



## DEPARTMENT OF PUBLIC DEVELOPMENT

### Planning Division

**RZ-16-21**

**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:** Margaret H. Brown

**Requested Zoning:** LI (Light Industrial)

**Existing Zoning:** A2 (Agricultural Rural Farm District)

**Proposed Use:** Vehicle Processing Plant

**Existing Use:** Residential

**Property Location:** 312 Brown Road

**Zoning Map and Parcel:** Map 010, Parcel 035

**Acreage to be Rezoned:** 103.28 acres

**Future Land Use:** Industrial

**Character Area Designation:** Urban

**Board of Commissioners District:** 2 (Commissioner Chas Hardy)

**Zoning of Surrounding Property:** North: A2 and NRC  
South: A2  
East: A2  
West: A2

**Land Uses of Surrounding Property:** North: Vacant Commercial  
South: Vacant  
East: Vacant  
West: Vacant

**Overview of the Request:** The applicant is requesting approval to rezone the subject tract from A2 to LI 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 Brown Road with 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 wetlands on the subject tract, showing both a pond and intermittent streams.

**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. According to the recent survey, there are currently two residences on the property.

### **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.

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**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 are 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.

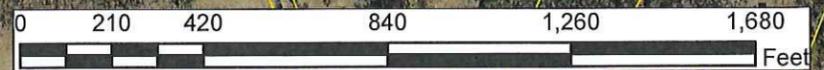
**General Notes:** (such notes are for reference and are not to be considered exclusive of all Jackson County Development Standards that will apply):

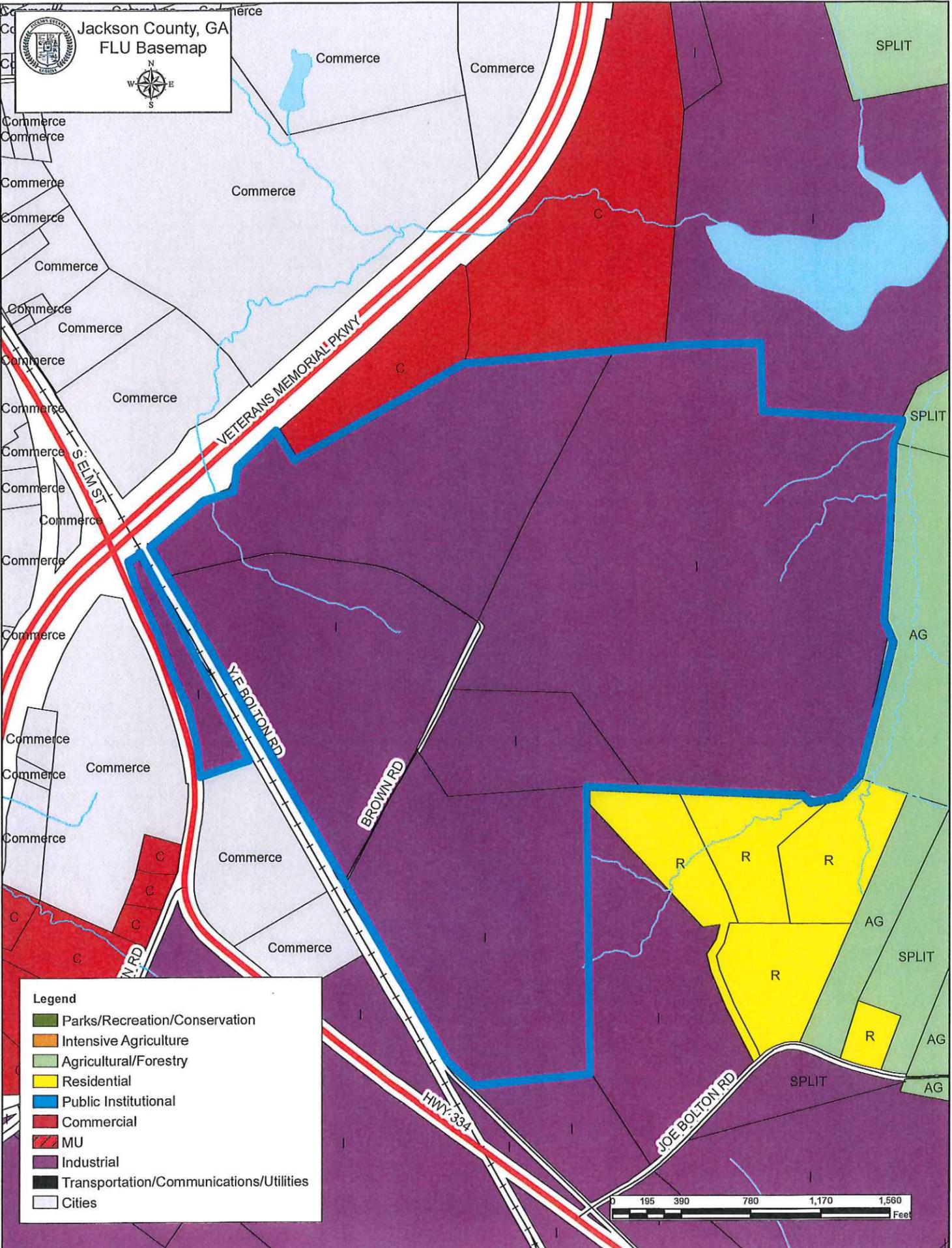
- Building permits must be applied for and approved for additions or renovations.
- All new driveways must be approved by Jackson County Road Department.
- For this proposed development, this parcel will be combined with four others contingent upon the total five parcels being rezoned.
- This proposed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

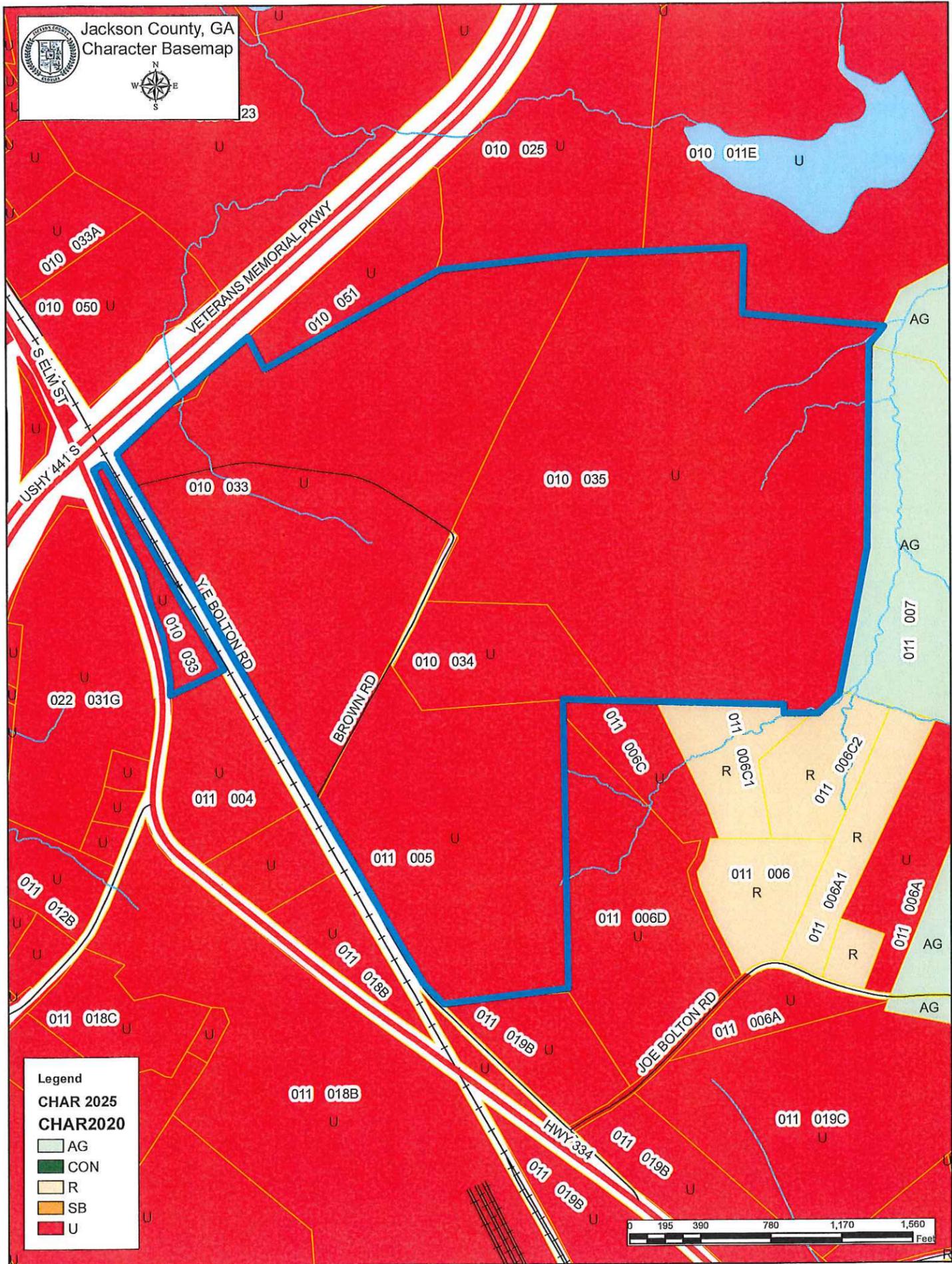
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**Planning Staff Recommendation:** Approval. Staff recommends that the Planning Commission recommend **approval** of this request.

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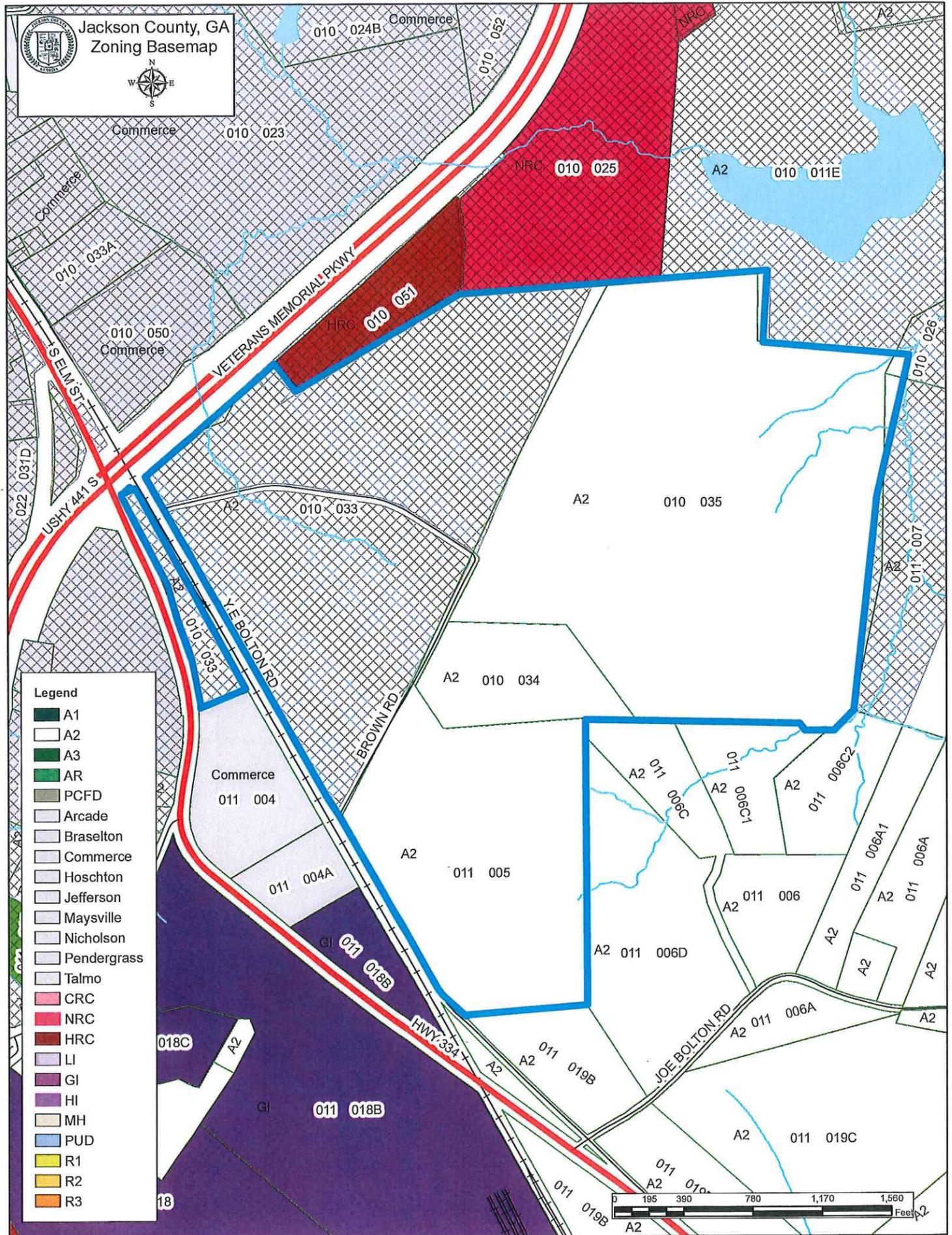


Legend

CHAR 2025  
CHAR2020

- AG
- CON
- R
- SB
- U





- 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.

**PROPERTY OWNERS:**

**BOLTON PROPERTY:**

EMORY BOLTON  
5884 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:**

DSHK PROPERTIES, L.L.P.  
J. HARDMAN KNOX  
627 WELLESLEY DRIVE, N.W.  
ATLANTA, GA 30305

**J&H FAMILY PARTNERS, L.L.P.**

L&H MANAGEMENT COMPANY, LLC  
C/O LAURA COLLINS  
1170 NORTHBROOK 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 FLUM HILLY  
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:**

318 TOBACCO POUCH LANE  
DAHLONEGA, GA 30533

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	127.82'
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'

**TRACTS 1 & 4:**

HARDMAN, et al.  
PARCEL 010 031  
DB 59R, pg 788  
ZONING: A2

**TRACT 2:**

MARGARET H. BROWN  
PARCEL 010 035  
DB 264, pg 380  
ZONING: A2

**TRACT 3:**

EMORY BOLTON  
PARCEL 011 005  
DB 32, pg 169  
ZONING: A2

**TRACT 5:**

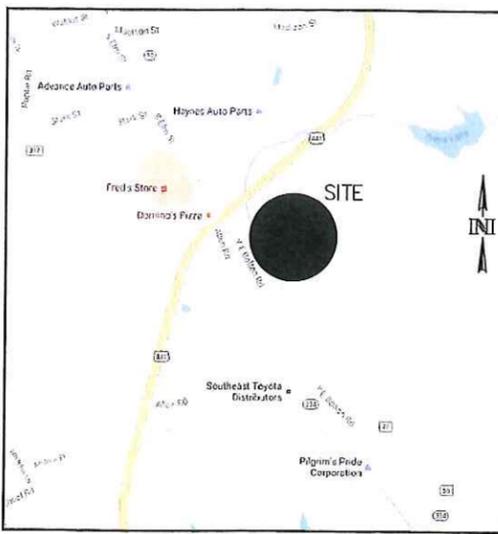
MELINDA NELSON,  
SARAH TANNER FERGUSON &  
WILLIAM TANNER  
PARCEL 010 034  
DB 18A, pg 52  
ZONING: A2

**TRACT 6:**

MELBA MILLER  
PARCEL 010 051  
DB 70K, 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'	179.62'	N09°00'40"W
C2	3756.93'	625.00'	624.28'	N18°30'22"W



LOCATION MAP

DEVELOPMENT SHALL COMPLY WITH EAST JACKSON CORRIDOR OVERLAY DISTRICT REQUIREMENTS.

REVISIONS

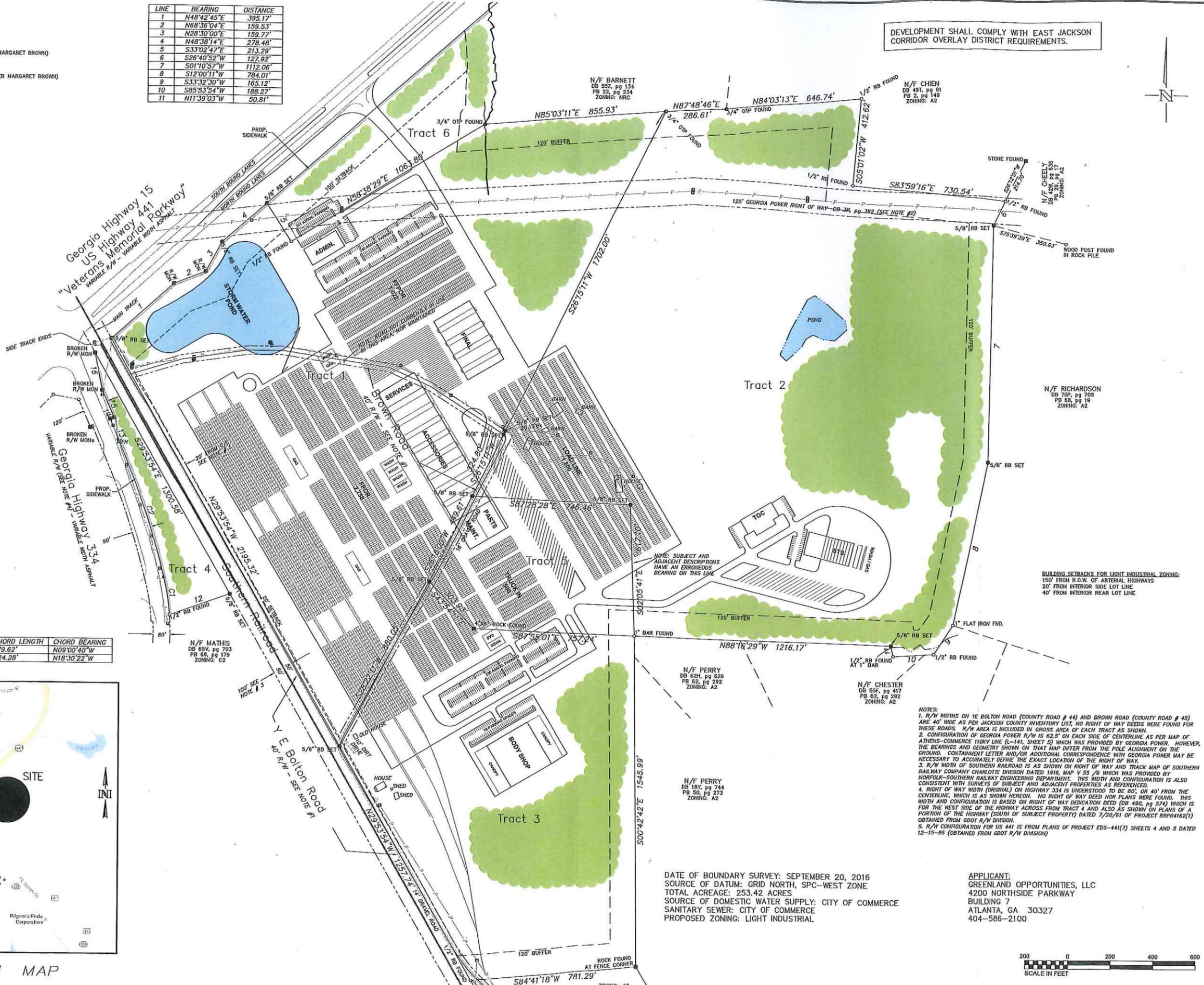



**Tim L. Poole, P.E., R.L.C.I.**  
787 PIGEON CREEK DRIVE  
DAWSONVILLE, GEORGIA 30534  
(770) 855-6182

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

PROJECT DESCRIPTION

SHEET TITLE	REZONING CONCEPT PLAN
DATE:	11-03-16
JOB:	
DRW:	TLP
CHK:	TLP
SHEET NUMBER	C-1



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



NOTES:  
1. 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.  
2. CONFIGURATION OF GEORGIA POWER R/W IS 62.5' ON EACH SIDE OF CENTERLINE AS PER MAP OF ATHENS-COMMERCE HIGHWAY LINE (L-141, SHEET 5) WHICH WAS PROVIDED BY GEORGIA POWER. HOWEVER, THE BEARINGS AND GEOMETRY SHOWN ON THAT MAP DEPART 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.  
3. 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.  
4. RIGHT OF WAY WIDTH (ORIGINAL) ON HIGHWAY 334 IS UNDERSTOOD TO BE 60', 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 7/20/01 OF PROJECT RRPR162(1) OBTAINED FROM GDOT R/W DIVISION.  
5. R/W CONFIGURATION FOR US 441 IS FROM PLANS OF PROJECT EDS-44(7) SHEETS 4 AND 5 DATED 12-15-86 (OBTAINED FROM GDOT R/W DIVISION).

**SURVEY NOTES**

**1. PRECISION DATA:**  
 A) THE FIELD DATA UPON WHICH THIS PLAT 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 258,948 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, 6/25/16 - 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: BOUNDARY  
 B) SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 262, pg 380  
 C) PROPERTY OWNER AT TIME OF SURVEY: MARGARET H. BROWN  
 D) PARCEL NUMBER(S): 010 035

**BUSINESS INFORMATION:**  
 Chastain & Associates, P.C., 288 N. Main St., Elberton, GA 30540  
 GEORGIA PLS CERTIFICATE OF AUTHORIZATION LSP000781  
 TENNESSEE PROFESSIONAL REGISTRATION No. 1937  
 NORTH CAROLINA PROFESSIONAL LAND SURVEYING FIRM C-3198  
 ALABAMA LAND SURVEYING FIRM CERTIFICATE CA-852-LS  
 SOUTH CAROLINA LAND SURVEYING FIRM ODA No. 5205

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

LINE	BEARING	DISTANCE
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'

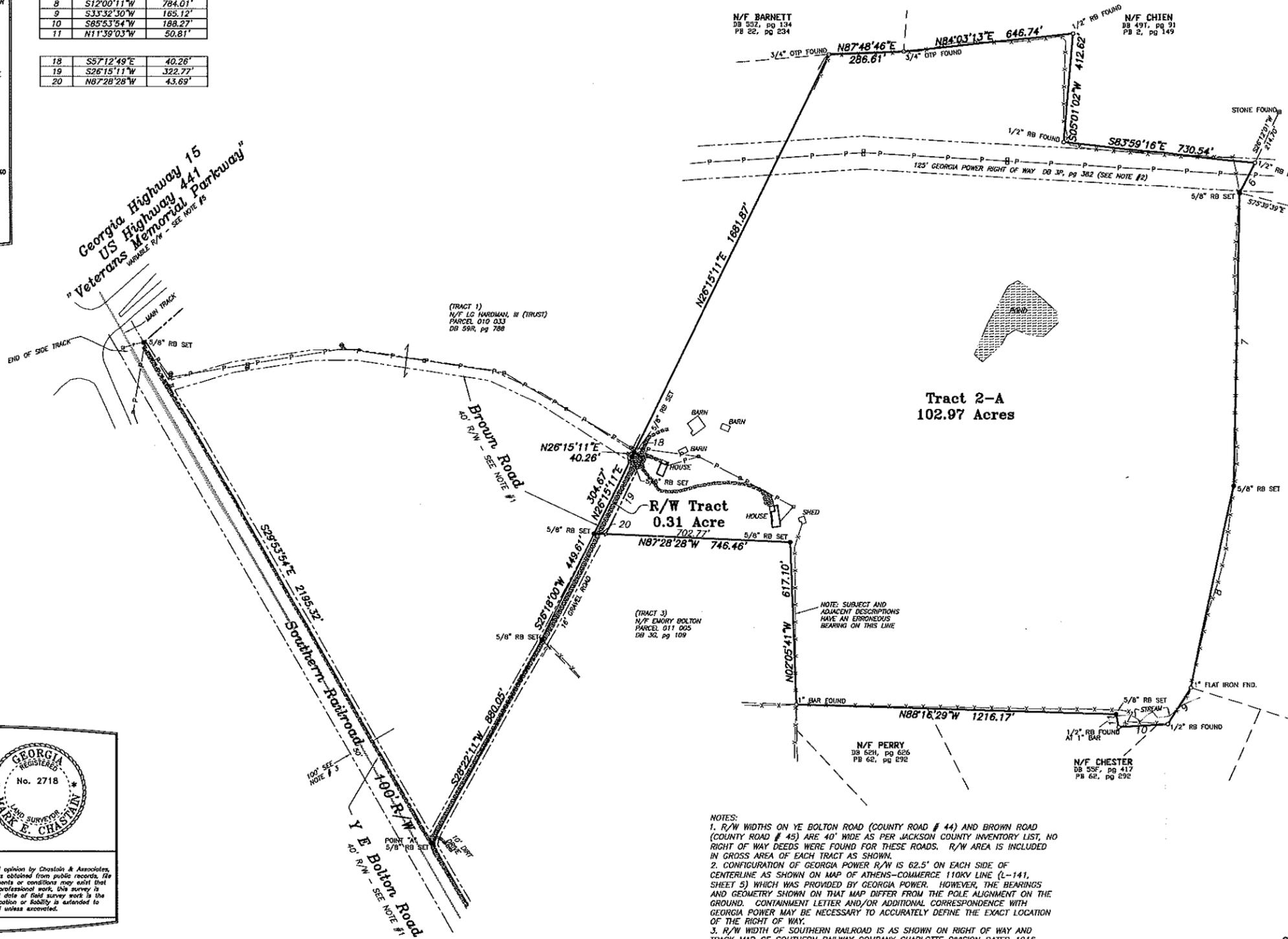
  

18	S57°12'49"E	40.26'
19	S26°15'11"W	322.77'
20	N67°28'28"W	43.69'

**LEGEND**

○ (RBI) --- BORN PIN	○ (T) --- TREE	○ (U) --- UTILITY VALVE	○ (M) --- MONUMENT
○ (OT) --- OPEN TOP PIPE	○ (W) --- WELL	○ (R) --- RAILROAD	○ (S) --- SPRING HEAD
○ (ET) --- EMBEDED TOP PIPE	○ (M) --- WATER METER	○ (S) --- SINK HOLE	○ (L) --- LIGHT POLE
○ (PS) --- BORN PIN SET	○ (S) --- STORM HOLE	○ (C) --- CRAM INLET	○ (L) --- LIGHT POLE
○ --- COMPUTED POSITION	○ --- CRAM INLET	○ --- LIGHT POLE	
○ --- ROCK			
○ --- MONUMENT			
○ --- DEED BOOK & PAGE			
○ --- FLAT BOOK & PAGE			
○ --- ROW OR FORMERLY			
○ --- PROPERTY LINE			
○ --- CENTERLINE			
○ --- POWER POLE			
○ --- SERVICE POLE			
○ --- ASPHALT			
○ --- POINT OF BEGINNING			
○ --- CONCRETE			
○ --- GRAVEL			
○ --- LAND LOT LINE			
○ --- STREAM OR POND			
○ --- RAIL UTILITY LINE			
○ --- FENCE			
○ --- RIGHT OF WAY			
○ --- GAS LINE			
○ --- E			
○ --- US POWER			
○ --- S			
○ --- SINKER LINE			
○ --- WATER LINE			
○ --- EASEMENT			
○ --- STORM LINE			
○ --- R/W TRACKS			

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



**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 BY 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. Subsurface matters not certified unless annotated.

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 1895

**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.
- (INTENTIONALLY LEFT BLANK)
- R/W CONFIGURATION FOR US 441 IS FROM PLANS OF PROJECT EDS-441(7) SHEETS 4 AND 5 DATED 12-15-86 (OBTAINED FROM ODOT 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.

**103.28 Acres TOTAL**

SURVEY FOR:  
**Greenland Opportunities, LLC**  
 BROWN PROPERTY  
 G.M.D. 1842  
 COUNTY: JACKSON STATE: GEORGIA  
 DATE: SEPTEMBER 16, 2018

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

JOB #218H15-2 CRD #218H19

**SURVEY NOTES**

**1. PRECISION DATA:**  
 A) THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PROVISION OF ONE PART IN 100,000 FEET.  
 B) AN ADJUSTED CORRECTION OF 3.00 FEET PER ANGLE POINT, AND AN ADJUSTED CORRECTION OF 0.00 FEET PER SIDE OF THE TRIANGLE, HAS BEEN APPLIED TO THE FIELD DATA.  
 C) THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PROVISION OF ONE PART IN 100,000 FEET.

**2. FIELD SURVEY:**  
 A) ALL ANGLES AND DISTANCE MEASUREMENTS OBTAINED BY USE OF TOPCON 530 1.5" TOTAL STATION.  
 B) THE DATES OF THE FIELD SURVEY ARE AS FOLLOWS:  
 8/25/16 - 8/25/16  
 C) ALL DISTANCES SHOWN HEREON ARE HORIZONTAL DISTANCES AT THE MEAN SURFACE ELEVATION OF THE LOCAL SURVEY PLANS, U.S. SURVEY FEET.

**3. SURVEY DATA:**  
 A) TYPE OF SURVEY: BOUNDARY  
 B) SOURCE OF TITLE DESCRIPTION FOR SUBJECT PARCELS (SEE BELOW)  
 C) PROPERTY OWNERS AT TIME OF SURVEY: (SEE BELOW)  
 D) PARCELS NUMBERED: (SEE BELOW)

**BUSINESS INFORMATION:**  
 CHASTAIN & ASSOCIATES, P.C. 208 N. BAY ST. DEPT. 04 3004  
 GEORGIA STATE CERTIFICATE OF ADOPTION (LIC#0074)  
 (COMMERCIAL PROFESSIONAL CERTIFICATION NO. 1327)  
 NORTH CAROLINA PROFESSIONAL LAND SURVEYING FIRM C-2198  
 ALABAMA LAND SURVEYING FIRM C-60143  
 SOUTH CAROLINA LAND SURVEYING FIRM C-66 5205

"This shall not release the neighbor's liability, which they at all times have and shall retain."  
 Dated: September 19, 2016

LINE	BEARING	DISTANCE
1	N48°42'43"E	385.17
2	N68°15'24"E	129.53
3	N25°30'00"E	159.77
4	N48°30'14"E	278.48
5	S33°02'47"E	313.29
6	S42°40'32"W	127.92
7	S01°10'57"W	1112.06
8	S12°00'11"W	724.01
9	S33°32'30"W	163.12
10	S00°33'34"W	188.27
11	N11°39'53"E	56.81

**TRACT 1**  
 HANCOCK & (P/RS) 198  
 PARCEL 010 032  
 20 294, pg 780

**TRACT 2**  
 MARGARET C. BROWN  
 PARCEL 010 032  
 20 294, pg 303

**TRACT 3**  
 LARRY NELSON  
 PARCEL 011 020  
 20 294, pg 311

**TRACT 4**  
 HANCOCK & (P/RS) 198  
 PARCEL 010 032  
 20 294, pg 303

**TRACT 5**  
 MARY ELLEN NELSON &  
 JAMES LARRY NELSON  
 PARCEL 011 024  
 20 294, pg 311

**TRACT 6**  
 MARY F. MILLER  
 PARCEL 011 011  
 20 294, pg 311

LINE	BEARING	DISTANCE
12	S20°14'38"W	301.84
13	N22°55'47"E	181.67
14	N68°47'38"E	18.70
15	N22°47'42"W	140.00
16	N11°41'53"W	127.43

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1078.83	176.83	176.83	N09°00'40"W
C2	3136.83	825.00	624.28	N12°30'22"W

**LINE FROM POINT "A" TO POINT "B"**

LINE	BEARING	DISTANCE
17	N30°25'37"W	879.48

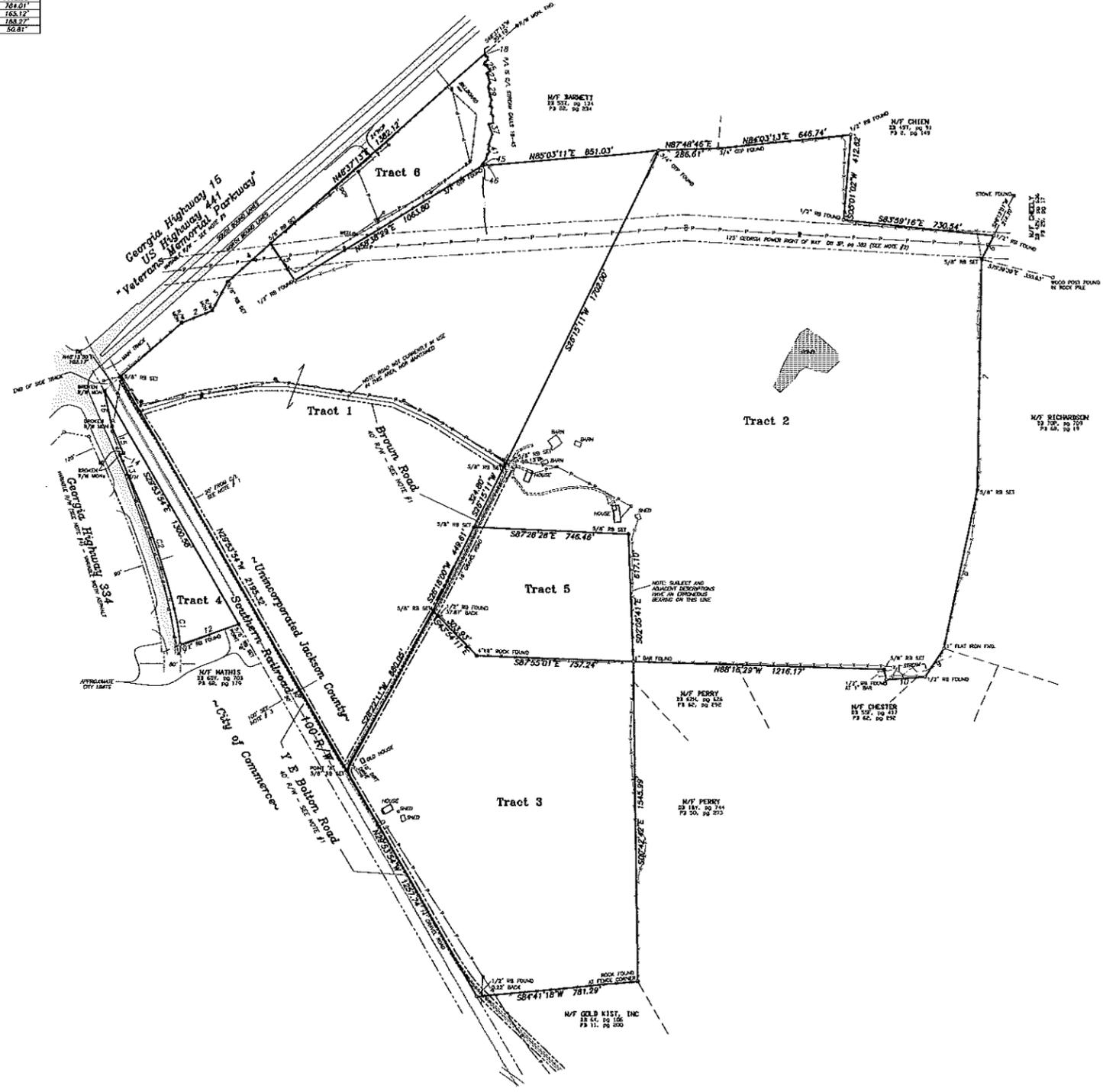
**GEORGIA SURVEYOR'S CERTIFICATION**

NO. 2718

DISCLOSURE & NOTICE

IN GOD WE TRUST

PREPARED BY  
**CHASTAIN & ASSOCIATES, P.C.**  
 SURVEYING, PLANNING, CONSULTING  
 CHASTAINASSOCIATES.COM (706)276-7528  
 COVERING DATA LIES ON DRUG SINCE 1955 (770)889-1770



**LEGEND**

LINE	BEARING	DISTANCE
18	S01°48'22"E	6.28
19	S32°13'28"E	7.58
20	S24°16'44"E	7.21
21	S01°20'46"E	14.73
22	S48°04'32"W	18.25
23	S18°41'77"W	11.84
24	S39°39'39"E	11.67
25	S35°30'39"E	31.10
26	S33°27'21"W	19.69
27	S18°11'31"E	45.56
28	S21°09'53"W	22.28
29	S10°53'30"E	43.01
30	S24°16'44"E	18.00
31	S14°42'34"E	42.56
32	S31°31'52"E	11.31
33	S02°16'23"W	13.57
34	S42°09'53"W	12.30
35	S01°02'47"W	33.19
36	S20°12'30"W	41.07
37	S12°17'14"E	41.53
38	S21°18'39"W	50.77
39	S19°03'45"E	8.38
40	S15°02'57"W	18.48
41	S22°49'40"E	13.65
42	S42°28'15"W	17.65
43	S13°56'36"W	22.87
44	S33°15'18"W	26.51
45	S21°56'34"E	19.47
46	S20°31'11"W	4.90



**NOTES:**

1. 8" WIDE RIGHT OF WAY ON GEORGIA HIGHWAY 15 (COUNTY ROAD # 41) AND BROWN ROAD (COUNTY ROAD # 42) ARE 40' WIDE AS PER JACKSON COUNTY ANNUAL LIST, NO RIGHT OF WAY DEEDS WERE FOUND FOR THESE ROADS. 8" WIDE IS INCLUDED IN CROSS AREA OF EACH TRACT AS SHOWN.
2. COMPENSATION BY GEORGIA POWER R/W IS 50' ON EACH SIDE OF CENTERLINE AS SHOWN ON MAP OF JONES-COMMERCE TRACT LINE (L-111, SHEET 2) WHICH WAS PRODUCED BY GEORGIA POWER. HOWEVER, THE BEARINGS AND DISTANCES SHOWN ON THIS MAP OBTAIN FROM THE FIELD MEASUREMENTS OF THE SURVEY. CONVEYANCE LETTER AND/OR ADDITIONAL CORRESPONDENCE WITH GEORGIA POWER MAY BE NECESSARY TO ACCURATELY DEFINE THE EXACT LOCATION OF THE RIGHT OF WAY.
3. 8" WIDE RIGHT OF WAY ON BROWN ROAD IS AS SHOWN ON BOTH OF THE MAPS AND TRACT MAP OF SOUTHERN RAILWAY COMPANY CHARTERED DIVISION DATED 1916, MAP V 58 78 WHICH WAS PRODUCED BY AEROSPACE-CORPORATION ANALYSIS ENGINEERING CORPORATION. THIS MAP AND CONVEYANCE IS ALSO CONSISTENT WITH SURVEYS OF SAID RIGHT AND ADJACENT PROPERTIES AS DETERMINED.
4. RIGHT OF WAY (COUNTY ROAD # 41) IS UNDERSTOOD TO BE 40' WIDE AS SHOWN ON THE CONTIGUOUS MAPS AS SHOWN HEREON. NO RIGHT OF WAY DEEDS WERE FOUND FOR THESE ROADS. THIS MAP AND CONVEYANCE IS BASED ON FIELD MEASUREMENTS OBTAINED FOR THIS MAP WHICH IS FOR THE BEST SIDE OF THE HIGHWAY ADJACENT TO TRACT 4 AND ALSO AS SHOWN ON PLANS OF L-111 (SHEETS 1-11) PRODUCED BY GEORGIA POWER (DATED 1/26/01) OF PROJECT PERMITS(1) OBTAINED FROM GOCT R/W DIVISION.
5. R/W CONVEYANCE FOR L-111 IS FROM PLANS OF PROJECT 005-411(7) SHEETS 1 AND 2 DATED 12-15-00 (OBTAINED FROM GOCT R/W DIVISION).
6. AS SHOWN ON JACKSON COUNTY ANNUAL LIST, THIS PROPERTY IS NOT LOCATED IN THE CITY LIMITS OF COMMERCIAL CITY LIMITS SHOWN HEREON ARE FROM SAID MAP.

**TRACT TABLE**

TRACT	GROSS AREA	CO. ROAD R/W	OPC R/W AREA	NET AREA
TRACT 1 HANCOCK	81.73 Acres	2.85 Acres	4.19 Acres	74.57 Acres
TRACT 2 BROWN	103.28 Acres	0.31 Acres	5.09 Acres	97.91 Acres
TRACT 3 BOLTMAN	42.91 Acres	0.04 Acres	N/A	41.97 Acres
TRACT 4 HANCOCK	4.15 Acres	N/A	N/A	4.15 Acres
TRACT 5 NELSON	12.15 Acres	0.37 Acres	N/A	11.78 Acres
TRACT 6 MILLER	8.20 Acres	N/A	0.83 Acres	8.27 Acres

SURVEY FOR:  
**Greenland Opportunities, LLC**  
 S.A.D. 1542  
 COUNTY: JACKSON STATE: GEORGIA  
 DATE: SEPTEMBER 16, 2016 REV. NOVEMBER 1, 2016  
 200 0 300 400 600  
 GRAPHIC SCALE - FEET 1" = 200'

29 4:46PM

