

Pembroke Planning and Zoning Meeting

June 20, 2024 at 7 p.m.

Workshop at 6 p.m.

Agenda

1. Call to Order
2. Chair Comments
3. Approval of May 16, 2024 meeting minutes
4. Approval of June 3, 2024 special meeting minutes

Public Hearings

1. Applicant is seeking a rezoning to planned unit development for Parcels 011-024, 011-024-01 and 011-025, also known as the Warnell-GSL Cattle Company, LLC Tract PUD, containing approximately 535 acres.
2. 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.
3. Wyndham PUD applicant is also seeking a rezoning to AR-1 for Parcel #015-003-02, along Highway 119, containing approximately 41 acres.
4. Applicant is seeking to consider a conditional use for a home occupation for a soap business at 115 Kayton Court, Pembroke.
5. Applicant is seeking a rezoning from R-1, residential, to B-3, village commercial, for 153 N. Main Street, Pembroke.

Agenda

1. Recommendation to city council regarding rezoning to planned unit development for Parcels 011-024, 011-024-01 and 011-025, also known as the Warnell-GSL Cattle Company, LLC Tract PUD, containing approximately 535 acres.

2. Recommendation to city council regarding 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.
3. Recommendation to city council regarding rezoning to AR-1 for Parcel #015-003-02, along Highway 119, containing approximately 41 acres.
4. Recommendation to city council regarding a conditional use for a home occupation for a soap business at 115 Kayton Court, Pembroke.
5. Recommendation to city council regarding rezoning from R-1, residential, to B-3, village commercial, for 153 N. Main Street, Pembroke.
6. Recommendation to applicant regarding Sketch Plan for Hidden Cove Subdivision on Harry Hagan Road.
7. Comments
8. Adjourn

Pembroke Planning and Zoning Meeting

May 16, 2024 at 7 p.m.

Workshop at 6 p.m.

Minutes

Meeting was called to order by Chair Bacon at 7:00 p.m. The Chair read comments to the public regarding procedural matters. A motion by Williams and second by Salah Beckworth to approve the minutes of the April 18 P&Z meeting. Approved unanimously.

Public Hearings

The following Public Hearings were held and public comments were received as noted below:

1. Applicant is seeking reconsideration of a previous stipulation placed by the Pembroke City Council upon Parcel 09-01-013 on Harry Hagan Road that all single family residences built there must have a 10,890 square foot lot size. Property is zoned R-3, multi-family residential. The applicant is asking for 67 single family homes only.
2. Applicant is seeking a rezoning for P#11-08-002 on Madison Street currently zoned R-1, single family residential, to R-2, two family residential. **Angel Curry (40 Georgia St.), Terry Post (101 Madison), Thomas Goodrich all spoke against the rezoing.**
3. Applicant is seeking a rezoning for P#11-08-001 at 196 Park Street, currently zoned R-1, single family residential, to R-2, two family residential.
4. Applicant is seeking a rezoning to planned unit development for Parcels 011-024, 011-024-01 and 011-025, also known as the Warnell-GSL Cattle Company, LLC Tract PUD, containing approximately 535 acres. **Representative from Maxwell Redick gave a brief presentation. Craig Shuman (596 Mason Rd) spoke against, Ben Kirsh (Ogeechee River Keepers) discussed their concerns with storm water and waste water. Alex Floyd read letters from surrounding property owners into the record (Copies are on file). Mr. Floyd made several other comments about the proposed development. Sid Jones discussed water and sewer needs for the development. Jackie Butler discussed traffic, wildlife and flooding concerns. Kelly Floyd, discussed concerns on Floyd Rd.**

5. Applicant is seeking a rezoning to planned unit development for Parcels 012-072, 012-070, 012-069, 012-067, 012-064, 012-063 and 012-068, along Garrison Street, also known as the Garrison PUD, containing approximately 76 acres. **Craig Shuman expressed his concerns regarding traffic, "track" homes and building codes. Tanisha Jackson discussed concerns about congestion. Alex Floyd spoke in support of the developer. Ela Moore discussed issues with drainage. Clara Fields spoke against the development. Britney Blackburn discussed the homes being too close together. Dave Clute discussed flooding and buffers. A representative from Maxwell Redick addressed the concerns.**

Agenda

1. Recommendation to city council regarding reconsideration of a previous stipulation placed by the Pembroke City Council upon Parcel 09-01-013 on Harry Hagan Road that all single family residences built there must have a 10,890 square foot lot size. Property is zoned R-3, multi-family residential. The applicant is asking for 67 single family homes only. **Barton made a motion to approve, second by Beckworth. Williams voted no, all others in favor.**
2. Recommendation to city council regarding rezoning of P#11-08-002 on Madison Street, currently zoned R-1, single family residential, to R-2, two family residential. **Redcross made a motion to approve, second by Williams, all in favor, approved.**
3. Recommendation to city council regarding rezoning of P#11-08-001 at 196 Park Street, currently zoned R-1, single family residential, to R-2, two family residential. **Beckworth made a motion to approve, second by Redcross, all in favor, approved.**
4. Recommendation to city council regarding rezoning to planned unit development for Parcels 011-024, 011-024-01 and 011-025, also known as the Warnell-GSL Cattle Company, LLC Tract PUD, containing approximately 535 acres. **This item was moved to a future meeting.**
5. Recommendation to city council of rezoning to planned unit development for Parcels 012-072, 012-070, 012-069, 012-067, 012-064, 012-063 and 012-068, along Garrison Street, also known as the Garrison PUD, containing approximately 76 acres. **This item was moved to a future meeting.**

1. Comments
2. Adjourn

Pembroke Planning and Zoning Special Meeting
June 3, 2024 at 6:30 p.m.
Minutes

Meeting was called to order by Chair Bacon at 6:30 p.m. The Chair read comments to the public regarding procedural matters.

Public Hearings

The following Public Hearings were held and public comments were received as noted below:

1. The City of Pembroke is proposing changes to the City's zoning ordinance. Those include changes to Article V Sections 5-2 (5)(b), 5-2 (3), 5-2 (6)(h), 5-4 (1), 5-4 (2), 5-10 (2), 5-10 (3), 5-10 (9) A. Those changes include clarifications, additions, and the elimination of conflicting information to the affected sections and subsections.

Anne Barton asks if Section 5-2 (5)(a) would be amended in addition to Section 5-2 (5)(b). Chris Benson responds that 5-2(5)(b) will not be amended.

Barton: Will single-family residences be excluded in R-3 under the amended section 5-4 (1).

Benson: Yes, single-family residences will be excluded from R-3 if amended.

Resident: Are apartments and condos new permitted uses in the amended 5-2 (1)?

Benson: Apartments and condos are already permitted uses as "multifamily", the amendment clearly identifies multifamily housing types.

Benson: The "Density Bonus" in Section 5-10 (2) comes from Developers requesting dense projects, and this is a way the City can require higher quality houses and buildings.

Charlotte Bacon: What are “enhanced vegetative buffers”? (Section 5-10 (3)).

Benson: This can be used to increase landscape or vegetative buffer density between uses, neighborhoods, and traffic corridors.

Bacon: What size lots does the City want to see?

Benson: Everyone has their preference. Varying lot sizes can be beneficial to the City.

Barton: Will the PUD amendment regulations be applied to current PUD applicants?

Benson: Yes to all current PUD applications and recent approval.

Benson: The City will likely adjust language to increase specificity, examples include: Wood building material 5-10 (2), architectural shingles 5-10 (2), and privacy fencing 5-10 (3).

Mayor Zeigler: The City needs to grow, but growth needs to be controlled. This is an opportunity for the City to require a high standard of housing for the future of Pembroke. Look at examples in Chatham, Effingham, and Richmond Hill of poor housing causing issues years later.

Barton: This information needs to be circulated to the public.

Elizabeth Norman: Residents are concerned about losing rural character. Need to preserve open space, vistas, viewpoints, natural features. Need to increase natural buffers and screening. Utilize development patterns to create continuous open or green space. Require landscape inventory and analysis. Require a window for every façade. Require streetlights to shine downwards. Require 40% open space in PUDs. (Elizabeth provided an example of successful residential development strategies to create continuous green space)

Ken Copi: Are there any requirements from an energy efficiency standpoint?

Benson: Section 5-10 (2) list LEED-certified buildings as an element to include for the Density Bonus.

Resident: This is an opportunity to require developers to build energy efficient houses for the future.

Mayor Zeigler: Federally funded houses in Pembroke are all LEED certified.

Agenda

1. Recommendation to city council regarding proposed changes to the City's zoning ordinance. Those include changes to Article V Sections 5-2 (5)(b), 5-2 (3), 5-2 (6)(h), 5-4 (1), 5-4 (2), 5-10 (2), 5-10 (3), 5-10 (9) A. Those changes include clarifications, additions, and the elimination of conflicting information to the affected sections and subsections. **Shalah Beckworth made a motion to approve, second by Dave Williams, all in favor, approved.**
2. Adjourn

Applicant is seeking a rezoning to planned unit development for Parcels 011-024, 011-024-01 and 011-025, also known as the Warnell-GSL Cattle Company, LLC Tract PUD, containing approximately 535 acres.

The full PUD document is provided, along with a Development of Regional Impact (DRI) report from the Coastal Regional Commission. This report provides recommendations, insight, and feedback from regional stakeholders. The Planning Commission heard the request at the May 16th meeting, but no action was taken as the DRI report was not available. The DRI is required for Planning Commission review, however the DRI does not approve or deny a project, only provide recommendations or guidance.

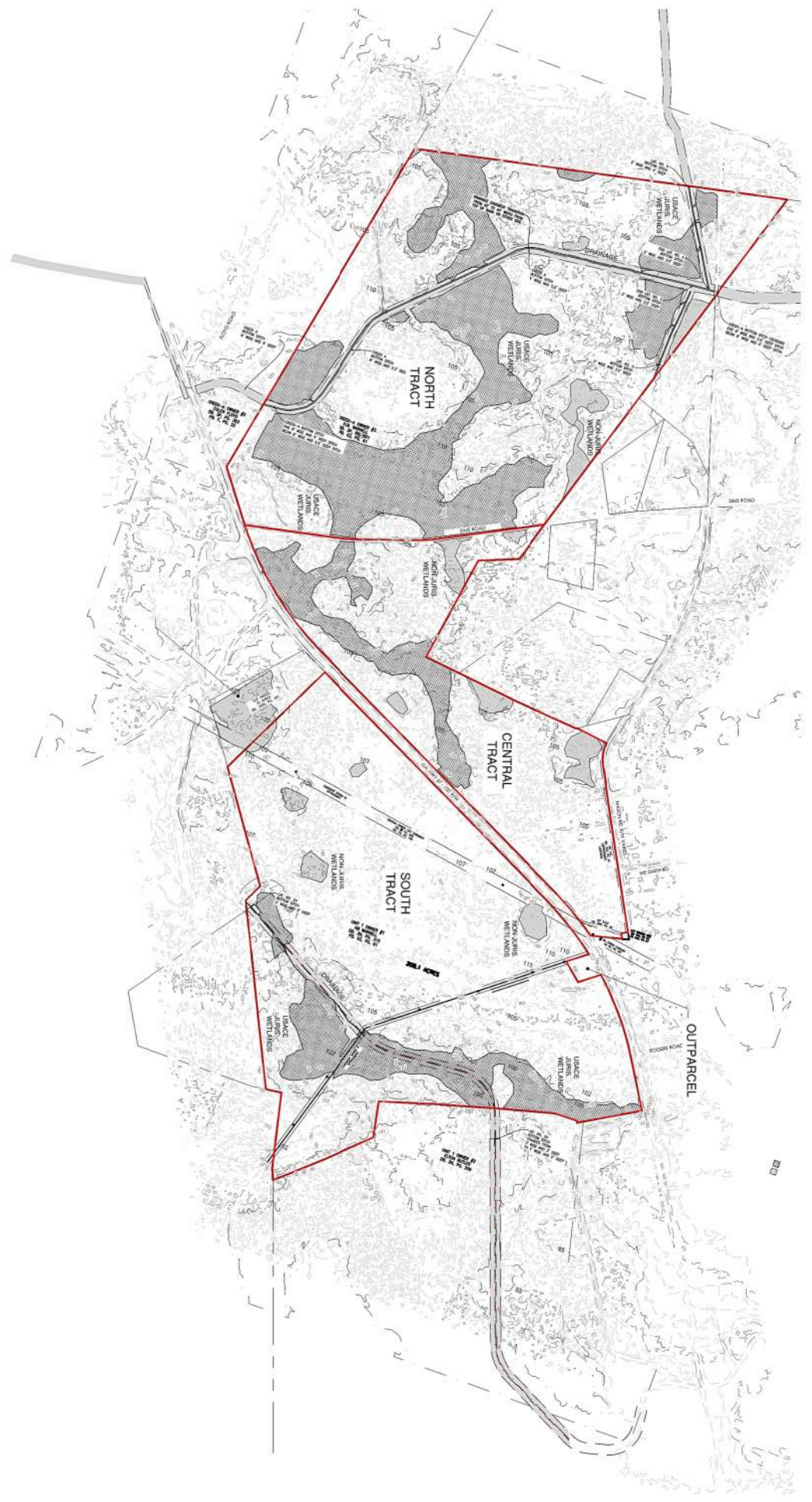
WARNELL TRACT
PUD Application

EXHIBIT A
EXISTING CONDITIONS, PLATS, OWNERS

April 2024

THIS PLAN IS AN INTERPRETATION OF THE DATA PROVIDED TO THE ENGINEER AND IS NOT A GUARANTEE OF THE ACCURACY OF THE DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THE DATA TO BE REASONABLY ACCURATE. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE DATA SINCE THE DATE OF THE VISUAL INSPECTIONS.

EXISTING CONDITIONS
WARNELL TRACT
 PEMBROKE, GEORGIA
 APRIL 2024



PUD for Warnell Tract
List of Current Property Owners
April 2024

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

PIN# MAP 011 PARCEL 024

Agent Authorization Form

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

State Of Georgia
City of Pembroke
Bryan County Georgia

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

H.B. WARNELL, JR.

Owner's Name

Other Owner's Name

Owner's Signature

Date

Other Owner's Signature

Date

Agent Authorization

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

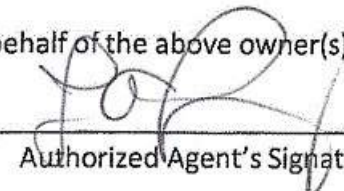
Owner's Signature

Other Owner's Signature

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

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

Authorized Agent's Name


Authorized Agent's Signature

Date

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

State Of Georgia
City of Pembroke
Bryan County Georgia

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Owner's Signature

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Other Owner's Signature

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

Authorized Agent's Name

Authorized Agent's Signature

Date

PIN# MAP 011 PARCEL 025

Agent Authorization Form

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

State Of Georgia
City of Pembroke
Bryan County Georgia

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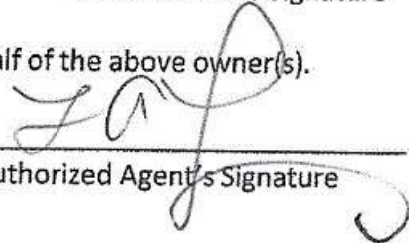
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Authorized Agent's Name


Authorized Agent's Signature

Date

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City of Pembroke
Bryan County Georgia

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H.B. WARNELL, JR.

Owner's Name

Other Owner's Name

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

Owner's Signature

Date

Other Owner's Signature

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H.B. Warnell Jr.

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Manager of GSL CATTLE COMPANY, LLC

LAL

Authorized Agent's Name

Authorized Agent's Signature

Date

PIN# MAP 011 PARCEL 024 01

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State Of Georgia
City of Pembroke
Bryan County Georgia

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Owner's Signature

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Authorized Agent's Name

Authorized Agent's Signature

Date

PIN# MAP 011 PARCEL 024

Agent Authorization Form

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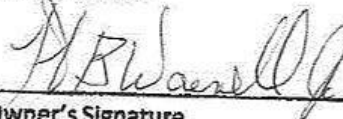
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City of Pembroke
Bryan County Georgia

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Owner's Name

Other Owner's Name


Owner's Signature

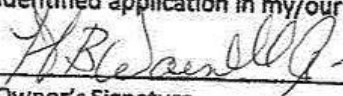
Date

Other Owner's Signature

Date

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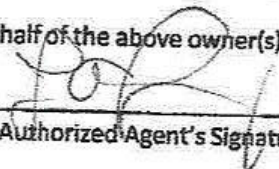

Owner's Signature

Other Owner's Signature

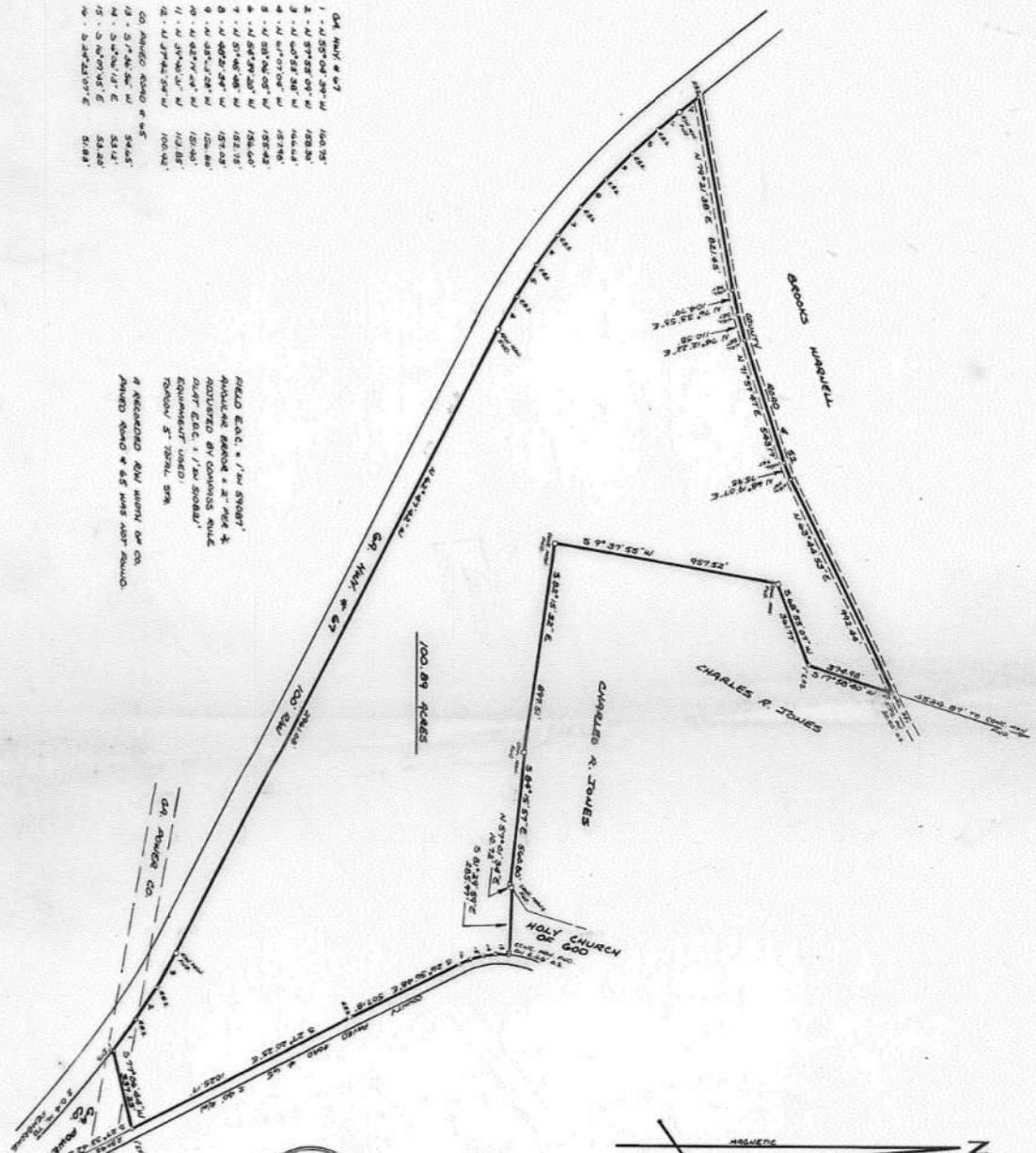
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LAWRENCE A LONG, III
Manager of GSL CATTLE COMPANY, LLC

Authorized Agent's Name


Authorized Agent's Signature

Date



DAK HAY # 67

1 - N 55° 04' 28" W	100.00'
2 - N 97° 55' 09" W	100.00'
3 - N 60° 53' 38" W	100.00'
4 - N 67° 07' 04" W	100.00'
5 - N 58° 04' 05" W	100.00'
6 - N 68° 58' 23" W	100.00'
7 - N 57° 46' 48" W	100.00'
8 - N 48° 23' 24" W	100.00'
9 - N 35° 11' 24" W	100.00'
10 - N 24° 42' 24" W	100.00'
11 - N 34° 42' 24" W	100.00'
12 - N 37° 42' 24" W	100.00'

FIELD E.O.C. # 1/10 SWOBY
 ANNUAL RENT \$200.00
 ACQUIRED BY COMPASS RULE
 DATE E.O.C. 1/10/2008
 EQUIPMENT USED
 TOLSON S 2000L 57M

A RECORDED 40% INTEREST IN THE
 ABOVE LAND # 45 WAS 40% OWNED



I certify that in my opinion
 this is a correct representation
 of the land plotted and that I have
 minimized the error and require
 the merit of law.



SURVEY OF 100.00 ACRES IN THE
 19TH S.M.D. DEKALB COUNTY, GEORGIA
 SURVEYED FOR **BROOKS WARWELL**
 SURVEYED: DEC. 23, 1992
 SCALE = 1" = 200'

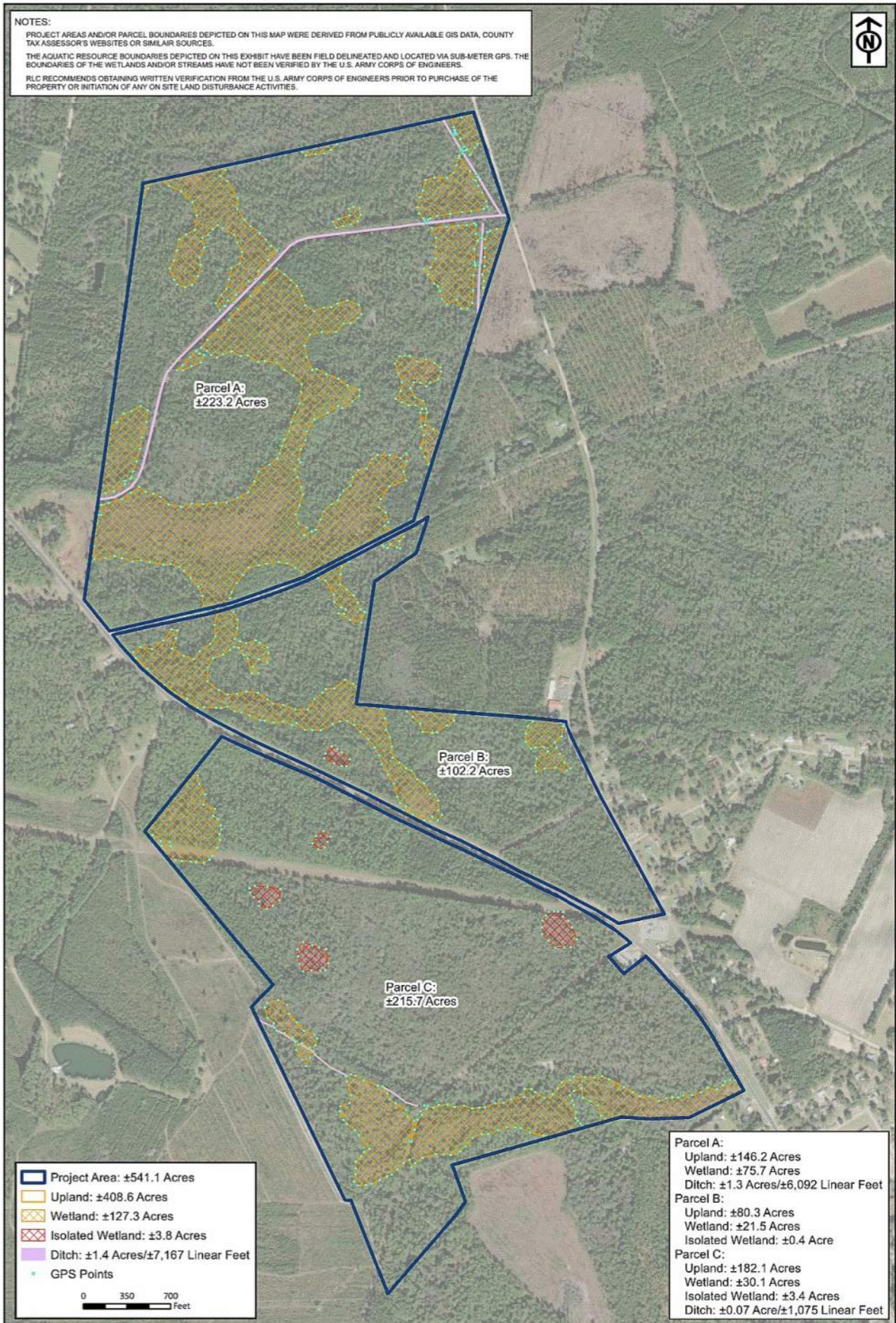
WARNELL TRACT
PUD Application

EXHIBIT B
Wetland Delineation Plan

April 2024

NOTES:

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



Parcel A:
±223.2 Acres

Parcel B:
±102.2 Acres

Parcel C:
±215.7 Acres

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

0 350 700 Feet

Parcel A:
Upland: ±146.2 Acres
Wetland: ±75.7 Acres
Ditch: ±1.3 Acres/±6,092 Linear Feet

Parcel B:
Upland: ±80.3 Acres
Wetland: ±21.5 Acres
Isolated Wetland: ±0.4 Acre

Parcel C:
Upland: ±182.1 Acres
Wetland: ±30.1 Acres
Isolated Wetland: ±3.4 Acres
Ditch: ±0.07 Acre/±1,075 Linear Feet

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

Warnell Pembroke Tract
Bryan County, Georgia

**Aquatic Resource
Delineation Exhibit**
Prepared For: Brooks Warnell

**RESOURCE+LAND
CONSULTANTS**
41 Park of Commerce Way, Ste 101
Savannah, GA 31405
tel 912.443.5896 fax 912.443.5898

WARNELL TRACT
PUD Application

EXHIBIT C
Conceptual Master Plan

April 2024

WARNELL TRACT
PUD Application

EXHIBIT D
Conceptual Village Plan

April 2024



LEGEND

- 1 COMMERCIAL DEVELOPMENT
- 2 MULTI-FAMILY RESIDENTIAL
- 3 TOWNHOMES
- 4 SINGLE-FAMILY RESIDENCES
- 5 PARK & TRAIL
- 6 PARKING
- 7 WALKABLE VILLAGE
- 8 CLUBHOUSE
- 9 MAIL KIOSK
- 10 OPEN SPACE

PREPARED BY:

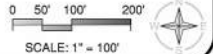
 MAXWELL-REDDICE
 A P. O. BOX 1141
 PAGE-DIVISION COMPANY

PREPARED FOR:
 WARNELL-GSL
 CATTLE COMPANY,
 LLC

**CONCEPTUAL VILLAGE PLAN
 WARNELL TRACT
 PEMBROKE, GEORGIA**

APRIL 15, 2024

SCALE: 1" = 100'

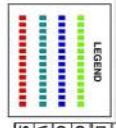
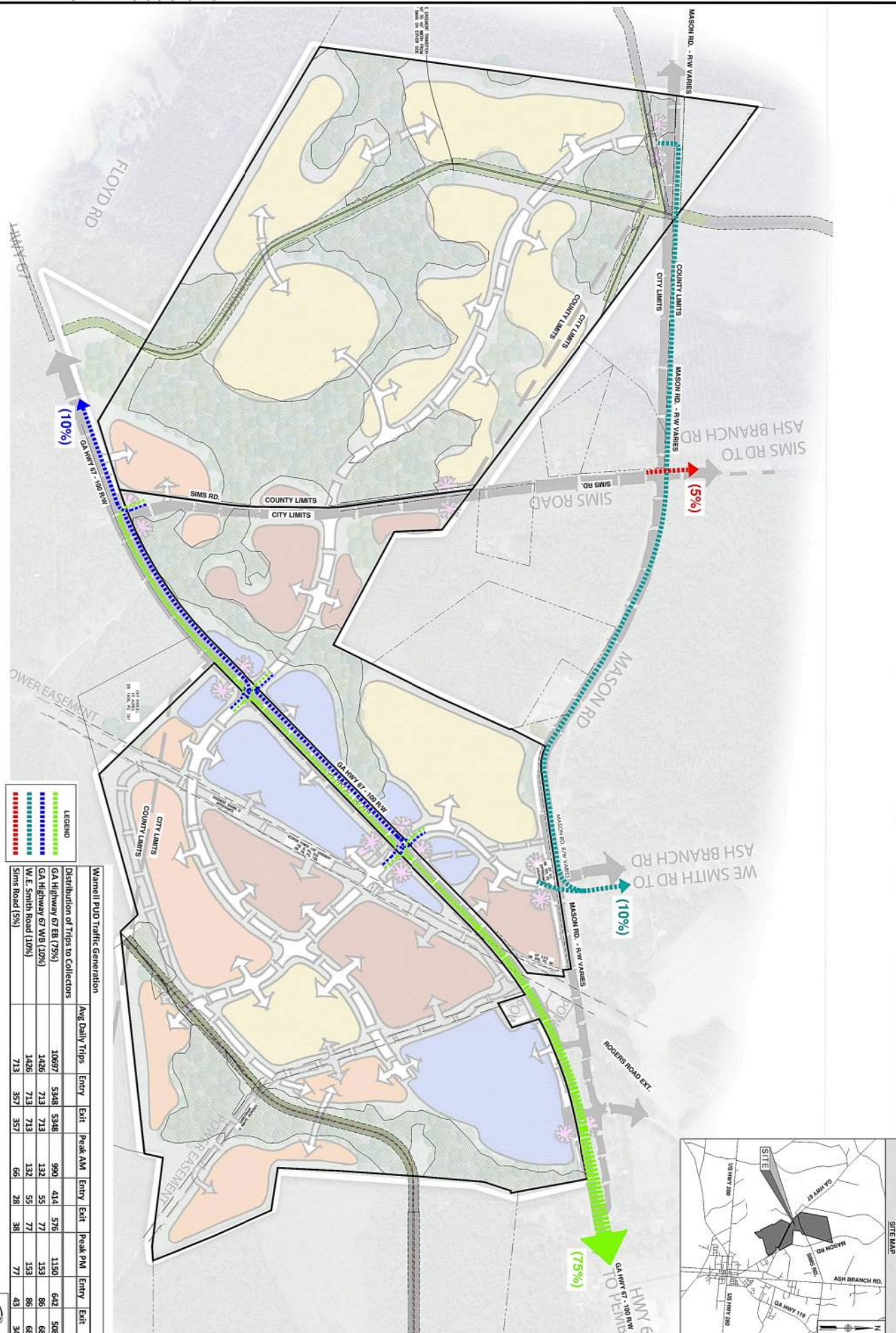


THIS PLAN IS CONCEPTUAL IN NATURE AND IS NOT FOR CONSTRUCTION. THE TOPOGRAPHIC AND SURVEY DATA IS THE BEST AVAILABLE AT THE TIME OF PREPARATION. THE PLANS ARE NOT INTENDED FOR CONSTRUCTION.

WARNELL TRACT
PUD Application

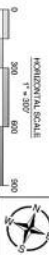
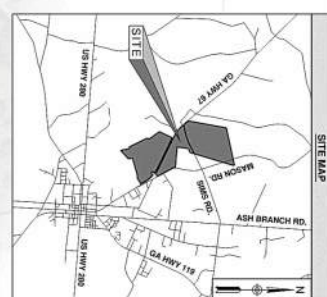
EXHIBIT E
Projected Traffic Volume

April 2024



Warnell PUD Traffic Generation

Distribution of Trips to Collectors	Avg Daily Trips		Peak AM		Peak PM	
	Entry	Exit	Entry	Exit	Entry	Exit
GA Highway 67 EB (75%)	10697	5348	990	414	576	1150
GA Highway 67 WB (10%)	1426	713	132	55	77	153
W.E. Smith Road (10%)	1426	713	132	55	77	153
Sims Road (5%)	713	357	66	28	38	77
						43
						34





MEMORANDUM

April 15, 2024

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

Introduction

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

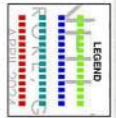
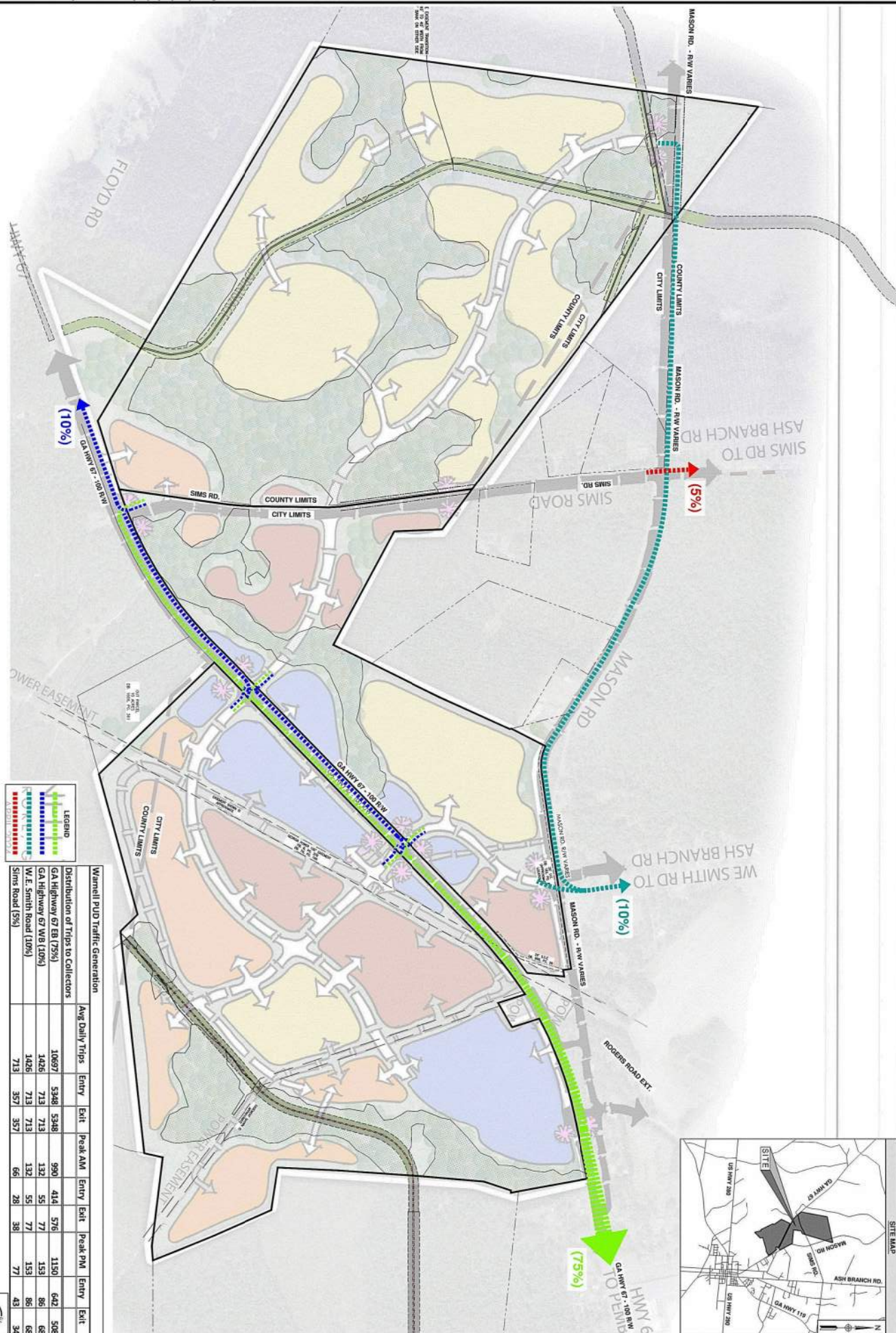
Traffic Generation Results

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

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

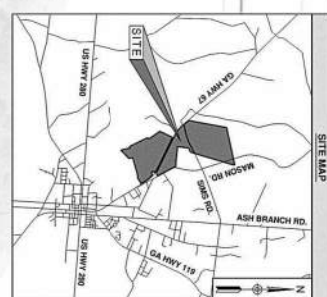
Table 1 – Estimated Traffic Volumes Generated by the Warnell PUD

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



Warnell PUD Traffic Generation

Distribution of Trips to Collectors	Avg Daily Trips		Peak AM		Peak PM	
	Entry	Exit	Entry	Exit	Entry	Exit
GA Highway 67 EB (75%)	10697	5348	990	414	576	1150
GA Highway 67 WB (10%)	1426	713	132	55	77	153
W.E. Smith Road (10%)	1426	713	132	55	77	153
Sims Road (5%)	713	357	66	28	38	77



Drive-in Bank (912)

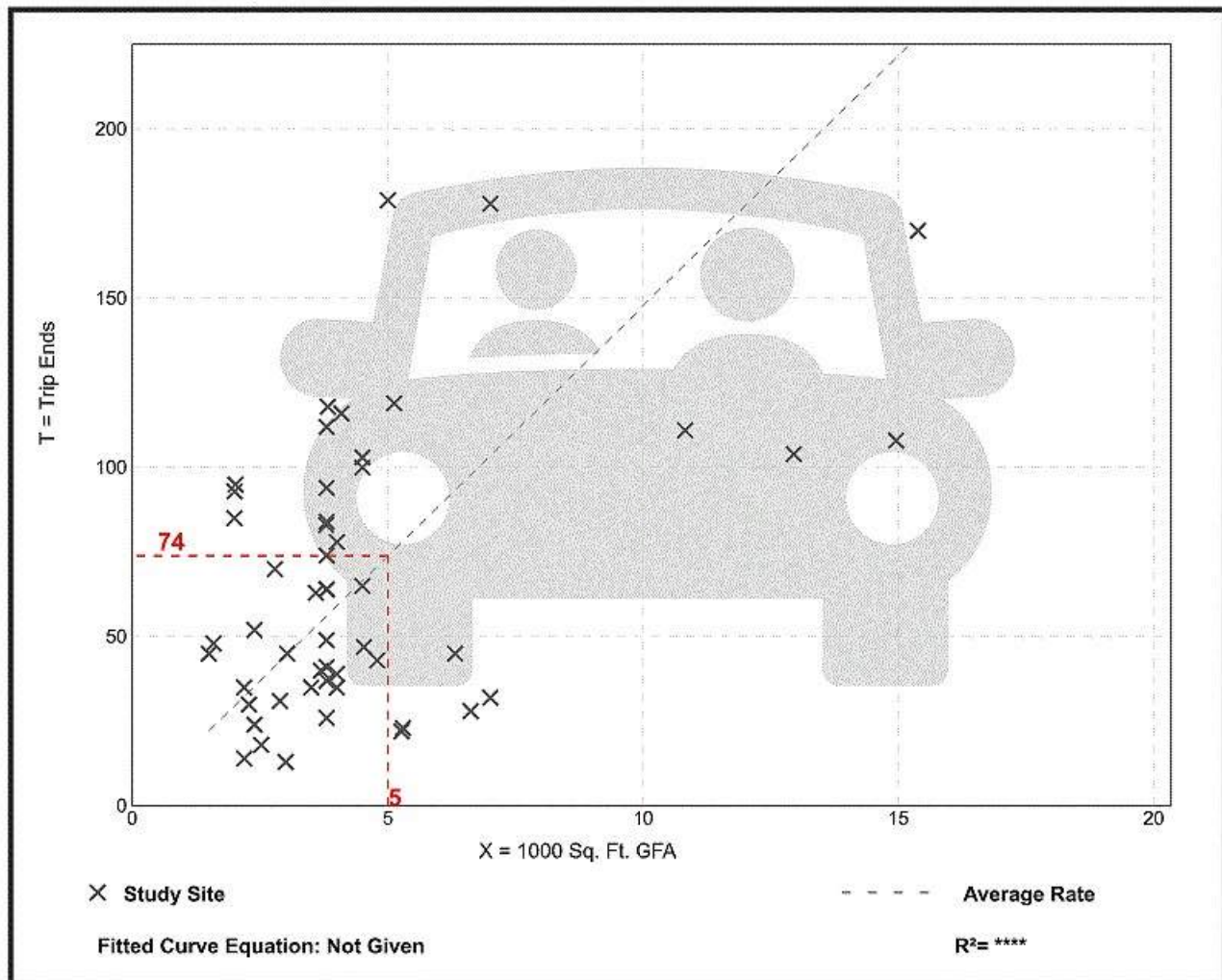
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 AM Peak Hour of Generator

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Drive-in Bank (912)

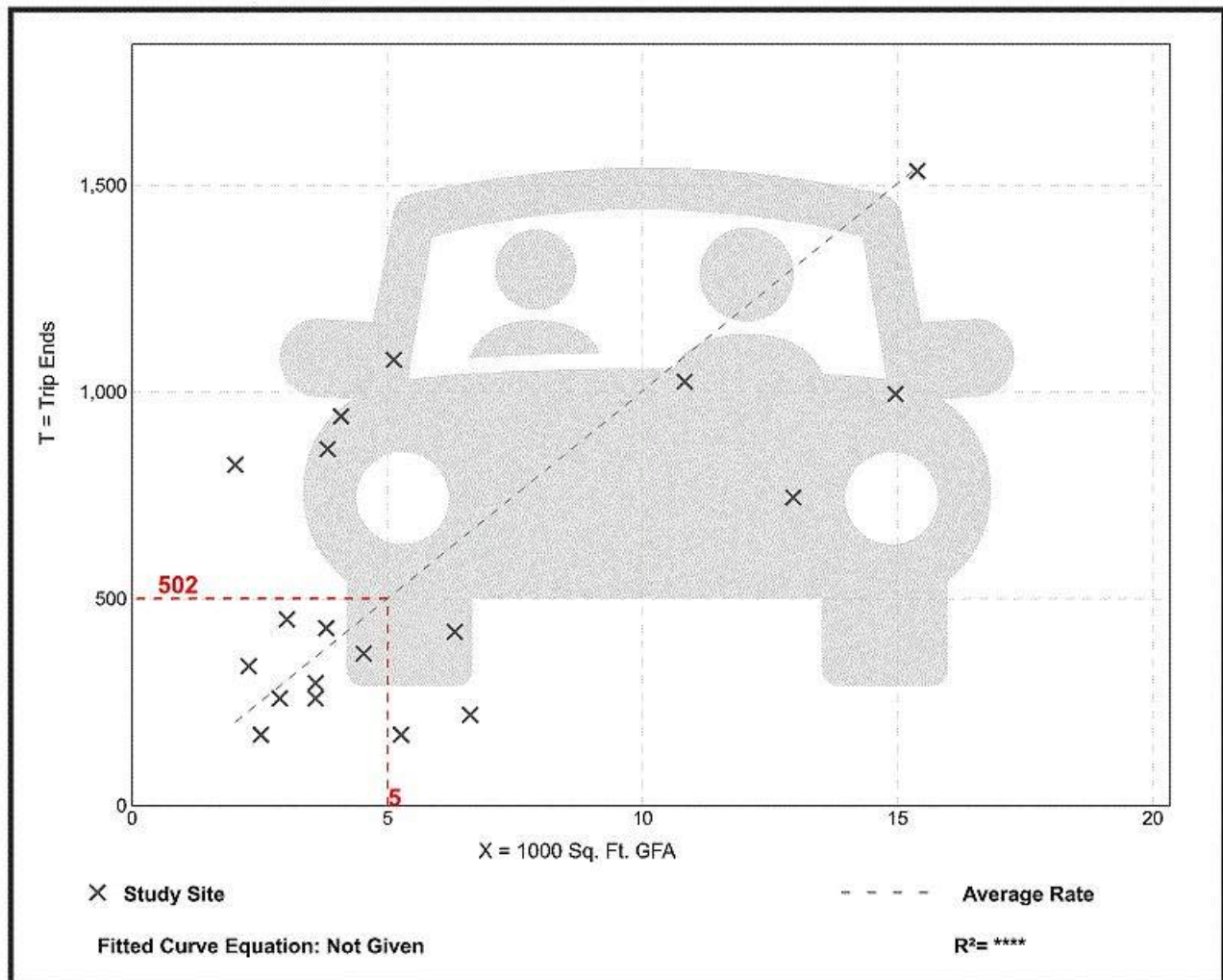
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Convenience Store (851)

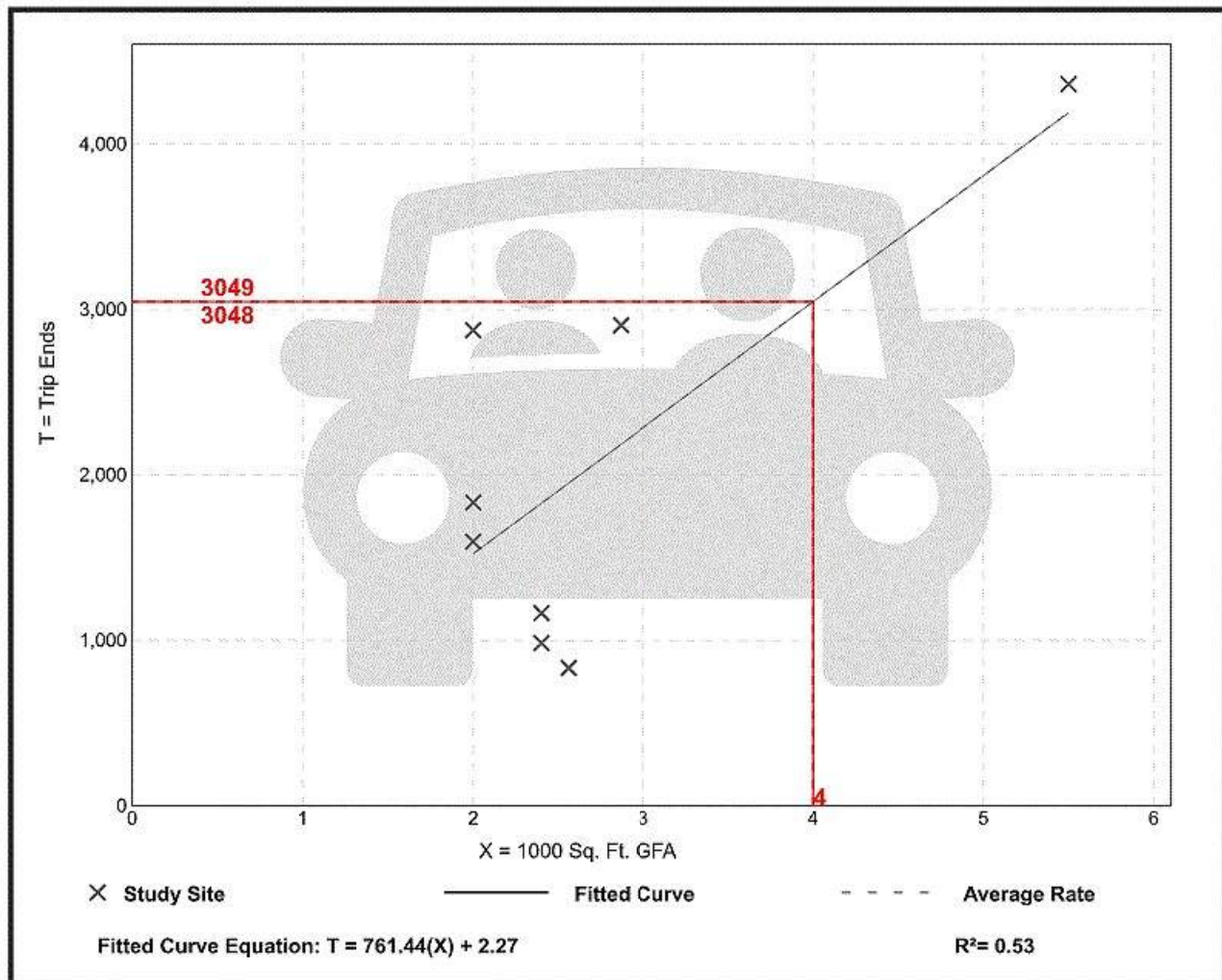
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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

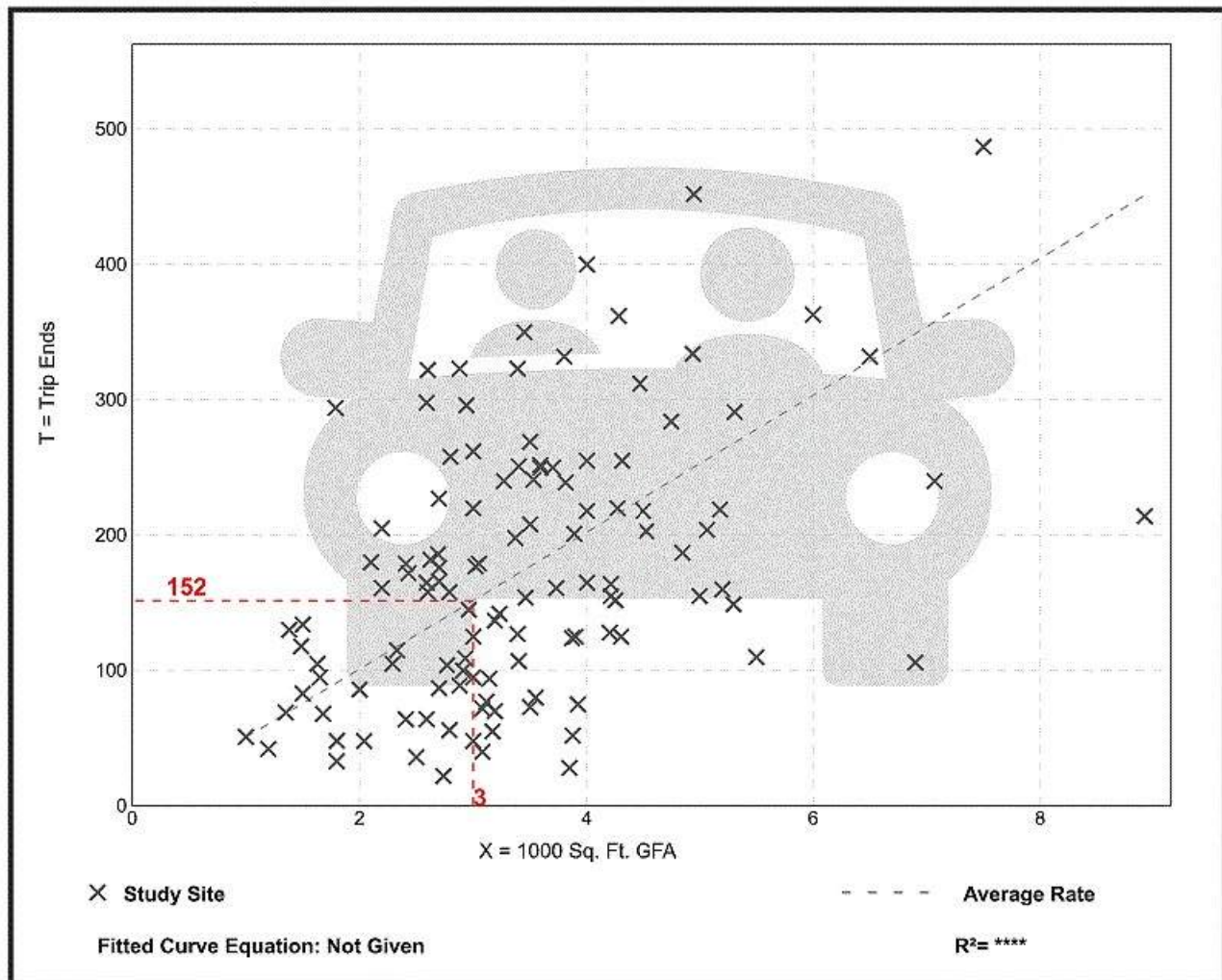
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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

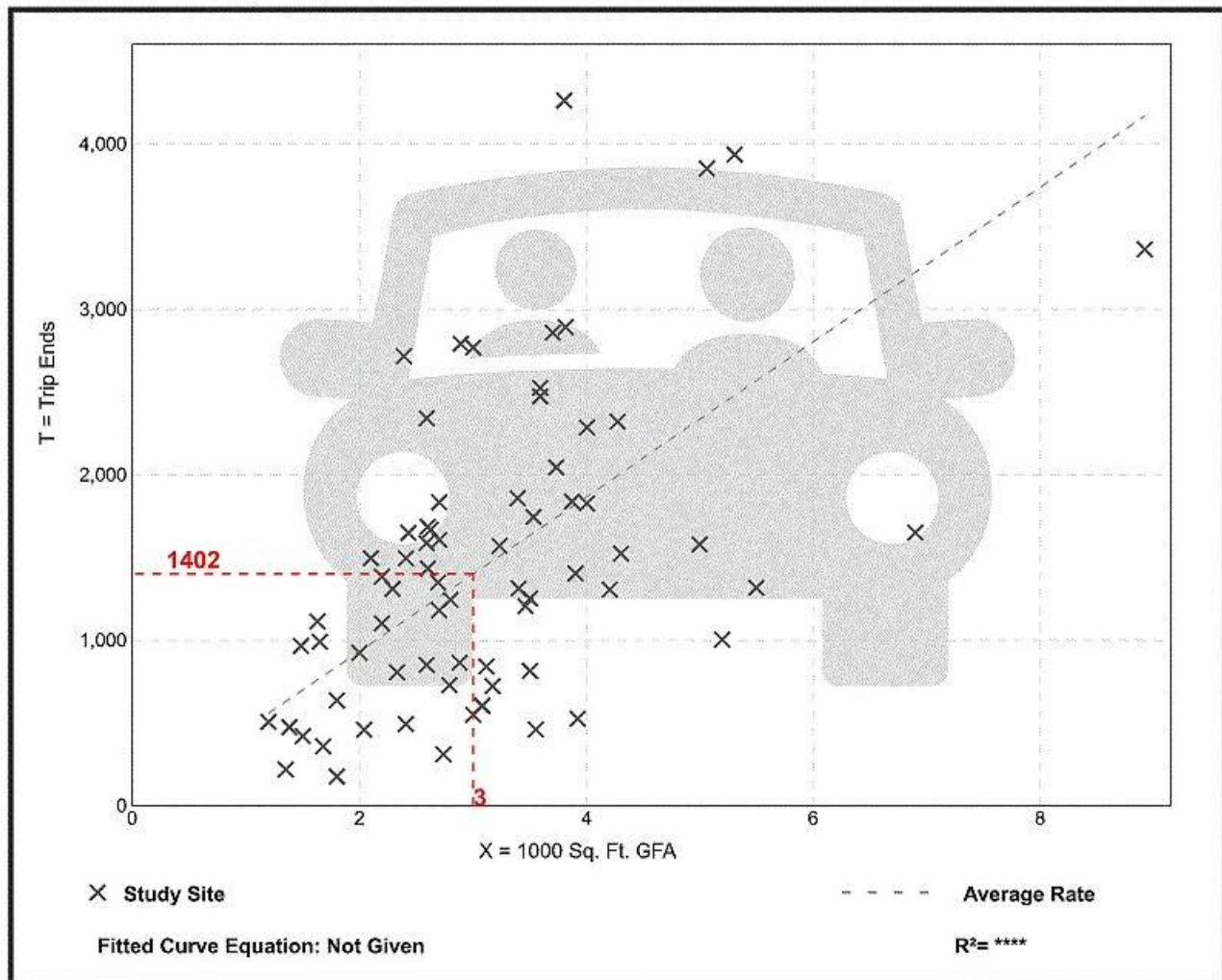
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Hotel (310)

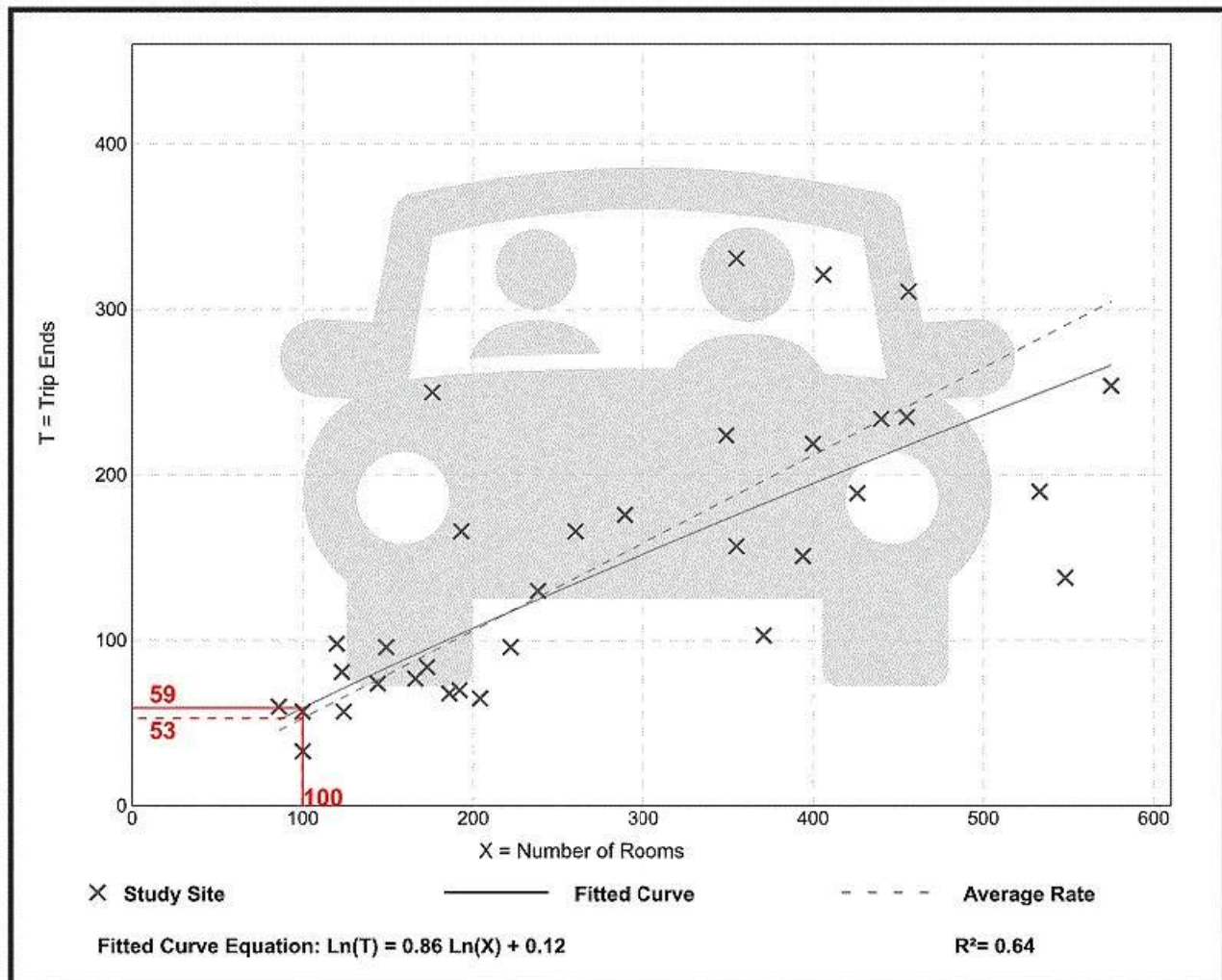
Vehicle Trip Ends vs: Rooms
 On a: Weekday,
 AM Peak Hour of Generator

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

Vehicle Trip Generation per Room

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

Data Plot and Equation



Hotel (310)

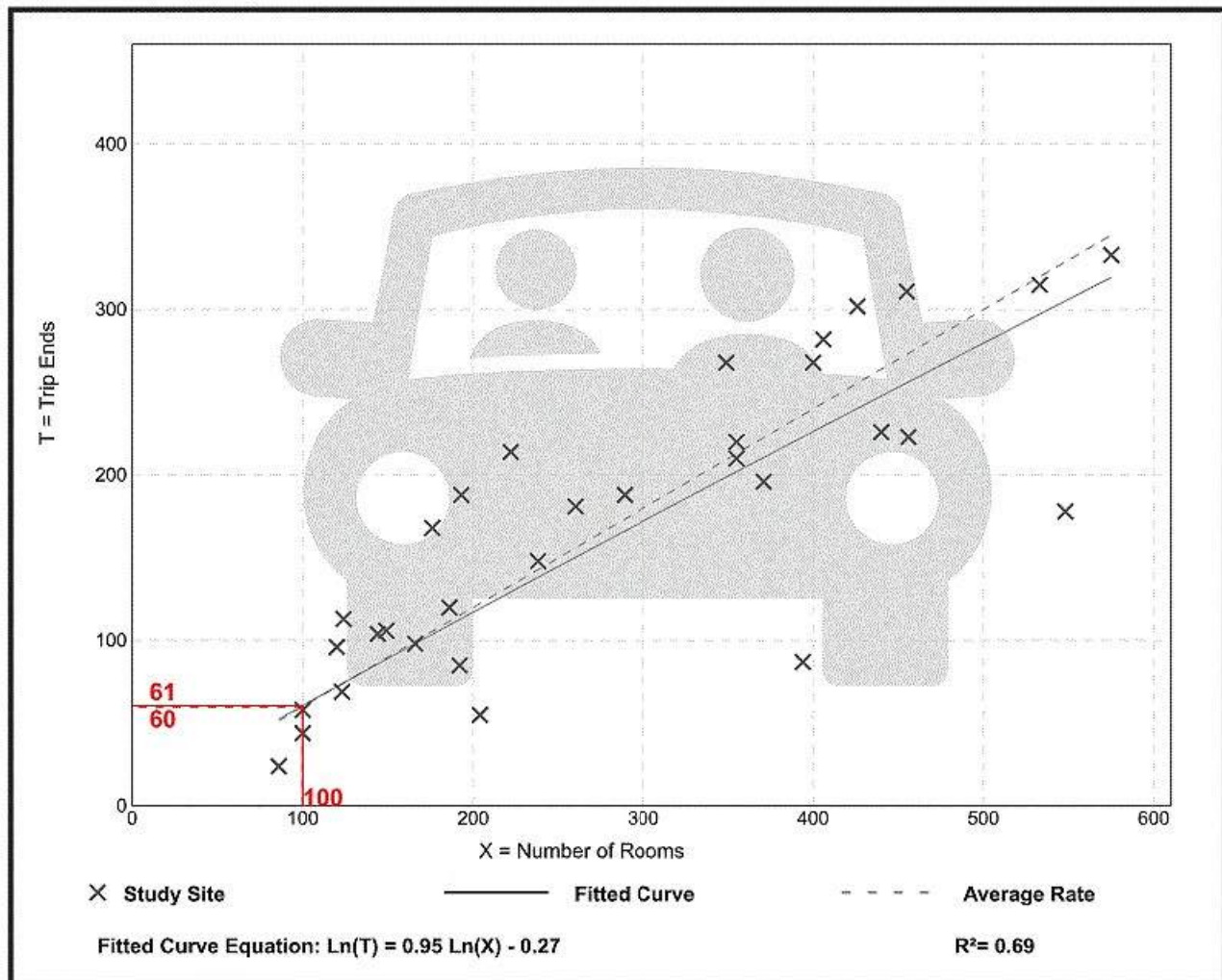
Vehicle Trip Ends vs: Rooms
 On a: Weekday,
 PM Peak Hour of Generator

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

Vehicle Trip Generation per Room

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

Data Plot and Equation



Hotel (310)

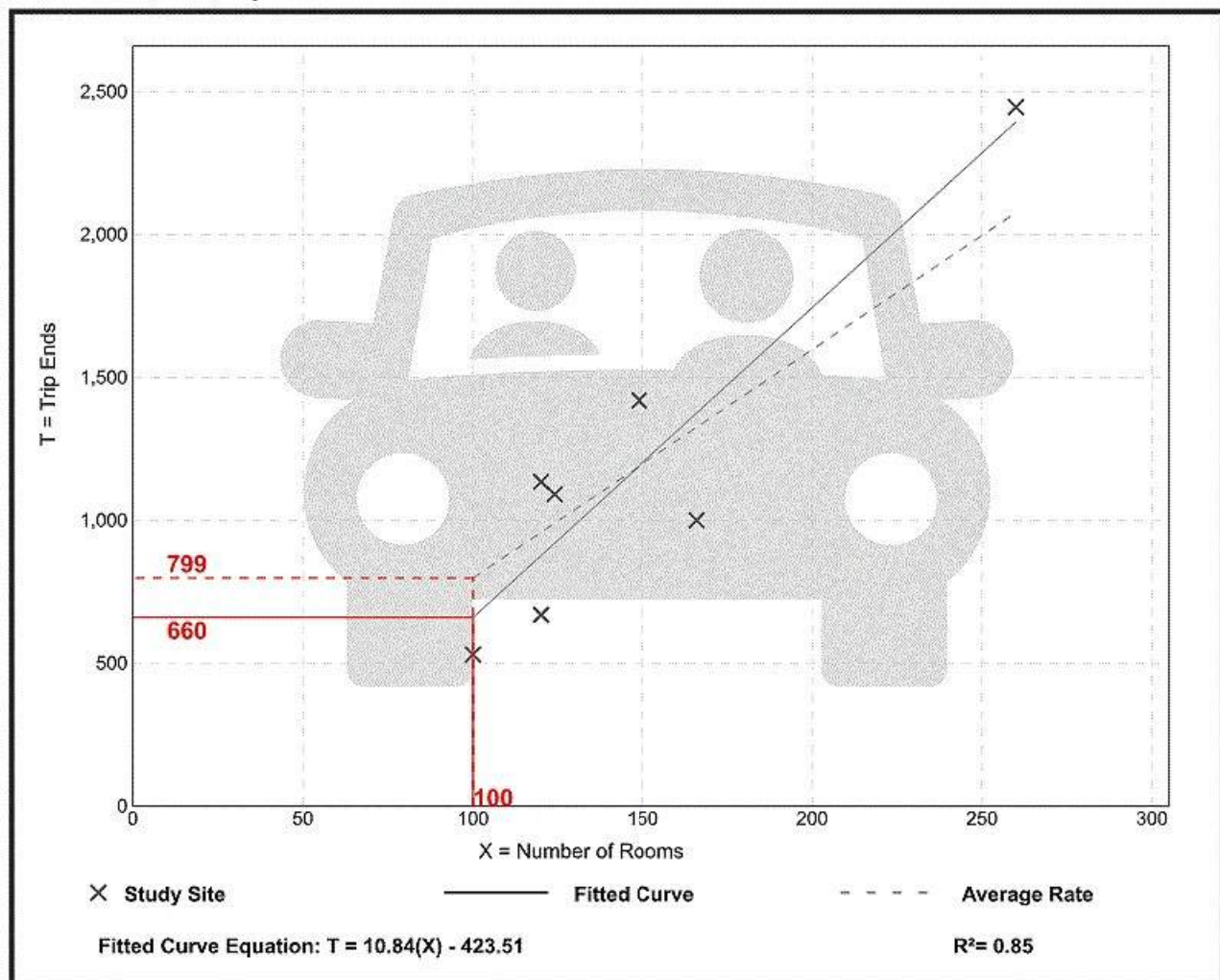
Vehicle Trip Ends vs: Rooms
On a: Weekday

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

Vehicle Trip Generation per Room

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

Data Plot and Equation



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

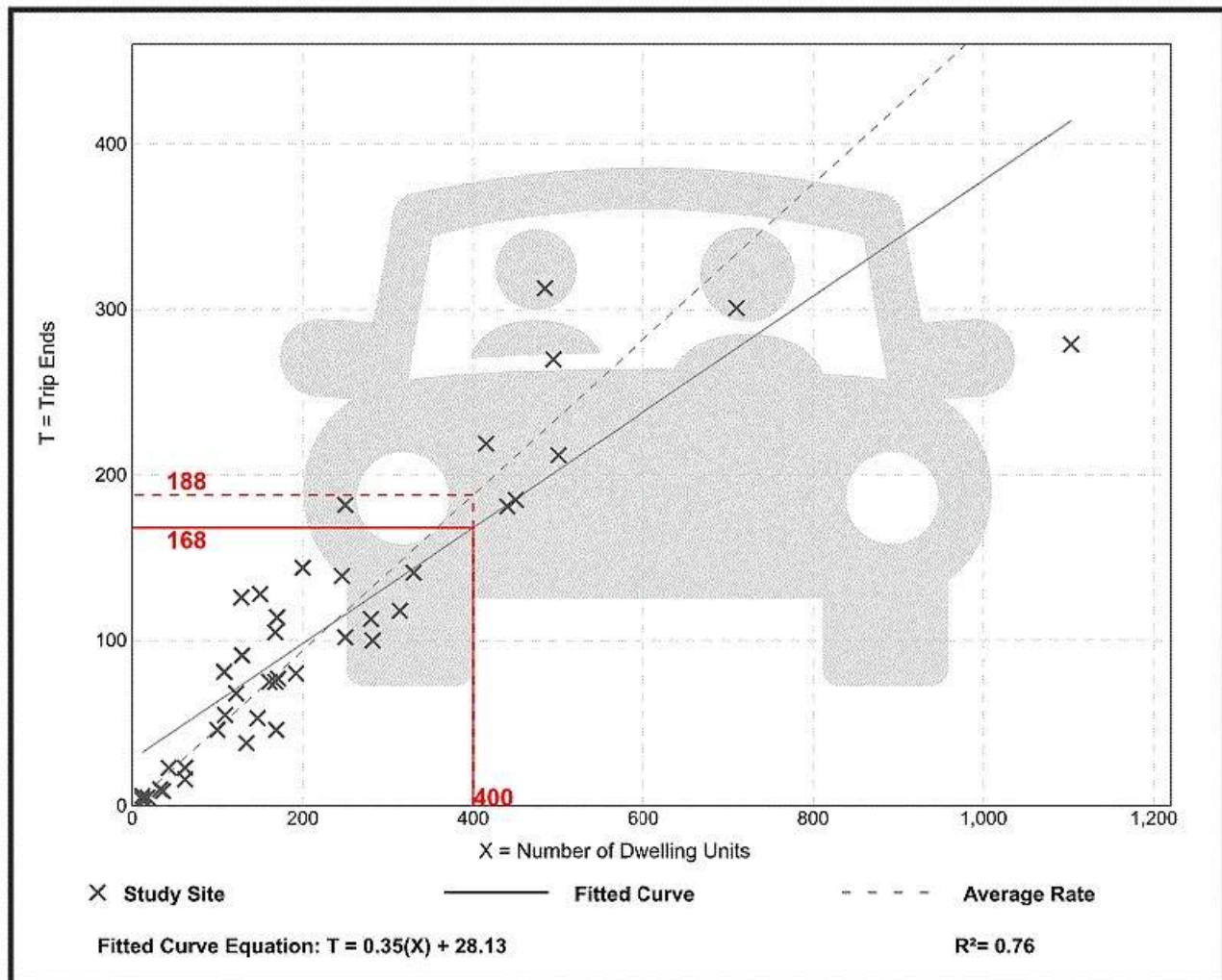
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

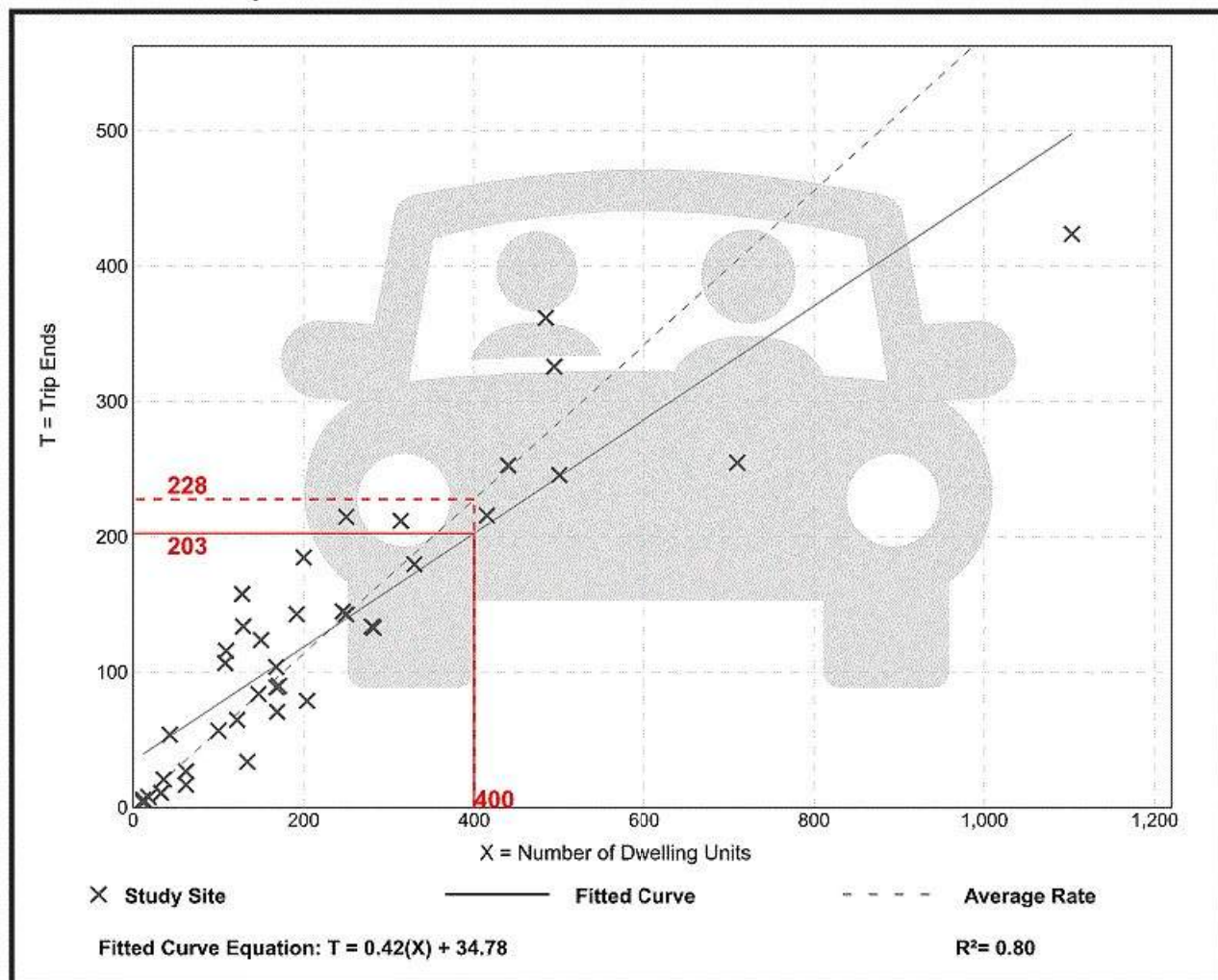
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

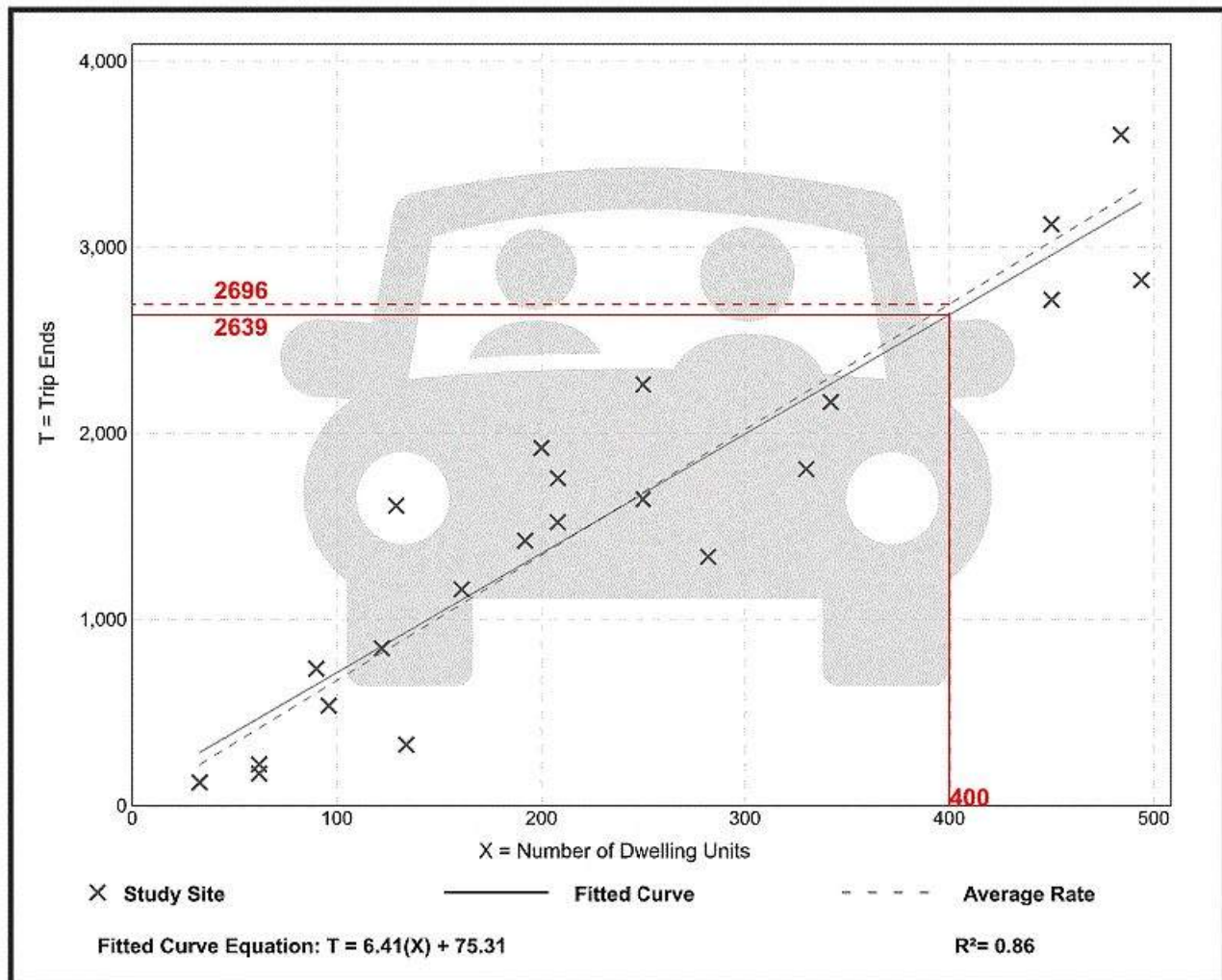
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Low-Rise Residential with Ground-Floor Commercial GFA (1-25k) (230)

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

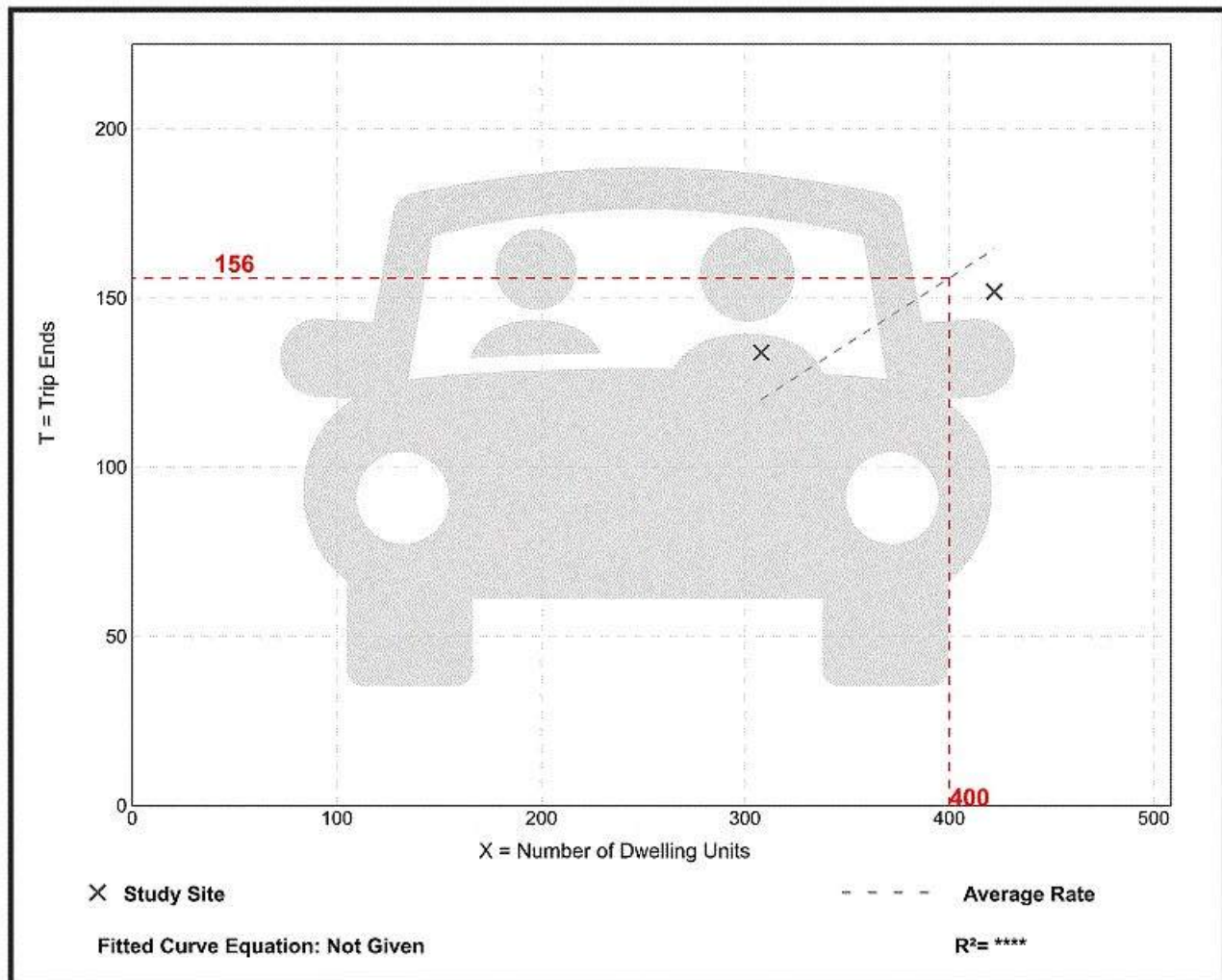
Setting/Location: General Urban/Suburban
 Number of Studies: 2
 Avg. Num. of Dwelling Units: 365
 Directional Distribution: 65% entering, 35% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.36 - 0.44	*

Data Plot and Equation

Caution – Small Sample Size



Low-Rise Residential with Ground-Floor Commercial GFA (1-25k) (230)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

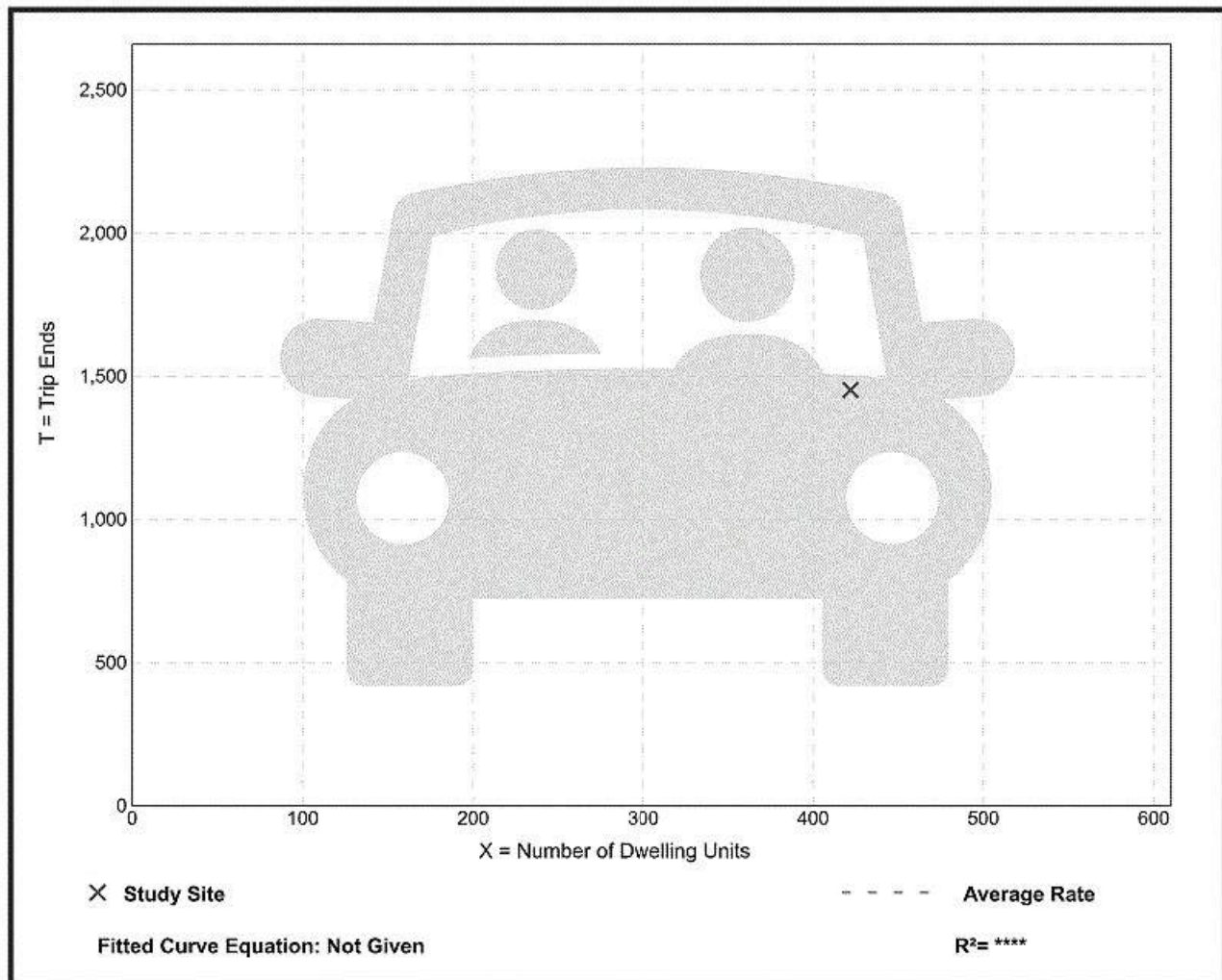
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 422
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.44	3.44 - 3.44	*

Data Plot and Equation

Caution – Small Sample Size



Small Office Building (712)

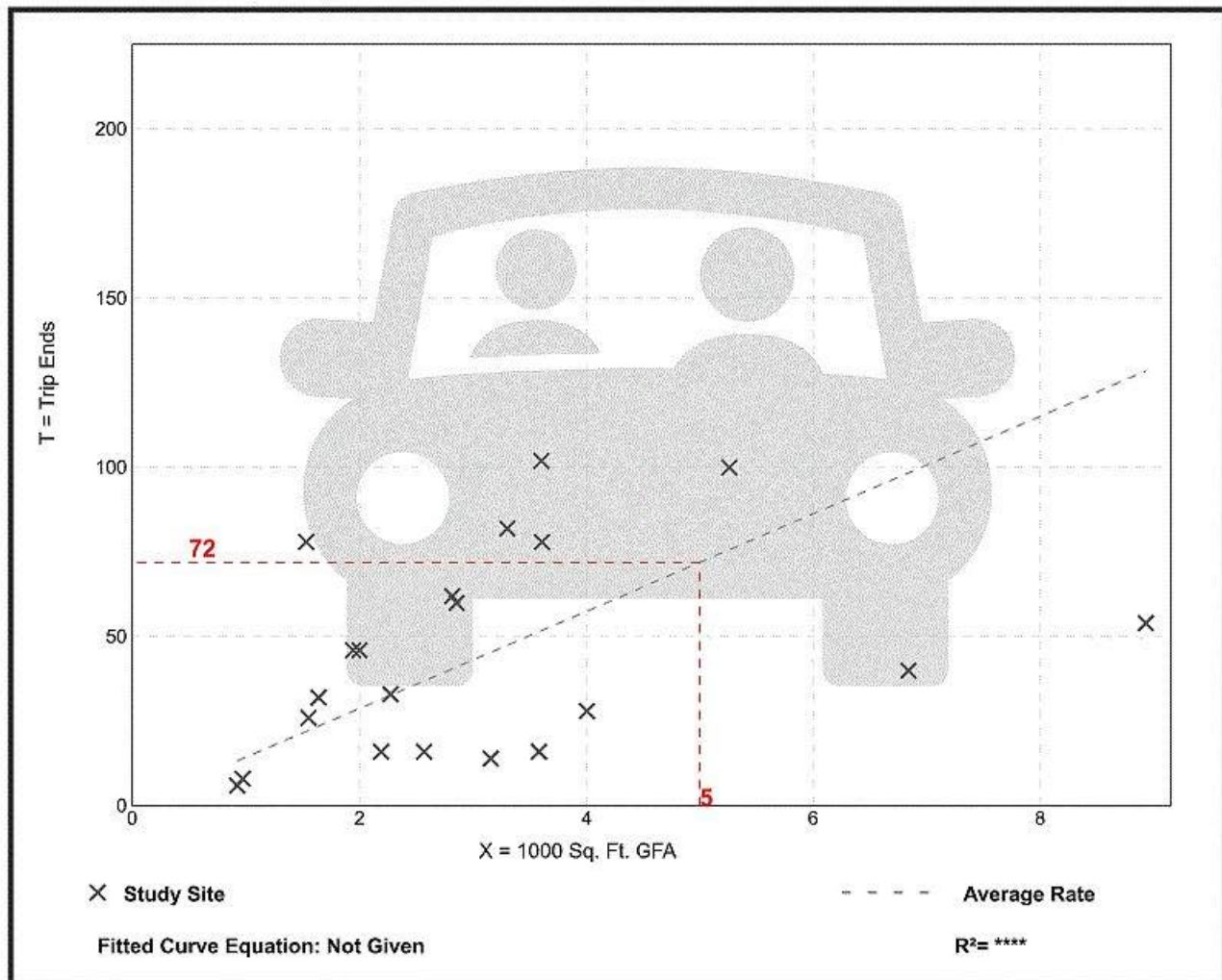
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Single-Family Attached Housing (215)

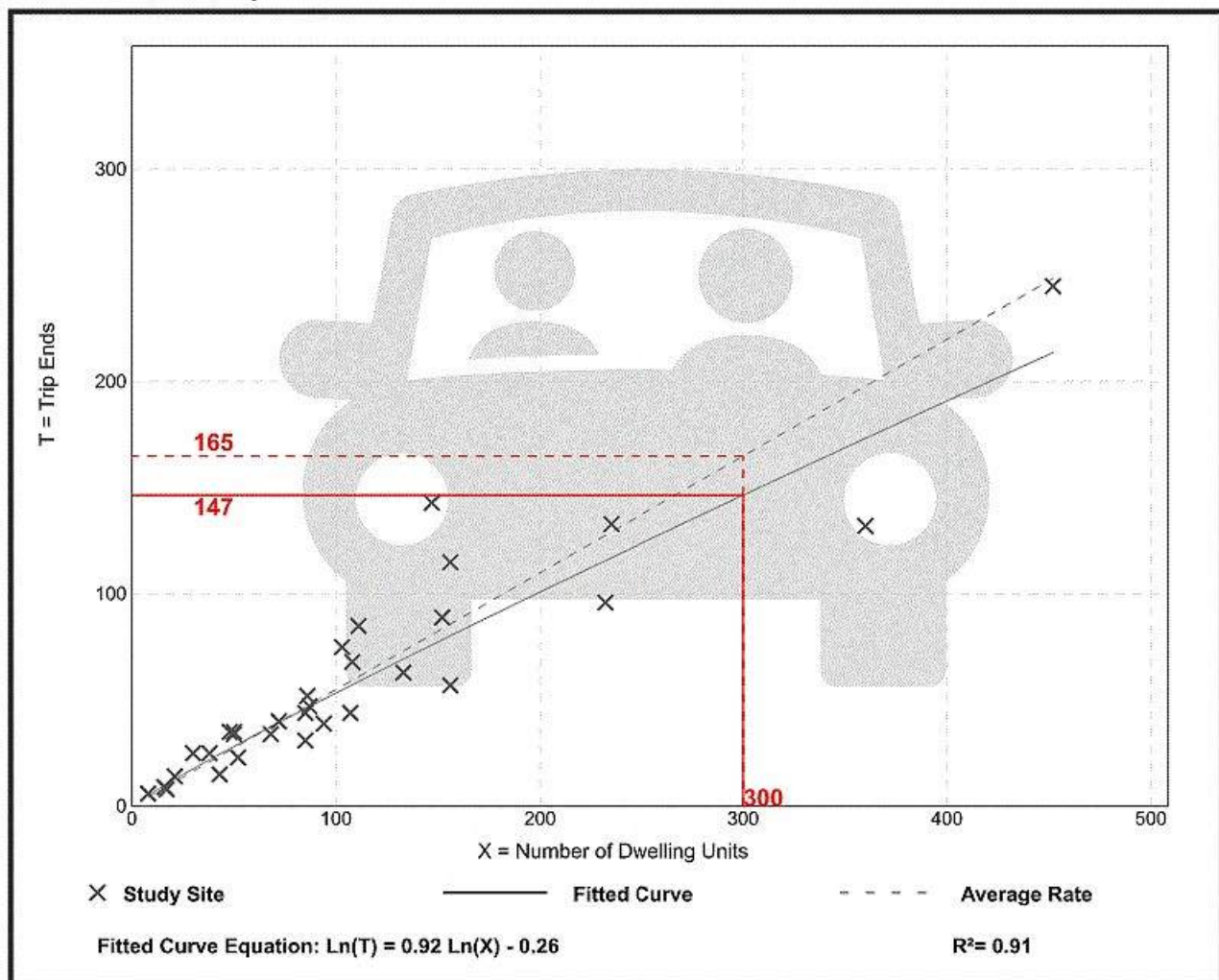
Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 AM Peak Hour of Generator

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Single-Family Attached Housing (215)

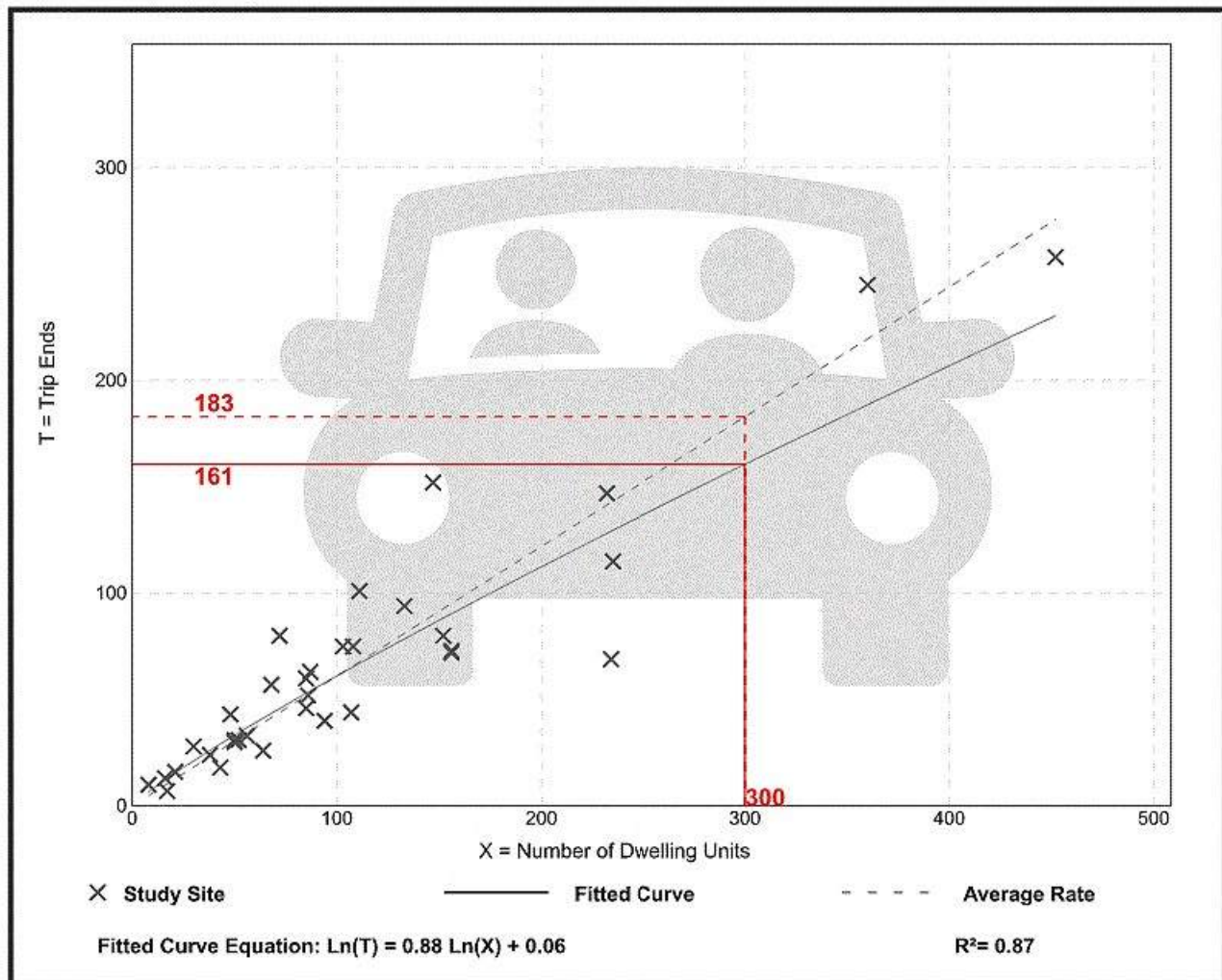
Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 PM Peak Hour of Generator

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Single-Family Attached Housing (215)

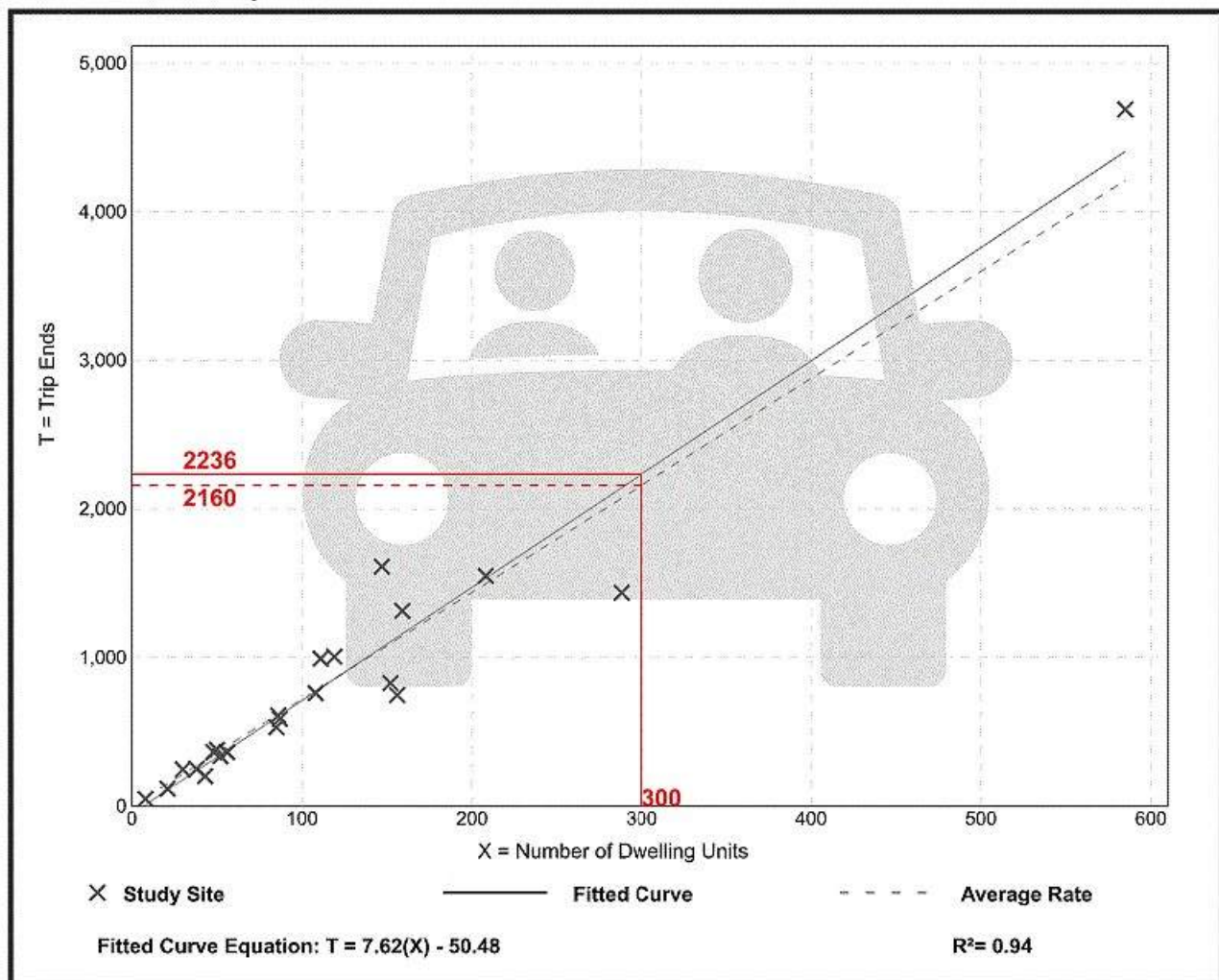
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Single-Family Detached Housing (210)

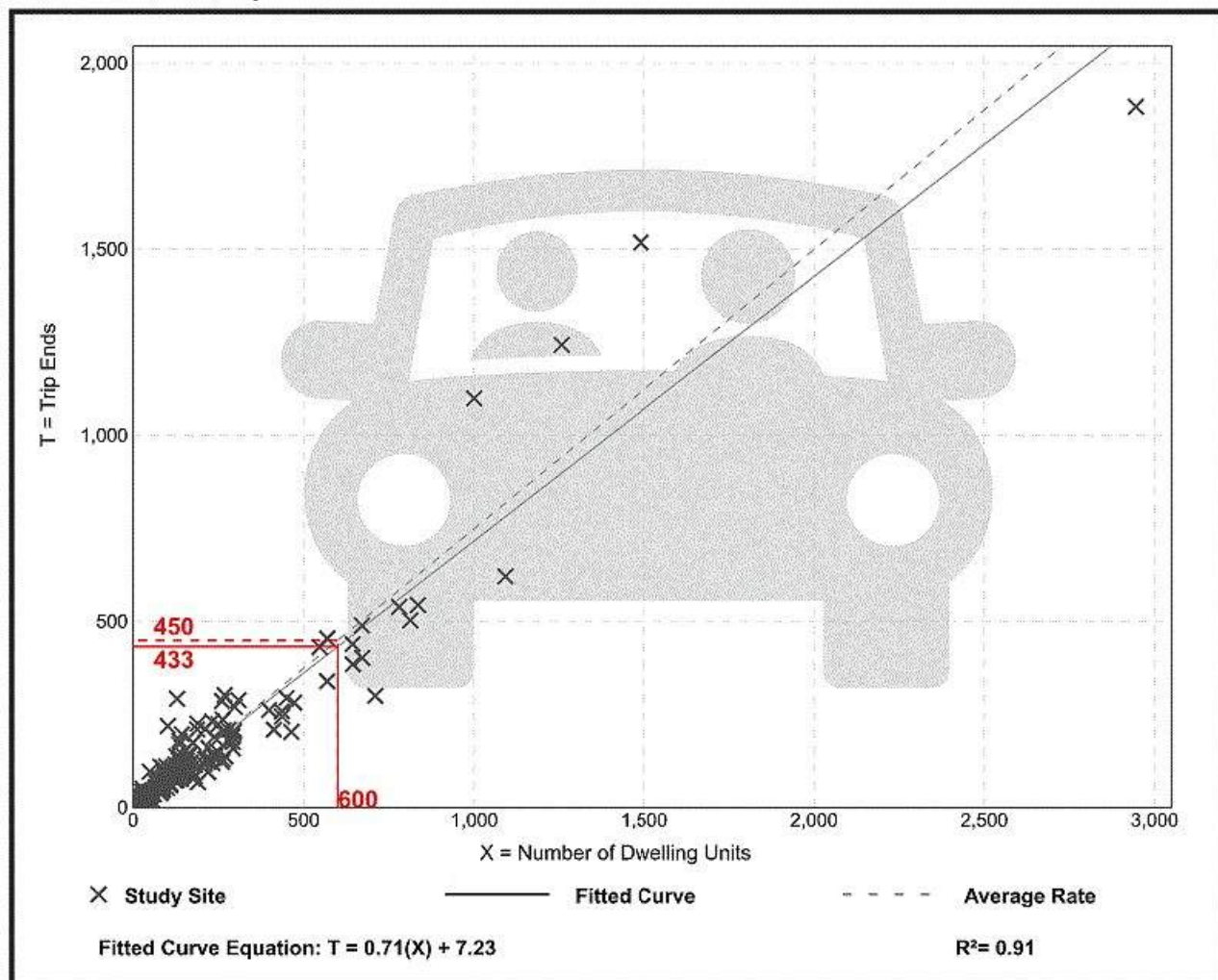
Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 AM Peak Hour of Generator

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Single-Family Detached Housing (210)

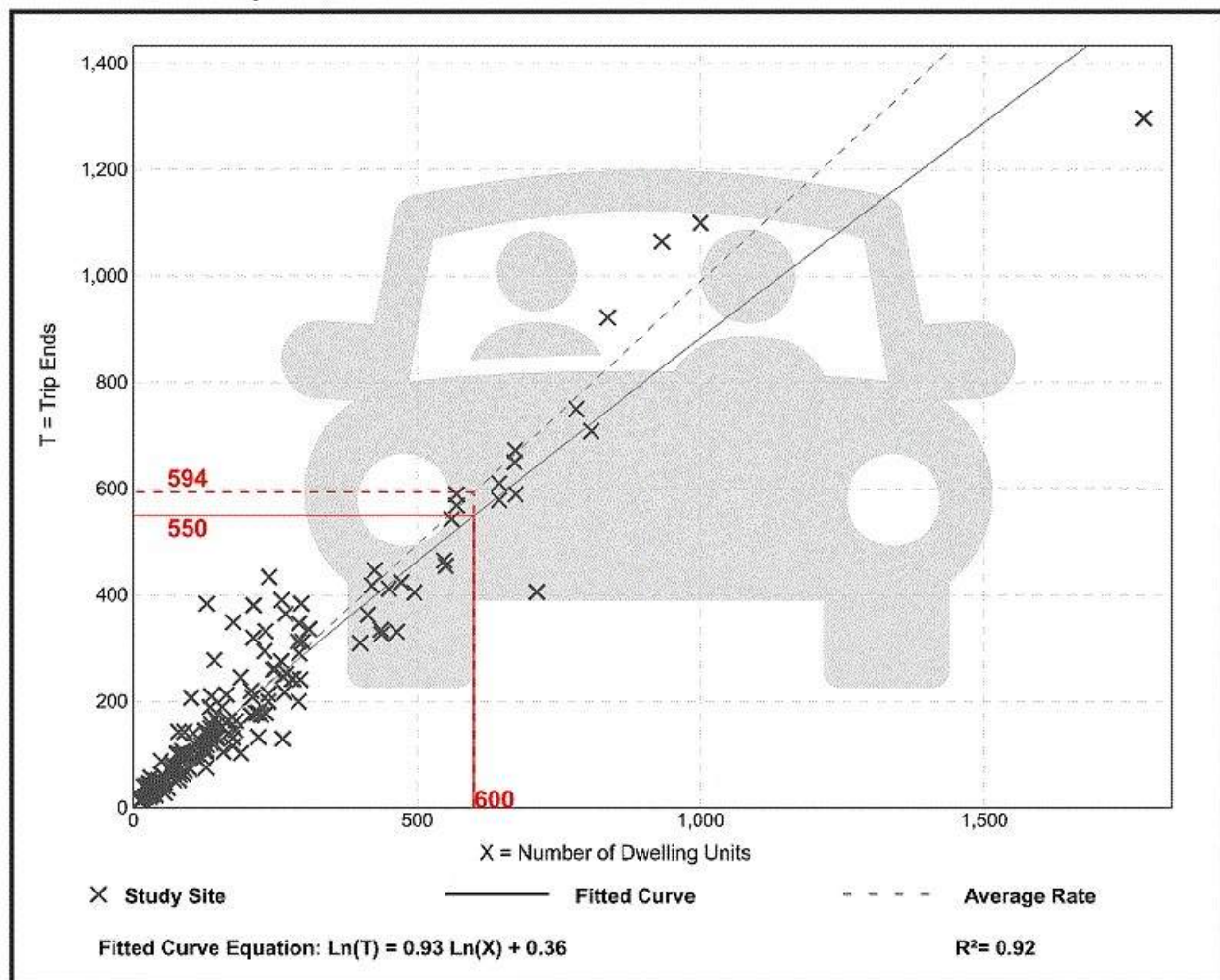
Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 PM Peak Hour of Generator

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Single-Family Detached Housing (210)

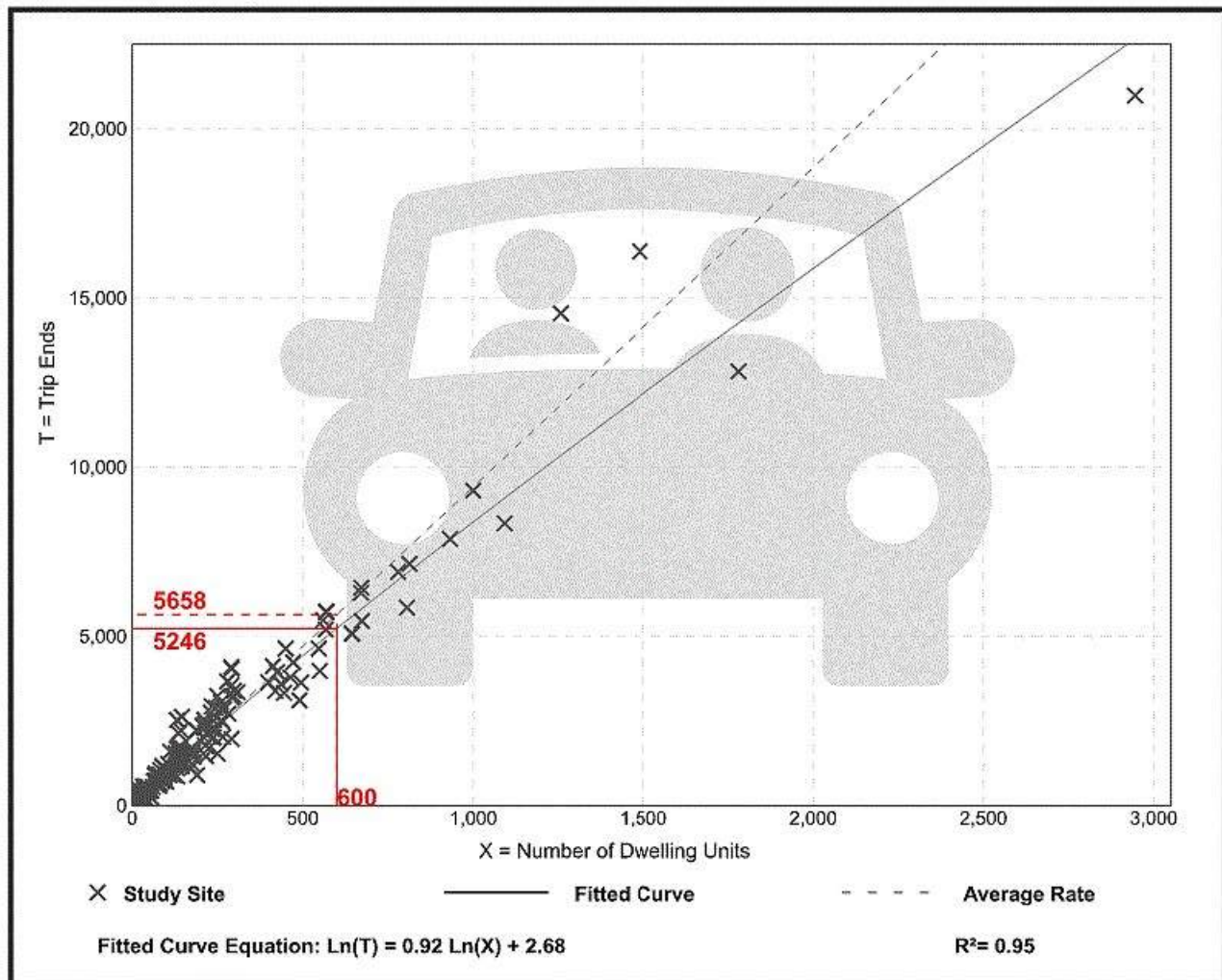
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

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

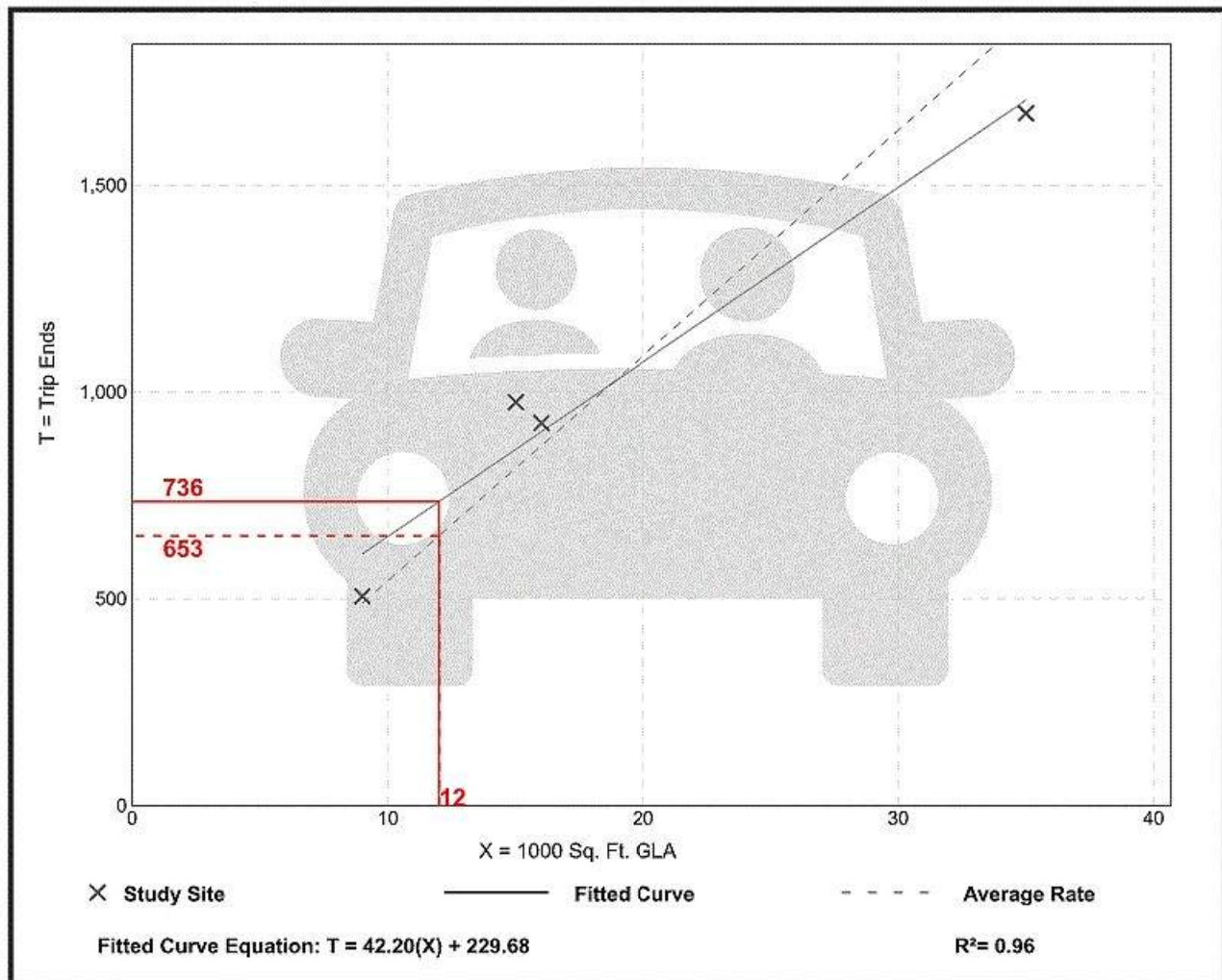
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation

Caution – Small Sample Size



Supermarket (850)

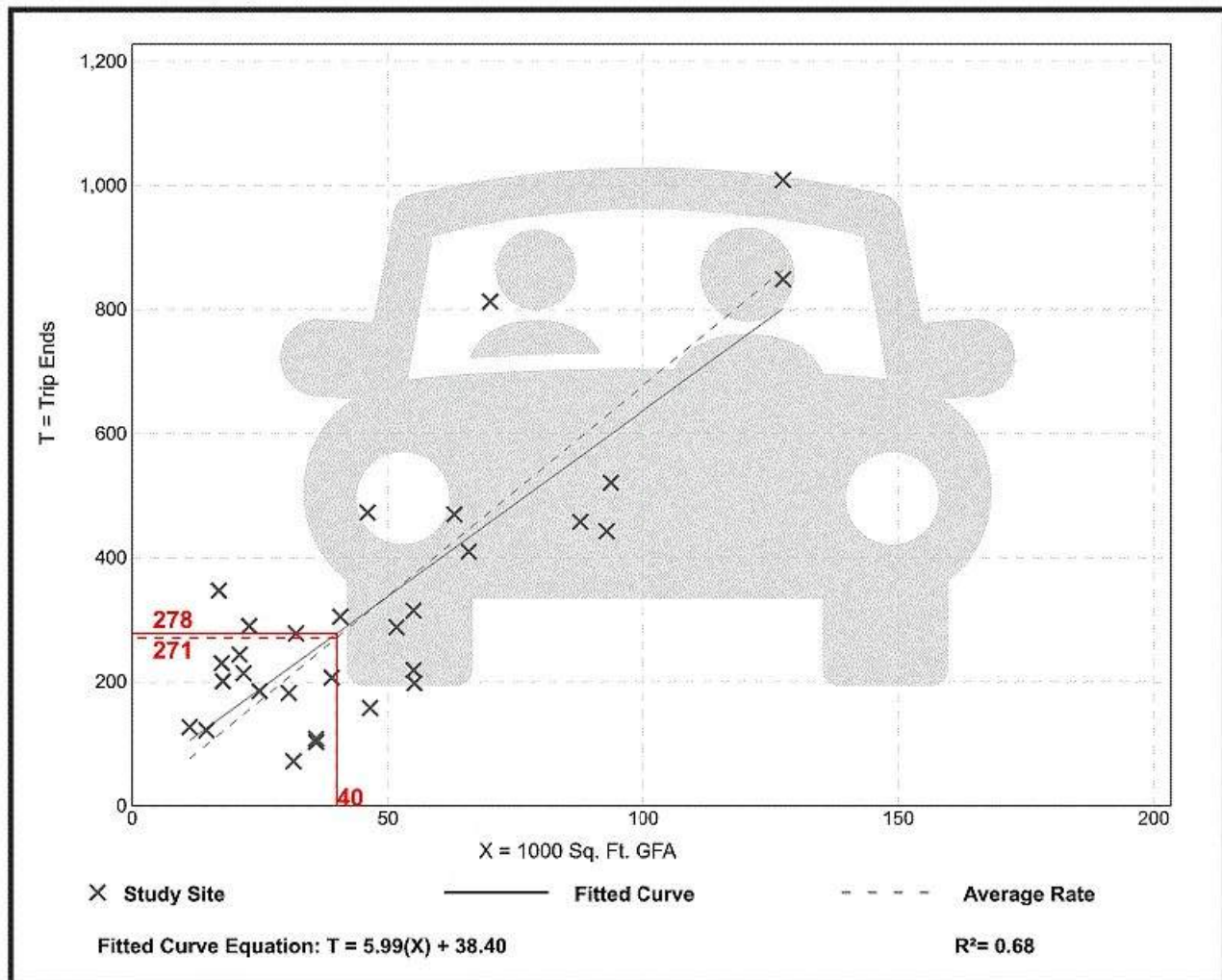
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 AM Peak Hour of Generator

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Supermarket (850)

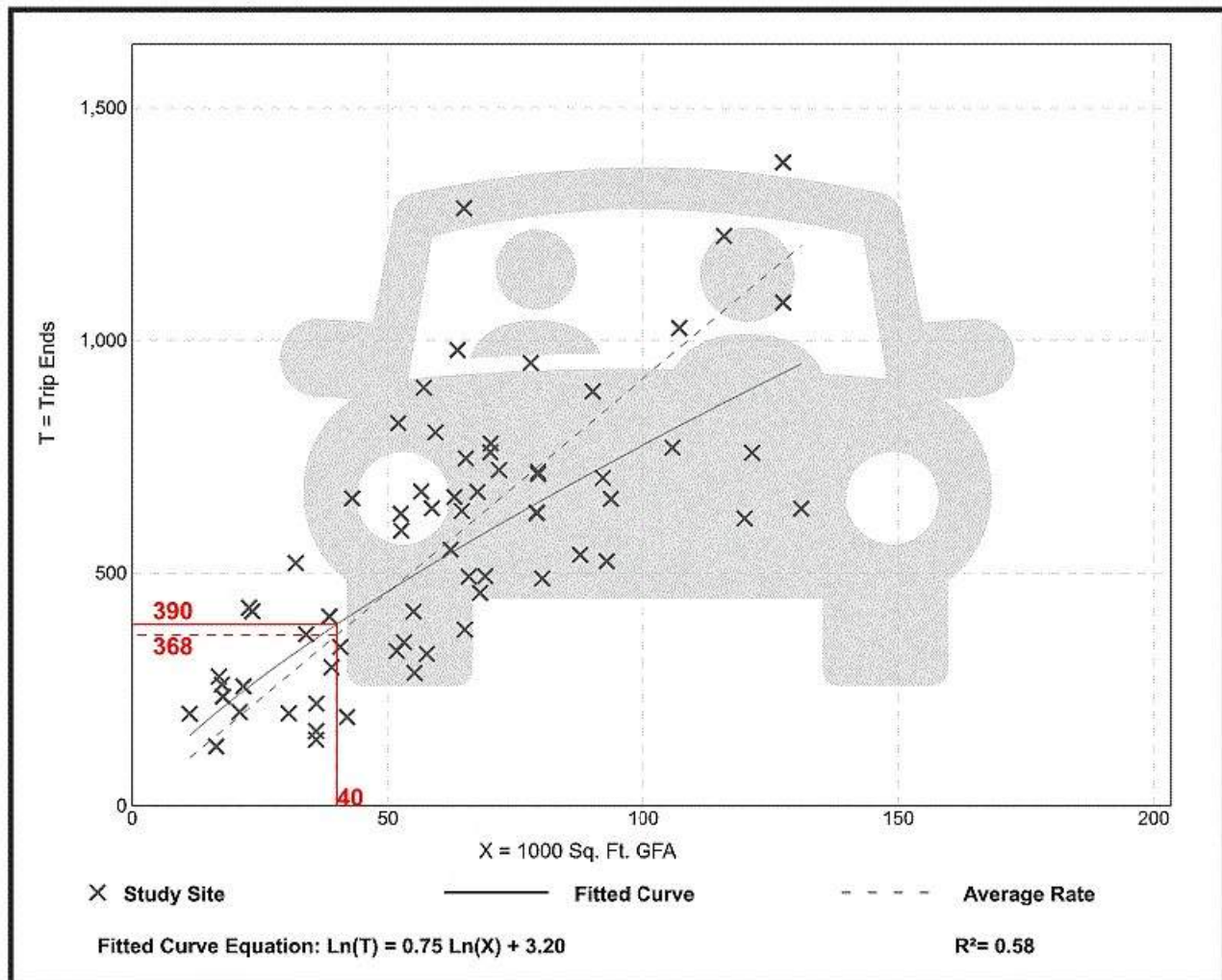
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 PM Peak Hour of Generator

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Supermarket (850)

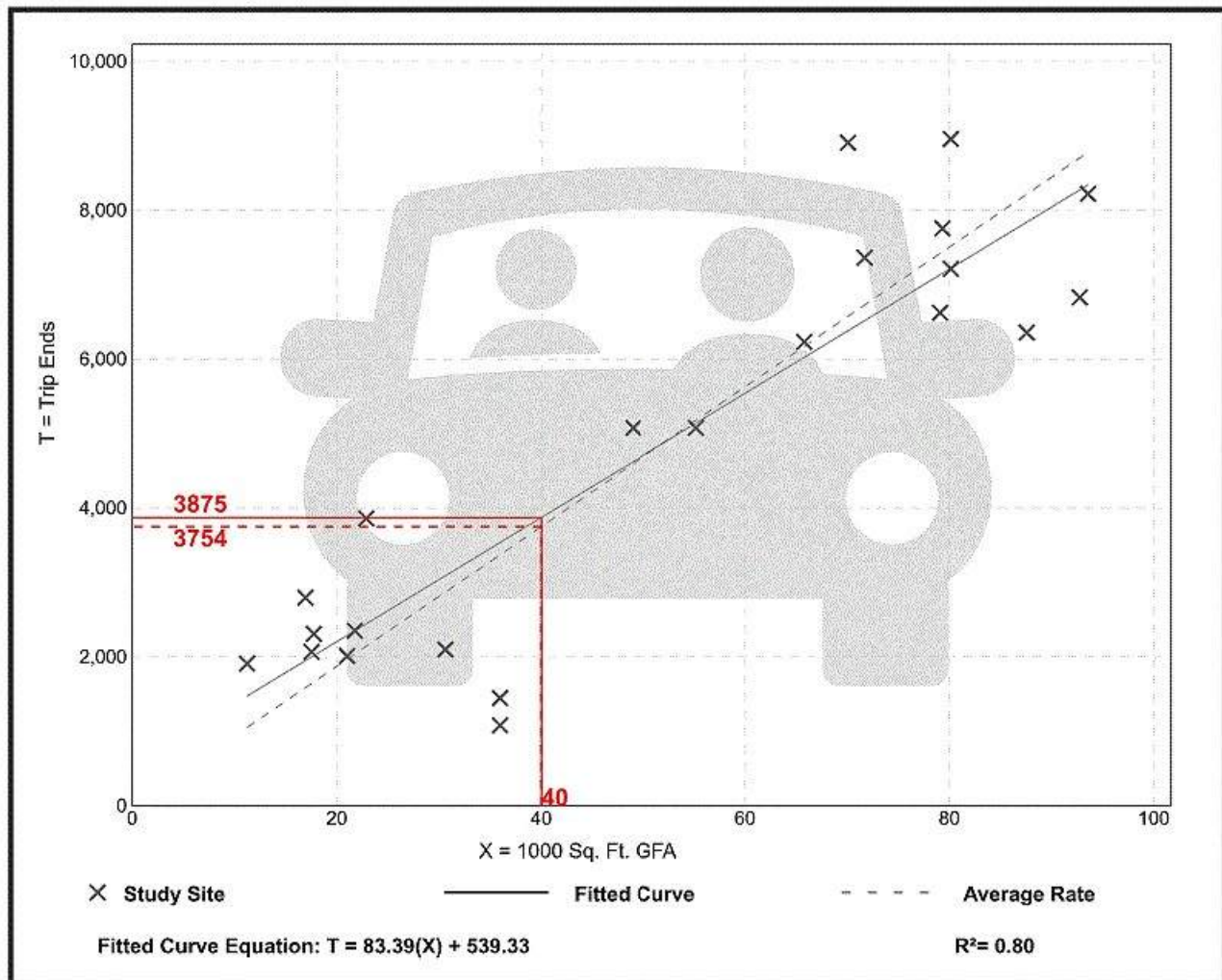
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



WARNELL TRACT
PUD Application

EXHIBIT F
LIST OF ADJACENT PROPERTY OWNERS

April 2024

PUD for Warnell Tract
List of Adjacent Property Owners
April 2024

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

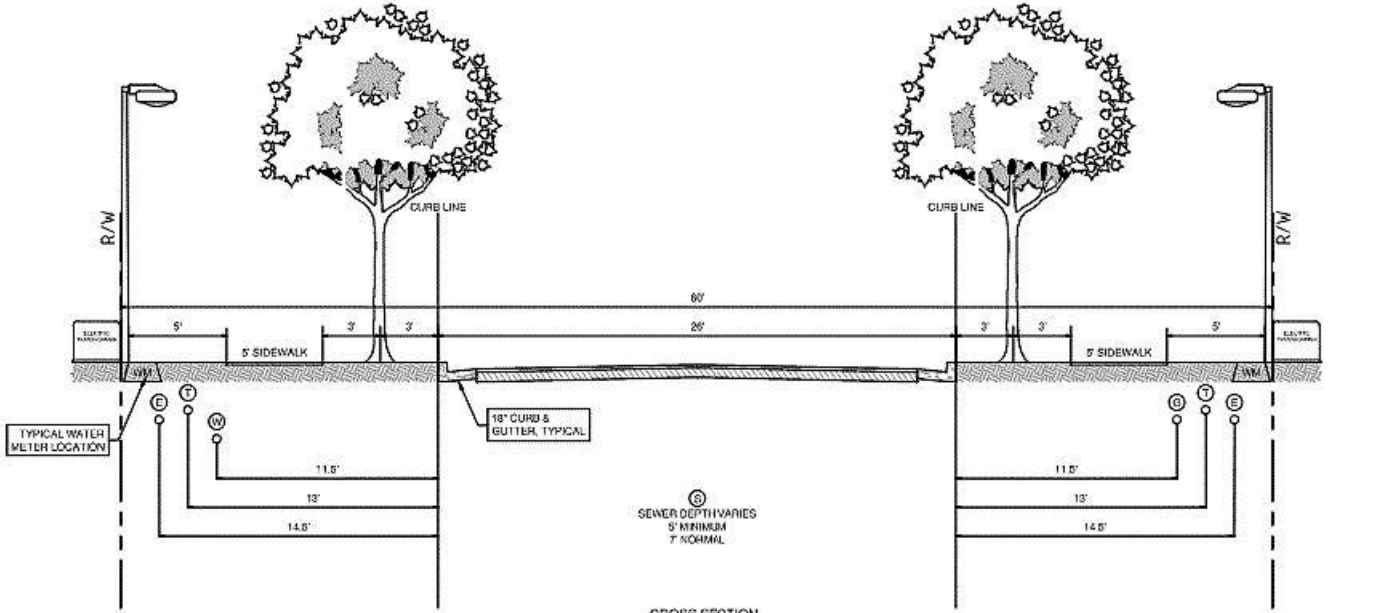
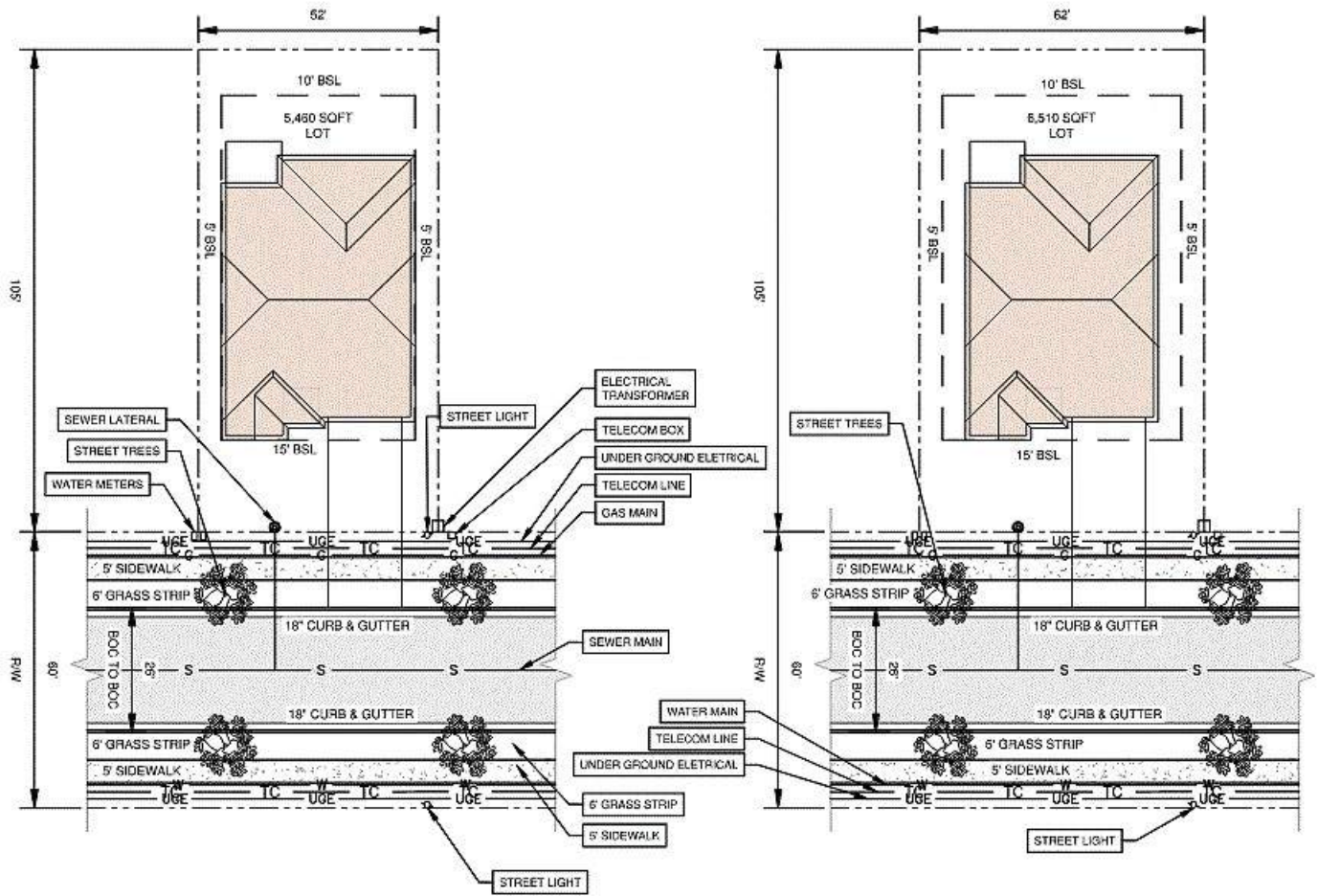
35. Santos Kathleen Jones
 - a. Parcel ID: 011 023
 - b. 5801 Wynstone Drive Edmond, Ok 73034
 - c. Physical Address: Mason Rd

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

WARNELL TRACT
PUD Application

EXHIBIT G
DEVELOPMENT STANDARDS
ROADS, LOTS, UTILITIES

April 2024



CROSS SECTION LEGEND

<p>ⓐ GAS DISTANCE FROM CURB: 11.5' DEPTH: 36" EAST OR NORTH SIDE OF THE STREET AS DETERMINED AT SUBDIVISION ENTRANCE</p>	<p>ⓑ WATER DISTANCE FROM CURB: 11.5' DEPTH: 48" WEST OR SOUTH SIDE OF THE STREET AS DETERMINED AT SUBDIVISION ENTRANCE</p>	<p>ⓒ TELECOM DISTANCE FROM CURB: 13' DEPTH: 30" BOTH SIDES OF ROAD</p>	<p>ⓓ ELECTRIC CURB DISTANCE: 14.5' CURB DISTANCE: 36" BOTH SIDES OF ROAD</p>
--	--	--	--

60FT ROW UTILITY PLACEMENT AND TYPICAL ROAD SECTION DETAIL
 NOT TO SCALE

<p>MAXWELL-REDDICK AND ASSOCIATES a Pape-Dawson company ENGINEERING • LAND SURVEYING 2500 NORTHWINDS PKWY SUITE 360 40 JOE KENNEDY BLVD STATESBORO, GA 30458 ALPHARETTA, GA 30009 (912)489-7112 OFFICE (404)693-1818 OFFICE</p>	<p>OWNER: WARNELL TRACT PUD EXHIBIT ENGINEER: THR CHECKED: [] DATE: APRIL 15, 2024 JOB NO.: 2023-204 SCALE: AS SHOWN</p>	<p>WARNELL TRACT PUD EXHIBIT WARNELL-GSL CATTLE COMPANY, LLC. PEMBROKE, GA</p>	<p>DRAWING NUMBER 1 1 OF 2 SHEETS</p>	
	<p>RESIDENTIAL - 60FT ROW EXHIBIT</p>			

WARNELL TRACT
PUD Application

EXHIBIT H
COMMUNITY VISION
& CHARACTER

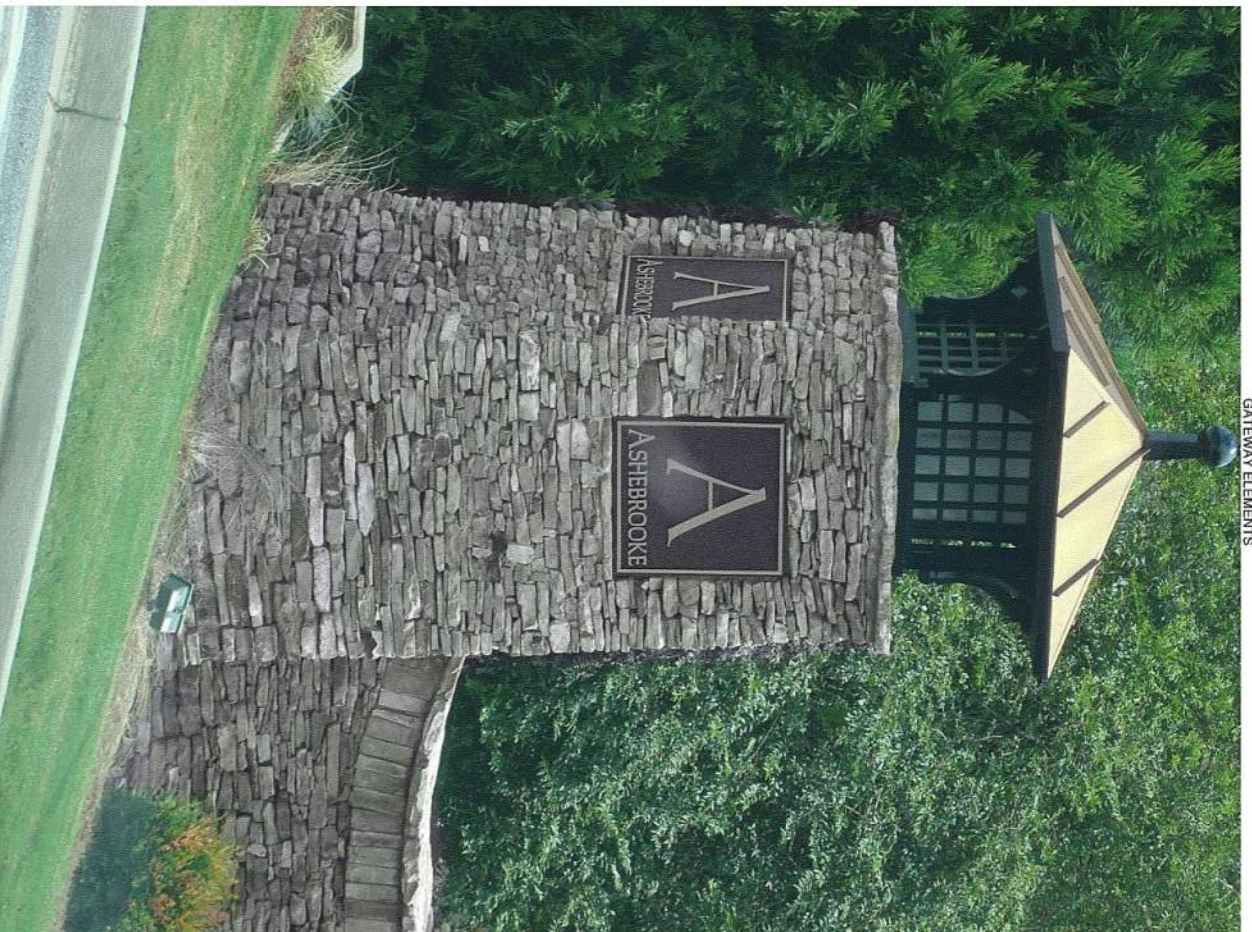
April 2024



GATEWAY ELEMENTS



GATEWAY ELEMENTS











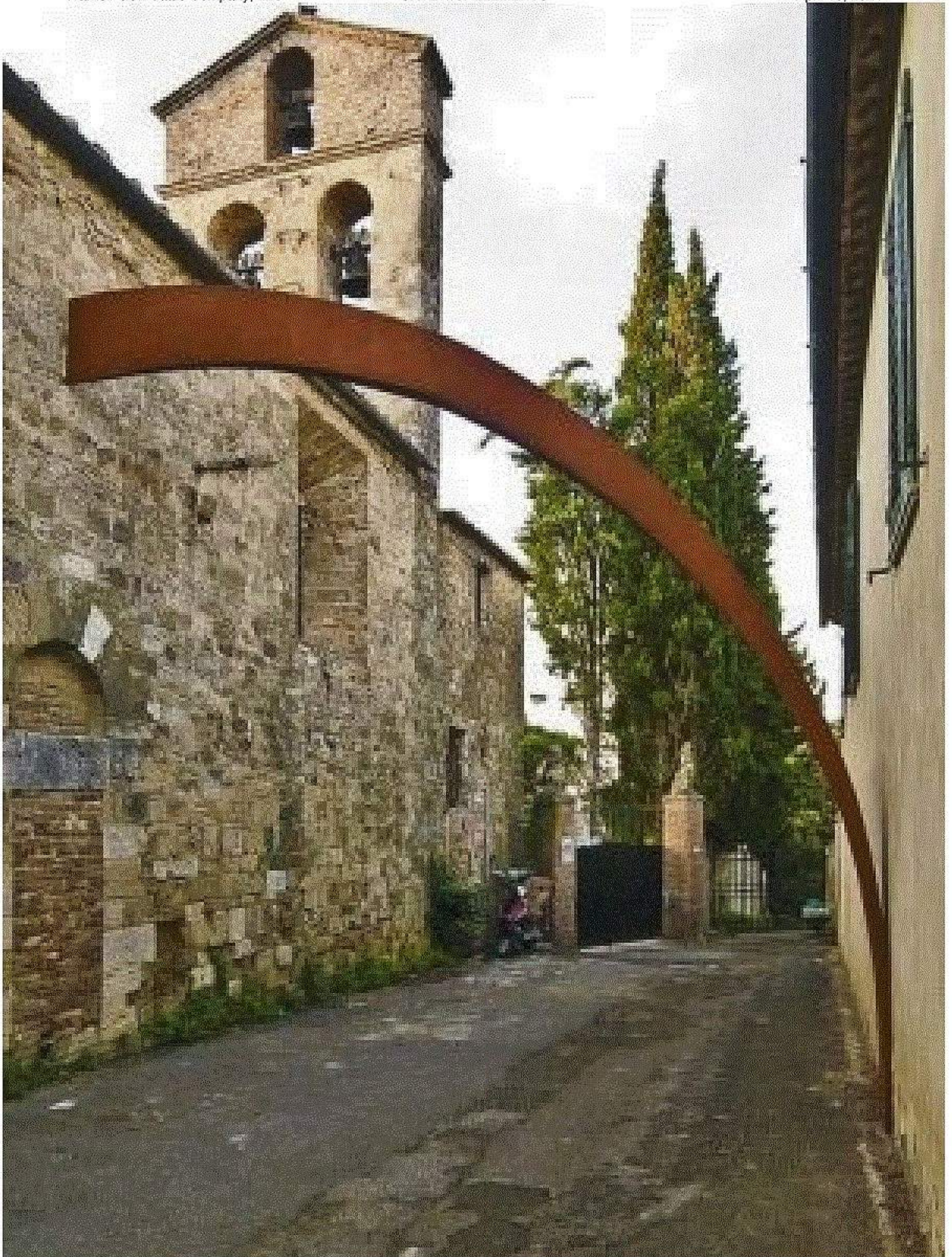












VILLAGE
COMMERCIAL / MIXED-USE
ARCHITECTURE



Prepared for:
WARNELL-GSL CATTLE COMPANY, LLC

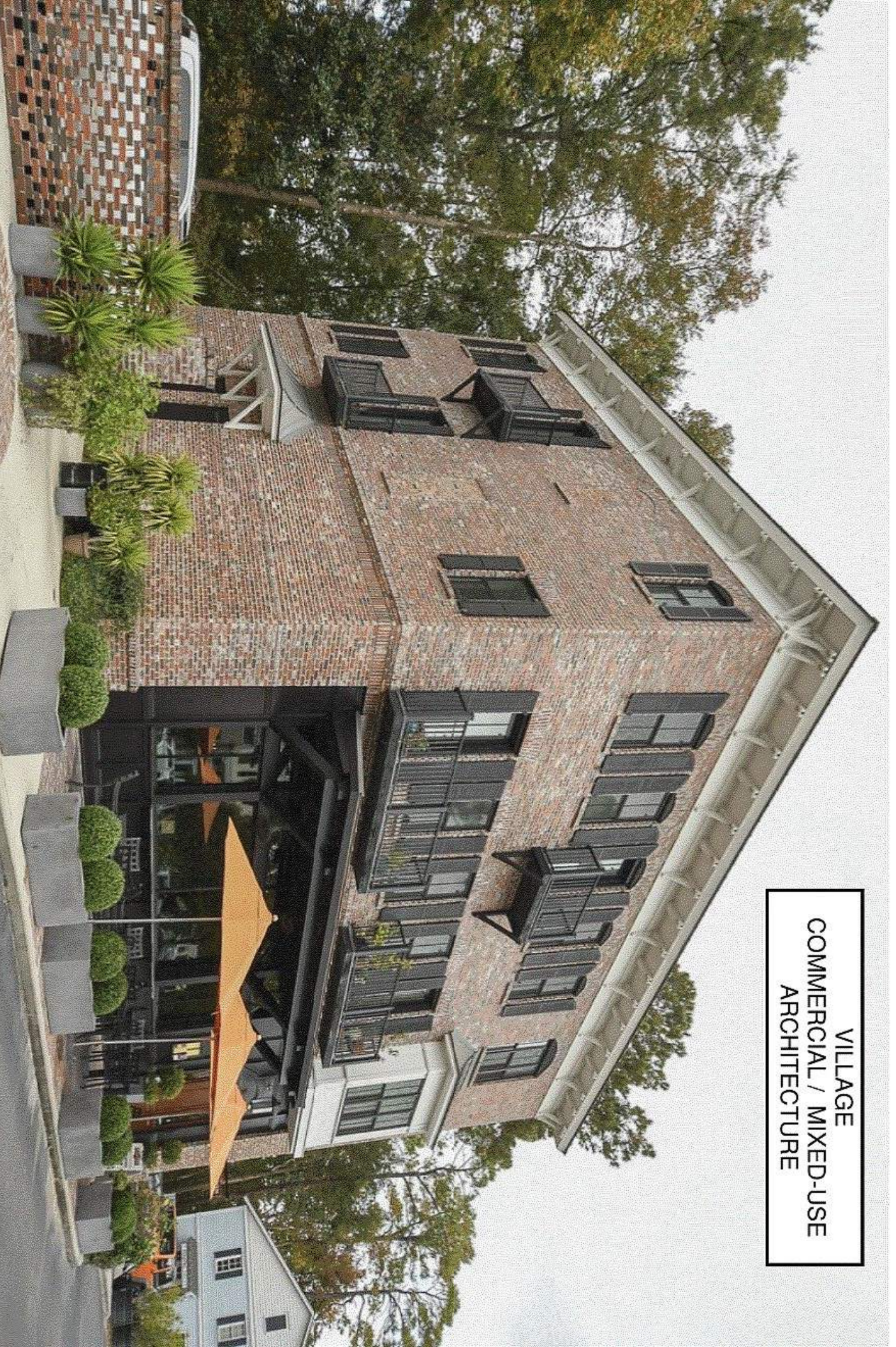
COMMUNITY VISION
April 15, 2024

Warnell PUD Master Plan
Pembroke, Georgia

VILLAGE
COMMERCIAL / MIXED-USE
ARCHITECTURE



VILLAGE
COMMERCIAL / MIXED-USE
ARCHITECTURE



BANK
COMMERCIAL
ARCHITECTURE



**GAS STATION
COMMERCIAL
ARCHITECTURE**



Prepared for:
WARNELL-GSL CATTLE COMPANY, LLC

COMMUNITY VISION
April 15, 2024

Warnell PUD Master Plan
Pembroke, Georgia

**GAS STATION
COMMERCIAL
ARCHITECTURE**



Prepared for:
WARNELL-GSL CATTLE COMPANY, LLC

COMMUNITY VISION
April 15, 2024

Warnell PUD Master Plan
Pembroke, Georgia

**PRIVATE
SINGLE-FAMILY COMMUNITY
CLUBHOUSE**



Prepared by:
MAXWELL REDDICK
A Pape Dawson Company

Prepared for:
WARNELL-GSL CATTLE COMPANY, LLC

COMMUNITY VISION
April 15, 2024

Warnell PUD Master Plan
Pembroke, Georgia

**PRIVATE
SINGLE-FAMILY COMMUNITY
CLUBHOUSE**



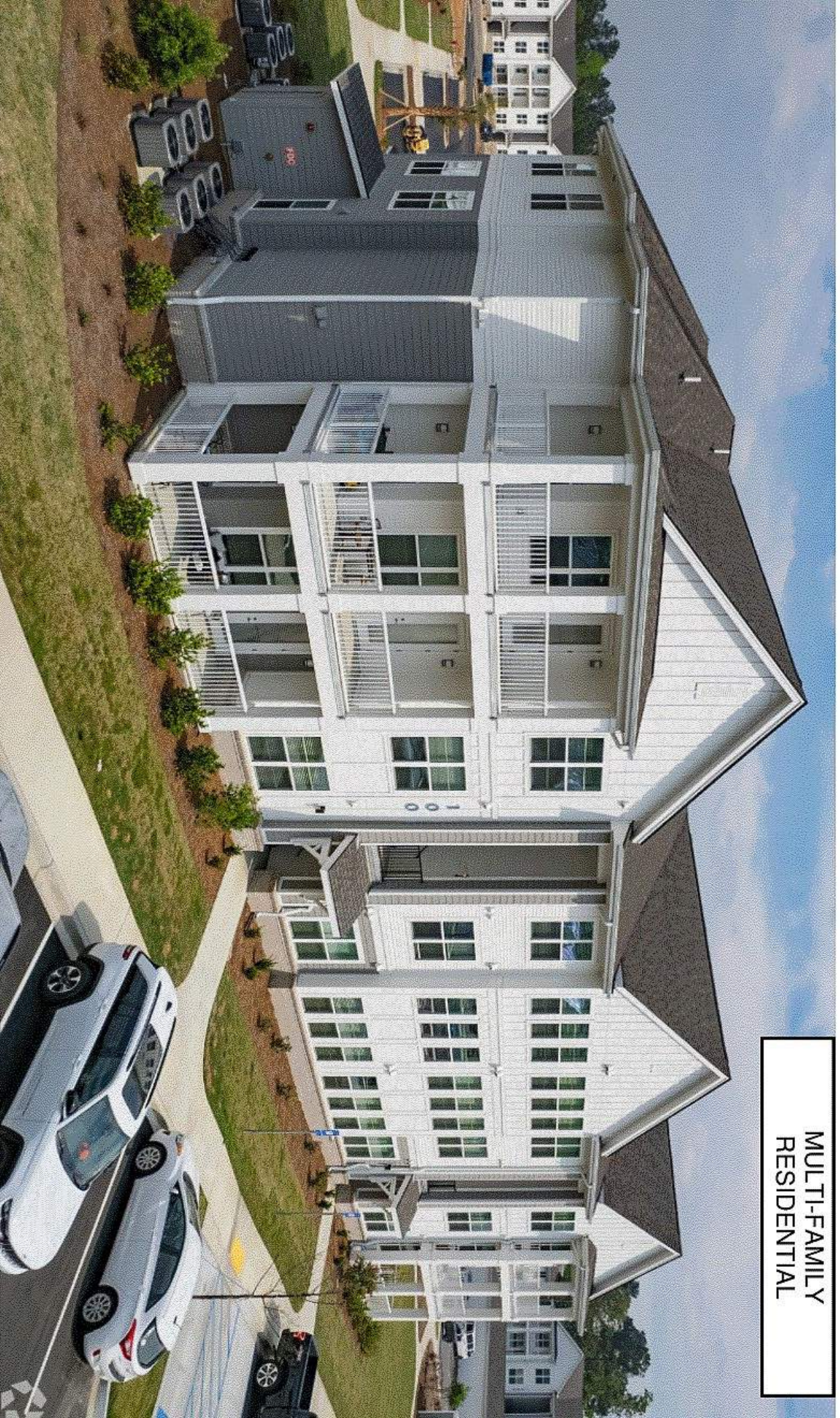
Prepared by:
MAXWELL REDDICK
A Pape Dawson Company

Prepared for:
WARNELL-GSL CATTLE COMPANY, LLC

COMMUNITY VISION
April 15, 2024

Warnell PUD Master Plan
Pembroke, Georgia

**MULTI-FAMILY
RESIDENTIAL**



Prepared by:
MAXWELL REDDICK
A Pape Dawson Company

Prepared for:
WARNELL-GSL CATTLE COMPANY, LLC

COMMUNITY VISION
April 15, 2024

Warnell PUD Master Plan
Pembroke, Georgia

MULTI-FAMILY CLUBHOUSE

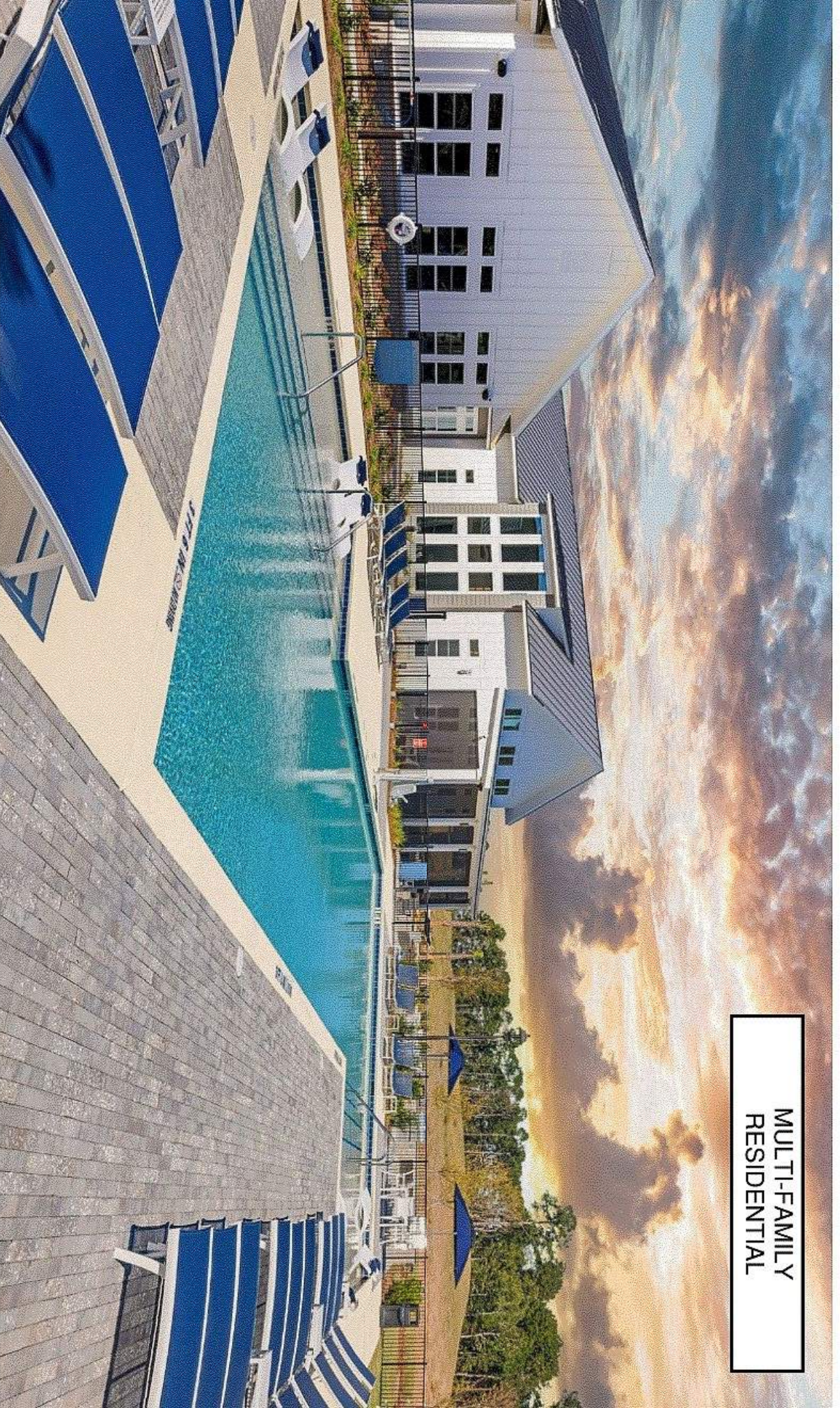


Prepared for:
WARNELL-GSL CATTLE COMPANY, LLC

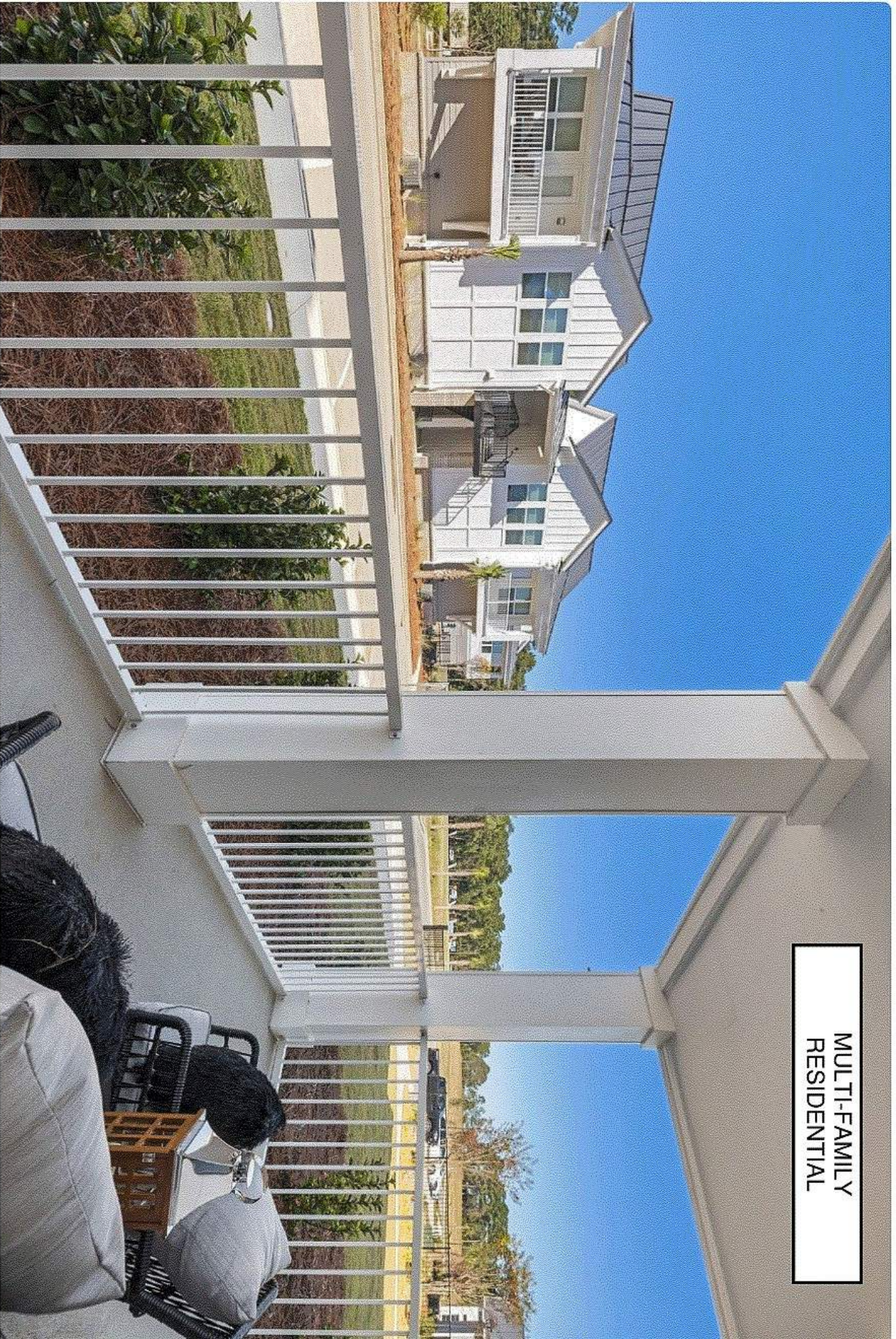
COMMUNITY VISION
April 15, 2024

Warnell PUD Master Plan
Pembroke, Georgia

MULTI-FAMILY RESIDENTIAL



**MULTI-FAMILY
RESIDENTIAL**



Prepared for:
WARNELL-GSL CATTLE COMPANY, LLC

COMMUNITY VISION
April 15, 2024

Warnell PUD Master Plan
Pembroke, Georgia

MULTI-FAMILY RESIDENTIAL



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



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

Table of Contents

1. APPLICATION INFORMATION	1
1.1 Jurisdiction and Local Government Information	1
1.2 Applicant	1
2. PROJECT DESCRIPTION.....	1
2.1 Summary	1
3. PARCEL DATA	1
3.1 Size of Property.....	1
3.2 General Location	1
4. LAND USE INFORMATION	2
4.1 Site Map	2
4.2 Built Features	2
4.3 Future Development Map Designation (Character Area)	2
4.4 Zoning District	2
5. CONSISTENCY AND COMPATIBILITY ANALYSIS	2
5.1 Consistency with the Comprehensive Plan.....	2
6. CONSISTENCY WITH REGIONAL PLAN OF COASTAL GEORGIA	2
6.1 Summary	2
6.2 Regional Land Use Map	3
6.3 Area Requiring Special Attention (ARSA)	4
6.4 Green Infrastructure	4
6.5 Wetlands	5
6.6 Coastal Stormwater Supplement.....	5
7. COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs)	5
7.1 Summary.....	5
7.2 Population and Employment Trends	6
7.3 Economic Impact.....	6
8. CRC RESOURCES	6
8.1 Georgia Coastal Regional Design Character Guidelines	6
8.2 Regional Commission Recommendations	7
8.3 Public Comment.....	7

1.0 Applicant Information

1.1 Jurisdiction and Local Government Information

City of Pembroke, Georgia

Chris Benson

administrator@pembrokega.net

912-653-4490

1.2 Applicant

GSL Cattle Company

along111@yahoo.com

912-663-2980

2.0 Project Description

2.1 Summary

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

3.0 Parcel Data

3.1 Size of Property

The property is approximately 531.62 acres.

3.2 General Location

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

4.0 Land Use Information

4.1 Site Map

The proposed site plan for the property is attached.

4.2 Built Features

The property is undeveloped. There are no built features.

4.3 Future Development Map Designation (Character Area)

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

4.4 Zoning District

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

5.0 Consistency and Compatibility Analysis

5.1 Consistency with the Comprehensive Plan

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

6.0 Consistency with the Regional Plan of Coastal Georgia

6.1 Summary

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

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

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

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

6.2 Regional Land Use Map

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

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

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

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

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

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

6.3 Area Requiring Special Attention (ARSA)

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

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

The Areas Requiring Special Attention Defining Narrative includes lists of

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

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

6.4 Green Infrastructure

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

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

6.5 Wetlands

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

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

6.6 Coastal Stormwater Supplement

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

7.0 Comprehensive Economic Development Strategy (CEDS)

7.1 Summary

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

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

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

7.2 Population and Employment Trends

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

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

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

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

7.3 Economic Impact

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

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

8.0 CRC Resources

8.1 Georgia Coastal Regional Character Design Guidelines

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

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

- Utilizing Vegetation and Landscape
- Signage
- Pavement Surfaces

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

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

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

8.2 Regional Commission Recommendations

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

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

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

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

8.3 Public Comment

Public comment was received by 06/05/2024.

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

CONCPET PLAN – APPLICANT PROVIDED

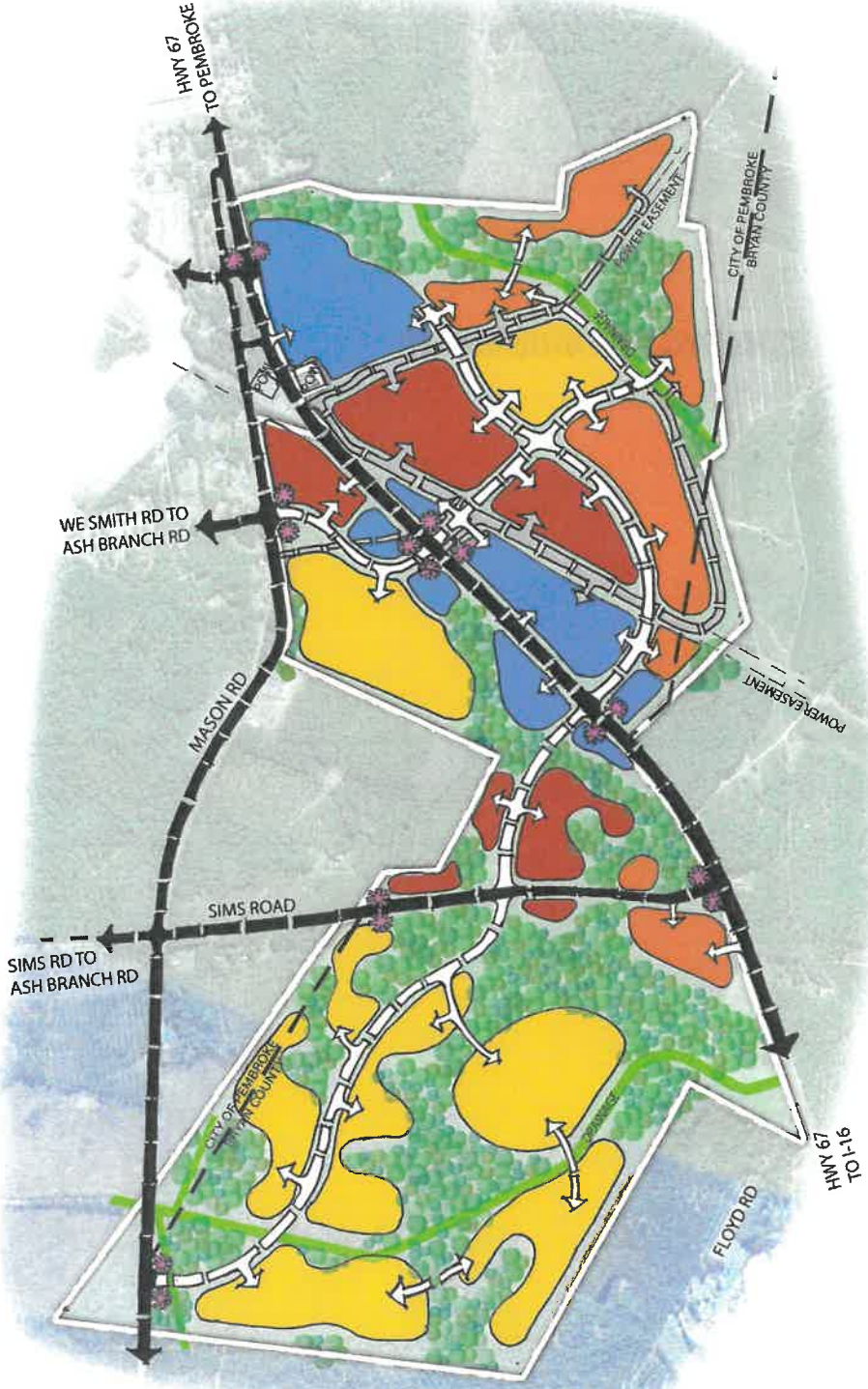
SITE DATA		ACRES
UNITS	2,000	647.4
CATEGORIES	TOTAL	
COMMERCIAL	53.0	
MULTI-FAMILY	77.1	
TOWNHOMES	71.8	
SINGLE FAMILY	168.3	
WETLANDS	116.7	
DRAINAGE DITCH	13.2	
POWER EASEMENT	11.1	
MAIN ROADS	20.6	
OPEN SPACE	118.5	

*ALL AREAS ARE APPROXIMATE

OPEN SPACE	AC	%
TOTAL CITY AREA	517.4	
OPEN SPACE REQUIRED	108.5	20% MIN.
OPEN SPACE PROVIDED	118.5	23%
PERCENTAGE OF PRESERVATION	23%	30%
PERCENTAGE OF PRESERVATION	5.1	1%
UNITS PER ACRE IN WETLANDS	29.5	500
UNITS PER ACRE IN WETLANDS	76.2	1,000
UNITS PER ACRE IN OPEN SPACE	17	1%
UNITS PER ACRE IN OPEN SPACE	13.2	
UNITS PER ACRE IN OPEN SPACE	11.1	
UNITS PER ACRE IN OPEN SPACE	44.5	

LEGEND

- GATEWAY
- COMMERCIAL
- MULTI-FAMILY
- TOWNHOMES
- SINGLE-FAMILY RESIDENTIAL
- WETLANDS
- EXISTING ROADS
- NEW ROADS
- TRAILS

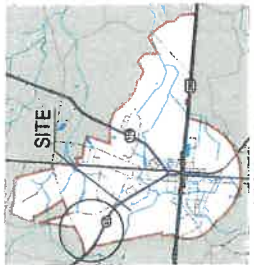


PLANNED UNIT DEVELOPMENT
WARNELL TRACT
 PEMBROKE, GEORGIA
 APRIL 2024



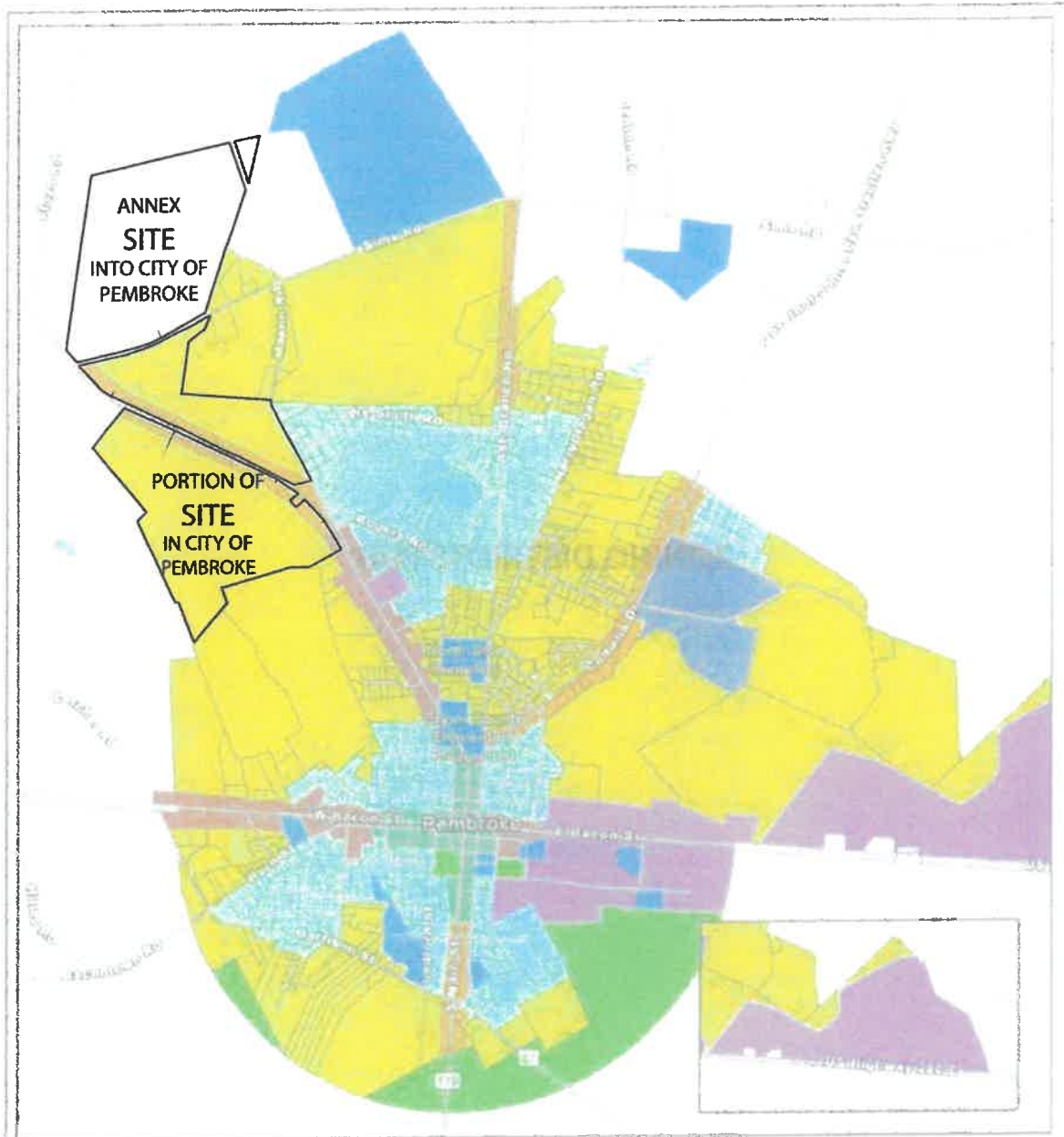
PREPARED FOR:
 WARNELL-GSL
 CATIE COMPANY,
 LLC

PREPARED BY:
 WARNELL-GSL
 AND ASSOCIATES
 A DIVISION OF
 CATIE COMPANY



VICINITY MAP

CHARACTER AREA MAP



LEGEND

- | | | |
|--|---|--|
|  Traditional Neighborhood Development |  Commercial Corridor |  Industrial |
|  Suburban Development |  Community Gateway |  Conservation Areas |
|  Historic Downtown |  Public Service Area |  Recreation Areas |
| |  Education Campus | |

Community Character Areas | City of Pembroke

PREPARED BY:

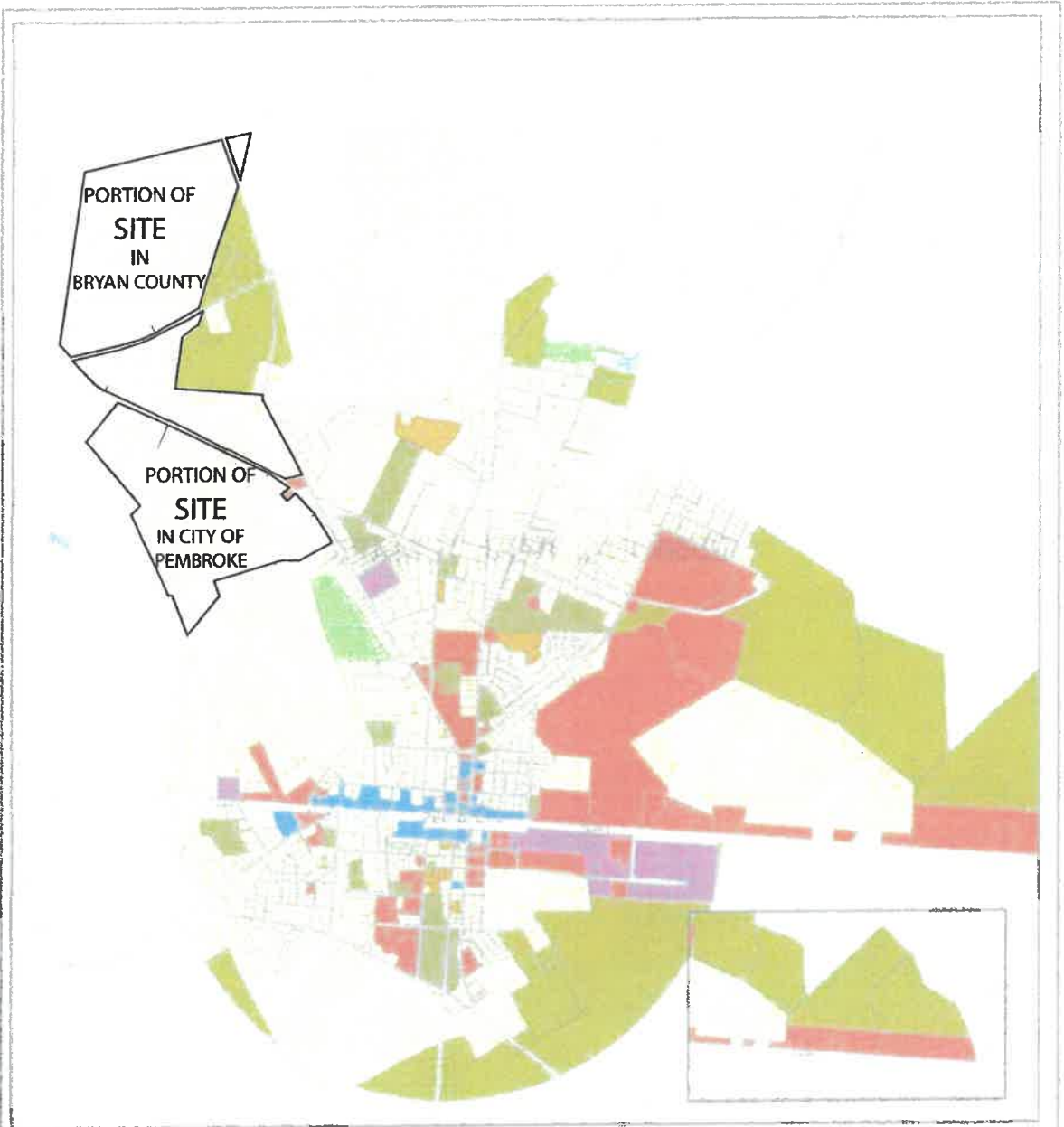


MAY 15, 2024

FUTURE LAND USE
WARNELL PUD
 CITY OF PEMBROKE, GA

NOTE: PRELIMINARY PLAN. NOT FOR CONSTRUCTION.

ZONING DISTRICTS MAP



LEGEND

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



Official Zoning / City of Pembroke

PREPARED BY:



MAY 15, 2024

CURRENT ZONING
WARNELL PUD
 CITY OF PEMBROKE, GA




REGIONAL IMPACT MAPS

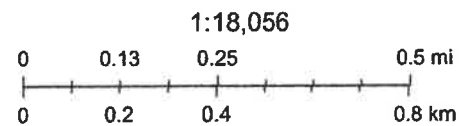
CRC DRI 4204 Future Development Map



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Future Development

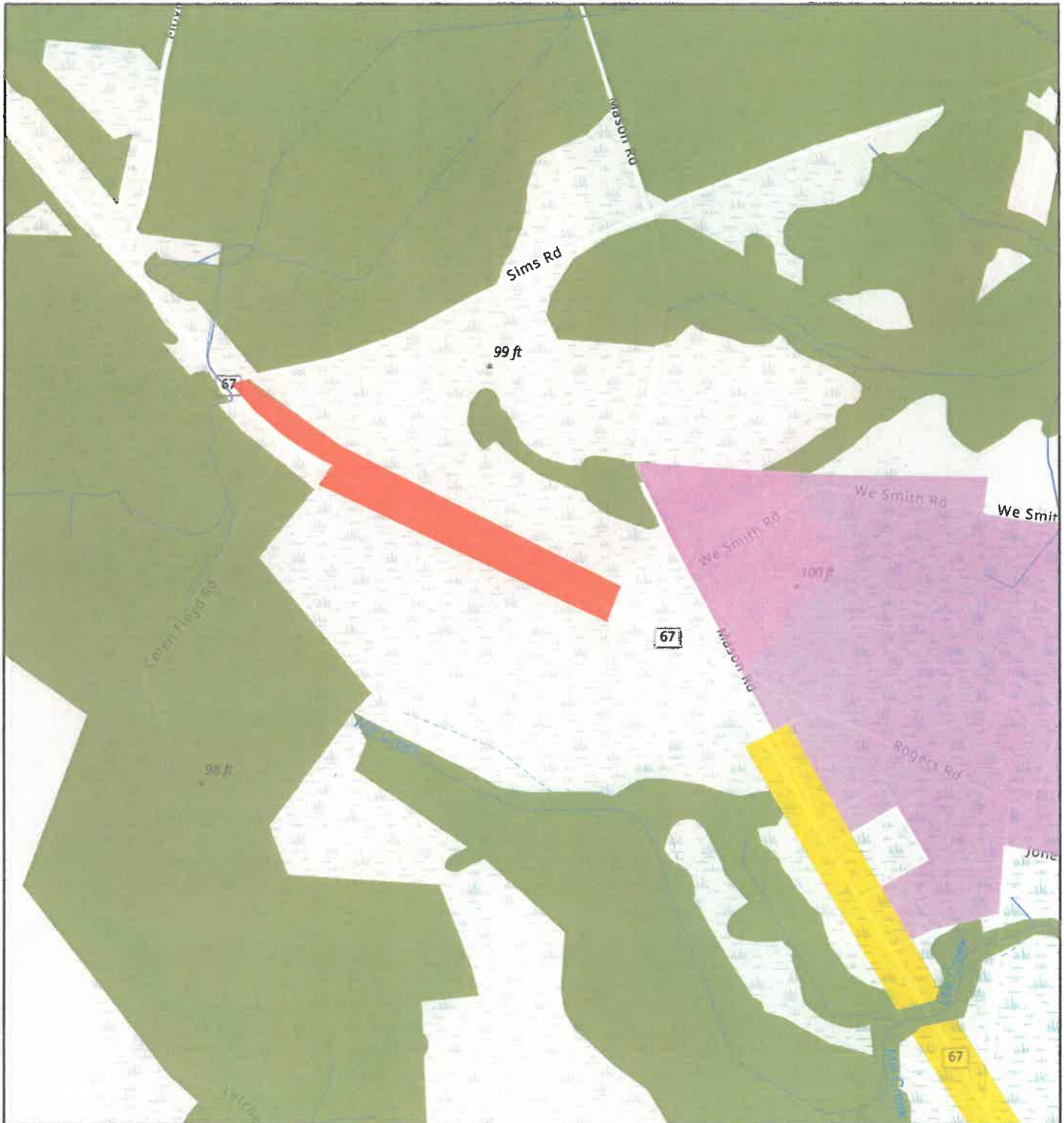
-  Developed
-  Developing
-  Rural
-  Rivers



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

CRC, DCA

CRC DRI 4204 ARSA Map

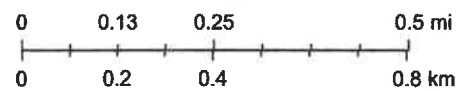


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ARSA - Areas Requiring Special Attention

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

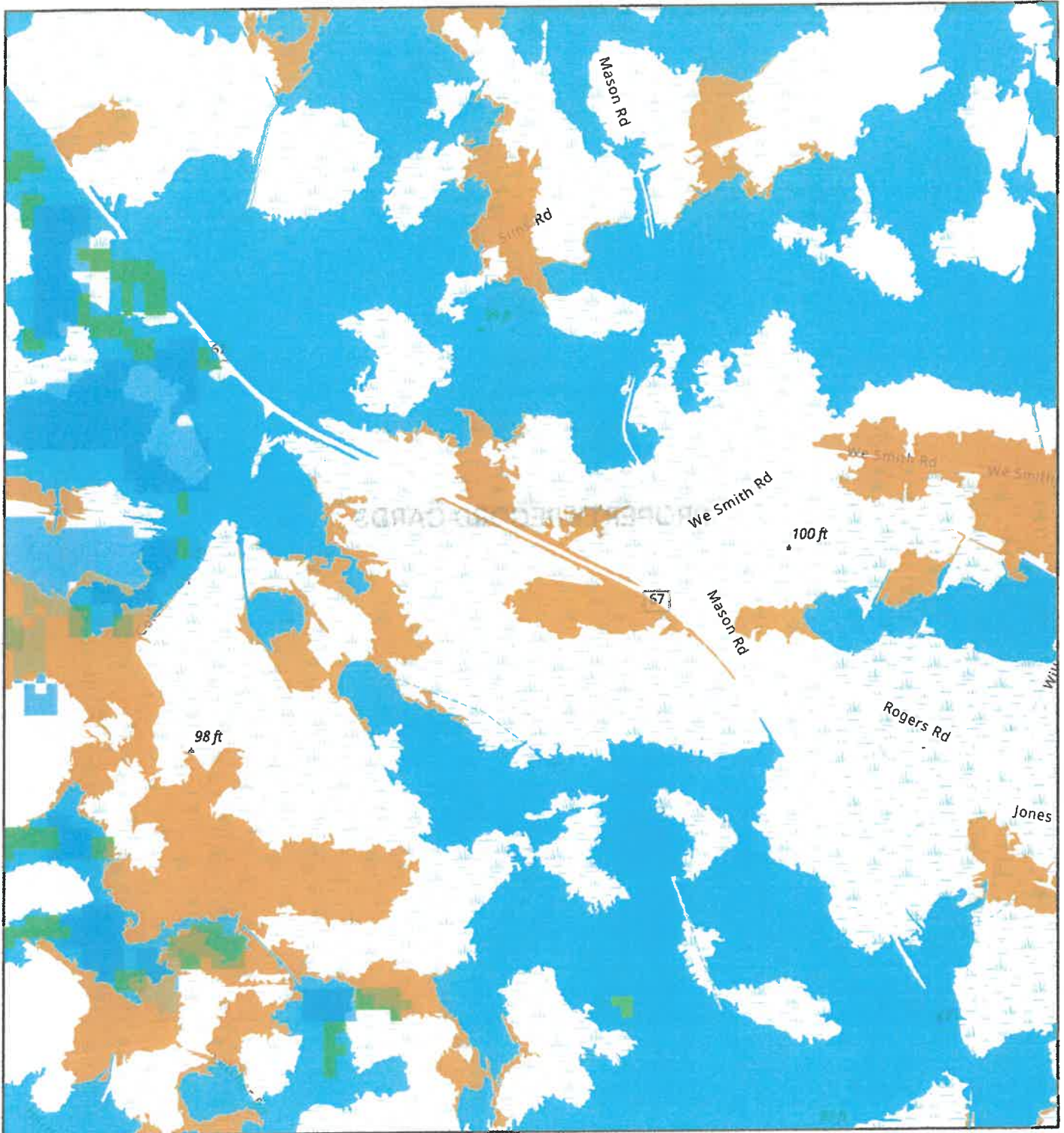
1:18,056



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

CRC, DCA

CRC DRI 4204 Green Infrastructure Map



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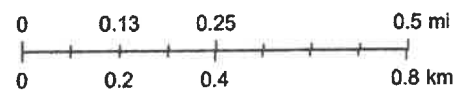
Green Infrastructure Class

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

PROPERTY RECORD CARDS

Bryan County, GA

Summary

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

[View Map](#)

Assessment Notices

2023 Assessment Notice (PDF)

Owner

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

Rural Land

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

Conservation Use Rural Land

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

Sales

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

Valuation

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

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

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Contact Us



Bryan County, GA

Summary

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

[View Map](#)

Assessment Notices

2023 Assessment Notice (PDF)

Owner

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

Rural Land

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

Conservation Use Rural Land

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

Accessory Information

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

Sales

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

Valuation

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

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

Homes, Permits, Photos, Sketches.

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Contact Us



Bryan County, GA

Summary

Parcel Number 011 025
Location Address
Zip Code 31321
Legal Description PB G-2 / PG 61-63
(Note: Not to be used on legal documents)
Class J5
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning R-1
Tax District Pembroke City (District 01)
Millage Rate 33.23
Acres 206.2
Neighborhood PEMBROKE PERIMETER (PEMBE)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Assessment Notices

2023 Assessment Notice (PDF)

Owner

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

Rural Land

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

FLPA Land

Type	Description	Soil Productivity	Acres	StartYear
FLP	FLPA Woodland	2	116.05	2010
FLP	FLPA Woodland	3	11.53	2010
FLP	FLPA Woodland	7	34.43	2010
FLP	FLPA Woodland	8	44.19	2010

Accessory Information

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

Sales

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

Valuation

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

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

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Contact Us



PUBLIC COMMENTS

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

Subject: "Drl 4204 Warnell GSL Cattle LLC"

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

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

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

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

Pamela Macchio

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

Subject: "DRI #4204"

Dear Planning and Zoning Commission,

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

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

Thank you for considering this request.

Sincerely,

Rhonda Floyd Short
210 Holton Road
Pembroke, Ga 31321

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

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

City of Savannah: Water Resources Planning & Engineering Department

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

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

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

Subject: "DRI#4204"

Attn: Caity McKee, Senior Planner

Dear Ms. McKee,

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

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

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

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

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

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

Molly H. Nagy

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

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

To Whom It May Concern:

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

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

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

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

Sincerely, Charles R. Jones

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

Subject: "DRI COMMENTS ON PEMROKE HOUSING PROJECT"

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

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

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

In particular, please consider our following recommendations:

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

Kathleen Santos

5801 Wynstone Drive

Edmond, OK. 73034

06/04/2024

Dear Members of the Pembroke Planning Commission,

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

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

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

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

1) 50-foot permanent vegetated buffer (native species whose foliage reaches to the ground) be placed around all PUD's.

2) Storm Water Retention Pond and buffer be established to protect neighboring properties from run-off and for the pond to be aesthetically pleasing.

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

Thank you for considering this request,

Kathleen Jones Santos



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

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

June 4, 2024

Via E-Mail

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

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

Dear Ms. McKee:

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

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

1. Wetlands, Floodplains, and Stormwater Management

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

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

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

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

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

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

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

¹ HUC 3060202 and

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

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

In summary, ORK asks that:

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

2. Water Supply and Wastewater Treatment

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

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

³ Georgia Department of Natural Resources. "Coastal Georgia Water & Wastewater Permitting Plan for Managing Salt Water Intrusion" (2006 Plan). June 2006. Available at: https://www.gadnr.org/cws/Documents/saltwater_management_plan_june2006.pdf

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

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

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

In summary, ORK asks that:

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

3. Open Space, Green Space, and Recreational Areas

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

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

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

Ben Kirsch, Legal Director
Ogeechee Riverkeeper



WALTER RABON
COMMISSIONER

TED WILL
DIRECTOR

June 05, 2024

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

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

Dear Caity McKee:

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

DRI #4204 (-81.639523, 32.158707, WGS84)

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

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

Recommendations:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Disclaimer:

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

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

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

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

Sincerely,



Talia Levine
Wildlife Biologist II

Data Available on the Wildlife Conservation Section Website

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

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

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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)

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

Date Received: _____

Planning Official: _____

*Fee Paid: YES NO Amount: _____

Date Paid: _____ Cash or Ck # _____



Pembroke



Legend

- Road Names**
 / City
 / County
 / Private
 / State Highway
 / Federal Highway
 / Interstate
 / Unknown
 / Private Logging
- Railroads**
 /
- Parcels**
 /
- City Boundary**
 /
- Bryan County Boundary**
 /

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



16 May, 2024 011-024 COUNTY

011-024-01 CITY

PETITION REQUESTING ANNEXATION

DATE 1-25-24

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

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

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

- a. The complete legal description of the Property is attached hereto;
- b. The address/location of the Property is: 0 N. HWY 67 ; and
- c. The tax map number is: 001-024

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

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

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

Respectfully Submitted,

A. Brooke Janelle A.

Owner(s)

City of Pembroke

"A Historic Railroad Town"



TIFFANY ZEIGLER
Mayor

CHRIS BENSON
City Administrator

ARLENE P. HOBBS
City Clerk

DANA BRAUN
City Attorney

ROBERT F. PIRKLE
Municipal Court Judge

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

SHARON LEWIS
Councilmember - District 2

DIANE MOORE
Councilmember - District 3

ED BACON
Councilmember - District 4

ERNEST HAMILTON
Councilmember-At-Large

Notice of Public Hearing

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

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

Persons needing special accommodations should call the Pembroke City Hall at (912) 653-4413.



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

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

"This institution is an equal opportunity provider and employer."

BRYAN COUNTY NEWS

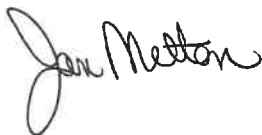
RICHMOND HILL • PEMBROKE • ELLABELL

AFFIDAVIT OF PUBLICATION STATE OF GEORGIA, COUNTY OF BRYAN

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

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

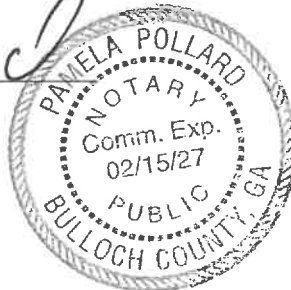
Bryan County News: 5/2/2024, 5/9/2024, 5/16/2024



Sworn to and subscribed before me 5/16/2024



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



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

Warnell Tract – Adjacent Owners List

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Dear Members of the Pembroke Planning Commission,

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

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

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

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

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

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

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

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

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

Thank you for considering this request,

Kathleen Jones Santos

Ladies and Gentlemen of the Pembroke Planning and Zoning Board,

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

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

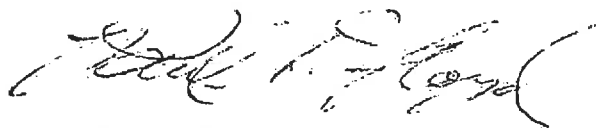
So, what the City Council is asking this body to do is allow them to negotiate through a PUD document with the developer. The problem is you don't even know what they're negotiating or if they even should. Coastal Regional Commission may complete the DRI for this project and say its impact is not worth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

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

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

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

With all due respect,

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

Alex Floyd

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.* 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.

Bryan County Board of Commissioners

P.O. Box 430 Pembroke Georgia 31321-0430

Carter Infinger, Chairman
Noah Covington, District 1
Wade Price, District 2
Dallas Daniel, District 3
Patrick Kisgen Jr., District 4
Dr. Gene Wallace, District 5



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

Ben Taylor, County Administrator
Kathryn Downs, Asst. County Administrator
Lori Tyson, County Clerk
Charlene Bunch, Finance Director
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.

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.”

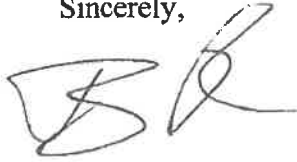
If parcel 015-008 is annexed, property on both sides of a portion of Wildwood Church would be within the city limits of Pembroke (See attached maps). The County’s expectation is Pembroke will assume ownership and maintenance of this portion of Wildwood Church.

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,

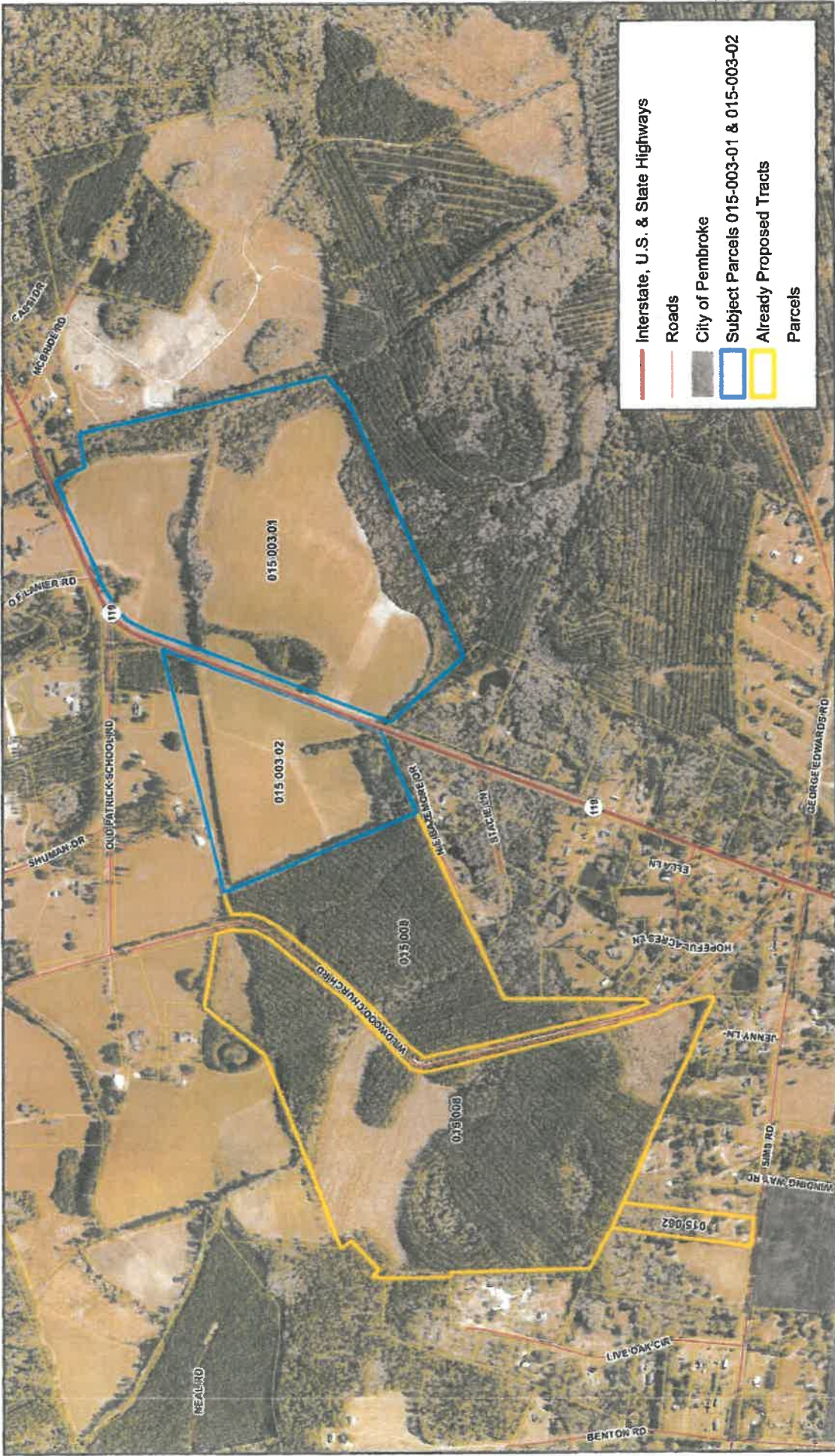
A handwritten signature in black ink, appearing to be 'BT' with a flourish extending to the right.

Ben Taylor
County Administrator

BT/alm

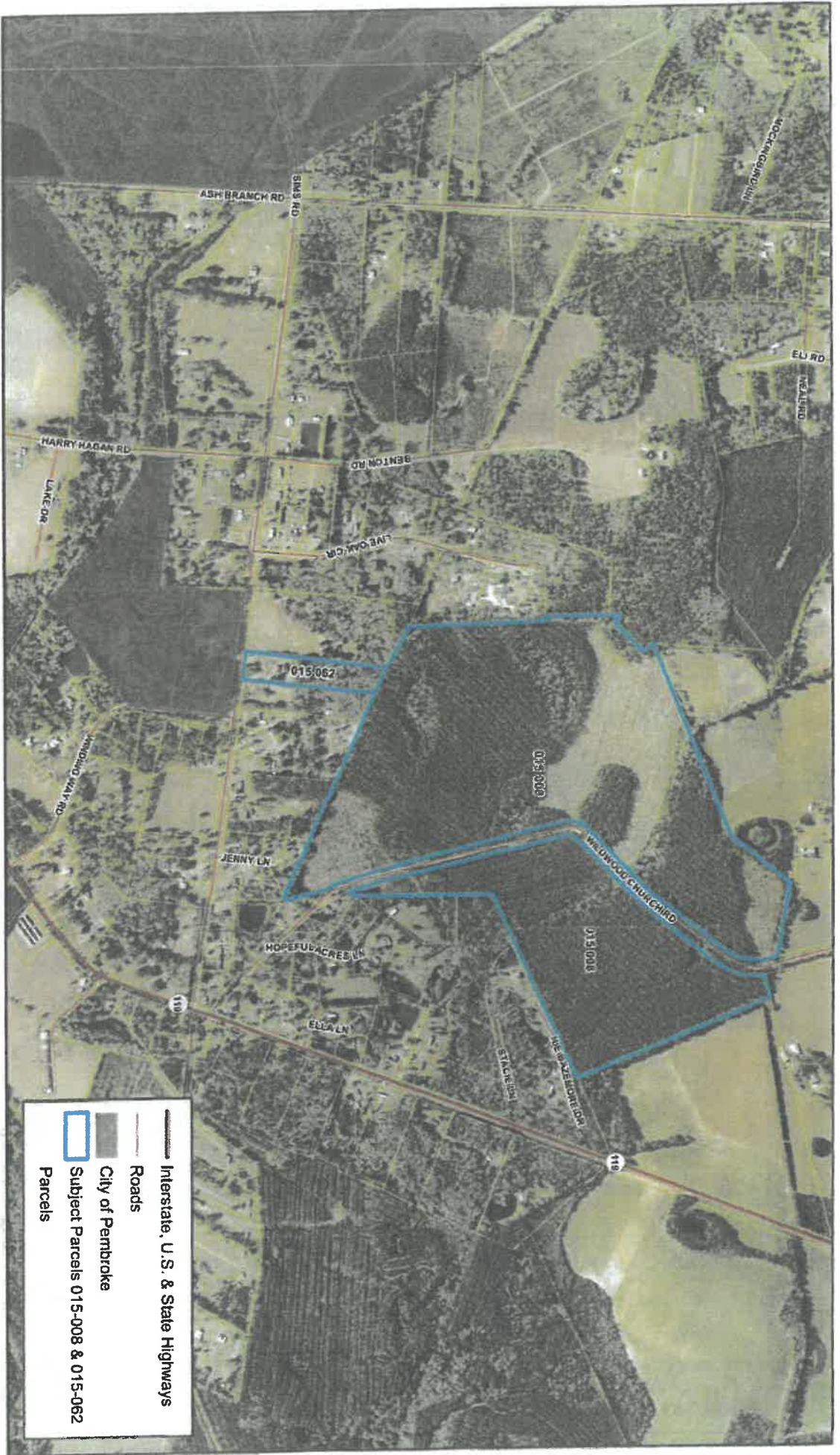
cc: Carter Infinger, Chairman Bryan County
Aaron Kappler, County Attorney
Judy Cook, Mayor

Attachments



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Location Map City of Pembroke Proposed Annexation for Parcels 015-003-01 & 015-003-02 (Warnell Farms Tracts)



Produced by Bryan County GIS
October 2023



Location Map
City of Pembroke
Proposed Annexation for Parcels 015-008 & 015-062

	Interstate, U.S. & State Highways
	Roads
	City of Pembroke
	Subject Parcels 015-008 & 015-062
	Parcels

DISCLAIMER
Information presented in this compilation was prepared by the City of Pembroke and is not intended to be used for any purpose other than the specific use intended. The user assumes all responsibility for the accuracy and reliability of the information presented. The City of Pembroke does not warrant, represent, or guarantee the accuracy or reliability of the information presented. The City of Pembroke is not responsible for any errors or omissions in this compilation. The City of Pembroke is not responsible for any damages, including consequential damages, arising from the use of this compilation. The City of Pembroke is not responsible for any actions taken based on the information presented in this compilation.



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



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

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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



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

TABLE OF CONTENTS

TABLE OF CONTENTS i

SECTION 1 1

 INTRODUCTION AND DESCRIPTION 1

 (a) Property Ownership, Legal Description, and Current Use 1

 (b) Intent of the Wyndham PUD 1

 (c) Planned Unit Development Process 2

 (d) The "Conceptual Land Use Master Plan" and Development Schedule 2

 (e) Storm Water Management 3

 (f) Wetlands 4

 (g) Utilities 4

 (h) Site Access and Traffic 5

 (i) Dedications to The City of Pembroke 5

 (j) Restrictive Covenants 5

 (k) Development Standards 6

SECTION 2 7

 LAND USE DESIGNATION, DEVELOPMENT STANDARDS, AND DEFINITIONS 7

 (a) Introduction 7

 (b) Allowed Land Uses and Development Standards 7

 (c) Wyndham PUD Development Standards Tables 9

 (d) Allowed Density Table 10

 (e) Density within Planning Areas 10

 (f) Exceptions to the City of Pembroke Zoning and Subdivision Ordinances and Engineering Regulations 10

 (g) Definitions of Land Use Terms and Density Terms 12

APPENDIX – DESIGN GUIDELINES – WYNDHAM PUD a

 SECTION A – ARCHITECTURAL GUIDELINES c

 SECTION B – SIGNAGE GUIDELINES d

 SECTION C – LANDSCAPE GUIDELINES p

 SECTION D – TYPICAL STREETSCAPES t

 SECTION E – LIGHTING GUIDELINES aa

WYNDHAM PUD ZONING ORDINANCE COMPLIANCE

Article V

SEC 5–10: “PUD” PLANNED UNIT DEVELOPMENT

AND

Article IX

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

<i>For conflicts or duplicated definitions, the definitions with the PUD shall apply.</i> |
| Article III | Section 3–26 Off Street Parking and Loading

<i>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.)</i>

<i>Buffering within the Wyndham PUD shall be provided per the requirements of Section 2.G.(10) – Setbacks and Buffers, as defined herein.</i> |
| Article III | Section 3–33 Signs & Sign Ordinance (Appendix B)
<i>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.</i> |
| Article V. | Section 5–10(2). Permitted Land Uses within a PUD
<i>The uses allowed within Wyndham PUD shall be as defined in Section 2.B of this document.</i> |

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

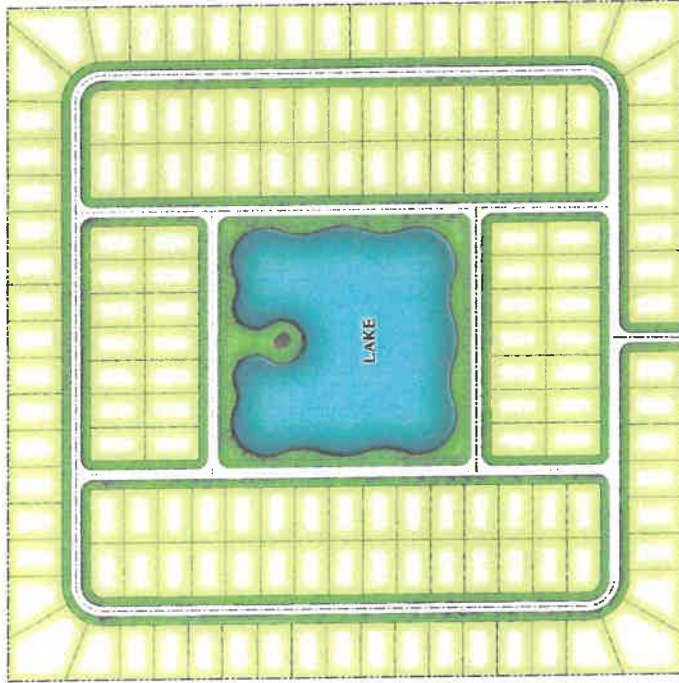
This designation allows for utility service to serve the planning tracts of Wyndham PUD. The following land uses shall be allowed:

- (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	100 DU'S
SINGLE FAMILY	50 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



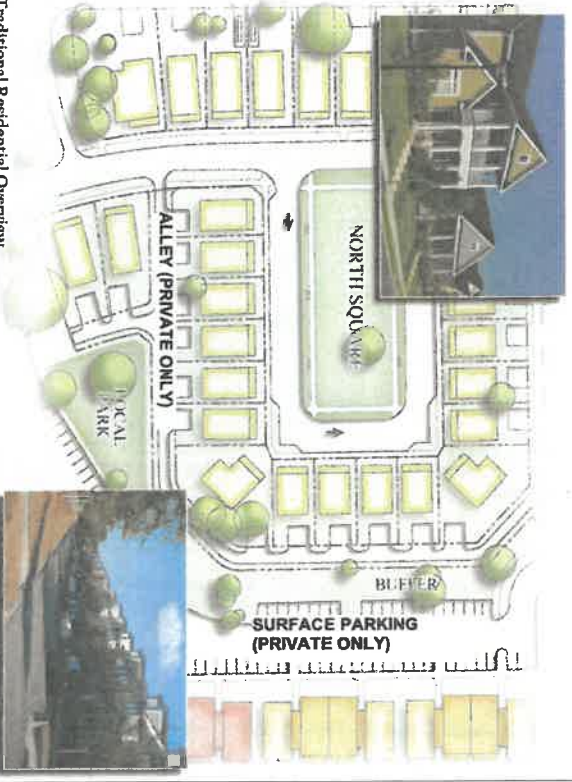
Conventional Residential Overview

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, cut-dee areas should be allowed. Meandering and curved streets shall be encouraged. Open spaces may consist of parks, recreation areas, fitness preserves, meadows, fishing holes, interpretive areas, wetland preserves and trails.

Layout and Organization

- The neighborhoods in a conventional master planned area will be encouraged to 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 unheaded spine roads (primary collectors), headed neighborhood collectors, and headed neighborhood streets and cut-dee-ways.
- All home access should be from the street. Garages may be incorporated into the main body of the home, however the massing of the home should emphasize the main mass as the body of the home and the garage as a minor mass. Garages with access parallel to 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, recessing of the garage facade is encouraged. Trellises and other architecture enhancement is encouraged to reduce the scale of the garage facade.
- Conventional residential neighborhoods shall offer a variety of lot types including:
 - i. Single family detached lots with a 30' minimum lot width.
 - ii. Attached townhouses with a 10' minimum lot width.

TRADITIONAL NEIGHBORHOOD DESIGN



Traditional Residential Overview

Traditional residential neighborhoods should be typified by the culture, 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 newer communities such as Saddle Creek, Newport, 5C and 1Cm Village in Mount Pleasant, SC. These communities are characterized by a pedestrian friendly environment of grid-like or semi-grid-like streets, neighborhood sidewalks, street parking, rear lanes, porches, mixed uses and a tight scale to unify the neighborhood. Traditional residential neighborhoods may include live/work housing, single family residential, attached housing and an option for accessory units having residential capacity.

Layout and Organization

- The architecture of the building facades, including form and materials, should vary along the street to promote an interesting and engaging streetscape.
- Traditional residential neighborhoods should be typified by a grid-like or semi grid-like system of streets with reduced building setback lines for all buildings fronting the streets. Where possible, access lanes with rear access garages at the back of the lot will be incorporated into 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. Front porches, neighborhood parks, sidewalks and street trees will enhance the environment of the street which is enclosed by homes, creating a pedestrian friendly, walkable outdoor room.
- Traditional residential neighborhoods should offer a variety of lot types including:
 - i. Single family lots with rear access lanes, a minimum width of 45 feet. Accessory dwelling unit/garage units are allowed.
 - ii. Single family lots without rear access lanes, a minimum width of 50 feet. Accessory dwelling unit/garage units are allowed.
 - iii. Attached townhouse, accessory unit and accessory use allowed. Rear access lanes required.
- Building site guidelines shall include:
 - i. All buildings should typically be set, perpendicular and parallel to streets.
 - ii. Relatedly consider building placement and building setbacks to create visual harmony.
 - iii. The architecture of the building facades including form and materials may vary along the street to promote an interesting and engaging streetscape.
 - iv. Building heights may vary along the streetscape.





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 8245

2008 SEP -9 10:11:00

After recording, return to:
Jane S. Hunston
820 SW Bromelia Terrace
Stuart, FL 34987

RECORDING COVER SHEET

Instrument:	Quit Claim Deed
Date:	June <u>30</u> , 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:\OCCS\24389\00002\DOC\1381023.DOC

824 0247

2019 SEP -9 11:14:43

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 182.93 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. Vangiller, 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 1148 feet to a point said point being the point of beginning.

Said lot, tract or parcel of land contains 95.28 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 C, page 79. 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

Bryan County, Georgia
Registered Agents, Inc.

024 0245

Parcel I. D. No.:

PAID: 0158008.001891
Date: 9-9-08

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 30 day of June, 2008, between 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, #804, 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

Rex E. Stubbs
Rex E. Stubbs

Cheryl L. Eschenaur
Printed Name: Cheryl L. Eschenaur

Jacquese L. Hurd
Printed Name: Jacquese L. Hurd

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

Natalie L. Vanderweag
Printed Name: Natalie L. Vanderweag

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/did not] take an oath.



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

ISEN, P
P:\DCCS\24355\0709\DOC\1380233.DOC

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

00 APR 27 PM 12:02

103 0039

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

Return to: A. G. Wells, Jr.
P. O. Box 844
Waynesville, Ga. 31550

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.I.S. # 1656, dated March 8, 2000, and recorded in Plat Slide 487, Folio 9 Bryan County Deed Records, said plat being incorporated herein by reference thereto for descriptive and all other purposes.

Bryan County, Georgia
Real Estate Transfer Tax
Tax \$ 1500
Date 24-MAR-00
D. Simmons
Clerk of Superior Court

BRYAN COUNTY
CLERK OF COURTS

00 APR 27 PM 12:02

109 0040

TO HAVE AND TO HOLD said bargained premises, together with all and singular the rights, franchises, 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, 2008

Notary Public, State of Georgia

(SEAL) *Attest: [Signature]*



SURVEYOR'S CERTIFICATE

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

O.C.G.A. Section 15-6-57 (c)(3)(A)(iv)
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-57.



Math 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

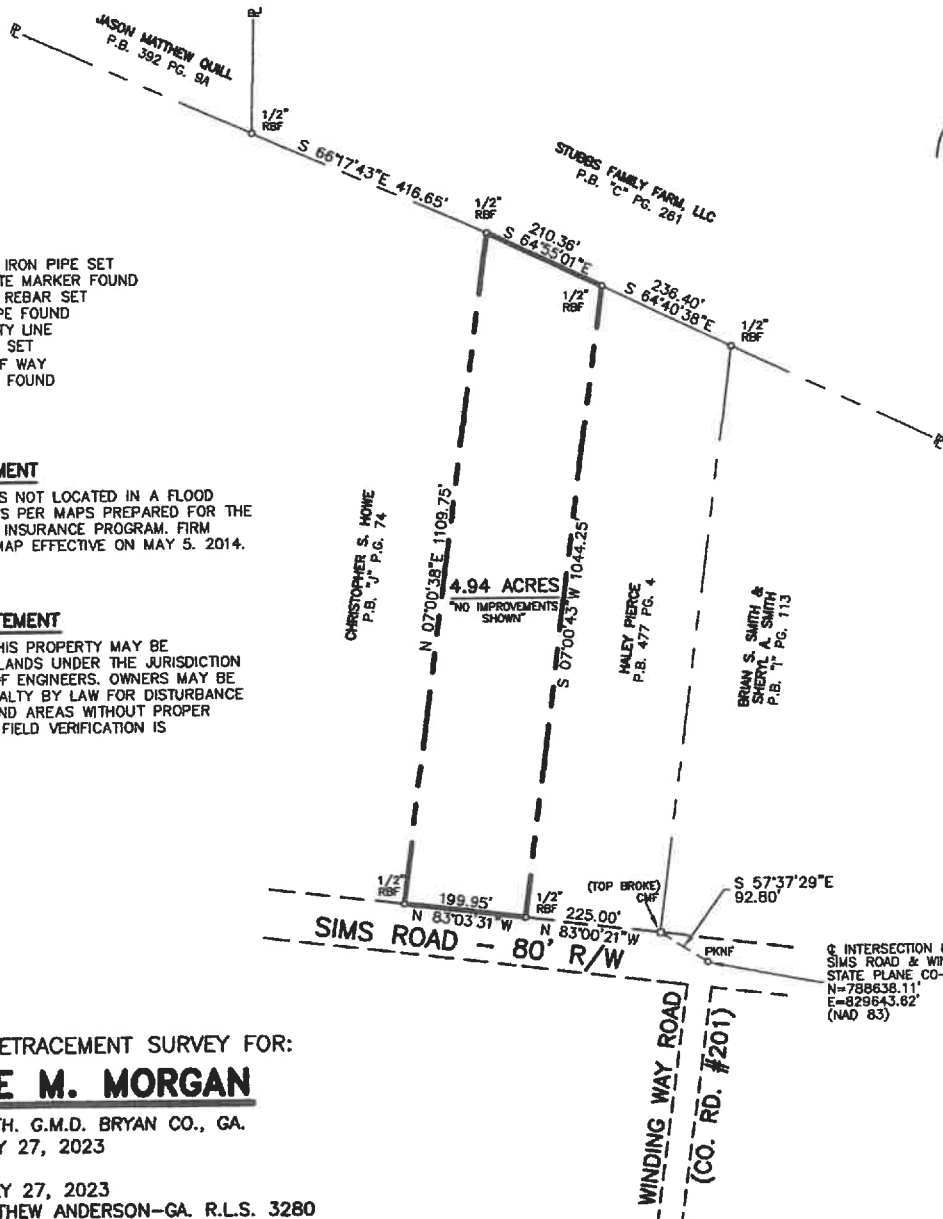
- CIPS - CAPPED IRON PIPE SET
- CMF - CONCRETE MARKER FOUND
- CRBS - CAPPED REBAR SET
- IPF - IRON PIPE FOUND
- R - PROPERTY LINE
- PKNS - PK NAIL SET
- R/W - RIGHT OF WAY
- RBFB - RE-BAR FOUND
- O/S - OFFSET

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 & JN23053-5ACRES.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

FETZER LAKES, LLC
 C/O MR. JAMES DASHER
 114 PENNY LANE
 GUYTON, GA, 31312, USA

ENGINEER/PLANNING CONSULTANT

THOMAS & HUTTON
 50 PARK OF COMMERCE WAY
 SAVANNAH, GA 31405

PARCEL

FIN: 015-008, 015-062
 ACREAGE: 186.4 AC

ZONING

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

LAND USE SUMMARY
SEE MAP FOR DEVELOPMENT STANDARDS

AREA	GROSS AREA	MAX GROSS DENSITY ALLOWED	MAX UNITS ALLOWED
SF1&2	151.1	2.3 DU./G.A.C.	350 DU.
SF3	35.3	6 DU./G.A.C.	210 DU.
TOTAL			560 DU

OPEN SPACE / RECREATION / GREEN SPACE

REQUIRED: 37.3 AC (186.4 x 0.20)
FOR 0.20 GROSS AC
 REQUIRED: 9.8 AC (37.3 x .075)
FOR 0.075 GROSS OPEN SPACE
 REQUIRED: 11.2 AC (37.3 x 0.30)
(USE OF INCLUDED OPEN SPACE)

FEMA

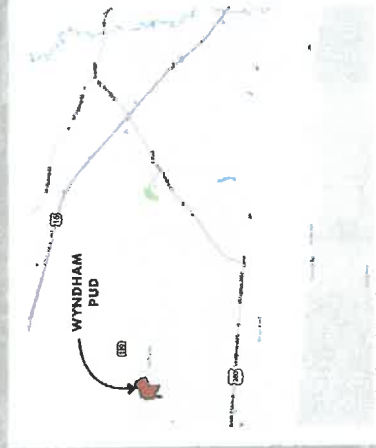
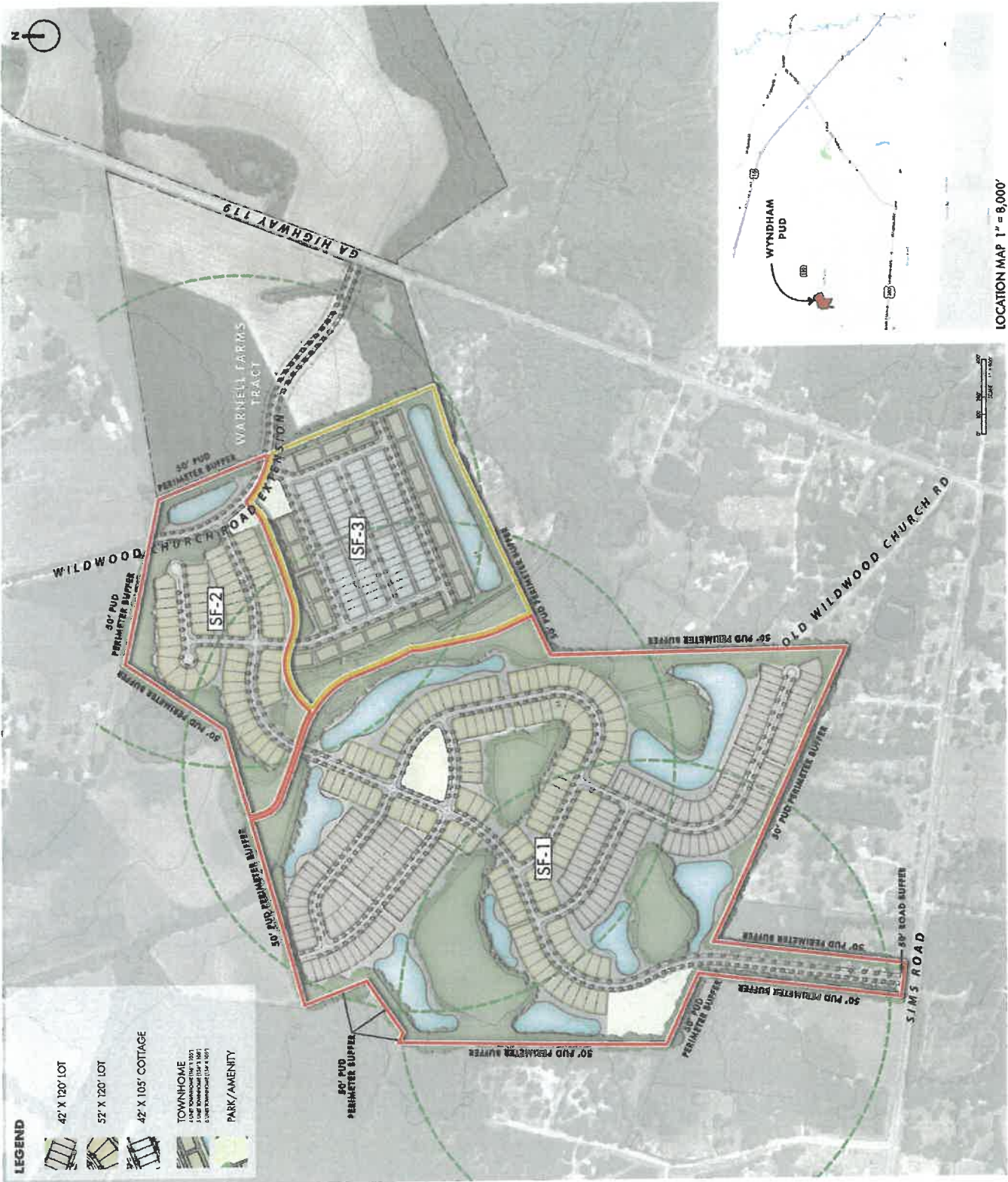
FIRM MAP: THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE AS PER FEMA'S PREPARED FOR THE NATIONAL FLOOD INSURANCE PROGRAM. FIRM # 13029C0065D, MAP EFFECTIVE ON MAY 5, 2014.

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 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 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

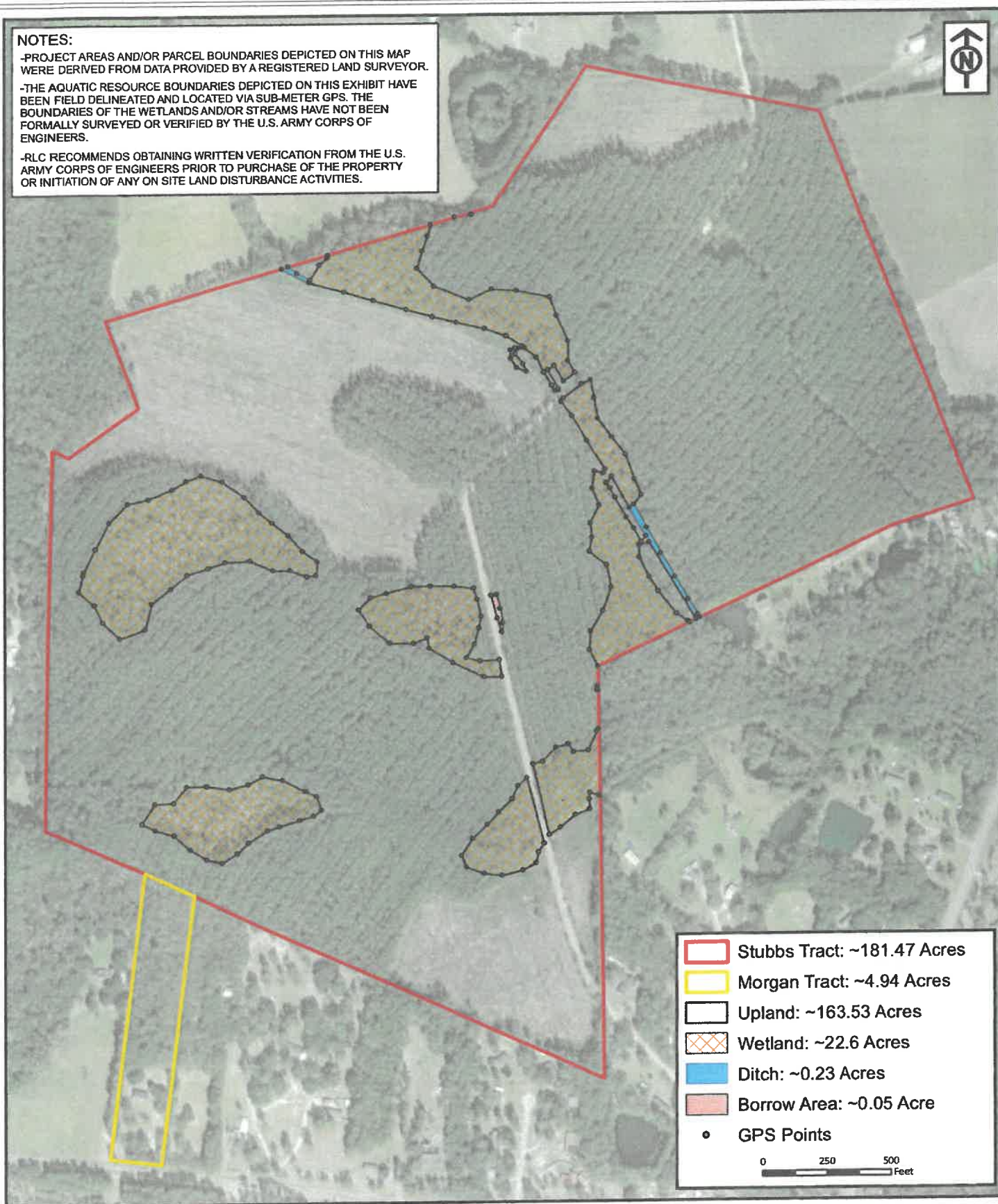
May 2024

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. 301
Savannah, Georgia 31405
912.443.5996 www.rlcinc.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.

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	260		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

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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 azedarach*)
- 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)

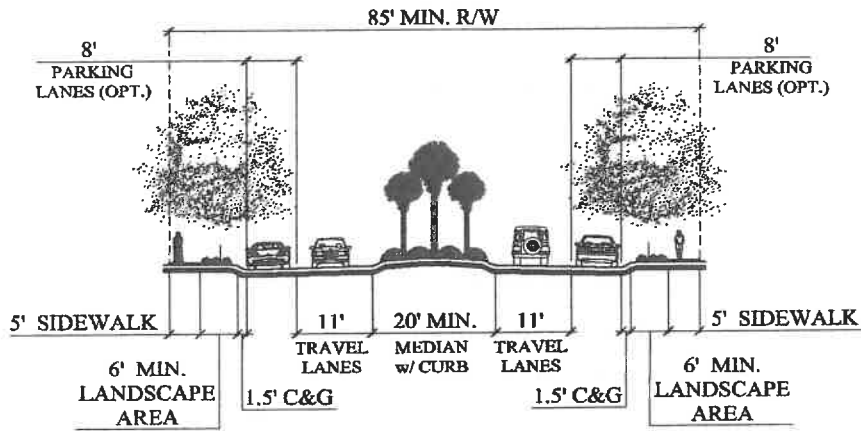
Tree: a woody plant which is self-supporting and has at least one stem that will grow to a minimum mature height of 20 feet.

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

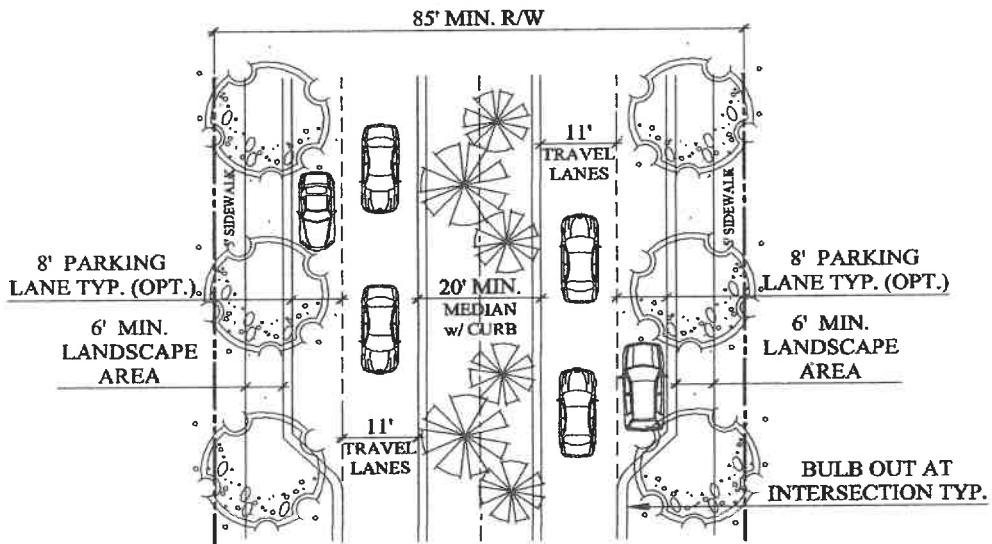
Xeriscaping: a method of landscaping in which the goal is to minimize the need for additional watering (irrigation) by using appropriate plant materials, efficient watering systems and proper mulching / maintenance practices.

SECTION D – TYPICAL STREETSCAPES

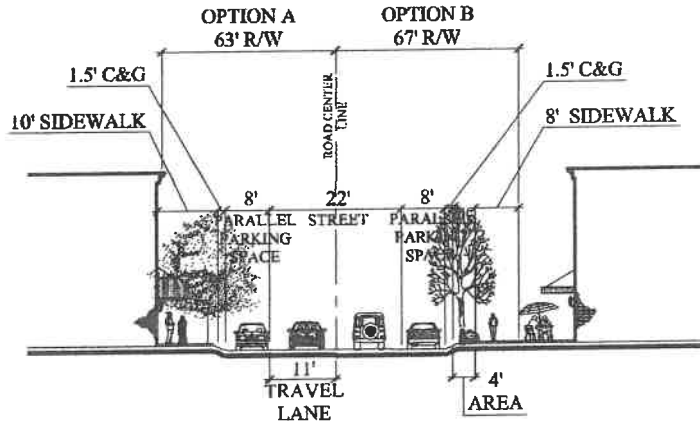
The following drawings represent some of the potential streetscapes that may be included in the Wyndham PUD.



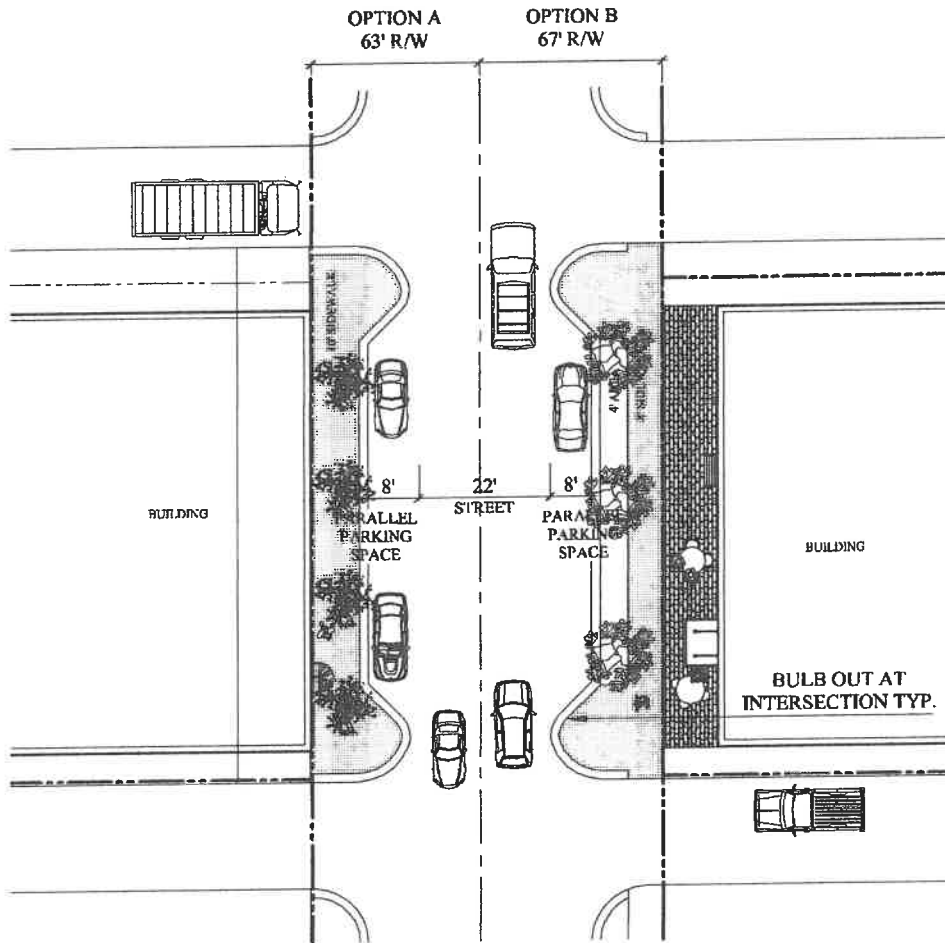
TND BOULEVARD Streetscape - SECTION VIEW



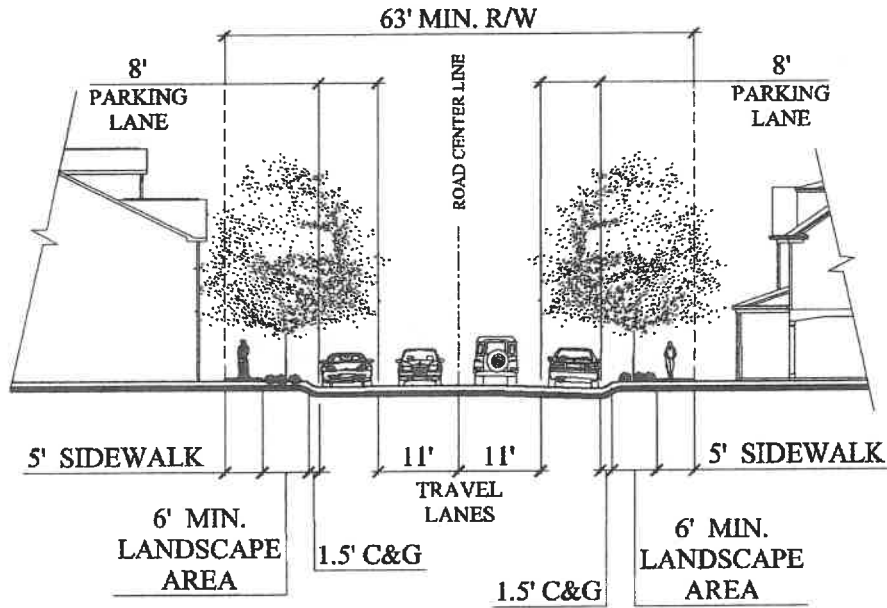
TND BOULEVARD Streetscape - PLAN VIEW



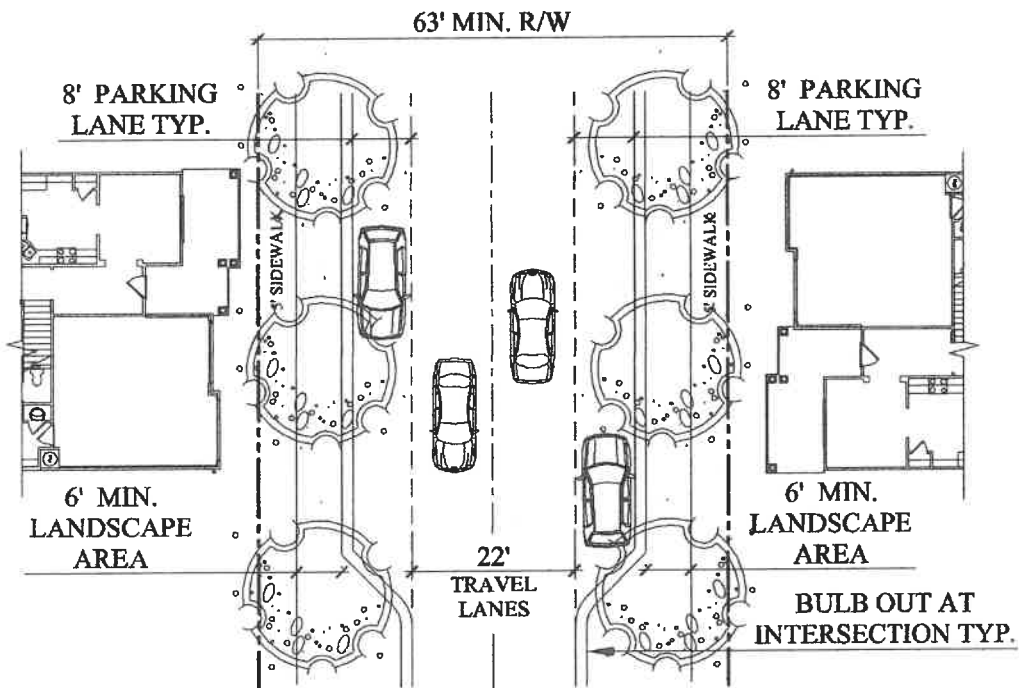
Village Center Street Typical Streetscape- SECTION VIEW



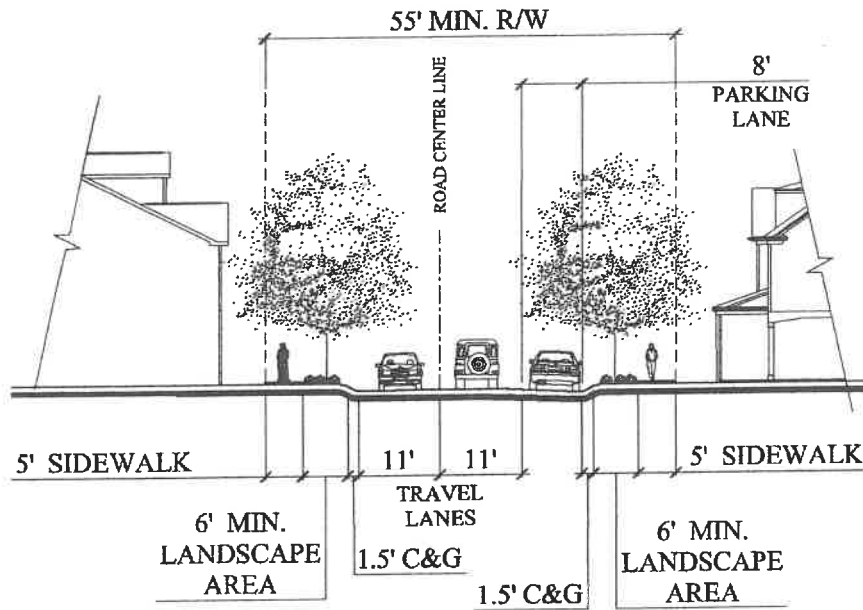
Village Center Street Typical Streetscape - PLAN VIEW



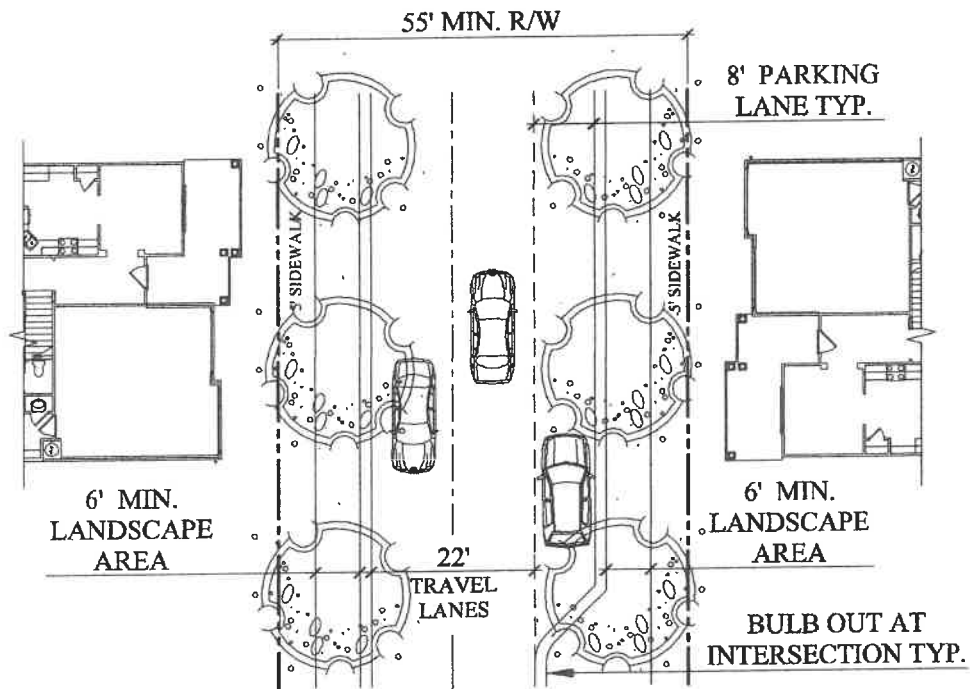
TND Streetscape #1 - SECTION VIEW



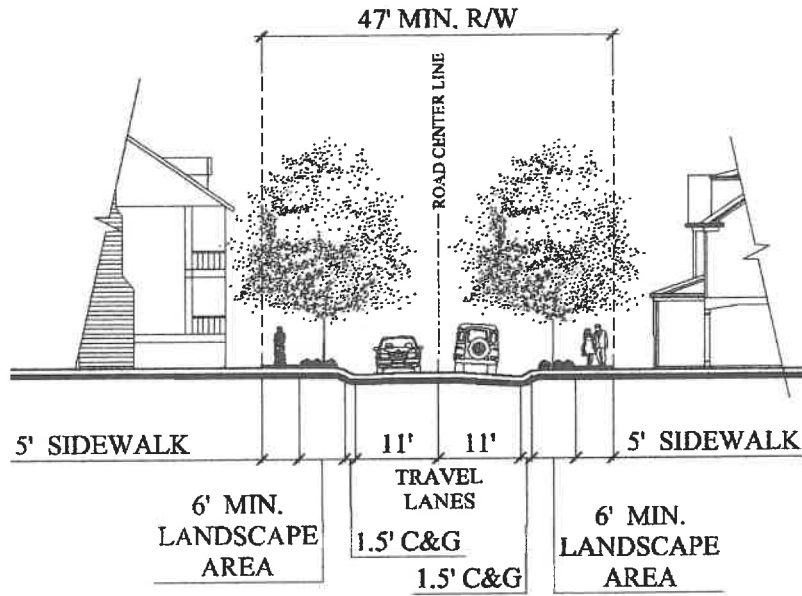
TND Streetscape #1 - PLAN VIEW



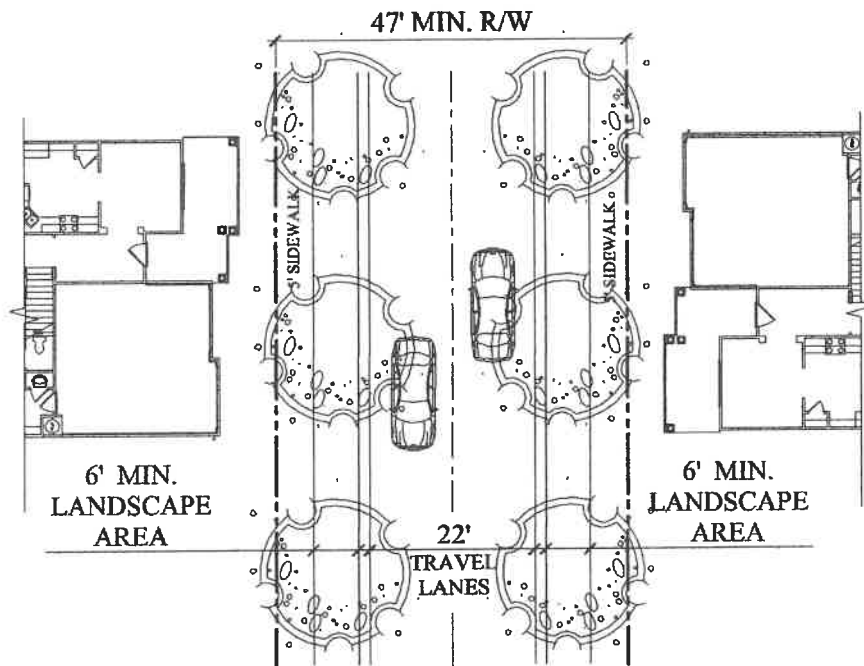
TND Streetscape #2 - SECTION VIEW



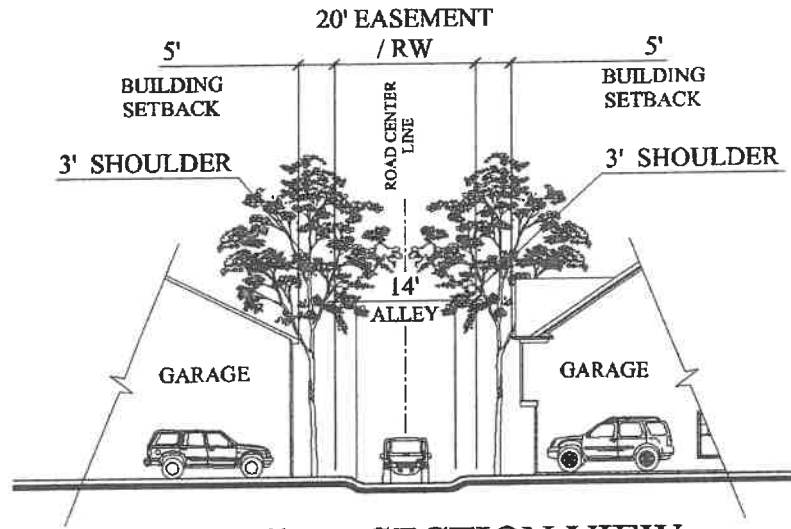
TND Streetscape #2 - PLAN VIEW



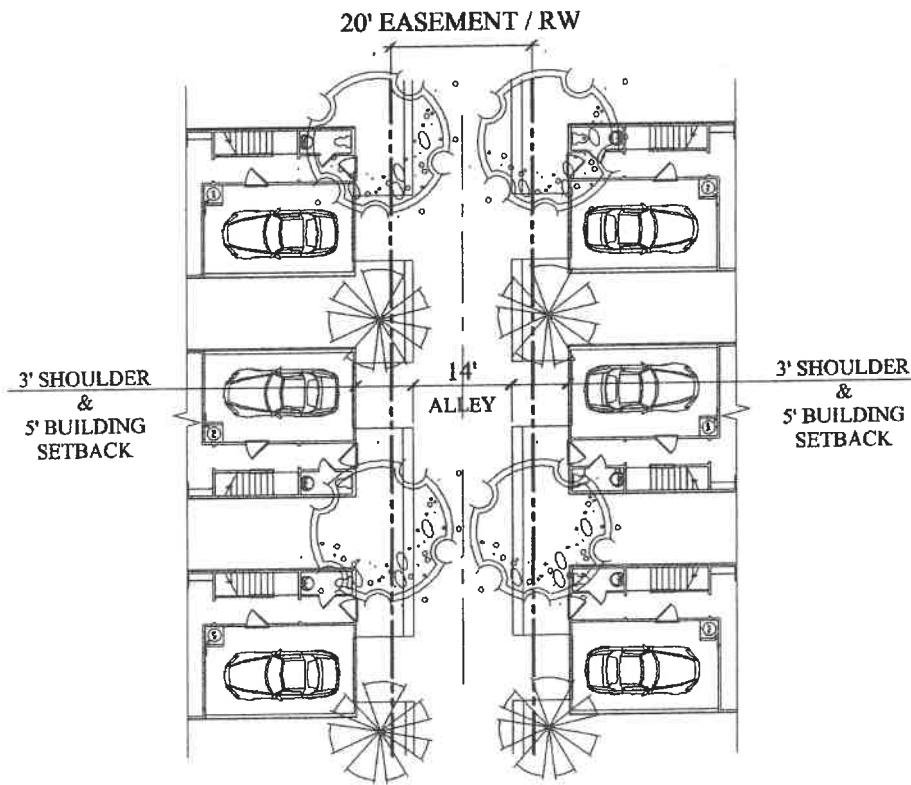
TND Streetscape #3 - SECTION VIEW



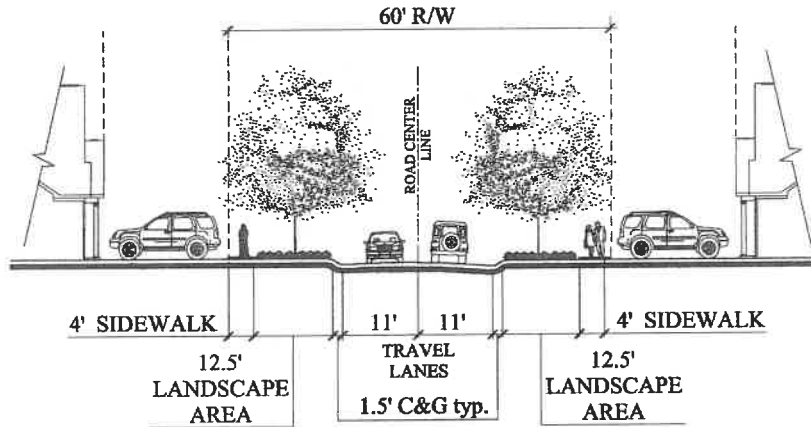
TND Streetscape #3 - PLAN VIEW



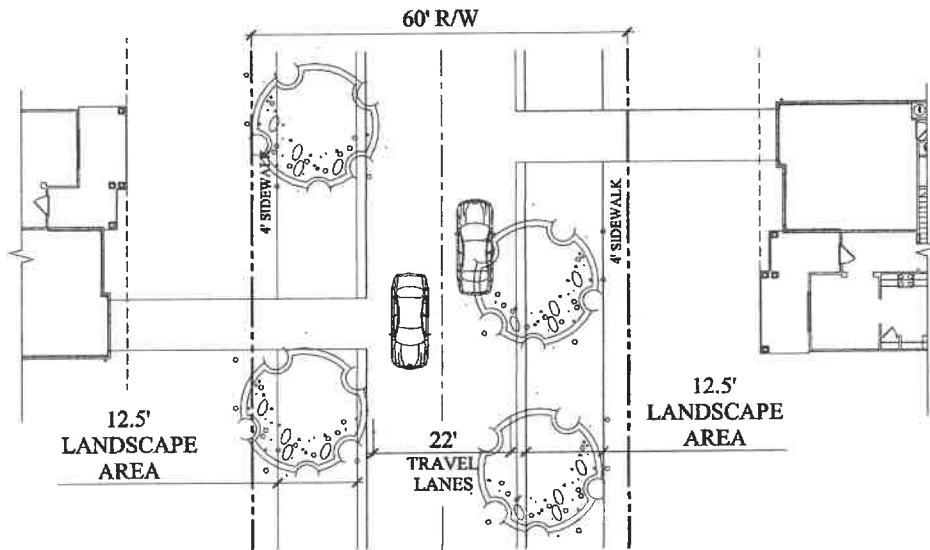
TND Alley - SECTION VIEW



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

Table of Contents

1. APPLICATION INFORMATION	1
1.1 Jurisdiction and Local Government Information	1
1.2 Applicant	1
2. PROJECT DESCRIPTION.....	1
2.1 Summary	1
3. PARCEL DATA	1
3.1 Size of Property.....	1
3.2 General Location	1
4. LAND USE INFORMATION	2
4.1 Site Map	2
4.2 Built Features	2
4.3 Future Development Map Designation (Character Area)	2
4.4 Zoning District	2
5. CONSISTENCY AND COMPATIBILITY ANALYSIS	2
5.1 Consistency with the Comprehensive Plan.....	2
6. CONSISTENCY WITH REGIONAL PLAN OF COASTAL GEORGIA	3
6.1 Summary	3
6.2 Regional Land Use Map	4
6.3 Area Requiring Special Attention (ARSA)	4
6.4 Green Infrastructure	5
6.5 Wetlands	5
6.6 Coastal Stormwater Supplement.....	5
7. COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs)	6
7.1 Summary.....	6
7.2 Population and Employment Trends	6
7.3 Economic Impact.....	6
8. CRC RESOURCES	7
8.1 Georgia Coastal Regional Design Character Guidelines	7
8.2 Regional Commission Recommendations	8
8.3 Public Comment.....	8

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
 FETZER LAKES, LLC
 C/O MR. JAMES DASHER
 114 PENNY LANE
 GUYTON, GA, 31312, USA

ENGINEER/PLANNING CONSULTANT
 THOMAS & HUTTON
 50 PARK OF COMMERCE WAY
 SAVANNAH, GA 31405

PARCEL
 PIN: 015-008, 015-042
 ACREAGE: 186.4 AC

ZONING
 CURRENT: A-3 & RR-1 (BRYAN COUNTY)
 PROPOSED: PUD (PEMBROKE)

LAND USE SUMMARY
*SEE PUD TEXT FOR DEVELOPMENT STANDARDS

AREA	GROSS ACREAGE	MAX GROSS DENSITY ALLOWED	MAX UNITS ALLOWED
R1	125.6	3.5 D.U./G.AC.	440 D.U.
R2	20.1	3.5 D.U./G.AC.	70 D.U.
R3	40.7	7 D.U./G.AC.	285 D.U.

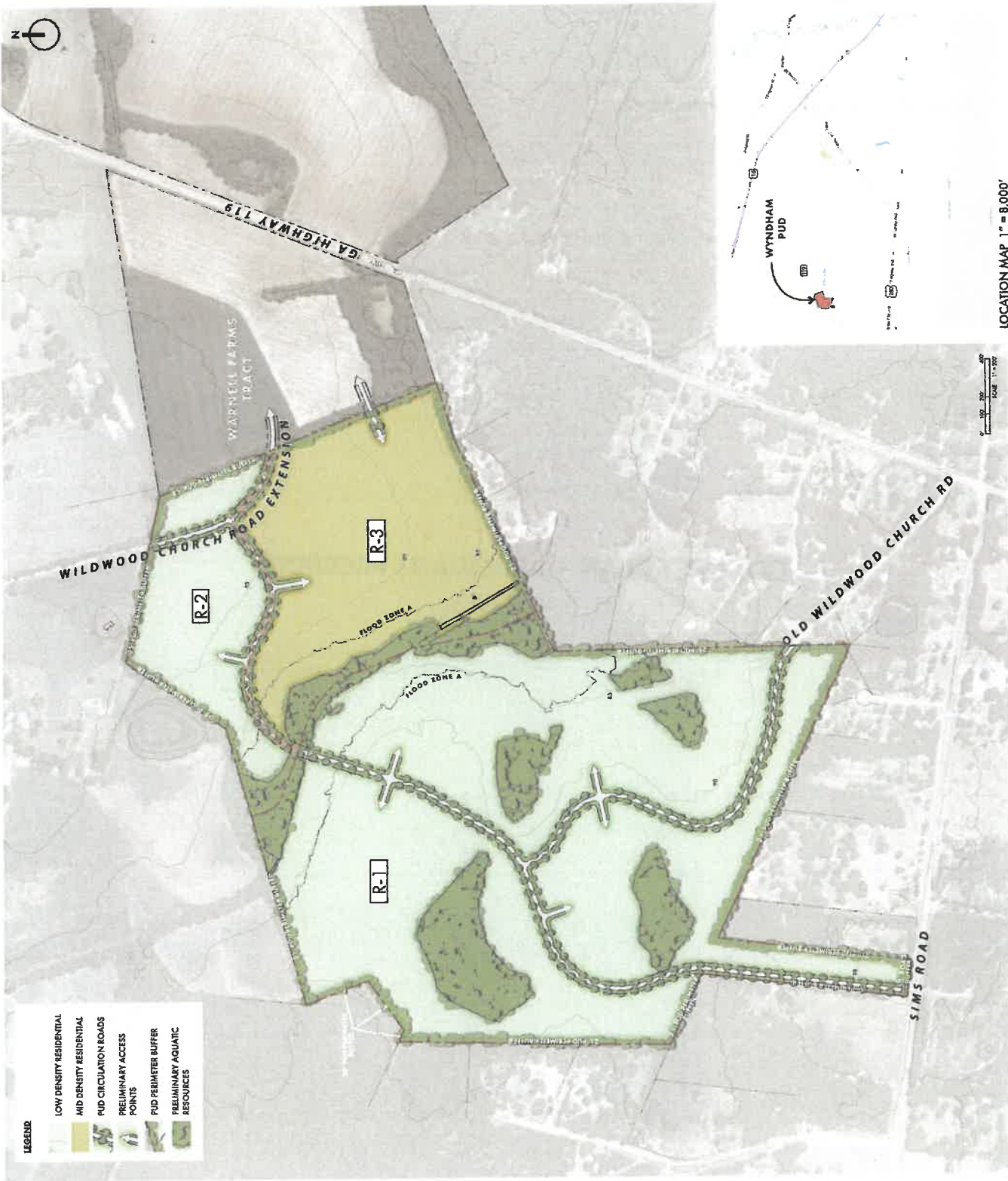
OPEN SPACE/RECREATION/GREEN-SPACE

REQUIRED OPEN SPACE (PER 100 AC)	37.3 AC (186.4 x 0.20)
REQUIRED OPEN SPACE (PER 100 AC)	1.9 AC (37.3 x .05)
REQUIRED GREEN SPACE (PER 100 AC)	11.2 AC (37.3 x 0.30)

FEMA
 FIRM MAP: THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE AS PER MAPS PREPARED FOR THE FLOOD INSURANCE RATE PROGRAM (FIRM #130800465D, 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 APPLICABLE ACCESS STANDARDS OF THE PERMITTING AUTHORITY (CITY OF PEMBROKE, BRYAN COUNTY AND/OR GDOT AS THE CASE MAY BE)
 - 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 DEFINING THE BOUNDARIES OF THE PUD.

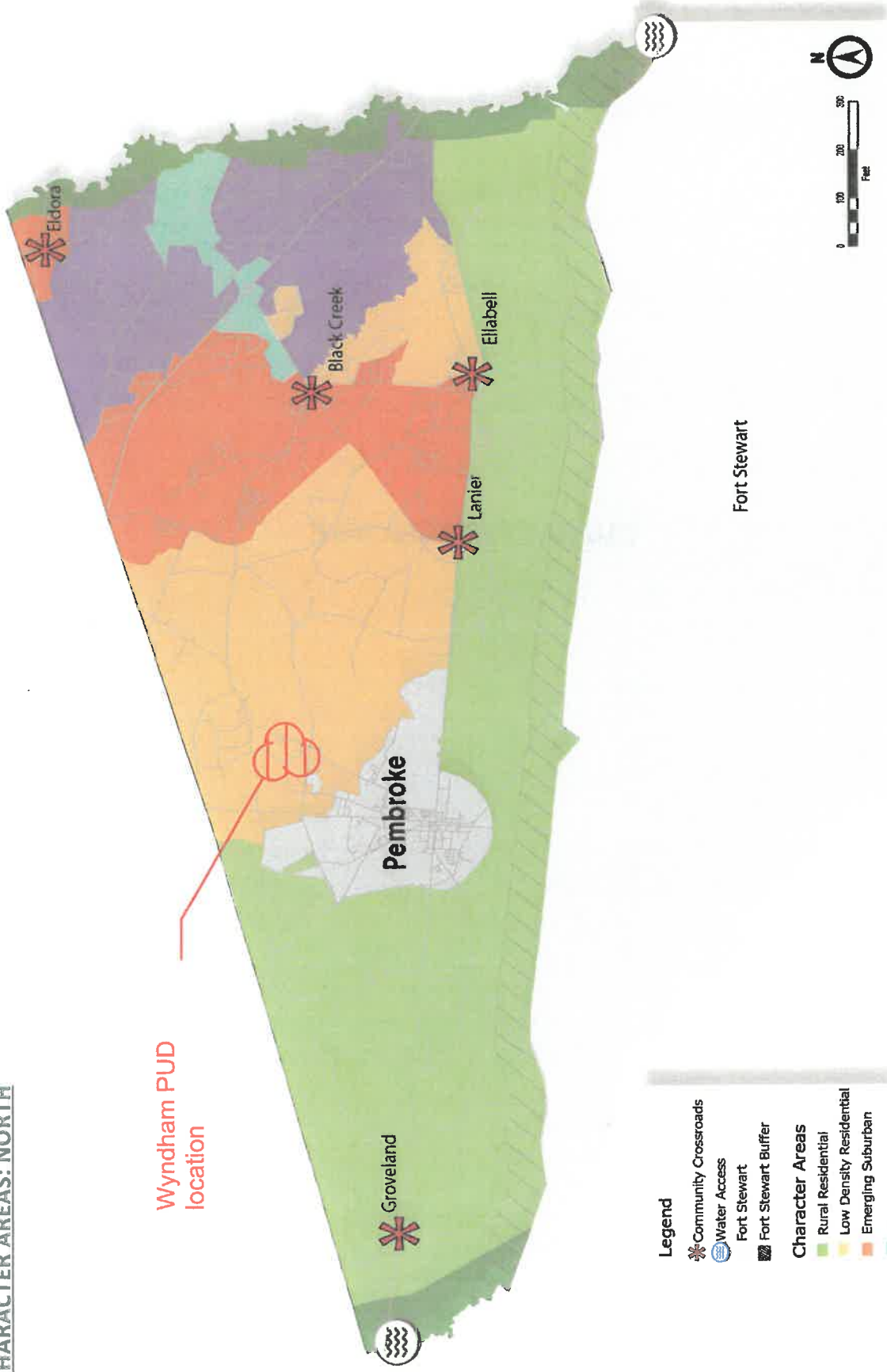


LOCATION MAP 1" = 8,000'

CONCEPTUAL LAND USE MASTER PLAN
WYNDHAM PUD
PEMBROKE, GA

CHARACTER AREA MAP

**BRYAN COUNTY
CHARACTER AREAS: NORTH**



Wyndham PUD
location

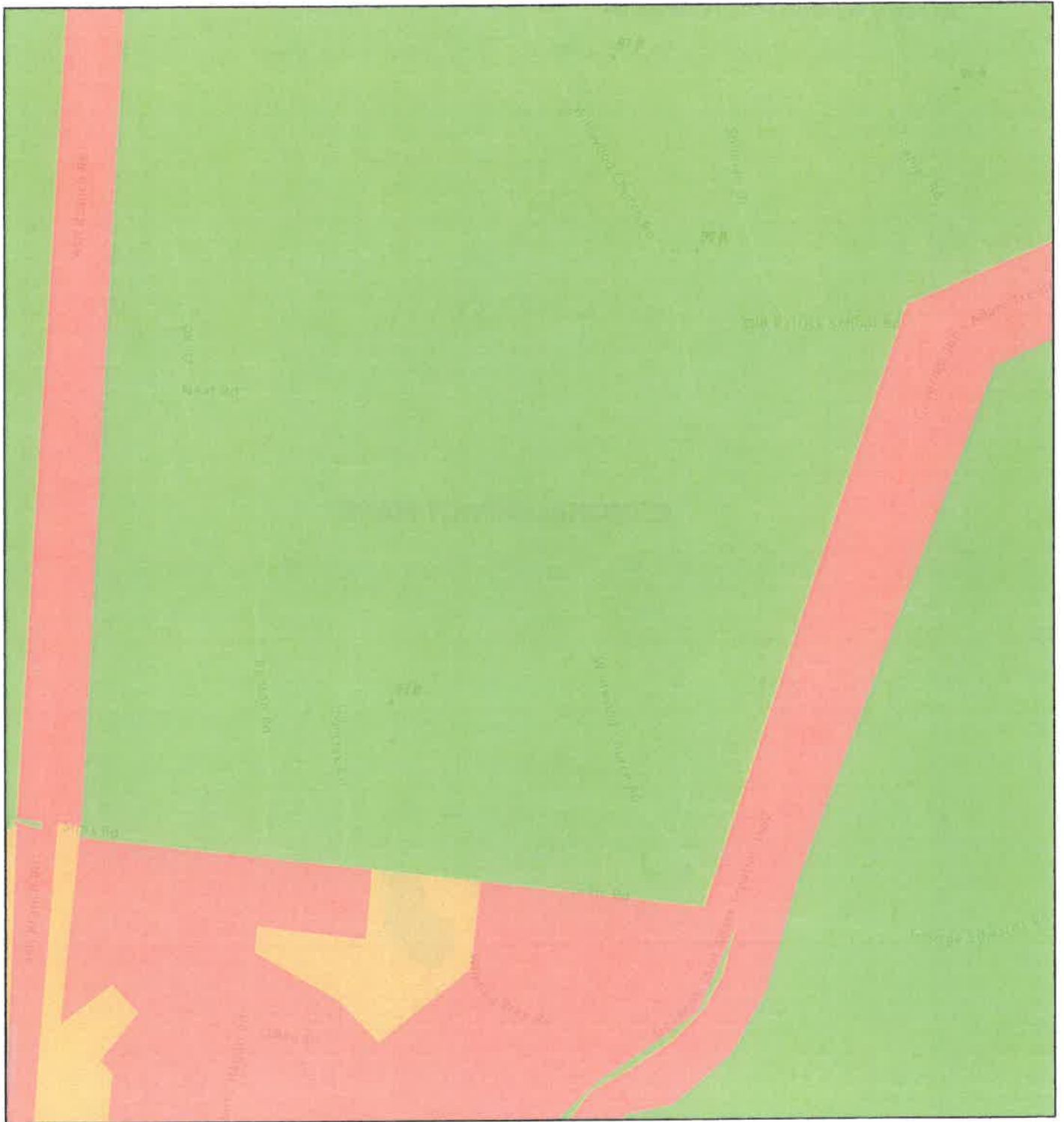
ZONING DISTRICTS MAP

Wyndham PUD
location



REGIONAL IMPACT MAPS

CRC DRI 4099 Future Development Map

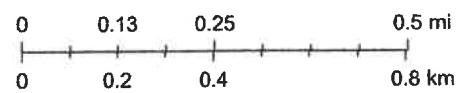


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Future Development

- Developed
- Developing
- Rural

1:18,056



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 DRI 4099 ARSA Map



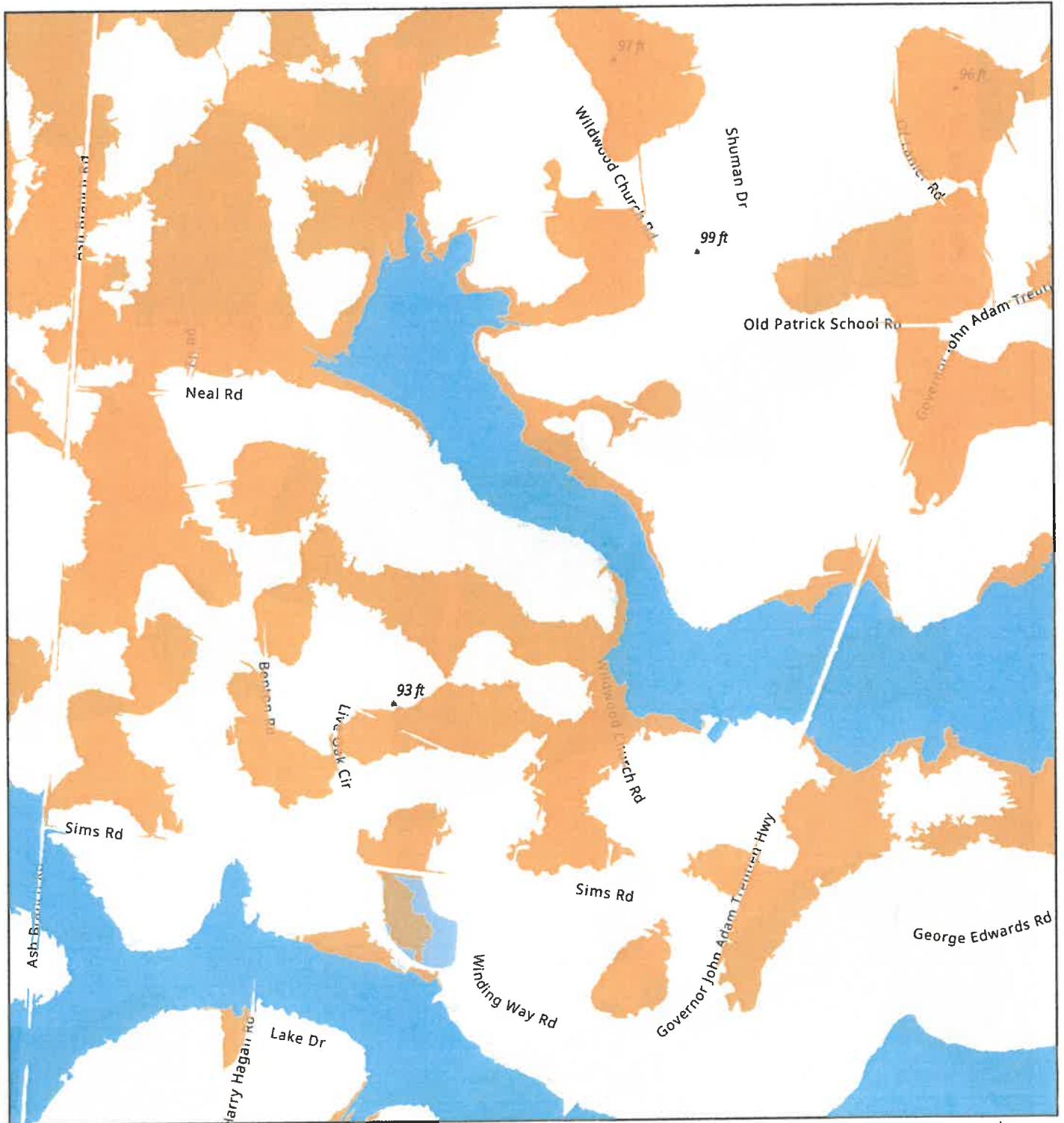
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ARSA - Areas Requiring Special Attention

 Areas of Significant Natural Resources

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

CRC DRI 4099 Green Infrastructure Map



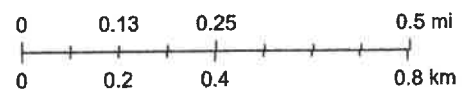
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Green Infrastructure Class

- 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 015 062
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	J74	\$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.

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[Last Data Upload: 12/4/2023, 8:49:03 PM](#)

[Contact Us](#)

Developed by
 **Schneider**
GEOSPATIAL

Bryan County, GA

Summary

Parcel Number 015 008
Location Address WILDWOOD CHURCH RD
Zip Code 31321
Legal Description PB C/261
(Note: Not to be used on legal documents)
Class V5-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning A-5/RR-1
Tax District County Unincorporated (District 03)
Millage Rate 23.23
Acres 184.4
Neighborhood PEMBROKE PERIMETER (PEMBE)
Homestead Exemption No (\$0)
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	\$272,300	\$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/DRI/AdditionalForm.aspx?driid=4099>

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

Email address	First name	Last name	Company
robertplz@yahoo.com	Robert	Parker	Long County Commissioners
ksaunds@crc.ga.gov	Karen	Saunds	CRC
kelly.o'rourke@gadnr.org	Kelly	O'Rourke	
gumbranchga@yahoo.com	Evelyn	Strickland	Gumbranch
angela.wirth@brookletga.us	Angela	Wirth	Brooklet
hall@thempc.org	Laura	Hall	Chatham County
recept@planters.net	Lori	Boulineau	Screven County
achood@dot.ga.gov	Alan	Hood	GDOT
jmcoughlin@co.camden.ga.us	James	Coughlin	Joint Development Authority - Camden Co.
pmonahan@savannahga.gov	Pat	Monahan	City of Savannah
mmassey@savannahga.gov	Mark	Massey	City of Savannah
rarnold@cityofhinesville.org	Ryon	Arnold	City of Hinesville
director@libertycounty.org	Leah	Poole	
bar3134654@gmail.com	Ben	Rozer	Bloomingtondale
president@camdenchamber.com	Allison	Shores	Chamber of Commerce
lameisha.kelly@effinghamhospital.com	LaMeisha	Kelly	Effingham Health System
cakridge@bloomingtondale-ga.gov	Charles	Akridge	
jehaigler@co.camden.ga.us	Julie	Haigler	
mhardin@glynncounty-ga.gov			
sboatright@co.camden.ga.us			
kerriebieber.wcccw@yahoo.com	Kerrie	Bieber	WCCCW
jpope@bullochcounty.net	James	Pope	Bulloch County
sleif@glynncounty-ga.gov	Stefanie	Leif	Glynn County
ikellett@crc.ga.gov	Ian	Kellett	Coastal Regional Commission
cityofmidway@coastalnow.net	Lynette	Cook-Osborne	City of Midway
susan@onehundredmiles.org	Susan	Inman	
creich@georgiaconservancy.org	Courtney	Reich	The Georgia Conservancy
fneal@thunderboltga.org	Frank	Neal	Town of Thunderbolt
pwilson@georgia.org	Pat	Wilson	Georgia Dept. of Economic Development
kquillet@bryan-county.org	Kandi	Quillet	Bryan County - GIS
sherrell.davis@mcintoshcounty-ga.gov	Sherrell	Davis	McIntosh County
michalaki@thempc.org	Leah	Michalak	Metropolitan Planning Commission
wcorbitt@effinghamcounty.org	Wesley	Corbitt	Effingham County
shardt@crc.ga.gov	Simon	Hardt	Coastal Regional Commissions
dbethune@gardencity-ga.gov	Don	Bethune	Garden City
clint.stanley@libertycountyga.com	Clint	Stanley	Liberty County
tcallanan@effinghamcounty.org	Tim	Callanan	Effingham County
rstaffins@bgicoc.com	Ralph	Staffins	Glynn County Chamber of Commerce
mayor_clancy@coastalnow.net	Levern	Clancy	City of Midway
hhill@gefa.ga.gov			
hannah@onehundredmiles.org	Hannah	Mendillo	100 Miles
wpoon@crc.ga.gov	Wincy	Poon	Coastal Regional Commission
director@screvencounty.com	Grace	Waits	Screven County Chamber of Commerce
cityhall@cityofflemington.org	City Hall		Flemington Georgia
gnorton@cityofportwentworth.com	Gary	Norton	City of Port Wentworth
tharris@glynncounty-ga.gov	Toby	Harris	Glynn County

benjy.thompson@statesboro-ch	Benjy	Thompson	Bulloch Chamber and Development Authority
bill_frechette@dnr.state.ga.us	Bill	Frechette	
abrown@cityofhinesville.org	Mayor Allen	Brown	City of Hinesville
cakridge@bloomingdale-ga.com	Charles	Akridge	Bloomingdale
chap.bennett@amerisbank.com	Chap	Bennett	
clovell@richmondhill-ga.gov	Chris	Lovell	Richmond Hill
cotydan@hotmail.com	Dan	Coty	
dlovette@libertyregional.org	Donald	Lovette	Liberty County Commissioners
dwaters@bryan-county.org	Donna	Waters	Bryan Co. Commissioners
info@ogeecheeriverkeeper.org	Simona	Perry	Ogeechee-Canoochee Riverkeeper
ezraprice@bellsouth.net	Ezra	Price	Emanuel County
gshaw@cityoftybee.org	George	Shaw	Planning and Zoning Mgr. Tybee Island
district5@co.camden.ga.us			
hparadice@eda.gov	Phil	Paradice	Economic Devel. Admin
hinesthomas@ymail.com	Thomas	Hines	City of Allenhurst
jill.andrews@dnr.state.ga.us	Jill	Andrews	DNR
jleviner@cityoftybee.org	Jan	Leviner	City of Tybee Island
jrhunter@hungerpiller.com	Jimmy	Hungerpiller	Vernonburg
kberry@co.camden.ga.us	Katie	Bishop	Camden County - County Clerk
kclark@gefa.ga.gov	Kevin	Clark	GA Environmental Finance Authority
kcroasmun@bryan-county.org	Kirk	Croasmun	Bryan County Engineer
klee@cityofrincon.com	Ken	Lee	City of Rincon
manning@hogarc.org	Brett	Manning	Heart of GA Atlamaha RC
maryann_odum@yahoo.com	Maryann	Odum	Long County
mayor@pembrokega.net	Judy	Cook	Pembroke
patrick.zoucks@mcintoshcounty	Patrick	Zoucks	McIntosh County
sjohnson@effinghamcounty.org	Stephanie	Johnson	Effingham County
rhonda@gardencity-ga.gov	Rhonda	Ferrell-Bowles	City of Garden City
mmciver@cityofriceboro.org	Melinda	Mciver	Riceboro
riverkeeper@savannahriverkeep	Tonya	Bonitatibus	
ron.tolley@lcda.com	Ron	Tolley	Liberty County
slumpkin@cityofhinesville.org	Sarah	Lumpkin	City of Hinesville
susdev@gate.net	Dave	Kyler	Center for a Sustainable Coast
townofregister@frontiernet.net	Amanda	Knight	Register
tratcliffe@hinesvillelaw.com	Tom	Ratcliffe	
ttollison@seda.org	Trip	Tollison	Chatham County Development Authority
waltgibson@nctv.com	Walter	Gibson	Bulloch County Commission
aburns@crc.ga.gov	Allen	Burns	CRC
joey.brown@libertycountyga.co	Joey	Brown	Liberty County
acrosson@csrarc.ga.gov	Andy	Crosson	Central Savannah River Area RC
alscott@chathamcounty.org	Al	Scott	Chatham County Commissioners
awelch@bullochcounty.net	Andy	Welch	Bulloch County
alice.vick@dnr.state.ga.us	Alice	Vick	
btaylor@bryan-county.org	Ben	Taylor	Bryan County
jfcoley@southernco.com	Jason	Coley	Ga. Power
anna.chafin@bryan-county.org	Anna	Chafin	Development Authority of Bryan County
jennifer.fordham@dca.ga.gov	Jennifer	Fordham	Georgia Department of Community Affairs(DCA)

dorothyhglisson@yahoo.com	Dorothy	Glisson	CRC Council
khoward@cityofhinesville.org	Kenny	Howard	City of Hinesville
jacksonj@thempc.org	Jackie	Jackson	Chatham County
lotsonm@thempc.org	Marcus	Lotson	Metropolitan Planning Commission
creed@savannahga.gov	Cornelia	Reed	
cmobley@gaconservancy.org	Clay	Mobley	
jbocook@chathamcounty.org	Janice	Bocook	Chatham County
apoppell@darientel.net	Adam	Poppell	McIntosh County
debbie.whitehurst@libertycount	Debbie	Whitehurst	Liberty County
director@rhbcchamber.org	Kathryn	Johnson	RHBC Chamber of Commerce
jricketson@thelcpc.org	Jeff	Ricketson	Liberty County - County Planner
rfeldner@gardencity-ga.gov	Ron	Feldner	Garden City
aclement@bryan-county.org	Amanda	Clement	Bryan County
jonathan.mccollar@statesborog	Jonathan	McCollar	City of Statesboro
qmoore@bryan-county.org	Quint	Moore	Bryan County
pconner@bullochcounty.net	Paul	Conner	Bulloch County
bill.sawyer@cityofguyton.com	Bill	Sawyer	City of Guyton
lphawkins@coastalnow.net	Paul	Hawkins	Town of Flemington
kdunnigan@effinghamcounty.or	Kate	Dunnigan	Effingham County
slucki@gefa.ga.gov			
bnyers@glynncounty-ga.gov	Robert	Nyers	GIS - Glynn Co.
lizlynn@bryan-county.org	Liz	Lynn	
longcoappr@windstream.net	Robert	Parker	Long County
sctaxassess@planters.net	Stephanie	Lee	
mabush2@gmail.com	Mark	Bush	
sessions@cityoftybee.org	Shirley	Sessions	City of Tybee Island
cityofportal@bulloch.net	Mike	Arrieta	City of Portal
dgreene@richmondhill-ga.gov	Dawnne	Greene	City of Richmond Hill
tmcouch@bullochcounty.net	Thomas	Couch	Bulloch County
dwills@accg.org	Dave	Wills	GACC
tmcqueen@dot.ga.gov	T	McQueen	
clerk@pembrokega.net	Sharroll	Fanslau	City of Pembroke
kelly.hill@gadnr.org	Kelly	Hill	
kmertz@dot.ga.gov	K	Mertz	
mmcclellan@gfc.state.ga.us	Mark	McClellan	
tkilmartin@cityofportwentwort	Thomas	Kilmartin	
mmorris@springfieldga.org	Matt	Morris	City of Springfield
cferald@effinghamcounty.org	Chelsie	Fernald	
zach.crumpler@gmail.com	Zach	Crumpler	
benjy.thompson@advantagebulloch.com			
cdaniels@co.camden.ga.us			
tgjennings@chathamcounty.org			
joseph.mosley@libertycountyga.com			
carmen.cole@comegrow.global			
amiller@bryan-county.org	Audra	Miller	Bryan County
jacobacci@co.camden.ga.us	Joey	Yacobacci	Camden County
mkaigler@chathamcounty.org			

wfallon@glynncounty-ga.gov			
rsimmons@longcountyga.gov			
andycripps@effinghamcounty.ga.gov	Andy	Cripps	Chamber of Commerce/Dev Auth
georgiayall@gmail.com	Ronda	Durney	
gracia.szczecz@dhs.gov	Gracia	Szczecz	FEMA Region IV
leah.harden@statesboroga.gov	Leah	Harden	City of Statesboro
blidy@savannahga.gov	Bridget	Lidy	Planning and Urban Design Department
lorne.george3@sccpss.com	Lorne	George	Savannah-Chatham County Public School System
bgoette@thunderboltga.org	Beth	Goette	Town of Thunderbolt
ronald.felder@savannahga.gov			
ddenion@thunderboltga.org	Deathe	Denion	Town of Thunderbolt
rmcmurry@dot.ga.gov	Russell	McMurry	Georgia DOT
mpostal@glynncounty-ga.gov	Maurice	Postal	Glynn County Community Development
rmarane@crc.ga.gov	Russ	Marane	CRC
ronald.feldner@savannahga.gov	Ronald	Feldner	
skirby@pooler-ga.gov	Shannon	Kirby	City of Pooler
sscaboro@cityofportwentworthga.gov	Shanta	Scarboro	City of Port Wentworth
kcox@richmondhill-ga.gov	Kristi	Cox	City of Richmond Hill
bherndon@effinghamindustry.com	Brandt	Herndon	Industrial Development Authority - Effingham
dariencitymanager@dariantel.net	Richard	Braun	City of Darien
khoyt@mcintoshchamber.com	Katarina	Hoyt	Chamber of Commerce
christopher.j.fletcher3.civ@mail.mil	Chris	Fletcher	US Army
jmclean@savannahairport.com	Jerry	McClean	jmclean@savannahairport.com
superintendent@sccpss.com	Ann	Levett, ED.d	Savannah Schools
sfalls@bryan-county.org			
ltyson@bryan-county.org			
ppatton@bullochcounty.net			
clerk@bullochcounty.net			
vwhite@bullochcounty.net			
rnewton@bullochcounty.net			
csteinmann@bullochcounty.net			
landon@statesborochamber.com			
cyfeazel@camdencountyga.gov			
gbbishop@camdencountyga.gov			
dhharris@co.camden.ga.us			
boa@chathamcounty.org			
bbrantley@savannahchamber.com			
sjohnson@effinghamcounty.org			
taxassessor@effinghamcounty.org			
ttollison@wtcsavannah.org			
wneal@glynncounty-ga.gov			
rvakulich@glynncounty-ga.gov			
ryanmoore@goldenislesdev.com			
mpadgett@goldenislesdev.com			
islandplanninglist@glynncounty-ga.gov			
mainlandplanninglist@glynncounty-ga.gov			
donald.lovette@libertycountyga.com			

taxassessors@libertycountyga.com			
jered.pritchett@libertycountyga.com			
southernprosperityconsulting@gmail.com			
longco.chamber@yahoo.com			
planningandzoning@longcountyga.gov			
director@mcintoshga.com			
info@mcintoshchamber.com			
assessors@mcintoshcounty-ga.gov			
rachel@screvenworks.com			
zoning@planters.net			
comm.rsloper.dist4@gmail.com	Reginald	Loper	Effingham Co.
david.feliciano@sccps.com	David		Savannah-Chatham County Public School System
jsmith@springfieldga.org	Jennifer	Smith	Springfield
katarinaobermeyer@gmail.com	Katarina	Obermeyer	
dnorman@coastalnow.net	Danny	Norman	Long Co
lparks@thelcpc.org	Lori	Parks	
dbucher@bloomingdale-ga.gov	Danielle	Budget	City of Bloomingdale
scandler@effinghamcounty.org	Steve	Candler	
leesmith@chathamcounty.org	Lee	Smith	Chatham County
sallison@richmondhill-ga.gov	Scott	Allison	City of Richmond Hill - Planning/Zoning Admin
cdeloach@cityofhinesville.org	Christy	DeLoach	City of Hinesville
nongame.review@dnr.ga.gov			
rthompson@bullochcounty.net	Roy	Thompson	Bulloch County
jenna.tidwell@cityofguyton.com	Jenna	Tidwell	City of Guyton
rdunn@dnr.state.ga.us	Richard	Dunn	Georgia Department of Natural Resources
rseamans@gfc.state.ga.us	Robert	Seamans	Georgia Forestry Commission
jtouhton@cityofportwentworthga.gov	James	Touhton	Port Wentworth
planningzoning@glynncounty-ga.gov			
hannahmendillo@gmail.com			
vanessa.miller-kaigler@sccps.com	Vanessa	Miller-Kaigler	
kaley_simmons@yahoo.com	Kaley	Simmons	City of Allenhurst
chairman@chathamcounty.org	Chester	Ellis	Chatham Co Commission
gary.hankins@usda.gov	Gary	Hankins	
lbaker@cityofwalthourville.com	Larry	Baker	City of Walthourville
carterinfinger@bryan-county.org	Carter	Infinger	Bryan County
merry@springfieldlegacyfoundation.org	Meredith	Belford	
hmendillo@crc.ga.gov	Hannah	Mendillo	Coastal Regional Commission
kris@ogeecheeriverkeeper.org			
jlaplander@savannahga.gov	Jim	Laplander	
rbenton@pooler-ga.gov	Rebecca	Benton	City of Pooler
wilsonm@thempc.org	Melanie	Wilson	Chatham County MPC
rglisson@glynncounty-ga.gov	Ron	Glisson	
acarpenter@crc.ga.gov	Aaron	Carpenter	Coastal Regional Commission
dking@cityofrincon.com	Dulcia	King	City of Rincon
dorremae27@gmail.com	Dorre	Miles	
keith.payne@mcintoshcounty-ga.gov	Keith	Payne	McIntosh County Board of Assessors
sangell@swgrc.org	Suzanne	Angell	Southwest Georgia RC

michael.johnson2@sccpss.com	Michael	Johnson	
mayorjohnson@savannahga.gov	Van	Johnson	City of Savannah
meaganjones@crc.ga.gov	Meagan	Jones	Coastal Regional Commission
ben@ogeecheeriverkeeper.org	Ben	Kirsch	Ogeechee Riverkeeper
talia.levine@dnr.ga.gov	Talia	Levine	Wildlife Conservation
mjones@cityofwalthourville.com	Melissa	Jones	City of Walthourville
tom@mcintoshga.com	Tom	Draffin	McIntosh County Industrial Development Auth
cityofportal@bulloch.net	Billy	Boggs	City of Portal
charles.penny@statesboroga.gov	Charles	Penny	City of Statesboro
rbyrd@pooler-ga.gov	Robert	Byrd	City of Pooler
sgillen@cityoftybee.org	Shawn	Gillen	City of Tybee Island
rcarpenter@richmondhill-ga.gov	Russ	Carpenter	City of Richmond Hill

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.



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)

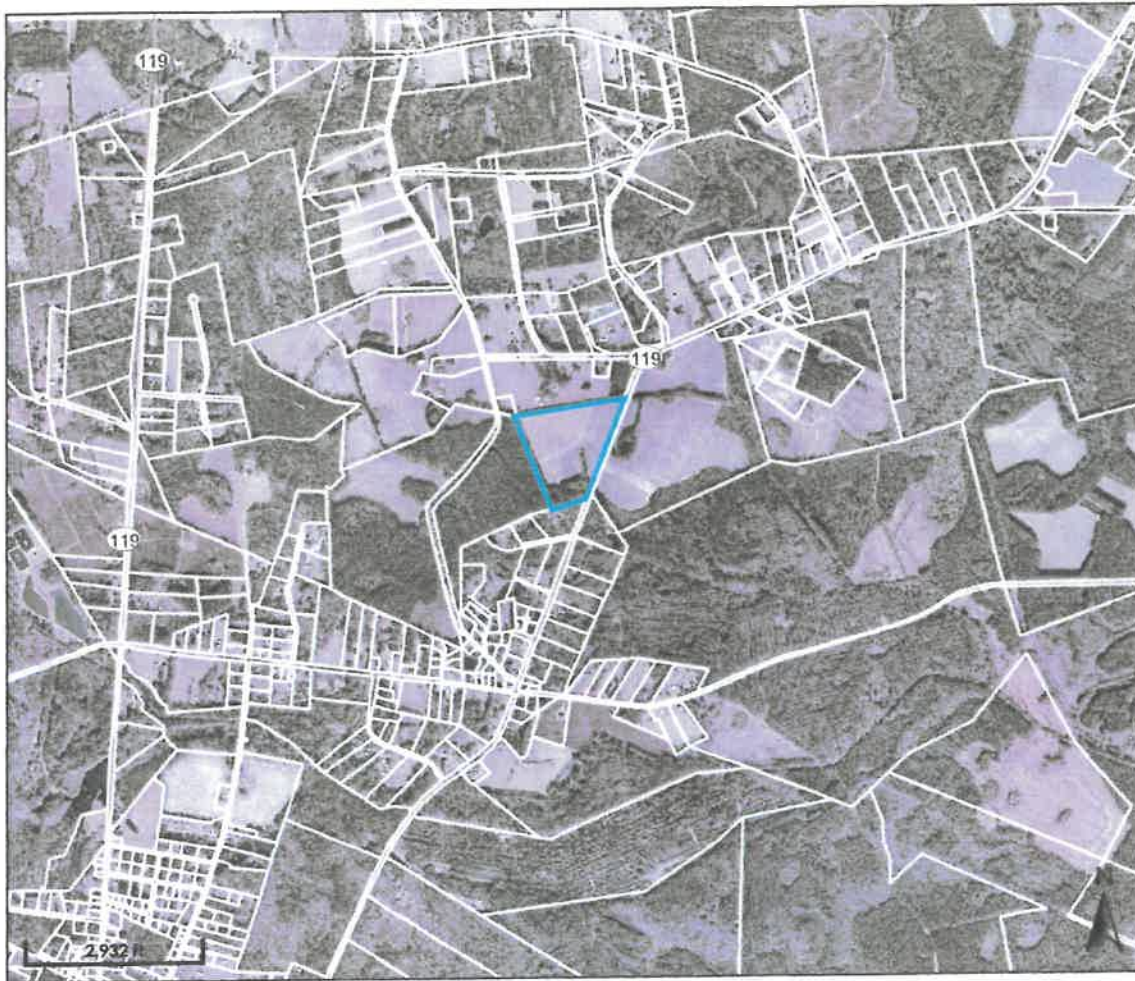
1. Name of owner or authorized agent: James Dasher (Fetzer Lakes, LLC)
2. Address of Owner / Authorized Agent: 114 Penny Lane, Guyton, Georgia 31312
3. Phone Number: (912) 663-6239
4. Location of property (street number and location with respect to nearby public roads in common use):
Unaddressed GA HWY 119, PEMBROKE, GA. Parcel 015-003-02 south of Old Patrick School Road
5. 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.
6. Current Zoning Classification of Property: County RR-1
7. Proposed Zoning Classification of Property: City of Pembroke (AR-1)
8. Total area of property (acreage or approximate square footage): 41 acres
9. 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				
			PEMBROKE, GA 31321				
		Physical Address	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,



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	014-045	20 MCBRIDE RD, PEMBROKE, GA 31321	PO BOX 4484, CUMMING, GA 31414-6484
	CONSTRUCTION PROS OF GEORGIA INC	014-053	3980 HWY 119, PEMBROKE, GA 31321	3980 GA HIGHWAY 119 N, PEMBROKE, GA 31321-5800
	HIGGINS, CONAN & HIGGINS, CYNTHIA	015-003-04	3849 N HWY 119, PEMBROKE, GA 31321	3849 HIGHWAY 119 N, ELLABELL, GA 31308
5	LANIER, HEATHER BACON & LANIER, KENNETH SHANE	015-009-13	319 OLD PATRICK SCHOOL RD, PEMBROKE, GA 31321	319 OLD PATRICK SCHOOL RD, PEMBROKE, GA 31321-5603
6	WILKINSON, WILKINSON	015-009-01	3229 N HWY 119, PEMBROKE, GA 31321	3229 GA HIGHWAY 119 N, PEMBROKE, GA 31321-5829
7	MILLER, JOSHUA J	015-008	3184 N HWY 119, PEMBROKE, GA 31321	3184 GA HIGHWAY 119 N, PEMBROKE, GA 31321-5671
8	WILKINSON, WILKINSON	015-003-02	WILDWOOD CHURCH RD, PEMBROKE, GA 31321	820 SW BROMELIA TER, STUART, FL 34997-7144
9	WARNELL, WARNELL	015-003-01	PEMBROKE, GA 31321	PO BOX 1374, PEMBROKE, GA 31321-1374
10	MCCREY, VALEISA COMPANY	015-003-07	GEORGE EDWARDS RD, PEMBROKE, GA 31321	100 PROFESSIONAL CENTER DR, BRUNSWICK, GA 31525-6743
11	WHITE, CLEOBRD D & WHITE, SCARLETT O	014-062	340 OLD PATRICK SCHOOL RD, PEMBROKE, GA 31321	340 OLD PATRICK SCHOOL RD, PEMBROKE, GA 31321-5602
12	WHITE, CLEOBRD D & WHITE, STARSHA O	014-062	19 O F LANIER RD, PEMBROKE, GA 31321	340 OLD PATRICK SCHOOL RD, PEMBROKE, GA 31321-5602

Total Results: 13

This map was created using geothinq | www.geothinq.com | Mapping Smart Land Decisions

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.

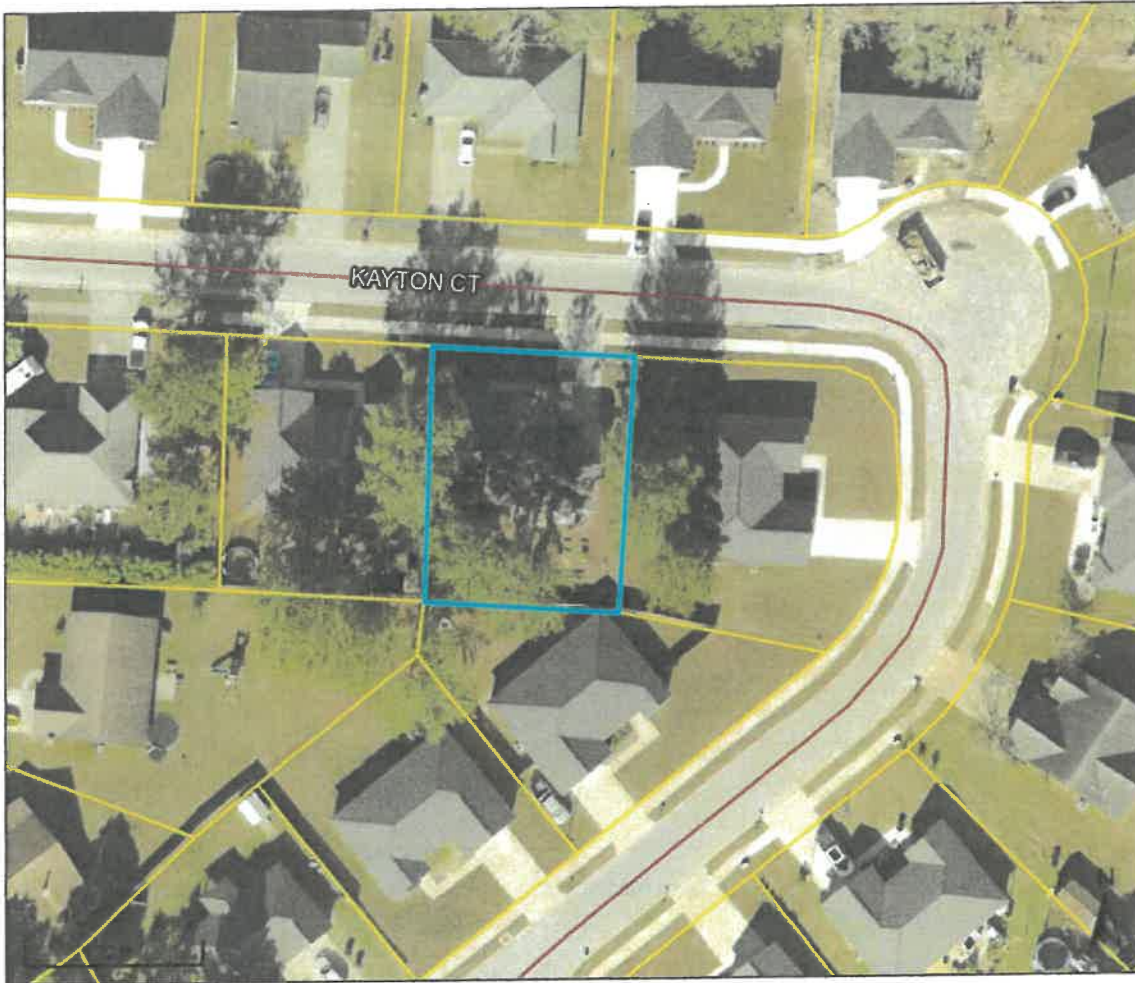
The public is invited. Persons needing special accommodations should call the Pembroke City Hall at (912) 653-4413.

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 to consider a conditional use for a home occupation for a soap business at 115 Kayton Court, Pembroke.

The applicant, located at 115 Kayton Court is seeking a CUP for a home occupation to make soap in their home. The business will include receiving shipped materials and creating/packaging soap products. There will be no physical customer interaction on the property, or storage of materials outside of the house. The applicant plans to sell the soaps at various markets and events away from the property.



Overview



Legend

- Current Parcels
- Roads
- Fort Stewart

Parcel ID P10 01 046
 Class Code Residential
 Taxing District Pembroke City
 Acres 0.18

Owner HARRISON JAMES
 115 KAYTON COURT
 PEMBROKE, GA 31321
 Physical Address 115 KAYTON CT
 Assessed Value Value \$186800

Last 2 Sales			
Date	Price	Reason	Qual
6/3/2019	\$167900	FM	Q
8/31/2018	\$12000	LM	Q

(Note: Not to be used on legal documents)

Date created: 6/13/2024
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Developed by Schneider
 GEOSPATIAL

ZONE: R-1

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):

Home Occupation

2. Owner and Agent Information:

a. Owner(s) of Record:

Name:

James Harrison

Phone:

(912) 463-9761

Mailing Address:

115 Kayton Ct, Pembroke, Georgia 31321

Physical Address:

115 Kayton Ct, Pembroke, Georgia 31321

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

No

List Parcel Numbers:

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

b. Name of Applicant/Agent:

Company Name:

Phone Number:

Mailing Address:

Georgia

Physical Address:

Georgia

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

Company Name:

Phone Number:

Mailing Address:

Georgia

Physical Address:

Georgia

3. Property Information – Current

a. Property Parcel Number:

b. Total Acreage of Property:

c. Acreage proposed for rezoning:

d. Street address of Property:

e. Location of property:

f. Current Zoning:

Current Land Use:

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

h. Are there any structures currently on the property?

Yes

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

Home

i. Contiguous land uses:
North

South

East

West

j. Current Access (roads):

k. Existing utilities:

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:

Proposed Use:

LLC operation out of my home

b. Proposed water:

proposed sewer:

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

if so, please answer the following:

No

Proposed number of lots

Proposed improvements (roads, water system, etc.)

Proposed access:

d. Justification of rezoning:

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

5. Proposed Variance: (if applicable)

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

Address

Georgia

7. Certifications:

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

Untitled

If answered "Yes," please attach a explanation

No

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

No

c. I (We), the undersigned, do hereby certify that I (we), am (are) the owners of the property affected by this proposed amendment to the City of Pembroke Zoning Ordinance by virtue of a deed dated **Date** 5/16/2024

on file in the office of the Clerk of the Superior Court of Bryan County, in Deed **Deed Book**
Book James Andrew Harrison

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

5/16/2024



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. There is no expected expansion, however surface parking will be increased. Final site-plans for the parking area are not included, but a conceptual parking plan is included to provide an understanding of the proposed layout. 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.

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:

Phone Number:

Mailing Address:

Georgia

Physical Address:

Georgia

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

Company Name:

Phone Number:

Mailing Address:

Georgia

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

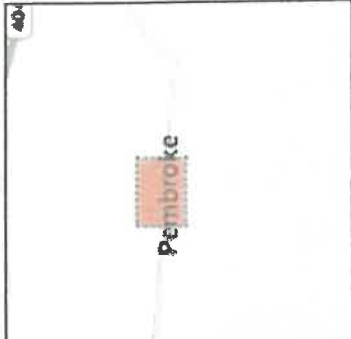
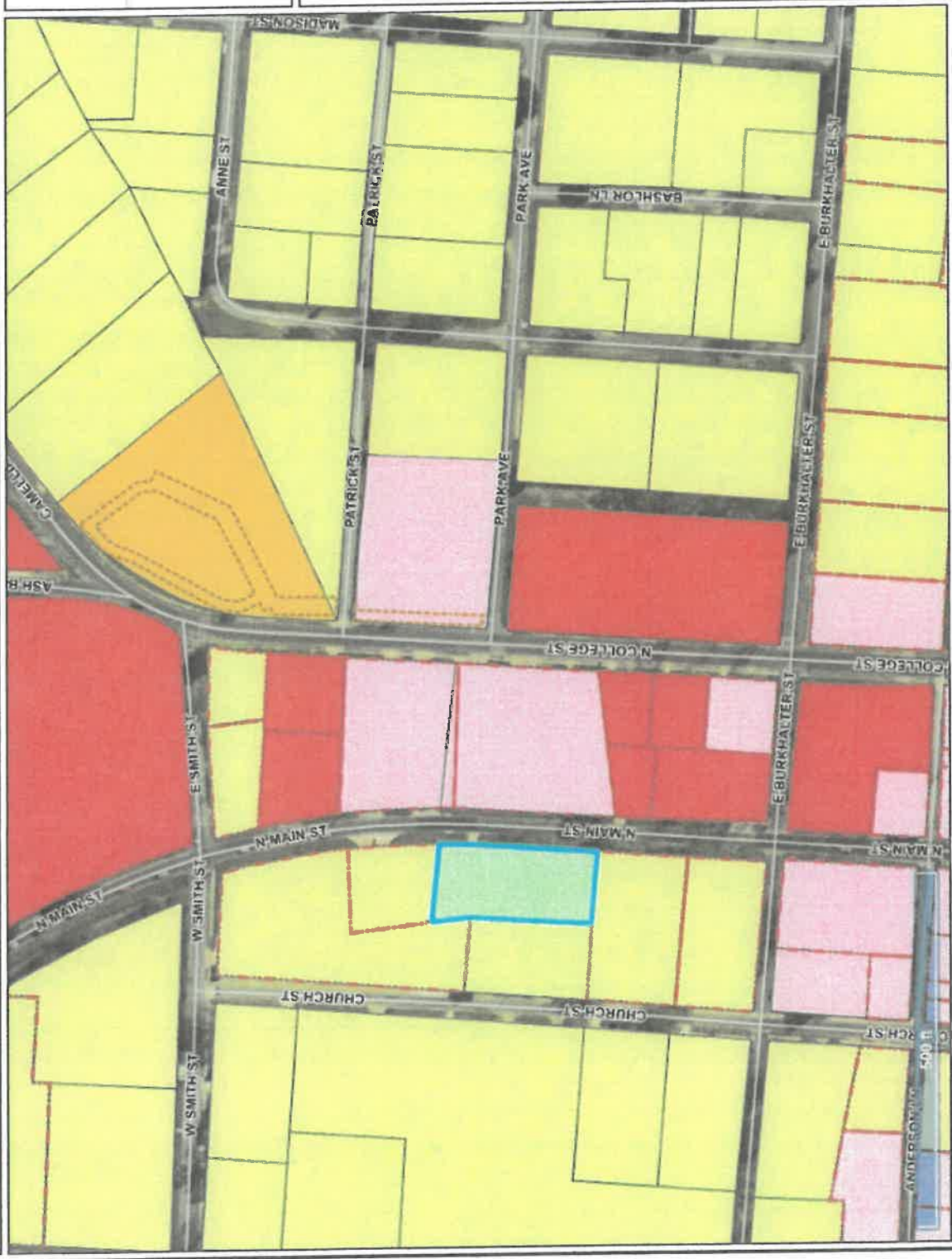
Signature

Date

4/29/2024

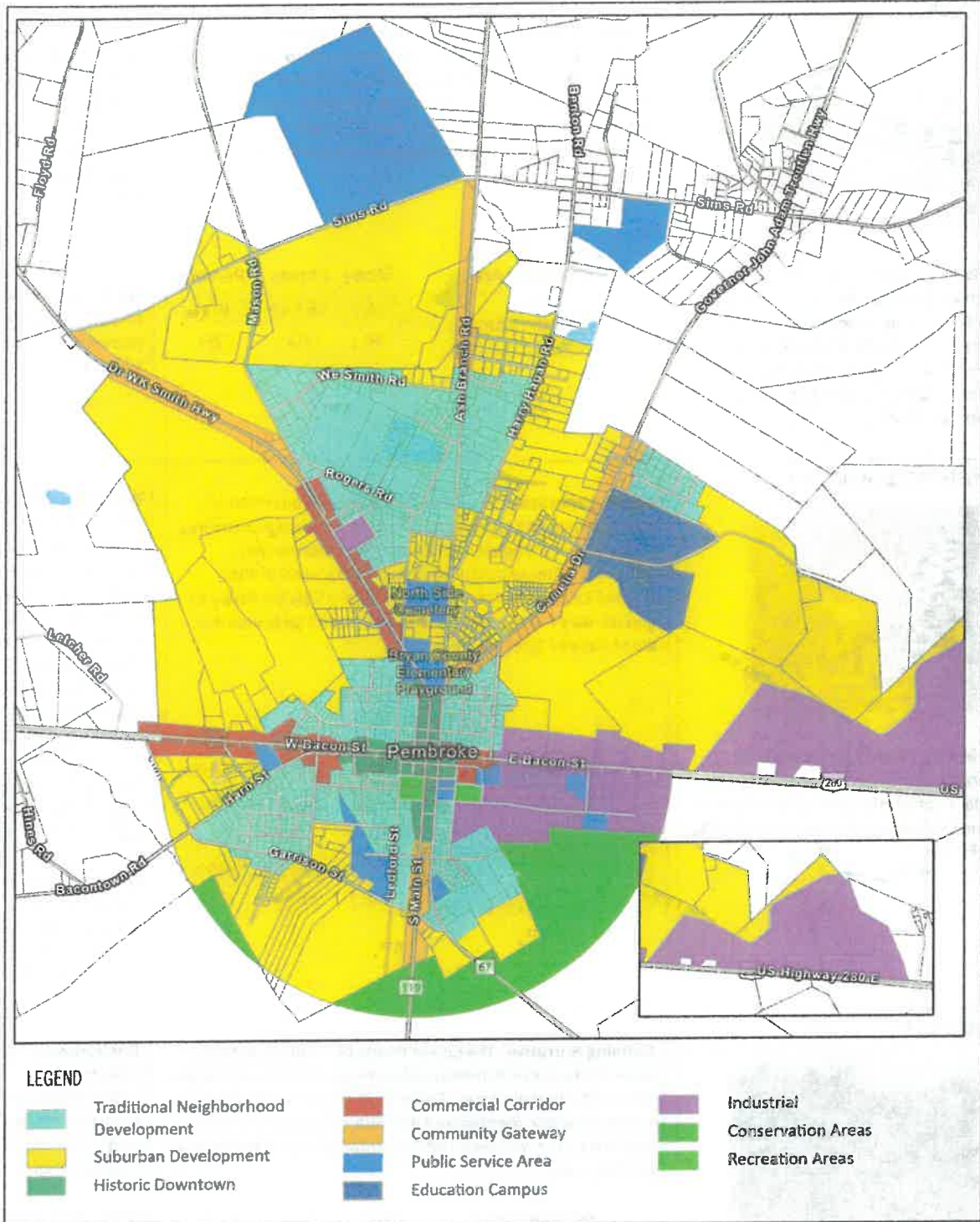


153 N. Main Street Zoning






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

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



Community Character Areas | City of Pembroke

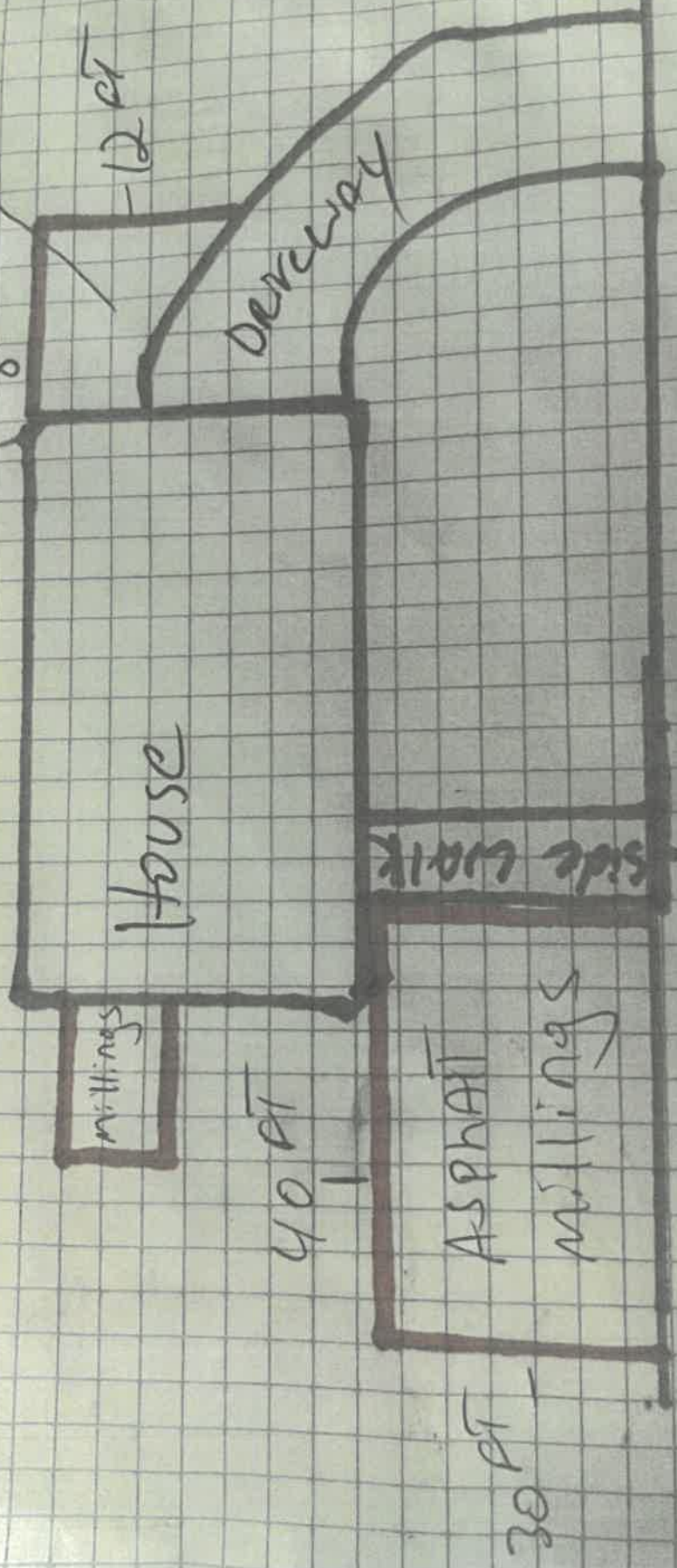
2,000 Feet

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="581 569 1164 684"> <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="581 1157 1164 1346"> <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="581 1692 1164 1835"> <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%																

Store F
Chris
Matt
Mick
Mark
Aria
Gis
Mi
Ja
Y
I

153 N MAIN ST

New
Existing



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
Delia S. Blocker

STATE OF GEORGIA
COUNTY OF TOOMBS

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

[Signature]
Unofficial Witness

[Signature]
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

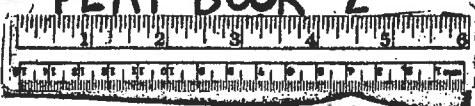
Parcel ID - P06 16 006
Alt Id - 10471
Address - 169 CHURCH ST
Owner - CHURCH FIRST BAPTIST CHURCH OF
PEMBROKE

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 - ~~MAIN ST~~ 124 N MAIN ST.
Owner - WAYFAIR HOME SOLUTIONS LLC

PLAT BOOK E



SEE MAP
PEM 6

225

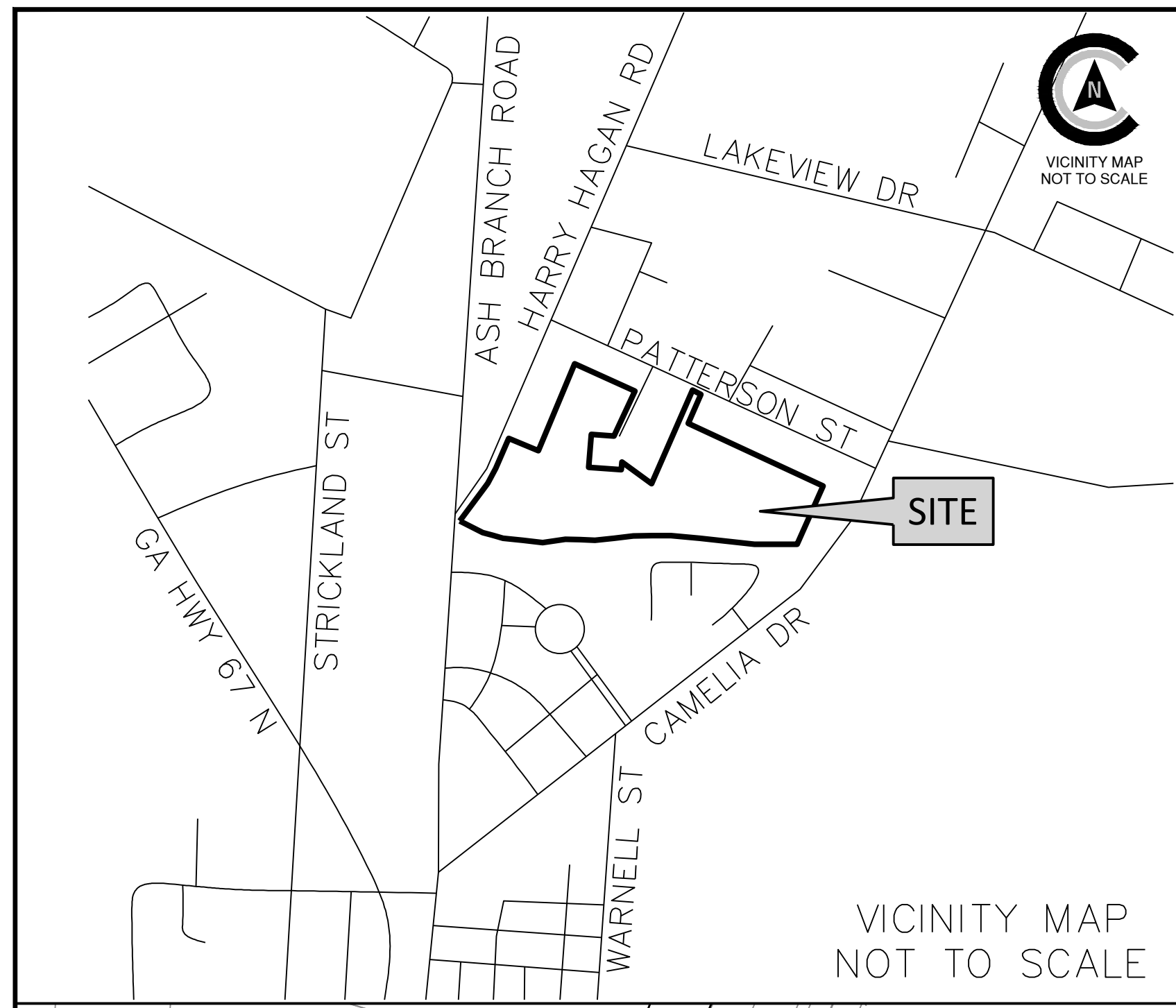
EAST EDGE
OF SIMPSON



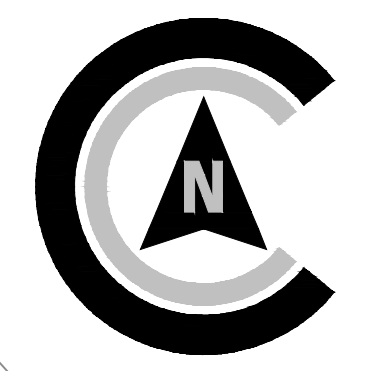
SEE MAP
PEM 12

Applicant submitted a Sketch Plan for Hidden Cove Subdivision on Harry Hagan Road.

This property, Parcel #09-01-013 was recently approved by City Council to remove a stipulation requiring all single-family residences to have a minimum lot size of 10,890sf. The applicant has removed all townhomes from the plan, and all single-family lots range from 5,000-5,100 sf. The property is zoned R-3.



HIDDEN COVE
 67 LOTS TOTAL
 22 LOTS 50' X 100'
 45 LOTS 50' X 110'
 BUILDING PRODUCT IS 40' X 60'
 UNLESS DIMENSIONED OTHERWISE



© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 4/11/2024 11:48 AM BY: Benjamin Carroll DRAWING PATH: C:\2023\23-522-000\DWG\Plan\23-522-MASTER PLAN 04.09.24.dwg

OVERALL MASTER PLAN
 HIDDEN COVE SUBDIVISION
 PEMBROKE, GEORGIA

JOB NUMBER: 23-522-000
 DATE: 04/11/2024
 DRAWN BY: DCP
 CHECKED BY: NPM
 SCALE: AS NOTED

SHEET #: 1/1

