



DEPARTMENT OF PUBLIC DEVELOPMENT

Planning Division

RZ-16-19

Staff Report

Planning Commission Public Hearing: December 15, 2016 6:00pm

Board of Commissioners Public Hearing: January 16, 2017 6:00pm

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

Applicant: Greenland Opportunities, LLC

Property Owner: DSHK Properties, LLLP; JBH Family Partners, LLLP; L.G. Hardman, III Irrevocable Trust; L.G. Hardman, III Marital Trust

Requested Zoning: LI (Light Industrial)

Existing Zoning: A2 (Agricultural Rural Farm District)

Proposed Use: Vehicle Processing Plant

Existing Use: Vacant Agricultural

Property Location: 0 Brown Road

Zoning Map and Parcel: Map 010, Parcel 033

Acreage to be Rezoned: 85.88 acres

Future Land Use: Industrial

Character Area Designation: Urban

Board of Commissioners District: 2 (Commissioner Chas Hardy)

Zoning of Surrounding Property: North: HRC and C2 (City of Commerce, across Highway 441)
South: GI (across Highway 334) and C2 (City of Commerce)
East: A2
West: A2 (across Highway 334) and C2 (City of Commerce, across Highway 441)

Land Uses of Surrounding Property: North: Vacant Commercial
South: Vacant Commercial and Current Southeast Toyota Distribution
East: Residential
West: Commercial

Overview of the Request: The applicant is requesting approval to rezone the subject tract from A2 to LI in order to combine with other four other parcels and use the property as a vehicle processing plant for Southeast Toyota Distributors.

Utilities & Infrastructure

Transportation: The property fronts on Highway 441 (right-of-way varies), Highway 334 (80 feet +/- right-of-way), and Brown Road (40 feet of right-of-way).

Water & Sewerage: According to a letter received from the City of Commerce, the City of Commerce will be able to provide water and sewer to the property. The City of Commerce will not be responsible for bringing sewer from the site to their connection. Water will be provided on the Highway 334 side.

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. According to staff's GIS system, Sandy Creek appears to flow on the subject property.

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 owner has submitted the required affidavit and disclosed no contributions were given to any commissioner over the last 2 years.

Proffered Conditions: Not applicable.

Sphere of Influence Comments: 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: The 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.

Rezoning Analysis: This analysis is based upon the "Standards for Rezoning Consideration" as set forth in Section 1205(e) of the *Jackson County Unified Development Code*.

The Planning Commission and the Board of Commissioners shall consider the following standards in considering any rezoning proposal, giving due weight or priority to those factors that are appropriate to the circumstance of each proposal:

- a. **Is the proposed use consistent with the stated purpose of the zoning district that is being requested?** Yes.

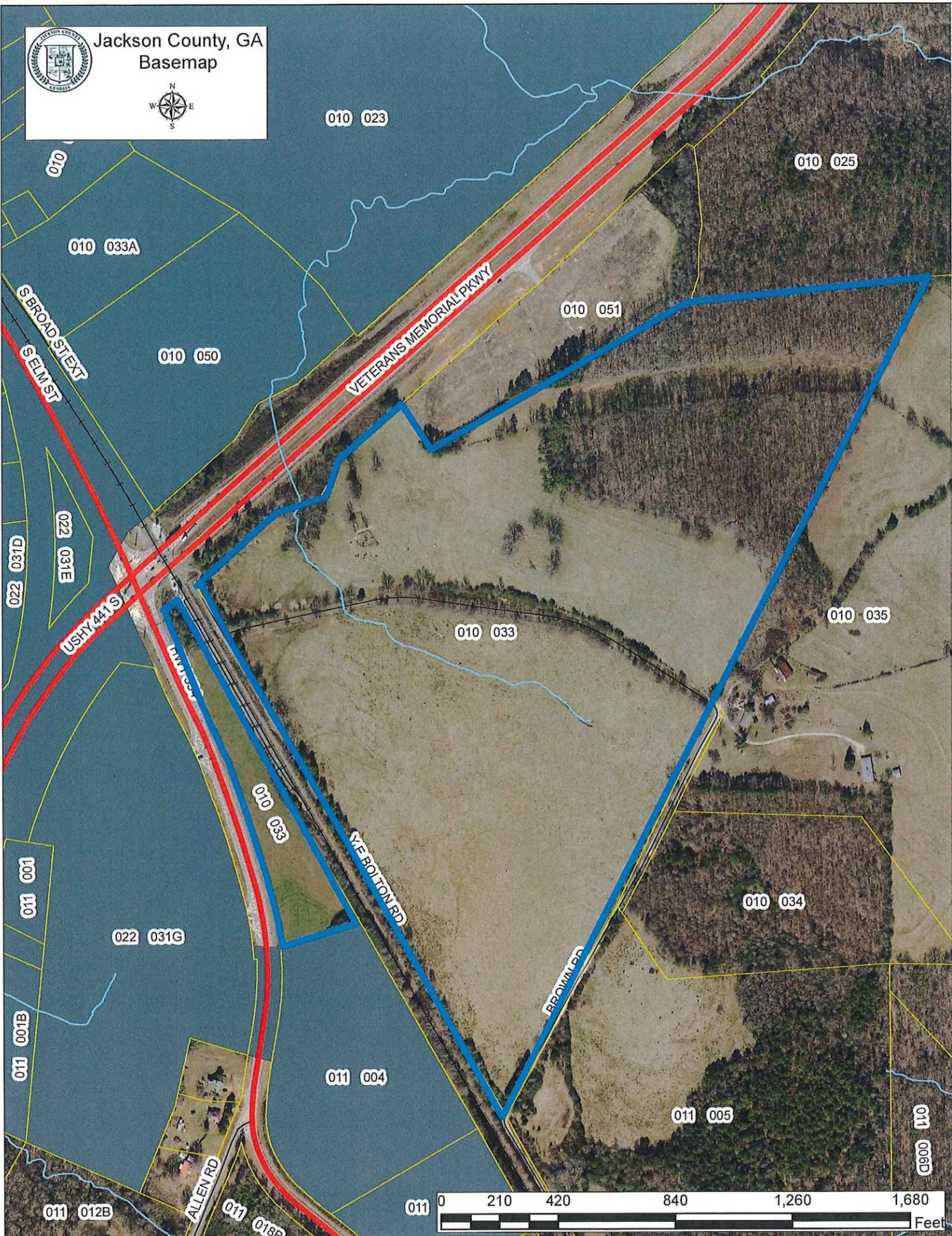
- b. **Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?** Yes. Several industrial developments adjacent to Highway 334.
- c. **Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?** Yes. Industrial buffers will be put in place between the surrounding uses to avoid negative impacts.
- d. **Is the proposed use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?** Yes. The request is consistent with the urban character area designation and industrial future land use designation.
- e. **Are there substantial reasons why the property cannot or should not be used as currently zoned?** Yes. As currently zoned, the proposed use would not be allowed within A2 zoning.
- f. **Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?** No. Public water and sewerage will be made available by the City of Commerce.
- g. **Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?** No.
- h. **Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?** Yes.

Conclusion: The proposed rezoning meets the applicable and appropriate criteria for rezoning.

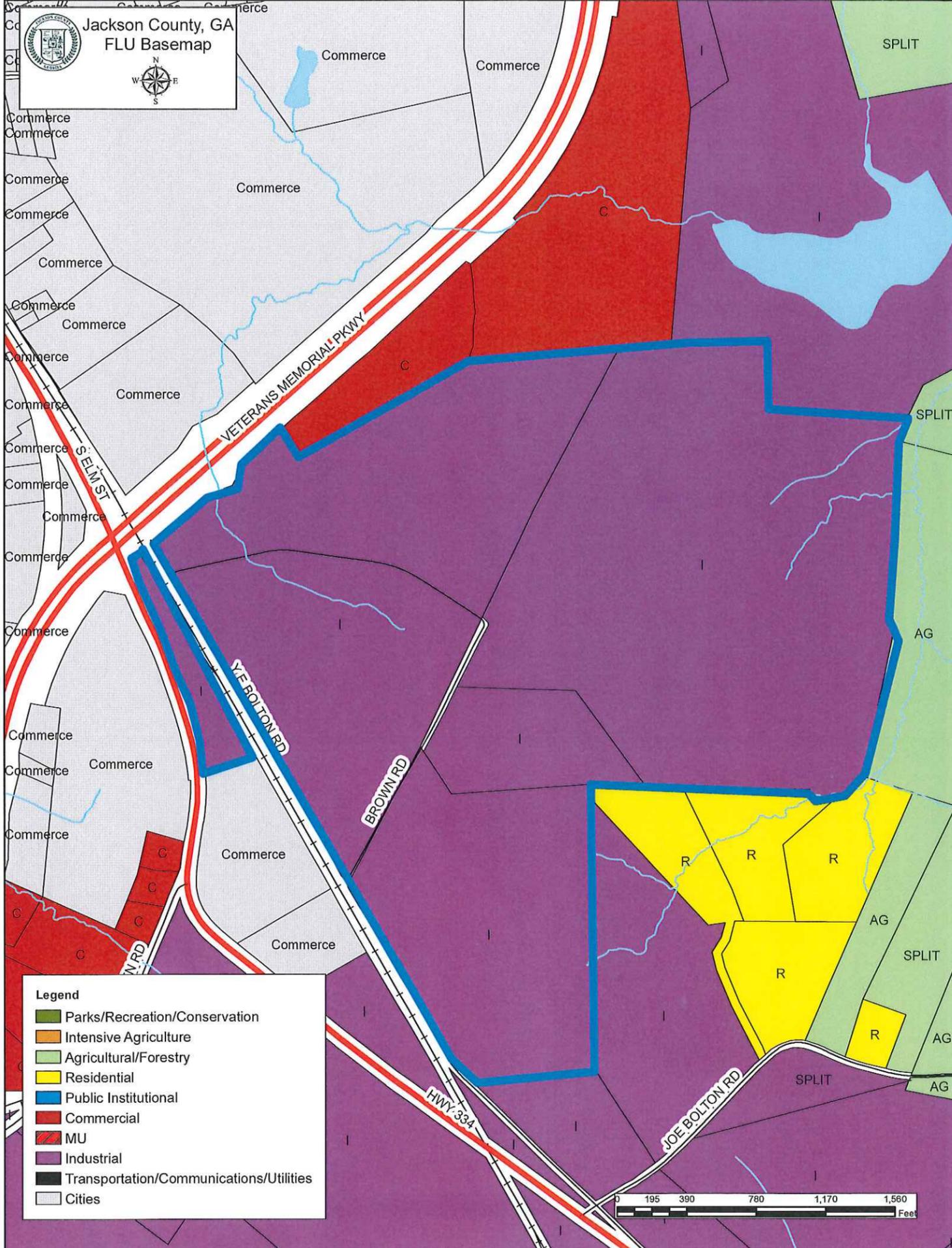
General Notes: (such notes are for reference and are not to be considered exclusive of all Jackson County Development Standards that will apply):

- Building permits must be applied for and approved for additions or renovations.
- All new driveways must be approved by Jackson County Road Department.
- For this proposed development, this parcel will be combined with four others contingent upon the total five parcels being rezoned.
- This proposed development will fall within the East Jackson Overlay District.

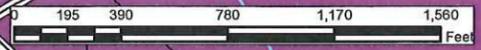
Planning Staff Recommendation: Approval. Staff recommends that the Planning Commission recommend *approval* of this request.

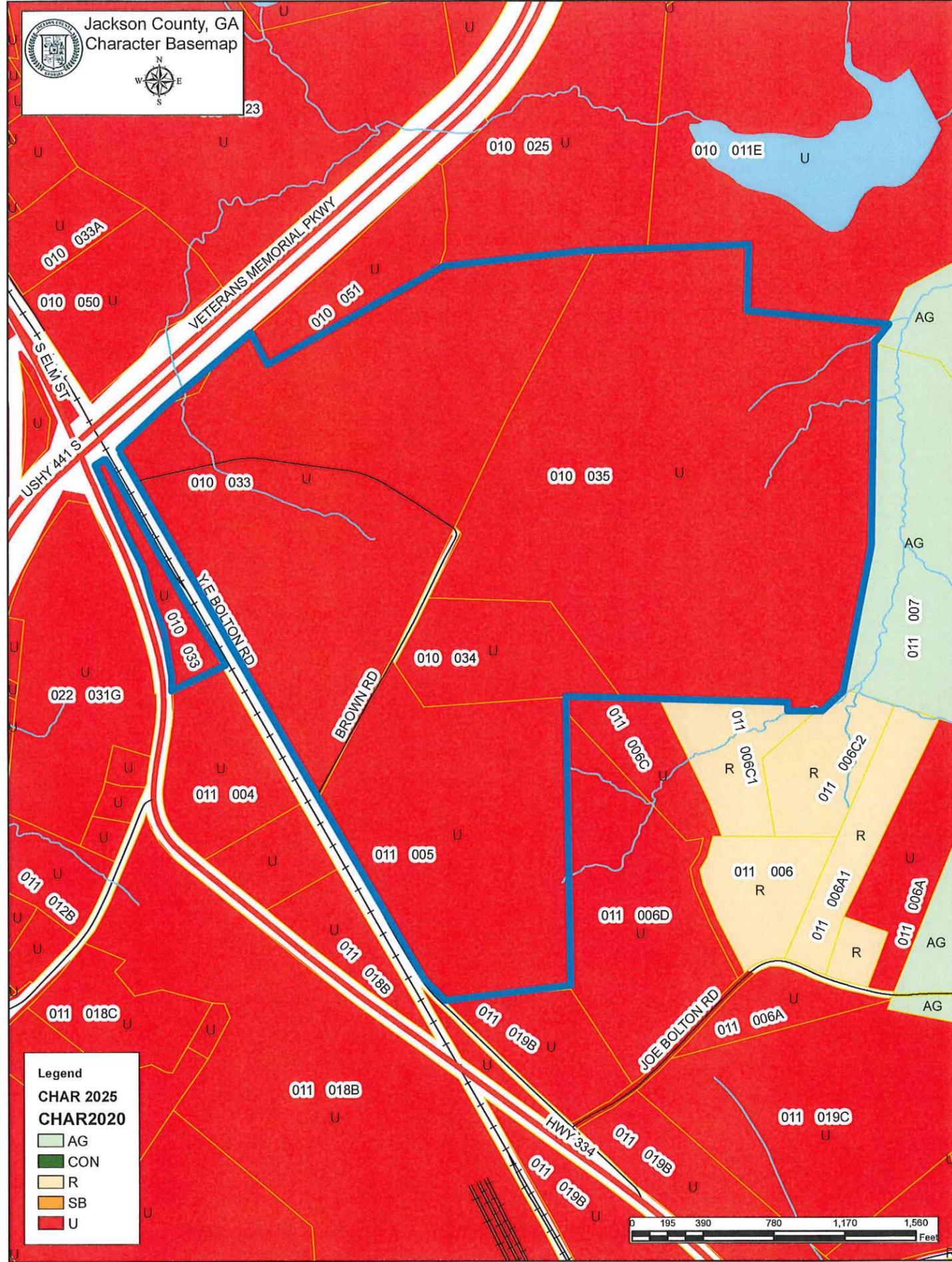


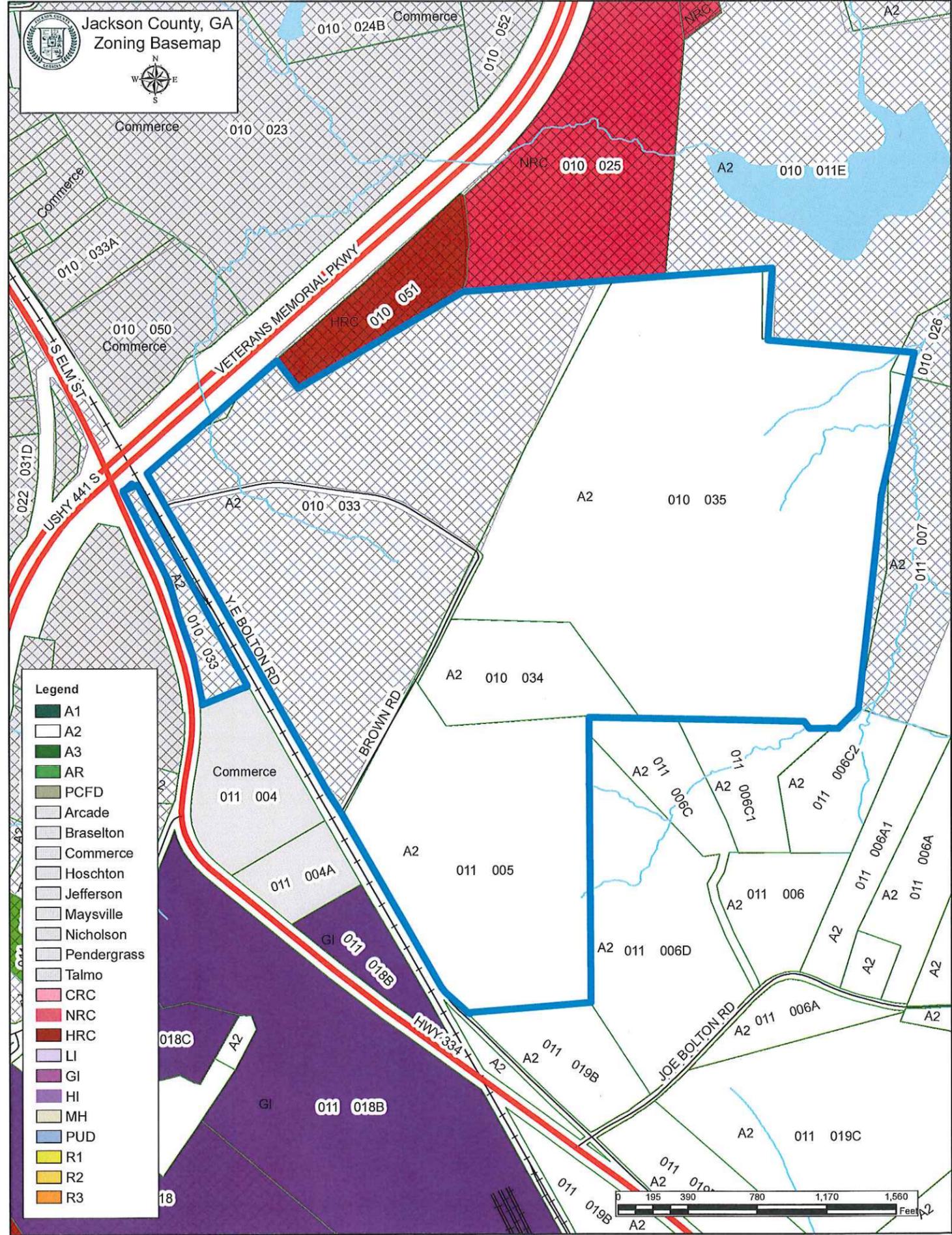
Jackson County, GA
FLU Basemap



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







- 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: Rezoning 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.

Rezoning. In order to expand its operations, Southeast Toyota Distributors seeks to rezone four parcels of land currently zoned as Agricultural Rural Farm District (A-2), and one parcel currently zoned as Highway Retail Commercial (HRC), to Light Industrial (LI). The parcels and their current zoning classification are as follows:

1. 010 033 (A-2);
2. 010 034 (A-2);
3. 010 035 (A-2);
4. 010 051 (HRC); and
5. 011 005 (A-2).

Greenland Opportunities, LLC/Southeast Toyota Distributors will also separately seek to amend the Jackson County 2020 Future Land Use Map. It will seek to reclassify parcel number 010 051's current future land use as Industrial. 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.

SURVEY NOTES

1. PRECISION DATA:
 A) THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 45,931 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 750,949 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 - 9/15/16.
 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: RETRACEMENT
 B) SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: (SEE BELOW)
 C) PROPERTY OWNER AT TIME OF SURVEY: (SEE BELOW)
 D) PARCEL NUMBER(S): (SEE BELOW)

BUSINESS INFORMATION:
 Chastain & Associates, P.C., 208 N. Main St., Ellijay, GA 30540
 GEORGIA PELS CERTIFICATE OF AUTHORIZATION LSP000781
 TENNESSEE PROFESSIONAL REGISTRATION No. 1937
 NORTH CAROLINA PROFESSIONAL LAND SURVEYING FIRM C-3186
 ALABAMA LAND SURVEYING FIRM CERTIFICATE CA-452-LS
 SOUTH CAROLINA LAND SURVEYING FIRM COA No. 5235

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

LINE	BEARING	DISTANCE
1	N48°42'45"E	385.05'
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'

LEGEND

○ (DB) --- ROCK PILE	⊕ (X) FIRE HYDRANT	⊕ (X) UTILITY VALVE
○ (DB) --- OPEN TOP PIPE	⊕ (X) UTILITY POLE	⊕ (X) TELE. PESTAL
○ (DB) --- GRPP TOP PIPE	⊕ (X) WELL	⊕ (X) POWER BOX
○ (DB) --- BRON PIN SET	⊕ (X) WATER METER	⊕ (X) SPRING HEAD
○ (DB) --- TREE	⊕ (X) STORM W.	⊕ (X) SEWER W.
⊕ (X) --- COMPUTED POSITION	⊕ (X) DRAIN INLET	⊕ (X) LIGHT POLE
⊕ (X) --- MONUMENT	⊕ (X) --- LAND LOT LINE	⊕ (X) --- STREAM OR POND
⊕ (X) --- DEED BOOK & PAGE	⊕ (X) --- PLAT BOOK & PAGE	⊕ (X) --- UTILITY LINE
⊕ (X) --- NEW OR PROPERLY	⊕ (X) --- FENCE	⊕ (X) --- RIGHT OF WAY
⊕ (X) --- PROPERTY LINE	⊕ (X) --- CENTERLINE	⊕ (X) --- US GAS LINE
⊕ (X) --- POWER POLE	⊕ (X) --- US POWER	⊕ (X) --- SEWER LINE
⊕ (X) --- SERVICE POLE	⊕ (X) --- WATER LINE	⊕ (X) --- EASEMENT
⊕ (X) --- POINT OF BEGINNING	⊕ (X) --- ASPHALT	⊕ (X) --- CONCRETE
⊕ (X) --- GRAVEL	⊕ (X) --- R/R TRACKS	

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

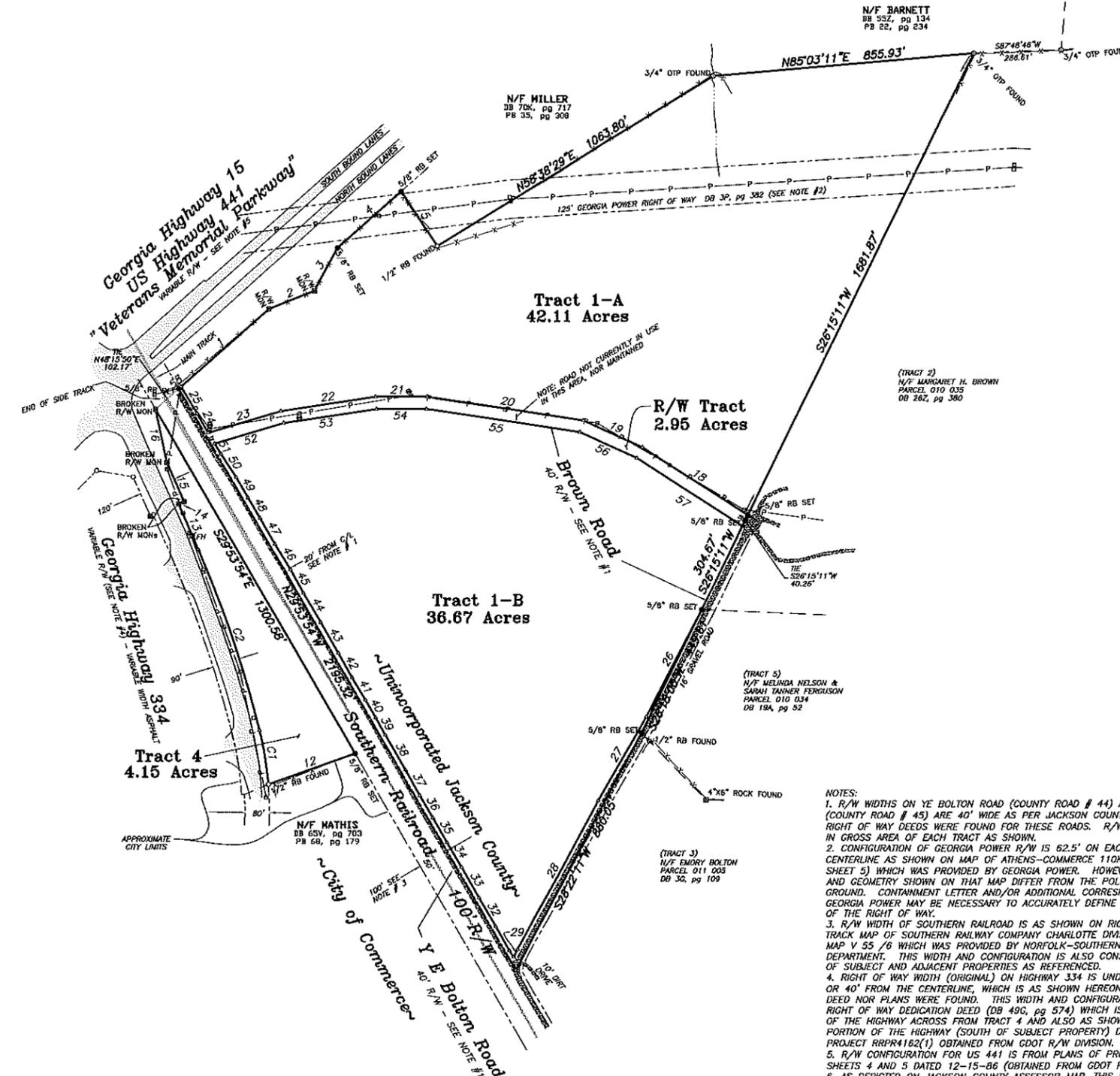
TRACTS 1-A, 1-B, & R/W (FEE)
 LG HARDMAN, II (TRUST)
 PARCEL 010 033
 DB 59R, pg 788

TRACT 4
 HARDMAN
 MAPPED AS PART OF PARCEL 010 033
 DB 3F, pg 446
 (NOT INCLUDED IN DB 59R, pg 788)

LINE	BEARING	DISTANCE
12	S70°34'38"W	301.88'
13	N27°55'43"W	161.81'
14	N66°47'38"E	18.70'
15	N23°47'42"W	140.00'
16	N11°41'35"W	177.45'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1078.85'	179.82'	179.62'	N09°00'40"W
C2	3756.93'	625.00'	624.28'	N18°30'22"W

18	N57°12'49"W	410.16'
19	N65°30'49"W	213.43'
20	N81°20'49"W	518.62'
21	S89°50'11"W	168.39'
22	S81°33'23"W	313.97'
23	S73°30'48"W	248.31'
24	N29°57'20"W	72.23'
25	N30°10'46"W	102.87'
26	S27°31'59"W	394.93'
27	S30°04'45"W	316.56'
28	S29°10'01"W	555.69'
29	S25°43'54"W	28.88'
30	N31°58'19"W	26.34'
31	N29°34'00"W	89.66'
32	N30°01'15"W	108.44'
33	N29°29'37"W	115.62'
34	N30°19'34"W	93.11'
35	N29°31'24"W	91.88'
36	N29°45'37"W	84.23'
37	N29°05'54"W	96.06'
38	N29°49'18"W	131.00'
39	N28°53'24"W	65.27'
40	N30°33'35"W	67.04'
41	N30°27'48"W	84.72'
42	N29°13'27"W	91.36'
43	N29°32'29"W	116.32'
44	N30°17'41"W	110.93'
45	N28°48'11"W	88.77'
46	N30°58'46"W	96.58'
47	N29°33'57"W	97.76'
48	N29°53'26"W	78.06'
49	N30°12'35"W	77.51'
50	N37°06'31"W	90.06'
51	N30°58'48"W	40.46'
52	N73°30'48"E	235.40'
53	N81°33'23"E	308.26'
54	N89°50'11"E	162.41'
55	S81°20'49"E	509.98'
56	S65°30'49"E	204.97'
57	S57°12'49"E	411.84'
58	N48°42'45"E	10.13'



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 SHOWN ON MAP OF ATHENS-COMMERCE 110KV 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 /6 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 49G, 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 RRP4162(1) OBTAINED FROM CDOT 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 CDOT R/W DIVISION)
- AS DEPICTED ON JACKSON COUNTY ASSESSOR MAP, THIS PROPERTY IS NOT LOCATED IN THE CITY LIMITS OF COMMERCE, CITY LIMITS SHOWN HEREON ARE FROM SAID MAP.

85.88 Acres TOTAL

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, file 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. Subsequent matters not certified unless executed.

IN GOD WE TRUST



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

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

SURVEY FOR
Greenland Opportunities, LLC
 HARDMAN PROPERTY
 G.M.D. 1842
 COUNTY: JACKSON STATE: GEORGIA
 DATE: SEPTEMBER 16, 2016

200 0 200 400 600
 GRAPHIC SCALE - FEET 1" = 200'

SURVEY NOTES

1. PRECISION DATA:
 A) THE FIELD DATA WHICH THIS PLAN IS BASED UPON IS A CLOSED POLYGON OF ONE FOOT IN LENGTH. THE ANGLES ARE MEASURED TO THE NEAREST SECONDS AND THE DISTANCES TO THE NEAREST HUNDREDTHS OF ONE FOOT.
 B) THE PRECISION OF THIS SURVEY HAS A CLOSED POLYGON OF ONE FOOT IN LENGTH.

2. FIELD SURVEY:
 A) ALL LINEAR AND ANGLE MEASUREMENTS OBTAINED BY THE SURVEYOR ARE AS FOLLOWS:
 LINEAR MEASUREMENTS TO THE NEAREST 0.01 FEET.
 ANGLES TO THE NEAREST SECONDS.
 B) ALL DISTANCES SHOWN HEREON ARE HORIZONTAL DISTANCES AT THE MEAN SURFACE ELEVATION OF THE LOCAL SURVEY PLANE, I.E. SURVEY FEET.

3. SURVEY DATA:
 A) TYPE OF SURVEY: BOUNDARY
 B) SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: SEE BELOW
 C) PROPERTY OWNER AT TIME OF SURVEY: SEE BELOW
 D) PARCEL NUMBER(S): SEE BELOW

BUSINESS INFORMATION:
 CHASTAIN & ASSOCIATES, P.C., 201 N. MAIN ST., 10TH FLOOR, JACKSONVILLE, FLORIDA 32202
 TOLL FREE: 1-800-445-1111
 PHONE: 904-241-1111
 FAX: 904-241-1112
 E-MAIL: INFO@CHASTAIN-ASSOCIATES.COM
 WEBSITE: WWW.CHASTAIN-ASSOCIATES.COM
 "This shall not remove the neighbor's boundary, which they do not have any boundary 12.14 N.M."

LINE	BEARING	DISTANCE
1	N44°42'45"E	385.17
2	N85°18'54"E	155.53
3	N04°30'00"E	163.77
4	N44°38'14"E	276.48
5	S13°02'47"E	215.29
6	S32°40'52"W	122.92
7	S01°10'57"W	112.06
8	S17°00'11"W	284.01
9	S37°32'30"W	165.12
10	S83°53'54"W	186.27
11	N11°39'03"W	56.81

TRACT 1
 1/2 ACRES, 8 (7049)
 PARCEL 010 020
 DE 204, PG 383

TRACT 2
 1/2 ACRES, 8 (7049)
 PARCEL 010 020
 DE 204, PG 383

TRACT 3
 1/2 ACRES, 8 (7049)
 PARCEL 010 020
 DE 204, PG 383

TRACT 4
 1/2 ACRES, 8 (7049)
 PARCEL 010 020
 DE 204, PG 383

TRACT 5
 1/2 ACRES, 8 (7049)
 PARCEL 010 020
 DE 204, PG 383

TRACT 6
 1/2 ACRES, 8 (7049)
 PARCEL 010 020
 DE 204, PG 383

LINE	BEARING	DISTANCE
12	S27°51'40"W	301.88
13	N22°55'17"E	181.81
14	N65°42'58"E	18.70
15	N27°47'42"W	140.00
16	N11°41'33"W	177.45

CHORD	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	N74°43'	179.83	179.83	N85°00'40"W
C2	S75°53'	825.00	824.28	N18°30'22"W

THE FROM POINT "A" TO POINT "B"

LINE	BEARING	DISTANCE
17	N16°23'37"W	878.48

GEORGIA SURVEYOR'S CERTIFICATION

I, the undersigned, being duly sworn, certify that I am a duly licensed and qualified Surveyor in the State of Georgia, and that I have personally supervised and participated in the making of the above described survey, and that the same is true and correct to the best of my knowledge and belief.

DATE: _____

SIGNATURE: _____

COMMISSION NO. 2718

DISCLOSURE & NOTICE

This survey was prepared in accordance with the laws of the State of Georgia, and the rules and regulations of the Board of Surveying and Mapping. The surveyor is not responsible for the accuracy of the information provided by the client, and the client is advised that the survey is for informational purposes only and should not be used for any other purpose without the express written consent of the surveyor.

IN GOD WE TRUST

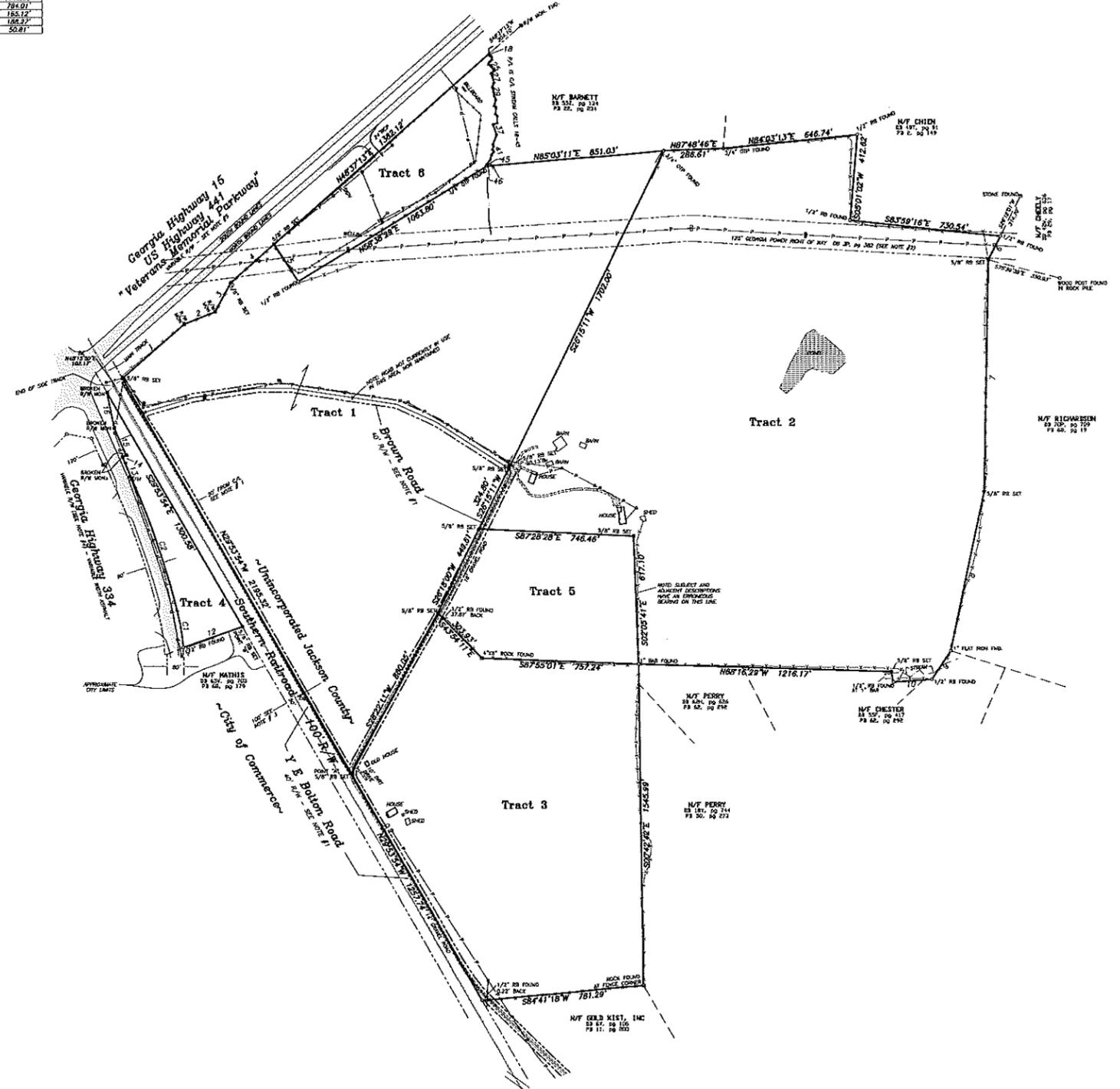
PREPARED BY
CHASTAIN & ASSOCIATES, P.C.
 SURVEYING, PLANNING, CONSULTING
 CHASTAINASSOCIATES.COM (706)276-7528
 COVERING EARTH SINCE 1935 (770)889-1770

LEGEND

1" = 200'

--- BOUNDARY LINE
 --- EASEMENT
 --- RIGHT-OF-WAY
 --- ADJACENT PROPERTY
 --- EXISTING ROAD
 --- EXISTING UTILITY
 --- EXISTING STRUCTURE
 --- EXISTING FENCE
 --- EXISTING CURB
 --- EXISTING SIDEWALK
 --- EXISTING DRIVEWAY
 --- EXISTING PORCH
 --- EXISTING PATIO
 --- EXISTING DECK
 --- EXISTING STAIRS
 --- EXISTING WALKWAY
 --- EXISTING BRIDGE
 --- EXISTING TOWER
 --- EXISTING SIGN
 --- EXISTING LIGHT
 --- EXISTING WELL
 --- EXISTING CISTERN
 --- EXISTING POND
 --- EXISTING LAKE
 --- EXISTING STREAM
 --- EXISTING RIVER
 --- EXISTING OCEAN

LINE	BEARING	DISTANCE
18	S01°46'22"E	6.28
19	S32°15'52"E	2.81
20	S74°15'44"E	2.33
21	S01°26'48"E	14.21
22	S49°04'37"E	16.29
23	S18°14'12"W	11.84
24	S56°30'39"E	71.31
25	S35°30'09"E	30.10
26	S33°07'41"W	19.89
27	S18°31'01"E	45.58
28	S21°09'31"E	22.98
29	S10°51'20"E	45.04
30	S24°18'07"E	18.89
31	S14°46'02"W	32.58
32	S81°31'03"E	11.34
33	S25°15'27"E	31.27
34	S42°05'09"E	12.30
35	S01°02'47"W	31.18
36	S27°17'02"W	21.07
37	S19°17'14"E	51.53
38	S21°16'59"W	50.12
39	S19°10'21"E	9.58
40	S15°02'27"W	15.48
41	S25°48'40"E	13.03
42	S46°09'15"W	17.83
43	S13°56'55"W	22.37
44	S35°15'10"W	28.34
45	S11°56'55"E	10.98
46	S82°07'11"W	4.90



NOTES:

1. R/W RIGHTS ON W. BOLDEN ROAD (COUNTY ROAD # 44) AND BROWN ROAD (COUNTY ROAD # 45) ARE 40' WIDE AS PER JACKSON COUNTY ANNEXMENT LIST, NO RIGHT OF WAY DEEDS WERE FOUND FOR THESE ROADS. R/W ARE SHOWN IN CROSS HAIR OF EACH TRACT AS SHOWN.

2. COMPARISON OF GEORGIA POWER R/W IS 65' ON EACH SIDE OF CENTERLINE AS SHOWN ON MAP OF ARCHES-COMMERCIAL 1700-LINE 4-111, SHEET 89 WHICH WAS PROVIDED BY GEORGIA POWER. HOWEVER, THE BEARINGS AND DISTANCES SHOWN ON THAT MAP DIFFER FROM THE POLE ALIGNMENT ON THE ORIGINAL ALIGNMENT LETTER AND/OR ANNUAL CORRESPONDENCE WITH GEORGIA POWER WILL BE NECESSARY TO ACCURATELY DETERMINE THE EXACT LOCATION OF THE R/W OF THIS R/W.

3. R/W BOUNDARY OF SOUTHERN RAILROAD IS AS SHOWN ON RIGHT OF WAY AND TRACK MAP OF SOUTHERN RAILROAD COMPANY CHARTERED UNDER THE LAWS OF THE STATE OF GEORGIA WHICH WAS PROVIDED BY SOUTHERN RAILROAD COMPANY. HOWEVER, THE BOUNDARY AND CENTERLINE IS ALSO CONSISTENT WITH SURVEYS OF SUBJECT AND ADJACENT PROPERTIES AS REFERENCED.

4. RIGHT OF WAY BOUNDARY ON W. BOLDEN ROAD IS INDICATED TO BE 40' OR 45' FROM THE CENTERLINE, WHICH IS AS SHOWN HEREON. NO RIGHT OF WAY DEEDS WERE FOUND FOR THIS ROAD AND CONVEYANCE IS BASED ON RIGHT OF WAY RECORDS DEED FOR INC. 89 1741 WHICH IS FOR THE WEST SIDE OF THE HIGHWAY ACCESS FROM TRACT 5 AND ALSO AS SHOWN ON PLANS OF A PORTION OF THE HIGHWAY RIGHTS OF SUBJECT PROPERTY DATED 5/20/04 OF PROJECT 0281141111 OBTAINED FROM BOB R/W DIVISION.

5. R/W COMPARISON FOR W. BOLDEN ROAD IS FROM PLANS OF PROJECT 0281141111 SHEETS 4 AND 5 DATED 12-18-04 OBTAINED FROM BOB R/W DIVISION.

6. AS LOCATED ON JACKSON COUNTY ANNEXMENT LIST, THIS PROPERTY IS NOT LOCATED IN THE CITY LIMITS OF COMMERCIAL CITY LIMITS SHOWN HEREON ARE FROM 500 W/W.

TRACT TABLE

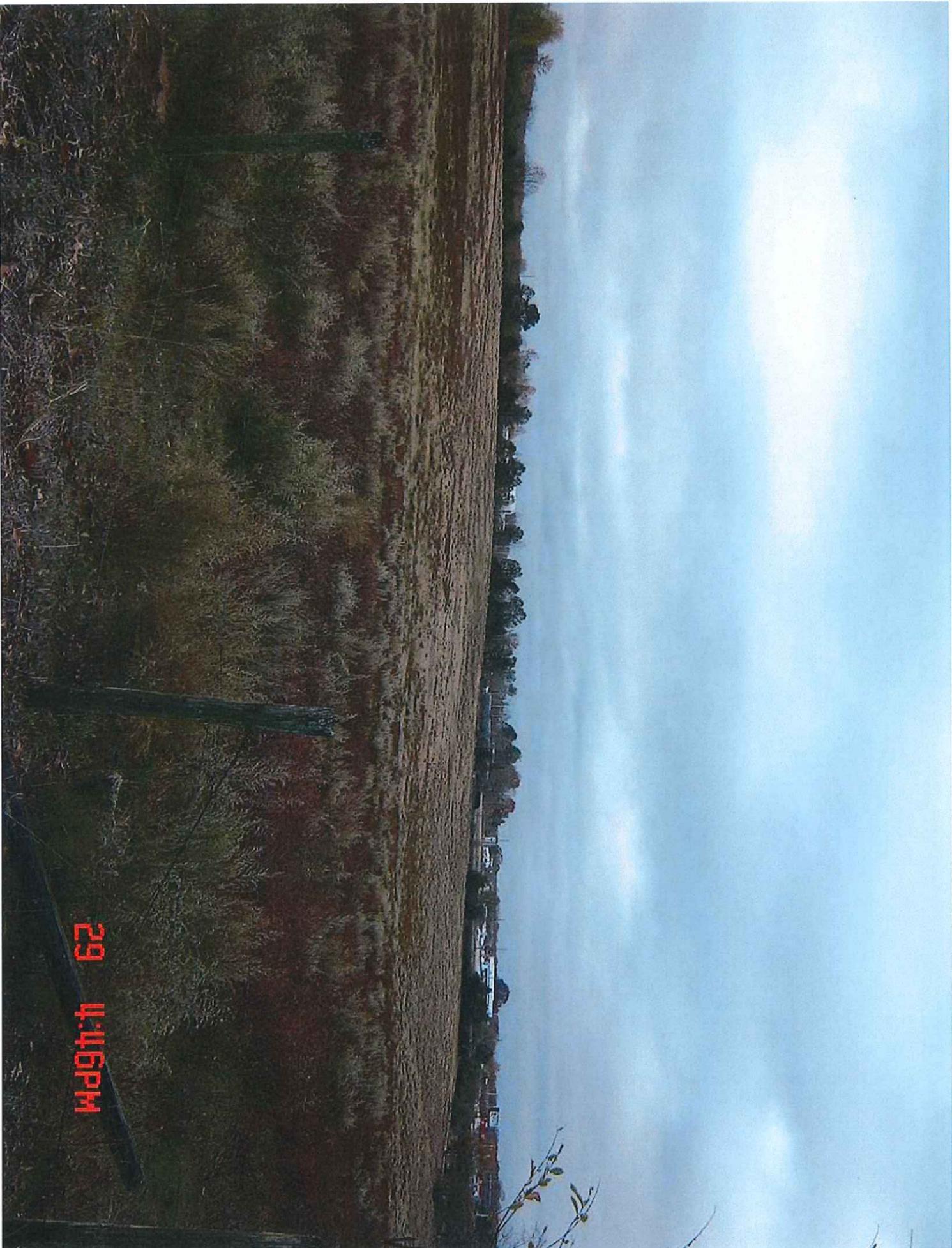
TRACT	GROSS AREA	CO. ROAD R/W	R/W AREA	NET AREA
TRACT 1 HANSMAN	81.73 Acres	2.92	4.19	74.57
TRACT 2 BROWN	103.29 Acres	0.31	5.09	87.91
TRACT 3 BOLDEN	42.91 Acres	0.84	N/A	41.97
TRACT 4 HANSMAN	4.15 Acres	N/A	N/A	4.15
TRACT 5 NELSON	12.12 Acres	0.37	N/A	11.75
TRACT 6 MILLER	8.20 Acres	N/A	0.53	8.27

SURVEY FOR:
Greenland Opportunities, LLC

G.L.O. 1842
 COUNTY JACKSON STATE: GEORGIA
 DATE: SEPTEMBER 15, 2018 REV. NOVEMBER 1, 2018
 200 0 200 400 800
 GRAPHIC SCALE - FEET
 1" = 200'



Wed 11:52 AM



Wed 4:46 PM



29 5:05PM



29 4:59PM