

Pembroke City Council

Agenda

November 18, 2024

7:00 P.M.

A. Call to Order

B. Invocation –

C. Pledge of Allegiance

D. Adoption of Minutes – October 14, 2024, and October 22, 2024, Called Meeting

E. Public Comments

F. Approval of Meeting Agenda

G. Consent Agenda

- 1. Film Permit Application - request permission to implement a new film permit application for future requests to film in and around the city.**
- 2. Website Update with Apptegy – approval of service agreement and authorization for City Administrator to execute the agreement in the amount of \$10,700.00.**
- 3. Approval to transfer two vehicles from the PD to the FD for training purposes, Dodge Charger VIN 348741 and Dodge Charger VIN 348742.**

H. Public Hearings

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

I. Ordinance Readings

Motion to dispense with the reading of the Ordinances to follow.

Second Readings

- 1. Second Reading and Approval of an Ordinance Adopting and Enacting a new code for the City of Pembroke, Georgia providing for the repeal of certain ordinances not included therein, providing a penalty for the violation thereof, providing for the manner of amending such code, and providing when such code and this ordinance shall become effective.**

J. Action Agenda

- 1. Approval of a Conditional Use Permit for a Ready-Mix Concrete Plant on E. Industrial Blvd, Parcel 016 027 01.**
- 2. Consideration of proposal from EOM for operations and maintenance of Streets and Water/Sewer departments for FY 2025.**

K. Department Reports

L. Committee Reports

M. Executive Session for the purpose of discussing personnel, land acquisition, and/or litigation as allowed by O.C.G.A., Title 50, Chapter 14.

N. Adjournment

Pembroke City Council
Workshop Agenda
November 18, 2024
6:00 P.M.

- 1. Call to Order**
- 2. Presentation by EOM for Street and Water/Sewer maintenance and operations**
- 3. Film Permit Application**
- 4. Appetgy Agreement**
- 5. Crossing Guards**
- 6. Executive Session**

Please come in time to eat before the 7:00 council meeting.

**PEMBROKE CITY COUNCIL
MINUTES
OCTOBER 14, 2024**

The regular meeting of the Pembroke City Council was held on Monday, October 14, 2024, at City Hall with the following members present: Mayor Tiffany Zeigler, Mayor Pro-Tem Johnnie Miller, Councilmembers Diane Moore, Sharon Lewis, Ernest Hamilton, and Ed Bacon. Also, present were City Administrator Chris Benson, City Attorney representative Laney Ivy, and Deputy City Clerk Lawquina Gilliard.

CALL TO ORDER, INVOCATION AND PLEDGE... Mayor Zeigler called the meeting to order at 7:00 pm. Pastor Rodney Schramm of Crossway Worship Center offered the invocation. The pledge of allegiance to the flag was led by Councilmember Johnnie Miller.

MINUTES... A motion was made by Johnnie Miller and seconded by Diane Moore to approve the minutes of the September 9, 2024; regular council meeting as presented. The motion carried unanimously. A motion was made by Diane Moore and seconded by Ernest Hamilton to approve the minutes of the October 4, 2024; called meeting as presented. The motion carried unanimously.

RESOLUTION – Breast Cancer Awareness – Mayor Zeigler presented and read the Breast Cancer Awareness resolution, hereby proclaiming the month of October 2024 Breast Cancer Awareness Month.

PRESENTATION – A presentation to councilmember Sharon Lewis and former Mayor Judy Cook.

PRESENTATION – A presentation to former Mayor Judy Cook by Senator Buddy Carter.

PUBLIC COMMENTS – none.

APPROVAL/AMENDMENT OF MEETING AGENDA...A motion to amend the meeting agenda by removing item I3 and adding I4 was made by Johnnie Miller, seconded by Sharon Lewis. The motion carried unanimously.

CONSENT AGENDA...none.

PUBLIC HEARINGS

- 1. Applicant, Mark Anderson, is requesting a Conditional Use Permit for a Home Occupation to provide medical consultations to patients at 130 Harry Hagan Road, Parcel #P09-01-013-03.**
 - A. Derek Cathcart, Community Development Director presented the request and gave an overview of the project. There were no public comments.

ORDINANCE READINGS

Second Readings

1. **Second Reading and Approval of an Ordinance to Amend the City of Pembroke Zoning Ordinance to provide a PUD zoning designation for land petitioned to be annexed on Highway 119, Parcels 015-039, 016-1001.** A motion to dispense with the reading of the entire document was made by Diane Moore, seconded by Ernest Hamilton. The motion carried unanimously.
 - A. Dana Sheetz with Beacon Homes gave a brief overview of the project.
 - B. Isaac Bielecki of 85 Cason Drive requested the developer not cut down an exceptionally large and incredibly old oak tree located on the property. He also requested that there not be any additional roads within the subdivision that would allow for cut-through traffic.
 - C. Councilmember Diane Moore spoke of the concerns of her district regarding the commercial aspects of the project. No one living in this area wishes to see a convenience store and/or gas station.
 - D. Nicole Pezzulo of 61 Cason Drive has a special needs child and is concerned about the roads and traffic.
 - E. Councilmember Ed Bacon asked if any of the homes would be rental property. The developer explained that due to the type of funding, they are only allowed to sell the homes individually.
 - F. A motion to approve with a special condition of no convenience stores or gas stations allowed in the commercial area was made by Johnnie Miller, seconded by Ed Bacon. The motion passed unanimously.
2. **Second Reading and Approval of an Ordinance to Annex into the Corporate City Limits of the City of Pembroke as requested by Beacon New Homes, Inc., Parcels 015-039, 016-1001.** A motion to dispense with the reading of the entire document was made by Diane Moore, seconded by Ed Bacon. The motion carried unanimously.
 - A. A motion to approve was made by Diane Moore, seconded by Ed Bacon. The motion carried unanimously.
3. **Second Reading and Approval of an Ordinance to Amend the City of Pembroke Zoning Ordinance from R-1 and B-2 to PUD for Parcels 10-07-001, 016-024 along Highway 119 and Highway 280.** A motion to dispense with the reading of the entire document was made by Johnnie Miller, seconded by Ed Bacon. The motion carried unanimously.
 - A. A motion to approve was made by Johnnie Miller, seconded by Ed Bacon. The motion carried unanimously.

ACTION AGENDA

1. **Presentation of MLK Parade in Pembroke for January 2025.** JuShara Coples presented plans to hold a MLK parade either January 18th or 20th. It will be necessary to check with the NAACP regarding their plans for the Richmond Hill and Savannah parades. A motion to table and bring back to the November council meeting was made by Johnnie Miller, seconded Diane Moore. The motion carried unanimously.
2. **Approval of a Conditional Use Permit for a Home Occupation to provide medical consultations to patient at 130 Harry Hagan Road, Parcel 09-01-013-03.** A motion to

approve was made by Johnnie Miller, seconded by Diane Moore. The motion carried unanimously.

- 3. Rezoning Moratorium on the Filing of Zoning Applications and as a consequence a moratorium on the filing of Annexation Petitions beginning October 14, 2024, and lasting six months. This item will be for new applications only.** Derek Cathcart explained the need for the moratorium to allow staff time to conduct a new housing study and land use study. A motion to approve was made by Diane Moore, seconded by Johnnie Miller. The motion passed, with Ed Bacon opposed.

DEPARTMENT REPORTS...

Police – Chief Collins reported on the Faith & Blue Tailgate event and the Praise and Worship event coming up on Sunday, October 20th from 3 to 5pm. Councilmember Bacon commented on a safety concern he has at the intersection of Highway 280 and Strickland Street where an officer will park to observe traffic. He feels this impedes the vision of motorists and requests that the officer park elsewhere. The Chief, City administrator and Mr. Bacon will meet to discuss.

Fire – Chief Waters reported his department has been busy with hurricane related activity. Mayor Zeigler took the time to complement and thank the staff for their tireless service to the community before, during and after Hurricane Helene. Mayor Pro-Tem Miller thanked the Mayor and our City Administrator for their service, along with Georgia Power and Canoochee.

City Administrator – Chris commended each department and all the staff for their efforts in response to the hurricane. He reported that the community had sustained substantial damage and that the city, through Bryan County, had contracted with a debris company to begin the task of picking up vegetative debris. To date, they have collected an estimated 1000 cubic yards. Citizens are encouraged to place their vegetative debris in the easement, keeping out of the roadway.

DDA – Fernanda requested to officially hold the city-wide Trick or Treat on Thursday, October 31st from 5-8pm. A motion to approve was made by Johnnie Miller, seconded by Ernest Hamilton. The motion passed unanimously. She reminded everyone about the Trick or Treat on Railroad Street this coming Saturday, October 19th from 5-8pm. She reported that scammers have been trying to set up fake registrations for the upcoming Christmas market. She reminded everyone about the “Coffee & Conversation” and “Let’s Discuss” events on October 21st.

Street – nothing to report.

Planning and Zoning – nothing to report.

City Attorney – nothing to report.

Deputy City Clerk – nothing to report.

City Engineer – nothing to report.

COMMITTEE REPORTS – nothing to report.

EXECUTIVE SESSION... A motion to enter executive session at 8:10pm was made by Johnnie Miller, seconded by Ed Bacon. The motion passed unanimously. A motion to close executive session at 8:55pm was made by Diane Moore, seconded by Johnnie Miller. The motion passed unanimously.

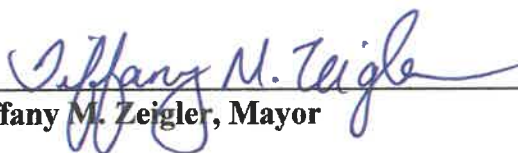
VOTE OF CONFIDENCE...As a result of the executive session, Mayor Zeigler requested to take a vote of confidence for City Administrator Chris Benson. A motion to approve was made by Diane Moore, seconded by Mayor Pro-Tem Miller. The motion passed unanimously.

ADJOURNMENT...There being nothing further to discuss, at 9:15pm a motion to adjourn the meeting was made by Johnnie Miller, seconded Ed Bacon. The motion passed unanimously.

ATTEST:



Arlene Hobbs, City Clerk



Tiffany M. Zeigler, Mayor



**PEMBROKE CITY COUNCIL
CALLED MEETING MINUTES
OCTOBER 22, 2024**

The called meeting of the Pembroke City Council was held on Tuesday, October 22, 2024, at City Hall with the following members present: Mayor Tiffany Zeigler, Mayor Pro-Tem Johnnie Miller, Councilmembers Diane Moore, Sharon Lewis, Ernest Hamilton, and Ed Bacon. Also, present were City Administrator Chris Benson, and City Clerk Arlene Hobbs.

CALL TO ORDER, INVOCATION AND PLEDGE... Mayor Zeigler called the meeting to order at 6:020 pm. Mayor Pro-Tem Miller gave the invocation. The pledge of allegiance to the flag was led by Councilmember Ernest Hamilton.

PUBLIC COMMENTS – none.

ACTION AGENDA

1. **Memorandum of Understanding between the City of Pembroke Downtown Development Authority and Rural Public Affairs of Georgia, LLC.** A motion to approve was made by Johnnie Miller, seconded by Ernest Hamilton. The motion carried unanimously.

DEPARTMENT REPORTS...


City Administrator – Chris Benson presented the mayor and council with a preliminary budget for 2025.

EXECUTIVE SESSION – none.

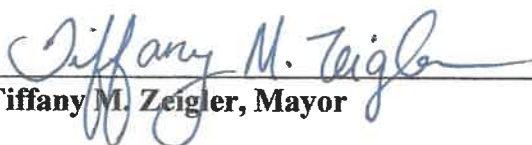
ADJOURNMENT... There being nothing further to discuss, at 9:00pm a motion to adjourn the meeting was made by Johnnie Miller, seconded by Sharon Lewis. The motion passed unanimously.

ATTEST





Arlene Hobbs, City Clerk



Tiffany M. Zeigler, Mayor

NOT A CURRENTLY AN EXISTING PERMIT

Film Permit Application



Application Fee (minimum 5 business days): \$25

Rush Application Fee (72 hours or less): \$75

Date of Application Submission: ___/___/___

Is this a Student Film? Yes No

Production Type: _____

(Feature, TV Show, Music Video, Short Film, etc.)

I. Contact Information:

- a. Applicant Name: _____
b. Applicant Title: _____
c. Phone Number: _____
d. Email: _____
e. Contact Person Day of Filming: _____
f. Contact Person Title: _____
g. Contact Person Phone Number: _____
h. Contact Person Email Address: _____

II. Production Information:

- a. Production Company: _____
b. Production Company Contact: _____
i. Email: _____
ii. Phone Number: _____
iii. Address: _____
c. Production Name: _____
d. Scene Subject Matter: _____
e. Will there be stunts? YES NO
i. Stunt Coordinator Name: _____
ii. Contact Information: _____
f. Will there be special effects or pyrotechnics? YES NO
i. SFX Coordinator Name: _____
ii. Contact Information: _____
g. Will there be simulated violence and/or weapons? YES NO
i. If so, please explain: _____
ii. Contact Person Name: _____
iii. Contact Information: _____

NOT A CURRENTLY AN EXISTING PERMIT

- h. Will you be using live animals? YES NO
 - i. Animal Wrangler Name: _____
 - ii. Contact Information: _____

III. Locations:

- a. Requested Locations (include addresses and attach images including of any temporary alterations to change appearance of location):
 - i. _____
 - ii. _____
 - iii. _____
- b. Filming Dates: (From first day of set up to last day of clean up)
 - i. Start: _____
 - ii. End: _____
- c. Filming Times: (From first members arriving on location to last ones leaving)
 - i. Start: _____
 - ii. End: _____
- d. Estimated number of people present: _____
- e. Estimated number of vehicles brought in (list by types and amount):
 - i. _____
 - ii. _____
 - iii. _____
 - iv. _____
 - v. _____

Fees

The number of Safety Staff Members will be determined at the Safety & Logistics Meeting to be held as part of the permitting process.

I. Safety Fees: 4 hour minimum

	Regular Hours	Holiday or Weekend Hours
Safety Coordinator	\$75.00	\$90.00
Police Officers	\$65.00	\$85.00
Fire Fighters	\$50.00	\$75.00
Street Department Employees	\$50.00	\$75.00

II. Closures Requested:

- a. City Street: _____
- b. State Route: _____
 - i. Requested through: city [] independently []
- c. City Parking or buildings: []
- d. Non-City Parking or building: [] proof of owner agreement
- e. Copy of notices for approval: []

Other Fees:

- f. Lack of Appropriate Notices: \$75
- g. Lack of Appropriate Permits or Permissions: TBD

NOT A CURRENTLY AN EXISTING PERMIT

Supporting Documentation:

- Copy Insurance Certificate insurance requirements to be discussed at Required Safety & Logistics Meeting
- Copy of notices sent out to local affected businesses for City approval
- For private property:
 - Written and signed owner and tenant permission.
- List and images of vehicles, temporary structures, and temporary changes to exteriors
 - If applicable submit map of desired lay out including private property being used.
- Copy of email setting the Safety & Logistics meeting between production representatives and City of Pembroke representatives once sections I, II & III are completed.

By signing below I, _____, acknowledge that I have filled out the information above truthfully and that I have read and understood the fees above.

----Do not write below this line-for office use only----

City Administrator	Reviewed/Approved	Date
Police Chief	Reviewed/Approved	Date
Fire Department Chief	Reviewed/Approved	Date
Director of Street Department	Reviewed/Approved	Date

Processing Staff Member	Date Received	Approval Date
Permit Application Fee: _____	Paid On: _____	
Payment Method: []cash	[]card	[]check
Final Permit Cost: _____	Paid On: _____	
Payment Method: []cash	[]card	[]check

City of Pembroke

"A Historic Railroad Town"



TIFFANY M. ZEIGLER
Mayor

CHRISTOPHER BENSON
City Administrator

DANA BRAUN
City Attorney

ROBERT F. PIRKLE
Municipal Court Judge

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

SHARON LEWIS
Councilmember - District 2

DIANE MOORE
Councilmember - District 3

ED BACON
Councilmember - District 4

ERNEST HAMILTON
Councilmember-At-Large

November 18th, 2024

Item Name: New Website

Recommendation

Approve the attached Service Agreement and authorize the City Administrator to execute the agreement in the amount of \$10,700.00

Executive Summary

Staff is requesting the City of Pembroke update the City's website. In addition to the website improvements, staff has identified a company that has integrated a mobile friendly platform and application to reach more citizens. A list of other agencies that utilize this company can be found in the attached email from Apptegy.

Sincerely,

Chris Benson
City Administrator

Enclosures: Services Agreement

Cc: Tiffany M. Zeigler, Mayor
Johnnie A. Miller, Sr. Mayor Pro-Tem (District 1)
Ernest Hamilton, At-Large
Sharon Lewis, (District 2)
Diane Moore, (District 3)
Ed Bacon, (District 4)



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

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

Chris Benson

From: Tiffany Garretson <tiffany.garretson@apptegy.com>
Sent: Wednesday, August 28, 2024 1:03 PM
To: Chris Benson
Subject: Apptegy Recap + Website Examples

Hey Chris,

Appreciate your time this morning. I enjoyed learning more about you and the City of Pembroke.

Like we talked about, as you find ways to get the headspace of your community members, it sounds like a mobile strategy is the biggest opportunity for you to reach your residents and have a central location of truth for them.

We help cities like yours accomplish that by:

- Building an identity through mobile apps & websites focused on a strong user experience.
- (Most importantly) Making your life easier with Thrillshare & Thrillshare Mobile, so you can update everything from one place.

I also wanted to share a few cities below you can check out and share with anyone.

- [Bryan County Schools](#)
- [City of Bainbridge, GA](#)
- [City of Warner Robins, GA](#)
- [City of Lavonia, GA](#) (they have about 2,100 residents)
- [Town of Parachute, CO](#) (about 2,000 residents)
- [Hancock, NY](#) (has about 900 residents)
- [City of Mineola, TX](#) (has about 4,600 residents)

I also wanted to include the pricing that we discussed. I have listed that out below:

Annual: \$6,900 (Discounted down from \$7,250)

One-time Development: \$5,500 (Discounted down from \$9,500)

Look forward to reconnecting Wednesday, September 11th at 11am. Please feel free to reach out if you have any questions.

Talk soon,

--



Tiffany Garretson

Sales Representative

501.428.7680 | tiffany.garretson@apptegy.com

talk to me about pickleball, tennis or coffee





Powering Your Online Identity

Apptegy started in 2014 with the goal of enabling schools to build a strong brand and communicate more effectively with their audiences. In 2015, we worked with our first three beta clients. Today, in 2024 we've partnered with more than 4,000 clients in all 50 states to build their website, custom mobile app, and themass notification system.

What Makes Us Different

1 Thrillshare's Ease of Use

With our publishing platform, Thrillshare, **you don't need any programming knowledge** to update your city's website, app, or mass notification system. Now, you can promote your success stories across all communication channels right from your smartphone.

2 The User Experience for Your Community

Wherever your community engages with you online, **they'll be able to do so with ease.** No more pinching and pulling to view your website on a smartphone or being redirected somewhere else within your mobile app.

3 Your Experience Working With Us

From the beginning, Apptegy set out to be more than a software provider. We strive to be a true partner and resource for our clients. That commitment and our personal, fast, and easy support has earned Apptegy an unheard of **99% client retention rate.**



I have to tell you, this platform is GREAT. Thrillshare simplifies the process of posting things to various school online resources to the point where I can see where we will be sharing so much with parents, especially on the app.



All of you at Apptegy have been absolutely wonderful to work with. We have received great feedback on our new website and app, and one of our most recent posts reached more people than we ever have! That would never have happened without Thrillshare!





Scope & Deliverables

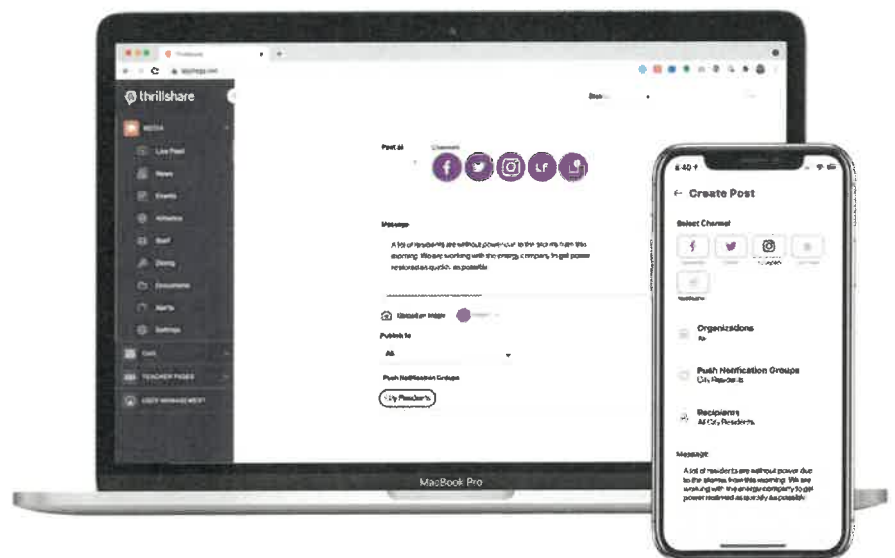
At Apptegy, we've developed the first publishing platform for school districts and municipalities, so your team manages all of your communication channels from a single place. This means you'll share more stories with your community without creating more work for your staff.

By eliminating the technological barrier required to communicate, Thrillshare makes it easy to assign roles and privileges to your team to update what they care most about. With this level of customization and control, you can be confident about consistent messaging being shared with your community.

Publishing Platform

From the beginning, Thrillshare was designed to contain all of your communication channels in one place.

Built specifically for school districts and municipalities, Thrillshare not only manages your website, but also your custom mobile app, all of your social media channels, and notification system. Keeping information up-to-date is **as easy as it gets**, from the staff directory to your calendar and news.



Mobile Apps

We build beautiful mobile apps for **Android and iPhone** that focus on what really matters: the user experience. A user experience that delights community members means they will continue to come back to the app for meaningful information.



Websites

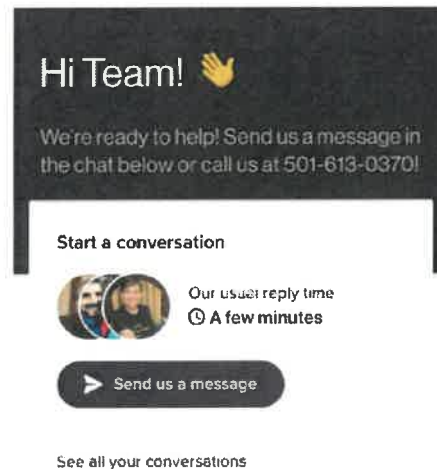
We will work with you to understand how you want your city's brand to come across by creating a new website. This gives you the opportunity to showcase what makes your city unique, while also allowing users to easily access information about your city. We want your website to stay fresh and never grow stale, so we **include a free re-design** with each year of our partnership.



Transition & Support

We handle all of the heavy lifting including design, development, static content migration, training and ongoing support. Your own dedicated contacts at Apptegy during implementation and after launch make it an easy transition for your team.

With **unlimited training and prompt support**, every Thrillshare user will always have someone to assist with any questions that arise.



Response Time

Our average response time is 60 seconds, and most requests for support are closed within 30 minutes. Here are some ways to reach us:

- Live Chat (online)
- Phone
- Email



I. Estimated Transition Timeline

Kick-off

Week 1

We get our partnership started with a meeting to introduce stakeholders on your side and ours. In this meeting, we will cover our detailed roadmap, initial designs, and the overall structure of the planned implementation.

Design

Weeks 2-3

We create a mockup as a first draft and iterate from there. Since we've already established a good understanding of what you're looking for in the kick-off call, this process is typically quite fast.

Development & Content Migration

Weeks 4-6

Once we're done with the development, we migrate your static content for you. After our team has gone through your entire website and app and confirmed that everything is working, we will ask you to approve the content and functionality as well.

Training Sessions

Weeks 7-8

An ideal training schedule will include a setup call with your project lead, in-depth sessions for all of your power users, and introduction sessions for casual users.

Launch Campaign

Weeks 9-10

Flipping the switch is all it takes: we just point your domain to our servers and the change to the new website will be instant.

Of course we don't want the switch to go unnoticed by your community. That's why we design an entire launch campaign around the app and website with you. You'll get a custom marketing playbook, including graphics, videos, and a launch plan.

Support

Ongoing

Now that you are live, we work together to drive adoption of your new website and mobile app. You will be working closely with your Client Success Manager on marketing strategies and our Support Team on any questions your users have after the switch.



II. Order Form

Client Name: City Of Pembroke, GA			
Address: Po Box 130, Pembroke		Email: administrator@pembrokega.net	
Georgia 31321		Phone: 19126534413	
Description	Price	Qty	Subtotal
Mobile App Development (one-time) One-time app development for iOS and Android apps for the Municipality *Billed one-time	\$9,500	1	\$9,500
App Development Discount (one-time) Discounting app development for agreement signed by November 30, 2024	-\$5,700	1	-\$5,700
Thrillshare (annual) Thrillshare Publishing Platform (desktop and mobile) for ~2000 population *Billed and payable in full annually *For Clients that elect automatic renewal, pricing subject to 5% annual increases after last year of initial purchased term(see Terms for more info)	\$6,900	1	\$6,900
Website design and hosting Up to 1 re-design per contract year Included in Thrillshare cost	\$0	1	\$0
Support, service, and training Included in Thrillshare cost	\$0	1	\$0
Static content migration Included in Thrillshare cost	\$0	1	\$0



III. Payment Schedule

Payment Schedule: Payable subject to the terms of Agreement	Amount
Total of the above, collectively, the "Services"	\$10,700.00
Billed after signature	\$10,700 (one-time development cost + annual)
60 Days from signature ("Client Start Date")	
One year from Client Start Date	\$6,900 (annual, if renewed) *Subject to 5% increase for renewal

This Order Form and Master Services Agreement (collectively, the "Agreement") between Apptegy, Inc. ("Apptegy"), and the client listed above ("Client") is effective as of the date of Client's signature below. This Agreement includes and incorporates the above Order Form, as well as the attached Master Services Agreement ("MSA"). By signing below, Client acknowledges receipt of this Agreement, including the Order Form and the MSA, and hereby accepts and agrees to be bound by this Agreement.

Client

Apptegy, Inc.

By:  SIGNATURE
Chris Benson

By:  SIGNATURE
Tiffany Garretson

Name: Chris Benson

Name: Tiffany Garretson

Title: City Administrator

Title: Sales Representative

Date:



Master Services Agreement

The following terms and conditions are a binding part of the Order Form and Master Services Agreement of Apptegy, Inc. (together with its affiliates, agents, and assigns, "**Apptegy**") between Apptegy and the Client that is set out in the Order Form. References to the "**Agreement**" below collectively include the Order Form (including and incorporating the terms and conditions set out in the "**Estimated Transition Timeline**" and the "**Payment Schedule**" that is provided with this Agreement) and the following terms and conditions. This Agreement provides the terms and conditions for Client to purchase and use Apptegy's Services (as defined below). Capitalized terms used but not otherwise defined in the following terms and conditions will have the meanings given to them in the Order Form.

1. Integration with Other Documents. This Agreement is the entire agreement between Apptegy and Client with respect to the Services, except as expressly set out below. No separate written or online agreements or terms and conditions will be incorporated in this Agreement or otherwise bind the parties unless expressly set out in this Agreement or in a Client Addendum (as defined below). The Client Addendum will control and govern with respect to all matters expressly addressed in the Client Addendum, and this Agreement will control and govern with respect to all other matters. If you do not have a separate Client Addendum, this Agreement will control and govern in all circumstances. To be enforceable on the parties, any amendment, modification, or addition to the terms and conditions of this Agreement must be set out in a separate addendum confirming such amendments, modifications, and/or additions in writing (a "**Client Addendum**").

2. Services; License. During the License Term, Apptegy will provide, and Client and the individuals allowed to access the Services by or on behalf of Client ("**User(s)**") may access and use, the products and services set out in the Order Form (collectively, "**Services**").

Client hereby grants Apptegy a limited, nonexclusive, revocable, worldwide, fully-paid, royalty-free license to use, copy, and modify Client's information, material, data, photographs, videos, intellectual property (including without limitation all copyrights, trademarks, service marks, and similar rights), and other content (collectively, "**Client Content**") for providing and improving the Services. Client's right to access and use the Services, and Apptegy's license to Client Content, will automatically terminate upon termination or expiration of this Agreement.

3. Fees. Client will pay to Apptegy all fees set out in the Order Form. Apptegy will submit invoice(s) to Client for all fees due upon execution of the Agreement and/or on the Client Start Date(s) (as defined below) as set out in the Order Form. Apptegy will invoice all subsequent-year fees on or about the anniversary of the applicable Client Start Date(s). Client agrees to pay all invoices in full within 30 days of the date of the invoice. Client agrees that (i) development and implementation fees are due as set out in the Order Form, (ii) fees for use of the Services are payable in annual portions for each year of the License Term as set out in the Order Form, (iii) fees for use of the Services are subject to annual increases, starting the first renewal year after the last year of the term initially purchased by Client and continuing each year thereafter, as set out in the Order Form, and (iv) discounts for purchases of bundled Services will automatically expire if Client cancels any of the bundled Services and Client will thereafter be invoiced for the full price of the continuing Services. Client acknowledges that fees for Services do not include taxes, duties, and other government charges, including, sales, use, consumption, VAT, GST, and other withholding, as applicable, and Client is solely responsible for any such obligations, unless Client is a tax exempt entity. Client agrees to provide Apptegy with tax exemption certificate(s) or other proof of tax exempt status upon request.

4. License Term. The term of Client's license to use the Services (the "**License Term**") will start on the date(s) set out on the Order Form (the "**Client Start Date(s)**"). Clients that purchase multiple Apptegy products may have different license start dates for different products. If no license start date is set out on the Order Form, the Thrillshare Media Client Start Date will be the date that is 60 days after Apptegy receives an executed Agreement from Client and the Thrillshare Rooms Client Start Date will be the date that is 90 days after Apptegy receives an executed Agreement from Client.

The License Term will terminate on the anniversary of the applicable Client Start Date(s) that is after the number of license years initially purchased by Client, as set out in the Order Form, plus any renewal periods. This Agreement will renew for successive, additional periods of one (1) year from the anniversary of the Client Start Date(s), unless Client provides Apptegy with written notice of non-renewal before the end of the then-current License Term. Subject only to applicable procurement and appropriations law, Client agrees that it may not terminate this Agreement before the expiration of any then-current License Term without cause, unless Client pays Apptegy all fees in full for all license years of the then-current License Term, as set out in the Order Form, plus payment of any previously discounted amounts for the Services during the Term. All fees paid to Apptegy are non-refundable, subject only to applicable procurement and appropriations law.

5. Appropriations. Client's obligations under this Agreement for any year after the initial term year are contingent upon funds being appropriated or otherwise made available for the Services. If funds are not appropriated or otherwise made available for the Services, this Agreement will terminate at the end of the then-current term year and Client will be relieved of subsequent obligations under this Agreement. However, Client agrees to use its best efforts to have the amounts contemplated under this Agreement included in its budget.

6. Performance Terms. In addition to this Agreement, the rights and obligations of the Client and Apptegy with respect to providing, accessing, and using the Services will also be subject to and governed by the Apptegy Terms of Use ("**Terms of Use**") and Privacy Policy ("**Privacy Policy**"), available at the following links: <https://www.apptegy.com/terms-and-conditions/> and <https://www.apptegy.com/privacy-policy/>. The Terms of Use and Privacy Policy, as each may be amended, are incorporated into this Agreement in their entirety, as applicable to Client. Without limiting the generality of the foregoing, the Terms of Use and Privacy Policy set out and govern the terms and conditions for Services availability, User eligibility and acceptable use, data privacy and security, regulatory notices and information, warranties, disclaimers, and liability limitations, assignment, and other related terms. The applicability of the Terms of Use and Privacy Policy is limited to the order of priority set out below.

7. Carrier Restrictions. Apptegy provides text, voice, email, and other messaging to Client subject to restrictions placed on Apptegy by mobile and wireless carriers and network operators (collectively, “**Carriers**”). For example, Carriers have (i) placed limits on the number of characters that may be included in messages sent via the Services and (ii) placed restrictions on the type of messaging content that may be sent through the Services. Carrier restrictions are not within the control of Apptegy and are subject to change without notice. When a Carrier places new or modified restrictions on Apptegy, certain features and functions of the Services may change as a result without notice to you. Client agrees that Apptegy will not be responsible or liable for any change in Services that arise from or in connection with Carrier restrictions.

8. TCPA/CTIA Compliance. Client is exclusively responsible for complying with all applicable laws and regulations governing communications sent via the Services by Client and Users under Client’s account, including, but not limited to, the Telephone Consumer Protection Act of 1991, as it may be amended (“**TCPA**”), and the requirements and policies of CTIA – The Wireless Association (“**CTIA**”). Client is encouraged to establish and implement methods and procedures to ensure compliance with applicable laws and regulations, including the TCPA and the CTIA, and to inform and train each of its employees, contractors, and representatives who use the Services on the methods and procedures. Apptegy may provide Client with materials and information about such laws and regulations, including the TCPA and the CTIA; Client acknowledges that all such materials and information is provided for general education purposes only. No such act by or information from Apptegy (whether individually or taken as a whole) will create or be deemed to create responsibility or liability on the part of Apptegy with respect to Client’s compliance with the laws and regulations governing the communications sent via the Services by Client and Users under Client’s account, including the TCPA and/or the CTIA.

9. Accessibility Compliance. Client is exclusively responsible for complying with all applicable laws and regulations governing accessibility of the parts of the Services under the control of Client (for example: Client’s website and/or mobile applications), including, but not limited to, the Americans with Disabilities Act, as it may be amended (“**ADA**”), and the requirements and policies of Web Content Accessibility Guidelines (“**WCAG**”).

Client is encouraged to establish and implement methods and procedures to ensure compliance with applicable laws and regulations, including the ADA and the WCAG, and to inform and train each of its employees, contractors, and representatives who use the Services on the methods and procedures. The Services include tools to assist Client with accessibility compliance, and Apptegy may provide Client with materials and information about such laws and regulations, including the ADA and the WCAG; Client acknowledges that all such tools, materials, and information are provided to assist Client with its compliance obligations and for general education purposes only. No such functionality, act by, or information from Apptegy (whether individually or taken as a whole) will create or be deemed to create responsibility or liability on the part of Apptegy with respect to Client's compliance with the laws and regulations governing accessibility of the parts of the Services under the control of Client (for example: Client's website and/or mobile applications), including the ADA and/or the WCAG.

10. Third Party Functions. Apptegy relies on third-party providers and partners for parts of the Services (for example: posting a message or communication on a Facebook or other social account; hosting Client websites). APPTEGY IS NOT RESPONSIBLE FOR ANY CONSEQUENCE, LOSS, OR DAMAGE (DIRECT OR INDIRECT) ARISING FROM OR RELATING TO THE PARTS OF THE SERVICES MANAGED OR MADE AVAILABLE BY OR VIA THIRD-PARTY PROVIDERS AND PARTNERS. Please see the Terms of Use and Privacy Policy for more information.

11. Disclaimers; Limited Liability. Apptegy provides the Services subject to certain disclaimers and limitations of liability. Please see the Terms of Use and Privacy Policy for more information.

12. Intellectual Property. Nothing in this Agreement or the performance of this Agreement will convey, license, or otherwise transfer any right, title, or interest in any intellectual property or other proprietary rights held by either party, except as expressly set out in the Agreement. Apptegy retains all right, title, and interest in all intellectual property rights, including patent, trademark, trade secret, and copyright (whether registered or unregistered), in and to the Services and the underlying software and technologies, all related technical documentation, and all derivative works, improvements, and modifications to any of the foregoing. Client agrees the foregoing is necessary to Apptegy providing the Services.

13. Public Records. Apptegy agrees that confidentiality or non-disclosure terms of this Agreement are subject to the freedom of information, open disclosure, and/or other government transparency laws (“**Public Records**” laws) of Client’s jurisdiction. Such Public Records laws are incorporated into this Agreement. Apptegy agrees to use reasonable efforts to assist Client in responding to Public Records requests received by Client; for example, by providing Client with a copy of any records maintained by Apptegy that are subject to a request. If Client receives a Public Records request concerning Apptegy: (i) before responding to the request, Client will notify Apptegy with sufficient time for Apptegy to explain whether any information is exempt from disclosure under Public Records law; and (ii) Apptegy will redact any exempt information and provide Client with redacted copies of applicable records.

14. Data Practices. Apptegy maintains comprehensive privacy and security practices and policies. They include industry-accepted administrative, technical, and physical security controls that promote the availability, integrity, and confidentiality of our Services and Client data in our care. Further, Apptegy implements industry-accepted safeguards to protect Client data from loss and unauthorized use and disclosure. Apptegy collects and uses Client information, on behalf of and under the control of the Client, only to provide and improve our Services in accordance with our Privacy Policy and applicable law. Our Privacy Policy details the information we collect from Clients, how we collect and store it, how we use it, and the Client’s rights and choices with respect to Client information. Please see the Privacy Policy for more information.

15. Compliance with Laws. The parties agree to comply with all laws applicable to the use of the Services and performance of this Agreement.

16. Insurance. Apptegy will, at its own expense, maintain and carry insurance in full force and effect with financially sound and reputable insurers sufficient to cover the performance of the Services. Upon request, Apptegy will provide applicable certificate(s) of insurance.

17. Miscellaneous. The Order Form and Master Services Agreement, together with (i) the Terms of Use and Privacy Policy, and (ii) the Client Addendum, if applicable, is the entire agreement between the parties with respect to the subject matter, and supersedes all prior agreements and understandings, whether written or oral. If any conflict or ambiguity exists with respect to any term or condition of any of the foregoing, the following priority will govern and control: (1) if applicable, the Client Addendum for all matters expressly addressed in the Client Addendum; then (2) this Order Form and Master Services Agreement for all other matters; and then (3) the Terms of Use and Privacy Policy. Apptegy is not subject to any obligations that are not expressly identified in this Agreement, a Client Addendum, or the Terms of Use and Privacy Policy.

This Agreement is governed by the laws of the state in which Client is located, without regard to conflict of law principles. The parties irrevocably submit to the exclusive jurisdiction and venue of the federal courts having jurisdiction where Client is located for any dispute that relates to the Services or this Agreement. Except as set out in this Agreement, this Agreement may not be amended or modified without the prior written consent of both parties. Neither party may assign this Agreement without the prior written consent of the other party, except in connection with a merger, acquisition, or sale of all or substantially all of a party's assets or voting securities. If any provision(s) of this Agreement is held invalid or unenforceable, such invalidity or unenforceability will not invalidate or render the Agreement unenforceable, but rather the Agreement will be construed as if not containing the unenforceable provision(s), and the rights and obligations of the parties will be construed and enforced to honor the parties' original intent to the maximum extent permitted under applicable law. This Agreement will inure to the benefit of the successors and assigns of the parties. The Agreement may be executed in multiple counterparts and executed by original, facsimile, or electronic signature (including PDF, Proposify, HelloSign, and similar methods), each of which when delivered will be deemed an original, and all of which together will constitute one agreement.

*** **



Arlene Hobbs

From: William Collins
Sent: Monday, November 4, 2024 11:27 AM
To: Arlene Hobbs
Cc: Chris Benson
Subject: Fw: Fire training

Mrs. Arlene

I sent this request to Mr. Benson could we get this on the city council agenda please.

William E. Collins

City of Pembroke
Public Safety Director/Chief
Phone 912-661-2095

From: Chris Benson <administrator@pembrokega.net>
Sent: Monday, November 4, 2024 11:11 AM
To: William Collins <publicsafety@pembrokega.net>
Cc: Dalton Cook <streets@pembrokega.net>
Subject: Re: Fire training

Yes. Please submit the approval to Arline for council agenda.

Get [Outlook for iOS](#)

From: William Collins <publicsafety@pembrokega.net>
Sent: Monday, November 4, 2024 11:03:09 AM
To: Chris Benson <administrator@pembrokega.net>
Cc: Dalton Cook <streets@pembrokega.net>
Subject: Fw: Fire training

Mr. Benson,

Could I get these two vehicles on the City council agenda please. I would like to transfer this equipment to the fire department for training.

William E. Collins

City of Pembroke
Public Safety Director/Chief
Phone 912-661-2095

From: William Collins <publicsafety@pembrokega.net>
Sent: Monday, November 4, 2024 11:02 AM
To: Dalton Cook <streets@pembrokega.net>
Subject: Re: Fire training

Mr. Benson,

Could I get these two vehicles on the City council agenda please. I would like to transfer this equipment to the fire department for training.

William E. Collins

City of Pembroke
Public Safety Director/Chief
Phone 912-661-2095

From: Dalton Cook <streets@pembrokega.net>
Sent: Thursday, October 31, 2024 2:14 PM
To: William Collins <publicsafety@pembrokega.net>
Cc: Chris Benson <administrator@pembrokega.net>
Subject: Fire training

These are the two I discussed with you. Sonny said they have both been stripped.



Dalton Cook
City of Pembroke, Street Superintendent



8-14
3 KG
3 LB
E SAFETY,
VIN: 2C3CDXAT1EH348741
PDM: 081800 085AA
VEHICLE MADE IN CANADA
TYPE: PASSENGER CAR
PDMT: PMU
TRM: CR9
4858043





Planning and Zoning Inputs for November 18 City Council meeting

Public Hearings

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

Action Agenda

1. Approval of a Conditional Use Permit for a Ready-Mix Concrete Plant on E. Industrial Blvd, Parcel #016 027 01.

**Pembroke Planning Commission
Minutes
October 17, 2024**

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

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

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

Public Hearings

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

Derek Cathcart presents application.

Current property owner, Mark Sauer, introduced himself.

Charlotte Bacon asks what the plan is for the site.

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

Bacon: Where will the materials come from.

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

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

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

Anne Barton: What are the hours of operation?

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

Bacon: How many employees?

Hinson: 6-8.

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

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

Action Agenda

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

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

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

ATTEST:

Derek Cathcart
Community Development Director

Charlotte Bacon
Planning & Zoning Commission Chair



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

Applicant: Curb & Gutter Professionals, Inc. (Agent) – Jimmy Hinson

Request: Industrial District Conditional Use for Ready-Mix Concrete Plant

I. MEETINGS:

Planning Commission:	Public Hearing	October 17, 2024
City Council:	Public Hearing & Final Vote	November 18, 2024

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Existing Zoning: I-1

Proposed Use: Ready-Mix Concrete Plant

Owner/Agent: Jimmy Hinson (Agent)

Location of Property: E. Industrial Blvd, Parcel# 016 027 01

Election Ward: District 3, Diane Moore.

Zoning of Surrounding Property: B-2 (North), I-1 (West), A-5 (South), A-5 County (East)

III. EXECUTIVE SUMMARY:

The City has received a Conditional Use Permit request submitted by Jimmy Hinson of Curb & Gutters Professional for a Ready-Mix Concrete Plant on parcel# 016 027 01, located at the east end of East Industrial Blvd.

IV. SUBJECT PROPERTY:

The property is located at the terminus of East Industrial Blvd, inside of the City's industrial park.

V. APPLICABLE CODE SECTIONS:

Article III. Section 3-27 Performance Standards.

These performance standards shall apply to all non-residential uses.

(1) Smoke, Dust and Dirt. All emissions of visible smoke, dust, dirt, fly-ash or any particulate matter from any pipes, vents or other openings from any other source shall conform to state and federal standards. Ready-Mix concrete plants have the potential to produce particulate matter – these emissions are regulated by state and federal standards. Preventative measures must be maintained to reduce particulate matter. The proposed site will adhere to Pembroke's tree ordinance and canopy requirements if at least 1 acre of land is disturbed – the development should require a 50' tree buffer to reduce impacts to surrounding properties and adjacent water sources.

(2) Fumes, Vapors and Gases. All emissions of any fumes, vapors or gases of a noxious, toxic, or corrosive nature which can cause any damage or irritation to human health, animals, vegetation, or to any form of property shall conform to state and federal regulations. Plant must adhere to all applicable regulations and provide routine maintenance to preventive measures.

(3) Sewerage. There shall be no discharge at any point of liquid or solid waste into any public sewage disposal system which will overload such system or create detrimental effects in the flow and treatment of public sewage. As such, any restaurant or eating establishment which discharges even trace amounts of liquid or solid waste material shall have a grease trap. There shall be no discharge of any industrial wastes into any private sewage disposal system, stream, or into the ground of any kind or nature which would contaminate any water supply or otherwise cause emission of dangerous or objectionable elements or conditions. There shall be no accumulation of solid waste conducive to the breeding of rodents or insects.

(4) Odors. There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive, obnoxious, or unpleasant beyond the property line on which the principal use is located. Any process including the preparation of food which may involve the creation and emission of any such odor shall be provided with a primary and secondary safeguard system so that odor control may be maintained in the event of failure of the primary safeguard system. Any odorous matter shall be kept a minimum of fifteen hundred (1500) feet from any residence, school, hospital, or church, and any "B" district. The proposed property is within 1500 feet of a "B" district and a single-family residence – no offensive odorous gasses shall extend beyond the property line.

(5) Noise. The permitted level of noise or sound emission at the property line of the lot on which the principal use is located shall not at any time exceed the average noise level prevailing for the same hour as generated by streets and traffic activity. The determination of noise level shall be measured with a sound level meter that conforms to specifications published by the American Standards Association. The location of the property, within the industrial park, should allow for similar sounds levels during similar hours of operation as other industrial uses within the immediate area.

(6) Glare. There shall be no direct glare visible from any residential district caused by unshielded floodlights or other sources of high intensity lighting. *N/A*

(7) Operations Plan. The applicant shall submit an "operations plan" to the Planning Commission wherein will be discussed: traffic, hours of operation and each of the above enumerated (1-6) performance standards. The operations plan shall address all aspects of the use of the land and potential impacts on properties adjacent to or in the neighborhood or community. *See attached Operations Plan.*

Article V. Section 5-9 "I-1" Industrial Districts.

This district is established to provide for light industrial uses which are not significantly objectionable with regard to noise, odor, fumes, etc., to surrounding properties. This district's regulations are designed to provide a compatible environment for uses generally classified as light industrial in nature; to protect and reserve undeveloped areas within the city that are suitable for such light industries; and to discourage encroachment by residential, commercial, or other uses that may adversely affect the industrial character of the district. All uses in an industrial district shall be subject to the approval of the City Council through the Planning Commission. *The City's zoning ordinance does not provide a designation for heavy industrial uses, and instead reviews all industrial uses on a case-by-case basis. A Read-Mix concrete plant would not typically be considered "light industrial" and as such, preventative measures should be applied to the development to reduce any potential impacts to adjacent properties. There is an existing ready mix concrete plant currently located in the industrial park with an undisturbed buffer between adjacent properties.*

(1) Submission of Plans. The owner of a tract of land zoned for industrial uses shall submit to the Planning Commission or its review a plan for the use and development of such tract of land. It shall then be the duty of the Planning Commission to investigate and ascertain whether the proposed activity complies with all of the provisions of this Ordinance which pertain to "I-1" districts. The Commission may employ experts in specific fields as needed, and as funds are available, to determine whether a proposed use meets the required performance standards.

(2) Referral and Authorization. A report of its findings shall be furnished by the Council. The Commission may suggest disapproval, recommend the plan as submitted, or may modify, alter, adjust or amend the plan before recommendation, and in recommending it, may propose the prescribing of other conditions. The report of the Planning Commission to the City Council shall be in writing, and shall include a finding as to whether the proposed use is consistent with the applicable provisions and requirements of the Zoning Ordinance. If the Board finds that the proposed use is consistent with the purpose of the Zoning Ordinance to promote the public health, safety, and general welfare, it may direct the proper official to authorize a permit.

(3) Performance Standards. All industrial uses must conform to the following performance standards as well as the standards listed in Section 3-27. *(See previous applicable code section)*

(4) Uses Prohibited.

(a) Residential subdivisions and developments and the construction of dwellings on existing lots zoned as industrial except for dwellings for watchmen, caretakers or farms. All buildings shall be a minimum of fifteen hundred (1500) feet from the closest industrial building. N/A

(b) Schools, hospitals, clinics, or other institutions for human care, except where incidental to a permitted principal use. All buildings shall be a minimum of two thousand (2000) feet from the closest industrial building. N/A

Article VII. Section 7-5 (4) Standards for Conditional Use Permits

A Conditional Use Permit may be recommended for approval by the Planning Commission only if the application establishes to the satisfaction of the Planning Commission that:

(a) Neither the proposed use nor the proposed site upon which the use will be located is of such a character that the use will have significant adverse impact upon the value or possession of surrounding properties other than would normally occur from generally permitted uses in the zoning district. In reaching a determination on this standard, the (Planning Commission) Council shall consider:

(i) The size of the proposed use compared with the surrounding use; **Property is located within the industrial park and adjacent to timber agriculture.**

(ii) The intensity of the proposed use, including activity to be generated, hours of operation, expanse of pavement, and similar measures of intensity of use, compared with surrounding uses; **Proposed use would typically be considered heavy industrial – industrial park is intended for light industrial. Existing concrete plant has a buffer between adjacent properties.**

(iii) The potential generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances; **Concrete plants produce dust or particulate matter.**

(iv) The unusual physical characteristics of the site, including size of the lot, shape of the lot, topography, and soils, which may tend to aggravate or buffer adverse impacts upon surrounding properties; **Buffer should be kept in place to minimize dust on neighboring properties.**

(v) The degree to which landscaping, fencing and other design elements have been incorporated to mitigate adverse impacts on surrounding properties. **See above comment.**

(b) City facilities or other facilities serving the proposed use will not be overburdened or hazards created because of inadequate facilities. The Commission shall consider relevant factors in reaching a determination on this standard, including but not limited to: **Location within industrial park makes this a suitable location for similar industrial uses related to the following factors.**

(i) The ability of the traffic to safely move into and out of the site at the proposed location;

(ii) The presence of facilities to assure the safety of pedestrians passing by or through the site;

(iii) The capacity of the road network to accommodate the proposed use;

(iv) The capacity of the sewerage and water supply systems to accommodate the proposed use;

(v) The capacity of the storm drainage system to accommodate the proposed use;

(vi) The ability of the fire department to provide necessary protection services to the site and development.

(c) The natural characteristics of the site, including topography, drainage, and relationship to ground and surface waters and flood plain, shall not be such that the proposed use when placed on the site will cause undue harm to the environment or to neighboring properties. **The proposed development will require filling of non-jurisdictional wetlands.**

VI. STAFF ANALYSIS:

The proposed ready-mix concrete plant is located within the Industrial Park, surrounded by light industrial uses and conservation land. While the proposed use would not typically be considered “light industrial”, the location for the proposed use is appropriate considering the surrounding uses. There is an existing concrete plant located within the industrial park with a 50’ undisturbed buffer between adjacent properties. Pembroke is a small city, and the subject property is within 1,500 feet of a single-family residence and “B” zoned properties. Concrete plants produce particulate matter, and all precautions should be taken to avoid damage to neighboring properties and the community, such as providing an undisturbed 50’ perimeter buffer. The proposed development will require filling over 2 acres of NJD wetlands, reducing valuable ground water recharge land and flood protection.

Staff offers the following suggested Condition of approval:

Require a 50’ buffer.

VII. STAFF RECOMMENDATION:

As a result, Staff recommends to approve the Conditional Use Permit for a Ready-Mix Concrete Plant on E. Industrial Blvd, Parcel #016 027 01.

VIII. PLANNING COMMISSION RECOMMENDATION:

In accordance with Article X, Section 10-3 (a.), of the Pembroke Zoning Ordinance, the Planning Commission recommends that City Council **approve with the staff’s suggested condition** the Conditional Use Permit for a Ready-Mix Concrete Plant on E. Industrial Blvd, Parcel #016 027 01.

**OPERATIONS PLAN
CONDITIONAL USE APPLICATION, PARCEL 016-027-01
CITY OF PEMBROKE, GEORGIA**

The Conditional Use requested for Parcel 016-027-01 is for the installation and operation of a commercial ready-mix concrete plant. The conceptual site plan submitted along with the application shows the general placement of proposed improvements including material stockpiles, ready mix plant, truck and employee parking, office building, truck washout pit and stormwater management. Very little of the site will be paved. This plant will be operated on a daily basis, generally Monday through Saturday from approximately 5:00 am until 5:00 pm. Occasional customer needs may require the plant to be operated at other times including Sundays and nights. The amount of traffic generated by the operation of this plant will be dependent on customer needs. It is anticipated that the maximum traffic, in the form of concrete mixer trucks, would be 20 one-way trips per hour with a maximum of 160 per day. Customer and employee trips would amount to no more than 30 one-way trips per day. Stormwater runoff will be managed and treated in accordance with the requirements of the City of Pembroke and the Georgia EPD. There are no other potential impacts from the proposed use to any adjacent properties, neighborhood or community.

Performance Standards:

- (1) **Smoke, Dust & Dirt.** No smoke will be generated at the site. Dust is an inevitable part of any traffic over unpaved areas. The operation of the plant will include a water truck to keep the unpaved area wetted, thereby minimizing dust. The same water truck will be utilized to keep the pavement on East Industrial Drive cleaned of any dirt or mud tracked onto the pavement.
- (2) **Fumes, Vapors and Gasses.** The operation of the ready-mix plant will produce NO fumes, vapors or gasses.
- (3) **Sewerage.** The operation of the plant produces no solid waste. The only sewer usage will be for the restrooms in the office building. Mixer trucks will be washed out and cleaned at an on-site washout pit facility designed to filter out solids from the wash water and produce water recyclable in the concrete mix production process. Solids (cement, stone, sand) will be stockpiled for potential use or to be disposed of at a permitted landfill site.
- (4) **Odors.** The operation of the ready-mix plant will produce NO odors of any sort.
- (5) **Noise.** The operation of the ready mix plant will produce equipment noise at or below the level of noise produced by traffic on US 280/East Bacon Street, adjacent to the plant site.
- (6) **Glare.** All floodlights will be directional and shielded to prevent glare visible to the residential areas to the north of the proposed site. No other residential areas are proximate to the site.

Prepared for the City of Pembroke
DRI #4283
Industrial Concrete Plant
October 1, 2024



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

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1.0 Applicant Information

1.1 Jurisdiction and Local Government Information

Pembroke, Georgia

Derek Cathcart

dcathcart@pembrokega.net

912-653-4404

1.2 Applicant

Curb & Gutter Professionals

jhinson@curbandgutterpros.com

912-588-7009

2.0 Project Description

2.1 Summary

DRI#4283 spans approximately 15.23 acres, with the landowner pursuing conditional use permit for a ready-mix concrete facility. This project will be developed by Curb & Gutter Professionals. Parcels involved in this request for rezoning are [016 027 01](#) and [016 027](#).

3.0 Parcel Data

3.1 Size of Property

The property is approximately 15.23 acres.

3.2 General Location

The property is located off East Bacon Street (Highway 280) and West Industrial Drive 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 on the parcels.

4.3 Future Development Map Designation (Character Area)

The city of Pembroke Character Area Map designates the area as Light Industrial.

4.4 Zoning District

The zoning for the project site is I-1 Industrial District.

5.0 Consistency and Compatibility Analysis

5.1 Consistency with the Comprehensive Plan

The city of Pembroke's Comprehensive Plan was adopted in 2023. Character Area map designates the project area as Industrial.

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 #4283 is a *developed area*. Therefore, the proposed development of the project is 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 #4283 is mostly in an *Area in need of Redevelopment*, which is an area that requires improvement to aesthetics, where potential for infill exists, or where there is high poverty or unemployment. A small portion of the project site is designated as an *Area 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. A small portion of the project site is also designated as an *Area of Rapid Development*. This is an area where the pace of development may outpace the availability of community facilities & services.

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 #4283 shows wetlands and two freshwater ponds within the development parcels. A portion of the site lies within zone A. Therefore, the CRC recommends that the approving local government give special consideration to the potential impact of this proposed development on the surrounding environment.

6.5 Wetlands

Wetlands and floodplain are within the parcel and may be impacted. A portion of the site lies within zone A.

6.6 Coastal Stormwater Supplement

Approximately 60–65% of the project site is expected to be impervious surface once the development is completed. The applicant indicated that the project will utilize detention ponds and gravel drives. Additionally, regulations of the Pembroke Tree ordinance will apply to the development.

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 county'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 was 5.1%¹ in 2022.

7.3 Economic Impact

The estimated value of the project at build-out is \$1,200,000. The estimated annual local tax revenues likely to be generated by the proposed development is \$475,000. 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.

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 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.

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 *Industrial Areas*.

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 and the Regional Plan of Coastal Georgia.

The site contains wetlands and floodplains, and development decisions should be mindful of potential impacts to environmentally sensitive areas. New development should strive to be efficient with water resources. The CRC also recommends that the applicant review the [Coastal Georgia Water Regional Water Plan](#) to ensure that the recommended best practices for water management are being utilized in this development.

8.3 Public Comment

Public comment was received by 09/27/2024.

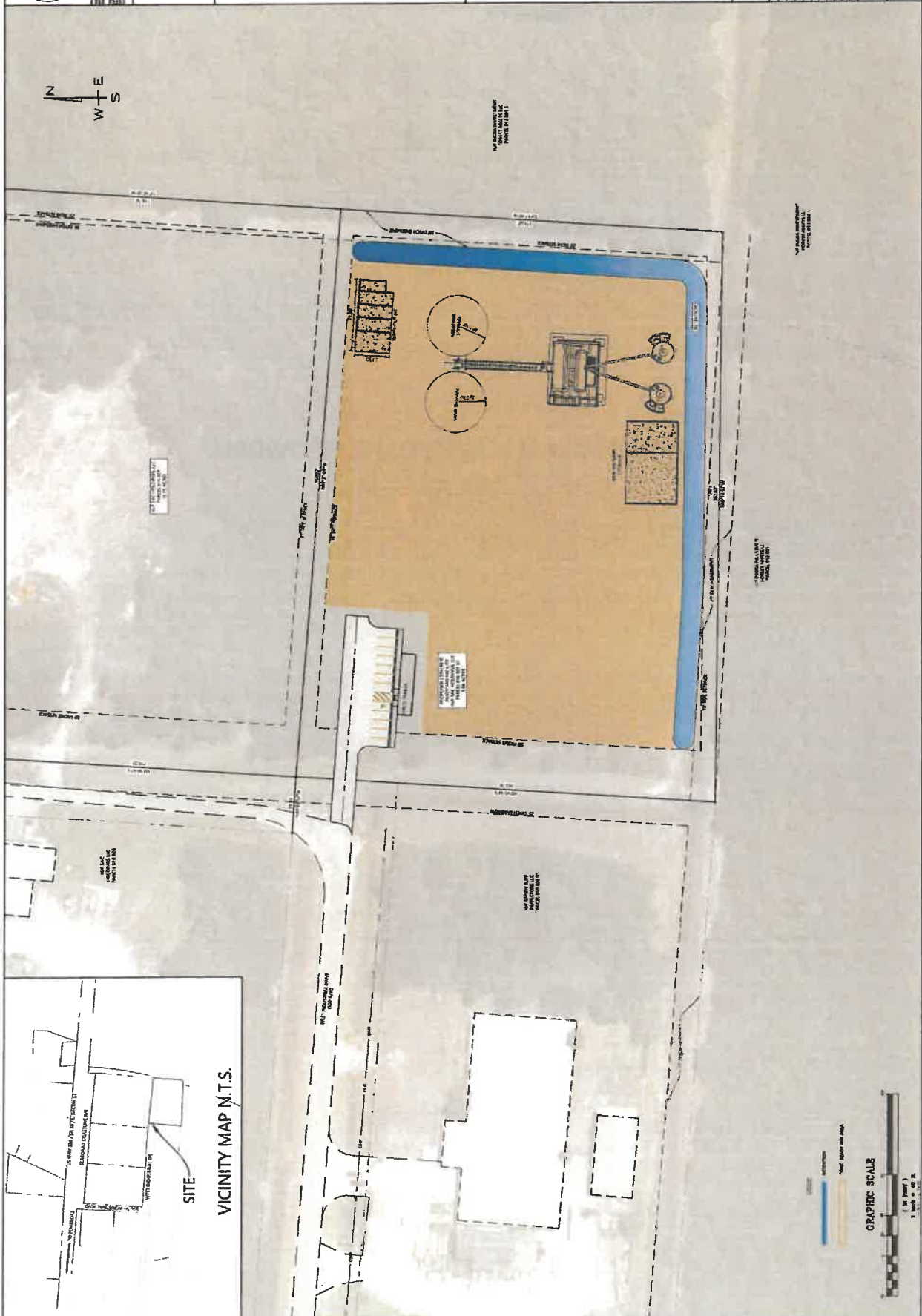
For technical assistance contact Caity McKee, Senior Planner at cmckee@crc.ga.gov

CONCEPT PLAN – APPLICANT PROVIDED

CONCEPTUAL PLAN
CONC. READY MIX FACILITY

CONCEPTUAL SITE PLAN CONC. READY MIX FACILITY

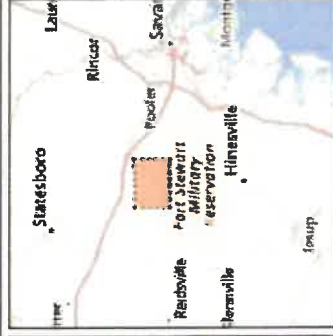
MAVERICK ENGINEERING, LLC
10000 DALLAS ROAD, SUITE 100, DALLAS, TX 75243
PHONE: 972.720.7300 FAX: 972.720.7301



CHARACTER AREA MAP



Pembroke



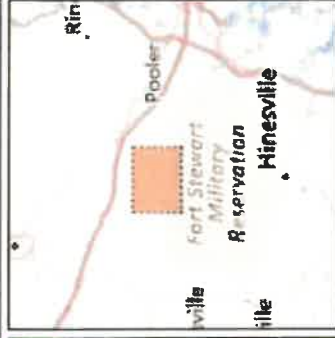
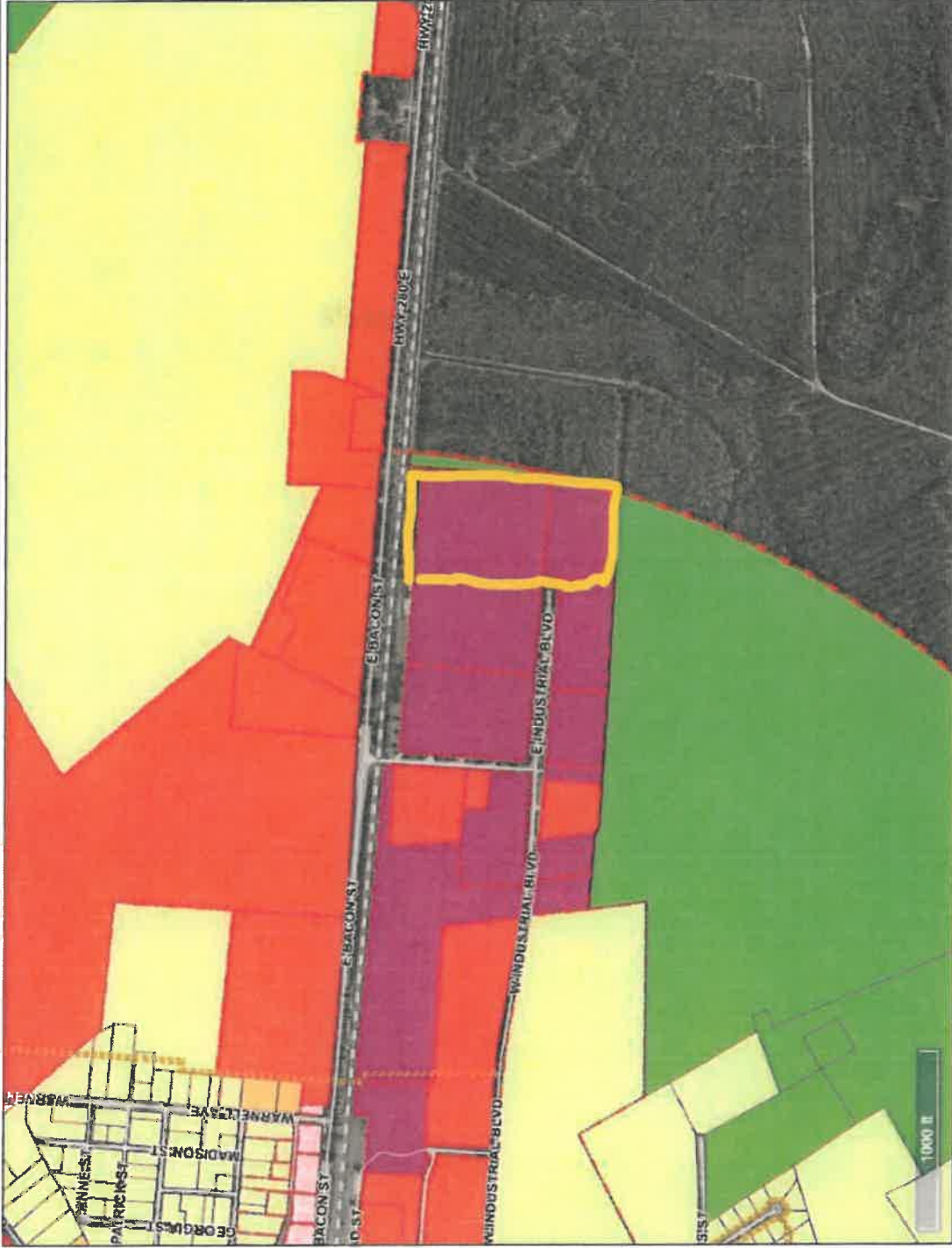
Legend

- Future Development**
- Commercial
 - Conservation
 - Educational Campus
 - Gateway
 - Historic Pembroke
 - Industrial
 - Suburban Area Developing
 - Traditional Residential
- Character Areas**
- Conservation Area and Public Use
 - Downtown
 - Educational Complex
 - Gateway Corridor
 - Industrial Area
 - Light Industrial Area
 - Suburban Area Developing
 - Traditional Neighborhoods Redevelopment
 - Traditional Neighborhoods Stable
- Parcels**
- City Boundary
 - Bryan County Boundary

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

ZONING DISTRICTS MAP

Pembroke



Legend

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

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

REGIONAL IMPACT MAPS

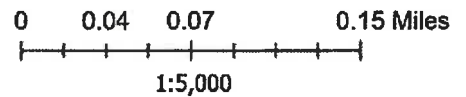
DRI #4283 - Industrial Concrete Plant
County: Bryan
"Future Development Map"



Date Exported: 9/11/2024

Map Coordinates: 81.60753°W 32.13269°N

- Rivers
- Future Development**
- Developed
- Developing
- Rural



**DRI #4283 - Industrial Concrete Plant
County: Bryan
"ARSA Map"**



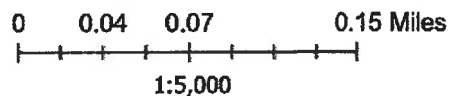
Date Exported: 9/11/2024

Map Coordinates: 81.60753°W 32.13269°N

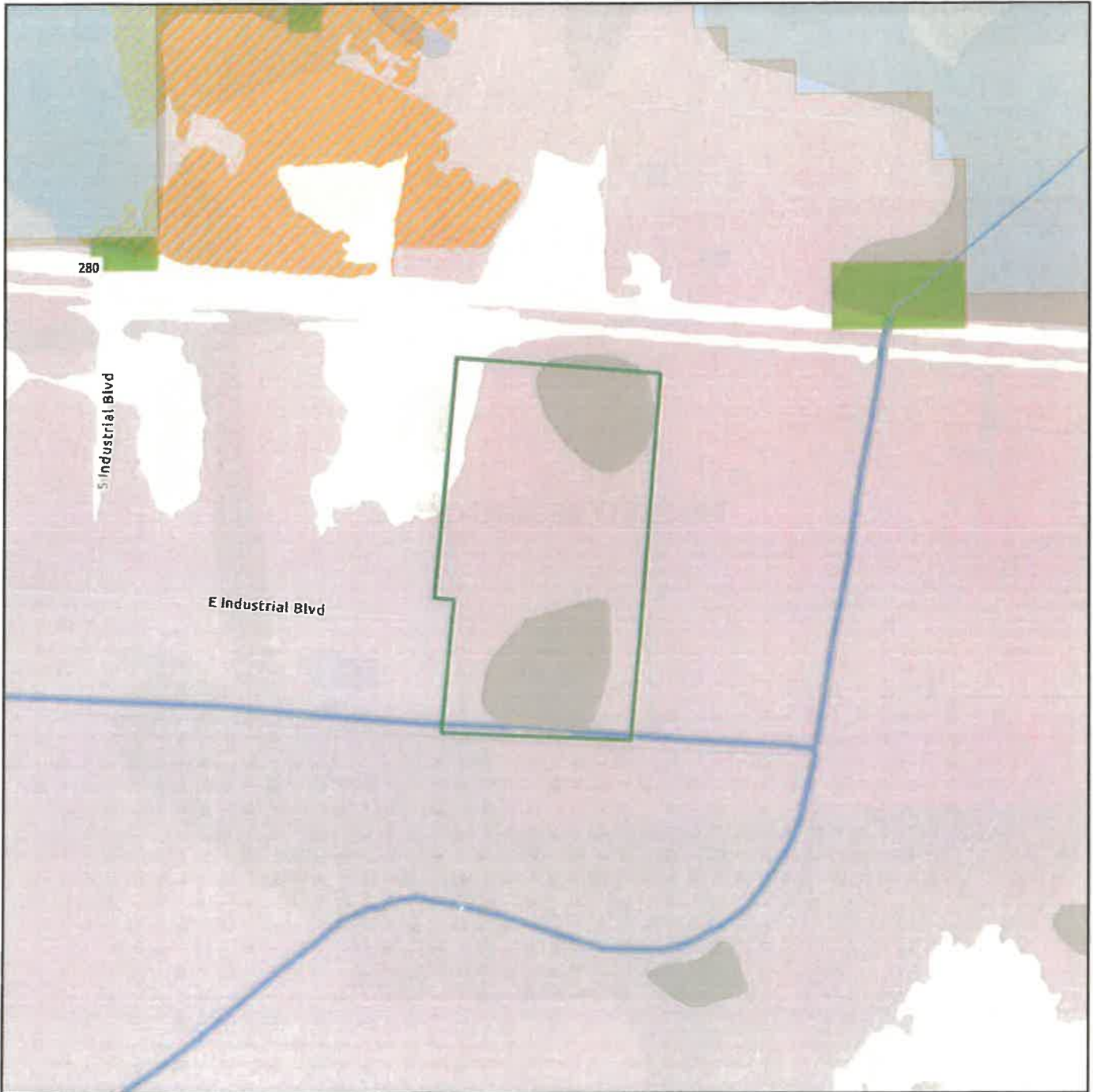
- Rivers
- Areas Requiring Special Attention (Preferred Use, Updated Annually)
- Areas Requiring Special Attention
- Areas in Need of Redevelopment

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

Large Abandoned Structures or Sites



**DRI #4283 - Industrial Concrete Plant
County: Bryan
"Green Infrastructure Map"**



Date Exported: 9/11/2024

Map Coordinates: 81.60753°W 32.13269°N

— Rivers

Green Infrastructure Class
(Preferred Use, Updated
Annually)

Green Infrastructure Class
Core
Corridor

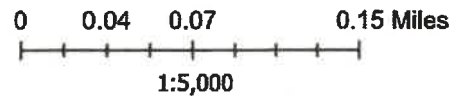
Multi-Use Buffer Areas

Sites
Flood Zone
A

X - 0.2 PCT Annual Chance
Flood Hazard

Wetlands

Freshwater Emergent
Wetland
Freshwater Forested/Shrub
Wetland
Freshwater Pond
Riverine



PROPERTY RECORD CARDS

Bryan County, GA

Summary

Parcel Number 016 027 01
Location Address E INDUSTRIAL BLVD
Zip Code 31321
Legal Description PARCEL B PS 548/4
(Note: Not to be used on legal documents)
Class I4-Industrial
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning I-1
Tax District Pembroke City (District 01)
Millage Rate 33.23
Acres 5.08
Neighborhood INDUSTRIAL PARK - NO (INDUPK)
Homestead Exemption No (SO)
Lot/District N/A

[View Map](#)

Assessment Notices

[2024 Assessment Notice \(PDF\)](#)

Owner

SAC HOLDINGS, LLC
 9 DEER RUN ROAD
 SAVANNAH, GA 31411

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	3	5.08

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/11/2012	1056 404	548 4	\$750,000	MULTIPLE PARCEL SALE	OLDCASTLE PRECAST INC	SAC HOLDINGS, LLC
11/14/2006	668 110	548 4	\$38,100	EXEMPT TO TAXABLE	DEVELOPMENT AUTHORITY OF BRYAN	OLDCASTLE PRECAST INC
11/1/2005	564 236	548 4	\$0	GOVERNMENT SALES	DEVELOPMENT AUTHORITY OF BRYAN	DEVELOPMENT AUTHORITY OF BRYAN COUNTY
9/2/2005	551 386	548 4	\$0	GOVERNMENT SALES	BRYAN CO BD OF COMMISSION	DEVELOPMENT AUTHORITY OF BRYAN COUNTY
7/12/2005	551 379		\$0	GOVERNMENT SALES	BRYAN CO BD OF COMMISSION	BRYAN CO BD OF COMMISSION
7/12/2005	551 376		\$0	GOVERNMENT SALES	BRYAN CO BD OF COMMISSION	BRYAN CO BD OF COMMISSION
7/11/2005	551 373	548 4	\$0	GOVERNMENT SALES		BRYAN CO BD OF COMMISSION

Valuation

	2023	2022	2021
Previous Value	\$28,200	\$28,200	\$28,200
Land Value	\$28,200	\$28,200	\$28,200
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$28,200	\$28,200	\$28,200

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

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 9/30/2024, 9:32:58 PM

[Contact Us](#)



Bryan County, GA

Summary

Parcel Number 016 027
Location Address E INDUSTRIAL BLVD
Zip Code 31321
Legal Description PARCEL A 7-B-227 11/30/87 PS 548/4
(Note: Not to be used on legal documents)
Class I4-Industrial
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning I-1
Tax District Pembroke City (District 01)
Millage Rate 33.23
Acres 10.15
Neighborhood INDUSTRIAL PARK - NO (INDUPLK)
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)

Assessment Notices

2024 Assessment Notice (PDF)

Owner

[SAC HOLDINGS, LLC](#)
 9 DEER RUN
 SAVANNAH, GA 31411

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	3	10.15

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/11/2012	1056 404	548 4	\$750,000	MULTIPLE PARCEL SALE	OLDCASTLE PRECAST, INC	SAC HOLDINGS, LLC
2/18/2005	494 504	548 4	\$0	GOVERNMENT SALES	BRYAN CO DEV AUTHORI	OLDCASTLE PRECAST, INC
2/1/2005	490 279	548 4	\$0		BRYAN COUNTY/CITY OF PEMBROKE DEVELOPMEN	BRYAN COUNTY BOARD OF COMMISSIONERS
11/1/1987	07-80227		\$7,600	UQ		BRYAN CO DEV AUTHORI

Valuation

	2023	2022	2021
Previous Value	\$44,300	\$44,300	\$44,300
Land Value	\$44,300	\$44,300	\$44,300
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$44,300	\$44,300	\$44,300

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

The Bryan County Board of Assessors makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. This webpage is not live data. Values and Ownership indicated are from the last Georgia Department of Revenue certified tax roll and reflect property values as of the tax lien date which, in Georgia, is January 1st of each year. Other data changes will be updated throughout the year.
 | [User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 9/30/2024, 9:32:58 PM

[Contact Us](#)



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

September 24, 2024

Via E-Mail

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

Re: Comments on DRI # 4283 - Industrial Concrete Plant - 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.

Ogeechee Riverkeeper provides these comments on the Industrial Concrete Plant project proposed for Pembroke. ORK concerns fall into three categories - (1) site layout concerns, (2) stormwater management and aquatic resource protection, and (3) wastewater treatment. ORK asks that the City of Pembroke fully consider these concerns and to make reasonable adjustments at this planning stage to reduce environmental impacts over the plant's operational lifetime. Additionally, ORK ask for clarification about (4) DRI # 4284, which appears to be the same as this project but has already been "completed" according to the Department of Community Affairs webpage.¹

1. Amend Site Layout to Avoid Aquatic Resource Impacts

The proposed site layout presents impacts to wetlands and nearby waterways that are fully avoidable with slight adjustments. The wetlands present on the site are the first concern. The Conceptual Site Plan appears to show the proposed structures being located within the large wetland on Parcel 016-027-01. Even if it is not placed squarely in the wetlands, portions of those wetlands will need to be filled. That wetland fill is unnecessary when considering layouts that span both parcels. The Coastal Regional Commission (CRC) and the Development of Regional Impact (DRI)

¹ <https://apps.dca.ga.gov/DRI/AppSummary.aspx?driid=4284>

application material included in the public notice include both Parcel 016-027-01 as well as Parcel 016-027. When looking at the CRC's Green Infrastructure Map, a large, wetland-free, and already-cleared space exists. It appears that the proposed structures could be located in this area, avoiding any need to fill wetlands. As will be discussed below, this layout would also reduce potential impacts to the tributary stream to Mill Creek immediately to the south of the property, identified on the CRC maps as either "river" or "riverine" features. ORK asks the City of Pembroke to consider this relocation in order to preserve these important aquatic features. At the very least, ORK urges Pembroke to require an explanation and justification from the developers as to why this proposed layout and wetland fill is necessary.

2. Ensure Forward-Looking Stormwater Management and Flood Control

Robust and resilient stormwater management and flood control plans are crucial for this industrial site. The sand, aggregate, and raw materials storage as well as a "wash-out pit" presented in the Conceptual Site Plan all pose runoff and pollution concerns to the nearby Mill Creek tributary stream as well as to the wetlands on the property. With nearly the entire site located within Flood Zone A, also known as the 100-year floodplain, flooding will be a concern.² With storms being strong and more frequent, as recently seen with Tropical Storm Debby, stormwater management and flood damage prevention is becoming increasingly important. As such, forward-looking management is crucial at this planning stage. ORK urges the City of Pembroke to take steps to ensure stormwater and flooding concerns are addressed for the entire operational lifetime of this facility.

Considering an alternative site layout is a first step. Moving the structures, storage areas, and wash-out pit further away from tributary and property boundaries will help to prevent runoff pollution. As proposed, the raw materials storage area is placed almost immediately adjacent to the tributary stream. Even with the proposed detention pond, a strong storm or flood event could foreseeably wash this storage area out, overflow the detention pond, and eventually end up in Mill Creek. An alternative layout that places structures, storage areas, and detention ponds further away from this tributary would reduce potential runoff pollution during these storm and flooding events. At the very least, Pembroke should consider increasing buffer requirements from the property boundary, with additional attention paid to buffers between the industrial activity and the tributary.

A second step should be to require a flood impact control plan. From the Conceptual Site Plan, it is unclear how the storage areas and wash-out pit will be constructed. If left open, unconfined, and constructed without stormwater and flooding in mind, these areas pose runoff risks. A proactive and forward-looking flood impact control plan could set requirements, procedures, and action steps for the operators to follow to prevent unintended runoff pollution. Requiring this plan at these initial stages will ensure that a plan is in place from Day 1 and will avoid the need for reactive, last-minute planning for storms, floods, and hurricanes. ORK asks the City of Pembroke to require the applicants and operators to submit this plan as a condition to construction, development, and occupancy.

A third step should be to require stormwater detention features that go well beyond the minimum requirements. As noted, storms are becoming more frequent and more intense. ORK suggests basing management and construction of detention ponds on the 100-year and/or 500-year storms. Like with floodplains, these estimates are based on the likelihood of these storms occurring. Currently, the Savannah area's 100-year storm would add 10 inches of

² It should be noted that over a 30-years period, the actual risk of a 100-year flood event occurring in a Zone A property is 26% - a more than 1 in 4 chance. See <https://savannahga.gov/FAQ.aspx?QID=332> and <https://www.floodsmart.gov/flood-zones-and-maps>.

rain in a 24-hour period, with the 500-year storm raining 20 inches in 24 hours.³ In Pembroke, those numbers are 9.65 in and 13.2 in over a 24-hour period for the 100 and 500 year storms.⁴ It is important to note that these storms are understood to be smaller than recent data show and future estimates predict, as the current NOAA calculations are based on 2016 data.⁵ To extend the functional life of these features in protecting the area from flooding, ORK urges the City of Pembroke to require stormwater features to retain 125% of the 100-year storm⁶ or 100% of the 500-year storm.

In summary, to reduce impacts from stormwater and flooding, ORK urges the City of Pembroke to (1) consider and require an alternate site layout that increases setback buffers, (2) condition construction and occupancy on submission of a flood impact control plan, and (3) require stormwater detention ponds to retain increasingly strong storms.

3. Consider Wastewater Pretreatment and Pollutant Inventory

With the City designated as receiving wastewater from this industrial site, Pembroke's decision makers should seek clarification from the applicant and operator about its future wastewater. Being an industrial source, the contents of its wastewater could require specific actions and additional attention to prevent unintended pollution later in the treatment process. An industrial pretreatment permit⁷ may be required for this industrial waste. Additionally, the City of Pembroke would benefit from receiving an inventory of potential pollutants that could be present in the plant's wastewater stream. The information in that inventory will help to ensure Pembroke's wastewater treatment facilities continue operating as intended and does not result in fugitive industrial pollutants entering the area's waters. ORK urges the City of Pembroke to consider whether an industrial pretreatment permit is required, obtain a pollutant inventory from the plant's operators, and take necessary actions to ensure this industrial wastewater does not impact the City's wastewater treatment facilities or nearby waters.

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

³ See Question 16 at <https://www.savannahga.gov/FAQ.aspx?QID=307>.

⁴ NOAA Atlas 14 Point Precipitation Frequency Estimates. Available at: https://hdsc.nws.noaa.gov/pfds/pfds_map_cont.html?bkmrk=ga.

⁵ See UGA

(<https://site.extension.uga.edu/climate/2020/05/has-the-100-year-storm-changed-over-time-it-may-depend-on-where-you-are/>) and Dudek Consultants (<https://dudek.com/will-your-flood-control-system-work-in-a-100-year-event/>).

⁶ 125% of a 9.65-in storm is 12.0625 in.

⁷ <https://epd.georgia.gov/forms-permits/watershed-protection-branch-forms-permits/wastewater-permitting/industrial>

Email received 9/27/2024 2:51 PM.

**Subject: "City of Savannah Response to DRI #4283 at Industrial Concrete Plant --
Pembroke"**

Hello. Please find the City of Savannah's Response to this DRI project #4283 copied below including the POC for this response.

Water Resources Planning & Engineering Department: The City of Savannah, Water Resources, does not anticipate any direct impacts from this proposed development outside of an incremental impact captured within state level management of regional groundwater demand.

Shawn Rosenquist, Ph.D., P.E.
Senior Civil Engineer
Water Resources Planning and Engineering
Shawn.Rosenquist@Savannahga.gov
D: 912.525.3100 ext. 2511
O: 912.651.6573
M: 912.657.6975

Thank you, With best regard

Cornelia M. Reed, M.A.
Program Coordinator
Planning and Urban Design Department
P.O. Box 1027, Savannah, GA 31402
Physical Location: 20 Interchange Drive, Administration Building
Savannah, GA 31415
creed@savannahga.gov
Office: 912.525-3100, ext. 1161
Department: 912-525-2783 (Option 2)

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

Email address	First name	Last name
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rcarpenter@richmondhill-ga.gov	Russ	Carpenter



**DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
100 W. OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401-3604**

June 28, 2024

Regulatory Division
SAS-2021-00391

Trudy Sauer
SAC Holdings, LLC
9 Deer Run
Savannah, Georgia 31411

Dear Ms. Sauer:

I refer to a letter dated January 2, 2023, submitted on your behalf by Mr. Hunter Perry with Resource and Land Consultants, requesting an Approved Jurisdictional Determination (JD) for a 15.01-acre site located at the east end of East Industrial Boulevard in Pembroke, Bryan County, Georgia (Latitude 32.132938, Longitude -81.607423). This project has been assigned number SAS-2021-00391 and it is important that you refer to this number in all communication concerning this matter.

We have completed an AJD for this site. Any wetlands on-site were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. I have enclosed an "AJD Memorandum for Record," which details whether aquatic resources present on the site are subject to the jurisdiction of the U.S. Army Corps of Engineers and how the Corps determined jurisdiction.

"Jurisdictional Wetland" as depicted on the enclosed exhibit entitled, "SAC Holdings Tract", dated May 28, 2024, is a water of the United States and is therefore within the jurisdiction of Section 404 of the Clean Water Act (33 United States Code § 1344). The placement of dredged or fill material into Waters of the United States, including mechanized land clearing of jurisdictional wetlands would require prior Department of the Army authorization pursuant to Section 404.

"Non-Jurisdictional Wetland" as depicted on the enclosed exhibit entitled, "SAC Holdings Tract", dated May 28, 2024, is not a water of the United States and is therefore not within the jurisdiction of Section 404 of the Clean Water Act. The placement of dredged or fill material into non-jurisdictional waters would not require prior Department of the Army authorization pursuant to Section 404.

This approved JD will remain valid for a period of 5-years unless new information warrants revision prior to that date. You may request an administrative appeal for any approved JD under the Corps regulations at 33 Code of Federal Regulations (CFR) Part

331. Enclosed you will find a Notification of Administrative Appeal Options and Process and Request for Appeal form.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act. The Property Report required by Housing and Urban Development Regulation must state whether, or not a permit for the development has been applied for, issued or denied by the U.S. Army Corps of Engineers (Part 320.3(h) of Title 33 of the CFR).

This communication does not convey any property rights, either in real estate or material, or any exclusive privileges. It does not authorize any injury to property, invasion of rights, or any infringement of federal, state or local laws, or regulations. It does not obviate your requirement to obtain state or local assent required by law for the development of this property. If the information you have submitted, and on which the U.S. Army Corps of Engineers has based its determination is later found to be in error, this decision may be revoked.

Thank you in advance for completing our on-line Customer Survey Form located at <https://regulatory.ops.usace.army.mil/customer-service-survey/>. We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please contact me by telephone at 912-293-1055 or by email at jared.k.chrisp@usace.army.mil.

Sincerely,



Jared Chrisp
Regulatory Specialist, Coastal Branch

Copy Furnished: Mr. Hunter Perry

Enclosures

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS
AND REQUEST FOR APPEAL**

Applicant: Trudy Sauer	File Number: SAS-2021-00391	Date: June 28, 2024
Attached is:		See Section below
<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
<input type="checkbox"/>	PERMIT DENIAL	C
<input checked="" type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	D
<input type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. The division engineer must receive this form within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

Jared Chrisp
U.S. Army Corps of Engineers, Savannah District
100 W. Oglethorpe Avenue, Savannah, Georgia 31401

Phone: (912) 293-1055
Email: jared.k.chrisp@usace.army.mil

If you only have questions regarding the appeal process you may also contact:

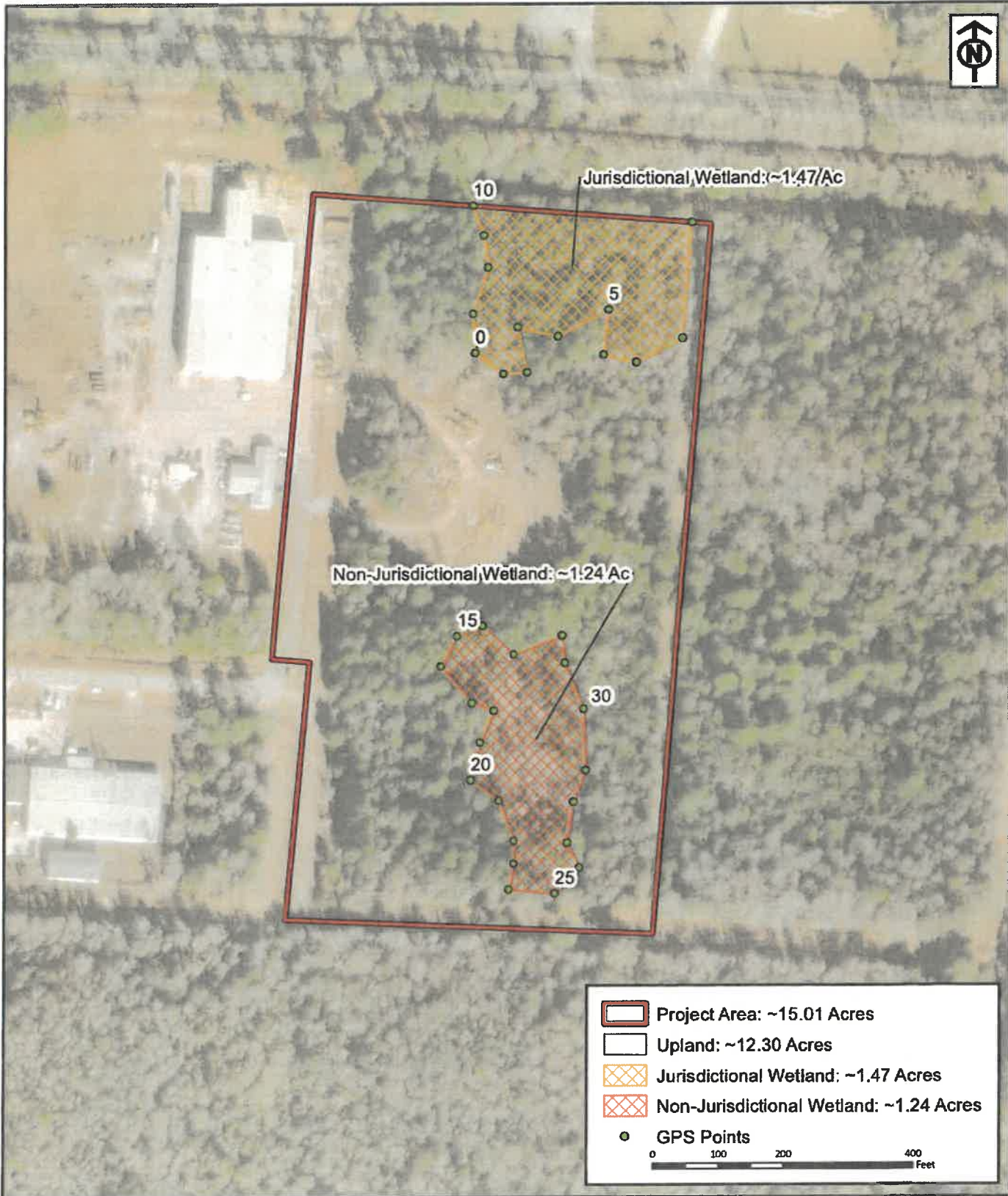
Administrative Appeal Review Officer (Krista Sabin)
CESAD-PDS-O
US Army Corps of Engineers, South Atlantic Division
60 Forsyth Street, Room 10M15
Atlanta, Georgia 30303-8801
krista.d.sabin@usace.army.mil
(904) 314-9631

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date: _____

Telephone number: _____



	Project Area: ~15.01 Acres
	Upland: ~12.30 Acres
	Jurisdictional Wetland: ~1.47 Acres
	Non-Jurisdictional Wetland: ~1.24 Acres
	GPS Points

0 100 200 400 Feet

RLC Project No.:	21-154
Figure No.:	8
Prepared By:	HP
Sketch Date:	5/28/2024
Map Scale :	1 inch = 200 feet

SAC Holdings Tract
Bryan County, Georgia

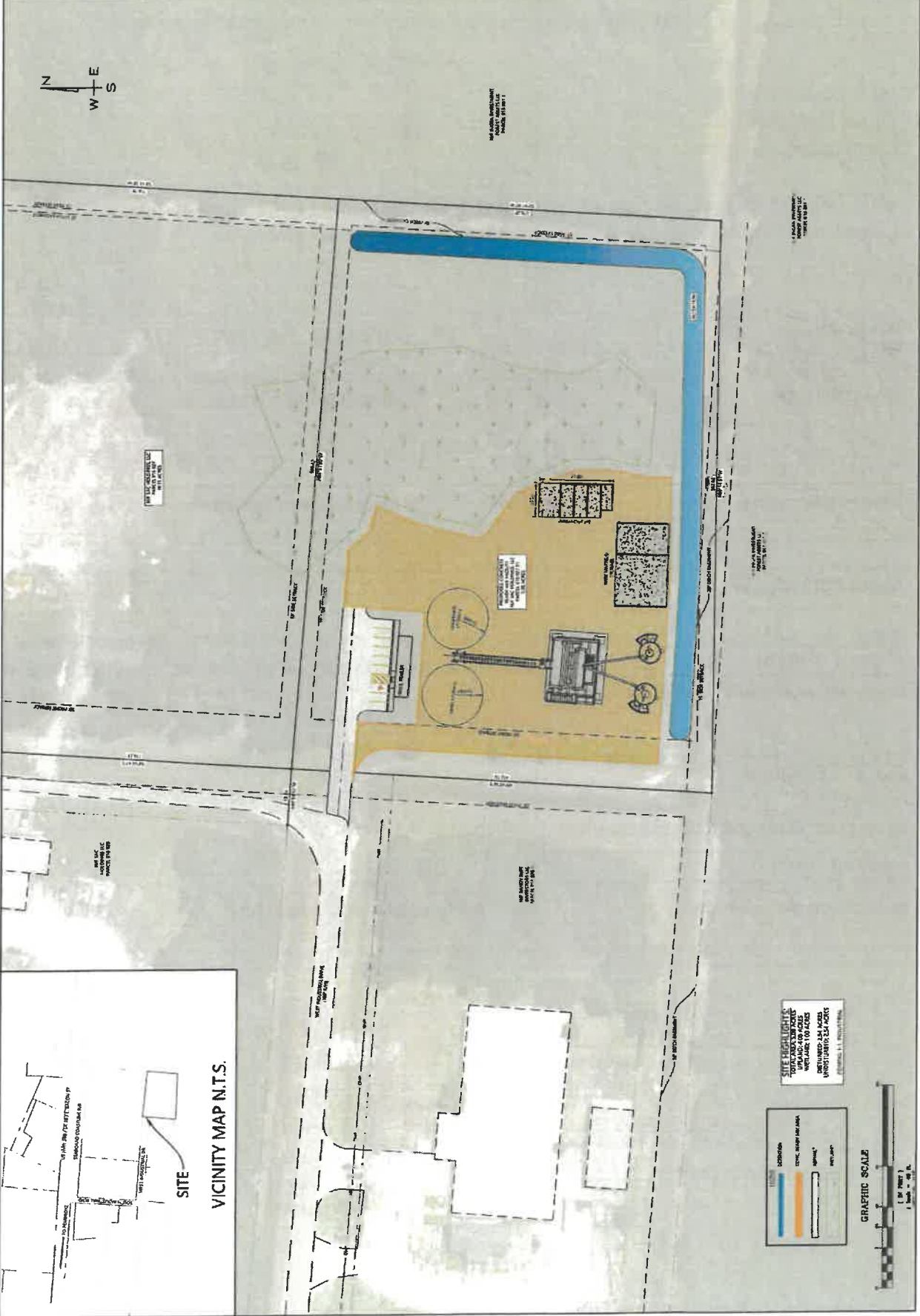
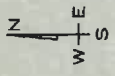
**Aquatic Resource
GPS Delineation Exhibit**
Prepared For: SAC Holdings, LLC

RLC
**RESOURCE+LAND
CONSULTANTS**
41 Park of Commerce Way, Ste. 101
Savannah, Georgia 31405
919.463.8976 www.rlc.com

Label	Latitude	Longitude
0	32.133578	-81.607606
1	32.133490	-81.607466
2	32.133493	-81.607347
3	32.133684	-81.607393
4	32.133645	-81.607192
5	32.133756	-81.606942
6	32.133567	-81.606965
7	32.133533	-81.606808
8	32.133634	-81.606580
9	32.134121	-81.606532
10	32.134198	-81.607612
11	32.134072	-81.607560
12	32.133936	-81.607540
13	32.133743	-81.607615
14	32.132427	-81.607574
15	32.132385	-81.607699
16	32.132257	-81.607780
17	32.132102	-81.607628
18	32.132070	-81.607519
19	32.131935	-81.607587
20	32.131778	-81.607636
21	32.131690	-81.607496
22	32.131521	-81.607422
23	32.131424	-81.607422
24	32.131315	-81.607449
25	32.131297	-81.607219
26	32.131405	-81.607096
27	32.131510	-81.607155
28	32.131682	-81.607124
29	32.131815	-81.607062
30	32.132075	-81.607071
31	32.132268	-81.607163
32	32.132385	-81.607177
33	32.132304	-81.607417

CONCEPTUAL SITE PLAN CONC. READY MIX FACILITY

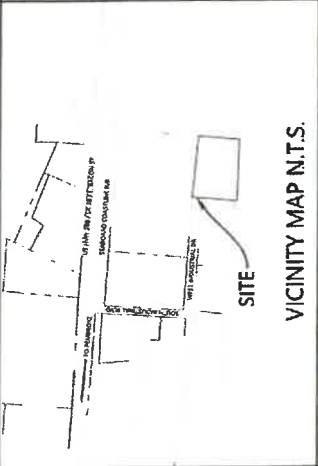
MAVERICK ENGINEERING, LLC
10000 W. 10th Street, Suite 100, Overland Park, KS 66211
Phone: 913.241.1234 Fax: 913.241.1235
www.maverickeng.com



SITE LEGEND
TOTAL PAVED AREA
TOTAL UNPAVED AREA
DISTURBED SOIL AREA
UNDISTURBED SOIL AREA



GRAPHIC SCALE
(1" = 100')



VICINITY MAP N.T.S.

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.

Mark Sauer
SAC Holdings, LLC.

TRUDY SAUER
SAC HOLDINGS, LLC

Owner's Name

Other Owner's Name

[Handwritten Signature] 8/23/24

[Handwritten Signature] 8/23/24

Owner's Signature

Date

Other Owner's Signature

Date

Agent Authorization

I/We, the undersigned owner(s) of property involved in this application, do hereby authorize **Jimmy Hinson** to act as Agent in submitting and representing the above identified application in my/our behalf.

[Handwritten Signature]

[Handwritten Signature]

Owner's Signature

Other Owner's Signature

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

Jimmy Hinson

[Handwritten Signature]

8-28-24

Authorized Agent's Name

Authorized Agent's Signature

Date

State of: Georgia

County of: Chatham

The foregoing instrument was acknowledged before me 23rd day of August, 2024

[Handwritten Signature]
Your Name Here, Notary Public

My Commission Expires 11/27/2026





CITY OF PEMBROKE

EST. 1905

Application for Rezoning, Variance, Home Occupation or Conditional Use

Phone: 912-653-4413

Fax: 912-653-4424

INSTRUCTIONS:

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

1. Action Requested (Check all that applies):

- Rezoning Variance Conditional Use Home Occupation

2. Owner and Agent Information:

a. Owner(s) of Record:

Name: * **Phone:**

Mailing Address: * **Physical Address: ***

Do(es) the owner(s) own any adjacent properties? **List Parcel Numbers:**

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

b. Name of Applicant/Agent:

Company Name: **Phone Number:**

Mailing Address:

140 Pioneer Road

Address Line 2

Jesup

Georgia

31545

Physical Address:

140 Pioneer Road

Address Line 2

Jesup

Georgia

31545

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

Company Name:

Maverick Engineering, LLC.

Phone Number:

(912) 256-3704

Mailing Address:

205 Gene Bland Road

Address Line 2

Jesup

Georgia

31545

Physical Address:

205 Gene Bland Road

Address Line 2

Jesup

Georgia

31545

3. Property Information – Current

a. Property Parcel Number:

016 027 01

b. Total Acreage of Property:

5.08

c. Acreage proposed for rezoning:

5.08

d. Street address of Property:

E. Industrial Blvd.

e. Location of property:

Dixie Ham Industrial Park

f. Current Zoning:

I-1, Industrial

Current Land Use:

Vacant Wooded Lot

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

Wooded

h. Are there any structures currently on the property?

Yes No

i. Contiguous land uses: North

Vacant Wooded Lot, Zone Ind.

South

Vacant Wooded Lot

East

Vacant Wooded Lot

West

Developed Lot, Zone Industrial

j. Current Access (roads):

E. Industrial Blvd.

k. Existing utilities:

City of Pembroke Water and Sanitary Sewer (Gravity)

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

Conditional Use - Ready Mix Concrete Plant

Action

Approved Conditional Use

Date

8/28/2024



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

Commencing at a 1/2" Iron Rod Found located at the end of E. Industrial Blvd. right of way at (N:775,983.64, E: 828,975.69) being known as the POINT OF BEGINNING. From said point proceed South 3 degrees 45 minutes 56 seconds West for a distance of 412.76 feet to a point (1/2" Iron Rod Found); Thence, proceed North 89 degrees 14 minutes 51 seconds West for a distance of 562.02 feet to a point (1/2" Iron Rod Found); Thence proceed South 3 degrees 41 minutes 38 seconds West for a distance of 376.21 feet to a point (1/2" Iron Rod Found); Thence proceed North 85 degrees 31 minutes 09 seconds West for a distance of 560.82 feet to aforementioned POINT OF BEGINNING (1/2" Iron Rod Found).

4. Property Information -- Proposed:

a. Proposed Zoning:

N/A; I-1, No change of zoning

Proposed Use:

Ready Mix Concrete Plant

b. Proposed water:

City of Pembroke

proposed sewer:

City of Pembroke

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

Yes No

if so, please answer the following:

Proposed number of lots

N/A

Proposed improvements (roads, water system, etc.)

N/A

Proposed access:

N/A

d. Justification of rezoning:

N/A

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)

N/A

b. Please describe the variance you are requesting.

N/A

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

N/A

(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

Bandy Bluff Investors, LLC.

Last

Address

7370 Hodgson Memorial Drive

Parcel 016 026 01

Savannah

Georgia

31406



⊗ Item 2

Name

SAC Holdings, LLC.

Last

Address

145-147 E. Industrial Blvd.

Address Line 2

Pembroke

Georgia



31321

⊗ Item 3

Name

SAC Holdings, LLC.

Last

Address

9 Deer Run

Parcel 016 027

Savannah

Georgia



31411

⊗ Item 4

Name

Ingka Investments Forest Asses

Last

Address

8809 Lenox Point Drive, STE B

Parcel 013 001 2

Charlotte

North Carolina



28273

⊗ Item 5

Name

Ingka Investments Forest Asses

Last

Address

8809 Lenox Point Drive, STE B

Parcel 013 001 1

Charlotte

North Carolina



28273

+ Add Item

7. Certifications:

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

Yes No **If answered "Yes," please attach an explanation**

or drag files here.

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

Yes No

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

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

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 *

8/28/2024



⊗ *Jimmy Kinson*

draw type

+ Add item

Submit

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 October 17, 2024, at 7 p.m. in the city hall at 353 N. Main Street, Pembroke, Georgia, to consider a Conditional Use Permit request for a Ready-Mix Concrete Plant on E. Industrial Blvd, Parcel #016 027 01. The Pembroke City Council will hold a public hearing and final vote for the Conditional Use Permit request on November 11, 2024, in the city hall at 353 N. Main Street. The public is invited. Persons needing special accommodations should call the Pembroke City Hall at (912) 653-4413.



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

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

ORDINANCE NO.

AN ORDINANCE ADOPTING AND ENACTING A NEW CODE FOR THE CITY OF PEMBROKE, GEORGIA; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN; AND PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE.

BE IT ORDAINED BY THE CITY COUNCIL :

Section 1. The document entitled "The Code of the City of Pembroke, Georgia" published in 2023 by Municode by Order of the City Council, consisting of chapters 1 through 48, each inclusive, is adopted as the Official Code of Ordinances of the City of Pembroke, Georgia ("the Code). A copy of the Code has been presented to the City Council and is available in the office of the city clerk.

Section 2. All ordinances of a general and permanent nature enacted on or before January 9, 2023, and not included in the Code or recognized and continued in force by reference therein, are repealed.

Section 3. The repeal provided for in section 2 hereof shall not affect any offense or act committed or done or any penalty or forfeiture incurred or any contract or right established or accruing before the effective date of this ordinance; nor shall this repeal affect any ordinance or resolution of the city promising or guaranteeing the payment of money by or to the city, or authorizing the issuance on any bonds of the city, or any evidence of the city's indebtedness, or any contract or obligation assumed by the city; nor shall this repeal affect any rights or license granted by any ordinance or resolution of the city to any person, firm or corporation; nor shall the repeal affect the present annual appropriation of the city; nor shall this repeal affect any ordinance or resolution levying or imposing charges, fees or taxes now due or accrued; nor shall this repeal affect any zoning ordinance

of the city or amendments thereto; nor shall this repeal affect any annexation ordinance of the city; nor shall this repeal be construed to revive any ordinance or part thereof that has been repealed by a subsequent ordinance that is repealed by this ordinance.

Section 4. The provisions appearing in the Code, so far as they are the same as provisions of ordinances and resolutions existing at the time of the effective date of this code, are intended, and shall be considered as continuations thereof and not as new enactments.

Section 5. Additions or amendments to the Code when passed in such form as to indicate the intention of the City Council to make the same a part of the Code shall be deemed to be incorporated in the Code, so that reference to the Code includes the additions and amendments.

Section 6. A copy of the Code shall be kept on file in the office of the city clerk, and preserved in loose-leaf form, or in such other form as the city clerk may consider most expedient, including in an electronic format, and a link to the Code shall be posted on the City's website. It shall be the express duty of the city clerk or someone authorized by the city clerk, including but not limited to Municode, to insert in their designated places all amendments, ordinances or resolutions which indicate the intention the City Council to make those provisions a part of the Code, when those provisions have been printed in page form, and to extract from the Code all provisions which may be from time to time repealed. A copy of the Code shall be available for all persons desiring to examine it and shall be considered the official code of the city.

Section 7. As pages of the code are replaced because the matter contained on them shall have been repealed, amended or otherwise shall have been superseded or rendered obsolete or inoperative, the city clerk shall retain copies of the pages of the code so superseded, rendered obsolete or otherwise rendered inoperative in a file or in electronic format so that the former provisions of the code may be

readily available and easily found. The purpose of this section is to permit anyone desiring to do so to ascertain the precise status of any section of the Code as of any given date.

Section 8. In case of the amendment of any section of the Code for which a penalty is not provided, the general penalty as provided in the city charter or as provided the Code shall apply to the section as amended; or in case the amendment contains provisions, for which a penalty, other than the aforementioned general penalty, is provided in another section in the same chapter, the penalty so provided in the other section shall be held to relate to the section so amended, unless the penalty is specifically repealed therein.

Section 9. It shall be unlawful for any person, firm or corporation to change or amend by additions or deletions, any part or portion of the Code, or to insert or delete pages or portions thereof, or to alter or tamper with the Code in any manner whatsoever which may cause the law of the city to be misrepresented thereby.

Section 10. Ordinances adopted after January 9, 2023, that amend or refer to ordinances that have been codified in the Code shall be construed as if they amend or refer to like provisions of the Code.

Section 10. All ordinances or parts of ordinances in conflict herewith are, to the extent of any conflict, hereby repealed.

Section 11. This ordinance shall become effective on November 18, 2024.

Passed and adopted by the _____ this _____ day of _____, _____.

Mayor

ATTEST:

City Clerk

1st Reading: September 9, 2024

2nd Reading: November 18, 2024

Certificate of Adoption

I hereby certify that the foregoing is a true copy of the ordinance passed at the regular meeting of the City Council, held on the _____ day of _____, _____.

City Clerk

Arlene Hobbs

From: Meridyth Padgett <mpadgett@bryan.k12.ga.us>
Sent: Thursday, November 7, 2024 3:47 PM
To: Arlene Hobbs
Subject: Fw: <External Source>School Cross Guards

Good afternoon,
We only have one crossing guard in the district. It is an additional job that pays \$11.53/hour.

Thanks,
Meridyth



Meridyth Padgett
DIRECTOR OF HUMAN RESOURCES
BRYAN COUNTY SCHOOLS

☎ 912-851-4000
✉ mpadgett@bryan.k12.ga.us

Committed to Excellence & Success in All We Do

From: humanresources <humanresources@bryan.k12.ga.us>
Sent: Tuesday, November 5, 2024 1:35 PM
To: Meridyth Padgett <mpadgett@bryan.k12.ga.us>
Subject: FW: <External Source>School Cross Guards

All the best,



Sara Kirby
Human Resource Specialist
Bryan County Schools
☎ 912-851-4021
✉ skirby@bryan.k12.ga.us

From: Arlene Hobbs <Clerk@pembrokega.net>
Sent: Tuesday, November 5, 2024 12:54 PM
To: humanresources <humanresources@bryan.k12.ga.us>
Subject: <External Source>School Cross Guards
Importance: High

[EXTERNAL EMAIL] This email is from an EXTERNAL source. Do not click any links or open attachments unless you know the sender and you are sure the content is safe. If you see this message this email did NOT come from anyone at Bryan County Schools.

Hello,

Does the board employ school cross guards? If so, can you share the pay scale?

Thank you,

Arlene Hobbs

City Clerk

City of Pembroke

912-653-4413 office

912-653-4424 fax

PO Box 130, 353 N Main St

Pembroke, GA 31321