



DEPARTMENT OF PUBLIC DEVELOPMENT

Planning Division

MA-16-08

Staff Report

Planning Commission Public Hearing:	December 15, 2016	6:00 pm
Board of Commissioners Public Hearing:	January 16, 2017	6:00 pm

The following report constitutes the assessment and evaluation by Planning Division staff on the above mentioned request.

Applicant:	Greenland Opportunities
Property Owner:	Melba Miller
Existing Character Area:	Urban
Requested Character Area:	Urban
Existing Future Land Use:	Commercial
Requested Future Land Use:	Industrial
Property Location:	0 U.S. Highway 441 South
Tax Map and Parcel:	Map 010, Parcel 051
Acreage:	9.2 acres
BOC District:	2 (Commissioner Chas Hardy)
Future Land Use of Surrounding Property:	North: Public Institutional (City of Commerce) (across Highway 441) South: Industrial East: Commercial West: Highway Commercial (City of Commerce) (across Highway 441)
Existing Land Uses	North: Salvage Yard (City of Commerce) (across Highway 441) South: Vacant East: Vacant West: Vacant Commercial (City of Commerce) (across Highway 441)

Overview of the Request:

The applicant is requesting a map amendment to the Comprehensive Plan in order to change the Future Land Use map from "Commercial" to "Industrial" in order to combine with four other parcels and use the property as a vehicle processing plant for Southeast Toyota Distributors.

Utilities & Infrastructure:

Transportation: The property gains access off of Highway 441 with varying right-of-way.

Water: According to a letter received from the City of Commerce, the City of Commerce will be able to provide water to the property. Water will be provided on the Highway 334 side.

Sewerage: According to a letter received from the City of Commerce, the City of Commerce will be able to provide sewer to the property. The City of Commerce will not be responsible for bringing sewer from the site to their connection.

Wetlands/Watershed Areas: The tract is located within the A.C.C. Local Intake, North Oconee River Watershed, the Upper Oconee River Watershed, the Jackson Small Watershed, and the Sandy Creek Watershed. The tract is not located in a groundwater recharge or floodplain area. According to the National Wetlands Inventory, there are not wetlands on the subject tract. .

MS4 Urbanized Area: The property is not located within Jackson County's MS4 Urbanized Area.

DRI Analysis: Not applicable.

Traffic Study: Staff has received and reviewed the traffic study that was prepared by John Karnowski of CALYX Engineers and Consultants. For the proposed median cut on Highway 441, a GDOT permit will need to be obtained. In addition, any entrances along Highway 334 would also need to have a GDOT permit.

Campaign Contributions & Gifts: The applicant and property owner submitted the required affidavit and did not disclose any contributions within the last 2 years.

Sphere of Influence: This property is within the City of Commerce's sphere of influence. Notice was sent to David Zellner on November 21, 2016.

Property Development History: This piece of property has not been rezoned since the inception of zoning.

Comments from Reviewing Agencies:

- Georgia DOT: Any new driveways must be permitted.
- Road Department: Any new driveways must be permitted and meet the separation requirement of the Jackson County Unified Development Standards.
- Providing Water and Sewage Authority: City of Commerce will be able to provide water and sewer.

Comprehensive Plan Map Amendment Analysis:

The analysis of the application is made based upon the "Comprehensive Plan Amendment Consideration" as set forth in Section 1204(d) of the *Jackson County Unified Development Code*.

The Planning Commission and the Board of Commissioners shall consider the following in evaluating a Comprehensive Plan amendment, giving due weight or priority to those factors particularly appropriate to the circumstances of the application:

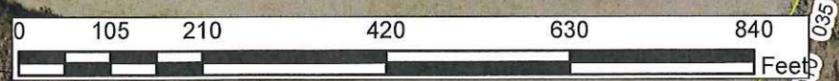
- The extent to which a change in the economy, land use, or development opportunities of the area has occurred.*** The subject property is located in an area where industrial is nearby. The applicant notes that the proposed use would improve the local economic base.
- The extent to which the proposed designation is in compliance with the goals and policies of the Comprehensive Plan.*** The Character Area map shows a designation of "Urban". The request to have the Future Land Use map show "Industrial" meets the goals and policies of the Comprehensive Plan as public water and sewer are available.

- c. **The extent to which the proposed designation would require changes in the provision of public facilities and services.** With the City of Commerce already noting that they will be able to provide public water and sewer, the property will be served by the required infrastructure for the "Urban" designation as defined by the Comprehensive Plan.
- d. **The extent to which the proposed designation would impact the public health, safety and welfare.** With the Character Area map reading as "Urban", development will gravitate towards this area. The proposed development will provide additional employment opportunities for citizens of Jackson County.
- e. **The extent to which additional land area needs to be made available or developed for a specific type of use.** For the proposed project, the end-user will combine this parcel with four others (contingent upon the total five parcels being rezoned) in hopes to obtain a median cut on Highway 441 to allow safe access to the property.
- f. **The extent to which area demographics or projections are not occurring as projected.** The subject property's close proximity to I-85 and other industrial developments show the reasoning for the proposed industrial development in this area.

Planning Staff Recommendation: Staff has reviewed this application, along with the existing zoning on this property and the adjacent properties, the current use of the property, level of development occurring in the area, current infrastructure and the natural resources. Staff recommends that this request be *approved*.



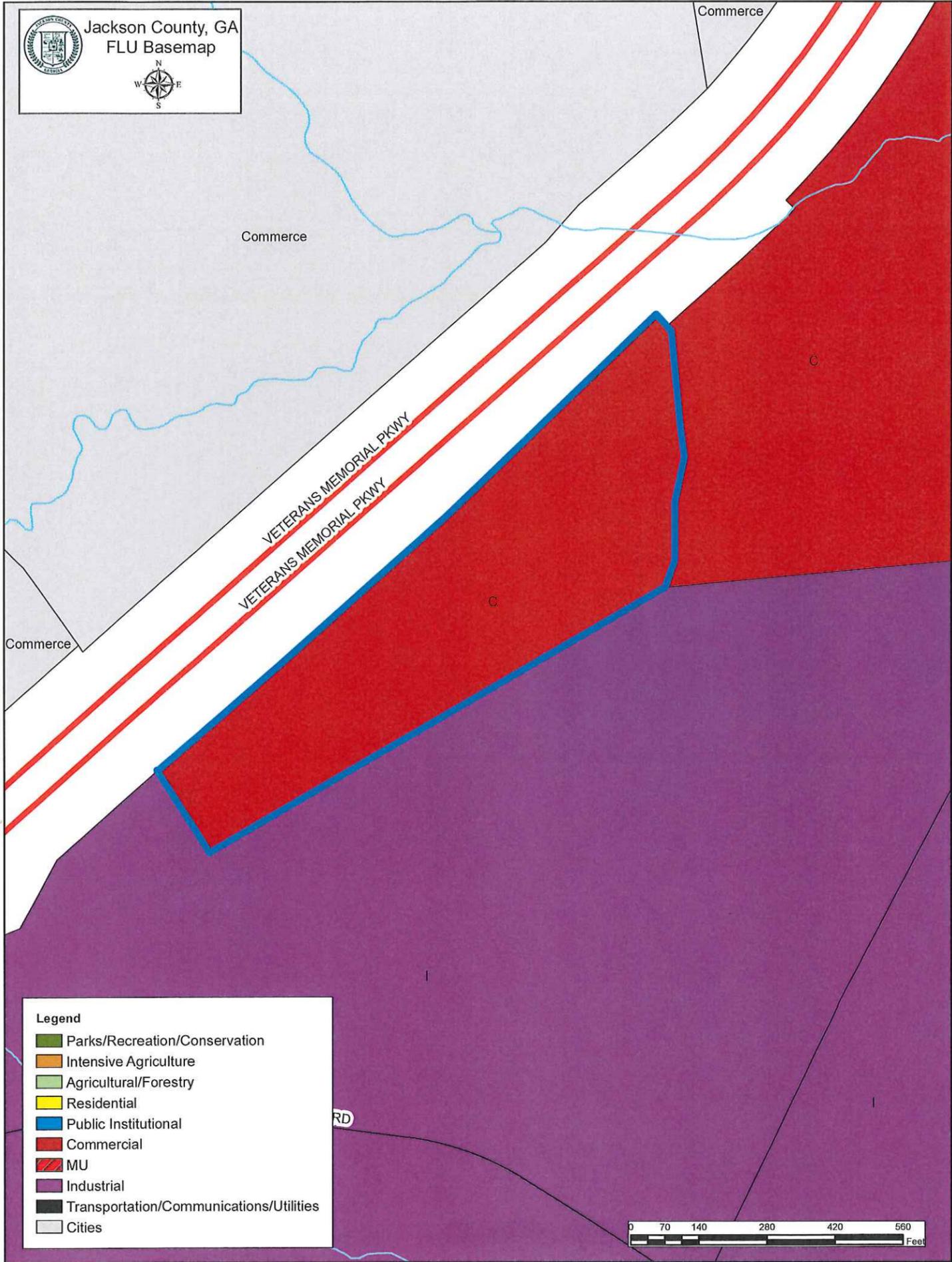
BROWN RD



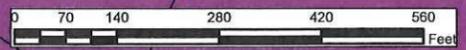
035

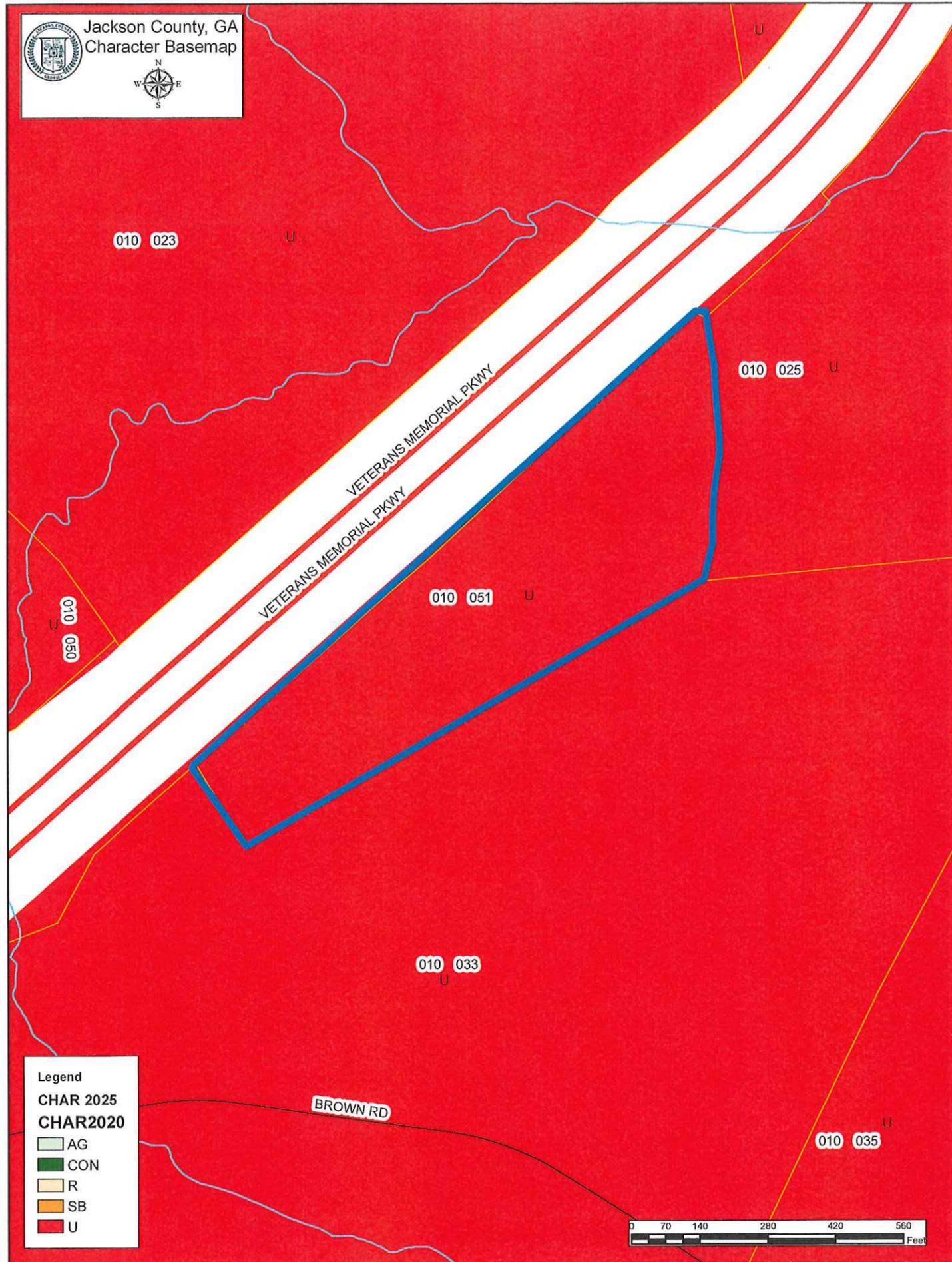


Jackson County, GA
FLU Basemap



- Legend**
- Parks/Recreation/Conservation
 - Intensive Agriculture
 - Agricultural/Forestry
 - Residential
 - Public Institutional
 - Commercial
 - MU
 - Industrial
 - Transportation/Communications/Utilities
 - Cities

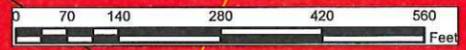




Legend

CHAR 2025
CHAR2020

- AG
- CON
- R
- SB
- U





Jackson County, GA
Zoning Basemap



Commerce

NRC

VETERANS MEMORIAL PKWY
VETERANS MEMORIAL PKWY

HRC

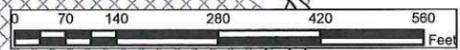
Commerce

A2

A2

Legend

- A1
- A2
- A3
- AR
- PCFD
- Arcade
- Braselton
- Commerce
- Hoschton
- Jefferson
- Maysville
- Nicholson
- Pendergrass
- Talmo
- CRC
- NRC
- HRC
- LI
- GI
- HI
- MH
- PUD
- R1
- R2
- R3





November 7, 2016

Jackson County
Board of Commissioners
67 Athens Street
Jefferson, Georgia 30549

**Re: 2020 Future Land Use Map Amendment Letter of Intent -- Georgia Highway
334 & U.S. Highway 441**

To Whom It May Concern:

Development Overview. Greenland Opportunities, LLC/Southeast Toyota Distributors, LLC, intends to develop a vehicle processing plant on five parcels of land located at the intersection of Georgia Highway 334 and U.S. Highway 441. The proposed project will have six buildings comprising approximately 330,000 square feet on 253.42 acres of land. The development will have capacity to accommodate 90 rail cars, receiving vehicles from Kentucky, Mississippi, Indiana, Texas, and Ontario. Using the newest technology and most efficient practices, this project will create new jobs in Jackson County.

Southeast Toyota Distributors. Southeast Toyota Distributors is the world's largest independent distributor of Toyota vehicles. The company distributes vehicles, parts, and accessories to 176 independent Toyota dealers in Georgia, Alabama, Florida, North Carolina, and South Carolina. Sales in the southeast surpass Toyota sales in every other part of the United States. Last year, Southeast Toyota Distributor's parent company, JM Family Enterprises, Inc., implemented a company-wide minimum wage raise to \$16 an hour for all of its associates, many of whom reside in Jackson County.

Existing Commerce Facility. In 1988, Southeast Toyota Distributors broke ground on its location in Commerce, Georgia. That facility was built to accommodate 40 associates processing vehicles for distribution to dealers in Georgia, Alabama, North Carolina, and South Carolina. Southeast Toyota Distributors now employs 180 associates and 30 independent contractors at this location who prepare nearly 150,000 vehicles for delivery and install over 600,000 accessories each year. Vehicle accessories, such as leather seats, roof racks, alloy wheels, and security systems, are ordered by auto dealerships throughout the region and installed at this location. Southeast Toyota

Distributors has exceeded its capacity at its current location and is limited in the growth and flexibility of its operations. To continue operating with the best and most efficient practices and processes, the company has identified the opportunity to expand its operations to another location to meet its current and future business needs.

Community Involvement. Southeast Toyota Distributors has remained committed to giving back to the community for decades. It has supported meaningful programs and partnerships in four main areas: empowering families and nurturing children, providing for essential needs, promoting education, and preserving the environment. Recently, Southeast Toyota has been involved with campaigns to raise capital for the Commerce and Jefferson Boys & Girls Clubs, participated in the endowment fund for the Jackson County Community Outreach, and assisted with the Downtown Commerce Clean-Up.

Map Amendment. In order to expand its operations, Southeast Toyota Distributors seeks to amend the Jackson County 2020 Future Land Use Map. It seeks to reclassify the current future land use of parcel number 010 051 as Industrial. Parcel 010 051 is currently classified as Commercial on the 2020 Future Land Use Map. Greenland Opportunities, LLC/Southeast Toyota Distributors will also separately seek to rezone four parcels of land to Light Industrial (LI). In terms of site density, the proposed facility's 330,000 total square feet amounts to roughly 1,309 square feet of development per acre of land.

Proposed Development. The proposed project represents an investment of over \$30 million in Jackson County. It will have six buildings that will comprise approximately 330,000 square feet of space, and six rail spurs. The proposed buildings include:

- a two-story administrative building containing administration offices, a state-of-the-art medical center, and a credit union (15,000 sq. ft.);
- a one-story accessory installation building containing open production space, a cafeteria, meeting spaces, and a state-of-the-art recreation facility (167,000 sq. ft.);
- a one-story pre-delivery inspection building containing drive-through inspection bays with recessed pits, offices, and break room areas (61,600 sq. ft.);
- a one-story auto body paint building with state-of-the-art spray booths capable of painting two-tone auto body schemes, minor touch-ups, wheel enhancements, and bed liners (49,000 sq. ft.);
- a one-story Southeast Transportation Systems building containing management offices, break rooms, locker rooms, and a truck maintenance area (24,200 sq. ft.); and
- a one-story technical operations center (15,000 sq. ft.).

The site will also provide the ability to increase capacity and improve overall efficiency by establishing a new workflow for processing vehicles from arrival to shipment.

Environmental Efficiency. The proposed project will be constructed to meet numerous U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) standards. Some of these features include:

- daylight harvesting, which utilizes as much daylight as possible to reduce energy consumption;
- motion sensors on all lighting systems that activate lights only where associates are working;
- reducing water consumption and use through high-efficiency, low-flow plumbing fixtures;
- selecting interior and exterior building materials that consist of high percentages of recycled materials; and
- reusing building materials during construction.

Infrastructure. The City of Commerce will provide water and sewer to parcel number 010 033. It will provide a water and sewer tap at the end of the right-of-way that connects to that parcel. Water will be provided on the side of the property adjoining Highway 334, and sewer will be provided on either the Highway 334 side or the Highway 441 side, depending on the depth of the sewer line. Transportation will be able to access the property using a curb cut on Highway 441. The Applicant will apply to the Georgia Department of Transportation for a median cut and traffic signal on Highway 441 to allow access to the site from both lanes of Highway 441.

PROPERTY OWNERS:

BOLTON PROPERTY:
EMORY BOLTON
584 ALPINE COURT
HOSCHTON, GA 30548

BROWN PROPERTY:
ALAN BROWN (ATTORNEY-IN-FACT FOR OWNER MARGARET BROWN)
1019 ANDOVER DRIVE
HOSCHTON, GA 30548

DOUGLAS BROWN (ATTORNEY-IN-FACT FOR OWNER MARGARET BROWN)
312 BROWN ROAD
COMMERCE, GA 30530

HARDMAN PROPERTY:
DSM PROPERTIES, LLLP
J. HARDMAN KNOWLTON
827 WELLESLEY DRIVE, N.W.
ATLANTA, GA 30305

JBH FAMILY PARTNERS, LLLP
LBI MANAGEMENT COMPANY, LLC
C/O LAURA COLLINS
1170 NORTHMOOR COURT
ATLANTA, GA 30327

L.G. HARDMAN, III, IRREVOCABLE TRUST
C/O CHARLES BLAIR, JR.
86 FOREST HILL COURT
COMMERCE, GA 30529

L.G. HARDMAN, III, MARITAL TRUST
C/O MARY, LAM, AND SAM HARDMAN
150 PLUM NELLY
ATHENS, GA 30606

MILLER PROPERTY:
MELBA MILLER
150 HARDEN BRIDGE ROAD
COMMERCE, GA 30529

NELSON TANNER FERGUSON PROPERTY
MELINDA NELSON
P.O. BOX 350
COMMERCE, GA 30529

SARAH FERGUSON
108 VALLEY ROAD
APARTMENT 7
LOUISVILLE, KY 40204

WILLIAM TANNER
319 TOBACCO POUCH LANE
DAHLONEGA, GA 30533

TRACTS 1 & 4
HARDMAN et al.
PARCEL 010 033
DB 580, pg 788
ZONING: A2

TRACT 2
MARGARET H. BROWN
PARCEL 010 035
DB 262, pg 380
ZONING: A2

TRACT 3
EMORY BOLTON
PARCEL 011 005
DB 36, pg 109
ZONING: A2

TRACT 5
MELINDA NELSON,
SARAH TANNER FERGUSON &
WILLIAM TANNER
PARCEL 010 034
DB 184, pg 52
ZONING: A2

TRACT 6
MELBA MILLER
PARCEL 010 051
DB 706, pg 717
ZONING: HRC

LINE	BEARING	DISTANCE
12	S70°34'38"W	301.88'
13	N22°55'43"W	161.61'
14	N66°47'38"E	19.70'
15	N23°47'42"W	140.00'
16	N11°41'35"W	177.45'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1076.85'	179.82'	624.28'	N09°00'40"W
C2	3756.93'	625.00'	624.28'	N18°30'22"W

LINE	BEARING	DISTANCE
1	N48°42'45"E	395.17'
2	N68°36'04"E	159.53'
3	N28°30'00"E	159.77'
4	N48°38'14"E	278.48'
5	S33°02'47"E	213.29'
6	S26°40'52"W	127.92'
7	S01°10'57"W	1112.06'
8	S12°00'11"W	784.01'
9	S33°32'30"W	165.12'
10	S85°53'54"W	188.27'
11	N11°39'03"W	50.81'

DEVELOPMENT SHALL COMPLY WITH EAST JACKSON CORRIDOR OVERLAY DISTRICT REQUIREMENTS.

REVISIONS	



Tim L. Poole, P.E., R.L.C.I.
787 PIGEON CREEK DRIVE
DAWSONVILLE, GEORGIA 30534
(770) 855-6182

VEHICLE PROCESSING PLANT
LOCATED IN G.M.D. 1842
JACKSON COUNTY, GEORGIA

SHEET TITLE
REZONING
CONCEPT PLAN

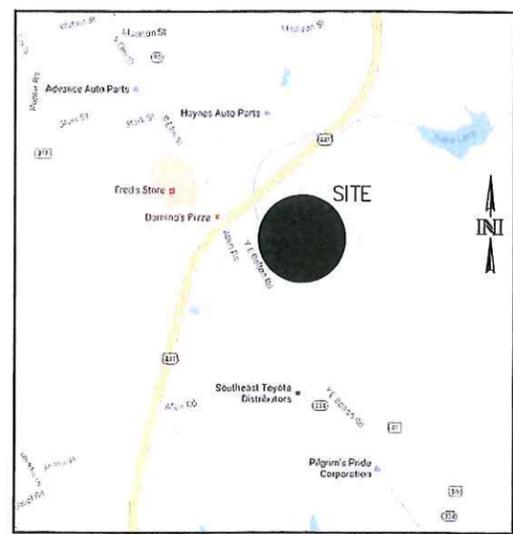
DATE: 11-03-16

JOB:

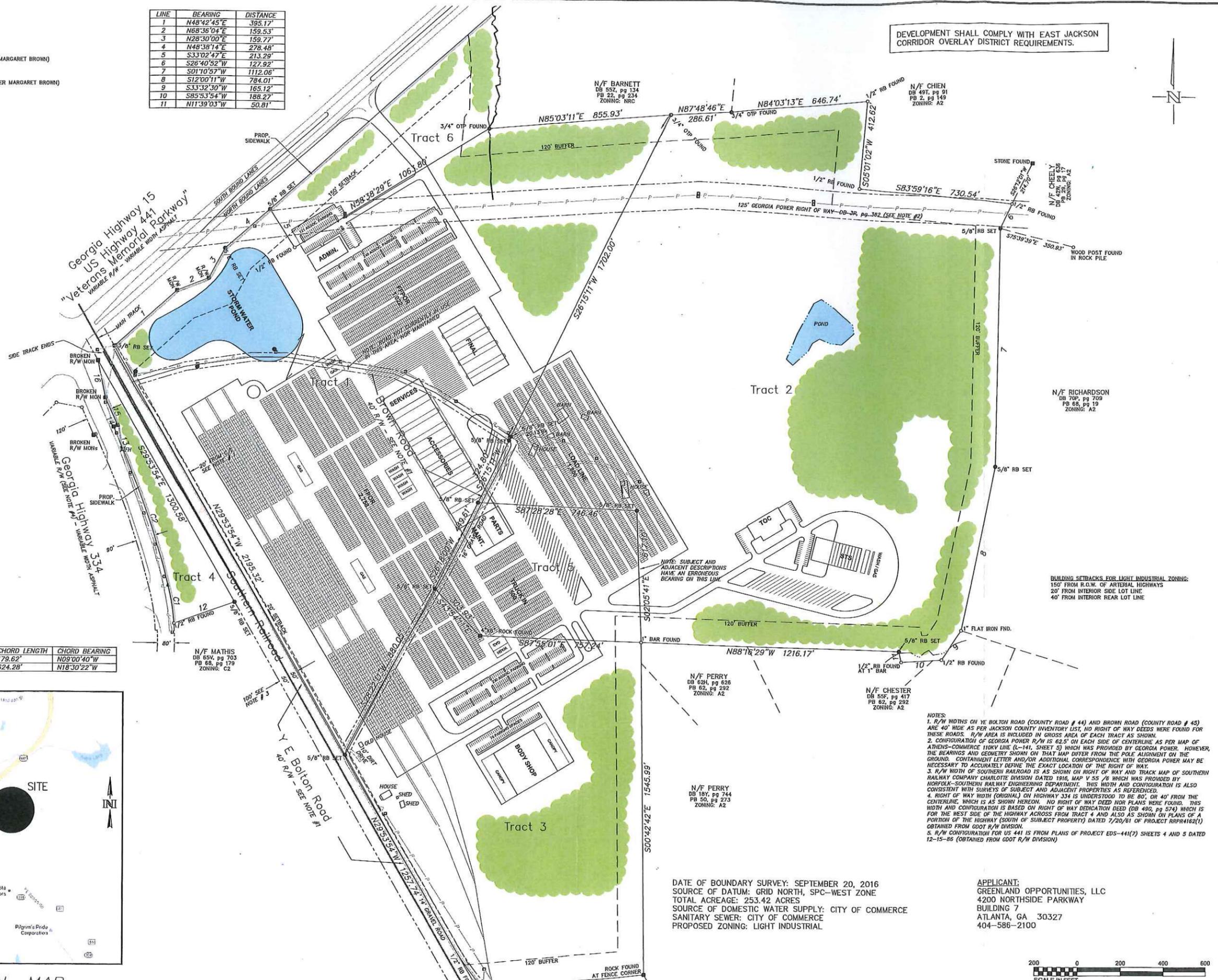
DRW: TLP

CHK: TLP

SHEET NUMBER
C-1



LOCATION MAP

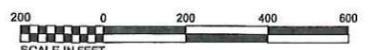


NOTES:

- R/W WIDTHS ON YE BOLTON ROAD (COUNTY ROAD # 44) AND BROWN ROAD (COUNTY ROAD # 45) ARE 40' WIDE AS PER JACKSON COUNTY INVENTORY LIST. NO RIGHT OF WAY DEEDS WERE FOUND FOR THESE ROADS. R/W AREA IS INCLUDED IN GROSS AREA OF EACH TRACT AS SHOWN.
- CONFIGURATION OF GEORGIA POWER R/W IS 62.5' ON EACH SIDE OF CENTERLINE AS PER MAP OF ATHENS-COMMERCE HIGH VOLTAGE LINE (L-141, SHEET 5) WHICH WAS PROVIDED BY GEORGIA POWER. HOWEVER, THE BEARINGS AND GEOMETRY SHOWN ON THAT MAP DIFFER FROM THE POLE ALIGNMENT ON THE GROUND. CONTAINMENT LETTER AND/OR ADDITIONAL CORRESPONDENCE WITH GEORGIA POWER MAY BE NECESSARY TO ACCURATELY DEFINE THE EXACT LOCATION OF THE RIGHT OF WAY.
- R/W WIDTH OF SOUTHERN RAILROAD IS AS SHOWN ON RIGHT OF WAY AND TRACK MAP OF SOUTHERN RAILWAY COMPANY CHARLOTTE DIVISION DATED 1916, MAP V 55 7/8 WHICH WAS PROVIDED BY NORFOLK-SOUTHERN RAILWAY ENGINEERING DEPARTMENT. THIS WIDTH AND CONFIGURATION IS ALSO CONSISTENT WITH SURVEYS OF SUBJECT AND ADJACENT PROPERTIES AS REFERENCED.
- RIGHT OF WAY WIDTH (ORIGINAL) ON HIGHWAY 334 IS UNDERSTOOD TO BE 80', OR 40' FROM THE CENTERLINE, WHICH IS AS SHOWN HEREON. NO RIGHT OF WAY DEED NOR PLANS WERE FOUND. THIS WIDTH AND CONFIGURATION IS BASED ON RIGHT OF WAY DEDICATION DEED (DB 490, PG 574) WHICH IS FOR THE WEST SIDE OF THE HIGHWAY ACROSS FROM TRACT 4 AND ALSO AS SHOWN ON PLANS OF A PORTION OF THE HIGHWAY (SOUTH OF SUBJECT PROPERTY) DATED 7/20/61 OF PROJECT RRPR4162(1) OBTAINED FROM GDOT R/W DIVISION.
- R/W CONFIGURATION FOR US 441 IS FROM PLANS OF PROJECT EDS-441(7) SHEETS 4 AND 5 DATED 12-15-86 (OBTAINED FROM GDOT R/W DIVISION)

DATE OF BOUNDARY SURVEY: SEPTEMBER 20, 2016
SOURCE OF DATUM: GRID NORTH, SPC-WEST ZONE
TOTAL ACREAGE: 253.42 ACRES
SOURCE OF DOMESTIC WATER SUPPLY: CITY OF COMMERCE
SANITARY SEWER: CITY OF COMMERCE
PROPOSED ZONING: LIGHT INDUSTRIAL

APPLICANT:
GREENLAND OPPORTUNITIES, LLC
4200 NORTHSIDE PARKWAY
BUILDING 7
ATLANTA, GA 30327
404-586-2100



SURVEY NOTES

1. PRECISION DATA:
 A) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 45,831 FEET, AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.
 B) THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 456,767 FEET.

2. FIELD SURVEY:
 A) ALL LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY USE OF TOPCON GTS 135 TOTAL STATION.
 B) THE DATE(S) OF THE FIELD SURVEY ARE AS FOLLOWS, 8/25/16 - 9/28/16.
 C) ALL DISTANCES SHOWN HEREON ARE HORIZONTAL DISTANCES AT THE MEAN SURFACE ELEVATION OF THE LOCAL SURVEY PLANE, U.S. SURVEY FEET.

3. SURVEY DATA:
 A) TYPE OF SURVEY: BOUNDARY
 B) SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 70K, pg 717
 C) PROPERTY OWNER AT TIME OF SURVEY: MELBA E. MILLER
 D) PARCEL NUMBER(S): 010 051

BUSINESS INFORMATION:
 Chastain & Associates, P.C., 288 H. Main St., Ellijay, GA 30540
 GEORGIA P.E.L.S. CERTIFICATE OF AUTHORIZATION LST000761
 TENNESSEE PROFESSIONAL REGISTRATION No. 1937
 NORTH CAROLINA PROFESSIONAL LAND SURVEYING FIRM C-3198
 ALABAMA LAND SURVEYING FIRM CERTIFICATE CA-852-15
 SOUTH CAROLINA LAND SURVEYING FIRM COA No. 5205

"Thou shalt not remove thy neighbor's landmark, which they of old time have set."
 Deuteronomy 19:14 KJV

LEGEND

○ (10) — IRON PIN	□ (10) — UTILITY VALVE	○ (10) — UTILITY VALVE
○ (10) — OPEN TOP PIPE	□ (10) — UTILITY POLE	○ (10) — TELE. PEDestal
○ (10) — CROW TOP PIPE	○ (10) — WELL	○ (10) — POWER BOX
○ (10) — IRON PIN SET	○ (10) — WATER METER	○ (10) — SPRINGHEAD
○ (10) — TREE	○ (10) — STORM PIN	○ (10) — SEWER PIN
○ (10) — COMPLETED POSITION	○ (10) — QUARN INLET	○ (10) — LIGHT POLE
○ (10) — ROCK	○ (10) — MONUMENT	○ (10) — LAND LOT LINE
○ (10) — MONUMENT	○ (10) — MONUMENT	○ (10) — STREAM OR POND
○ (10) — DEED BOOK & PAGE	○ (10) — PLAT BOOK & PAGE	○ (10) — PLAT BOOK & PAGE
○ (10) — NOW OR FORMERLY	○ (10) — PROPERTY LINE	○ (10) — RIGHT OF WAY
○ (10) — CENTRAL LINE	○ (10) — UG GAS LINE	○ (10) — UG POWER
○ (10) — POWER POLE	○ (10) — SEWER LINE	○ (10) — WATER LINE
○ (10) — SERVICE POLE	○ (10) — EASEMENT	○ (10) — STORM LINE
○ (10) — GRAVEL	○ (10) — POINT OF BEGINNING	○ (10) — ASPHALT
○ (10) — ASPHALT	○ (10) — CONCRETE	○ (10) — GRAVEL
○ (10) — CONCRETE	○ (10) — GRAVEL	○ (10) — R/R TRACKS

MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS
 ALL IPS ARE 5/8" REBAR UNLESS OTHERWISE NOTED

LINE	BEARING	DISTANCE
1	N48°42'45"E	395.17'
2	N68°36'04"E	159.53'
3	N28°30'00"E	159.77'
4	N48°38'14"E	278.48'

LINE	BEARING	DISTANCE
6	S01°48'29"E	6.28'
7	S39°35'29"E	7.56'
8	S74°18'44"E	7.23'
9	S01°58'46"E	14.71'
10	S48°04'07"W	16.29'
11	S18°44'17"W	11.84'
12	S56°38'59"E	11.91'
13	S35°36'09"E	30.10'
14	S53°07'21"W	19.69'
15	S18°31'01"E	48.56'
16	S21°09'03"W	22.78'
17	S10°53'20"E	45.04'
18	S24°18'07"E	18.09'
19	S14°46'02"W	32.58'
20	S61°31'02"E	11.34'
21	S05°16'23"W	33.57'
22	S42°09'09"E	12.30'
23	S01°02'47"W	33.18'
24	S70°17'02"W	21.07'
25	S19°17'14"E	51.53'
26	S21°18'59"W	50.12'
27	S19°03'25"E	9.59'
28	S15°02'57"W	15.48'
29	S25°49'40"E	13.65'
30	S40°28'15"W	17.85'
31	S13°56'56"W	22.97'
32	S35°15'18"W	26.54'
33	S21°56'36"E	10.46'
34	S85°03'11"W	4.90'



GEORGIA SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 15-6-87).

SIGNATURE IS VALID ONLY IF ORIGINAL AND IN A CONTRASTING COLOR OF INK ACROSS THE SEAL.

DISCLOSURE & NOTICE

This survey and its findings does not constitute a title or legal opinion by Chastain & Associates, P.C. All information used in the preparation of this survey was obtained from public records, the data, the client, or other sources as referenced. Other documents or conditions may exist that would affect this property. As a unique pictorial and graphic professional work, this survey is subject to the Copyright laws of the United States. The latest date of field survey work is the date applicable to provisions of O.C.G.A. 9-3-30.2. No certification or liability is extended to any party not named herein. Subsurface matters not certified unless excavated.

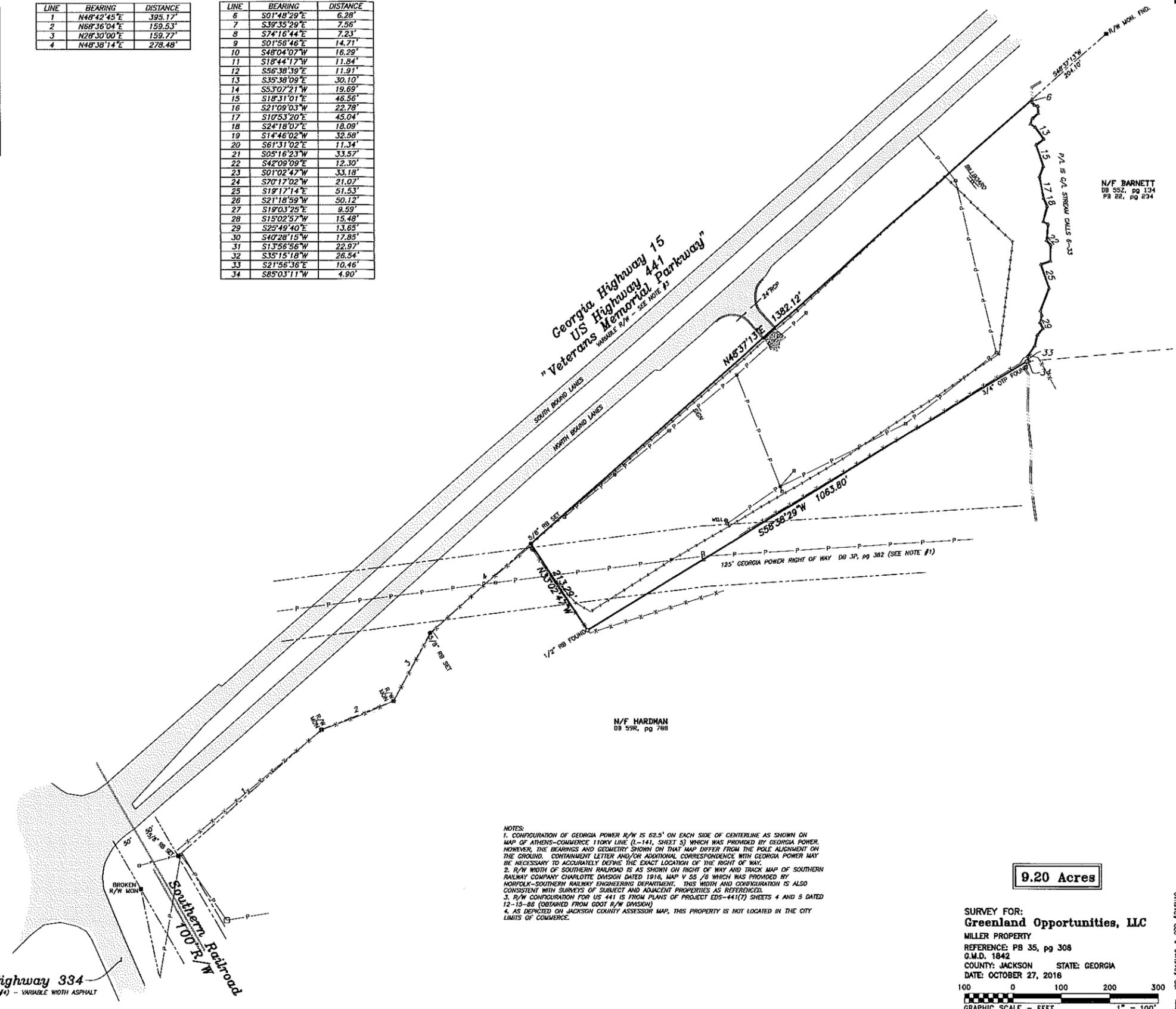
IN GOD WE TRUST



PREPARED BY
CHASTAIN & ASSOCIATES, P.C.
 SURVEYING, PLANNING, CONSULTING

CHASTAINASSOCIATES.COM (706)276-7528
 Covering Dixie Like the Dew (770)889-1770
 SINCE 1995

Georgia Highway 334
 VARIABLE R/W (SEE NOTE #4) - VARIABLE WIDTH ASPHALT

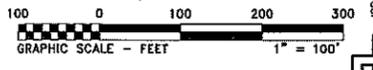


NOTES:

1. CONFIGURATION OF GEORGIA POWER R/W IS 62.5' ON EACH SIDE OF CENTERLINE AS SHOWN ON MAP OF ATHENS-COMMERCE 11KV LINE (L-141, SHEET 5) WHICH WAS PROVIDED BY GEORGIA POWER. HOWEVER, THE BEARINGS AND GEOMETRY SHOWN ON THAT MAP DIFFER FROM THE POLE ALIGNMENT ON THE GROUND. CONTAINMENT LETTER AND/OR ADDITIONAL CORRESPONDENCE WITH GEORGIA POWER MAY BE NECESSARY TO ACCURATELY DEFINE THE EXACT LOCATION OF THE RIGHT OF WAY.
2. R/W WIDTH OF SOUTHERN RAILROAD IS AS SHOWN ON RIGHT OF WAY AND TRACK MAP OF SOUTHERN RAILWAY COMPANY CHARLOTTE DIVISION DATED 1916, MAP V 55 /B WHICH WAS PROVIDED BY NORFOLK-SOUTHERN RAILWAY ENGINEERING DEPARTMENT. THIS WIDTH AND CONFIGURATION IS ALSO CONSISTENT WITH SURVEYS OF SUBJECT AND ADJACENT PROPERTIES AS REFERENCED.
3. R/W CONFIGURATION FOR US 441 IS FROM PLANS OF PROJECT EDS-441(7) SHEETS 4 AND 5 DATED 12-15-88 (OBTAINED FROM GDOT R/W DIVISION)
4. AS DEPICTED ON JACKSON COUNTY ASSESSOR MAP, THIS PROPERTY IS NOT LOCATED IN THE CITY LIMITS OF COMMERCE.

9.20 Acres

SURVEY FOR:
Greenland Opportunities, LLC
 MILLER PROPERTY
 REFERENCE: PB 35, pg 308
 G.M.D., 1842
 COUNTY: JACKSON STATE: GEORGIA
 DATE: OCTOBER 27, 2016



N/F BARNETT
 DB 552, pg 134
 PB 22, pg 234

N/F HARDMAN
 DB 59R, pg 788

JOB #21818-6 CRD #21819

