

[Development Regional Impact App \(arcgis.com\)](#)

Let me know if you can access this link. I've copied Wincy Poon, our GIS manager who can help with getting you some more GIS related info.

Thanks,



Simon Hardt

Senior Planner at Coastal Regional Commission

Phone: (912) 580-7612

Email: shardt@crc.ga.gov

1181 Coastal Drive SW
Darien, GA 31305

coastalrc.ga.gov/planning

From: Thompson, Ryan <thompson.r@tandh.com>

Sent: Thursday, January 25, 2024 8:15 AM

To: Simon Hardt <shardt@crc4.onmicrosoft.com>

Cc: Chris Benson <administrator@pembrokega.net>; james@jamesdasher.com; Collins, James <collins.j@tandh.com>

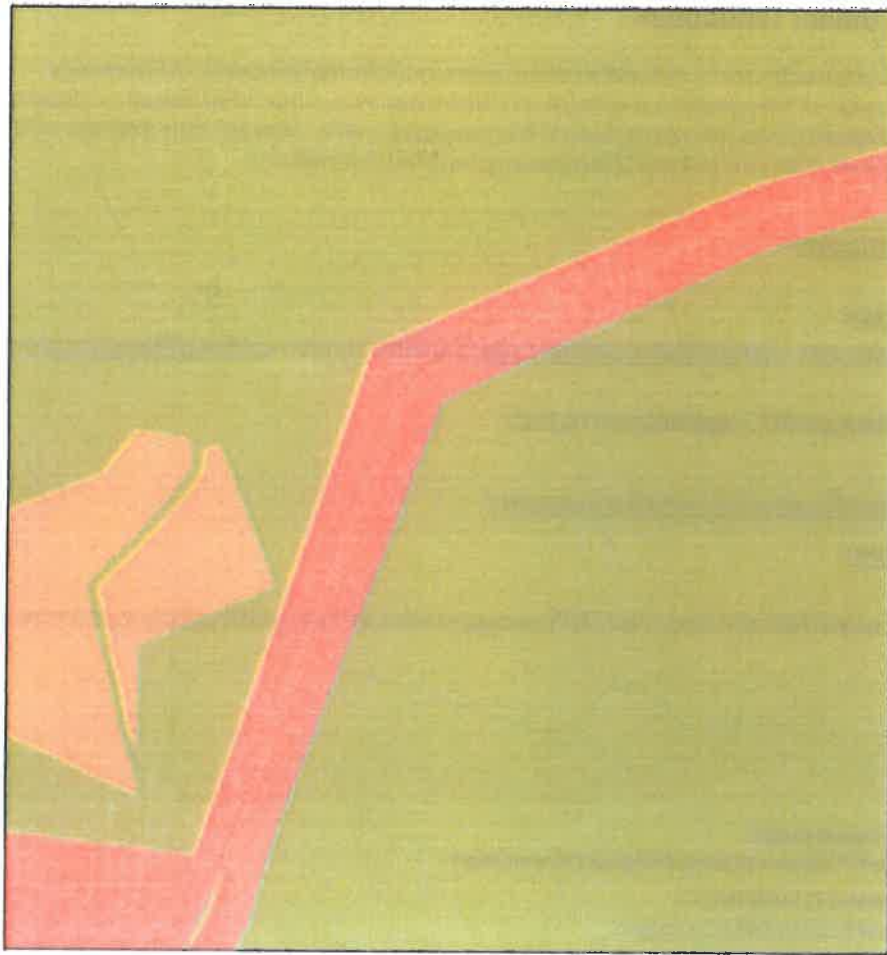
Subject: RE: DRI Status Update for Coastal Georgia RDC, Application ID 4118

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Thanks, Simon.

Quick question, how can we get access to the Regional Land Use Map and some background on how and when it was developed and is updated? I don't think this is a map that most folks know exists and needs to be shared and studied for sure. Can you send us this? Ideally, we would like to get pdfs but also connect up with your GIS folks to get shape files that we can map out as well to help us advise clients on where the state thinks growth should be happening.

CRC DRI 4118 Future Development Map



1/8/2024, 8:27:55 AM

Future Development

- Developed**
- Developing**
- Rural**



ES: NADA, NGA, USGS, FEMA, Can County, Map, Carolina, E2
Topo, GERM, DeltOrange, SeaView, FID, M, 20000, USGS,
DRI, 4118, 150000, 15000, USGS

CRC, DCA
Topo, GERM, DeltOrange, SeaView, FID, M, 20000, USGS,
DRI, 4118, 150000, 15000, USGS

Thanks,
RT

RYAN THOMPSON, PLA, LEED AP | Principal/Landscape Architecture Department Manager

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From: Simon Hardt <shardt@crc4.onmicrosoft.com>

Sent: Thursday, January 25, 2024 7:44 AM

To: Thompson, Ryan <thompson.r@tandh.com>
Cc: Chris Benson <administrator@pembrokega.net>; james@jamesdasher.com
Subject: RE: DRI Status Update for Coastal Georgia RDC, Application ID 4118

You don't often get email from shardt@crc4.onmicrosoft.com. [Learn why this is important](#)
Please see attached.



Simon Hardt
Senior Planner at Coastal Regional Commission
Phone: (912) 580-7612
Email: shardt@crc.ga.gov
1181 Coastal Drive SW
Darien, GA 31305
coastalrc.ga.gov/planning

From: Thompson, Ryan <thompson.r@tandh.com>
Sent: Thursday, January 25, 2024 7:37 AM
To: Simon Hardt <shardt@crc4.onmicrosoft.com>
Cc: Chris Benson <administrator@pembrokega.net>; james@jamesdasher.com
Subject: FW: DRI Status Update for Coastal Georgia RDC, Application ID 4118

You don't often get email from thompson.r@tandh.com. [Learn why this is important](#)
Simon,
Can you please send me a copy of the final DRI report?

Thank you,
RT

RYAN THOMPSON, PLA, LEED AP | Principal/Landscape Architecture Department Manager
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p 912-721-4135 m 912-547-5724
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From: james@jamesdasher.com <james@jamesdasher.com>
Sent: Wednesday, January 24, 2024 5:34 PM
To: Thompson, Ryan <thompson.r@tandh.com>
Subject: FW: DRI Status Update for Coastal Georgia RDC, Application ID 4118

From: DRI System <dcaapps@dca.ga.gov>
Sent: Wednesday, January 24, 2024 5:22 PM
To: Aaron Carpenter <acarpenter@crc.ga.gov>; Chris Benson <administrator@pembrokega.net>; DCA Test User <planning@dca.ga.gov>; james@jamesdasher.com <james@jamesdasher.com>; IBM Test User

<mathew.john@dca.ga.gov>; Jon West <jon.west@dca.ga.gov>; Juli Yoder <juli.yoder@dca.ga.gov>; Karen Saunds <ksaunds@crc.ga.gov>; Mathew John <mathew.john@dca.ga.gov>; Meagan Jones <meaganjones@crc.ga.gov>; Simon Hardt <shardt@crc.ga.gov>; Wincy Poon <wpoon@crc.ga.gov>; Zane Grennell <zane.grennell@dca.ga.gov>; Jon West <jon.west@dca.ga.gov>

Subject: DRI Status Update for Coastal Georgia RDC, Application ID 4118

DRI Application #4118, Warnell Farms PUD, Coastal Georgia RDC, has been updated.

The application status can be reviewed online at
<http://apps.dca.ga.gov/DRI/AppSummary.aspx?driid=4118>.

The application has been certified as complete.



Learn more about our commitment to [fair housing](#).



DCAApps
Georgia Department of Community Affairs
DCAApps@dca.ga.gov

SERVICE DELIVERY STRATEGY – WATER AND SEWER

Based on the water and sewer service map included in the adopted Service Delivery Strategy (“SDS”), water and sewer service is currently provided as follows:

- Parcel 015-062 – Pembroke
- Parcel 015-008 – County
- Parcel 015-003-01 – County
- Parcel 015-003-02 – County
- Parcel 0151-001 – Pembroke
- Parcel 015-052 – Pembroke

Since the County does not currently have water and sewer available in this area, the County recommends Pembroke and the County discuss amending the SDS to include parcels 015-008, 015-003-01, and 015-003-02 in Pembroke service delivery area.

EFFECT OF ANNEXATION UPON COUNTY OWNED PROPERTY – O.C.G.A §36-36-7(C)

Pursuant to the above-referenced code section when a municipality “annexes land on both sides of a county road right of way, the annexing municipality shall assume the ownership, control, care, and maintenance of such right of way unless the municipality and the county agree otherwise by joint resolution.”

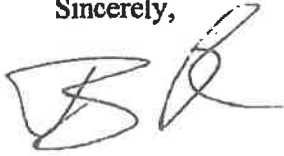
If parcel 015-008 is annexed, property on both sides of a portion of Wildwood Church would be within the city limits of Pembroke (See attached maps). The County’s expectation is Pembroke will assume ownership and maintenance of this portion of Wildwood Church.

For the King Tracts parcels (#015052 and #0151001), if the County and Pembroke agree unincorporated islands are being created and additional parcels should be included in the annexation, the County would expect ownership and maintenance of Lake Drive and portions of Harry Hagan Road to be transferred to Pembroke.

Additionally, for properties annexed into Pembroke but having access from a County-owned and maintained road, the property owner/developer will need to obtain an encroachment permit from the County. As part of the encroachment permit process, the County will require the property owner/developer to enter into a transportation improvement agreement, which will address mitigation requirements for impacts to the County transportation network.

Thank you for your attention to this matter, and the Board of Commissioners and I look forward to hearing from Pembroke.

Sincerely,

A handwritten signature in black ink, appearing to be 'BT' followed by a stylized flourish.

Ben Taylor
County Administrator

BT/alm

cc: Carter Infinger, Chairman Bryan County
Aaron Kappler, County Attorney
Judy Cook, Mayor

Attachments



Location Map City of Pembroke Proposed Annexation for Parcels 0151-001 & 015-052 (King Tracts)



Legend

- Interstate, U.S. & State Highways
- Roads
- City of Pembroke
- Subject Parcels 0151-001 & 015-052
- Already Proposed Tracts
- Parcels

2023-2024
This map is prepared for informational purposes only. It is not intended to be used as a legal document. The City of Pembroke is not responsible for any errors or omissions in this map. The City of Pembroke is not responsible for any damages or losses resulting from the use of this map. The City of Pembroke is not responsible for any actions taken based on the information provided in this map. The City of Pembroke is not responsible for any actions taken based on the information provided in this map.



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: James Dasher (Fetzer Lakes, LLC)
2. Address of Owner / Authorized Agent: 114 Penny Lane, Guyton, Georgia 31312
3. Phone Number: (912) 663-6239
4. Location of property (street number and location with respect to nearby public roads in common use):
2393 SIMS RD, PEMBROKE, GA 31321 and un addressed WILDWOOD CHURCH RD, PEMBROKE,
5. Legal description of property (Parcel ID, name of subdivision, block, lot no., etc., or if none, by metes and bounds):
See attached PUD and annexation petition for full legal description
6. Current Zoning Classification of Property: County RR-1 and A-5
7. Proposed Zoning Classification of Property: City of Pembroke (PUD)
8. Total area of property (acreage or approximate square footage): 186 acres
9. Number of lots: 560

Date Received: _____

Planning Official: _____

*Fee Paid: YES NO Amount: _____

Date Paid: _____ Cash or Ck #: _____



TO: The City of Pembroke (Staff, Planning & Zoning Commission, Mayor, and City Council)
FROM: Ryan Thompson
DATE: May 16, 2024
SUBJECT: Summary of Changes to Wyndham PUD
JOB NO.: 31093.0001

To simplify the City's review of the Wyndham PUD and on behalf of the applicant, Fetzer Lakes LLC, we are providing the following information to summarize the changes between the current proposed PUD and the previously submitted and withdrawn PUD.

- Reduced the maximum number of potential units from 795 (4.3 units per acre) to 560 (3.0 units per acre)
- Eliminated standards for Multifamily (Condos/Apartments) from the development standards table since these types of uses are not allowed with the PUD
- The perimeter buffers around the PUD have been increased from a 25' minimum to a 50' minimum standard. This results in no home sites being planned on the tract adjacent to Sims Road. See Exhibit B for the plan.
- Additional architectural standards have been included. Specifically, the following language has been added to address the City's concern related to the exterior materials used:

"Acceptable exterior materials include natural wood, fiber cement boards (such as Hardie Siding), brick, stucco, and natural or synthetic stone. Material changes on the home's facade should occur at suitable architectural transitions. Fascia, soffits, and other trim materials can be metal or vinyl. The use of aluminum siding, steel siding, plywood-type siding, pressboard, and synthetic stucco is not allowed. With the City's written approval, other exterior building materials may be permitted on a project-by-project or phase-by-phase basis, depending on the request's merits."
- Clarified the ability to be able to reroute Wildwood Church Road and access to the project by including the adjacent property to be annexed, but not included with the extent of the PUD.


RPT



THOMAS
&
HUTTON

WYNDHAM PUD

REZONING APPLICATION

PREPARED FOR:
FETZER LAKES, LLC
114 PENNY LANE
GUYTON, GEORGIA 31312

SUBMITTED TO:
THE CITY OF PEMBROKE, GEORGIA
PLANNING AND ZONING BOARD
AND
CITY COUNCIL

J – 30193.0001

MAY 2024

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AND

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AMENDMENTS TO MAP OR TEXT

This text and the attached exhibits, plans, and associated documents are included to meet the filing requirements of Article V –Section 5-10 and Article IX–Amendments to Map or Text of the City of Pembroke Zoning Ordinance.

SECTION 1

INTRODUCTION AND DESCRIPTION

The Wyndham PUD is located in north Bryan County. The project is located south of Interstate 16 (I-16) and is bisected by the existing Wildwood Church Road. The site is known as Bryan County Parcel Map numbers 015-008 and 015-062. Vehicular access to the property is from Sims Road and a planned reroute of Wildwood Church Road to connect to Georgia Highway 119. Legal Descriptions for the property are provided in **Exhibit "A."**

The total property is approximately one hundred and eighty-six acres (186 AC) consisting of approximately twenty-three acres (23 AC) of freshwater wetlands as indicated on the exhibit titled Aquatic Resources Delineation Exhibit as **Exhibit "C"** to the PUD. The freshwater wetland and other aquatic resources boundaries are approximate. A US Army Corps of Engineers Jurisdictional Determination establishing the boundaries of wetlands will be in place prior to the submittal of any final development permit applications to the City of Pembroke. Any area that is determined to be either non-jurisdictional or is permitted for impacts shall be allowed to be developed based on the associated allowed land uses within that Planning Area. Freshwater wetlands on the property are typical of coastal Georgia. These acreages are based on a preliminary wetlands assessment performed by Resource Land Consultants in the spring of 2023 and are suitable for master plan level planning. However, these acreages are likely to differ from the final surveyed wetland jurisdictional determination as verified by the USACE and the state of Georgia. Therefore, final design plans will incorporate the verified / surveyed wetlands information and not those included herein.

(a) Property Ownership, Legal Description, and Current Use

The Wyndham property is comprised of two tracts.

The Darlene Morgan Tract (PIN 015-062) is located on the north side of and with direct access to Sims Road and contains approximately 4.9 acres. The property is currently partly wooded with an existing single-family mobile home.

The Stubbs Family Farm, LLC Tract (PIN 015-008) contains approximately 181.5 acres and is located directly adjacent and to the north of the Darlene Morgan Tract. Access to the Stubbs tract is via Wildwood Church Road. The property is currently undeveloped fields and forested (planted pine) areas.

Exhibit "A" contains the property surveys, deeds, and legal descriptions.

(b) Intent of the Wyndham PUD

This PUD will be developed with a variety of residential housing types. The variation planned for the residential development will offer residential options within proximity to job creation that is currently happening with the region of southeast Georgia. With the properties easy access to Highway 119 between Interstate 16 and Georgia Highway 280, the property will have convenient access to the two major east/west transportation corridors in the region.

Please refer to **Exhibit "B"** – "Conceptual Land Use Master Plan" for location of the various land use areas within property.

Zoning to PUD, as allowed under Article V – Sec 5-10: of the Pembroke Zoning Ordinance, is necessary to allow the uses, mixture of uses and development standards which will govern

the development of the property. Development, as proposed herein, goes “hand in hand” with the introduction statement of Section 5-10 : PUD, Planned Unit Development, of the Pembroke Zoning Ordinance, which states:

“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.”

(c) Planned Unit Development Process

The Planned Unit Development process is based on the City of Pembroke Zoning Ordinance. The following process will be established for submittal and approval of Wyndham PUD.

- (1) The review and approval of the “Conceptual Land Use Master Plan” (rezoning) by the Pembroke Planning Commission, and subsequently the Pembroke City Council. The “Conceptual Land Use Master Plan” establishes the framework for development of the property over an extended time frame. Land uses, density, environmental quality, and utility service are described in this document.
- (2) Final Development Plans consist of: Preliminary and Final Plats for major subdivisions and Preliminary and Final Site Plans for non-single family residential uses.
- (3) The Final Development Plans will be submitted for approval to the City for each portion/phase of the tract to be developed. The Final Development Plans will describe specific developments in detail as studies and designs are prepared. Specific development standards for individual lot setbacks, buffers, minimum lot area, lot coverage, road design standards, building heights and other development standards shall be in accordance with those established in this document or as amended by the Owner and accepted by The City of Pembroke. Specific subdivisions (final plats) and non-single family residential use site plans will be submitted to the City for development approval. Supporting documentation of the appropriate detail is required at each level of approval.

(d) The “Conceptual Land Use Master Plan” and Development Schedule

The Wyndham PUD is anticipated to be constructed in several phases over a period of approximately 5 to 10 years. Development will occur in accordance with the “Conceptual Land Use Master Plan” (Exhibit B) as set forth in this document or as amended in the future. The “Conceptual Land Use Master Plan” and this text, outline the general scope of the development including number of units, development standards, open space, and other issues.

The "Conceptual Land Use Master Plan" is nonspecific in regard to the final location of specific land uses, lots, buildings, and other elements to allow flexibility in the future. Actual development may yield significantly less density. The goal of the development is to produce a high quality, environmentally sensitive, community. The PUD designation is necessary to accommodate the anticipated mixture of land uses planned for the property while providing an enhanced mechanism to promote responsible planning and development of the property over an extended time frame.

The land use areas indicated on the Conceptual Land Use Master Plan are not intended to be rigid exact boundary lines for future land use and improvements. The boundaries of the PUD may be modified to include adjacent acreage subject to the approval of the City of Pembroke by appropriate petition/application to the City to amend the PUD.

Any applicable conservation or agricultural tax benefits shall remain in place until such time as a particular tract of land is approved for development permits and/or platted for subdivision.

The "Conceptual Land Use Master Plan" (refer to **Exhibit B**) shows a maximum of 350 residential dwelling units within the Low Density Residential (SF1 and SF2), 210 residential dwelling units within the Mid Density Residential (SF3) planning areas. All of which will likely be built in phases over an extended period. Allowed uses within each land use area of the PUD are detailed under Section 2.b – Allowed Land Uses and Development Standards.

The "Conceptual Land Use Master Plan" and the elements of this text seek 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 governmental entity becomes the maintenance responsibility of that entity.

The "Conceptual Land Use Master Plan" and associated PUD text includes variances and/or exceptions to the current City of Pembroke Ordinances, as well as, introduces land uses that may not exist or have different requirements than those found in the current City of Pembroke zoning ordinances. The provisions of the "Conceptual Land Use Master Plan," Exhibits, and Appendices shall apply to development of the Wyndham PUD.

(e) Storm Water Management

Impacts due to stormwater runoff are expected to be minimal. State and local stormwater ordinances shall be complied with for the design and installation of the drainage system for each phase of development. Best Management Practices will be used as appropriate and required to control the impact of stormwater runoff. No significant groundwater recharge areas, water supply watersheds, or protected river corridors exist within the development.

Stormwater collection for the site will consist primarily of pipes, swales, and ditches; which will outfall to a series of interconnected onsite detention ponds. Onsite detention ponds will cover approximately ten percent of the developed acreage. Both water quality and water quantity will be addressed in the site development design for each phase. Water quality will be controlled by allowing solids to settle in the onsite detention ponds before being released from the site. Water quantity will be maintained by sizing the outlets from onsite detention ponds in a manner such that post-development runoff rates do not exceed the pre-development runoff rates for applicable design storms. City of Pembroke, State, and Federal stormwater ordinances will be followed in the design of the stormwater system.

The stormwater management system shall be designed to control the peak discharge generated by the overbank flood protection storm event (25-year, 24-hour storm event), as defined in the latest edition of the Coastal Stormwater Supplement (CSS) to the Georgia Stormwater Management Manual (GSMM), to prevent an increase in the duration, frequency and magnitude of downstream overbank flooding. The stormwater management system is presumed to comply with these criteria if it is designed to provide overbank flood protection in accordance with the information provided in the latest edition of the CSS to the GSMM.

In addition, the stormwater management system shall be designed to safely pass (as a minimum) the peak discharge generated by the extreme flood protection storm event (100-year, 24-hour storm event), as defined in the latest edition of the CSS to the GSMM, to prevent an increase in the duration, frequency and magnitude of downstream extreme flooding and protect public health and safety. The stormwater management system is presumed to comply with these criteria if it is designed to provide extreme flood protection in accordance with the information provided in the latest edition of the CSS to the GSMM.

As part of the development process, the Owner or its assignees will implement Best Management Practices (BMPs) for Storm Water Management as required. The regulatory requirements dictate BMPs be implemented to protect our water bodies to minimize impacts from development. Use of detention lagoons, where possible, is a practice of treating storm water prior to release to the receiving stream in order to meet water quality standards defined by local and state regulations.

(f) Wetlands

Freshwater wetlands on the property are typical of coastal Georgia. Based on an estimate performed by Resource Land Consultants, approximately 13 percent of the property consists of jurisdictional and isolated freshwater wetlands. These wetlands are subject to field verification by the U.S. Corps of Engineers (USCOE). Upon verification, a survey of the jurisdictional wetlands will be performed and a request for a Jurisdictional Determination letter from the USCOE will be submitted.

See Aquatic Resources Delineation **Exhibit "C"**

(g) Utilities

The Wyndham PUD may only be served by extensions of the adjacent City of Pembroke water distribution system and wastewater collection system. Private water or sewer systems will not be allowed. A separate water and sewer agreement will govern the timing and amount of water and sewer capacity allocated to the PUD from the city of Pembroke.

Canoochee EMC and/or Georgia Power will provide Electrical Power.

Other utility services will be provided by legally established entities at the discretion of the Owner provided such are in accordance with the franchising ordinances/licenses of the City of Pembroke.

(h) Site Access and Traffic

The Wyndham PUD will have direct access Sims Road as well as a future direct connection to GA Highway 119 through a planned reroute of Wildwood Church Road within this PUD and the adjacent Warnell Farms, LLC property. Access to Highway 119 final agreements with the adjacent property owner(s) and will be subject to an access encroachment agreement with the GA Dept. of Transportation.

The development will keep available an access / connectivity point to the remainder of the southern portion of the existing Wildwood Church Road. This project will not make a connection to this location, rather it shall be platted as potential future right of way should the City or County need it for future connectivity or improvement purposes.

The final route of all new and rerouted roads will be determined at the time of final site plan approval.

An initial traffic impact analysis was conducted as part of the PUD. The analysis calculated average daily traffic and peak hour traffic that would be generated by the development of the PUD based on the maximum allowable density detailed in Section 2(d) of the PUD. The analysis also approximated the distribution of traffic to existing public roads.

See attached **Exhibit "D"** for Initial Traffic Analysis for Wyndham PUD.

(i) Dedications to The City of Pembroke

(1) Dedication of Roads and Drainage Systems

Except for infrastructure and systems that are specifically agreed to be private and privately maintained, the Owner will construct all roads and drainage systems in accordance with City of Pembroke and/or other applicable standards. Roads and drainage systems which are accessible by the public may either be dedicated to The City of Pembroke or owned and maintained by the community's Property Owners Association (POA) and / or other legally established entity. All drainage conveyance, ditches and ponds shall be owned by the HOA with an easement dedicated to the city. The city will be responsible for the functional maintenance of the infrastructure. The daily groundskeeping, mowing and general upkeep of all landscape areas, athletic fields and other areas will be the responsibility of the HOA. Should any of the residential communities be planned as gated, the Homeowners Association (HOA) must own and maintain the roads and drainage system within the gated community.

(2) Coordination of Water and Wastewater Systems

The proposed water and wastewater system will be designed and constructed to meet or exceed The City of Pembroke Specifications. A future water and sewer agreement between the Owner and/or assigns and the City of Pembroke will dictate the granting of utility easements, construction and ownership of water supply and wastewater conveyance and other terms related to water and sewer utilities.

(j) Restrictive Covenants

Restrictive Covenants will be applied to the property. The Developer will create and record the Restrictive Covenants prior to the sale of subdivided property.

(k) Development Standards

Site development within Wyndham PUD will be controlled by the development standards that are established in Section 2 of this document.

SECTION 2

LAND USE DESIGNATION, DEVELOPMENT STANDARDS, AND DEFINITIONS

(a) Introduction

The proposed Wyndham PUD has been divided into three (3) land use planning areas as indicated on the "Conceptual Land Use Master Plan" included as **Exhibit B**. The Planning Areas are:

Low Density Residential (SF1 and SF2)
Mid Density Residential (SF3)

The "Conceptual Land Use Master Plan" for Wyndham PUD should maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions, and design parameters. Accordingly, the exact location of boundary lines between tracts, the location and size of land uses indicated within tracts and preliminary design concepts for each tract described herein shall be subject to change as phases of the "Conceptual Land Use Master Plan" area are submitted for detailed development review over the life of the development, provided that the maximum densities and other conditions of the Wyndham PUD will be adhered to.

(b) Allowed Land Uses and Development Standards

The following land use as designated for each individual planning area shall be permitted in Wyndham PUD. The purpose of this portion of the PUD document is to state which land uses shall be allowed within individual planning areas of the PUD district; however, allowing these land uses does not obligate the Owner to provide the uses or facilities stated herein. The development standards for each use are outlined in Section 2.(c).

(i) Low-Density Residential areas

This is an area where residential uses shall be predominantly single-family detached residential lots. Individual pods may be developed focusing on single-use or that same pod may be developed where townhomes and single-family detached units are all located on the same street and enjoy the same open spaces/amenities. The maximum density for Low Density shall be 2.3 dwelling units per gross acre (D.U. / G. AC.) applied to the entire planning area, however; clustered, higher density development within individual development tracts or pods is allowed and encouraged. (See section 2.G.(2) for an example density calculation)

Permitted Uses:

- (1) The permitted Uses allowed in Article IV, "R-1" Single Family Residential and "R-2" Two-Family Residential Districts under the City of Pembroke Zoning Ordinance both by right and conditional uses, with the following uses being specifically excluded and not allowed: Manufactured houses.
- (2) Community Recreation
- (3) Home Occupation
- (4) Institutional / Civic / Government Office
- (5) Maintenance Area

- (6) Model Home/Sales Center
- (7) On street and off-street parking
- (8) Open Space
- (9) Roads
- (10) Silviculture
- (11) Traditional and Conventional Neighborhood Single Family Detached, Duplex and Attached Dwellings
- (12) Public and Private Utilities
- (13) Accessory Uses or Structures
- (14) Other future new or unclassified uses, subject to meeting the intent of this planning area and approval by The City of Pembroke.

(ii) Mid Density Residential

The purpose of this land use area is to create an area where, while there is still the opportunity for a diverse mixture of uses, the focus is on providing mid to higher level density, lower maintenance, and high efficiency residential uses. The maximum density shall be 6.0 dwelling units per gross acre (D.U. / G. AC.) applied to the entire planning area, however, clustered, higher density development within individual development tracts or pods is allowed and encouraged. (See section 2.G.(2) for an example density calculation)

Permitted Uses:

- (1) Permitted Uses allowed in Article IV, "B-3" Village Commercial, "R-1" Single Family Residential, "R-2" Two-Family Residential Districts and "R-3" Multi-Family Residential Districts under the City of Pembroke Zoning Ordinance both by right and conditional uses, with the following uses being specifically excluded and not allowed: Manufactured houses and garden apartments.
- (2) Community Recreation
- (3) Family Day Care Home/Assisted Living/Skilled Nursing
- (4) Home Occupation
- (5) Institutional / Civic / Government Office
- (6) Maintenance Area
- (7) Model Home/Sales Center
- (8) Multi-family dwellings
- (9) On street and off-street parking
- (10) Open Space
- (11) Roads
- (12) Traditional and Conventional Neighborhood Single Family Detached, Duplex and Attached (Townhome) Dwellings
- (13) Public and Private Utilities
- (14) Accessory Uses or Structures
- (15) Other future new or unclassified uses, subject to meeting the intent of this planning area and approval by The City of Pembroke.

(c) Wyndham PUD Development Standards Tables

Residential

Land Use Type	Maximum Density Per Tract / Pod	Minimum Lot Width at Setback	Minimum Building Setbacks (from property line or back of curb)	Minimum Open Space Per Development Tract / Pod	*Maximum Impervious Surface per Lot	Minimum Lot Size & Minimum floor area (m.f.a.)	Maximum Building Height
** Single Family Residential (R-1) Zoning Standards	Undefined	100'	Front: 25' Side Interior: 15' Side Street: 20' Rear: 20'	n/a	30% of Lot	12,000 s.f. lot & 1,000 m.f.a.	35'
** Multifamily Family Residential (R-3) Zoning Standards	20 units per acre (16 units per for townhomes)	Apartment s: 150' Townhome s: 5'	Front: 10' Apartments Side Interior: 15' Side Street: 20' Townhomes Side Interior: 0' with 40' minimum building separation Side Street: 20' Rear: 15''	n/a	Apartments: 40% Townhomes: 75%	N/A (0.5 ac. for Townhome)	35'
Single Family Detached	See Section 2-G (12) of this text	40'	Front: 20' Side: 5' Rear: 20'	10%	50% of Lot	5,000 s.f. lot & 1,000 m.f.a.	35'
Single Family Attached (Townhomes & Duplexes) 8 units attached in a row max	See Section 2-G (7) of this text	Townhome s: 16' Duplexes: 30' (60' per building)	Front: 10' Main structure 20' Garage Side: 0' (15' Min. Bldg. Separation) Rear 20'	15%	80%	1,500 s.f. lot & N/A m.f.a.	35'

* Lagoon surfaces to be considered pervious for this calculation.

** Pembroke Zoning District standards are shown for comparison purposes only. The development standards for the Wyndham PUD shall be as shown based on the specific use proposed.

(d) Allowed Density Table

Overall Density for the Wyndham PUD shall not exceed the following:

Wyndham PUD Land Use	Gross Acres	D.U. / Gross Acre	Dwelling Units
Low Density Residential (SF1 and SF2)	+/- 151.1	2.3	350
Mid Density Residential (SF3)	+/- 35.3	6.0	210
TOTAL	+/- 186.4	3.0	560

For planning purposes, projected densities for each area have been estimated. The decreasing of the total number of dwelling units within a planning area below the projected density shall be allowed. The open space and recreational requirements described later in the text shall be provided within these areas.

(e) Density within Planning Areas

- (1) Overall residential density shall include both Detached and Attached Single-Family Residential. Guesthouses shall not count against residential density. Detached guesthouses, "Mother-in-Law" Apartments, carriage houses and Garage Apartments (for rent or not) on the same lot with a single-family unit will be allowed as one structure per lot and the second structure will not be counted against the density cap. Onsite resident managers for commercial unit storage developments, or similar activities, shall not count against residential density.
- (2) Hotel / Inn / Bed & Breakfast Properties, and assisted living, congregate care, and nursing home shall be considered commercial/institutional uses and shall not count as a residential dwelling unit.

(f) Exceptions to the City of Pembroke Zoning and Subdivision Ordinances and Engineering Regulations

Wyndham PUD is a unique, planned residential community. The nature of the development and the creation of the Planned Unit Development provide the opportunity to modify certain portions of the development ordinance(s). This section details the changes to The City of Pembroke Ordinances.

The City of Pembroke Zoning Ordinance

The City of Pembroke Zoning Ordinance shall be considered to be modified in order to allow for development in conformance with standards and uses proposed in this text and land use master plan. The provisions of the Conceptual Land Use Master Plan, Exhibits, and Appendices shall apply to development of the Wyndham PUD.

Specific exception(s) not listed otherwise in this text are:

- Article II Definitions
- For conflicts or duplicated definitions, the definitions with the PUD shall apply.*
- Article III Section 3–26 Off Street Parking and Loading
- This section is modified to allow for the approval of deviations from the parking requirements at the time of preliminary development plan submittal. The applicant shall be responsible for demonstrating why a deviation is warranted. (i.e. size/shape of space, reduction of the number of required spaces, allowance for on–street parking, shared parking, providing gravel or grass paved, etc.)*
- Buffering within the Wyndham PUD shall be provided per the requirements of Section 2.G.(10) – Setbacks and Buffers, as defined herein.*
- Article III Section 3–33 Signs & Sign Ordinance (Appendix B)
- This section is amended to require signage to meet the requirements of the Signage Guidelines provided herein in Appendix in regard to height, size, location, and materials used for signage. The other sections of Article VI, unless amended in the future, shall apply.*
- Article V. Section 5–10(2). Permitted Land Uses within a PUD
- The uses allowed within Wyndham PUD shall be as defined in Section 2.B of this document.*

Subdivision Regulations of The City of Pembroke, Georgia

The City of Pembroke Subdivision Ordinance shall be considered to be modified in order to allow for development in conformance with standards and uses proposed in this text and land use master plan. The provisions of the Conceptual Land Use Master Plan, Exhibits, and Appendices shall apply to development of the Wyndham PUD.

Specific exception(s) not listed otherwise in this text are:

- Section 7.1.6 Trees
- This section shall be amended to read:
"Minimum tree plantings shall meet the requirements of the Landscape Guidelines provided herein in Appendix regarding height, size, location, and species. Street trees within right of ways shall be specifically allowed."*

Section 7.1.12 Street right of way widths

The alternative traditional right of ways sections included in the appendices shall be allowed subject to engineering approval.

This section shall further be amended to read:

"Sidewalks will be placed on both sides of streets, will be approved by the planning commission, and will meet the city engineering standards. Such sidewalks will also run the entire length of the property where the property adjoins any new street (i.e. corner lots must have sidewalks on both streets).

In situations where a paved multipurpose trail or path (min. of 8' width) is provided on one side of a street, the requirement for sidewalk on the other side may be waived at a staff level. Such consideration shall be determined during the site planning and approval process."

Section 7.4 Lots

The lots sizes and development standards (setback, etc.) shall be governed by the PUD text.

Section 7.6 Buffers and Pedestrian Ways

The buffer requirements shall be governed by the PUD text.

(g) Definitions of Land Use Terms and Density Terms

In the absence of a term definition in this text, Article II – Definitions of the City of Pembroke Zoning Ordinance included herein as Appendix A shall apply in the interpretation of this "Conceptual Land Use Master Plan." The locations of land uses are shown on the "Conceptual Land Use Master Plan" and detailed by land use areas in this text.

(1) Community Recreation

This designation allows for the recreational complexes and amenities to serve the Wyndham PUD which may be counted towards the requirements of Open Space and Recreation requirements (Section 2.G.11.e) of this text. Land uses may consist of private and semi-private recreation, indoor and outdoor lighted and unlighted recreation facilities, establishments, and services which include active and passive sports, entertainment facilities, and restaurants serving such public recreational facilities. Community recreation shall not be considered a commercial use and shall not be counted against the overall allowed square footage of non-residential use within the Wyndham PUD. Permitted uses include:

- a) Outdoor recreational facilities including but not limited to:
 - (i) Public and/or private golf courses.
 - (ii) Golf cart storage barn and maintenance facilities.
 - (iii) Swimming pools, pool bath houses and gazebos.
 - (iv) Tennis / pickleball court.
 - (v) Lawn games such as bocce, croquet, volleyball, etc.

- (vi) Multi-use sports fields.
 - (vii) Playgrounds.
 - (viii) Neighborhood parks.
 - (ix) Community parks.
 - (x) Leisure trails and bike trails.
 - (xi) Nature interpretive areas
 - (xii) Other recreational uses.
- b) Recreational buildings including but not limited to uses such as indoor recreation, meeting, assembly, banquet, fitness, and hobby space.
- c) Accessory Structure
- d) Community offices/administration buildings.
- e) Maintenance and storage facilities.
- f) Community service facilities which shall not be considered commercial uses and shall not be counted against the overall allowed acreage for commercial uses within the Wyndham PUD including:
- (i) Public and/or private clubhouses.
 - (ii) Pro shops, snack bars, grills, restaurants, and lounges associated with clubhouses.
 - (iii) Ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.
- (2) Dwelling Units
- a) Gross Dwelling Units Per Acre (DU/G. AC.)
- A calculation which is based on the total residential units of a planning area, divided by the gross acreage of the planning area.
- b) Maximum Development Density (DU / AC.)
- A calculation which is based on the total residential units per individual development tract / pod acreage.
- The Maximum Development Density (DU / AC.) density within any individual development within the SF1, SF2, and SF3 land use areas shall be based on densities allowed under section 2.G.(7) for Multifamily and 2.G.(12) for single-family residential uses.
- Example density calculation:
- Gross Dwelling Units per Acre
(DU/G. AC.) for entire SF3 land use areas:
6.0 DU/G. AC. x 35.3 gross acres = 210 allowed units
- 20 acres of townhomes residential development within SF3

7 D.U. AC x 20 acres = 140 units

Under this development scenario, the remaining units allowed within the SF3 land use area would be: 70 units on 15.3 acres.

- (3) **Institutional/Civic/Government Office**
This designation allows for institutional and civic land uses, which shall be allowed to occur as a mixed use throughout the Property and under all land use classifications. These land uses shall not count against the overall non-residential square footage or residential units allowed for the PUD.
- (a) Civic, cultural, municipal, governmental, educational (public or private), conference centers, research or other similar facilities which may include dormitories or other similar living quarters for students, staff, faculty, and professionals.
 - (b) Churches, synagogues, temples, and other places of worship provided that such uses are housed in a permanent structure.
 - (c) Cemeteries provided that such use does not include a funeral home or crematorium.
 - (d) Medical and health facilities, assisted living facility, nursing home and congregate care facility. Including health care / service facilities for:
 - (i) Elderly
 - (ii) Relief services
 - (iii) Day Care
 - (iv) Hospital
 - (v) Family / individual services
 - (vi) Nursing care
 - (vii) Social assistance
 - (viii) Vocational rehabilitation services
 - (e) Public emergency service facilities, libraries, museums, day care facilities, social/community centers, etc.
- (4) **Lot Width**
The distance between the side lot lines measured at the front building setback line.
- (5) **Maintenance Areas**
The Maintenance Areas will contain the facilities, tools, and equipment necessary to maintain the properties and golf courses. These facilities may be congregated on a central site or located in separate convenient sites for different services such as general community maintenance, golf course maintenance, recreation area maintenance, or individual property regime maintenance.
- Permitted uses include:
- a) Vehicle maintenance.

- b) Storage of vehicles and parts, boats, recreational vehicles, and resident storage units.
- c) Fuel storage.
- d) Shops for woodwork, metalwork, and painting.
- e) Greenhouse, plant propagation areas and holding yards.
- f) Mulching facility and mulch storage.
- g) Storage of chemicals and bulk materials as permitted by law.
- h) Offices associated with community and maintenance.
- i) Other future identified maintenance uses.

- (6) **Model Home/Sales Center**
This designation allows for model homes and office/administrative facilities associated with the primary sale of residential lots and homes. The facility (ies) may be permanent in nature with the model homes being sold as single-family residences in the future or the facility (ies) may relocate from time to time during the period of development to meet the needs of development phasing.

- (7) **Multi-Family Residential**
A development with multiple dwellings on a single property. Units may be single or multiple dwelling units in each building, all of which are located on a single parcel of land. Units may have either private or shared access. Units may be arranged in a variety of configurations including back-to-back, side to side, vertical or any combination thereof. At least 15' shall be provided between buildings containing multiple units and at least 10' shall be provided between buildings containing a single unit. Unit types shall include, but not be limited to: duplexes, townhomes, row-houses, or free standing single units (BTRs). These units may be either fee simple lots or as units of a condominium or other common legal structure. These units shall be developed on a site-specific basis with environmental and adjacent land use concerns being the primary constraint for each site selection. To encourage cluster development, the maximum development density shall be eight (8) DU/AC per individual development tract or pod, provided that the overall gross density of the planning area is not exceeded. (See **Attachment 1** at the end of this section for a graphic example comparing convention and cluster residential development)

Specific minimums and/or maximums for lot area, lot width, lot coverage, and building height maximums are shown in Section 2-(c) "Wyndham PUD Development Standards."

- (8) **Open Space**
- a) A minimum of twenty percent (20%) of total open space for the Wyndham PUD shall be provided and will be calculated from the boundary of the PUD and not on a site-specific basis for each phase of the PUD, individual development, or project. However, a minimum of ten percent (10%) open space must be provided within any individual development / project.

Open space may include:

- (i) Landscape areas.
- (ii) Freshwater wetlands, lagoons, ponds, improvements, lakes, and effluent disposal areas {not to exceed fifty percent (50%) of the total requirement}

- (iii) Wetland and perimeter PUD buffers.
 - (iv) Forest, wildlife preserves/corridors, conservation areas and greenbelts.
 - (v) Garden plots,
 - (vi) Recreation areas include swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, etc.
 - (vii) Public or private regulation or par three golf courses including ancillary facilities such as golf learning centers practice facilities and support facilities.
 - (viii) Pedestrian/bicycle trails.
 - (ix) Internal dissimilar use and PUD perimeter buffers
 - (x) Plazas, courtyards, etc.
 - (xi) Other future identified common / open space uses.
- b) Active recreation that requires the use of developed facilities may be built within the remaining open space requirement. Currently the plans for active recreation amenities include a community pool, pavilion with parking and other associated amenity uses.
- c) Any area(s) or parcel(s) dedicated by the Owner for public use (parks, schools, police and/or fire station(s), etc.) may count towards the overall open space and community recreation with residential development requirements of this section.
- d) Non-tidal wetlands may be used to fulfill up to fifty percent (50%) of the open space requirement. Calculations for such may not exceed fifty percent (50%) of the required open space of either the overall PUD or individual development.
- e) A minimum of seven and one half percent (7.5 %) of the required open space shall be used for community recreation and dedicated for use by all residents. i.e. multipurpose fields, picnic sites, gardens, passive community greens/parks, walking trails, or playground areas. This requirement may be met by providing by creating single or multiple recreation areas that are open to all residents of the PUD or by incorporation of individual recreation areas within a specific neighborhood or community within the PUD.
- f) A minimum of 30% of the required open space must be platted as preserved greenspace with protective covenants or conservation easements placed upon them.

Open Space / Green Space / Recreation requirements:

Gross area = 186.4 acres

Total required open space area = 37.3 acres (186.4 x 20%)

Maximum of 18.7 acres can be preserved wetlands or storm ponds.

Total required green space area = 11.2 acres (37.3 x 30%)

Total required community recreation = 2.8 acres (37.3 x 7.5%)

These requirements may be met by providing PUD wide recreation area that is 2.8 acres that is open to all residents of the PUD or by creating multiple recreation areas within individual residential communities that totals 2.8 acres of recreational area.

- (9) **Roads**
Except for items listed in Section 2.(f) of this document, the Wyndham PUD shall have roads designed to the standards of the City of Pembroke Zoning Ordinance and Subdivision Regulations. Roads indicated on the Conceptual Land Use Master Plan are subject to modification at the time of Preliminary and Final Plat approval based on final lot layout, specific soil conditions, environmental concerns, physical constraints, and design parameters.
- (10) **Setbacks and Buffers**
Internal setback for the Wyndham PUD shall be as shown in the Development Standards Tables, Section 2.(c).

Internal setbacks / buffers between dissimilar uses within the PUD shall be determined based on the proposed plan. The applicant will be required to provide sufficient information pertaining to the proposed internal buffering (including materials and size of buffer) to achieve adequate buffering based on the level of compatibility of the specific land uses being proposed.

Wetlands and salt marsh jurisdictional setbacks / buffers shall apply according to state and federal law throughout the PUD.

Perimeter setbacks and buffer standards shall include:

- a) For property adjacent to the Wyndham PUD setbacks and buffers shall be a minimum of fifty (50') feet. Where the boundary between the Wyndham PUD and the adjacent property is an existing road that will be upgraded and used as part of the community road network system, the required setbacks, and buffers shall be included on the internal side of the PUD adjacent to the existing road. In addition to the required distance, the buffers at an adjacent property shall contain appropriate plant material sufficient to ensure the protection against real or potential incompatibility between adjoining land uses. Existing trees and understory vegetation shall be retained wherever practical with additional plantings as necessary to achieve the required buffer. If sufficient natural vegetation does not exist (i.e.; no natural understory growth), minimum planting standards defined below shall apply. However, there may be instances where site lines into a facility would be desired for visibility from transportation corridors. (Corporate Headquarters, etc.) In such cases, the requirement of plantings within the entire buffer may not be appropriate. Cases such as these will be reviewed on a case-by-case basis.

Areas of buffers without existing vegetation shall plant a minimum of the following for every 100 linear feet:

- a. 3 – 3" caliper canopy trees,
- b. 6 – 2" caliper evergreen understory trees
- c. and 15 – 3-gallon evergreen shrubs

It is encouraged that any buffer that is planted is done in a natural manner versus regularly spaced, uniform plantings. The intent of the buffers is to visually soften the view from the adjacent properties/roads and is not to completely block views.

- b) All required buffer planting may be installed on a phase-by-phase basis as development commences.
- c) Earthen berms are allowed in the buffer zones.
- d) At adjacent ponds, creeks, and wetlands; setbacks and buffers shall comply with all state laws which are in effect at the time of such permitting. Management of the buffers shall be addressed as Development Plans (preliminary plans for major subdivisions) are developed and submitted for approval to the county for each portion of the tract to be developed.

(11) Signage Control
See Appendix and the City of Pembroke Zoning Ordinance.

(12) Single-Family Residential
This designation allows for the development of detached or attached fee simple residential units. To encourage cluster development, the maximum development density shall be five (5) DU/AC per individual development tract or pod, provided that the overall gross density of the planning area is not exceeded. (See **Attachment 1** at the end of this section for a graphic example comparing convention and cluster residential development)

Specific minimums and/or maximums for lot area, lot width, lot coverage, and building height maximums are shown in Section 2-(c) "Wyndham PUD Development Standards."

(13) Traditional Neighborhood Development (TND)

This use allows for the development of a Traditional Neighborhood Development within Wyndham PUD typified by the culture, value and traditions exemplified in the Historic Districts traditional cities in the Southeast. This development is to be a traditional neighborhood, which is characterized by a pedestrian-friendly environment of grid to modified grid streets, neighborhood parks, sidewalks, front porches, alleys, on-street parking, mixed uses, and a tight scale to unify the district.

The traditional neighborhood residential is typically a mixed-use residential development consisting of single-family residential, multi-family residential, recreational, and open space. This land use designation shall be primarily residential. There shall be allowances for mixed-use capabilities (live/work units) as well as an allowance for accessory buildings to have residential capacity (such as garage apartments). Other distinctive features of traditional neighborhoods are:

- (a) Grid or modified grid street pattern
- (b) Reduced Street right of ways – (See Appendix, Section C – Typical Streetscape Sections)
- (c) Narrow streets with driving lanes of 20 to 22' for two-way traffic and 11 to 12' for one-way traffic

- (d) On-street / parallel parking is allowed and encouraged (8' x 22' minimum) and may count towards parking requirement for residential units.
- (e) Privat alleys (20' minimum right of way) are encouraged to provide property owners with vehicular access from the rear of the lot. Where alleys are not practical, front street access shall be allowed provided the garage is located on the side or rear of the lot. (Garages shall be minimum of 10' behind main structure on lot.)
- (f) Reduced minimum curb radii (8 to 10') to slow traffic and increase pedestrian safety. Other design and construction elements such as reinforced fire lanes, etc. may be required in order to allow for such.
- (g) Allowances for street intersections at angles less than 60 degrees and for more than two streets to intersect at public parks, squares, or civic spaces.
- (h) Allowance for accessory buildings that have residential capacity (garage apartments)

(See **Attachment 2** at the end of this section for a graphic example comparing convention and traditional residential development)

- (14) **Trees and Landscaping**
See Appendix and the City of Pembroke applicable ordinances.

An applicant shall have the option to develop a tree master plan for approval that meets the tree coverage requirements of the City of Pembroke for an entire master plan area, therefore, not having to meet the coverage requirement on a lot by lot or individual development parcel basis within the master plan area. This is to encourage the preservation of tree clusters as opposed to requiring extensive plant back or isolated tree preservation on individual development parcels. However, at a minimum, 2 trees shall be provided on any detached single family residential lot and the parking area tree requirements for multifamily and non-residential developments of the Appendix shall be met on each development.

- (15) **Wetlands**
This designation allows the following uses within wetlands: freshwater wetlands and salt marsh on the property shall be those areas over which the US Army Corps of Engineers claim 404 jurisdiction for freshwater wetlands and DNR claims jurisdiction for saltwater marsh. The use of these lands is regulated by the U.S. Army Corps of Engineers (USACOE), the Georgia Environmental Protection Division (EPUD) and the Georgia Department of Natural Resources Coastal Resource Division, and unless restricted via a future memorandum of agreement (MOA) to the contrary, the following are Permitted Uses:

- (a) Open space and buffers.
- (b) Conservation areas.
- (c) Activities in all areas as permitted by the U.S. Army Corps of Engineers (USACOE), the Georgia Environmental Protection Division (EPUD) and the Georgia Department of Natural Resources Coastal Resource Division.
- (d) Disposal of reclaimed water as permitted by EPUD.
- (e) Storm water control and management.
- (f) Boardwalks, trails, bridges, and other permitted structures.
- (g) Forest management.
- (h) Game management/hunting.
- (i) Silviculture.

(16) Utilities

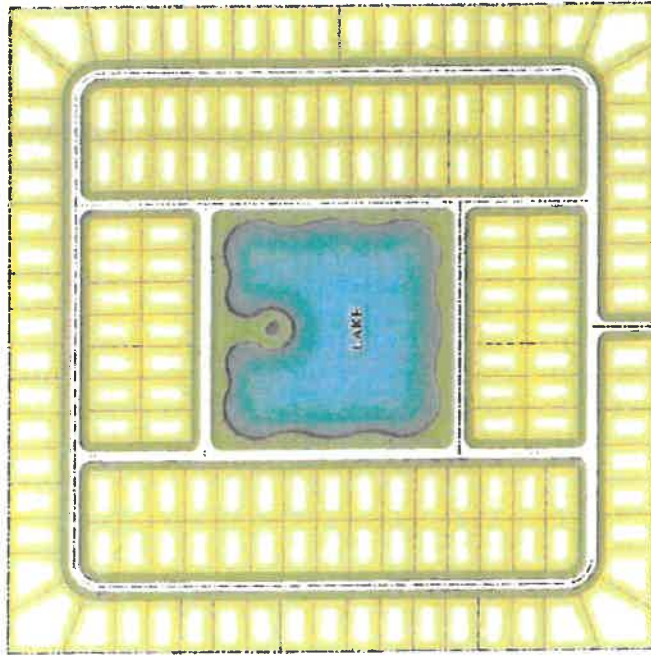
This designation allows for utility service to serve the planning tracts of Wyndham PUD. The following land uses shall be allowed:

- (a) Potable water supply and distribution.
- (b) Wastewater collection, treatment, and disposal.
- (c) Storm water collection, treatment, and detention.
- (d) Individual wells as allowed by law.
- (e) Irrigation.
- (f) Satellite antennas.
- (g) Cable television facilities.
- (h) Telephone facilities.
- (i) Power transmission and distribution.
- (j) Broadband multi-use transmission lines.
- (k) Fiber optic lines.
- (l) Other future identified utility uses.

Certain community-wide infrastructure may be required for the development of a large, master-planned community. This infrastructure may include, but is not limited to the following:

- (a) Arterial streets and primary access roads.
- (b) Water supply.
- (c) Wastewater treatment and effluent disposal.
- (d) Power substations.
- (e) Central telephone facilities.
- (f) Storm water management lagoons.
- (g) Natural gas supply.

In the case of this PUD, the community-wide infrastructure may serve more than one land use area.



CONVENTIONAL SUBDIVISION

TOTAL SITE ACREAGE	50 ACRE
DEVELOPED ACREAGE	50 ACRES
OPEN SPACE PROVIDED	6.1 ACRES
TOTAL DU'S	150 DU'S @ 3.0 DU'S/AC
APPROXIMATE DETENTION REQUIRED (10% OF DEVELOPED ACREAGE)	5.0 ACRES
APPROXIMATE DETENTION PROVIDED	5.1 ACRES
TOTAL LINEAR FEET OF ROAD	8,255 LF



CLUSTER SUBDIVISION

TOTAL SITE ACREAGE	50 ACRES
DEVELOPED ACREAGE	26 ACRES
OPEN SPACE PROVIDED	47.4 ACRES
TOTAL DU'S	150 DU'S @ 3.0 DU'S/AC
MULTI-FAMILY SINGLE FAMILY	100 DU'S
APPROXIMATE DETENTION REQUIRED (10% OF DEVELOPED ACREAGE)	2.6 ACRES
APPROXIMATE DETENTION PROVIDED	2.9 ACRES
TOTAL LINEAR FEET OF ROAD	5,210 LF

CONVENTIONAL NEIGHBORHOOD DESIGN



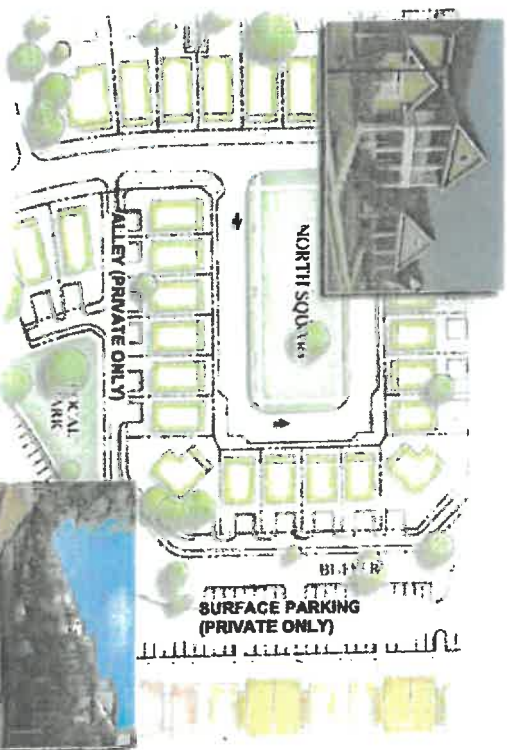
Conventional Residential Overview

Conventional residential neighborhoods will be encouraged to be a component of an open space based master plan. To promote the interconnection of the open spaces, with minimal road crossings, end-of-way should be allowed. Mounting and varied streets shall be encouraged. Open spaces may consist of parks, recreation areas, fitness centers, playgrounds, walking trails, landscaped areas, wetland protection and trails.

Layout and Organization

- The neighborhood in a conventional master planned area will be organized around a system of open spaces linked by trails. Secondary to the open space system should be a hierarchy of roads including primary unthruled spine roads, (primary collection), linked as neighborhood collectors, and local neighborhood streets and cul-de-sacs.
- All home access should be from the street. Changes may be incorporated from the main body of the house, however the existing of the house should emphasize the main mass as the body of the house and the garage as a side property line should be encouraged. Where space limitations do not allow side access garages, the garage may face the street. To minimize the impact of the garage doors, existing of the garage doors is encouraged. Trellises and other architectural enhancements is encouraged to reduce the scale of the garage doors.
- Conventional residential neighborhoods shall offer a variety of the open including:
 - I. Single family detached lots with a 70 minimum lot width.
 - II. Attached townhomes with a 10' minimum lot width.

TRADITIONAL NEIGHBORHOOD DESIGN



Traditional Residential Overview

Traditional residential neighborhoods should be applied by the urban, design characteristics and traditions exemplified in historic Southern cities and towns of the coastal Southeast such as Charleston and Georgetown, SC and Savannah, GA and other communities such as Seattle, WA, Newport in Maine, SC and 17th Village in Mount Pleasant, SC. These communities are characterized by a pedestrian friendly environment of grid or semi grid street patterns. Neighborhoods should have narrow frontage, rear fences, front porches, modest uses and a building scale that is consistent with the surrounding neighborhood. Traditional neighborhoods may include the overall design, single family residential, attached housing and an option for accessory units having residential occupancy.

Layout and Organization

- Traditional residential neighborhoods should be applied by a grid or near gridded system of streets with traditional building setbacks from the all buildings forming the street. Where possible, access lanes, with rear access garages or the back of the lot, shall be provided from the community. Another option will be front street access to a garage provided the garage is located on the side or back of the lot. The front porch neighborhood parks, sidewalks and street trees will enhance the environment of the street which is enclosed by houses, creating a pedestrian friendly, walkable outdoor room.
- Traditional residential neighborhoods shall offer a variety of the open including:
 - I. Single family lots with rear access lanes, a minimum width of 45 feet. Accessory dwelling units/garage units are allowed.
 - II. Single family lots with rear access lanes, a minimum width of 50 feet. Accessory dwelling units/garage units are allowed.
 - III. Attached townhomes, accessory unit and accessory use allowed. Rear access lanes required.
- Building setbacks shall include:
 - I. All buildings should typically be set back perpendicular and parallel to streets.
 - II. All buildings should typically be set back perpendicular and parallel to streets.
 - III. All buildings should typically be set back perpendicular and parallel to streets.
 - IV. All buildings should typically be set back perpendicular and parallel to streets.
- Traditional residential neighborhoods shall offer a variety of the open including:
 - I. Single family detached lots with a 70 minimum lot width.
 - II. Attached townhomes with a 10' minimum lot width.
 - III. Accessory dwelling units/garage units are allowed.
 - IV. Accessory dwelling units/garage units are allowed.
- Building setbacks shall include:
 - I. All buildings should typically be set back perpendicular and parallel to streets.
 - II. All buildings should typically be set back perpendicular and parallel to streets.
 - III. All buildings should typically be set back perpendicular and parallel to streets.
 - IV. All buildings should typically be set back perpendicular and parallel to streets.

THOMAS & HUTTON
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 Savannah, GA 31403-0377 • 912.261.1300
 www.thomasandhutton.com



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WYNDHAM PUD REZONING APPLICATION

EXHIBITS

J – 31093.0001

May 2024



WYNDHAM PUD REZONING APPLICATION

EXHIBIT A LEGAL DESCRIPTION DEEDS BOUNDARY SURVEYS

J – 30193.0001

May 2024

SURVEYED LEGAL DESCRIPTION

"Stubbs Family Farm, LLC Tract"

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:

FROM A POINT OF COMMENCEMENT BEING A PK NAIL FOUND AT CENTERLINE INTERSECTION OF SIMS ROAD AND WINDING WAY ROAD. SAID PK NAIL FOUND ALSO HAVING A GEORGIA STATE PLANE COORDINATE, IN THE EASTERN ZONE, OF NORTH=788638.11' AND EAST=829643.62' NAD 1983. THENCE NORTH 57 DEGREES 37 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 92.80' FEET ALONG THE RIGHT OF WAY OF SIMS ROAD TO A CONCRETE MARKER FOUND WITH THE TOP BROKEN; THENCE NORTH 83 DEGREES 00 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 225.00' FEET ALONG THE NORTHERN RIGHT OF WAY OF SIMS ROAD TO A 1/2 INCH REBAR FOUND; THENCE NORTH 83 DEGREES 03 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 199.95' FEET ALONG THE NORTHERN RIGHT OF WAY OF SIMS ROAD TO A 1/2 INCH REBAR FOUND; THENCE NORTH 07 DEGREES 00 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 1109.75' FEET ALONG THE EASTERN PROPERTY LINE OF CHRISTOPHER S. HOWE TO A 1/2 INCH REBAR FOUND AND THE POINT OF BEGINNING; THENCE NORTH 66 DEGREES 17 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 416.65' FEET ALONG THE NORTHERN PROPERTY LINE OF CHRISTOPHER S. HOWE TO A 1/2 INCH REBAR FOUND; THENCE NORTH 00 DEGREES 48 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 655.27' FEET ALONG THE EASTERN PROPERTY LINES OF JASON MATTHEW QUILL AND ANTHONY AND JOYCE FURNARI TO A CAPPED IRON PIPE SET; THENCE NORTH 01 DEGREES 17 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 427.86' FEET ALONG THE EASTERN PROPERTY LINE OF ANTHONY AND JOYCE FURNARI TO A 1/2 INCH IRON PIPE FOUND; THENCE NORTH 01 DEGREES 17 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 380.50' FEET ALONG THE EASTERN PROPERTY LINE OF STEPHEN WILSON TO A CONCRETE MARKER FOUND; THENCE SOUTH 65 DEGREES 07 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 67.14' FEET ALONG WESTERN PROPERTY LINE OF ROBERT BENTON TO A CONCRETE MARKER FOUND; THENCE NORTH 54 DEGREES 50 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 330.06' FEET ALONG THE SOUTHERN PROPERTY LINE OF ROBERT BENTON TO A CONCRETE MARKER FOUND; THENCE NORTH 20 DEGREES 46 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 358.09' FEET ALONG THE EASTERN PROPERTY LINE OF ROBERT BENTON TO A CONCRETE MARKER FOUND; THENCE NORTH 74 DEGREES 01 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 1555.02' FEET ALONG THE SOUTHERN PROPERTY LINE OF EDWARD S. DENNIS, JR. AND JANICE W. DENNIS TO A CONCRETE MARKER FOUND WITH THE TOP BROKEN; THENCE NORTH 33 DEGREES 47 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 517.20' FEET ALONG THE SOUTHERN PROPERTY LINE OF EDWARD S. DENNIS, JR. AND JANICE W. DENNIS TO A 5/8 INCH REBAR FOUND; THENCE NORTH 33 DEGREES 47 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 129.26' FEET ALONG THE SOUTHERN PROPERTY LINE OF EDWARD S. DENNIS, JR. TO A CONCRETE MARKER FOUND; THENCE SOUTH 77 DEGREES 33 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 193.72' FEET ALONG THE SOUTHERN PROPERTY LINE OF EDWARD S. DENNIS, JR. TO A CONCRETE MARKER FOUND; THENCE SOUTH 78 DEGREES 52 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 437.29' FEET ALONG THE SOUTHERN PROPERTY LINE OF EDWARD S. DENNIS, JR TO A 1/2 INCH IRON PIPE FOUND; THENCE SOUTH 78 DEGREES 21 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 39.91' FEET ACROSS THE ROAD BED OF WILDWOOD CHURCH ROAD TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 78 DEGREES 15 MINUTES 22

SECONDS EAST FOR A DISTANCE OF 244.96' FEET ALONG THE SOUTHERN PROPERTY LINE OF RONALD P. MYRICK AND MARGARET H. BACON MYRICK TO A 2 INCH SQUARE AXLE; THENCE SOUTH 21 DEGREES 53 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 1613.71' FEET ALONG THE WESTERN PROPERTY LINE OF WARNELL FARMS LLC TO A 4 INCH BY 4 INCH CONCRETE MARKER FOUND; THENCE SOUTH 72 DEGREES 45 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 334.78' FEET ALONG THE NORTHERN PROPERTY LINE OF WILLARD LEE TO A 3/4 INCH IRON PIPE FOUND; THENCE SOUTH 65 DEGREES 00 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 1253.23' FEET ALONG THE NORTHERN PROPERTY LINES OF RHONDA AND JAMES R. BARBEE, MARY E. HENDERSON, AND ROY H. AND TERRY H. VANGILLER TO A CONCRETE MARKER FOUND; THENCE SOUTH 00 DEGREES 50 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 1060.48' FEET ALONG THE WESTERN PROPERTY LINES OF ROY H. AND TERRY H. VANGILLER AND WILLIS RAYE ROMANS, JR. AND KIMBERLY ROMANS TO A CONCRETE MARKER FOUND; THENCE SOUTH 00 DEGREES 43 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 194.63' FEET ALONG THE WESTERN PROPERTY LINE OF RICHARD WILLIAMS, JR. TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 00 DEGREES 51 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 12.38' FEET ALONG THE WESTERN PROPERTY LINE OF RICHARD WILLIAMS, JR. TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 00 DEGREES 57 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 54.55' FEET ACROSS THE ROAD BED OF WILDWOOD CHURCH ROAD TO A CONCRETE MARKER FOUND; THENCE SOUTH 00 DEGREES 39 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 269.23' FEET ALONG THE WESTERN PROPERTY LINE OF LOIS EDWARDS TO A CONCRETE MARKER FOUND; THENCE NORTH 65 DEGREES 37 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 525.79' FEET ALONG THE NORTHERN PROPERTY LINES OF KENNETH MURRAY, JAMES VICTOR, AND BLACK CREEK PROPERTIES INC TO A CONCRETE MARKER FOUND; THENCE NORTH 65 DEGREES 40 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 449.52' FEET ALONG THE NORTHERN PROPERTY LINE OF FRANCIS S. AND SUEANN W. NAVICKAS TO A 1/2 INCH REBAR FOUND; THENCE NORTH 65 DEGREES 38 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 523.37' FEET ALONG THE NORTHERN PROPERTY LINE OF BRIAN S. AND SHERYL A. SMITH TO A 1/2 INCH REBAR FOUND; THENCE NORTH 64 DEGREES 40 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 236.40' FEET ALONG THE NORTHERN PROPERTY LINE OF HALEY PIERCE TO A 1/2 INCH REBAR FOUND; THENCE NORTH 64 DEGREES 55 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 210.36' FEET TO A 1/2 INCH REBAR FOUND AND ALSO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD. SAID PROPERTY CONTAINS 181.47 ACRES MORE OR LESS.



3

824 0245

2008 SEP -5 10:11:40

After recording, return to:
Jana S. Hunston
820 SW Bromelia Terrace
Stuart, FL 34997

RECORDING COVER SHEET

Instrument: Quit Claim Deed

Date: June 30, 2008

Grantors: Rex E. Stubbs, individually, and as Trustee of the Rex E. Stubbs Living Trust Under Agreement Dated 8-25-89

Grantee: Stubbs Family Farm, LLC, a Florida Limited Liability Company

P:\DOCS\2437\00002\000136102A.DOC

824 0247 2005-03-11:4:40

Parcel 1:**Exhibit A**

All that certain lot, tract, or parcel of land situate, lying and being in the 19th G.M. District of Bryan County, Georgia, containing 182.83 acres of land, as shown on a plat of survey prepared by R. L. Screws, Georgia Registered Land Surveyor No. 575, dated April 30, 1962, said plat being recorded in the Office of the Clerk of Superior Court of Bryan County, Georgia, in Plat Book C, page 261 (also known as Plat Slide 94, page 261). Said plat of survey is incorporated herein for descriptive and all other legal purposes. Said property, is bounded, now or formerly, as follows: on the north by lands of Edward Dennis, formerly W. K. Smith; on the east by lands of W. D. Warnell, Willard Lee, and Roy H. Vanglier, formerly Kyle Smith; on the south by lands formerly owned by C. C. DeLoach; and on the west by lands formerly owned by Sims; said property is also intersected by a county road known as Wildwood Church Road.

This being the same property conveyed to Rex E. Stubbs by deed from Marcus Stubbs, recorded in the aforesaid Clerk's office in Deed book 3C, page 380; and also the same property known as Map/Parcel No. 015-008.

Parcel 2:

All that certain lot, tract, or parcel of land situate, lying and being in the 19th G.M. District of Bryan County, Georgia, and being described as follows:

Beginning at a point on the northerly boundary of the right of way of a county graded road, commonly known as the Beulah Baptist Church Road, with said point being contiguous with the aforesaid northerly boundary of the right of way of the Beulah Baptist Church Road, within described tract of land, and lands of R. E. Stubbs, and running from said point of beginning North 11° East a distance of 910 feet to a point; thence running North 22° 30' West a distance of 2042 feet to a point; thence running North 60° East a distance of 1748 feet to a point; thence running South 21° 30' East a distance of 2060 feet to a point; thence running South 55° West a distance of 1168 feet to a point; thence running South 48° West a distance of 1146 feet to a point said point being the point of beginning.

Said lot, tract or parcel of land contains 85.28 acres, more or less, and is bound on the North by lands formerly of Gair Woodlands, and now Continental Can Corporation; on the east by lands of R. E. Stubbs; on the south by the Beulah Baptist Church, and on the west by lands of R. E. Stubbs.

Said lot, tract or parcel of land is more particularly described on a plat made by L. D. Bacon, dated August 22, 23, and 29, 1972, and recorded in the office of the Clerk of Superior Court of Bryan County Georgia, in Plat Book G, page 78. Said plat is hereby incorporated by reference for descriptive and all other legal purposes. This being the same property known by Map/Parcel No. 017-001

AND ALSO: All that certain lot, tract, or parcel of land situate, lying and being in the 19th G.M. District of Bryan County, Georgia, containing 688.71 acres of land, as shown on a plat of survey prepared by R. L. Screws, Georgia Registered Land Surveyor No. 575, dated April 20, 1962, said plat being recorded in the Office of the Clerk of Superior Court of Bryan County, Georgia, in Plat Book C, page 260 (also known as Plat Slide 94, page 260). Said plat of survey is incorporated herein for descriptive and all other legal purposes. Said property, is bounded, now or formerly, as shown on said plat. Said property is also intersected by a county road known as Cypress Bay Road.

This being the same property known as Map/Parcel No. 017-002.

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Jane S. Hurston, Esq.
JONES, FOSTER, JOHNSTON & STUBBS, P.A.
801 Maplewood Drive, Suite 22-A
Jupiter, Florida 33458

024 0245

Bryan County, Georgia
Rox E. Stubbs, Trustee

Parcel I. D. No.:

File # 015-2008-001391
Date: 9-9-08

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 30 day of June, 2008, by REX E. STUBBS, individually, and as Trustee of the Rex E. Stubbs Living Trust under Agreement Dated 8-25-89, with full power of sale and disposition, whose post office address is 14551 Glen Cove Drive, #904, Ft. Myers, Florida, 33919, Grantor, and STUBBS FAMILY FARM, LLC, a Florida Limited Liability Company, whose post office address is 820 SW Bromelia Terrace, Stuart, Florida, 34997, Grantee,

WITNESSETH that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Bryan County, Georgia.

See attached Exhibit "A"

"Grantor" and "Grantee" are used for singular or plural, as context requires.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Rex E. Stubbs
Printed Name: Rex E. Stubbs
Cheryl L. Eschenaur
Printed Name: Cheryl L. Eschenaur
Jacquese L. Hurst
Printed Name: Jacquese L. Hurst
Natalie L. Vanderwey
Printed Name: Natalie L. Vanderwey

Rex E. Stubbs
Rex E. Stubbs
Rex E. Stubbs Trustee
Rex E. Stubbs, Trustee of the Rex E. Stubbs Living Trust under Agreement Dated 8-25-89

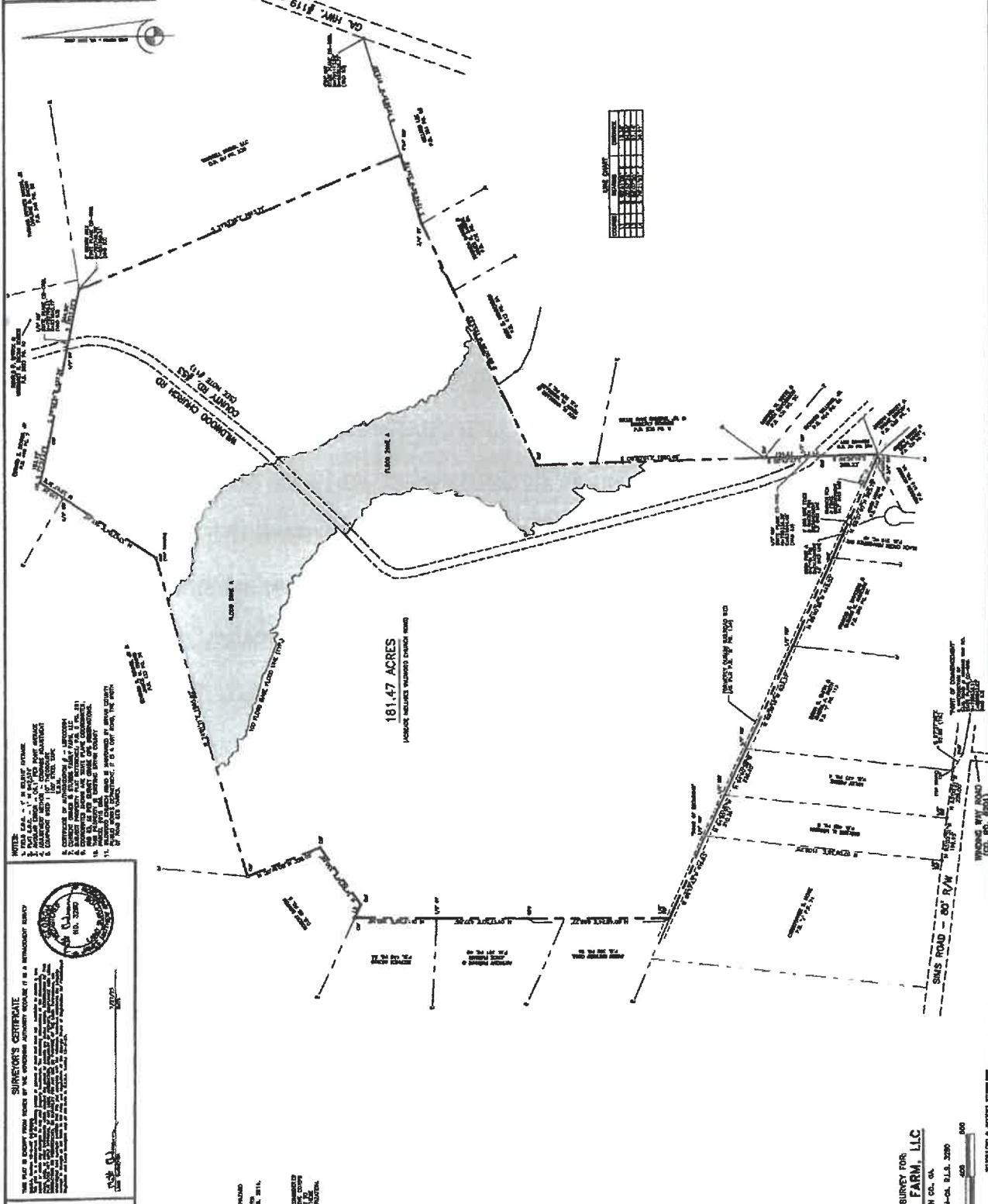
STATE OF FLORIDA Michigan
COUNTY OF LEE- Ottawa

The foregoing instrument was acknowledged before me this 30 day of June, 2008, by REX E. STUBBS, individually, and as Trustee of the Rex E. Stubbs Living Trust Under Agreement Dated 8-25-89, who is personally known to me or who has produced drivers license as identification and did not take an oath.



Natalie L. Vanderwey
Notary Public, State of Florida, Michigan
Print Name: Natalie L. Vanderwey
Commission Number: 11-10-11
My Commission Expires: 3

ISEN, P
P:\0062131\0062131.DOC



NOTES:

- THIS SURVEY IS A RECONSTRUCTION OF THE ORIGINAL SURVEY.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- ALL BEARINGS ARE TRUE BEARINGS.
- ALL CORNERS ARE BENCHMARKS.
- ALL EASEMENTS ARE AS SHOWN ON THE PLAT.
- ALL RIGHTS RESERVED ARE AS SHOWN ON THE PLAT.
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LEGEND:

- BOUNDARY LINE
- EASEMENT
- RIGHT OF WAY
- ROAD
- FENCE
- UTILITY
- WATER
- WOODS
- SWAMP
- ROCK
- SAND
- GRAVEL
- CLAY
- SILT
- LOESS
- COAL
- IRON
- COPPER
- ZINC
- LEAD
- GOLD
- SILVER
- PLATINUM
- DIAMONDS
- JEWELS
- ARTS
- CRAFTS
- COLLECTIBLES
- ANTIQUES
- FURNITURE
- APPLIANCES
- TOOLS
- EQUIPMENT
- VEHICLES
- BOATS
- AIRCRAFT
- REAL ESTATE
- PERSONAL PROPERTY
- ALL RIGHTS RESERVED ARE AS SHOWN ON THE PLAT.

WARRANTY:

I, the Surveyor, warrant that this survey was made by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Georgia.

DEED:

A DEED OF TRUST, dated and recorded as follows: [REDACTED]

ADDITIONAL INFORMATION:

ALL RIGHTS RESERVED ARE AS SHOWN ON THE PLAT.

BOUNDARY RECONSTRUCTION SURVEY FOR STUBBS FAMILY FARM, LLC

LOCATED WITHIN GAIL BROWN CO. GA.

SURVEYED JULY 27, 2023

SCALE 1" = 200'

GRAPHIC SCALE - FEET

0 100 200 300 400 500

DATE OF SURVEY: [REDACTED]

BY: [REDACTED]

FOR: [REDACTED]

STUBBS FAMILY FARM, LLC

181.47 ACRES

LOCATED WITHIN GAIL BROWN CO. GA.

SURVEYED JULY 27, 2023

SCALE 1" = 200'

GRAPHIC SCALE - FEET

0 100 200 300 400 500

DATE OF SURVEY: [REDACTED]

BY: [REDACTED]

FOR: [REDACTED]

STUBBS FAMILY FARM, LLC

181.47 ACRES

LOCATED WITHIN GAIL BROWN CO. GA.

SURVEYED JULY 27, 2023

SCALE 1" = 200'

GRAPHIC SCALE - FEET

0 100 200 300 400 500

DATE OF SURVEY: [REDACTED]

BY: [REDACTED]

FOR: [REDACTED]

SURVEYED LEGAL DESCRIPTION

“Darlene Morgan Tract”

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:

FROM A POINT OF COMMENCEMENT BEING A PK NAIL FOUND AT CENTERLINE INTERSECTION OF SIMS ROAD AND WINDING WAY ROAD. SAID PK NAIL FOUND ALSO HAVING A GEORGIA STATE PLANE COORDINATE, IN THE EASTERN ZONE, OF NORTH=788638.11' AND EAST=829643.62' NAD 1983. THENCE NORTH 57 DEGREES 37 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 92.80' FEET ALONG THE RIGHT OF WAY OF SIMS ROAD TO A CONCRETE MARKER FOUND WITH THE TOP BROKEN; THENCE NORTH 83 DEGREES 00 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 225.00' FEET ALONG THE NORTHERN RIGHT OF WAY OF SIMS ROAD TO A 1/2 INCH REBAR FOUND AND ALSO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 03 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 199.95' FEET ALONG THE NORTHERN RIGHT OF WAY OF SIMS ROAD TO A 1/2 INCH REBAR FOUND; THENCE NORTH 07 DEGREES 00 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 1109.75' FEET ALONG THE EASTERN PROPERTY LINE OF CHRISTOPHER S. HOWE TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 64 DEGREES 55 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 210.36' FEET ALONG THE SOUTHERN PROPERTY LINE OF STUBBS FAMILY FARM, LLC TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 07 DEGREES 00 MINUTES 43 SECONDS WEST FOR A

DISTANCE OF 1044.25' FEET ALONG THE WESTERN PROPERTY LINE OF HALEY
PIERCE TO A 1/2 INCH REBAR FOUND AND ALSO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND
RESTRICTIONS OF RECORD. SAID PROPERTY CONTAINS 4.94 ACRES MORE OR LESS.

BRYAN COUNTY
CLERK OF COURTS

109 0039

00 APR 27 PM 12:02

SOCKO, CLERK
CLERK OF SUPERIOR COURT
BRYAN COUNTY, GA

Return to: A. G. Wells, Jr.
P. O. Box 844
Waynesville, Ga. 31570

STATE OF GEORGIA

COUNTY OF BRYAN

WARRANTY DEED

This indenture made and entered into this 24 day of March, 2000, by and between EDWARD T. MARTIN, of Bryan County, Georgia, hereinafter referred to as Grantor; and DARLENE M. MORGAN, of Bryan County, Georgia, hereinafter referred to as Grantee;

WITNESSETH:

That for and in consideration of the sum of Fifteen Thousand and NO/100 (\$15,000.00) Dollars, and other good valuable consideration, the receipt and sufficiency thereof being hereby acknowledged, GRANTOR does hereby grant, bargain, sell, and convey unto GRANTEE, her heirs and assigns, the following described real property, to wit:

That tract of land situate in the 19th G. M. District of Bryan County, Georgia, containing Five (5.0) acres, being bound on the North by lands of Rex Stubbs; East by lands of Edward T. Martin; South by Sims Road; and on the West by lands of Edward T. Martin. Said parcel of land has such metes, bounds, and location as shown on a plat thereof prepared by A. G. Wells, Jr., G.R.L.S. # 1855, dated March 8, 2000, and recorded in Plat Slide 482, Folio 9 Bryan County Deed Records, said plat being incorporated herein by reference thereto for descriptive and all other purposes.

Bryan County, Georgia
Said Deed Transfer Tax
Date 1/20
Date 3/24/00
D. Zimmerman
Clerk of Superior Court

BRYAN COUNTY
CLERK OF COURTS
00 APR 27 PM 12:02

109 0040

TO HAVE AND TO HOLD unto said Grantee, together with all and singular the rights, benefits, improvements, and appurtenances thereto, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit, and behoof of GRANTEE, DARLENE M. MORGAN, her heirs and assigns, forever, in FEE SIMPLE.

And Grantor, his heirs, administrators, and executors, will FOREVER WARRANT and defend the title to said premises unto Grantee, her heirs and assigns, against the lawful claims of all parties whomsoever.

IN WITNESS WHEREOF Grantor has caused these presents to be made, executed, sealed, and delivered unto Grantee this day and year first above written.

Edward T. Martin (L.S.)
Edward T. Martin, Grantor

Signed, sealed, and delivered
in the presence of:

Annie R. Martin

Witness ANNIE R. MARTIN
Notary Public, Bryan County, GA
My Commission Expires April 21, 2009

Notary Public, State of Georgia

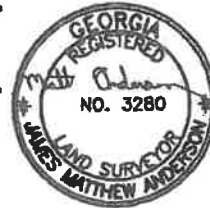
(SEAL) *AK Wells J. Whitson*



SURVEYOR'S CERTIFICATE

THIS PLAT IS EXEMPT FROM REVIEW BY THE GOVERNING AUTHORITY BECAUSE IT IS A RETRACEMENT SURVEY

O.C.G.A. Section 15-6-87 (c)(3)(A)(ii)
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF FUTURE COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



James Matthew Anderson
 LAND SURVEYOR

7/27/23
 DATE:

NOTES:

1. FIELD E.O.C. - 1' IN 93,810' AVERAGE
2. PLAT E.O.C. - 1' IN 382,527'
3. ANGULAR ERROR - 03.6" PER POINT AVERAGE
4. ADJUSTMENT METHOD - COMPASS ADJUSTMENT
5. EQUIPMENT USED : 10" THEODOLITE
 100' STEEL TAPE
 E.D.M.
6. CERTIFICATE OF AUTHORIZATION # - LSF000094
7. CURRENT OWNER IS DARLENE M. MORGAN
8. SUBJECT PROPERTY PLAT REFERENCE: P.B. 489 PG. 9A



LEGEND

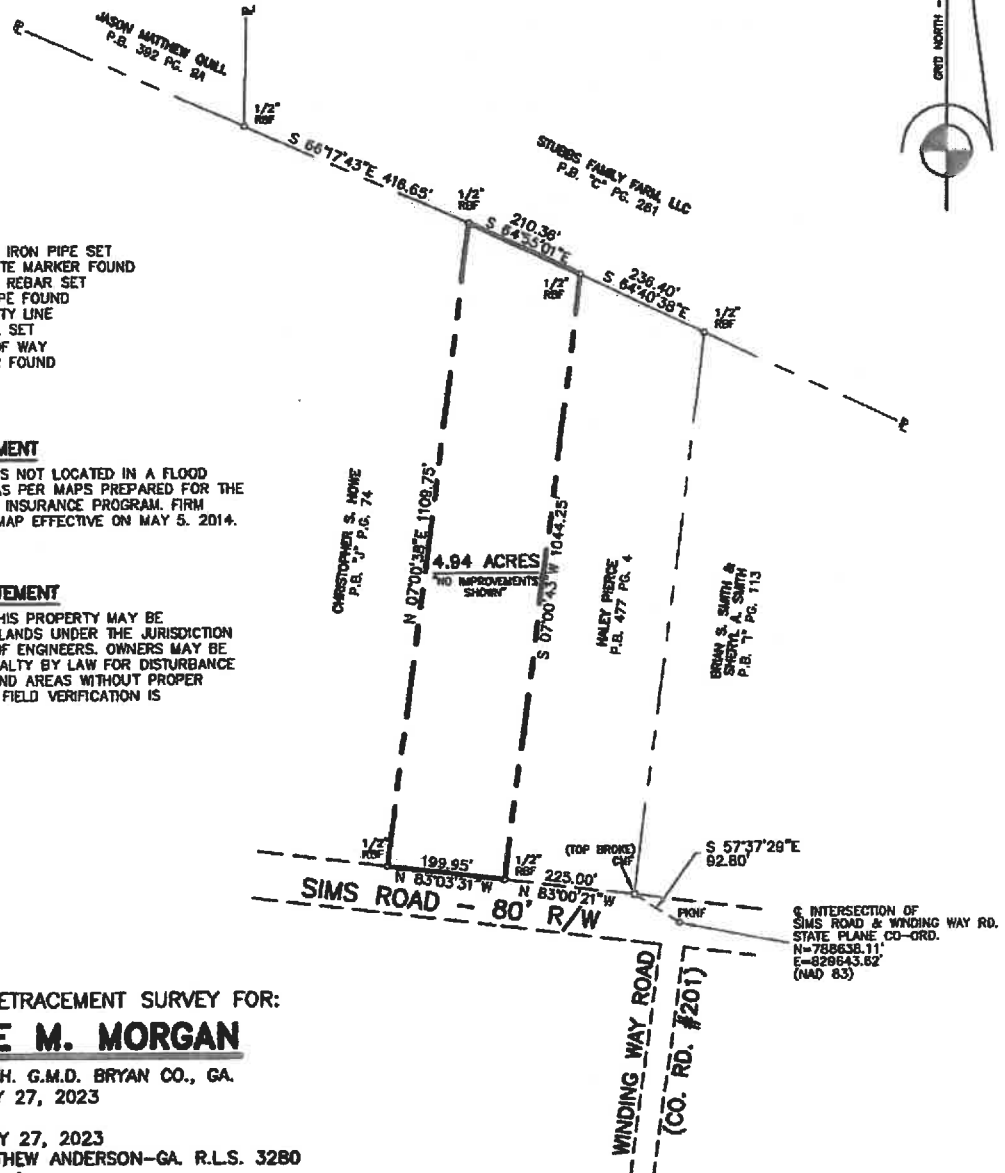
- CIPS - CAPPED IRON PIPE SET
- CMF - CONCRETE MARKER FOUND
- CRBS - CAPPED REBAR SET
- IPF - IRON PIPE FOUND
- ⊙ - PROPERTY LINE
- PKNS - PK NAIL SET
- R/W - RIGHT OF WAY
- RBF - RE-BAR FOUND
- Q/S - OFFSET

FLOOD STATEMENT

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE, AS PER MAPS PREPARED FOR THE NATIONAL FLOOD INSURANCE PROGRAM, FIRM #13029C0065D, MAP EFFECTIVE ON MAY 5, 2014.

WETLAND STATEMENT

A PORTION OF THIS PROPERTY MAY BE CONSIDERED WETLANDS UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. FIELD VERIFICATION IS RECOMMENDED.



BOUNDARY RETRACEMENT SURVEY FOR:
DARLENE M. MORGAN

LOCATION: 19TH. G.M.D. BRYAN CO., GA.
 SURVEYED: JULY 27, 2023

PLAT DATE: JULY 27, 2023
 BY: JAMES MATTHEW ANDERSON-GA. R.L.S. 3280
 SCALE: 1" = 200'



GRAPHIC SCALE - FEET

JN23053.CRD & JN23053-SACRES.DWG

JAMES M. ANDERSON & ASSOCIATES, INC.
 REGISTERED LAND SURVEYORS
 P.O. BOX 894 104 OAK STREET
 STATESBORO, GA. 30459
 PHONE: (912) 764-2002



WYNDHAM PUD REZONING APPLICATION

EXHIBIT B CONCEPTUAL LAND USE MASTER PLAN

J – 30193.0001

May 2024

SITE INFORMATION

APPLICANT
 ENGINEER/PLANNING CONSULTANT
 THOMAS & HUTTON
 C/O MR. JAMES DASHER
 114 PENNY LANE
 GUNTON, GA 31328, USA

PARCEL
 PIN: 015-008, 015-062
 ACREAGE: 186.4 AC

ZONING
 CURRENT: A-S & RR-1 (BRYAN COUNTY)
 PROPOSED: PUD (PEMBROKE)

LAND USE SUMMARY
 (SEE PUD FOR DETAILED SCHEDULES)

AREA	GROSS ACREAGE	MAX GROSS DENSITY ALLOWED	MAX UNITS ALLOWED
SF-2	157.1	2.3 D.U./G.AC	359 D.U.
SF-3	35.3	6 D.U./G.AC	210 D.U.
TOTAL			569 DU

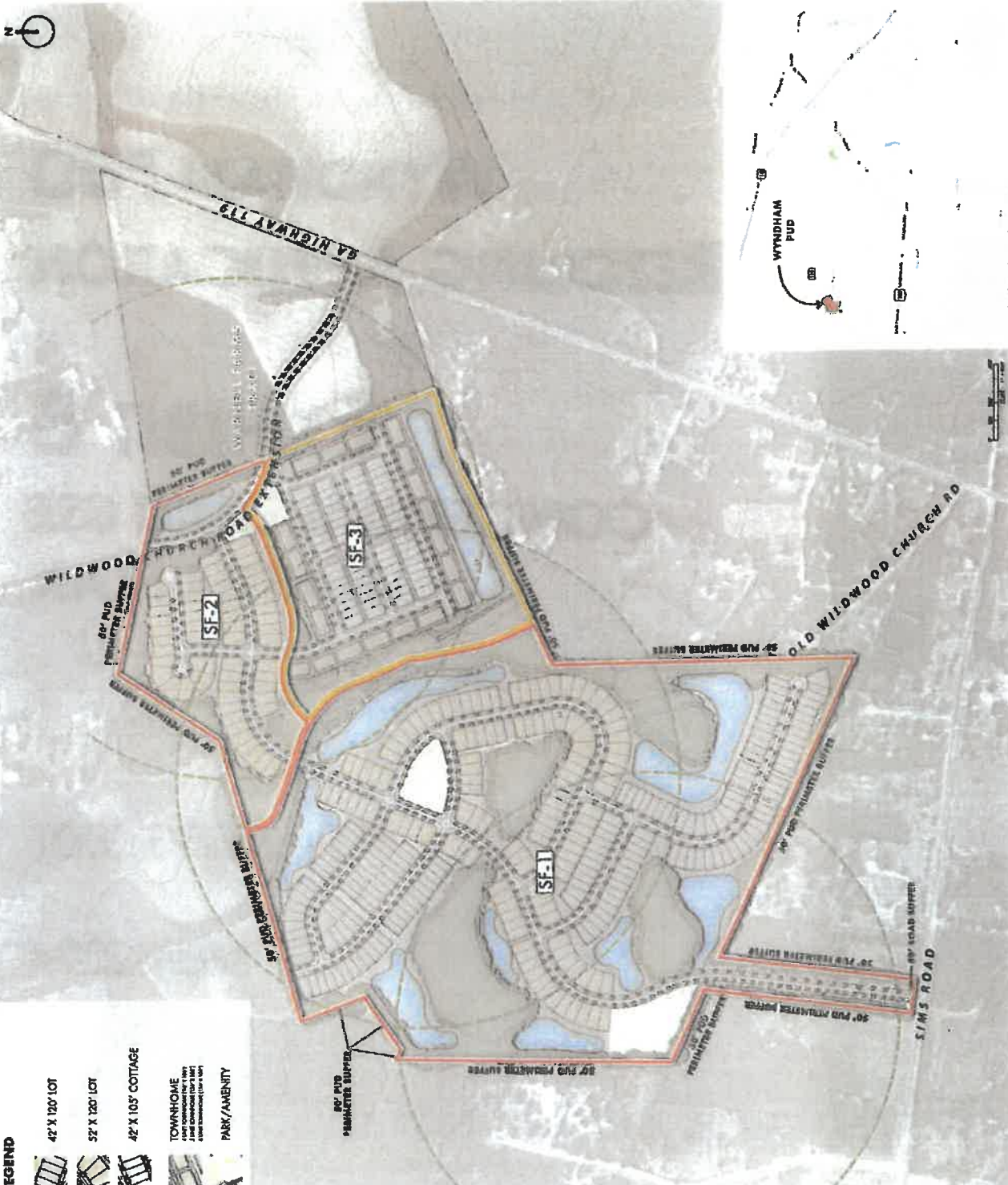
OPEN SPACE/RECREATION/GREEN-SPACE

REQUIRED OPEN SPACE	37.3 AC (186.4 x 0.20)
REQUIRED RECREATION SPACE (75% OF REQUIRED OPEN SPACE)	2.8 AC (37.3 x 0.75)
REQUIRED OPEN SPACE (11.2 AC (37.3 x 0.30) OR 10% OF TOTAL OPEN SPACE)	

FEMA
 FIRM MAP
 THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE AS PER MAPS PREPARED FOR THE NATIONAL FLOOD INSURANCE PROGRAM FIRM #13029C00465D, MAP EFFECTIVE ON MAY 5, 2014.

UTILITIES
 WATER (TO BE PROVIDED BY PEMBROKE)
 SEWER (TO BE PROVIDED BY PEMBROKE)

- NOTES**
- ADDITIONAL ACCESS POINTS/ROADS BEYOND THOSE SHOWN ARE LIKELY AND SHALL BE ALLOWED SUBJECT TO THE PERMITS AND ACCESS STANDARDS OF THE CITY OF PEMBROKE, BRYAN COUNTY AND/OR ODOT AS THE CASE MAY BE
 - PRELIMINARY AQUATIC RESOURCES AS SHOWN ARE BASED ON ASSESSMENTS BY RESOURCE LAND MANAGEMENT, INC. WHO CONDUCTED VISUAL QUALITY ASSESSMENTS AND OTHER ANALYSES. SUCH RESOURCES, INCLUDING MITIGATION, ETC. WILL BE DETERMINED IN THE FUTURE.
 - SEE PUD TEXT FOR LEGAL DESCRIPTION DEFINING THE BOUNDARIES OF THE PUD.



LOCATION MAP 1" = 8,000'

**CONCEPTUAL LAND USE MASTER PLAN
 WYNDHAM PUD
 PEMBROKE, GA**



WYNDHAM PUD REZONING APPLICATION

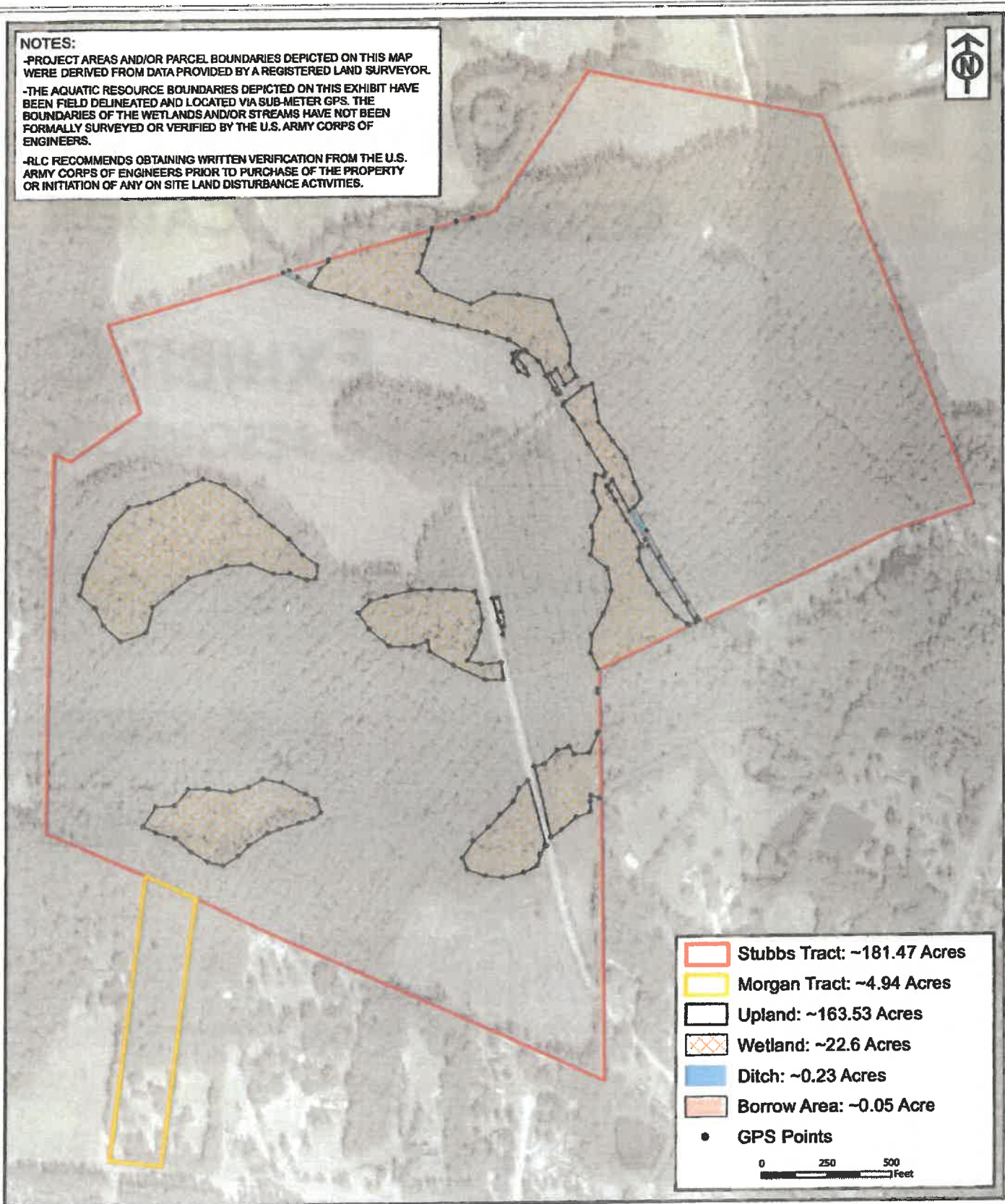
EXHIBIT C AQUATIC RESOURCES

J – 30193.0001

May 2024

NOTES:

-PROJECT AREAS AND/OR PARCEL BOUNDARIES DEPICTED ON THIS MAP WERE DERIVED FROM DATA PROVIDED BY A REGISTERED LAND SURVEYOR.
-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 FORMALLY SURVEYED OR 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.



	Stubbs Tract: ~181.47 Acres
	Morgan Tract: ~4.94 Acres
	Upland: ~163.53 Acres
	Wetland: ~22.6 Acres
	Ditch: ~0.23 Acres
	Borrow Area: ~0.05 Acre
	GPS Points

0 250 500 Feet

RLC Project No.:	22-409.1
Figure No.:	8
Prepared By:	MW
Sketch Date:	8/25/2023
Map Scale:	1 inch = 500 feet

Stubbs and Morgan Tracts
Bryan County, Georgia

Aquatic Resource Delineation Exhibit
Prepared For:
Fetzer Lakes Developments, LLC

RLC
RESOURCE+LAND CONSULTANTS
41 Park of Commerce Way, Ste. 101
Savannah, Georgia 31405
974435956 www.rlc.com



WYNDHAM PUD REZONING APPLICATION

EXHIBIT D

J – 30193.0001

May 2024

THOMAS & HUTTON

50 PARK OF COMMERCE WAY | SAVANNAH, GA 31405
912.234.5300 | WWW.THOMASANDHUTTON.COM

MEMORANDUM

TO: James Dasher
FROM: James J. Collins, P.E.
DATE: May 6, 2024
RE: Trip Generation Calculations for the City of Pembroke Wyndham PUD Rezoning

Introduction

An application for the annexation and rezoning of the three land parcels known as the Stubbs Family Farm and Darlene Morgan Tracts from Bryan County Zoning Districts RR-1 (Rural Residential 1) and A-5 (Agricultural) to Planned Unit Development (PUD) has been filed with the City of Pembroke, GA. The rezoning application for these tracts will be submitted as the Wyndham PUD. Access for the PUD is proposed from Wildwood Church Road, Sims Road and GA Highway 119. Access to GA Highway 119 will be provided by an extension of a proposed Spine Road through the adjacent Warnell Farms property.

The proposed PUD is intended for low density and medium density single family residential development. Table 1 shows proposed land uses and maximum densities based upon current forecasts:

Table 1. Projected Maximum PUD Development

Land Use for PUD Planning Area	Max. Density	Area (acres)	Total
Low Density Residential	2.3 units/acre	151.1	350 units
Medium Density Residential	6.0 units/acre	35.3	210 units

This memo addresses the volume of traffic that would typically be generated by the proposed PUD zoning.

Wyndham PUD Proposed Land Uses

Proposed residential uses include attached and detached single family. Traffic projections for these residential uses are shown in Table 2. The number of residential units is based on the maximum allowable density per the zoning ordinance.

Memorandum to
James Dasher
May 6, 2024
Page 2

Table 2. Projected Traffic Volumes for Wyndham PUD at Maximum Density

Land Use	ADT	AM Peak Hr	PM Peak Hr
Low Density Residential – 2.3 DU/Acre	3,301	245	329
Medium Density Residential – 6.0 DU/Acre	1,512	101	101
Total	4,813	346	430

*ADT = Average Daily Traffic

Roadway Network

As previously stated, Wyndham PUD will have access to Sims Road, Wildwood Church Road and GA Highway 119. Once more detailed lot and roadway layouts are available, a detailed traffic impact analysis will be provided including an approximation of trip distribution to each of the access points.

TRIP GENERATION CALCULATIONS - WYNDHAM PUD

RESIDENTIAL PLANNING AREA AT MAXIMUM DENSITY

ACRES	ITE LAND USE CODE	DESCRIPTION	SIZE (Dwell. Units)	ADT		AM PEAK HOUR			PM PEAK HOUR				
				TRIP RATE	ADT	TRIP RATE	AM TRIPS	TRIPS ENTER	TRIPS EXIT	TRIP RATE	PM TRIPS	TRIPS ENTER	TRIPS EXIT
151.1	220	Single Family Detached Housing (Dwell Units)	350	9.43	3301	0.7	245	61	184	0.94	329	207	122
35.3	221	Single Family Attached Housing (Dwell Units)	210	7.2	1512	0.48	101	25	76	0.48	101	76	25
		Total			4813		346	86	280		430	283	147

* Source: Trip Generation, 11th Edition, ITE, 2021



WYNDHAM PUD REZONING APPLICATION

APPENDIX DESIGN GUIDELINES

J – 31093.0001

May 2024

APPENDIX – DESIGN GUIDELINES – WYNDHAM PUD

The purpose, intent, and objective of these design guidelines are to assist property owners, developers, and designers in the creation of projects that are sustainable as well as aesthetically pleasing in their development patterns. The design guidelines provide an overall framework for the new development within Wyndham PUD and will be used as a tool by project developers, designers, staff, and commissioners to define and guide the design review process that will result in a cohesive and sustainable community that is a source of pride for the current and future residents of Pembroke.

Overall Design Objectives

To promote site design standards that enhance the overall aesthetic appearance of the Wyndham PUD which protect personal property development rights and projects by creating strong community identity through visually cohesive designs and land development practices. This shall be accomplished by encouraging a higher level of design standards which exceed the local code for minimum design compliance. Through the incorporation of human scale design elements which depart from conventional development standards, these guidelines will encourage social interaction between the end users.

Relationship to Local Policies and Ordinances

These design guidelines are intended to work along with the PUD text and other City of Pembroke policies and ordinances. It is understood that some of the guidelines and standards included in this document may conflict with existing local policies and / or ordinances. However, in order to achieve the objectives listed above, the owner, designer and local staff / commission must work together to determine the best solution / resolution to any potential conflicts. Potential conflicts may include: typical standards for rights-of-way, utility locations, pavement, / drive aisle widths, parking configuration, etc.

Organization of these Guidelines

These guidelines will be broken down into the following sections.

APPENDIX – DESIGN GUIDELINES – WYNDHAM PUD

The purpose, intent, and objective of these design guidelines are to assist property owners, developers, and designers in the creation of projects that are sustainable as well as aesthetically pleasing in their development patterns. The design guidelines provide an overall framework for the new development within Wyndham PUD and will be used as a tool by project developers, designers, staff, and commissioners to define and guide the design review process that will result in a cohesive and sustainable community that is a source of pride for the current and future residents of Pembroke.

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Organization of these Guidelines

These guidelines will be broken down into the following sections.

- A- Architectural Guidelines
- B- Signage Guidelines
- C- Landscape Guidelines
- D- Typical Streetscape Sections
- E- Lighting Guidelines

SECTION A – ARCHITECTURAL GUIDELINES

The following standards shall apply to architectural design of Residential structures within the community:

- Acceptable exterior materials include natural wood, fiber cement boards (such as Hardie Siding), brick, stucco, and natural or synthetic stone. Material changes on the home's facade should occur at suitable architectural transitions. Fascia, soffits, and other trim materials can be metal or vinyl. The use of aluminum siding, steel siding, plywood-type siding, pressboard, and synthetic stucco is not allowed. With the City's written approval, other exterior building materials may be permitted on a project-by-project or phase-by-phase basis, depending on the request's merits."
- No home of the same color scheme or elevation plan shall be permitted to be adjacent to a home of such color scheme or elevation plan or on the home directly facing or either side of such across the street. The use of whites, beiges, and grays is not considered a violation of this standard.
- When brick is used it should be used in a traditional manner with standard brick and mortar styles in a horizontal running bond coursing. Solider courses at story changes, use of water tables, and shaped brick are encouraged when utilizing brick as part of the architectural elements.
- Windows shall have exterior trim.
- Shutter Styles – Paneled, Board, or Louvered
 - Shutters may be wood, vinyl or synthetic materials to resemble wood with a minimum thickness of 5/4".
 - Shutter hardware (hinges and shutter dogs) shall be corrosion-resistant
- Garage doors are to be the same color as the siding or trim of the home.
- Roofing Materials to be used shall be Architectural Grade Fiberglass Shingles (30 Year Minimum) and/or Metal Standing Seam or V-Crimp (5v or 8v Crimp).
 - Single Family Detached Homes are required to have a twelve inch (12") minimum overhang.
 - Single Family Attached Homes shall not have restrictions pertaining to roof overhang(s).
- Entries shall be located at the front of the building and connected to a paved driveway or sidewalk by a clearly delineated pedestrian walkway.
- Front home elevations shall not have large expanses of blank walls. This elevation shall be broken up by features such as windows, doors, window reveals, offsets, balconies, projections, recessed or covered entrances, porches or similar elements that comprise not less than 15 percent of the street-facing wall.
- For instances where the home is two story or greater at the garage door, a shed roof or similar feature shall be included in the elevation to break up the elevation.
- All homes will be designed with garages and/or parking pads/driveways are a sufficient depth and/or width for the parking of two vehicles without overhanging the sidewalk.

SECTION B – SIGNAGE GUIDELINES

Signage is often one of the most noticeable elements in a landscape. The very purpose of a sign is to provide needed information to users of a space. However, this information can be provided without having visually competing and obtrusive signage. It is the intent of these guidelines to provide an overview of the signs within the Wyndham PUD that will assist in creating a well-planned solution for way finding and identification within the community. Likewise, there will be sign types or sizes that are not covered within this document. The information provided herein is for standards that can be applied and are not intended to limit or restrict imagination, variety, or innovation in signage design.

GOALS AND OBJECTIVES

- * To develop hierarchies of signage types that will help identify the location and size standards for each sign without limiting creative designs.
- * Improve the visual quality of each site, with consideration to the streetscape which can be easily negatively impacted by poor design.
- * Reduce visual clutter and blight along roadway corridors.
- * Create a sense of place for Wyndham PUD while encouraging individuality and creative design.
- * Develop a human scale that is comfortable in relation to both vehicular and pedestrian users.
- * Encourage signage that is complementary to, not competitive with, the surrounding architecture.

REQUIREMENTS / SETBACKS

- * With the exception of single and double post community directional / informative signage located within a road right of way, all structures including signs must be setback from all utility mains by a minimum of 10 feet.
- * Upon the development of a community seal / name, these elements are encouraged to be incorporated into the signage. If included on a sign, the community logo shall not count towards the overall allowable sign area square footage.
- * The "allowable sign area" shall include the entire area within a circle, rectangle, or triangle enclosing the extreme limits of writing, forming an integral part of the display, or used to differentiate the sign from the background which it is placed against. The necessary supports or uprights which are needed for the sign shall not be included in this area.
- * All signs shall be setback a minimum of 10 feet from a right of way or property line with the exception of signs that are specifically intended to be within the right of way. (i.e. – median signs, directional, information sign, etc.)

PROCEDURES

All sites must submit a master signage program with the application for a sign permit required under the Pembroke Sign Ordinance. The program must include, at a minimum, the following:

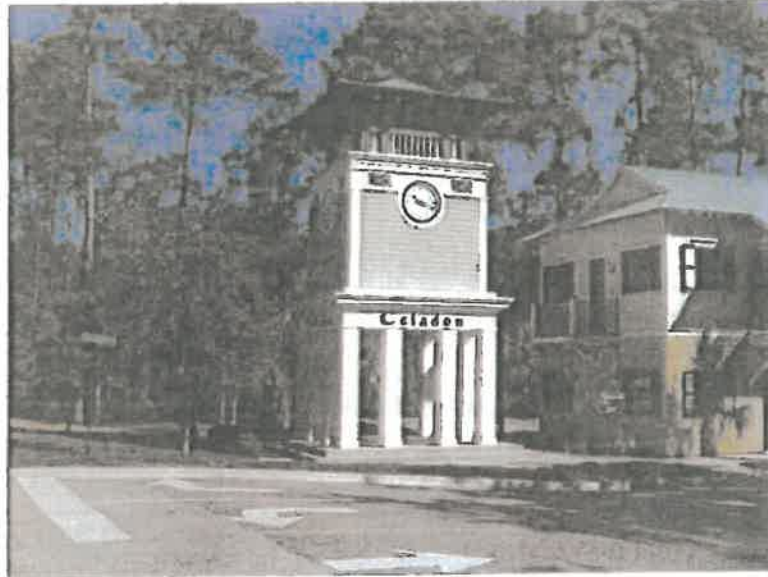
- * Master sign plan which shows the location of each proposed sign. Dimension and label required setbacks.
- * Provide complete signage elevations (dimensioned and labeled) that indicate the proposed text areas, materials, finishes, colors, and a statement regarding how the signage relates to the proposed architecture.
- * For signage mounted to buildings, accurate building elevations show the signage, dimensions, location, text areas, materials, finishes, colors, and a statement regarding how the signage relates to the proposed architecture.
- * Should a variance from these guidelines be requested, the applicant must indicate the location of and specific reason/justification for the variance.
- * Other additional requirements from the applicable sign ordinance.

WYNDHAM PUD COMMUNITY SIGNAGE

The signs within this section will be provided in order to identify Wyndham PUD as a community. They will provide clear directions while also establishing the character and materials that will be used throughout the community.

Sign Types within this Section:

- * Community Markers
- * Large Community Signs
- * Welcome / Lookout Signs
- * Primary Directional
- * Community Banners / Decorative Standards



*

COMMUNITY MARKER

<p>USE:</p> <p>Locates and identifies Wyndham PUD. (Examples: clock / bell towers, obelisks, etc.)</p>	<p>*SIZE:</p> <p>50-foot height</p>	<p>COLORS:</p> <p>To be determined</p>
<p>LOCATIONS:</p> <p>At key entries, project boundaries and along major roadways.</p>	<p>ALLOWABLE SIGN AREA:</p> <p>100 square feet per face (maximum of 4 faces – includes seals and text)</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY:</p> <p>To be determined.</p>	<p>VENEER MATERIALS:</p> <p>Brick, stucco, wood or concrete sidings w/ steel, metal accents and trim or other approved material.</p>	<p>MISC:</p> <p>The master developer will establish a community association that will be responsible for maintenance. Illumination style / type to be determined.</p>

* This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "allowable sign area" shall not be exceeded.



LARGE COMMUNITY SIGN

<p>USE:</p> <p>Identifies Wyndham PUD</p>	<p>*SIZE:</p> <p>20-foot height x 40-foot width</p>	<p>COLORS:</p> <p>To be determined.</p>
<p>LOCATIONS:</p> <p>At key entries, project boundaries and along major roadways.</p>	<p>ALLOWABLE SIGN AREA:</p> <p>250 square feet</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY:</p> <p>To be determined.</p>	<p>VENEER MATERIALS:</p> <p>Brick, stucco, wood, or concrete sidings w/ steel, metal accents and trim or other approved material.</p>	<p>MISC:</p> <p>The master developer will establish a community association that will be responsible for maintenance.</p>

- * This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "allowable sign area" shall not be exceeded.



WELCOME / LOOKOUT SIGN

<p>USE:</p> <p>Identifies Wyndham PUD at entry points of main roads</p>	<p>*SIZE:</p> <p>2-sided triangle sign 8-foot height x 16-foot width – per side.</p>	<p>COLORS:</p> <p>To be determined.</p>
<p>LOCATIONS:</p> <p>Along Belfast Keller Road (FKA Belfast Siding Road) and at other key roads.</p>	<p>ALLOWABLE SIGN AREA:</p> <p>72 square feet / face or side.</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY:</p> <p>To be determined.</p>	<p>VENEER MATERIALS:</p> <p>Brick, stucco, wood, or concrete sidings w/ steel, metal accents and trim or other approved material.</p>	<p>MISC:</p> <p>The master developer will establish a community association that will be responsible for maintenance. Illumination style / type to be determined.</p>

* This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "allowable sign area" shall not be exceeded.



PRIMARY DIRECTIONAL SIGN

<p>USE:</p> <p>Guides vehicles and pedestrians to specific destinations within Wyndham PUD</p>	<p>*SIZE:</p> <p>6-foot height x 10-foot width</p>	<p>COLORS:</p> <p>To be determined</p>
<p>LOCATIONS:</p> <p>Multiple locations as necessary for way finding.</p>	<p>ALLOWABLE SIGN AREA:</p> <p>32 square foot / face.</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY:</p> <p>To be determined.</p>	<p>VENEER MATERIALS:</p> <p>Brick, stucco, wood, or concrete sidings w/ steel, metal accents and trim or other approved material.</p>	<p>MISC:</p> <p>The master developer will establish a community association that will be responsible for maintenance. Illumination style / type to be determined.</p>

* This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "Allowable sign area" shall not be exceeded.



COMMUNITY BANNERS / DECORATIVE STANDARDS

<p>USE:</p> <p>Decorative element located on roadways within Wyndham PUD</p>	<p>*SIZE:</p> <p>7-foot height x 4-foot width</p>	<p>COLORS:</p> <p>To be determined</p>
<p>LOCATIONS:</p> <p>Attached to community light poles along main and secondary roads.</p>	<p>ALLOWABLE SIGN AREA:</p> <p>12.5 square foot (30-inch x 60 inch) per side</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY:</p> <p>Will vary based on selected appropriate roads or circulations.</p>	<p>MATERIALS:</p> <p>Fade resistant fabric panels, metal mountings.</p>	<p>MISC:</p> <p>The master developer will establish a community association that will be responsible for maintenance. Illumination style / type to be determined.</p>

* This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "allowable sign area" shall not be exceeded.

WYNDHAM PUD – NEW DEVELOPMENT SIGNAGE

The signs within this section will be provided by the individual parcel / project developments. There is a strong emphasis on signage for each development / project that echoes the character and materials of the overall Wyndham PUD Community.

Sign Types within this Section:

Residential

Subdivision / Development / Project Entrances Wall Signs
Subdivision / Development / Project Entrances Median Signs



RESIDENTIAL PROJECT ENTRANCES WALL SIGNS

<p>USE:</p> <p>Identifies residential communities within the overall community from major roadways.</p>	<p>*MAXIMUM SIZE:</p> <p>10-foot height x width to be determined based on individual projects.</p>	<p>COLORS:</p> <p>To be determined.</p>
<p>LOCATIONS:</p> <p>Along both sides of residential entrances.</p>	<p>ALLOWABLE SIGN AREA:</p> <p>100 square feet / face</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY:</p> <p>1 per side of each primary entrance and secondary entrance as justified for each neighborhood / development.</p>	<p>VENEER MATERIALS:</p> <p>Brick, stucco, wood, or concrete sidings w/ steel, metal accents and trim or other approved material. Incorporation of the overall Wyndham PUD seal or logo is strongly encouraged.</p>	<p>MISC:</p> <p>Property owner shall be responsible for construction and maintenance of sign. Illumination style / type to be determined.</p>

* This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "allowable sign area" shall not be exceeded.



RESIDENTIAL PROJECT ENTRANCES MEDIAN SIGNS

<p>USE:</p> <p>Identifies residential communities within the overall Wyndham PUD from major roadways.</p>	<p>*MAXIMUM SIZE:</p> <p>10-foot height x width to be determined based on individual projects.</p>	<p>COLORS:</p> <p>To be determined</p>
<p>LOCATIONS:</p> <p>Within median of residential entrances.</p>	<p>ALLOWABLE SIGN AREA:</p> <p>100 square feet / face</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY:</p> <p>1 per primary entrance and secondary entrance as justified.</p>	<p>VENEER MATERIALS:</p> <p>Brick, stucco, wood or concrete sidings w/ steel, metal accents and trim or other approved material. Incorporation of the overall Wyndham PUD seal or logo is strongly encouraged.</p>	<p>MISC:</p> <p>Property owner shall be responsible for construction and maintenance of sign. Illumination style / type to be determined.</p>

* This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "allowable sign area" shall not be exceeded.

WYNDHAM PUD – PROHIBITED SIGNS

The signs within this section are not allowed within Wyndham PUD.

Sign Types within this Section:

Single or Double Pole Mounted Signs

Inflatable Signs

Temporary Product / Advertisement Signs

Internal Lit Awnings

Motion Light Signs

Neon Signage (*Backlight neon signs may be permitted based on conditional approval*)



Temporary Product / Advertisement Sign



Single Pole Mounted Signs

SECTION C- LANDSCAPE GUIDELINES

These guidelines are intended to provide for the protection of the values, character, and environment within Wyndham PUD through the preservation, installation, and maintenance of the landscape. Preserved and planted landscapes provide buffering, erosion control, shade, and cooling effects while preserving and protecting the aesthetic quality of the area.

These guidelines are intended to work in conjunction with, not instead of, the requirements of the City of Pembroke Tree Protection Ordinance. Trees planted to meet these guidelines shall count towards meeting the requirement of the City ordinance and the reverse shall be true. The city ordinance in regard to required planted tree sizes shall take precedent for any items that may be in conflict herein.

GENERAL

- Streetscapes shall include massing of trees, shrubs, and groundcovers at entries, intersections, and focal points.
- All roadsides shall be established with permanent vegetation to minimize the potential of erosion.
- All required canopy / street trees shall have a minimum height of 10 feet and a minimum caliper of 2 inches. All trees shall be contained within a minimum 2-foot radius mulch bed.
- All plant material shall meet or exceed the standards currently recommended by the American Association of Nurserymen, Inc. in the American Standard for Nursery Stock.
- The use of native / drought tolerant plant species is encouraged. Limited turf areas are encouraged.
- The use of plant species that are known to be highly susceptible to disease and/or infestation with pests (insects, fungi, etc.) shall not be allowed.
- The preservation of existing trees is encouraged where possible.
- Landscaping shall not obstruct traffic signs, fire hydrants, or driver's sight lines at driveways and road intersections.
- Landscaping shall not be installed where it will interfere with or alter drainage patterns.
- Planting shall be grouped according to water needs. Trees, shrubs, perennials, wildflowers, and groundcovers should be watered with low volume zones. Turf areas should be watered on separate, increased water demand zones.
- All landscaped areas must have an irrigation system installed which provides 100 percent coverage of all planted areas. If xeriscaping practices are incorporated into the design, this requirement may be reduced to require only the irrigation needed to ensure plant establishment (temporary irrigation). Irrigation systems are encouraged to have an evapotranspiration or rain sensor. Irrigation systems should be well maintained and scheduled to ensure that the wasteful practice of overwater the landscape is avoided.
- The use of invasive plant material shall be prohibited. (see invasive plant list)
- Existing hardwood trees greater than 24-inch dbh shall be considered and preserved to the greatest extent practical.
- A landscape plan prepared by a Landscape Architect registered in the State of Georgia shall be submitted for all developments with the exception of single family residential.

STREET TREES

- It is acknowledged that some development types (natural / conservation, etc.) will have streetscapes where a rigid street tree program is not appropriate. However, where appropriate, street trees may be provided on both sides of roads (except alleys, service roads, etc.) and located within the landscape area between the back of curb and sidewalks (may be in planters or in tree grates within village commercial areas).
- Where used, the spacing shall average 40 feet – 60 feet on center (oc) (final locations may be adjusted based on drives, utilities, etc.)
- See Canopy / Street Tree definition for a list of appropriate species.

NON-RESIDENTIAL USE AND MULTIFAMILY DEVELOPMENTS

- A landscape strip of at least 10 feet in depth shall be provided between buildings and parking spaces, sidewalks, and other vehicular use areas. This area shall be planted with trees, shrubs, groundcovers, and / or sod.
 - This area is not required in the following situations:
 - The rear and sides of buildings which are not generally accessible or visible from the public right of way or to the general public.
 - Areas where it is necessary to have direct access (both vehicular and pedestrian) to the building. (Loading docks, storage areas, etc.)
 - Development types that are creating a pedestrian streetscape with a focus on storefront shopping (Example: Village Commercial)
- A minimum of 10-foot landscape island shall be provided at the end of all parking bays.
- There shall be a maximum of 12 continuous parking spaces without a 10-foot landscape island. (An alternative to this requirement may be proposed if the resulting design meets the shading intent of this requirement)
- All parking areas directly adjacent to public rights-of-way must provide a minimum of five-foot landscape area between the parking and the right-of-way. Evergreen plant material must be installed in these areas to screen parking areas. The use of sod shall be limited in these areas.
- With exception where above ground and/or below ground utilities are proposed and/or exist, all landscape islands shall be planted with at least 1 tree that is considered as a large canopy (See Canopy / Street Tree definition for a list of appropriate species). Two palms shall count as one shade tree within a maximum of 50 percent of the parking islands.
- Curbing, wheel stops, etc. shall be required in order to protect landscape areas from vehicular encroachment.
- All refuse / recycling areas must be screened on all sides and gated.
 - Gates shall not be in view of public streets.
 - Screen shall include a masonry wall and landscaping to lessen its visual impact.

SINGLE FAMILY RESIDENTIAL DEVELOPMENTS

- Each single-family lot shall have a minimum of two trees at the time of certificate of occupancy issuance. A minimum of one of these must be in the front yard.
 - Trees must be a minimum height of 10 feet and caliper of 2 inches.
 - Trees must be a species that is non-exotic and tolerate of the local growing conditions.
 - Preserved existing trees may be used to satisfy this requirement.

BUFFERS

- Buffers shall comply with the requirements of Setbacks and Buffers section of the Wyndham PUD text.
- Existing and / or planted plant material may be used to satisfy the buffer requirements.
- Buffer areas may be thinned and / or selectively under brushed provided that adequate buffering is maintained. Additional planting(s) may be required.
- Buffer plantings are encouraged to limit plant material to regional native species.

DEFINITIONS

Access way: the means of ingress and egress to a parcel from a right-of-way.

Canopy / Street Tree: the following list of trees is a general representation of the type of tree that would be appropriate for use as Canopy or Street trees. (This list is not a comprehensive list of all trees that may be considered. Alternate species may be proposed, provided that the proposed alternate is an industry accepted tree that grows to a size and form appropriate for use as a canopy or street tree).

Oaks (Live, Laurel, Southern Red, Shumard, Willow, etc.)
Maples (Red, Sugar, etc.)
Elms (Allee, Drake, etc.)
Southern Magnolia
Tulip Poplars
Sycamore
Palms with clear trunks over 12 feet in height

Diameter breast height (DBH): the diameter of a tree trunk measured 4 ½ feet above the adjacent grade.

Parking Spaces: the spaces used by employees and/or visitors/users of a building or used on parcel. Loading spaces/zones, fire lanes, truck courts, trailer storage, etc. shall not be considered as a parking space.

Ground cover: low growing plants that are intended to be planted in a manner that will form a solid cover over the ground when mature.

Invasive Plant Species:

Chinese Tallow Tree (*Triadica sebifera*)
Chinese Wisteria (*Wisteria sinensis*)
Japanese Honeysuckle (*Lonicera japonica*)
Privets (*Ligustrum species*)
Chinaberry (*Melia azedarch*)
Thorny Eleagnus (*Eleagnus pungens*)
Non-clumping Bamboo (*Phyllostachys species*)
Chinese Wisteria (*Wisteria sinensis*)
Climbing Fern (*Lygopodium japonicum*)
Water Hyacinth (*Eichhornia crassipes*)
Lotus (*Nelumbo species*)
Purple Loosestrife (*Lythrum salicaria*)
Alligatorweed (*Alternanthera philoxeroides*)

Kudzu (Pueraria montana)

Landscape Island: a minimum of 10 feet wide by 18 feet deep area that is to be used for landscaping either located at the end of a parking bay or internal to parking field. This area is used to guide vehicular movement and prevent an open and barren parking lot.

Landscaping: includes materials that are commonly used within a landscape. These materials may include, but are not limited to, grasses, turf / sod, shrubs, trees, palms, vines, hedges, and hardscape materials that include, but are not limited to, mulches (rocks, pebbles, pine straw, wood chips, etc.), walls and fencing. Paved areas are not included within this definition.

Mulch: a material which is spread over bare ground in order to hinder and control erosion and weed growth.

Native Plant Species: vegetation which is indigenous to the Southeastern region of the United States.

Shrub: a low, several-stemmed woody plant. (Includes both evergreen and deciduous)

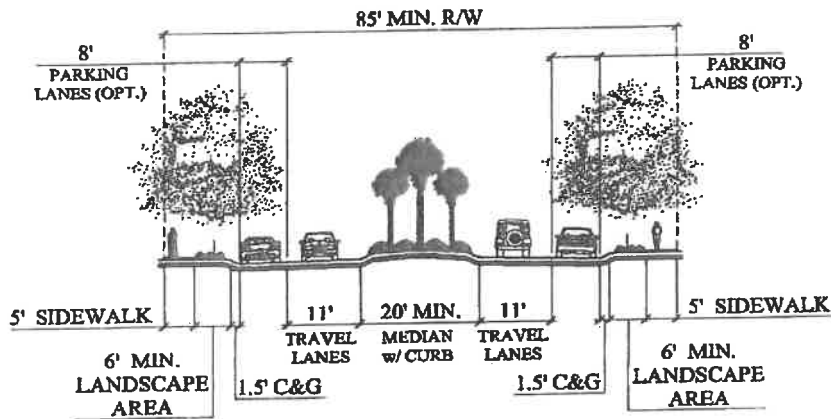
Tree: a woody plant which is self-supporting and has at least one stem that will grow to a minimum mature height of 20 feet.

Vine: a woody or herbaceous plant whose stem requires support and climbs by twining, aerial rootlets, or tendrils.

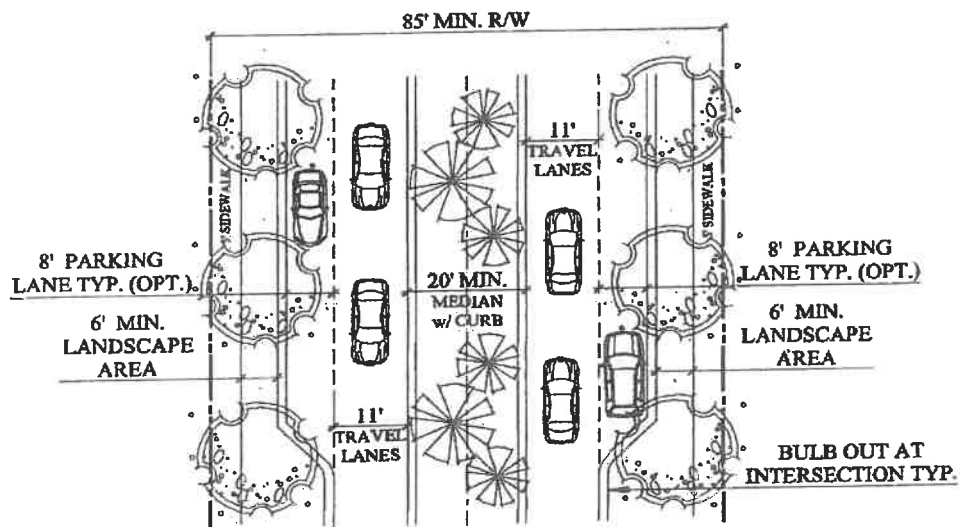
Xeriscaping: a method of landscaping in which the goal is to minimize the need for additional watering (irrigation) by using appropriate plant materials, efficient watering systems and proper mulching / maintenance practices.

SECTION D – TYPICAL STREETSCAPES

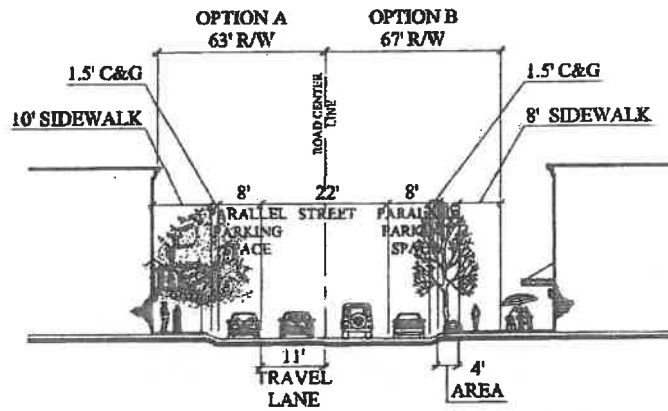
The following drawings represent some of the potential streetscapes that may be included in the Wyndham PUD.



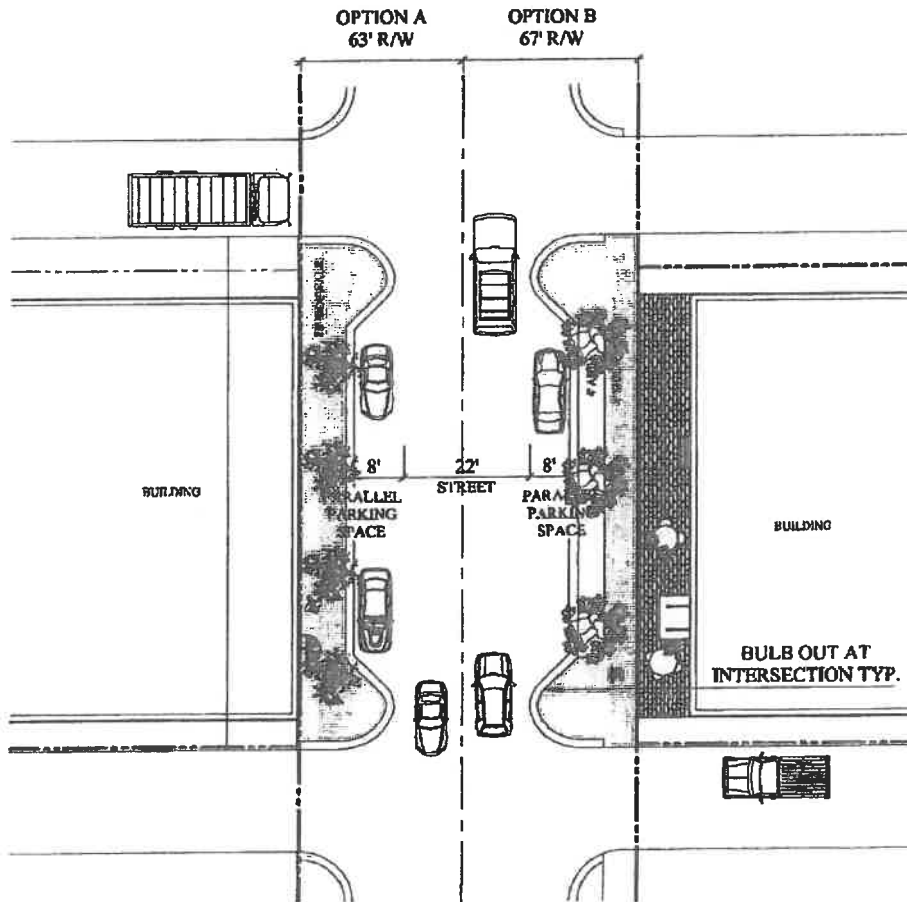
TND BOULEVARD Streetscape - SECTION VIEW



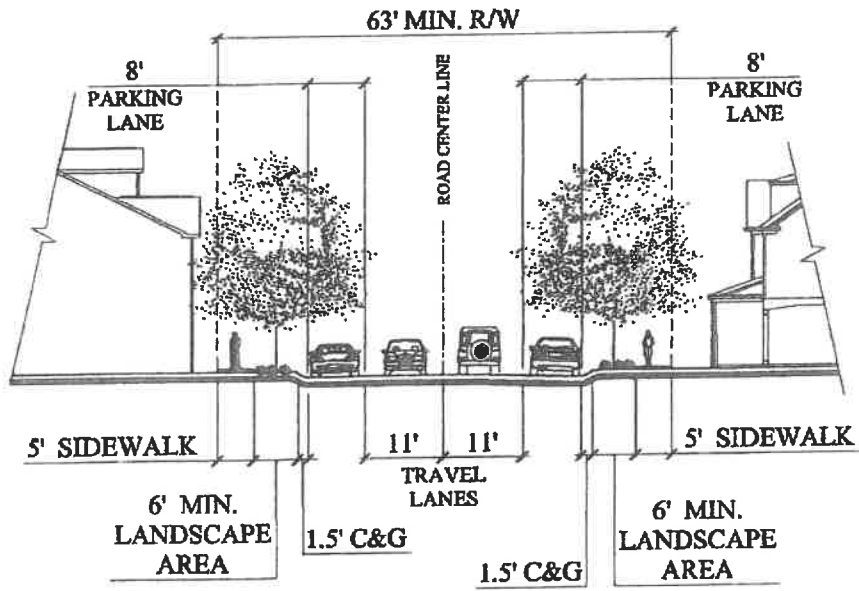
TND BOULEVARD Streetscape - PLAN VIEW



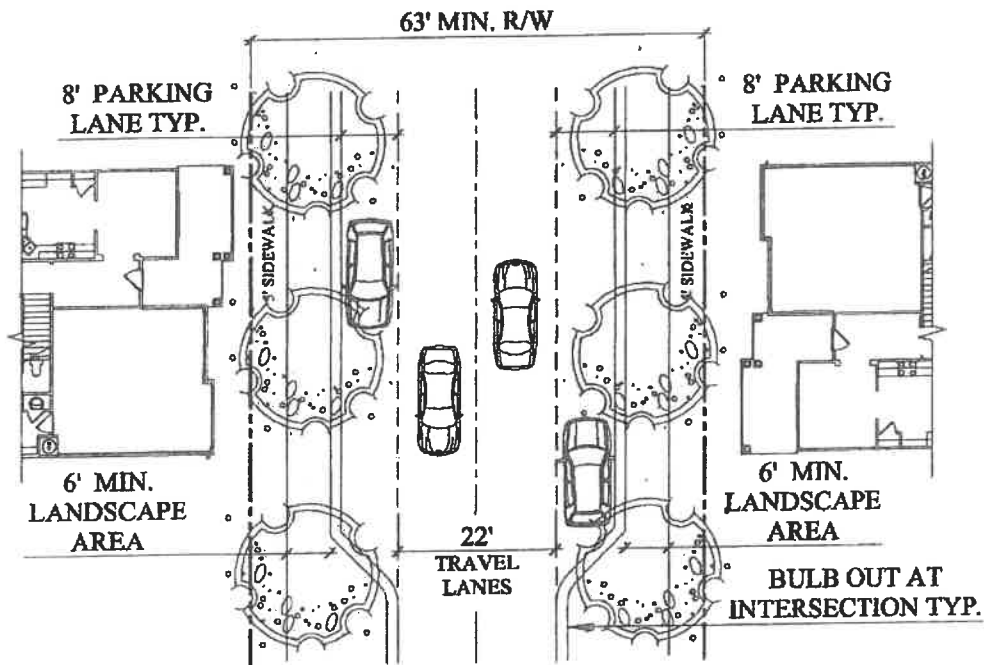
Village Center Street Typical Streetscape- SECTION VIEW



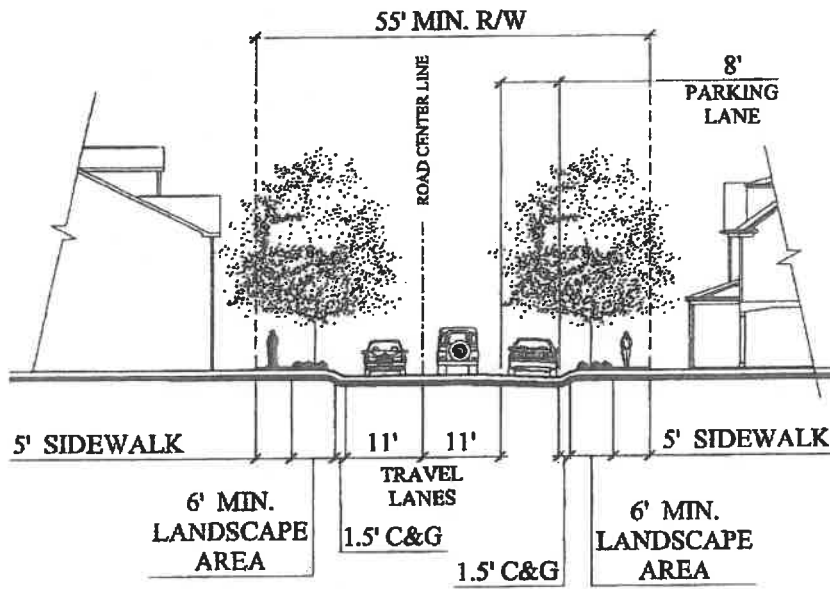
Village Center Street Typical Streetscape - PLAN VIEW



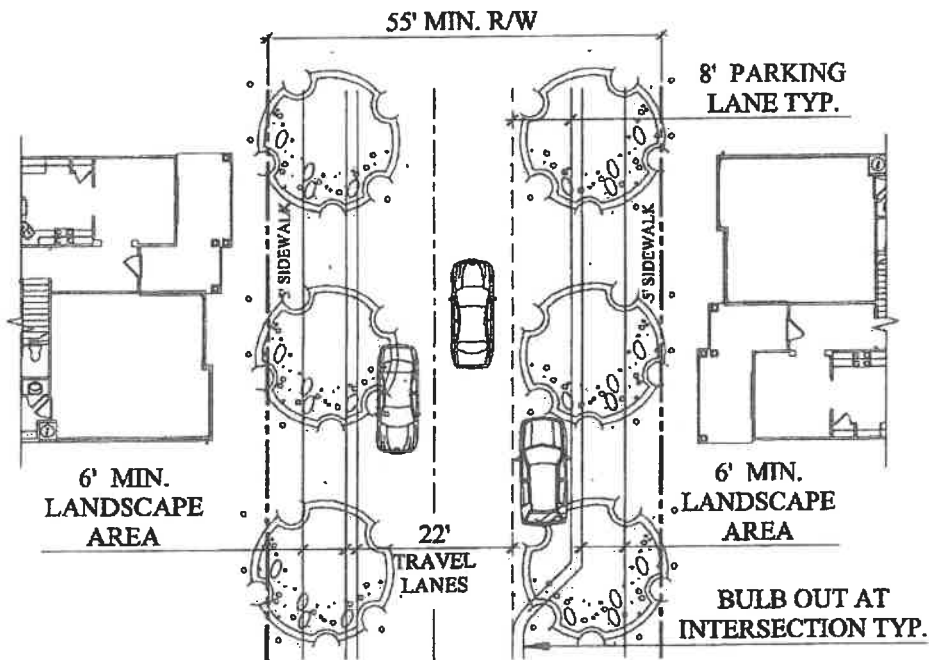
TND Streetscape #1 - SECTION VIEW



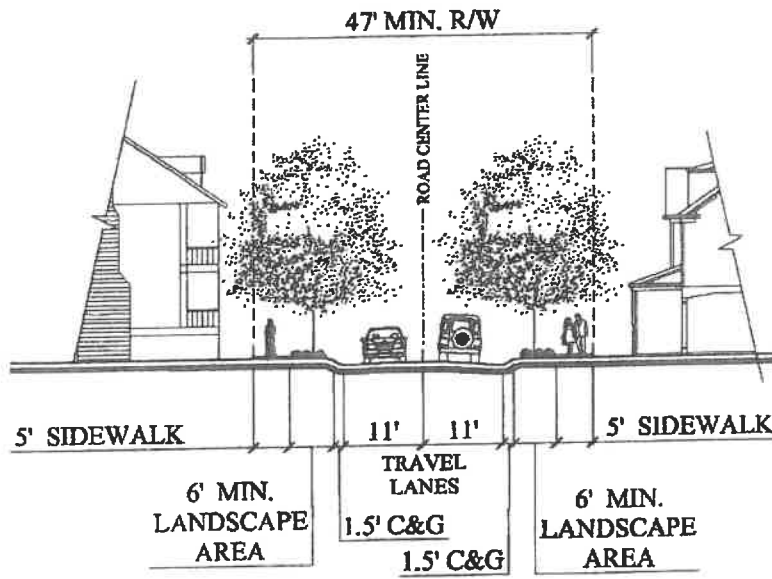
TND Streetscape #1 - PLAN VIEW



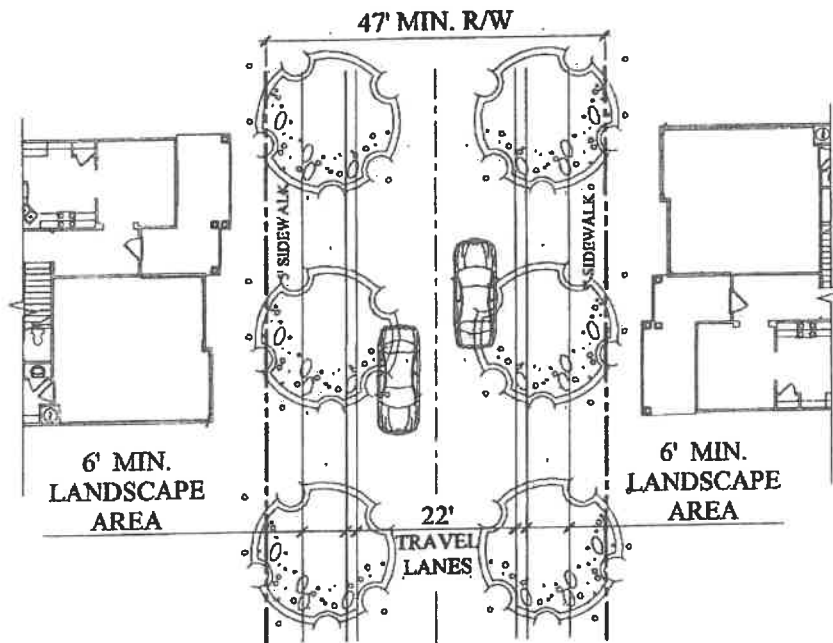
TND Streetscape #2 - SECTION VIEW



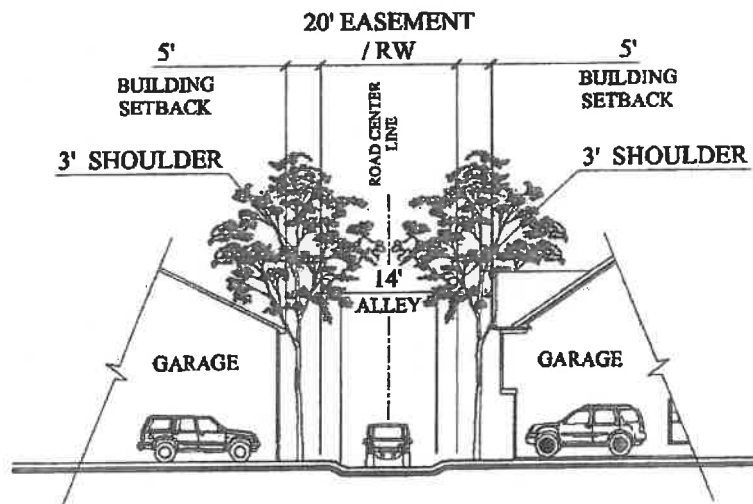
TND Streetscape #2 - PLAN VIEW



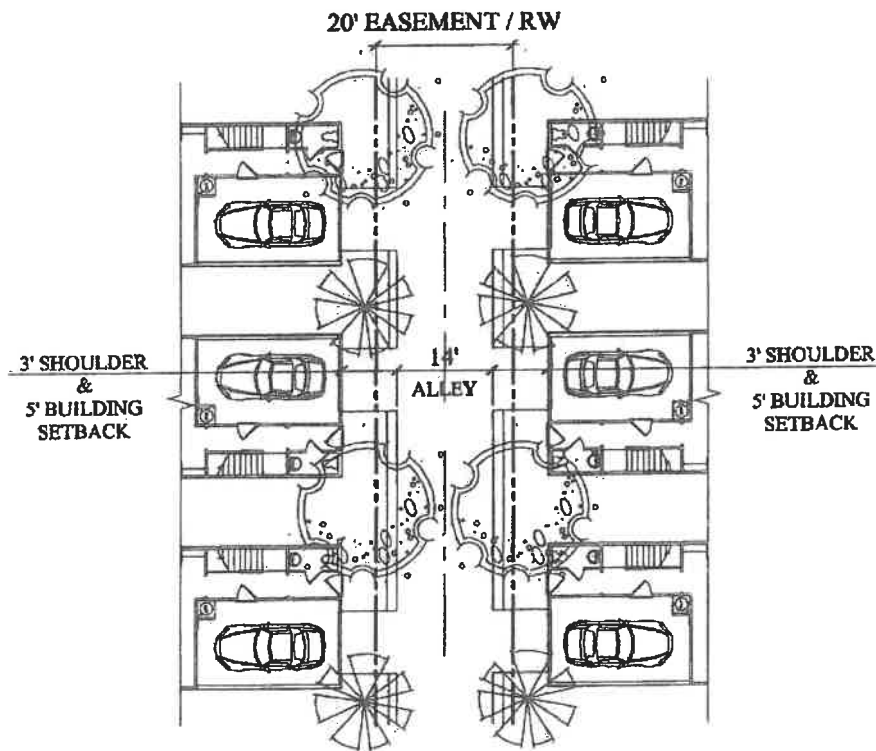
TND Streetscape #3 - SECTION VIEW



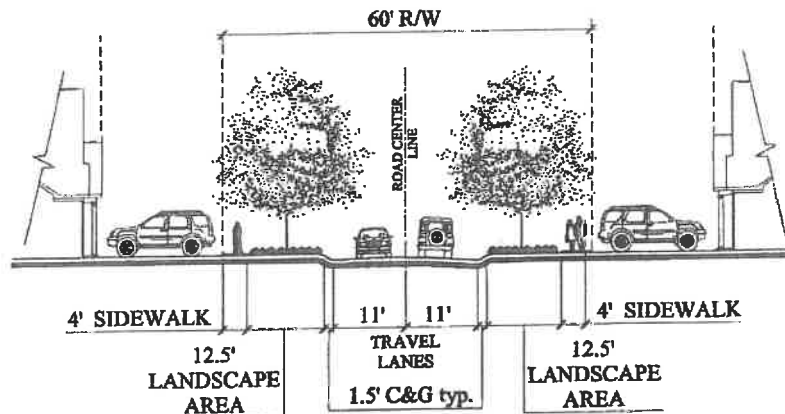
TND Streetscape #3 - PLAN VIEW



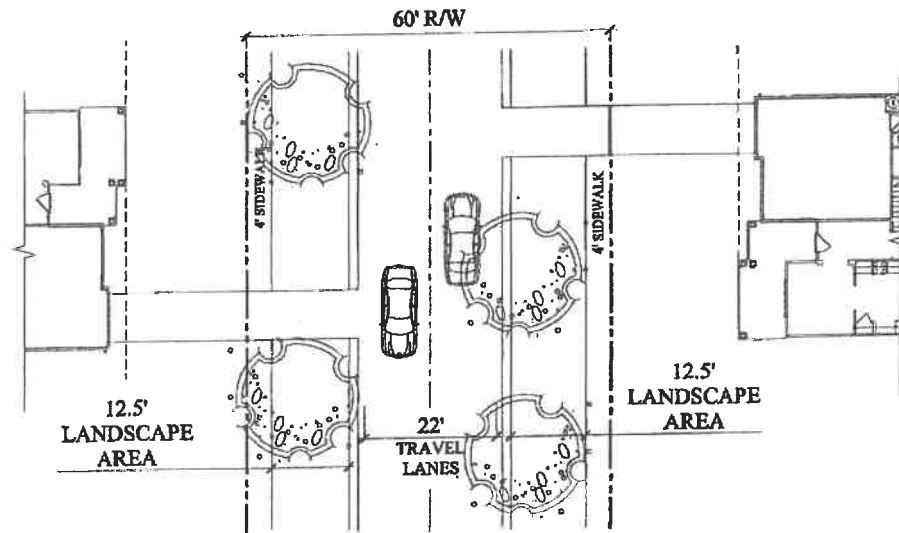
TND Alley - SECTION VIEW



TND Alley - PLAN VIEW



CONVENTIONAL NEIGHBORHOOD STREET
- SECTION VIEW



CONVENTIONAL NEIGHBORHOOD STREET
- PLAN VIEW

SECTION E - LIGHTING GUIDELINES

Purpose and Intent: These regulations are intended to reduce the problems created by improperly designed and installed outdoor lighting, eliminate problems of glare, and minimize light trespass, with regulations that avoid unnecessary direct light from shining onto abutting properties or streets.

Definitions: For purposes of this code section, the following terms are defined as follows.

Direct light: Light emitted directly from the lamp, off of the reflector or reflector diffuser, or through the refractor or diffuser lens, of a luminaire.

Fixture: The assembly that houses the lamp(s) and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.

Footcandle: A unit of illuminance on a surface that is everywhere one foot from a uniform point source of light of one candle and equal to one lumen per square foot. One footcandle (FC) is the equivalent of 10.76 Lux (1 Lux = 0.0929 FC).

Glare: Light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see (and in extreme cases causing momentary blindness), or that causes annoyance or discomfort.

Illuminance: The area density of the luminous flux incident at a point on the surface. It is a measure of light incident on a surface, expressed in lux or footcandles.

Indirect light: Direct light that has been reflected or has scattered off of other surfaces.

Isofootcandle plan: A site plan of a proposed development showing proposed outdoor illuminance with a series of isofootcandle lines that join points on a surface where the illuminance is the same.

Light trespass: The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

Luminaire: A complete lighting system, including a lamp or lamps and a fixture. This term shall be interpreted broadly as applying to all outdoor electrically powered illuminating devices, outdoor lighting or reflective surfaces, lamps and similar devices (permanently installed or portable), used for illumination or advertisement.

Luminaire, full cutoff: Outdoor light fixtures shielded or constructed so that no direct light rays are emitted by the installed fixture at angles above the horizontal plane.

Outdoor lighting: The night-time illumination of an outside area or object by any man-made device located outdoors that produces light by any means.

Safety lighting: Exterior lighting that involves ensuring proper levels of illumination to provide safe working conditions, safe passage, and the identification of outdoor hazards.

Security lighting: Exterior lighting installed solely to enhance the security of people and property.

Applicability: All public and private outdoor lighting installed in Belfast Siding PUD shall be in conformance with the requirements established by these regulations.

- (a) Street lights shall be required on primary roads at all intersections, commercial areas and entries to neighborhoods. The primary street lighting fixtures will be selected by the master developer.
- (b) Street lights within conventional and traditional residential developments shall be metal halide or LED mounted on poles 16 to 20 feet in height. Design, spacing and wattage shall be as appropriate.
- (c) Street lights within conventional and traditional non residential developments shall be metal halide or LED mounted on poles 16 to 20 feet in height. Design, spacing and wattage shall be as appropriate. Pedestrian luminaires as an aid to safety and navigation are permitted. The illumination of buildings to enhance its architectural features is encouraged.

Exemptions: The following shall be exempt from the provisions of this section.

- (a) All temporary emergency lighting needed by police or fire departments or other emergency services.
- (b) All hazard warning luminaires required by federal regulatory agencies.
- (c) All vehicular luminaires.
- (d) Safety lighting, as defined in this section.
- (e) Security lighting, as defined in this section, including lighting activated by motion sensing devices.
- (f) Outdoor light fixtures producing light directly by the combustion of natural gas or other fossil fuels.
- (g) Public ball fields and tennis courts.

Prohibitions: The following types of outdoor lighting are prohibited: searchlights, for advertising purposes, and the use of laser source light, or any similar high intensity light, for advertising purposes.

Newly Installed Luminaires to Comply: All luminaires, except for those specifically exempted by this section, hereafter installed for outdoor lighting in Belfast Siding PUD shall be full cutoff luminaires, as defined by this section, or another luminaire that does not emit any direct light above a horizontal plane through the lowest direct-light-emitting part of the luminaire.

Luminaires Creating Glare to be Redirected: Any luminaire that is aimed, directed, or focused such as to cause direct light from the luminaire to be directed toward residential buildings on adjacent or nearby land, or to create glare perceptible to persons operating motor vehicles on public ways, shall be redirected or its light output controlled as necessary to eliminate such conditions.

Illuminance Levels: Illuminance levels for outdoor lighting fixtures shall comply with the following standards, measured at three feet above the ground or finished grade.

At Property Lines Including Rights-of-Ways	Minimum Footcandles	Maximum Footcandles	
At property line abutting a single family residential use	None	1.0	
At property line abutting an office, institutional or multifamily use	None	1.5	
At property line abutting a commercial or light industrial use	None	2.0	
Off-Street Parking Lots	Minimum Footcandles	Average Footcandles	Maximum Footcandles
Residential areas	0.5	2	4
Office-professional areas	1.0	3	6
Retail areas	2.0	6	12
Light industrial areas	1.0	4	8

Lighting Plan Required: A lighting plan shall be required for all non-single-family residential developments of one acre or more in size. When required, lighting plans shall illustrate proposed lighting. The plan shall show areas of night illumination and the amount of light at various places measured in footcandles. When required, the lighting plan shall consist of either isofootcandles (connecting points of equal light illumination levels, similar to a topographic contour) or a photometric grid with individual spot readings. No lighting plan shall be approved which will result in direct light that exceeds the requirements or is otherwise inconsistent with this section.

References:

Illuminating Engineering Society of North America. 1999. Lighting for Exterior Environments: An IESNA Recommended Practice. RP-33-99.

Georgia Department of Community Affairs. 2002. Model Code: Alternatives to Conventional Zoning, Performance Standards for Off-Site Impacts

Model Outdoor Lighting Ordinance for Cities and Towns:
<http://cfa-www.harvard.edu/cfa/ps/nelpag/ordbylaw.html>

DEVELOPMENT OF REGIONAL IMPACT REPORT

Prepared for Pembroke
DRI #4099
Wyndham PUD
December 5, 2023



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

Fetzer Lakes, LLC

James@JamesDasher.com

912-663-6239

2.0 Project Description

2.1 Summary

DRI#4099 is a proposed residential development consisting of up to 795 units across 186.4 gross acres for an average of 4.27 du/ac across the site. The PUD will be developed with a mix of low and medium density areas ranging from 3.5 du/ac up to 7 du/ac, along with required open space, recreation, and green space. The proposed mix of residential units across the development will offer residential options within proximity to job creation that is currently happening with the region of southeast Georgia. The site has proximate access to Highway 119 between Interstate 16 and Georgia Highway 280 and will have convenient access to the two major east/west transportation corridors in the region. The action being requested at this time by the local government is a concurrent rezoning and annexation from unincorporated Bryan County into the City of Pembroke. Parcels involved are PIN: [015-008](#), [015-062](#).

3.0 Parcel Data

3.1 Size of Property

The exiting property is 186.4 gross acres.

3.2 General Location

The property is located between Sims Road and GA Highway 119 and is bisected by Old Wildwood Church Road (which would be realigned if approved). The property is currently in unincorporated Bryan County, however if approved, it would be annexed into the City of Pembroke.

4.0 Land Use Information

4.1 Site Map

The proposed site plan for the property is attached.

4.2 Built Features

Applicant states that no existing uses will be displaced if the proposed development is approved.

4.3 Future Development Map Designation (Character Area)

According to the [Bryan County Comprehensive Plan](#) the Land Use / Character Area Map for indicates that the project site is determined to be within a low-density residential area.

4.4 Zoning District

The existing zoning of the property in unincorporated Bryan County is A-5 and RR-1. If annexed into Pembroke, it would receive a PUD zoning designation.

5.0 Consistency and Compatibility Analysis

5.1 Consistency with the Comprehensive Plan

The [Bryan County Comprehensive Plan](#) was adopted in 2023. The Future Land Use / Character Area map designates the project area as Low Density Residential ([max 3 du/ac](#)). Land uses recommended for this area include Rural Residential, Single-Family Residential, Agricultural/Forestry, Conservation, and Parks and Recreation, and Neighborhood Commercial.

Within Pembroke, the nearest Land Use designation according to the [Pembroke Comprehensive Plan](#) is *Suburban Development*. Land Uses recommended for this area include Low to Medium Density Residential, Parks-Open Space, School Pedestrian Connectivity. While R-3 Zoning permits up to 20 du/ac, the applicant is proposing a lower maximum of 7 du/ac within portions designated R-3 in the development.

The proposed rezoning and development creates issues with consistency with the adopted Comprehensive Plans of Bryan County and Pembroke. Permitting up to 795 dwelling units in

this location exceeds the maximum of 559 dwelling units based on a maximum of 3 du/ac across the site, which would be consistent with the Bryan County Comprehensive Plan. The proposed project also includes multifamily housing, which is inconsistent with recommended single family residential uses for this area based on the Bryan County Comprehensive Plan.

Within Pembroke, the property in question lies outside and to the north of the proposed expansion area in the Pembroke Comprehensive Plan, therefore annexation is inconsistent with the city's adopted 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 marsh.

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 in order 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 #4099 is in a *rural* area. Therefore, the proposed rezoning and development is inconsistent 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.
- *Areas of Significant Natural Resources:* where Regionally Important Resources (green infrastructure, groundwater recharge areas, wetlands, priority forests, floodplains, and conservation areas) are likely to be threatened 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 #4099 contains significant portions of the project site as an *area of significant natural resources*, which is an area where Regionally Important Resources (green infrastructure, groundwater recharge areas, wetlands, priority forests, floodplains, and conservation areas) are likely to be threatened by development. Therefore, the proposed rezoning and development may be an inconsistent Land Use for this location.

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 #4099 may contain wetlands and floodplains, therefore the CRC recommends that special consideration be given to the potentially adverse effects of development on this site.

6.5 Wetlands

Wetlands and floodplain are indicated to be located within the development site, though the applicant states that no impacts are anticipated.

6.6 Coastal Stormwater Supplement

The CRC would recommend that the City of Pembroke adopt the CSS Ordinance and/or ensure the Coastal Stormwater Supplement (CSS) is implemented for stormwater management.

The project will utilize an interconnected pond system to attenuate post development runoff levels to pre-development levels for the 25 year design storm. The ponds will also serve to improve the quality of all stormwater leaving the site.

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

County	2000	2010	2020	2030
Bryan	23,417	30,403	40,165	51,924

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

The county's population is expected to grow from its 2000 level of 23,417 to 51,924 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 Bryan County unemployment rate in September of 2023 was 2.7 percent¹.

7.3 Economic Impact

The estimated value of the project at build-out is \$250,000,000. The estimated annual local tax revenues likely to be generated by the proposed development is \$250,000. The applicant indicates that the regional work force is sufficient to fill the demand created by the proposed project and that it will not displace any existing land uses.

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

¹ Federal Reserve Bank of St. Louis. (2023) FRED, federal reserve economic data. St. Louis, MO. [Unemployment Rate in Bryan County, GA \(GABRYA9URN\) | FRED | St. Louis Fed \(stlouisfed.org\)](#)

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

8.2 Regional Commission Recommendations

After reviewing the materials provided, the proposed development has issues with consistency with local and regional comprehensive plans. While this part of the coastal region is anticipated to develop as major future employment centers are located nearby, best planning practice is for municipalities to continue to follow their adopted comprehensive plans, regardless of real or speculated development pressures on individual parcels of land. If a municipality finds its own comprehensive plan is increasingly inconsistent with development pressures which were previously not anticipated, the municipality should work to update their comprehensive plan as quickly as is reasonable, to ensure better and more predictable development outcomes.

It is recommended that the City of Pembroke consider whether the parcels within DRI #4099 are a suitable location for this type of development. Best planning practice recommends that the City of Pembroke redirect future growth within the city's existing boundaries, and/or proposed expansion areas as shown in the city's adopted Comprehensive Plan, where many undeveloped and underutilized parcels currently exist.

When Pembroke begins its next update to its Comprehensive Plan, it is recommended that the City of Pembroke reevaluate its expansion area, and coordinate with Bryan County where it may annex land in the future.

8.3 Public Comment

Public Comment is attached.

For technical assistance contact Simon Hardt, Senior Regional Planner at shardt@crc.ga.gov

CONCPET PLAN – APPLICANT PROVIDED

SITE INFORMATION

APPLICANT
ENGINEER/PLANNING CONSULTANT
 FETZER LAKES, LLC
 C/O MR. JAMES DASHER
 114 PENNY LANE
 GUTTON, GA, 31032, USA

PARCEL
 PIN: 015-008, 015-062
 ACREAGE: 186.4 AC

ZONING
 CURRENT: A-5 & BR-1 (BRYAN COUNTY)
 PROPOSED: PUD (PEMBROKE)

LAND USE SUMMARY
SEE PUD TEXT FOR DEVELOPMENT STANDARDS

AREA	GROSS ACREAGE	MAXIMUM DENSITY ALLOWED	MAXIMUM UNITS ALLOWED
R1	123.6	3.3 D.U./G. AC	440 D.U.
R2	20.1	3.3 D.U./G. AC	70 D.U.
R3	42.7	7 D.U./G. AC	285 D.U.

OPEN SPACE/RECREATION/GREEN SPACE

REQUIRED FOR OPEN SPACE 37.3 AC (186.4 x 0.20)
REQUIRED FOR RECREATION 1.9 AC (37.3 x .05)
REQUIRED GREEN SPACE 11.2 AC (37.3 x 0.30)
(ONE OF REQUIRED OPEN SPACE)

FEKA

RRM MAP
 THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE AS FEM MAPS PREPARED FOR THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM # 13037C0665D, MAP EFFECTIVE ON MAY 5, 2014).

UTILITIES

WATER (TO BE PROVIDED BY PEMBROKE)
SEWER (TO BE PROVIDED BY PEMBROKE)

NOTES

- ADDITIONAL ACCESS POINTS/ROADS BEYOND THOSE SHOWN ARE INEVITABLE AND SHALL BE ALLOWED SUBJECT TO MEETING APPLICABLE ACCESS STANDARDS OF THE PERMITTING AUTHORITY.
- PRELIMINARY AQUATIC RESOURCES AS SHOWN ARE BASED ON ASSESSMENTS BY RESOURCE LAND CONSULTANTS (RLC). THE JURISDICTIONAL NATURE OF SUCH RESOURCES AND POTENTIAL IMPACTS, MITIGATION, ETC. WILL BE DETERMINED IN THE FUTURE.
- SEE PUD TEXT FOR LEGAL DESCRIPTION DERRIVING THE BOUNDARIES OF THE PUD.

FETZER LAKES, LLC

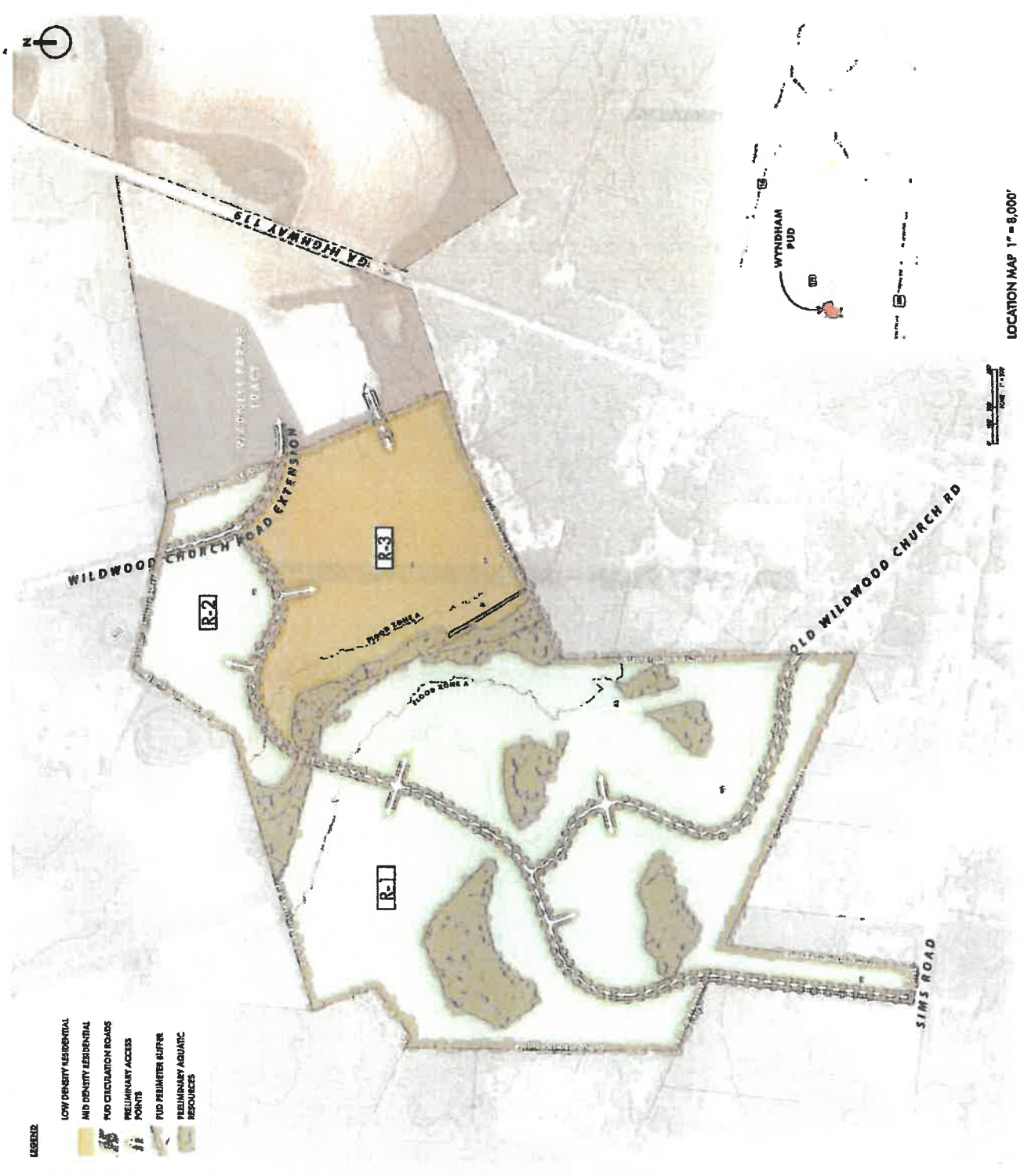


THOMAS HUTTON

CONCEPTUAL LAND USE MASTER PLAN
WYNDHAM PUD
PEMBROKE, GA

LOCATION MAP 1" = 8,000'

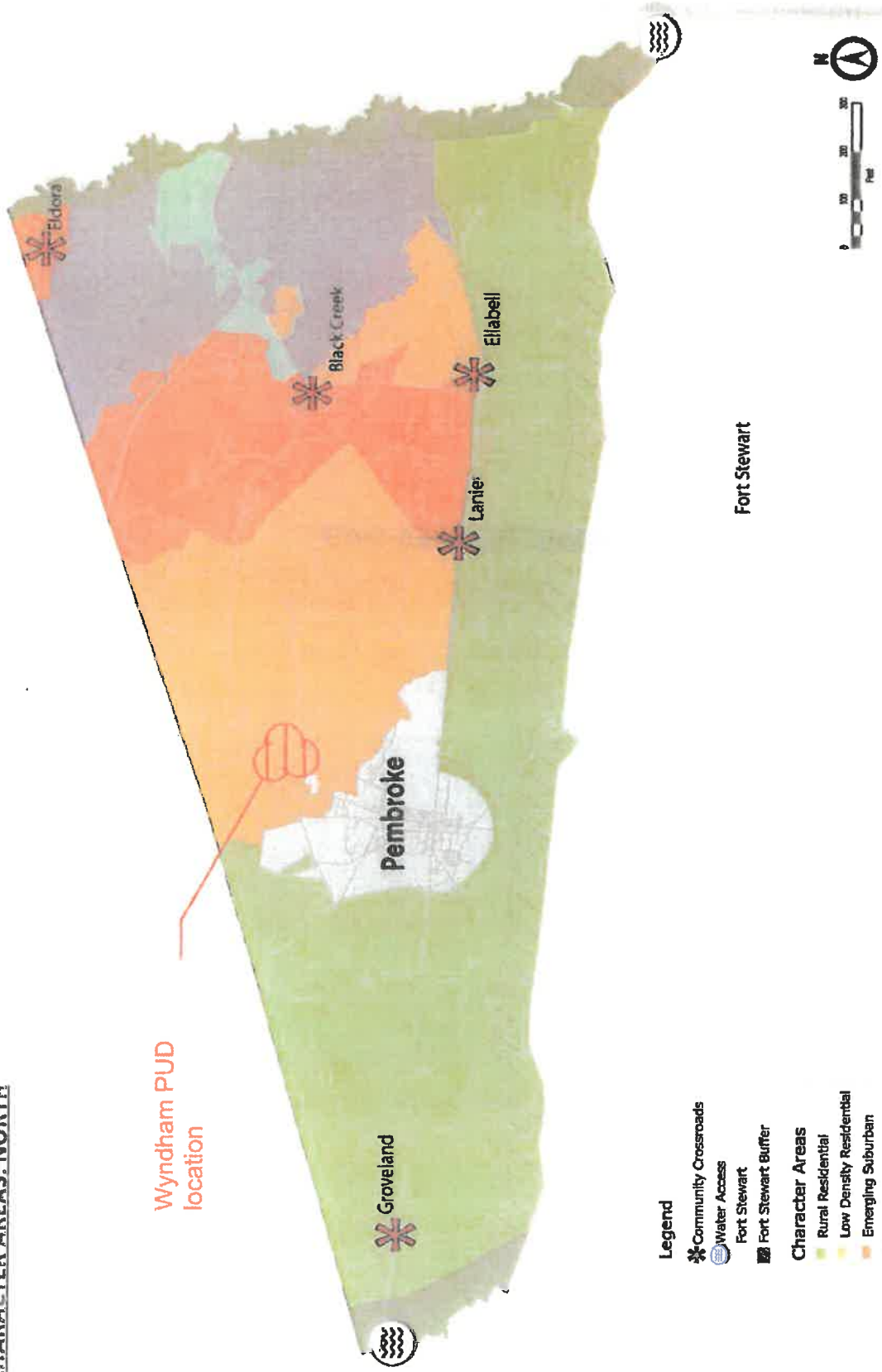
AUGUST 2023



CHARACTER AREA MAP

BRYAN COUNTY
CHARACTER AREAS: NORTH

Wyndham PUD
 location



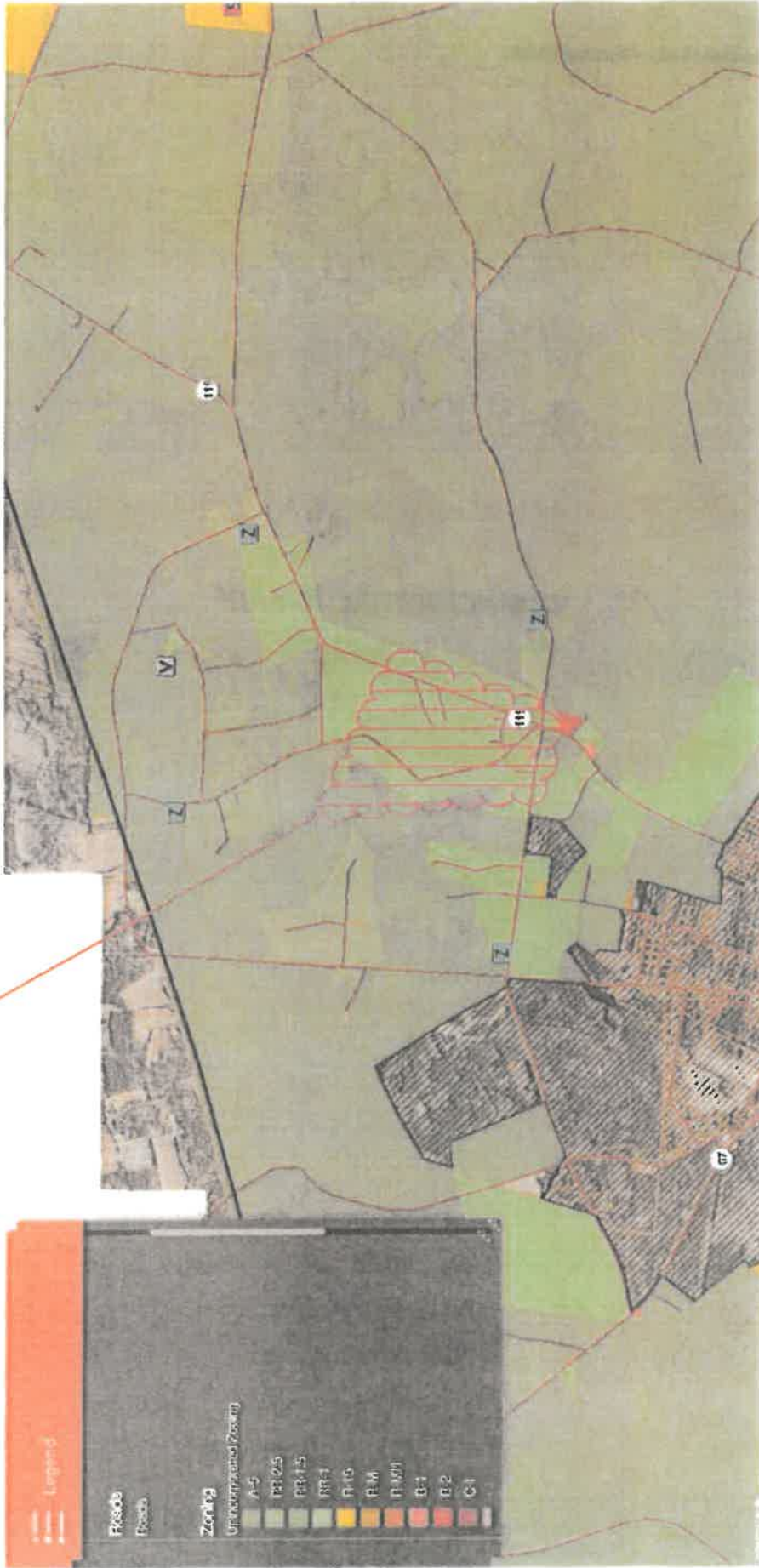
- Legend**
- Community Crossroads
 - Water Access
 - Fort Stewart
 - Fort Stewart Buffer
- Character Areas**
- Rural Residential
 - Low Density Residential
 - Emerging Suburban
 - Mixed Use
 - Industrial
 - Conservation

Fort Stewart



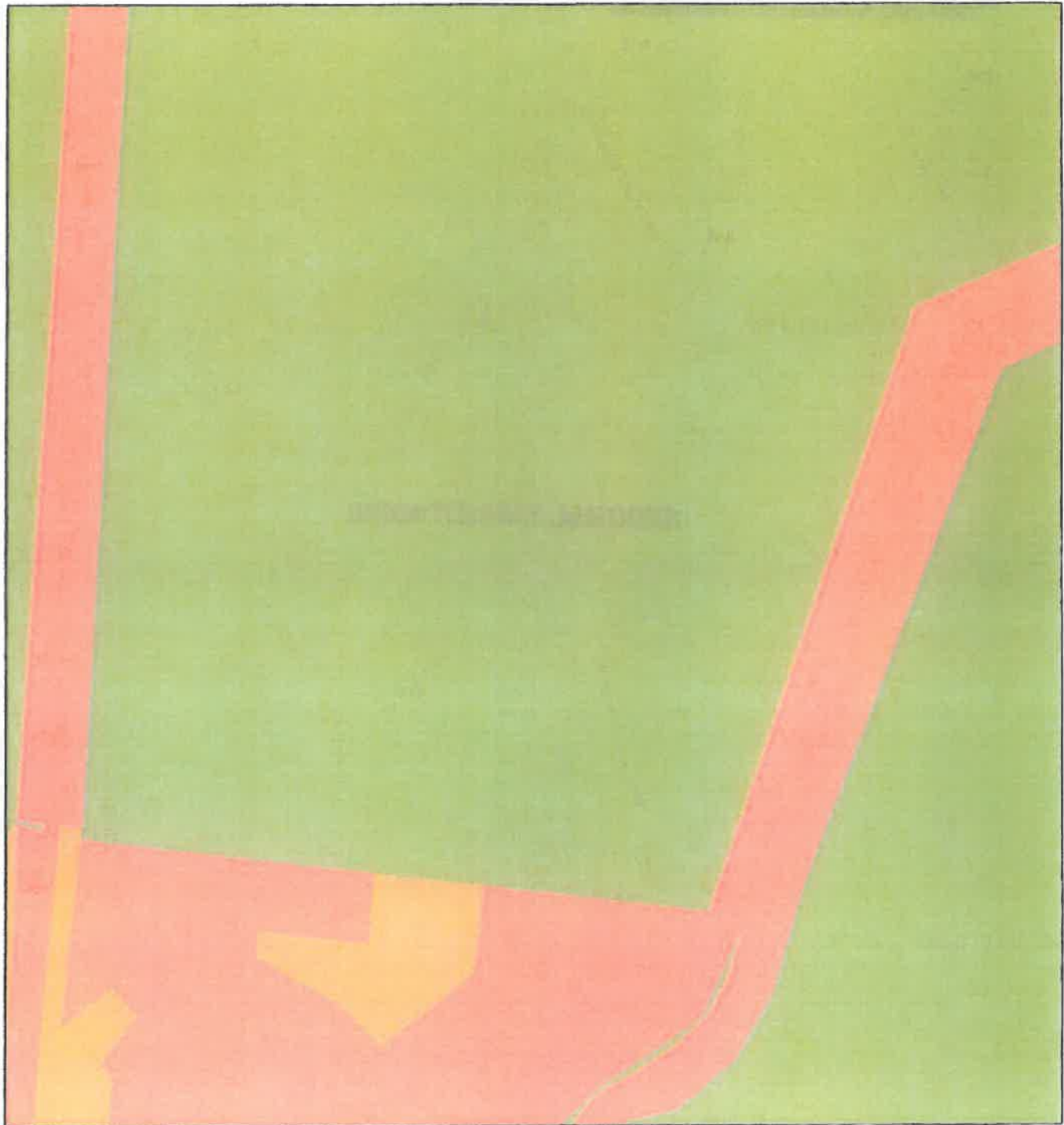
ZONING DISTRICTS MAP

Wyndham PUD
location



REGIONAL IMPACT MAPS

CRC DRI 4099 Future Development Map

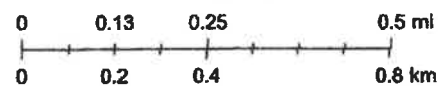


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Future Development

- Developed
- Developing
- Rural

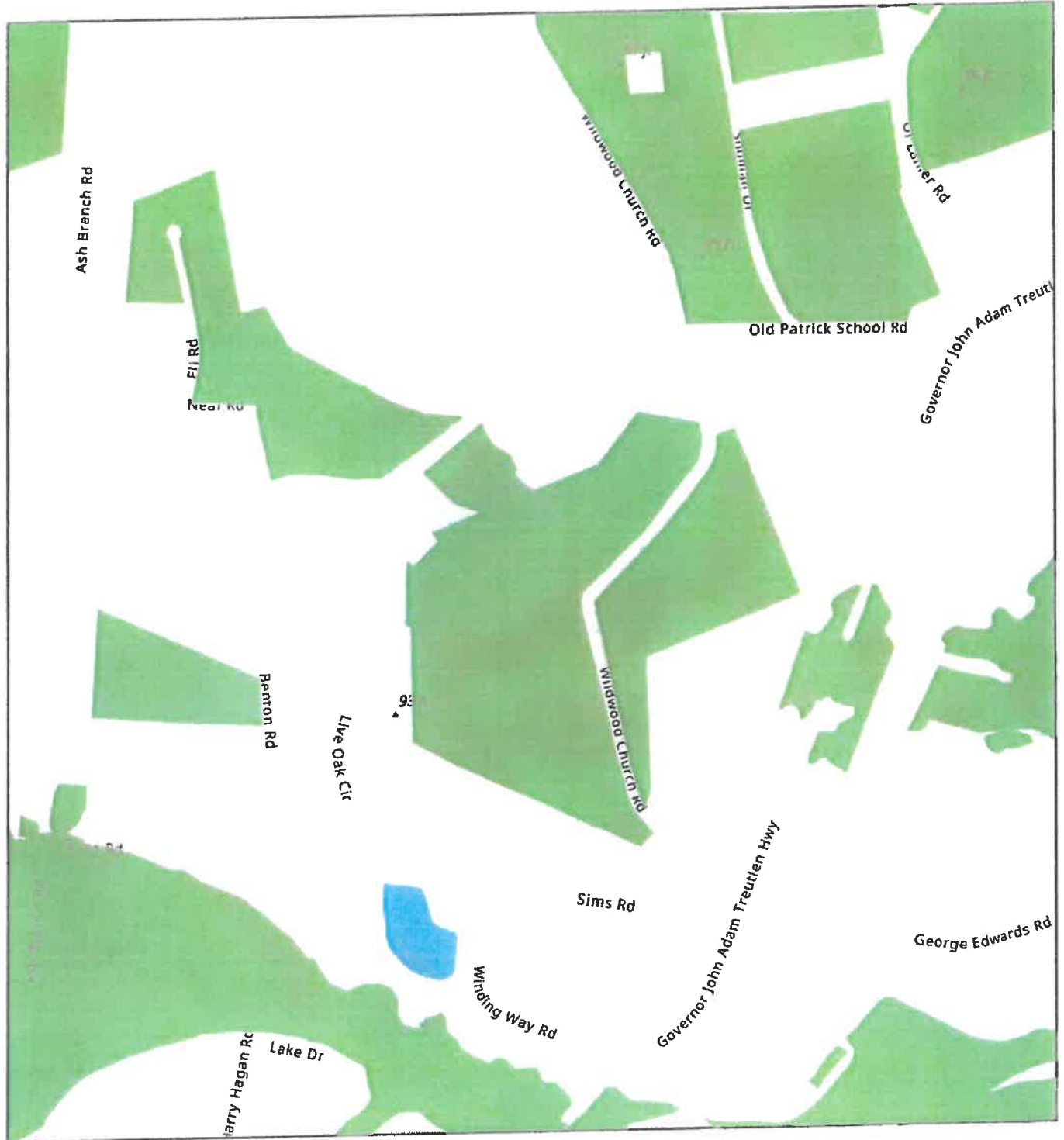
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Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, NASA, NGA, USGS, FEMA

CRC, DCA

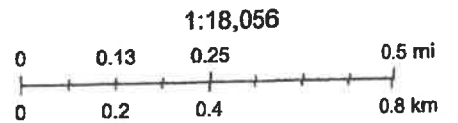
CRC DRI 4099 ARSA Map



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ARSA - Areas Requiring Special Attention

 Areas of Significant Natural Resources



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

CRC DRI 4099 Green Infrastructure Map



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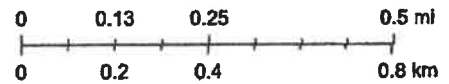
Green Infrastructure Class

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

PROPERTY RECORD CARDS

Bryan County, GA

Summary

Parcel Number 015062
Location Address 2393 SIMS RD
Zip Code 31321
Legal Description NEW SPLIT FOR 2001 PS 489/9 FR: 15-052-01
(Note: Not to be used on legal documents)
Class R4-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning A-5
Tax District County Unincorporated (District 03)
Millage Rate 23.23
Acres 5
Neighborhood PEMBROKE PERIMETER (PEMBE)
Homestead Exemption Yes (S1)
Landlot/District N/A



[View Map](#)

Assessment Notices

2023 Assessment Notice (PDF)

Owner

MORGAN DARLENE M
 2393 SIMS RD
 PEMBROKE, GA 31321

Rural Land

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

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	HORTON	COUNTRY HAVEN	1999	28 x 56	H155791GL&R ?	Fair	\$31,500

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
* FEE - FIRE PROTECTION	2010	0x0 / 0	0	\$0
* FEE - TRASH COLLECTION	2010	0x0 / 0	0	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/21/2002	276 267	J 74	\$0	LEGAL	MORGAN DARLENE M	MORGAN DARLENE M
3/24/2000	109 39	489 9	\$15,000	FAIR MARKET LAND SALE	MORGAN DARLENE M	MORGAN DARLENE M

Valuation

	2023	2022	2021
Previous Value	\$75,700	\$75,700	\$74,600
Land Value	\$49,000	\$49,000	\$49,000
+ Improvement Value	\$31,500	\$26,700	\$26,700
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$80,500	\$75,700	\$75,700

Photos



No data available for the following modules: Land, Conservation Use Rural Land, FLPA Land, Residential Improvement Information, Commercial Improvement Information, Prebill Mobile Homes, Permits, 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: 12/4/2023, 8:49:03 PM

[Contact Us](#)

Developed by
 **Schneider**
GEO SPATIAL

Bryan County, GA

Summary

Parcel Number	015 008
Location Address	WILDWOOD CHURCH RD
Zip Code	31321
Legal Description	PB C/261 <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	A-5/RR-1
Tax District	County Unincorporated (District 03)
Millage Rate	23.23
Acres	184.4
Neighborhood	PEMBROKE PERIMETER (PEMBE)
Homestead Exemption	No (S0)
Landlot/District	N/A

[View Map](#)

Assessment Notices

2023 Assessment Notice (PDF)

Owner

[STUBBS FAMILY FARM, LLC](#)
C/O JANE HUNSTON
820 SW BROMELIA TERRACE
STUART, FL 34997

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Road Frontage	Rural	8	35
RUR	Woodlands	Rural	4	118.4
RUR	Woodlands	Rural	1	31

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	2	81.73
CUV	Timberland 93	3	10.25
CUV	Timberland 93	8	92.42

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/30/2008	824 246	C 261	\$0	QUIT CLAIM	STUBBS REX E AS TRUSTEE OF THE	STUBBS FAMILY FARM, LLC
12/11/2006	677 89	94 261	\$0	QUIT CLAIM	STUBBS REX E DR	STUBBS REX E AS TRUSTEE OF THE REX E
5/1/1962	03-C0380		\$0	UQ		STUBBS REX E DR

Valuation

	2023	2022	2021
Previous Value	\$278,800	\$278,800	\$272,300
Land Value	\$278,800	\$278,800	\$278,800
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$278,800	\$278,800	\$278,800
10 Year Land Covenant (Agreement Year / Value)	2015 / \$101,630	2015 / \$98,670	2015 / \$95,797

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.

PUBLIC COMMENTS



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

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

December 4, 2023

Via E-Mail

Simon Hardt, Senior Regional Planner
Coastal Regional Commission of Georgia
shardt@crc.ga.gov

Re: Comments on DRIs # 4099 - Wyndham PUD - Pembroke

Dear Mr. Hardts:

Ogeechee Riverkeeper's (ORK) mission is to protect, preserve, and improve the water quality of the Ogeechee River basin, including the Canoochee River and the coastal and tidal rivers of Liberty, Bryan, and Chatham Counties. ORK works with local communities to share and collect information on the ecological and cultural importance of rivers and streams throughout the Basin, and use that information to amplify the voices of those who speak for the watershed. 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 Wyndham Planned Unit Development (PUD) fall into three overarching categories. First, water supply to and wastewater management from this proposed PUD raises concerns that should be considered and addressed as early as possible. Second, the impacts that this development will have on wetlands, floodplains, and areas of significant natural resources are largely glossed over and should receive specific attention. 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 decisions.

1. 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, viability. Since at least 2006, Upper Floridan Aquifer (UFA) 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 UFA 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.¹ 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 UFA threatens to increase the rate of saltwater intrusion into the UFA, threatening the region's main drinking water supply. In light of the region's anticipated growth, demand and strain on the UFA will only increase if piecemeal permitting is used rather than a methodically considered approach. ORK 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 Wyndham 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 Wyndham PUD alone will require treatment capacity for 0.229 MGD of wastewater. With applicant's plan to rely on the City of Pembroke to treat 229,000 gallons per day (GPD), this single project will use over 75% 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 all of this anticipated demand. And 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.

2. Wetlands, Floodplains, and Stormwater Management

Additional considerations and attention should be given to wetlands and floodplains specifically as well as managing stormwater more generally. As the area continues to develop and more impervious surfaces are placed on the landscape, stormwater management will become more important. 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.

¹ Georgia Department of Natural Resources. "Coastal Georgia Water & Wastewater Permitting Plan for Managing Salt Water Intrusion" (2006 Plan). June 2006. Available at: https://www1.gadnr.org/cws/Documents/saltwater_management_plan_june2006.pdf

Fill and impacts to wetlands 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. Despite their importance to the area, very little attention is paid to wetlands in the application materials. Beyond bare references on the included maps, next to nothing is said about wetlands. ORK urges the developers, permittees, and decision makers to keep in mind the important benefits of wetlands in all future decisions. Further, ORK asks that the wetlands be clearly delineated on future site plans, conceptual maps, and other documents to clearly show their presence and locations.

Wyndham's developers should also be conscious and very cautious of building within the floodplain that exists on the site. In the documents included with the DRI announcement, very little is mentioned about the floodplain other than the development is not "likely to affect" it. However, this is not clear from the conceptual plan or any other documents. In Georgia 'floodplain' is a commonly used shorthand for the "Special Flood Hazard Area," which is described as an "area of high flood risk that is inundated by the 1% annual flood chance."² This is the same definition that the Federal Emergency Management Agency uses for its Flood Hazard Zone A designation.³ Building in these areas not only presents a risk for those structures but creates potential issues for participation in the National Flood Insurance Program.

Additionally, on-site stormwater management should be as resilient as possible. As noted above, storms are becoming strong and more frequent. As such, demand on stormwater management systems will likewise increase. To reduce negative flooding and inundation impacts, the applicants should be forward-looking in the stormwater management. Preserving wetlands will help reduce these risks. Reducing impervious surfaces wherever possible to lower the projected 45% impervious surface coverage estimation will further help to slow water down and reduce flooding. Further, building stormwater ponds to process storms beyond the 25-year storm will help to lengthen their function lifetimes and futureproof stormwater management on site.

3. Open Space, Green Space, and Recreational Areas

In developing the Wyndham 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.

² See GA EPD's 'Floodplain Management' webpage, available at: <https://epd.georgia.gov/watershed-protection-branch/floodplain-management>

³ See <https://www.fema.gov/glossary/zona>

4. Clarification of the 'Additional Information Requested'

As a brief note, ORK asks for more clarification about the additional information requested. In the application materials included in the notice, either the applicant or the Department of Community Affairs answered "Yes" to the question "Has the RDC identified any additional information required in order to proceed with the official regional review process?" However, in responding to the question "...has that additional information been provided to your RDC and, if applicable, GRTA?," the "(not selected)" option was chosen.⁴ ORK asks for clarification what additional information was requested by the RDC, whether the applicant has provided this information to the RDC and/or the GRTA, and if not, where the applicant is in that process.

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

⁴ See <https://apps.dca.ga.gov/DR/AdditionalForm.aspx?driid=4099>

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

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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 WILDWOOD CHURCH ROAD IN PEMBROKE, GEORGIA 31321 WITH PIN 015 008; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

WHEREAS, Stubbs Family Farm, L.L.C. is the owner of one 181.47 acre parcel of land (more or less) with current property identification number ("PIN") 015 008 (the "Parcel") contiguous to the corporate limits of the City;

WHEREAS, Stubbs Family Farm, L.L.C. 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:

FROM A POINT OF COMMENCEMENT BEING A PK NAIL FOUND AT CENTERLINE INTERSECTION OF SIMS ROAD AND WINDING WAY ROAD. SAID PK NAIL FOUND ALSO HAVING A GEORGIA STATE PLANE COORDINATE, IN THE EASTERN ZONE, OF NORTH=788638.11' AND EAST=829643.62' NAO 1983. THENCE NORTH 57 DEGREES 37 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 92.80' FEET ALONG THE RIGHT OF WAY OF SIMS ROAD TO A CONCRETE MARKER FOUND WITH THE TOP BROKEN; THENCE NORTH 83 DEGREES 00 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 225.00' FEET

ALONG THE NORTHERN RIGHT OF WAY OF SIMS ROAD TO A 1/2 INCH REBAR FOUND; THENCE NORTH 83 DEGREES 03 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 199.95' FEET ALONG THE NORTHERN RIGHT OF WAY OF SIMS ROAD TO A 1/2 INCH REBAR FOUND; THENCE NORTH 07 DEGREES 00 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 1109.75' FEET ALONG THE EASTERN PROPERTY LINE OF CHRISTOPHER S. HOWE TO A 1/2 INCH REBAR FOUND AND THE POINT OF BEGINNING; THENCE NORTH 66 DEGREES 17 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 416.65' FEET ALONG THE NORTHERN PROPERTY LINE OF CHRISTOPHER S. HOWE TO A 1/2 INCH REBAR FOUND; THENCE NORTH 00 DEGREES 48 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 655.27' FEET ALONG THE EASTERN PROPERTY LINES OF JASON MATTHEW QUILL AND ANTHONY AND JOYCE FURNARI TO A CAPPED IRON PIPE SET; THENCE NORTH 01 DEGREES 17 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 427.86' FEET ALONG THE EASTERN PROPERTY LINE OF ANTHONY AND JOYCE FURNARI TO A 1/2 INCH IRON PIPE FOUND; THENCE NORTH 01 DEGREES 17 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 380.50' FEET ALONG THE EASTERN PROPERTY LINE OF STEPHEN WILSON TO A CONCRETE MARKER FOUND; THENCE SOUTH 65 DEGREES 07 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 67.14' FEET ALONG WESTERN PROPERTY LINE OF ROBERT BENTON TO A CONCRETE MARKER FOUND; THENCE NORTH 54 DEGREES 50 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 330.06' FEET ALONG THE SOUTHERN PROPERTY LINE OF ROBERT BENTON TO A CONCRETE MARKER FOUND; THENCE NORTH 20 DEGREES 46 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 358.09' FEET ALONG THE EASTERN PROPERTY LINE OF ROBERT BENTON TO A CONCRETE MARKER FOUND; THENCE NORTH 74 DEGREES 01 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 1555.02' FEET ALONG THE SOUTHERN PROPERTY LINE OF EDWARDS. DENNIS, JR. AND JANICE W. DENNIS TO A CONCRETE MARKER FOUND WITH THE TOP BROKEN; THENCE NORTH 33 DEGREES 47 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 517.20' FEET ALONG THE SOUTHERN PROPERTY LINE OF EDWARDS. DENNIS, JR. AND JANICE W. DENNIS TO A 5/8 INCH REBAR FOUND; THENCE NORTH 33 DEGREES 47 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 129.26' FEET ALONG THE SOUTHERN PROPERTY LINE OF EDWARDS. DENNIS, JR. TO A CONCRETE MARKER FOUND; THENCE SOUTH 77 DEGREES 33 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 193.72' FEET ALONG THE SOUTHERN PROPERTY LINE OF EDWARDS. DENNIS, JR. TO A CONCRETE MARKER FOUND; THENCE SOUTH 78 DEGREES 52 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 437.29' FEET ALONG THE SOUTHERN PROPERTY LINE OF EDWARDS. DENNIS, JR TO A 1/2 INCH IRON PIPE FOUND; THENCE SOUTH 78 DEGREES 21 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 39.91' FEET ACROSS THE ROAD BED OF WILDWOOD CHURCH ROAD TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 78 DEGREES 15 MINUTES 22 SECONDS EAST FOR A DISTANCE OF

244.96' FEET ALONG THE SOUTHERN PROPERTY LINE OF RONALD P. MYRICK AND MARGARET H. BACON MYRICK TO A 2 INCH SQUARE AXLE; THENCE SOUTH 21 DEGREES 53 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 1613.71' FEET ALONG THE WESTERN PROPERTY LINE OF WARNELL FARMS LLC TO A 4 INCH BY 4 INCH CONCRETE MARKER FOUND; THENCE SOUTH 72 DEGREES 45 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 334.78' FEET ALONG THE NORTHERN PROPERTY LINE OF WILLARD LEE TO A 3/4 INCH IRON PIPE FOUND; THENCE SOUTH 65 DEGREES 00 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 1253.23' FEET ALONG THE NORTHERN PROPERTY LINES OF RHONDA AND JAMES R. BARBEE, MARYE. HENDERSON, AND ROY H. AND TERRY H. VANGILLER TO A CONCRETE MARKER FOUND; THENCE SOUTH 00 DEGREES 50 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 1060.48' FEET ALONG THE WESTERN PROPERTY LINES OF ROY H. AND TERRY H. VANGILLER AND WILLIS RAYE ROMANS, JR. AND KIMBERLY ROMANS TO A CONCRETE MARKER FOUND; THENCE SOUTH 00 DEGREES 43 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 194.63' FEET ALONG THE WESTERN PROPERTY LINE OF RICHARD WILLIAMS, JR. TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 00 DEGREES 51 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 12.38' FEET ALONG THE WESTERN PROPERTY LINE OF RICHARD WILLIAMS, JR. TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 00 DEGREES 57 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 54.55' FEET ACROSS THE ROAD BED OF WILDWOOD CHURCH ROAD TO A CONCRETE MARKER FOUND; THENCE SOUTH 00 DEGREES 39 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 269.23' FEET ALONG THE WESTERN PROPERTY LINE OF LOIS EDWARDS TO A CONCRETE MARKER FOUND; THENCE NORTH 65 DEGREES 37 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 525.79' FEET ALONG THE NORTHERN PROPERTY LINES OF KENNETH MURRAY, JAMES VICTOR, AND BLACK CREEK PROPERTIES INC TO A CONCRETE MARKER FOUND; THENCE NORTH 65 DEGREES 40 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 449.52' FEET ALONG THE NORTHERN PROPERTY LINE OF FRANCIS S. AND SUEANN W. NAVICKAS TO A 1/2 INCH REBAR FOUND; THENCE NORTH 65 DEGREES 38 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 523.37' FEET ALONG THE NORTHERN PROPERTY LINE OF BRIANS. AND SHERYL A. SMITH TO A 1/2 INCH REBAR FOUND; THENCE NORTH 64 DEGREES 40 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 236.40' FEET ALONG THE NORTHERN PROPERTY LINE OF HALEY PIERCE TO A 1/2 INCH REBAR FOUND; THENCE NORTH 64 DEGREES 55 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 210.36' FEET TO A 1/2 INCH REBAR FOUND AND ALSO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD. SAID PROPERTY CONTAINS 181.47 ACRES MORE OR LESS.

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 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 SIMS ROAD IN PEMBROKE, GEORGIA 31321 WITH PIN 015 062; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

WHEREAS, Darlene M. Morgan is the owner of one 4.94 acre parcel of land (more or less) with current property identification number ("PIN") 015 062 (the "Parcel") contiguous to the corporate limits of the City;

WHEREAS, Darlene M. Morgan 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:

FROM A POINT OF COMMENCEMENT BEING A PK NAIL FOUND AT CENTERLINE INTERSECTION OF SIMS ROAD AND WINDING WAY ROAD. SAID PK NAIL FOUND ALSO HAVING A GEORGIA STATE PLANE COORDINATE, IN THE EASTERN ZONE, OF NORTH=788638.11' AND EAST=829643.62' NAD 1983. THENCE NORTH 57 DEGREES 37 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 92.80' FEET ALONG THE RIGHT OF WAY OF SIMS ROAD TO A CONCRETE MARKER FOUND WITH THE TOP BROKEN; THENCE NORTH 83 DEGREES 00 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 225.00' FEET ALONG THE NORTHERN RIGHT

OF WAY OF SIMS ROAD TO A 1/2 INCH REBAR FOUND AND ALSO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 03 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 199.95' FEET ALONG THE NORTHERN RIGHT OF WAY OF SIMS ROAD TO A 1/2 INCH REBAR FOUND; THENCE NORTH 07 DEGREES 00 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 1109.75' FEET ALONG THE EASTERN PROPERTY LINE OF CHRISTOPHER S. HOWE TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 64 DEGREES 55 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 210.36' FEET ALONG THE SOUTHERN PROPERTY LINE OF STUBBS FAMILY FARM, LLC TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 07 DEGREES 00 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 1044.25' FEET ALONG THE WESTERN PROPERTY LINE OF HALEY PIERCE TO A 1/2 INCH REBAR FOUND AND ALSO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD. SAID PROPERTY CONTAINS 4.94 ACRES MORE OR LESS.

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 PETITIONED TO BE ANNEXED ON SIMS ROAD, PEMBROKE, GEORGIA 31321 WITH PIN 015 016 AND FOR LAND PETITIONED TO BE ANNEXED ON WILDWOOD ROAD, PEMBROKE, GEORGIA 31321 WITH PIN. 015 008; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

WHEREAS, Darlene M. Morgan is the owner of one 4.94 acre parcel of land (PIN 015 062) (the “Darlene M. Morgan Property”) contiguous to the corporate limits of the City, and has authorized James Dasher (Fetzer Lakes, LLC), to serve as her agent in rezoning the Darlene M. Morgan Property;

WHEREAS, Stubbs Family Farm, L.L.C. is the owner of one 181.47 acre parcel of land (PIN 0151 001) (the “Stubbs Family Farm, L.L.C. Property”) contiguous to the corporate limits of the City, and has authorized James Dasher (Fetzer Lakes, LLC), to server as its agent in rezoning the Stubbs Family Farm, L.L.C. Property

WHEREAS, The Darlene M. Morgan Property and the Stubbs Family Farm, L.L.C. Property are collectively referred to as the “Properties”;

WHEREAS, Darlene M. Morgan has submitted a Petition Requesting Annexation of the Darlene M. Morgan Property;

WHEREAS, Stubbs Family Farm, L.L.C. has submitted a Petition Requesting Annexation of the Stubbs Family Farm, L.L.C. Property;

WHEREAS, James Dasher (Fetzer Lakes, LLC), as agent for Darlene M. Morgan and as agent for Stubbs Family Farm, L.L.C., has submitted to the City of Pembroke Annexation Rezoning Applications (“Rezoning Petitions”) requesting rezoning of the Properties;

WHEREAS, the Darlene M. Morgan Property is currently zoned RR-1 (Rural Residential) pursuant to the zoning classification of Bryan County, Georgia;

WHEREAS, the Stubbs Family Farm, L.L.C. Property is currently designated A-5 (Agricultural District) subject to a Conservation Use Valuation Assessment (“CUVA”) pursuant to the zoning classification of Bryan County, Georgia;

WHEREAS, the owners of the Properties, through their agent James Dasher (Fetzer Lakes, LLC) have 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 Properties 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 following described area containing 4.94 acres more or less with PIN 015 062 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:

FROM A POINT OF COMMENCEMENT BEING A PK NAIL FOUND AT CENTERLINE INTERSECTION OF SIMS ROAD AND WINDING WAY ROAD. SAID PK NAIL FOUND ALSO HAVING A GEORGIA STATE PLANE COORDINATE, IN THE EASTERN ZONE, OF NORTH=788638.11' AND EAST=829643.62' NAD 1983. THENCE NORTH 57 DEGREES 37 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 92.80' FEET ALONG THE RIGHT OF WAY OF SIMS ROAD TO A CONCRETE MARKER FOUND WITH THE TOP BROKEN; THENCE NORTH 83 DEGREES 00 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 225.00' FEET ALONG THE NORTHERN RIGHT

OF WAY OF SIMS ROAD TO A 1/2 INCH REBAR FOUND AND ALSO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 03 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 199.95' FEET ALONG THE NORTHERN RIGHT OF WAY OF SIMS ROAD TO A 1/2 INCH REBAR FOUND; THENCE NORTH 07 DEGREES 00 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 1109.75' FEET ALONG THE EASTERN PROPERTY LINE OF CHRISTOPHER S. HOWE TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 64 DEGREES 55 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 210.36' FEET ALONG THE SOUTHERN PROPERTY LINE OF STUBBS FAMILY FARM, LLC TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 07 DEGREES 00 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 1044.25' FEET ALONG THE WESTERN PROPERTY LINE OF HALEY PIERCE TO A 1/2 INCH REBAR FOUND AND ALSO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD. SAID PROPERTY CONTAINS 4.94 ACRES MORE OR LESS.

SECTION 2. The following described area containing 181.47 acres more or less with PIN 015 008 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:

FROM A POINT OF COMMENCEMENT BEING A PK NAIL FOUND AT CENTERLINE INTERSECTION OF SIMS ROAD AND WINDING WAY ROAD. SAID PK NAIL FOUND ALSO HAVING A GEORGIA STATE PLANE COORDINATE, IN THE EASTERN ZONE, OF NORTH=788638.11' AND EAST=829643.62' NAO 1983. THENCE NORTH 57 DEGREES 37 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 92.80' FEET ALONG THE RIGHT OF WAY OF SIMS ROAD TO A CONCRETE MARKER FOUND WITH THE TOP BROKEN; THENCE NORTH 83 DEGREES 00 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 225.00' FEET ALONG THE NORTHERN RIGHT OF WAY OF SIMS ROAD TO A 1/2 INCH REBAR FOUND; THENCE NORTH 83 DEGREES 03 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 199.95' FEET ALONG THE NORTHERN RIGHT OF WAY OF SIMS ROAD TO A 1/2 INCH REBAR FOUND; THENCE NORTH 07 DEGREES 00 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 1109.75' FEET ALONG THE EASTERN PROPERTY LINE OF CHRISTOPHER S. HOWE TO A 1/2 INCH REBAR FOUND AND THE POINT OF BEGINNING; THENCE NORTH 66 DEGREES 17 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 416.65' FEET ALONG THE NORTHERN

PROPERTY LINE OF CHRISTOPHER S. HOWE TO A 1/2 INCH REBAR FOUND; THENCE NORTH 00 DEGREES 48 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 655.27' FEET ALONG THE EASTERN PROPERTY LINES OF JASON MATTHEW QUILL AND ANTHONY AND JOYCE FURNARI TO A CAPPED IRON PIPE SET; THENCE NORTH 01 DEGREES 17 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 427.86' FEET ALONG THE EASTERN PROPERTY LINE OF ANTHONY AND JOYCE FURNARI TO A 1/2 INCH IRON PIPE FOUND; THENCE NORTH 01 DEGREES 17 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 380.50' FEET ALONG THE EASTERN PROPERTY LINE OF STEPHEN WILSON TO A CONCRETE MARKER FOUND; THENCE SOUTH 65 DEGREES 07 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 67.14' FEET ALONG WESTERN PROPERTY LINE OF ROBERT BENTON TO A CONCRETE MARKER FOUND; THENCE NORTH 54 DEGREES 50 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 330.06' FEET ALONG THE SOUTHERN PROPERTY LINE OF ROBERT BENTON TO A CONCRETE MARKER FOUND; THENCE NORTH 20 DEGREES 46 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 358.09' FEET ALONG THE EASTERN PROPERTY LINE OF ROBERT BENTON TO A CONCRETE MARKER FOUND; THENCE NORTH 74 DEGREES 01 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 1555.02' FEET ALONG THE SOUTHERN PROPERTY LINE OF EDWARDS. DENNIS, JR. AND JANICE W. DENNIS TO A CONCRETE MARKER FOUND WITH THE TOP BROKEN; THENCE NORTH 33 DEGREES 47 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 517.20' FEET ALONG THE SOUTHERN PROPERTY LINE OF EDWARDS. DENNIS, JR. AND JANICE W. DENNIS TO A 5/8 INCH REBAR FOUND; THENCE NORTH 33 DEGREES 47 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 129.26' FEET ALONG THE SOUTHERN PROPERTY LINE OF EDWARDS. DENNIS, JR. TO A CONCRETE MARKER FOUND; THENCE SOUTH 77 DEGREES 33 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 193.72' FEET ALONG THE SOUTHERN PROPERTY LINE OF EDWARDS. DENNIS, JR. TO A CONCRETE MARKER FOUND; THENCE SOUTH 78 DEGREES 52 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 437.29' FEET ALONG THE SOUTHERN PROPERTY LINE OF EDWARDS. DENNIS, JR TO A 1/2 INCH IRON PIPE FOUND; THENCE SOUTH 78 DEGREES 21 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 39.91' FEET ACROSS THE ROAD BED OF WILDWOOD CHURCH ROAD TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 78 DEGREES 15 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 244.96' FEET ALONG THE SOUTHERN PROPERTY LINE OF RONALD P. MYRICK AND MARGARET H. BACON MYRICK TO A 2 INCH SQUARE AXLE; THENCE SOUTH 21 DEGREES 53 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 1613.71' FEET ALONG THE WESTERN PROPERTY LINE OF WARNELL FARMS LLC TO A 4 INCH BY 4 INCH CONCRETE MARKER FOUND; THENCE SOUTH 72 DEGREES 45 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 334.78' FEET ALONG THE NORTHERN PROPERTY LINE OF WILLARD LEE TO A 3/4 INCH IRON PIPE FOUND; THENCE SOUTH 65 DEGREES 00 MINUTES 26 SECONDS WEST FOR A

DISTANCE OF 1253.23' FEET ALONG THE NORTHERN PROPERTY LINES OF RHONDA AND JAMES R. BARBEE, MARYE. HENDERSON, AND ROY H. AND TERRY H. VANGILLER TO A CONCRETE MARKER FOUND; THENCE SOUTH 00 DEGREES 50 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 1060.48' FEET ALONG THE WESTERN PROPERTY LINES OF ROY H. AND TERRY H. VANGILLER AND WILLIS RAYE ROMANS, JR. AND KIMBERLY ROMANS TO A CONCRETE MARKER FOUND; THENCE SOUTH 00 DEGREES 43 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 194.63' FEET ALONG THE WESTERN PROPERTY LINE OF RICHARD WILLIAMS, JR. TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 00 DEGREES 51 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 12.38' FEET ALONG THE WESTERN PROPERTY LINE OF RICHARD WILLIAMS, JR. TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 00 DEGREES 57 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 54.55' FEET ACROSS THE ROAD BED OF WILDWOOD CHURCH ROAD TO A CONCRETE MARKER FOUND; THENCE SOUTH 00 DEGREES 39 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 269.23' FEET ALONG THE WESTERN PROPERTY LINE OF LOIS EDWARDS TO A CONCRETE MARKER FOUND; THENCE NORTH 65 DEGREES 37 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 525.79' FEET ALONG THE NORTHERN PROPERTY LINES OF KENNETH MURRAY, JAMES VICTOR, AND BLACK CREEK PROPERTIES INC TO A CONCRETE MARKER FOUND; THENCE NORTH 65 DEGREES 40 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 449.52' FEET ALONG THE NORTHERN PROPERTY LINE OF FRANCIS S. AND SUEANN W. NAVICKAS TO A 1/2 INCH REBAR FOUND; THENCE NORTH 65 DEGREES 38 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 523.37' FEET ALONG THE NORTHERN PROPERTY LINE OF BRIANS. AND SHERYL A. SMITH TO A 1/2 INCH REBAR FOUND; THENCE NORTH 64 DEGREES 40 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 236.40' FEET ALONG THE NORTHERN PROPERTY LINE OF HALEY PIERCE TO A 1/2 INCH REBAR FOUND; THENCE NORTH 64 DEGREES 55 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 210.36' FEET TO A 1/2 INCH REBAR FOUND AND ALSO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD. SAID PROPERTY CONTAINS 181.47 ACRES MORE OR LESS.

SECTION 3. 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 said 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

Wyndham PUD applicant is also seeking a rezoning to AR-1 for Parcel #015-003-02, along Highway 119, containing approximately 41 acres.

The applicant is seeking rezoning to AR-1 along Highway 119 to provide an access route to the proposed PUD development.

Article V: Section 5-1. "AR-1" Agricultural-Residential Districts, states: The purposes of this district are as follows: to provide for quiet, livable, low-density single family areas along with agricultural areas for commercially grown products; to provide areas for future development of single-family neighborhoods; and to prohibit any use which would substantially interfere with the orderly development of the community.

Planning Commission recommended to deny this request by a 3-2 vote.



City of Pembroke
"A Historic Railroad Town"

Annexation Rezoning Application
Pembroke Planning & Zoning

RETURN TO:

DO NOT WRITE IN THIS SPACE

FILE NO:
DATE FILED:

P.O. Box 130
Pembroke, GA 31321

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)

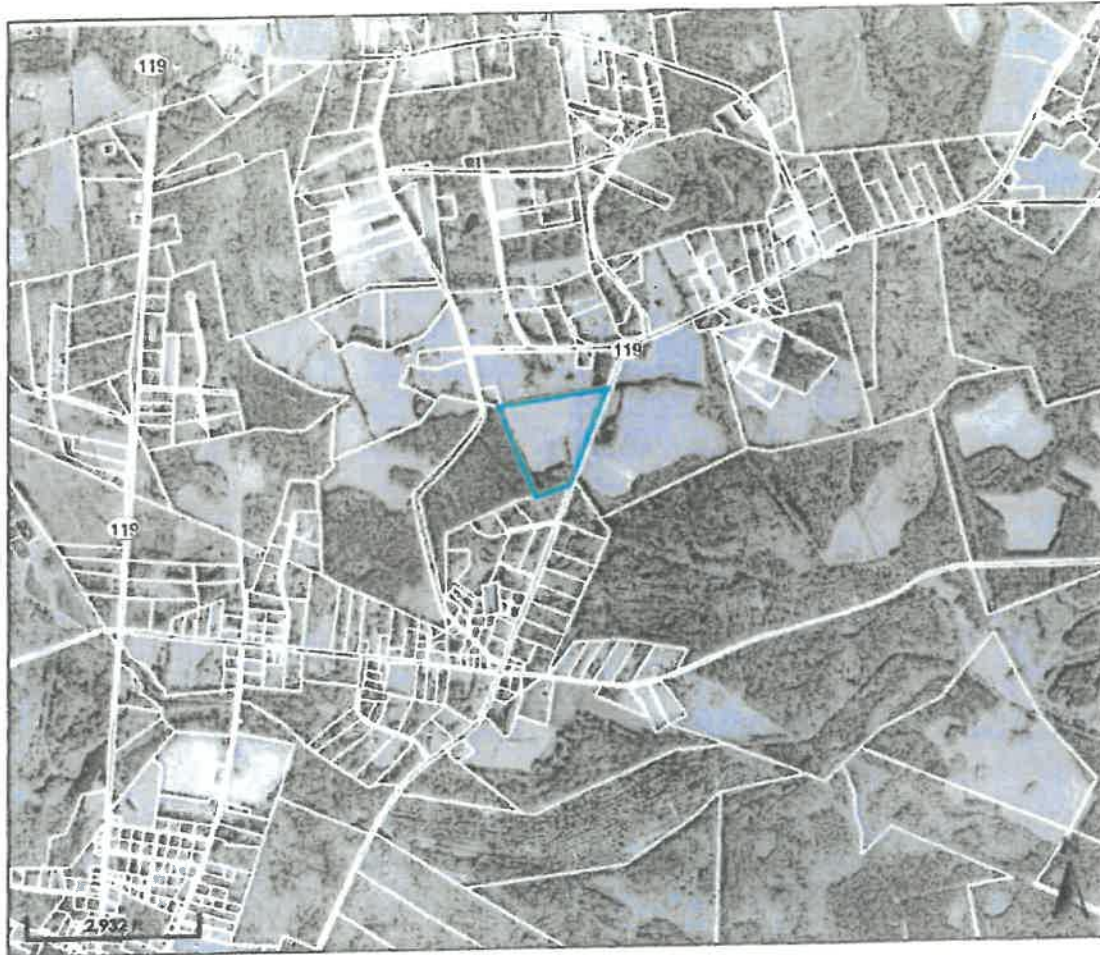
- Name of owner or authorized agent: James Dasher (Fetzer Lakes, LLC)
- Address of Owner / Authorized Agent: 114 Penny Lane, Guyton, Georgia 31312
- Phone Number: (912) 663-6239
- Location of property (street number and location with respect to nearby public roads in common use):
Unaddressed GA HWY 119, PEMBROKE, GA. Parcel 015-003-02 south of Old Patrick School Road
- Legal description of property (Parcel ID, name of subdivision, block, lot no., etc., or if none, by metes and bounds):
See the attached annexation application.
- Current Zoning Classification of Property: County RR-1
- Proposed Zoning Classification of Property: City of Pembroke (AR-1)
- Total area of property (acreage or approximate square footage): 41 acres
- Number of lots: None at this time

Date Received: _____

Planning Official: _____

*Fee Paid: YES NO Amount: _____

Date Paid: _____ Cash or Ck # _____



Overview



Legend

- Current Parcels
- Roads
- Fort Stewart

Parcel ID	015 003 02	Owner	WARNELL WILLIAM DANIEL JR & QUINLAN	Last 2 Sales			
Class Code	Consv Use		ELIZABETH PAIGE QUINLAN & WANELL	Date	Price	Reason	Qual
Taxing	County		TIFFANY	8/23/2023	0	QC	U
District	Unincorporated		BLUE	8/30/2012	0	NP	U
Acres	41.11		PO BOX 1374				
		Physical Address	PEMBROKE, GA 31321				
			HWY 119				
		Assessed Value	Value \$175800				

(Note: Not to be used on legal documents)

Date created: 5/7/2024
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Developed by Schneider GEOSPATIAL

PETITION REQUESTING ANNEXATION

DATE _____

**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 an undefined address off of GA Hwy 119, and
 - c. The tax map number is: 015-003-02
3. It is requested that if this Petition is approved that the Property to be annexed shall be zoned AR-1
4. The intended use of the Property is: To allow for the reconstruction of Wildwood Church Road to improve access to adjacent planned development.

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,

Paige Warrnell Quinlan

Owner(s)

Map Number	Owner Name	Parcel Number	Property Address	Owner Address
1	BACON, THOMAS HOTNES & BACON, DARLENE B	015-003	333 OLD PATRICK SCHOOL RD, PEMBROKE, GA 31321	333 OLD PATRICK SCHOOL RD, PEMBROKE, GA 31321-5603
2	CARROLL, LORENZO & CARROLL, FRANCIS M CONSTRUCTION PROS HIGGINS, CONAN & THOMAS, CYNTHIA	014-045 014-053	20 MCBRIDE RD, PEMBROKE, GA 31321 3980 HWY 119, PEMBROKE, GA 31321 3849 N HWY 119, PEMBROKE, GA 31321	3980 GA HIGHWAY 119 N, PEMBROKE, GA 31321-5800 3849 HIGHWAY 119 N, ELLABELL, GA 31308
5	LANIER, HEATHER BACON & LANIER, KENNETH SHANE	015-003-04	319 OLD PATRICK SCHOOL RD, PEMBROKE, GA 31321	319 OLD PATRICK SCHOOL RD, PEMBROKE, GA 31321-5603
6	WILLARD	015-009-13	3229 N HWY 119, PEMBROKE, GA 31321	3229 GA HIGHWAY 119 N, PEMBROKE, GA 31321-5829
7	MILLER, JOSHUA J	015-009-01	3184 N HWY 119, PEMBROKE, GA 31321	3184 GA HIGHWAY 119 N, PEMBROKE, GA 31321-5671
8	STANLEY LLC	015-008	WILDWOOD CHURCH RD, PEMBROKE, GA 31321	820 SW BROMELIA TER, STUART, FL 34997-7144
9	WANNELL TRADING CO	015-003-02	PEMBROKE, GA 31321	PO BOX 1374, PEMBROKE, GA 31321-1374
10	WANNELL TRADING CO	015-003-01	PEMBROKE, GA 31321	PO BOX 1374, PEMBROKE, GA 31321-1374
11	WILCOX/BAELSER COMPANY	015-035	GEORGE EDWARDS RD, PEMBROKE, GA 31321	100 PROFESSIONAL CENTER DR, BRUNSWICK, GA 31525-6743
12	WHITE, GLENN D & WHITE, STANLEY D	015-003-07	340 OLD PATRICK SCHOOL RD, PEMBROKE, GA 31321	340 OLD PATRICK SCHOOL RD, PEMBROKE, GA 31321-5602
13	WILCOX/BAELSER COMPANY	014-062	19 O F LANIER RD, PEMBROKE, GA 31321	340 OLD PATRICK SCHOOL RD, PEMBROKE, GA 31321-5602
Total Results: 13				

Please run the public hearings below in the Bryan County News on the dates indicated.

The Pembroke Planning Commission will hold a public hearing June 20, 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 #015-008, and #015-062, along Wildwood Church Street, also known as the Wyndham PUD, containing approximately 186 acres. The Planning Commission will also consider a rezoning request from the same applicant to AR-1 for Parcel #015-003-02, along Highway 119, containing approximately 41 acres.

The Pembroke City Council will also hold a public hearing July 8, 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 June 6, 13, 20

[CAUTION]: This message originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Applicant is seeking a rezoning from R-1, residential, to B-3, village commercial, for 153 N. Main Street, Pembroke.

The applicant is requesting a rezoning to B-3 along N. Main Street, across from the police station. The intended use is an insurance agency office. The applicant plans to convert the existing single-family residence into the office. The properties across the right-of-way are currently zoned for business, including B-2 and B-3. The property is located within the downtown character area according to the City's Comprehensive Plan which encourages mixed-use residential and commercial development on Main Street.

Planning Commission recommended to approve this request, all in favor.

Entry #: 7 - Chris Freeman

Status: Submitted

Submitted: 4/29/2024 4:16 PM

Application for Rezoning, Variance, Home Occupation or Conditional Use

Phone: 912-653-4413

Fax: 912-653-4424

For Office Use Only

Date Received:

Payment Received:

Parcel Number:

Current Zoning:

Requested Zoning/Variance:

PC Hearing:

PC Recommendation:

CC Hearing Date:

CC Action:

First Reading:

Second Reading:

INSTRUCTIONS:

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

1. Action Requested (Check all that applies):

Rezoning

2. Owner and Agent Information:

a. Owner(s) of Record:

Name:

Chris Freeman

Phone:

(912) 403-2404

Mailing Address:

221 country estates blvd, Vidalia, Georgia 30474

Physical Address:

221 country estates blvd, Vidalia, Georgia 30474

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

No

List Parcel Numbers:

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

b. Name of Applicant/Agent:

Company Name:

Georgia

Phone Number:

Physical Address:

Georgia

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

Company Name:

Mailing Address:

Georgia

Phone Number:

Physical Address:

Georgia

3. Property Information – Current

a. Property Parcel Number:

P06 15 005

b. Total Acreage of Property:

0.52

c. Acreage proposed for rezoning:

0.52

d. Street address of Property:

153 N Main Street Pembroke GA

e. Location of property:

153 N Main Street

f. Current Zoning:

R-1

Current Land Use:

Residential

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

Developed

h. Are there any structures currently on the property?

Yes

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

Yes it will.

i. Contiguous land uses:

North

Residential

South

Church

East

Police Dept

West

Gas station

j. Current Access (roads):

North Main Street

k. Existing utilities:

City water sewage

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

Action

Date

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

4. Property Information – Proposed:

a. Proposed Zoning:

B3

Proposed Use:

Insurance Agency

b. Proposed water:

City

proposed sewer:

City

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

No

if so, please answer the following:

Proposed number of lots

Proposed improvements (roads, water system, etc.)

Landscaping

Proposed access:

North Main

d. Justification of rezoning:

To establish an insurance office

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

5. Proposed Variance: (if applicable)

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

b. Please describe the variance you are requesting.

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

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

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

6. Adjacent Property Owners:

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

Property Owners

Item 1

Name

Church First Baptist Church

Address

169 Church Street, Pembroke, Georgia 31321

Item 2

Name

Balle Balle LLC

Address

188 North Main street, Pembroke, Georgia 31321

Item 3

Name

City of Pembroke

Address

160 North Main Street, Pembroke, Georgia 31321

7. Certifications:

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

Untitled

If answered "Yes," please attach a explanation

No

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

No

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

Date

4/29/2024

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

Deed Book

page

page

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

Owner's Signature:

Item 1

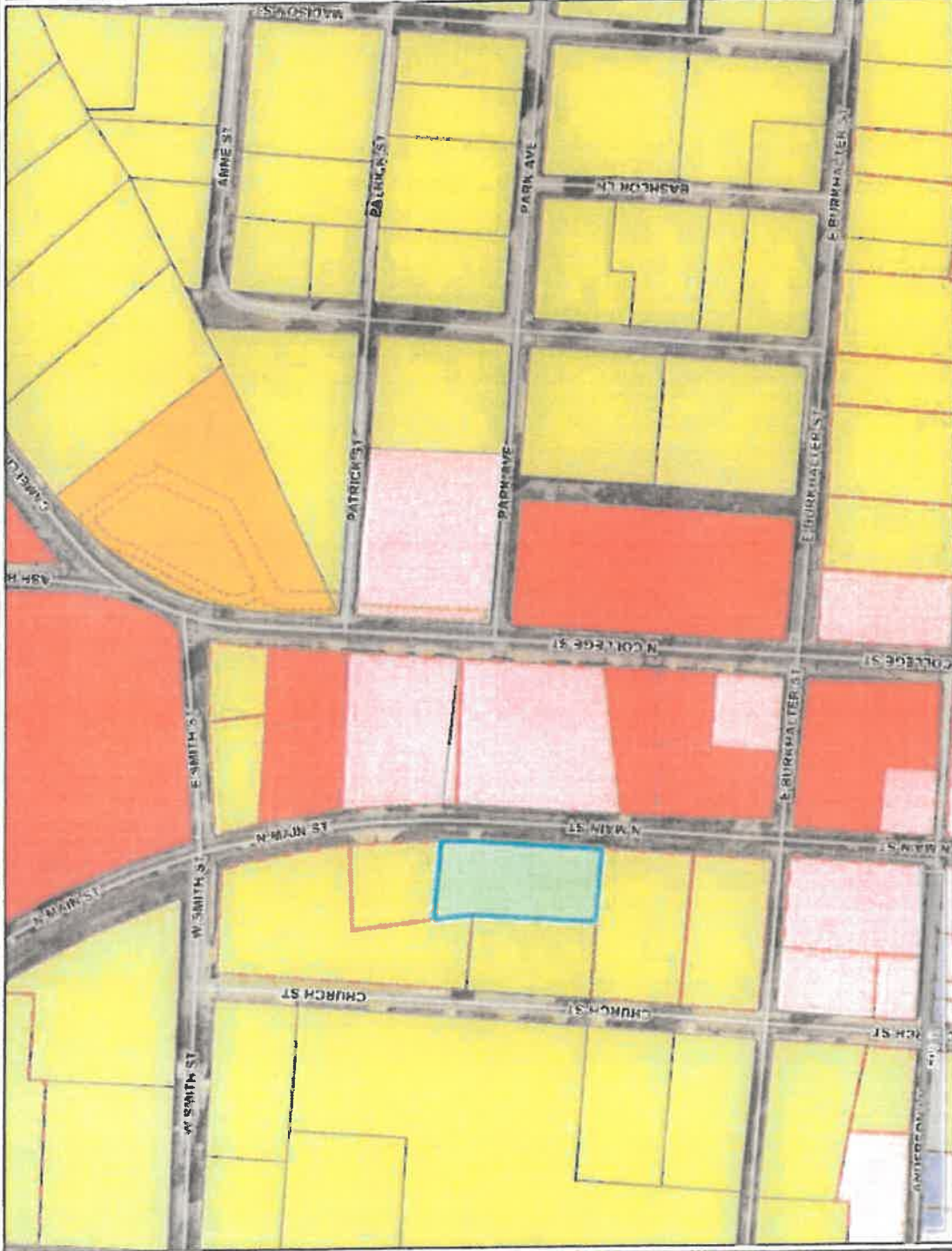
Signature

Date

4/29/2024



153 N. Main Street Zoning



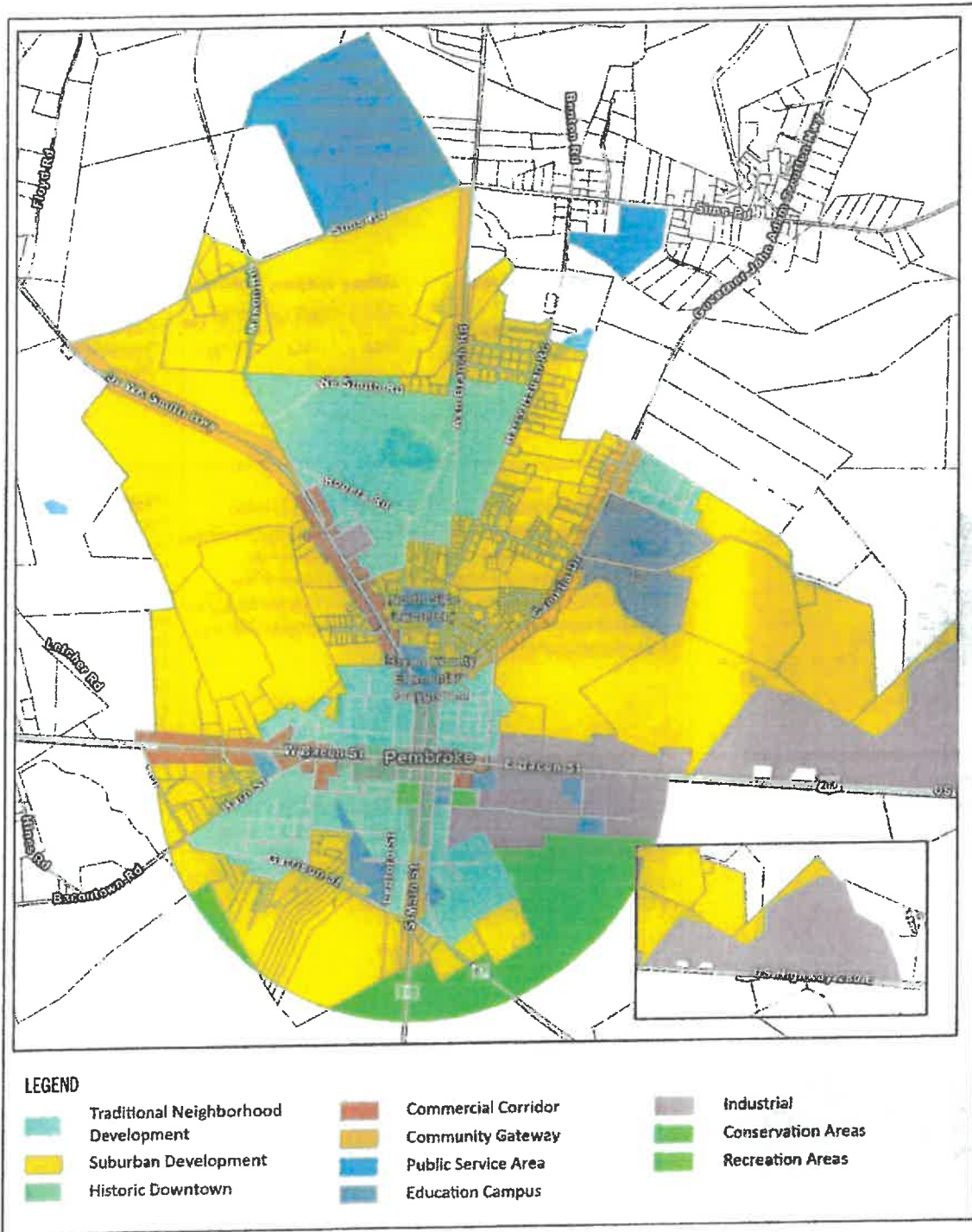
40-




Legend




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

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



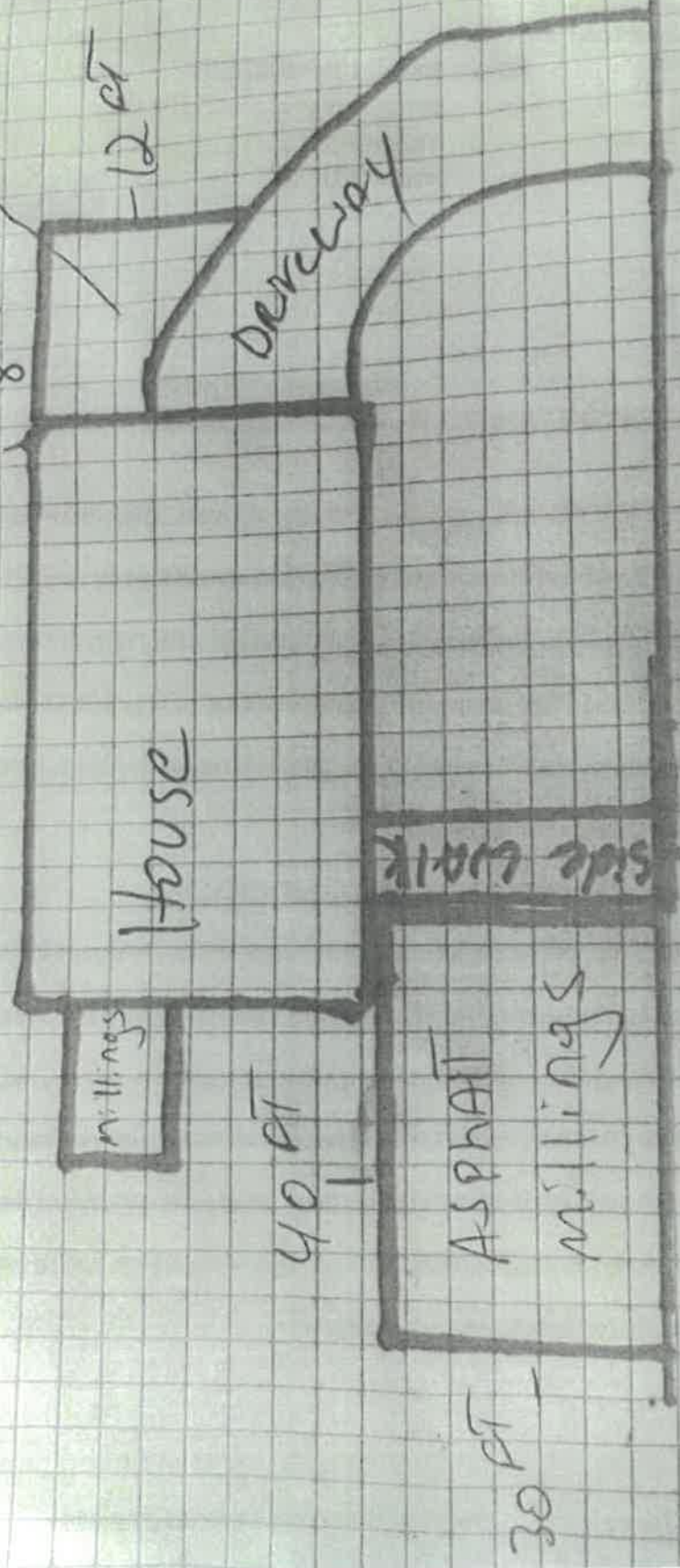
Community Character Areas | City of Pembroke

2,000 Feet 

Character Area	Description	Location																	
<p>Education Campus</p>  <p>Vision: To provide the community with a safe educational environment through strong pedestrian connectivity, a welcoming surrounding environment and recognizing Bryan County Schools as essential to our Sense of Place</p>	<p>Defining Narrative: The City of Pembroke defines the Educational Campus as any parcel belonging to the Bryan County Board of Education namely Bryan County Schools and its auxiliary structures. In the future, this definition may be expanded to include any parcel owned by a private, parochial or charter school, a University System or a Technical College System.</p> <table border="1" data-bbox="553 583 1109 695"> <thead> <tr> <th>Character Area</th> <th>Zone</th> <th>Acres</th> <th>Percent</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Education Campus</td> <td>B-2</td> <td>89.63</td> <td>98%</td> </tr> <tr> <td>R-1</td> <td>1.41</td> <td>2%</td> </tr> </tbody> </table>	Character Area	Zone	Acres	Percent	Education Campus	B-2	89.63	98%	R-1	1.41	2%	<p>Description: Surrounded by Suburban Developing Areas, Bryan County High, Middle and Elementary Schools encompassing Payne Drive and connecting streets and lanes, Bryan County Head Start</p> <p>Uses: Educational Facilities, Low Density-Open Space Preservation, Bike-Pedestrian Recreation</p>						
Character Area	Zone	Acres	Percent																
Education Campus	B-2	89.63	98%																
	R-1	1.41	2%																
<p>Historic Downtown</p>  <p>Vision: To identify, promote and preserve the historic structures and places of Pembroke that contribute to the City's economic vitality and Sense of Place</p>	<p>Defining Narrative: The City of Pembroke defines Historic Downtown as the parcels containing contributing structures to our National Register of Historic Places designation. Almost all of these structures stand in the center of the original City limits at the intersection of US 280, Ga Hwy 119 and Ga Hwy 67 and extending from Warnell Street on the east to Butler Street on the west.</p> <table border="1" data-bbox="553 1144 1109 1329"> <thead> <tr> <th>Character Area</th> <th>Zone</th> <th>Acres</th> <th>Percent</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Historic Downtown</td> <td>B-2</td> <td>2.37</td> <td>9%</td> </tr> <tr> <td>B-3</td> <td>12.03</td> <td>46%</td> </tr> <tr> <td>R-1</td> <td>10.30</td> <td>39%</td> </tr> <tr> <td>R-2</td> <td>1.62</td> <td>6%</td> </tr> </tbody> </table>	Character Area	Zone	Acres	Percent	Historic Downtown	B-2	2.37	9%	B-3	12.03	46%	R-1	10.30	39%	R-2	1.62	6%	<p>Description: US Hwy 280 from Poplar Street to Warnell Street, Railroad Street from Poplar Street to Lanier Street, Residential corridors and Mixed Use on North-South Main Street, Strickland Street, North-South College Streets, and East-West Burkhalter Streets, Courthouse Square, any other 'contributing structure' listed on the City's National Register of Historic Places Map.</p> <p>Uses: Commercial, Service Industries, Pedestrian-Passive Recreation, Events, Mixed-Use Residential, Government Offices, etc.</p>
Character Area	Zone	Acres	Percent																
Historic Downtown	B-2	2.37	9%																
	B-3	12.03	46%																
	R-1	10.30	39%																
	R-2	1.62	6%																
<p>Industrial</p>  <p>Vision: To create a variety of opportunities for workforce, businesses and entrepreneurs taking</p>	<p>Defining Narrative: The City of Pembroke defines Industrial areas as the parcels containing businesses and structures that serve Industrial purposes. These include but are not limited to warehousing, logistics and distribution, heavy and light manufacturing, wholesale and commodities, processing and finishing, etc.</p> <table border="1" data-bbox="553 1654 1109 1801"> <thead> <tr> <th>Character Area</th> <th>Zone</th> <th>Acres</th> <th>Percent</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Industrial</td> <td>A-5</td> <td>622.40</td> <td>55%</td> </tr> <tr> <td>B-2</td> <td>161.61</td> <td>14%</td> </tr> <tr> <td>B-3</td> <td>0.19</td> <td>0%</td> </tr> </tbody> </table>	Character Area	Zone	Acres	Percent	Industrial	A-5	622.40	55%	B-2	161.61	14%	B-3	0.19	0%	<p>Description: J. Dixie Harn Industrial Park, independent small industries, US Highway 280 east of the Industrial Park-Kangeter Canal</p> <p>Uses: Warehousing and Distribution, Heavy Commercial, Regional Service Industries, Light Manufacturing and Logistics</p>			
Character Area	Zone	Acres	Percent																
Industrial	A-5	622.40	55%																
	B-2	161.61	14%																
	B-3	0.19	0%																

■ New
 ■ Existing

53 MAIN ST



ROAD

Prepared by and Return to:
Bryant & O'Connor Law Firm
502 Jackson Street
Vidalia, GA 30474
(912) 537-9021
Order No. 2024-1257

PT-61 015-2024-000725

**REAL ESTATE
TRANSFER TAX
PAID: \$200.00**

FILED IN OFFICE
CLERK OF COURT
04/30/2024 01:35 PM
BECKY CROWE, CLERK
SUPERIOR COURT
BRYAN COUNTY, GA

Rebecca G. Crowe

5828103445
PARTICIPANT ID

**WARRANTY DEED
CREATING JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP**

THIS INDENTURE, made this **25th day of April, 2024** between **Delia S. Blocker**, of the County of Bryan and State of Georgia, hereinafter collectively called Grantor, and **Stacy Y. Freeman and Chris L. Freeman, II**, as joint tenants with right of survivorship and not as tenants in common, of the County of Toombs and State of Georgia, hereinafter called Grantees, (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid at and before the sealing and delivery of these presents and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, assign, and convey unto the Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to their heirs and assigns of said survivor, the following described property:

All that certain tract or lot of land situate, lying and being in the 19th G.M. District of Bryan County, Georgia, in the City of Pembroke, and being more particularly described as follows: Beginning at a point located at the northwest corner of the herein described tract, being the point of beginning, running thence from the point of beginning North eighty seven degrees East a distance of one hundred three (103) feet; thence South four degrees West a distance of two hundred sixteen (216) feet; thence North eight six and one-half degrees West a distance of seventy (70) feet; thence North six degrees east a distance of one hundred (100) feet; thence North eight five degrees West a distance of thirty-four (34) feet; thence North three and one-half degrees East a distance of one hundred three (103) feet to the point of beginning. Said property is bounded, now or formerly, as follows: on the North by lands of Mrs. H. M. Sanders; on the East by the right-of-way of Main Street (Georgia Highway 67); South by lands of C. L. Gruver and J. P. Dukes; and West by lands of J. P. Dukes. Said property is more particularly described Parcel 4, Block C on that certain plat of survey identified as Pembroke Map No. 7, prepared by R. F. Link & Associates, Inc., Land Surveyor, recorded in County Plat Book E, Page 92C, said plat of survey being incorporated herein by reference.

This tract of land is the same as that tract conveyed to Delia S. Blocker, subject to a life estate interest to Dolores K. Speir, by Dolores K. Speir, as Executor of the Estate of Melvin L. Speir, in that certain Executor's Assent to Devise dated June 9, 2016, and recorded on June 10, 2016 in Bryan County Deed Book 1222, page 843. Dolores K. Speir passed away on August 16, 2023, terminating her life estate interest and resulting in Delia S. Blocker being the sole title holder.

For reference only, the Bryan County Tax Assessor currently identifies the described tract of land as Map/Parcel P06-15-005, and it is currently known by the postal address 153 N. Main Street, Pembroke, Georgia.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the Grantees, as joint tenants and not as tenants in common, for and during the their joint lives, and upon the death of either of them, then to the survivor of them, forever in fee simple.

AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantees against the claims of all persons whomsoever.

THIS CONVEYANCE is made pursuant to O.C.G.A. 44-6-190, and it is the intention of the parties hereto to hereby create a joint tenancy estate with right of survivorship and not as tenants in common.

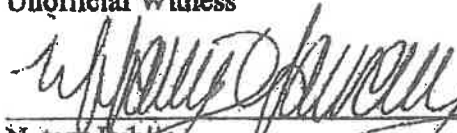
IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the date first written above.


Delia S. Blocker

STATE OF GEORGIA
COUNTY OF TOOMBS

Signed, sealed, attested and delivered
in the presence of:


Unofficial Witness


Notary Public



Derek Cathcart

From: CJ Freeman <cj.freeman97@yahoo.com>
Sent: Wednesday, June 5, 2024 4:35 PM
To: Derek Cathcart
Subject: Fwd: Property owners

Sent from my iPhone

Begin forwarded message:

From: Chris Freeman <chris.freeman.vaeaja@statefarm.com>
Date: June 5, 2024 at 4:34:48 PM EDT
To: cj.freeman97@yahoo.com
Subject: Property owners

Parcel ID - P06 14 005
Alt Id - 10453
Address - 160 N MAIN ST
Owner - CITY OF PEMBROKE
Acres - 0.72

Parcel ID - P06 15 004
Alt Id - 10461
Address - 150 CHURCH ST
Owner - DEPUTY JOHN R
Acres - 0.49

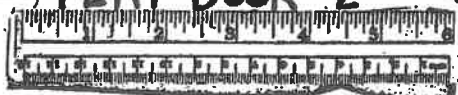
Parcel ID - P06 16 006
Alt Id - 10471
Address - 169 CHURCH ST
Owner - CHURCH FIRST BAPTIST CHURCH OF
PEMBROKE

Parcel ID - P06 15 006
Alt Id - 10463
Address - 122 CHURCH ST
Owner - SHEFFIELD NANCY

Parcel ID - P06 14 004
Alt Id - 10452
Address - 188 N MAIN ST
Owner - BALLE BALLE L

Parcel ID - P06 14 007 01
Alt Id - 10456
Address - ~~124 N MAIN ST~~ 124 N MAIN ST.
Owner - WAYFAIR HOME SOLUTIONS LLC

PLAT BOOK E



SEE MAP
P2M 6

225

SLIT LOGS
OF
S



SEE MAP P2M 12

SEABOARD

AIR LINE

RAILROAD

HIGHWAY

260

U.S.

STRICKLAND

STREET

BLOCK

SMITH

BLOCK B

CHURCH

STREET

BLK. C

MAIN

BLK. D

STREET

COLLEGE

BLOCK

PARK

BLOCK H

GEORGIA

AVE.

BLOCK

MADISON

ST

BLK. J

STREET

BLOCK

BLK. K

BLK. F

ST

LL

ORDINANCE NO. ____

AN ORDINANCE TO REZONE PROPERTY AND TO AMEND THE ZONING MAP
FOR THE CITY OF PEMBROKE, GEORGIA

WHEREAS, the governing authority for the City of Pembroke, Georgia, is authorized under Article 9, Section 2, Paragraph IV of the Constitution of the State of Georgia to exercise the power of zoning; and

WHEREAS, the duly elected governing authority for the City of Pembroke, Georgia, is the Mayor and Council, and

WHEREAS, the Mayor and Council desires to adopt ordinances under its police, zoning, and home rule powers, and

WHEREAS, the City of Pembroke desires to amend its Zoning Map so that the property described herein is designated as B-3, Village Commercial District as per Section 5-8 of Article V of the Zoning Ordinance of Pembroke, Georgia.

NOW, THEREFORE, it is hereby ordained by the Mayor and Council that the zoning map is amended so that the following property is changed from its current zoning as reflected on the table below as follows:

Sec. 13-019.

PIN	ADDRESS	CURRENT ZONING	AMENDED ZONING
P06 15 005	153 North Main Street	R-1	B-3

SECTION 2

The sections, paragraphs, sentences, clauses and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared illegal or invalid by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance.

SECTION 3

All ordinances and parts of ordinances in conflict herewith are expressly repealed.

SECTION 4

This ordinance shall be effective upon its adoption by the Mayor and Council pursuant to the ordinances of the City.

ADOPTED THIS ___ DAY OF _____, 2024.

MAYOR

ATTEST:

CLERK OF COUNCIL

FIRST READING: _____

SECOND READING: _____

ENACTED: _____

AN ORDINANCE AMENDING ARTICLE III OF THE CITY OF PEMBROKE ZONING ORDINANCE BY: RENUMBERING THE PRESENT SECTIONS 3-9 THROUGH 3-41 AND ADDING A NEW SECTION 3-9; AND AMENDING ARTICLE V SECTIONS 5-2 (3), 5-2 (5)(b), 5-2 (6)(h), 5-4 (1), 5-4 (2), 5-10 (2.), (3.) AND (9.) A. OF THE CITY OF PEMBROKE ZONING ORDINANCE.

I. BE IT ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF PEMBROKE that Sections 3-9 through 3-41 of Article III of the City of Pembroke Code Zoning Ordinances are hereby amended so as to be renumbered as Sections 3-10 through 3-42 of Article III so that Section 3-10 is captioned “Existing Uses” and Section 3-43 is captioned “Notice of Starting Work.”

II. BE IT ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF PEMBROKE that Article III of the City of Pembroke Code Zoning Ordinances is hereby amended by adding the following Section 3-9:

Section 3-9 Drainage.

All developments that add greater than 5,000 sf of impervious areas shall adhere to the drainage requirements herein. A single family house on one lot is exempted from the requirements so long as it is not part of a larger multi house development. Infill construction of a single house that does not subdivide an existing lot is also exempted. In any case where a property is subdivided into greater than one lot, detention or other BMPs must be provided to ensure that the post developed storm water runoff does not exceed the predeveloped condition.

(a) Developments that exceed 5,000 sf of impervious area shall adhere to the “Georgia Stormwater Management Manual Volume 2” minimum standard 1-4 and 6-11.

(b) Pipes and Inlets shall be designed to convey the 25-year storm. Inlet capacity shall be designed to accommodate the 25-year storm having a gutter spread of not greater than seven feet.

(c) The predeveloped curve number shall be based on existing conditions, impervious area, and soil characteristics.

(d) All infrastructure must be able to safely pass the 100-year storm event.

(e) Developments that impact flood zones shall provide compensatory cuts and fill or a no rise certification. In areas that impact Flood Zone A with no elevation, a study must be performed and provided such that the base flood elevation is available. A freeboard of 1’ from BFE to finished floor must be provided on all structures adjacent to or within a flood zone area.

(f) No fill shall be allowed within the floodway.

III. BE IT ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF PEMBROKE that Article V Section 5-2 (3) of the City of Pembroke Code Zoning Ordinances is hereby amended so as to add the following Lot and Building Requirement:

Maximum 4 Units Per *Net Acre

And adding the following regarding the calculation of "Net Acre":

*Net acre shall be calculated as the total site acreage, less the area occupied by wetlands.

IV. BE IT ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF PEMBROKE that Article V Section 5-2 (5)(b) of the City of Pembroke Code Zoning Ordinances is hereby amended to read as follows:

- (b) Domesticated pets may be kept in all residential districts, except that no more than three dogs or cats, six months of age or older, in any combination, shall be kept on any lot less than one acre.

V. BE IT ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF PEMBROKE that Article V Section 5-2 (6)(h) of the City of Pembroke Code Zoning Ordinances is hereby amended so as to read as follows:

- (h) All units must meet wind loading requirements of the Federal Emergency Management Administrator and the International Codes as adopted by the Ga Department of Community Affairs.

VI. BE IT ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF PEMBROKE that Article V Section 5-4 (1) of the City of Pembroke Code Zoning Ordinances is hereby amended so as to read as follows:

(1) Permitted Uses

- (a) Multiple family dwellings, including townhomes, apartments, condos, rooming houses, fraternities, sororities, and dormitories;
- (b) Two-family dwellings;
- (c) Nursing Home, retirement community;
- (d) Places of worship; and
- (e) Customary accessory buildings incidental to the above permitted uses.

VII. BE IT ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF PEMBROKE that Article V Section 5-4 (2), of the City of Pembroke Code Zoning Ordinances are hereby amended so as to read as follows:

(2) Lot and Building Requirements.

*Net acre shall be calculated as the total site acreage, less the area occupied by wetlands.

Principal Buildings - Garden Apartments

Living Units (with water & sewer)	Max. 12 per *net acre
Minimum Lot Width at Building Line	150 Feet
Minimum Front Yard	10 Feet
Minimum Rear Yard	15 Feet
Minimum Side Yard, Interior	15 Feet
Minimum Side Yard, Street	20 Feet
Maximum Building Height	60 Feet
Maximum Percent of Lot Coverage	40 Percent

Accessory Buildings

Minimum Setback from Lot Line:

Rear	10 Feet
Side	3 Feet

Principal Building - Townhouses

Living Units (with water & sewer)	Maximum 46 10 Per *Net Acre
Minimum Lot Area	1/2 acre
Minimum Lot Width at Building Line	25 Feet
Minimum Front Yard	10 Feet
Minimum Rear Yard	14 Feet
Minimum Side Yard	None if Buildings are attached 40 Feet between groups of buildings
Maximum number of units having same building line	8 Units
Maximum building Height	35 Feet
Maximum Percent of Lot Coverage	75 Percent

VIII. BE IT ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF PEMBROKE that as a result of the amendment of Article V Section 5-2 (3) as per Paragraph III above and as a result of the amendment of Article V Section 5-4 (2) as per Paragraph VII above, the chart of “Lot and Building Requirements” in Article IV Section 4-3 be amended so that the Minimum Lot Area for R-1 Single-Family Residential reads, “10,890 sq. ft. Max -4 units/net acre”, so that the Minimum Lot Area for R-3 Multi-Family Residential Garden Apartment reads,

“Max - 12 units/net acre” and so that the Minimum Lot Area for R-3 Multi-Family Residential Townhouses reads, “Max - 10 units/net acre.”

IX. BE IT ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF PEMBROKE that Article V Section 5-10 (2.) of the City of Pembroke Code Zoning Ordinances is hereby amended so as to read as follows:

(2.) Permitted Land Uses within a PUD

A. Allowable uses within the PUD zone shall include but not be limited to:

(i) General office uses. Including but not limited to administrative, salesrepresentatives, legal services, engineering and architectural, accountants, auditing, bookkeeping, finance, real estate, physical fitness and health service clinics, veterinary clinics, insurance and personal services;

(ii) Indoor Amusement and Recreation. Theater, bowling, billiards, video and mechanical amusement games;

(iii) Retail sales and service. Including but not limited to food stores, drug stores, clothing stores, home furnishings and hardware, specialty shops, craft shops, photography studios, art studios, antique shops, gift and floral shops, bookstores, beauty and barbershops, dry cleaning, laundry service and office supplies;

(iv) Eating and drinking establishments. Restaurants, with or without alcoholic beverages, cocktail lounges, nightclubs, taverns, and package stores;

(v) Outdoor Amusement and Recreation. Golf course, tennis courts, basketball courts, etc;

(vi) Off-street parking lots;

(vii) Other residential support services as deemed necessary by the City Council.

(viii) Residential uses shown in R1 and R3, except that neither manufactured homes nor modular homes shall be allowed in a PUD, nor shall there be keeping of any poultry or animals, except as provided in Article V, Section 5-2 (5)(b).

B. All proposed land uses will be identified within the PUD Application provided by the Applicant. Land uses not included within the PUD Application shall be permitted only as a conditional use through the approval of the City Council.

C. Compatible land uses, which would not otherwise be permitted to locate within the same zoning district, can be proposed for development on one or more adjacent parcels. Buffers required between proposed land uses shall be in compliance with buffer ordinance of the City of Pembroke Subdivision Regulations.

D. Density Bonus: The City may permit an increase in the total number of residential units otherwise allowed within a planned unit development, according to the lot and building requirements in Sections 5-2 and 5-4, where it is demonstrated that:

1. The appearance and construction will result in a development of high quality, as evidenced by the innovative design and use of building materials such as stone, masonry, wood and hardie-plank;
2. Eaves have a minimum 2' wide soffits.
3. Architectural shingles are used as roofing material.
4. Articulating front porches to minimize the overall mass and scale of the structure.
5. There are deviations of facades to avoid repetition.
6. Amenities, beyond the minimum required open space, will be provided to create a more sustainable community and desirable living environment; and
7. At least three (3) of the following will be included within the development:
 - a. Dedicated common open space is provided in excess of the minimum required, per Section 5-10 (6)(d)
 - b. One (1) or more LEED-certified buildings will be constructed.
 - c. Significant natural features, including stands of protected trees, will be preserved and/or substantial landscaping beyond the minimum requirements will be incorporated into the development.
 - d. A commercial and/or office component is proposed within the PUD.
 - e. Roof pitches greater than 6:12 will be incorporated into the residential design.

X. BE IT ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF PEMBROKE that Article V Section 5-10 (3.) of the City of Pembroke Code Zoning Ordinances is hereby amended so as to read as follows:

(3.) Site Requirement

All PUDs will have a minimum site area of twenty (20) acres. The requirement may be waived by the City Council to insure orderly development of a particular area prior to the submission of a PUD application upon the written request of a potential applicant. The written request will include justification for the PUD zone in lieu of a conventional zoning district. Design Criteria as described in Section 1201 should be used to show this justification. The PUD shall also have the following elements incorporated into the overall development:

1. Decorative pavers or similar aesthetic enhancements will be incorporated into the vehicular and pedestrian circulation system.
2. Sidewalks on both sides of the street.
3. Enhanced vegetative buffers.
4. Consistent privacy fencing throughout.
5. Entry signage with landscaping.
6. Street trees every 40 to 60 feet

AND

XI. BE IT FURTHER ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF PEMBROKE that that Article 5-10 (9.) A. of the City of Pembroke Code Zoning Ordinances is hereby amended so as to add “Architectural renderings” as one of the “Requirements for the PUD Application.”

ADOPTED AND EFFECTIVE THIS ___ DAY OF JULY, 2024.

TIFFANY ZEIGLER, MAYOR

ATTEST:

ARLENE HOBBS, CLERK OF COUNCIL

FIRST READING: JUNE ___, 2024

SECOND READING: JULY ___, 2024

