The Georgia Conflict of Interest in Zoning Actions Statute (O.C.G.A. §§ 36-67A-1 et seq.) requires disclosure of certain campaign contributions made by applicants for rezoning actions and by opponents of rezoning applications. A rezoning applicant or opponent of a rezoning application must disclose contributions or gifts which in aggregate total $250.00 or more if made within the last two years to a current member of the Effingham County Planning Board, Board of Commissioners, or other Effingham County official who will consider the application. The campaign contribution disclosure requirement applies to an opponent of a rezoning application who publishes his or her opposition by appearance before the Planning Board or Board of Commissioners or by any other oral or written communication to a member or members of the Planning Board or Board of Commissioners. Disclosure must be reported to the Board of Commissioners by applicants within ten (10) days after the rezoning application is filed and by opponents at least five (5) days prior to the first hearing by the Planning Board. Any person knowingly failing to comply with these requirements shall be guilty of a misdemeanor.

<table>
<thead>
<tr>
<th>Item of Business</th>
<th>Action Requested of Planning Board</th>
<th>Previous Action of Board</th>
<th>Action Taken</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>I. Call To Order</strong></td>
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<td><strong>II. Invocation</strong></td>
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<td><strong>III. Pledge to the Flag</strong></td>
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<td><strong>IV. Agenda Approval</strong></td>
<td>Consideration to approve the agenda</td>
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<td><strong>V. Minutes</strong></td>
<td>Approval of the December 20, 2021 minutes</td>
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<tr>
<td><strong>VI. New Business</strong></td>
<td>All items presented during this portion of the meeting will be presented at the February 15, 2022 Board of Commissioners Meeting at 6:00 pm as a Public Hearing <em>(with the exception of pond and residential business approvals)</em></td>
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<tr>
<td>01 Public Hearing</td>
<td><strong>Josh Yellin</strong> as Agent for <strong>Ernest J. Oetgen &amp; Frank Oetgen Jr.</strong> requests approval to <strong>rezone</strong> 7.8 acres from <strong>AR-1</strong> to <strong>I-1</strong> to allow for industrial use. Located on Godley Road. <em>(First District)</em> [Map# 399 Parcels# 3R &amp; 3T]</td>
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<tr>
<td>02 Public Hearing</td>
<td><strong>Jerome S. Konter</strong> as Agent for <strong>JGH Commercial, LLC</strong> requests to <strong>rezone</strong> 18.67 acres from <strong>PD Commercial</strong> to <strong>PD Residential</strong> to allow for multi-family residential development. Located on Hodgeville Road. <em>(Second District)</em> [Map# 416 Parcel# 20D]</td>
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<tr>
<td>03 Public Hearing</td>
<td><strong>Greenland Developers</strong> as Agent for <strong>Helmey, LLP</strong>, request to <strong>rezone</strong> 170.36 acres from <strong>AR-1</strong> to <strong>PD - Residential</strong> to allow for the development of a single and multi-family residential subdivision.</td>
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<td><strong>04 Public Hearing</strong></td>
<td>Tracy Fleming requests a variance to allow for the use of a camper/RV as a temporary dwelling during the construction of a residence. Located at 138 Pine Drive, zoned AR-1. (Second District) [Map# 451C Parcel# 68]</td>
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<td><strong>05 Public Hearing</strong></td>
<td>Darren L. &amp; Gina G. Pevey request to rezone 1.25 of 59.1 acres from AR-1 to AR-2 to allow for the creation of a home site. Located at 2544 Corinth Church Road. (Third District) [Map# 336 Parcel# 23]</td>
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<td><strong>06 Public Hearing</strong></td>
<td>Herbert L. Johnson Jr. &amp; Carolvita R. Johnson as Agent for Richdean Johnson requests to rezone 4.37 acres from AR-1 to AR-2, to allow for the creation of a home site. Located at 309 Lehigh Circle. (Third District) [Map# 406A Parcel# 10]</td>
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<tr>
<td><strong>07 Public Hearing</strong></td>
<td>Justin Gunther requests a conditional use for a rural business: “Gunther’s Spot”, a small-scale, home based dog boarding business. Located at 124 Saddlehorn Drive, zoned AR-2. (Fourth District) [Map# 369B Parcel# 46]</td>
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<tr>
<td><strong>08 Public Hearing</strong></td>
<td>Verizon Wireless as Agent for Kimberly J. Barnes, Charles K. Barnes, &amp; Mary J. Barnes requests a conditional use for a telecommunications tower. Located on Old Augusta Road, zoned AR-1. (Fifth District) [Map# 462 Parcel# 75]</td>
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<td><strong>09 Public Hearing</strong></td>
<td>Warren Ratchford as Agent for Donnie R. Bazemore requests to rezone 1.61 acres from R-1 to B-3 to allow for an automotive sales lot. Located at 5947 Highway 21 S. (Fifth District) [Map# 465J Parcel# 1C]</td>
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<tr>
<td><strong>10 Public Hearing</strong></td>
<td>Greg Coleman as Agent for Old Augusta Partners requests approval of a sketch plan for “Cowan Property – Proposed Warehouse”. Located on Old Augusta Road, zoned I-1. (Fifth District) [Map# 477 Parcel# 1D]</td>
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<tr>
<td><strong>11 Public Hearing</strong></td>
<td>Consideration to amend the 2022 Planning Board meeting schedule in order to move dates in conflict with observed holidays.</td>
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<td><strong>VIII. Adjournment</strong></td>
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</table>
Staff Report

Subject: Rezone (First District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: January 31, 2022
Item Description: Josh Yellin as Agent for Ernest J. Oetgen & Frank Oetgen Jr. requests to rezone 7.8 acres from AR-1 to I-1 to allow for industrial use. Located on Godley Road. Map# 399 Parcels# 3R & 3T

Summary Recommendation
Staff has reviewed the application, and recommends approval of the request to rezone 7.8 acres from AR-1 to I-1 to allow for industrial use, with conditions.

Executive Summary/Background
- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts.
- In 2014, the property owner submitted an application to rezone 6 acres from 399-3B. The request was approved, but no plat was submitted. Therefore, the rezoning could not take effect.
- A plat to split the 6 acres was recorded in 2018, with the notation that the parcel would be rezoned to I-1.
- The current application is to rezone 399-3R, plus an additional 1.8 acres from 399-3T.
- In 2021, the applicant requested zoning verification for the 6-acre parcel (399-3R), and staff was unable to verify that the 6 acres rezoned in 2014 was the parcel now shown as 399-3R.
- Other I-1 zoned parcels in the area were rezoned for use as surface mines. Rezoning conditions include the requirement to provide certification from DNR that the land has been reclaimed, and rezone to AR-1.
- The applicant provided photographs showing containers stored on site, and indicated that container storage and/or log export are potential uses if rezoned to I-1.
- These parcels serve a surface mine located in Chatham County. Trucks access the surface mine from Godley Road. Godley Road is not a designated truck route.

Alternatives
1. Approve the request to rezone 7.8 acres from AR-1 to I-1 for industrial use, with the following conditions:
   1. The entrance shall be brought into compliance with Section 3.17.5 Surface Mine Operations – Road Maintenance Requirements, before any industrial uses are permitted.
   2. Applicant shall notify Development Services at the time of final reclamation of the borrow pit and close out of this mining operation, and provide the determination of the Department of Natural Resources that the affected lands have been reclaimed in an acceptable manner.
   3. Minor subdivision plat for the 399-3T acreage must be approved by Development Services.
   4. A Sketch Plan must be submitted for approval by the Board of Commissioners.
   6. All wetland impacts must be approved and permitted by USACE.
   7. Business operator shall provide a surety bond for maintenance/upgrades to Godley Road.
   8. A traffic study will be required, pursuant to Effingham County Traffic Study Requirements.
   9. Business operator shall meet the requirements of Chapter 74 – Traffic, Sec. 74-8 Designated Truck Routes.

2. Deny the request to rezone 7.8 acres from AR-1 to I-1 for industrial use.

Recommended Alternative: 1
Other Alternatives: 2
Department Review: Development Services
FUNDING: N/A
Attachments:
1. Rezoning application and checklist
2. Ownership certificate/authorization
3. Plat
4. Aerial photograph
5. Deed
EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. The supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _______ DISAPPROVAL _______

Of the rezoning request by applicant Josh Yellin as Agent for Ernest J. Oetgen & Frank Oetgen Jr. – (Map # 399 Parcels # 3R & 3T) from AR-1 to I-1 zoning.

Yes  No  1. Is this proposal inconsistent with the county's master plan?

Yes  No  2. Could the proposed zoning allow use that over/loads either existing or proposed public facilities such as street, utilities or schools?

Yes  No  3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes  No  4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes  No  5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes  No  6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes  No  7. Are nearby residents opposed to the proposed zoning change?

Yes  No  8. Do other conditions affect the property so as to support a decision against the proposal?
ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 12/13/2021

Applicant/Agent: Josh Yellin

Applicant Email Address: jyellin@huntermaclean.com

Phone #: 912-236-0261

Applicant Mailing Address: 200 East Saint Julian Street

City: Savannah State: GA Zip Code: 31401

Property Owner, if different from above: Ernest J. Oetgen, Frank Oetgen Jr.

Owner’s Email Address (if known): 

Phone #: 

Owner’s Mailing Address: 

City: State: Zip Code: 

Property Location: Godley Road

Proposed Road Access: Godley Road

Present Zoning of Property: AR-1 Proposed Zoning: I-1

Tax Map-Parcel #: 399-3R 399-37(portion) Total Acres: ~7.8 Acres to be Rezoned: ~7.8

Lot Characteristics: cleared lot, adjacent to borrow pit, access to Godley

WATER

--- Private Well

--- Public Water System

If public, name of supplier:

SEWER

--- Private Septic System

--- Public Sewer System

Justification for Rezoning Amendment: property intended to be rezoned in 2018, no current use as AR-1

List the zoning of the other property in the vicinity of the property you wish to rezone:

North R-4, L-1, AR-1 South Bloomingdale East Bloomingdale West R-4

Rev 05052021
1. Describe the current use of the property you wish to rezone.
logging operations; clear cut, servicing of borrow pit

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?
   No, no current use under current AR-1 zoning.

3. Describe the use that you propose to make of the land after rezoning.
   Continuation of current use; uses permitted in I-1 zoning.

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?
   Borrow pit, logging, storage; vehicle storage; container storage.

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?
   Rezoning will permit uses similar to other uses in the vicinity of site. Area is being rezoned to industrial.

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
   No, rezoning will not create a more intensive use than the current use of the property. Existing access to the property predominantly located in Bloomingdale.

Applicant Signature: [Signature]   Date 12-13-2021
1. Describe the current use of the property you wish to rezone.
   logging operations; clear cut, servicing of borrow pit

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?
   No, no current use under current AR-1 zoning.

3. Describe the use that you propose to make of the land after rezoning.
   Continuation of current use; uses permitted in I-1 zoning.

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?
   Borrow pit, logging, storage; vehicle storage; container storage.

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?
   Rezoning will permit uses similar to other uses in the vicinity of site. Area is being rezoned to industrial.

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
   No, rezoning will not create a more intensive use than the current use of the property. Existing access to the property predominantly located in Bloomingdale.

Applicant Signature: ____________________________ Date: 12/13/2021

Rev 05052021
ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

12/14/2017
12/2/2018
11/14/2018 ____________________________, on file in the office of the Clerk of the Superior Court of
2494
114
Effingham County, in Deed Book 2601 ____________ page 112 ____________.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner’s signature ____________________________

Print Name ____________________________

Owner’s signature ____________________________

Print Name ____________________________

Owner’s signature ____________________________

Print Name ____________________________

Sworn and subscribed before me this 13th day of December, 2021.

__________________________
Notary Public, State of Georgia

Rev 05052021
AUTHORIZATION OF PROPERTY OWNER

I, Ernest J. Oetgen, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Effingham County, Georgia.

I authorize the person named below to act as applicant in the pursuit of a Rezoning Amendment Approval. I acknowledge and accept that I will be bound by the decision of the Board of Commissioners, including any conditions, if the application is approved.

Name of Applicant/Agent: Josh Yellin
Applicant/Agent Address: HunterMaclean, 200 East Saint Julian Street
City: Savannah State: GA Zip Code: 31401
Phone: 912-236-0261 Email: jyellin@huntermaclean.com

Owner's signature: [Signature]
Print Name: Ernest J. Oetgen

Personally appeared before me Ernest J. Oetgen (Owner print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Sworn and subscribed before me this 13th day of December, 2021.

Notary Public, State of Georgia
THIS INDENTURE, made and entered into this 15th day of November 2018, between FRANK E. OETGEN, JR. and ERNEST J. OETGEN, as Co-Trustees of the Estate of Frank E. Oetgen, Sr., hereinafter called Grantors, and FRANK E. OETGEN, JR. hereinafter called Grantees (the words “Grantor” and “Grantee” to include their respective heirs, successors and assigns where the context requires or permits),

WITNESSETH:

WHEREAS, Frank E. Oetgen, Sr., of Effingham County, Georgia, died testate on July 3, 1993, seized and possessed of the fee simple title to the following described property; and,

WHEREAS, the Last Will and Testament of Frank E. Oetgen, Sr., was probated in solemn form in the Probate Court of Effingham County, Georgia, and Letters Testamentary were granted to the decedent’s wife, to wit, Muriel N. Oetgen; and,

WHEREAS, the Last Will and Testament of Frank E. Oetgen, Sr., devised the following described property to Muriel N. Oetgen and James N. Oetgen, as Trustees of the Frank E. Oetgen, Jr. Trust for the lifetime benefit of the decedent’s wife, Muriel N. Oetgen, and for the ultimate benefit of the decedent’s son, Frank E. Oetgen, Jr., said devise being assented to in that certain Assent to Devise executed on May 1, 1994, by and between Muriel N. Oetgen, as Executrix under the Last Will and Testament of Frank E. Oetgen, Sr., Deceased, as Party of the First Part, and Muriel N. Oetgen and James N. Oetgen, as Co-Trustees of the “Frank E. Oetgen, Jr. Trust,” as Parties of the Second Part, filed for record and recorded on May 13, 1994, in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 358, Page 668; and,

WHEREAS, Section 3.8 of the Last Will and Testament of Frank E. Oetgen, Sr., provides that upon death of the wife of Frank E. Oetgen, Sr., all of the following described property left remaining in the Frank E. Oetgen, Jr. Trust be distributed to Frank E. Oetgen, Jr.; and,

WHEREAS, Muriel N. Oetgen passed away on October 5, 2015, in Effingham County, Georgia,
whereupon, Frank E. Oetgen, Jr., succeeded to her position as Co-Trustee of the Frank E. Oetgen, Jr. Trust, serving in that position with James N. Oetgen as Co-Trustees; and,

WHEREAS, James N. Oetgen passed away on January 31, 2018, in Effingham County, Georgia, whereupon, Ernest J. Oetgen, succeeded to his position as Co-Trustee of the Frank E. Oetgen, Jr. Trust, serving in that position with Frank E. Oetgen, Jr. as Co-Trustees; and,

WHEREAS, there is no reason to delay the conveyance of the following described property from the Co-Trustees of the Frank E. Oetgen, Jr. Trust to Frank E. Oetgen, Jr. as the ultimate fee simple beneficiary of the trust corpus pursuant to Section 3.8 of the Last Will and Testament of Frank E. Oetgen, Sr.;

NOW THEREFORE, in accordance with Sections 3.2 and 3.8 of the Last Will and Testament of Frank E. Oetgen, Sr., Deceded, the Parties of the First Part as current Co-Trustees of the Frank E. Oetgen, Jr. Trust, do hereby convey, and by these presents do grant and convey unto the Party of the Second Part, his heirs, executors, administrators, successors and assigns, all of their interest in the following described tract or parcel of land, to wit:

All those certain lots, tracts or parcels of land situate, lying and being in Effingham and Chatham Counties, State of Georgia, being that portion of the property known as “Oetgen’s Ranch, or Whooping Island” which lies north of Oetgen Road.

The Oetgen Ranch, or Whooping Island Tract, which was owned by Frank E. Oetgen, Sr., at the time of his death, is composed of 716.4 acres, more or less, and is shown as the property of Frank E. Oetgen, Sr., on a “Map showing a Division of a Part of the Whooping Island Tract” by Robert D. Gigliotti, Jr., dated November 1961, and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Record Book N, Page 6.

Of the 716.4 acres, more or less, 270.86 acres is hereby conveyed to Frank E. Oetgen, Jr. Said 270.86 acres, more or less, lying and being in the 1559th G.M.D. of Effingham County, and being shown and depicted on that plat of tracts titled “A Plat of Tracts ‘A2’ through ‘K2’, 270.86 acres surveyed for the Frank Oetgen, Sr. Trust” made by Jeffrey M. Horne, R.L.S. #3131, dated October 13, 2017 and recorded in the Office of the Clerk of Superior Court of Effingham County in Plat Book 286, Page 344 on June 15, 2016.

This deed is for the portion of Tract K2 and J2 of the property which is in Effingham County.

Said map or plat of parcels being incorporated herein by specific reference thereto for better determining the metes and bounds of said parcels herein conveyed.

TO HAVE AND TO HOLD all and singular the above-granted premises, together with the appurtenances, and every part thereof, to the only proper use, benefit and behoof of the said Party of the Second Part, his heirs, executors, administrators, successors and assigns, forever IN FEE SIMPLE.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

(SIGNATURES ON NEXT PAGE)
Signed, sealed and delivered on this 5th day of November, 2018, in the presence of:

[Signatures]

Witness

[Signature]

Notary Public
STATE OF GEORGIA  )
COUNTY OF EFFINGHAM  )

TRUSTEES’ DEED

THIS INDENTURE, made and entered into this 15 day of December, 2017, by and
between JAMES N. OETGEN and FRANK E. OETGEN, JR., as Co-Trustees of the “Julian
Oetgen Trust,” as Parties of the First Part, and ERNEST J. OETGEN, of Effingham County,
Georgia, as Party of the Second Part;

WITNESSETH:

WHEREAS, Frank E. Oetgen, Sr., of Effingham County, Georgia, died testate on July 3,
1993, seized and possessed of the fee simple title to the following described property; and,

WHEREAS, the Last Will and Testament of Frank E. Oetgen, Sr., was probated in solemn
form in the Probate Court of Effingham County, Georgia, and Letters Testamentary were granted
to the decedent’s wife, to wit, Muriel N. Oetgen; and,

WHEREAS, the Last Will and Testament of Frank E. Oetgen, Sr., devised the following
described property to Muriel N. Oetgen and James N. Oetgen, as Trustees of the Julian Oetgen
Trust for the lifetime benefit of the decedent’s wife, Muriel N. Oetgen, and for the ultimate benefit
of the decedent’s son, Ernest J. Oetgen, said devise being assented to in that certain Assent to
Devise executed on May 1, 1994, by and between Muriel N. Oetgen, as Executrix under the Last Will and Testament of Frank E. Oetgen, Sr., Deceased, as Party of the First Part, and Muriel N. Oetgen and James N. Oetgen, as Co-Trustees of the "Julian Oetgen Trust," as Parties of the Second Part, filed for record and recorded on May 13, 1994, in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 358, Page 668; and,

WHEREAS, Section 3.8 of the Last Will and Testament of Frank E. Oetgen, Sr., provides that upon death of the wife of Frank E. Oetgen, Sr., all of the following described property left remaining in the Julian Oetgen Trust be distributed to Ernest J. Oetgen; and,

WHEREAS, Muriel N. Oetgen passed away on October 5, 2015, in Effingham County, Georgia, whereupon, Frank E. Oetgen, Jr., succeeded to her position as Co-Trustee of the Julian Oetgen Trust, serving in that position with James N. Oetgen as Co-Trustee; and,

WHEREAS, there is no reason to delay the conveyance of the following described property from the Co-Trustees of the Julian Oetgen Trust to Ernest J. Oetgen as the ultimate fee simple beneficiary of the trust corpus pursuant to Section 3.8 of the Last Will and Testament of Frank E. Oetgen, Sr.;

NOW, THEREFORE, in accordance with Sections 3.2 and 3.8 of the Last Will and Testament of Frank E. Oetgen, Sr., Deceased, the Parties of the First Part, as current Co-Trustees of the Julian Oetgen Trust, do hereby convey, and by these presents do grant and convey unto the Party of the Second Part, his heirs, executors, administrators, successors and assigns, all of their interest in the following described tract or parcel of land, to wit:

All that certain lot, tract or parcel of land situate, lying, and being in Effingham and Chatham Counties, State of Georgia, being that portion of the property known as "Oetgen's Ranch, or Whooping Island" which lies south of Oetgen Road.

The Oetgen Ranch, or Whooping Island Tract, which was owned by Frank E. Oetgen, Sr., at the time of his death, is composed of 716.4 acres, more or less, and
is shown as the property of E.J. Oetgen, Sr., and the property of Frank E. Oetgen, Sr., on a “Map showing a Division of a Part of the Whooping Island Tract” by Robert D. Gignilliat, Jr., dated November 1961, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Record Book N, Page 6.

One of the boundary lines of the property above-described is “Oetgen Road” which ends in the middle of the Whooping Island Tract. For purposes of this description, “Oetgen Road” shall be defined as the southern right-of-way line of the road, for the portion of the road which is open, and, from the eastern terminus of the road to the eastern property line of Oetgen Ranch, a line formed by extending the northern right-of-way line of the road in an easterly direction in a straight line.

TO HAVE AND TO HOLD all and singular the above-granted premises, together with the appurtenances, and every part thereof, to the only proper use, benefit and behoof of the said Party of the Second Part, his heirs, executors, administrators, successors and assigns, forever IN FEE SIMPLE.

And, the Parties of the First Part do covenant that they are lawfully the Co-Trustees under the Julian Oetgen Trust under Last Will and Testament of Frank E. Oetgen, Sr., Deceased, and have the power to convey as aforesaid, and have in all respects acted, in making this conveyance, in pursuance of the authority granted in and by said Last Will and Testament creating such Trust, and that they have not made, done, or suffered any acts, matters, or things whatsoever, since they were Co-Trustees as aforesaid, whereby the above-granted premises, or any part thereof, now are, or at any time hereafter shall, or may be, impeached, charged, or encumbered in any way whatsoever.

(SIGNATURES ON NEXT PAGE)
IN WITNESS WHEREOF, the Parties of the First Part hereunto set their respective hands and seals the day and year first above written.

THE JULIAN OETGEN TRUST established under Section 3.2 of the Last Will and Testament of Frank E. Oetgen, Sr.

By: ____________________________
    FRANK E. OETGEN, JR., Co-Trustee

By: ____________________________
    JAMES N. OETGEN, Co-Trustee

Signed, sealed and delivered on this 15 day of December, 2017, in the presence of:

________________________________________
Witness

________________________________________
Notary Public
January 18, 2022

Effingham County Zoning Board
Springfield, GA 31329

Re: Rezoning Amendment
  Godley Road c/o Josh Yellin
  Pin: 399-3T +3R
  Total Acres: 7.8 Acres to be rezoned: 7.8

To Whom It May Concern:

The Effingham County Health Department, Division of Environmental Health, has reviewed the request to rezone the above referenced tract of land from AR-1 to I-1. The proposed rezoning request is preliminarily approved based on the following supporting documents and does not meet the requirements for a proposed subdivision as defined by Rules of the Department of Public Health, Chapter 511-3-1.

- Completed Effingham County Rezoning Request Packet.

The following items must be submitted.

1. Completed Subdivision Application.
2. Completed Plat Review Application.
3. Level III soils overlay signed and stamped by the soil classifier on the Final Plat with Soil Suitability Description.
4. The following signature block should be used on all plats that require Health Department approval
   Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.
This letter does not constitute a final approval, any matters overlooked or matters which arise after the date of this letter may result in additional conditions being applied or the proposed division of land being denied. The review is valid for one year from the date of this letter. If the survey plan has not been approved within this time, application must be made for an extension of the Preliminary Approval.

If you have any additional questions, please contact the Effingham County Health Department, Environmental Health Division, at (912) 754-6850.

Sincerely,

[Signature]

Darrell M. O'Neal, MPA
Environmental Health County Manager
Effingham County Health Department
Oetgen Rd

Directions  Save  Nearby  Send to your phone  Share

Georgia 31302
Staff Report

Subject: Rezoning (Second District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: January 31, 2022
Item Description: Greenland Developers as Agent for Helmy, LLP request to rezone 170.36 acres from AR-1 to PD (Residential) to allow for the development of a single and multi-family residential subdivision. Located on Highway 30 at Kolic Helmy Road. Map# 418 Parcel# 2E

Summary Recommendation
Staff has reviewed the application, and recommends approval of the request to rezone 170.36 acres from AR-1 to PD (Residential) to allow for the development of a single and multi-family residential subdivision, with conditions.

Executive Summary/Background
- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts.
- Pursuant to Section 5.15 PD – Planned Development District, the applicant may submit a concept plan for review and comment. The PD text and master plan are developed according to the ordinance, and with feedback from staff.
- The 340-unit subdivision will be served by county water and sewer. Development of the property meets the county’s goal of concentrating residential development where public utilities are available.
- The proposed density is 2 dwelling units per 170.36 gross acres (204 single family units and 136 townhomes); net density is 3.3 units per 104.03 buildable acres. Open space (25.10 acres) includes 10.25 acres of ponds and 14.85 acres of buildable area. Amenities will include a dog park, pool & accessory structure; multipurpose fields, and open space with benches and parking throughout the development.
- At the September 28 meeting to discuss the project and the PD rezoning process, staff provided input on requirements for open space, recreational amenities, resident parking, common element maintenance, and a traffic impact assessment to identify necessary improvements for Hwy 30. On November 1, a draft PD text and concept plan were submitted, and a second meeting was held. Comments on the draft PD text and concept plan were provided to the applicant for additional drafts.
- The PD document includes information on parking and sidewalks. Staff has requested clarification for these topics, as well as for proposed signage. The applicant will submit a final revision after the Planning Board meeting, to address staff suggestions, and include any new comments from the Planning Board.

Alternatives
1. Approve request to rezone 170.36 acres from AR-1 to PD (Residential), with the following conditions:
   1. Future use of the above-referenced property being rezoned shall meet the requirements of the approved PD – Residential document and master plan.
   2. A Sketch Plan must be approved before site development plans are submitted.
   3. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
   4. All wetland impacts must be approved and permitted by USACE
   5. A traffic study must be submitted during the development plan review process, pursuant to Effingham County Traffic Study Requirements.

2. Deny the request to rezone 170.36 acres from AR-1 to PD (Residential).

Recommended Alternative: 1

Department Review: Development Services
Attachments: 1. Rezoning application and checklist 2. Ownership certificate/authorization

Other Alternatives: 2

FUNDING: N/A

AGENDA ITEM 02
REMOVED. NOW
SCHEDULED TO BE
HEARD AT THE
FEBRUARY 14, 2022
PLANNING BOARD
MEETING.
EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. The supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL_____ DISAPPROVAL_____

Of the rezoning request by applicant Greenland Developers, Inc. as Agent for Helmey, LLP – (Map # 418 Parcel # 2E) from AR-1 to PD (Residential) zoning.

Yes No 1. Is this proposal inconsistent with the county’s master plan?

Yes No 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No 5. Does the proposed change constitute “spot zoning” which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No 7. Are nearby residents opposed to the proposed zoning change?

Yes No 8. Do other conditions affect the property so as to support a decision against the proposal?
ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 12/13/2021

Applicant/Agent: Greenland Developers, Inc. (Brett Bennett)

Applicant Email Address: brett@greenland-developers.com

Phone #: 912-661-1086

Applicant Mailing Address: P.O. Box 1628
City: Springfield State: GA Zip Code: 31329

Property Owner, if different from above: Helmey, LLP
Include Signed & Notarized Authorization of Property Owner

Owner’s Email Address (if known): helmeyje@yahoo.com

Phone #: 912-596-7993

Owner’s Mailing Address: 3117 Noel C. Conaway Rd
City: Guyton State: GA Zip Code: 31312

Property Location: Highway 30 (at the south end of Kolic Helmey Road)

Proposed Road Access: Highway 30, across from Kolic Helmey Road

Present Zoning of Property: AR-1 Proposed Zoning: PD

Tax Map-Parcel #: 04188002E00 Total Acres: 170.36 Acres to be Rezoned: 170.36

Lot Characteristics: The site is currently undeveloped and contains fields and woodlands.

WATER

_____Private Well

✓ Public Water System

If public, name of supplier: Effingham County

SEWER

_____Private Septic System

✓ Public Sewer System

Justification for Rezoning Amendment: development of a subdivision

List the zoning of the other property in the vicinity of the property you wish to rezone:

North AR-1 South AR-1, PD East AR-1 West R-1, AR-2

Rev 05052021
1. Describe the current use of the property you wish to rezone.
   The property is currently undeveloped farmland and woodland.

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?
   Yes, for agriculture and timber.

3. Describe the use that you propose to make of the land after rezoning.
   The intended use of the subject property is a mixed development consisting of detached single family homes, multi family townhomes, and community recreational facilities.

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?
   The properties in the vicinity are either undeveloped or residential developments.

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?
   The proposed rezoning would be compatible with the overall land use along Highway 30 and adjacent properties.

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
   No excessive or burdensome uses are known or anticipated.

Applicant Signature: ___________________________ Date: 12/13/2021
ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date ____________September 17, 2020__________, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book ______1963______ page ______467_______.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner’s signature ____________________________

Print Name ________________________________

Owner’s signature ____________________________

Print Name ________________________________

Owner’s signature ____________________________

Print Name ________________________________

Sworn and subscribed before me this ______20th____ day of __Oct._____ 2021__

__________________________
Notary Public, State of Georgia

Rev 05052021
AUTHORIZATION OF PROPERTY OWNER

I, Clifford E. Helney, being duly sworn upon his/her oath, being of sound mind and legal age deposer and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Effingham County, Georgia.

I authorize the person named below to act as applicant in the pursuit of a Rezoning Amendment Approval. I acknowledge and accept that I will be bound by the decision of the Board of Commissioners, including any conditions, if the application is approved.

Name of Applicant/Agent: Greenland Developers, Inc (Brett Bennett)

Applicant/Agent Address: P.O. Box 1628

City: Springfield State: GA Zip Code: 31329

Phone: 912-661-1086 Email: brett@greenland-developers.com

Owner’s signature: Clifford E. Helney

Print Name: Clifford E. Helney

Personally appeared before me Clifford E. Helney (Owner print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Sworn and subscribed before me this 20th day of Oct., 2021

Notary Public, State of Georgia

Rev 05052021
TRACT "E"

All that certain lot, tract or parcel of land, lying and being in the 1559th GMD, Effingham County, Georgia, containing 170.49 acres, more or less, and being designated as Tract "E" as shown on that certain plat of survey prepared by Warren E. Poythress, registered land surveyor, dated April 8, 2010, and recorded in Plat Cabinet D, Slide 50-F-1, Effingham County, Georgia Records, which plat of survey is by reference incorporated herein as a part of this description.

TO HAVE AND TO HOLD the same, together with the rights, members and appurtenances thereunto belonging, or in anywise appertaining, to said party of the second part’s own proper use. benefit and behoof forever in as full and as ample a manner as the same was possessed or enjoyed by the said LOLA E. HELMEY, deceased, in her lifetime.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

CLIFFORD EDWARD HELMEY, JR
co-Executor of the Estate of
LOLA E. HELMEY

Signed, sealed and delivered in the presence of:

Witness

Notary Public

GEORGE M. HELMEY
Executrix of the Estate of
LOLA E. HELMEY

Signed, sealed and delivered in the presence of:

Witness

Notary Public
Planned Development District - Development Text
Submitted for Helmey Tract – SR 30 on behalf of
Greenland Developers, Inc.
Prepared by
EMC Engineering Services, Inc.

Documents submitted:
1. Development Text - Approval requested
2. Planned Development District Master Plan - Approval requested

This development text and the attached Planned Development District Master Plan are submitted for approval by the Effingham County Board of Commissioners, in accordance with the Effingham County Zoning Ordinance. This development text serves as the original development text, for the property. The attached Master Plan is submitted as an exhibit only to convey the intended character and scale of the development. The detail illustrated in the Master Plan is intended to serve as an aid to the County Commissioners and the public in visualizing the development.

A) General Description

Project name: Helmey Tract – SR 30
PIN: 04180002E00
Size: 170.36 acres
Location: Highway 30 (at the south end of Kolic Helmey Road)
Current zoning: AR-1
Proposed zoning: PD
Developer: Greenland Developers, Inc.

Helmey Tract – SR 30 will be a Residential (PD-R) development consisting of detached single-family homes, multi-family townhomes, and community recreational facilities. The development has been planned, and its final design will be completed, with the intent to provide a project that is harmonious in terms of landscaping, parcel sizes, street patterns, and land use relationships.

B) Present Ownership

The property is under the ownership of Helmey, LLP and is under contract with Greenland Developers, Inc.

Legal Description

All that certain lot, tract or parcel of land, lying and being in the 1559th GMD, Effingham County, Georgia, containing 170.36 acres, more or less, and being designated as Tract "E" as shown on that certain plat of survey prepared by Warren E. Poyhress, registered land surveyor, dated April 8, 2010, and recorded in Plat Cabinet D, Slide 50-F-1, Effingham County,

| Helmey Tract – SR 30 Development Text | 1 | EMC Engineering Services, Inc. |
Georgia Records, which plat of survey is by reference incorporated herein as a part of this description.

**C) Proposed Land Uses and Development Standards**

The proposed development will consist of a variety of compatible uses to produce a balanced, attractive community. Proposed uses include detached single-family residential, attached multi-family townhomes, and community recreational facilities as outlined herein.

**Detached Single Family**

Covenants will be established which require that all detached single-family homes be designed in such a manner (ie. Mixed building materials, a variety of building heights, facades, and setbacks) to mitigate uniform appearances for these areas of the project. All homes will be designed with garages that will allow for the parking of one vehicle and driveways that are 18 ft wide that are sufficient width for the parking of two vehicles, for a total of 3 vehicles per unit.

A Homeowner’s Association will be created for the entire community to provide for the operations, maintenance, and repairs of the amenities and other assets turned over to the HOA.

**Attached Multi-Family Townhomes**

Covenants will be established which require that all attached Multi-Family Townhomes shall be designed in such a manner (ie. Mixed building materials, a variety of building heights, facades, and setbacks) to mitigate uniform appearances for these areas of the project. All townhomes will be designed with garages that will allow for the parking of one vehicle and driveways that are 18 ft wide that are sufficient width for the parking of two vehicles, for a total of 3 vehicles per unit.

A Homeowner’s Association will be created for the entire community to provide for the operations, maintenance, and repairs of the amenities and other assets turned over to the HOA. In addition, a separate town home regime will be established to inclusive of all townhomes within the project. Due to the unique ownership structure related to townhomes, this regime will provide a mechanism to ensure that the key components of building and property maintenance are accomplished. This will include items such as:

1) Roof Maintenance and Repairs  
2) Exterior Maintenance and Repairs  
3) Landscaping and Lawn Maintenance

<table>
<thead>
<tr>
<th>Community Recreational Facilities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Helmey Tract – SR 30</td>
<td>2</td>
</tr>
<tr>
<td>Development Text</td>
<td></td>
</tr>
<tr>
<td></td>
<td>EMC Engineering Services, Inc.</td>
</tr>
</tbody>
</table>
The development amenities will be designed to provide a variety of recreational opportunities to the residents of the development. There facilities will be located at various locations throughout the development and will consist of:

1) Pool and Pool Accessory Structure
2) Community Fire Pit
3) Playground
4) Multipurpose Athletic Field
5) Nature Trails
6) Dog Park
7) Open spaces throughout with benches and picnic tables
Provisions for the proposed development standards are summarized in the Table 1-1.

<table>
<thead>
<tr>
<th></th>
<th>Detached Single-Family</th>
<th>Townhomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size</td>
<td>6,600 SF minimum</td>
<td>1,900 SF minimum</td>
</tr>
<tr>
<td>Width</td>
<td>60'</td>
<td>20'</td>
</tr>
<tr>
<td>Depth</td>
<td>100' minimum (100' - 150' typ.)</td>
<td>95' minimum (95' - 150' typ.)</td>
</tr>
<tr>
<td>Height (Maximum)</td>
<td>35'</td>
<td>35'</td>
</tr>
<tr>
<td>Setbacks (Minimum)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>20'</td>
<td>25'</td>
</tr>
<tr>
<td>Side (interior)</td>
<td>7.5'</td>
<td>20' (between buildings)</td>
</tr>
<tr>
<td>Side (street)</td>
<td>15'</td>
<td>10'</td>
</tr>
<tr>
<td>Rear</td>
<td>25'</td>
<td>25'</td>
</tr>
</tbody>
</table>

Buffers will be provided around the entire perimeter of the property and will vary from 50' to 30'. Much of the project is buffered by large acreages of undisturbed preserved wetlands which will provide significantly larger buffers in many locations. All buffers regardless of size will remain undisturbed.

**D) Exceptions requested**

No exceptions from the regulations in within the PD ordinance are being requested.
E) Percentage of Land Uses
Table 1-2 indicates the approximate acreages of land uses planned for Helmy Tract – SR 30. Ranges of size are indicated to accommodate for flexibility in refinement of the development plan. Detention areas will also be utilized throughout the development for stormwater management but are not indicated separately in this table.

<table>
<thead>
<tr>
<th>Table 1-2: Land Uses</th>
<th>Acres</th>
<th>Percentage of Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached Single-Family</td>
<td>45.07</td>
<td>43.32</td>
</tr>
<tr>
<td>Townhomes</td>
<td>13.47</td>
<td>12.95</td>
</tr>
<tr>
<td>Right-of-Way Dedication</td>
<td>20.39</td>
<td>19.60</td>
</tr>
<tr>
<td>Open space</td>
<td>25.10</td>
<td>24.13</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>104.03</strong></td>
<td><strong>100.00</strong></td>
</tr>
</tbody>
</table>

F) Dwelling Units
Table 1-3 summarizes the areas of Helmy Tract – SR 30. Gross density refers to the number of units divided by the total acreage of the parcel. Net density equals the number of units divided by the development area.

<table>
<thead>
<tr>
<th>Table 1-3: Dwelling Unit Summary</th>
<th>Number of Units</th>
<th>Acres</th>
<th>Max. Gross Density</th>
<th>Max. Net Density</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>340</td>
<td>170.36</td>
<td>2 units/acre</td>
<td>3.5 units/acre</td>
</tr>
</tbody>
</table>

G) Proposed Dedication of Public Use
Streets & Utility Easements:
All streets and utility easements will be presented to the Effingham County Board of Commissioners for acceptance as public streets and easements. Sidewalks located within the right-of-way will be dedicated to the Home Owners Association.

Community Recreation Facilities:
Recreational facilities will be owned and maintained by the developers until dedicated to a Homeowner Association.
H) **Open Space, Walks, and Common Areas**

**Parks:**
All parks and wetlands will be accessible to the residents of Helmey Tract – SR 30 for recreational purposes. In addition, public spaces and passive recreation areas are scattered throughout the community for use by its residents.

Any trails or paths located within Helmey Tract – SR 30 not located within a public right-of-way shall be located within an access easement. Neighborhood parks and trails will be owned and maintained by the developer until such time as these amenities are dedicated to a Homeowners Association. Large wetland acreages outside the provided buffer are to be dedicated to a non-profit organization for preservation and are not considered part of the public spaces of the development.

**Lakes:**
Lakes will be located as an amenity to the community and to manage stormwater runoff. Stormwater will generally be collected into common detention areas, creating open water features and allowing for the settling of pollutants. Lakes shall be owned and maintained by the developer until such time as these amenities are dedicated to the Homeowners Association.

Table 1-4 provides a summary of open space in Helmey Tract – SR 30.

<table>
<thead>
<tr>
<th></th>
<th>Acres</th>
<th>Percentage of Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pond</td>
<td>10.25</td>
<td>9.85</td>
</tr>
<tr>
<td>Common Area</td>
<td>14.85</td>
<td>14.28</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>25.10</strong></td>
<td><strong>24.13</strong></td>
</tr>
</tbody>
</table>

50% or more of open area is buildable.

I) **Utilities**

Water and sewer will be provided by Effingham County. Water, sewer, reuse lines, and sewer pump station will be installed by the developer and dedicated to Effingham County upon acceptance by the Board of Commissioners or designee. A 15’ utility easement will be provided across the frontage of all lots. Stormwater management will be handled through a series of detention ponds. All plans will be reviewed and approved by the Effingham County Engineer prior to construction and will meet or exceed the requirements of Effingham County.
J) Access and Parking
The overall street network of Helmey Tract – SR 30 is designed to provide multiple options for both vehicular and pedestrian access. The interconnected street network enhances mobility and provides for more efficient delivery of services to the community. Block lengths will not exceed 1,500 feet to allow convenient movement of traffic, pedestrian, and emergency vehicles throughout the subdivision. Through the placement of sidewalks throughout the community, residents are encouraged to walk or ride a bike to visit the neighbors, to access community recreation areas, or simply for exercise. As off-street parking has been provided in several areas throughout the project, a prohibition for on street parking will be incorporated into the covenants for the project.

The property shall be accessed primarily by one ingress/egress point on Highway 30. All DOT requirements will be met along Highway 30. This point is proposed to open up directly across from the south end of Kolic Helmey Road. It is anticipated that the development will include signs at the access point along Highway 30.

K) Schedule
It is the developer’s intent to have started construction on the roadways, storm drainage, water system, and sewer system during 2022. It is planned to have the development proceed in 3 phases, with engineering and permitting for each phase beginning when Certificates of Occupancy have been received on approximately 66% of the units in the prior phase. Based upon current market conditions, subsequent phases are expected to begin permitting and construction approximately 18-24 months following the previous phase. This development schedule may be modified based on market conditions, unforeseen delays in constructions schedules, or other factors outside the control of the developer.

L) Installation of Improvements
The developer ensures that the installation of improvements indicated in this Development Text will be completed in timely manner. The sanitary sewer pump station and force main will be installed during phase 1 with all other infrastructure being installed for each phase as outlined in the schedule outlined in section K. The primary amenity area where the pool will be located will begin construction prior to the beginning of the second phase. The secondary amenity areas will be installed during the phase of the project where the amenity is located.
Staff Report

Subject: Variance (Second District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: January 31, 2022
Item Description: Tracy Fleming requests a variance to allow for the use of a camper/RV as a temporary dwelling during the construction of a residence at 138 Pine Drive, zoned AR-1. Map# 451C Parcel# 68

Summary Recommendation
Staff has reviewed the application, and recommends approval of the request for a variance to allow the use of a camper/RV as a temporary dwelling during the construction of a residence.

Executive Summary/Background
- Pursuant to Appendix C-Zoning Ordinance, Article VII-Planning Board, Section 7.1.8, variances may only be granted if the following findings are made:
  That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and
  That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- A building permit application (# 202102330) has been approved.
- The mobile home on site is to be removed prior to construction. The new home will occupy the same location. Applicants wish to live on site during construction of their new home.

Alternatives
1. Approve the request for a variance to allow the use of a camper/RV as a temporary dwelling during the construction of a residence.
   1. The camper may be occupied for up to twelve (12) months during construction.
   2. Upon issuance of the certificate of occupancy for the house construction, the camper shall be vacated and disconnected from the well and septic.
2. Deny the request for a variance to allow for the use of a camper/RV as a temporary dwelling during the construction of a residence.

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Variance application
               2. Ownership Certification

Other Alternatives: 2

FUNDING: N/A

Attachments: 3. Deed
             4. Aerial photography
ATTACHMENT A - VARIANCE APPLICATION

Application Date: 12/8/2021

Applicant/Agent: Tracy Fleming
Applicant Email Address: jjtg48@gmail.com
Phone #: 912-655-2874

Applicant Mailing Address: 101 Ridenour Place
City: Beaufort State: SC Zip Code: 29902

Property Owner, if different from above: Include Signed & Notarized Authorization of Property Owner
Owner’s Email Address (if known): jjtg48@gmail.com
Phone #: 912-655-2874
Owner’s Mailing Address: 101 Ridenour Place
City: Beaufort State: SC Zip Code: 29902

Property Location: 138 Pine Dr Rincon GA 31326
Name of Development/Subdivision: Goshen Hill Farms

Present Zoning of Property AR-1 Tax Map-Parcel #: 451C-68 Total Acres 1.57

VARIANCE REQUESTED (provide relevant section of code):

Describe why variance is needed: We are building and want to live in our RV during building

6-8 months 12 months requested

How does request meet criteria of Section 7.1.8 (see Attachment C):

Applicant Signature: Tracy Fleming Date 12/8/2021

20210226 (slab permit for garage)
ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date December 16, 2008, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 1811 page 138.

I hereby certify that I am the owner of the property being proposed for Variance approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner’s signature ___________________________
Print Name ________________________________

Owner’s signature ___________________________
Print Name ________________________________

Owner’s signature ___________________________
Print Name ________________________________

Sworn and subscribed before me this ______ day of December, 2021.

Kathleen Erin Dunnigan
Notary Public, State of Georgia
The purpose of this deed is to correct grantee's name.

STATE OF GEORGIA
COUNTY OF EFFINGHAM

This indenture made the 16th day of December, 2006, by and between TRACY GROVENSTEIN as party or parties of the first part, hereinafter referred to as Grantor, and TRACY HAZZARD, as party or parties of the second part, hereinafter referred to as Grantee, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 9TH G.M.D., EFFINGHAM COUNTY, GEORGIA, AND KNOWN AND DESIGNATED UPON A MAP OR PLAT OF GODHEN HILLS FARMS MADE BY SEWELL & MAXWELL, ENGINEERS IN JANUARY OF 1959, RECORDED IN MAP BOOK 2, PAGE 20, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA, AS LOT NUMBER 68, PHASE ONE (1). SAID MAP OR PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE.
MORE COMMONLY KNOWN AS 137 PINE DRIVE, RINCON, GEORGIA, 31326.
PIN: 102H-60

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has set his hand and affixed his seal the day and year first above written.

Unofficial Witness

[Signature]

Official Witness

[Signature] (L.S.)

Notary Public

[Seal]
Effingham County Department of Inspections
Call 24 Hours In Advance For Inspections 912-754-2128

Permit: 202102330
Parcel Id: 0451C068000
Plan Name: Fleming
Issued: 01/04/22
Fee: $496.20
Owner: JOEL CARTER CONSTRUCTION
Phone: 912-677-6976
Location: 138 Pine Dr, Rincon, GA 31326
Lot Number: 68
Type: HOUSE
Flood Zone: 
Flood Elevation Certificate Require
Job Descr: 138 PINE DRIVE / FLEMING
ERECT TSF 1768 HTD 1352 UNHTD 416 3BR/2BT
SHINGLE/SLAB/DRYWALL/VINYL

The issuance of this permit authorizes improvements of the real property designated herein which improvements may subject such property to mechanics' and materialmen's liens pursuant to Part 3 of Article 8 of Chapter 14 of Title 44 of the Official Code Georgia Annotated. In order to protect any interest in such property and avoid encumbrances thereon, the owner or any person with an interest in such property should consider contacting an attorney or purchasing a consumer's guide to the lien laws which may be available at building supply home centers.

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SURVEYOR'S CERTIFICATION
The plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plots or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATION OR REQUIREMENTS OR SUITABILITY FOR ANY USE FOR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

WARREN E. POYTHRESS, REGISTERED LAND SURVEYOR, NO. 1953
DATE: OCTOBER 27, 2021
By: Warren E Poythress
Registered Land Surveyor No. 1953
Address: 991 Hunters Road
Sylvania, Georgia 30477
Cell Phone - 912-531-1453
Telephone: 912-857-3288
Equipment - Sokkia GR52 - GPS
Topcon 303
FINAL PLAT CLOSURE = 228504

PROPERTY SURVEY FOR
TRACY M. FLEMING
LOCATION LOT 68, GOSHEN HILL FARMS, 9TH G. M. D., EFFINGHAM COUNTY, GEORGIA

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.

Signing Authority
DARRELL ONEAL
Title
PROPERTY SURVEY
FOR
TRACY M. FLEMING

LOCATION LOT 68, GOSHEN HILL FARMS, 9TH G. M. D., EFFINGHAM COUNTY, GEORGIA
Subject: Rezoning (Third District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: January 31, 2022
Item Description: Darren L. & Gina G. Pevey request to rezone 1.25 of 59.1 acres from AR-1 to AR-2 to allow for the creation of a home site. Located at 2544 Corinth Church Road. Map# 336 Parcel# 23

Summary Recommendation
Staff has reviewed the application, and recommends approval of the request to rezone 1.25 of 59.1 acres from AR-1 to AR-2 to allow for the creation of a home site, with conditions.

Executive Summary/Background
- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicants wish to subdivide a 1.25-acre parcel for a home site for their son and, therefore, must rezone the parcel to AR-2.
- The proposed plat shows a 60’ access easement to allow access to the new parcel.
- Section 6.2.12(1) limits the number of parcels served by an easement or private road to three.

Alternatives
1. Approve request to rezone 1.25 of 59.1 acres from AR-1 to AR-2, with conditions:
   1. The lot shall meet the requirements of the AR-2 zoning district.
   2. Minor subdivision plat must be approved by the Zoning Administrator, and be recorded before the rezoning can take effect.
2. Deny the request to rezone 1.25 of 59.1 acres from AR-1 to AR-2.

Recommended Alternative: 1
Other Alternatives: 2

Department Review: Development Services
FUNDING: N/A

Attachments:
1. Rezoning application
2. Ownership certificate
3. Deed
4. Aerial photograph
EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. The supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL_______   DISAPPROVAL_______

Of the rezoning request by applicant Darren L. & Gina G. Pevey – (Map # 336 Parcel # 23) from AR-1 to AR-2 zoning.

Yes  No ?  1. Is this proposal inconsistent with the county’s master plan?

Yes  No ?  2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes  No ?  3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes  No ?  4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes  No ?  5. Does the proposed change constitute “spot zoning” which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes  No ?  6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes  No ?  7. Are nearby residents opposed to the proposed zoning change?

Yes  No ?  8. Do other conditions affect the property so as to support a decision against the proposal?
ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 12/13/21

Applicant/Agent: Darren L. & Gina G. Persley

Applicant Email Address: peveyg1@windstream.net

Phone #: (912) 856-1183  912-659-7970

Applicant Mailing Address: 429 Ralph Bahn Rd

City: Rincon  State: GA  Zip Code: 31326

Property Owner, if different from above: Same

Include Signed & Notarized Authorization of Property Owner

Owner’s Email Address (if known): ____________________________

Phone #: ____________________________

Owner’s Mailing Address: ____________________________

City: ____________________________  State: ________  Zip Code: ________

Property Location: 2544 Corinth Church Rd.  Clyo


Proposed Road Access: 2544 Corinth Church Rd. with Access Easement from Sam Smart Road

Tax Map-Parcel #: 0336 0023  Total Acres: 59.1  Acres to be Rezoned: 1.25

Lot Characteristics: Wooded lot

WATER

x__ Private Well

___Public Water System

If public, name of supplier: ____________________________

SEWER

x__ Private Septic System

___Public Sewer System

Justification for Rezoning Amendment: Deed Property for homestead to our son

List the zoning of the other property in the vicinity of the property you wish to rezone:

North AR-1  South AR-1  East AR-1  West AR-1

Rev 05052021
1. Describe the current use of the property you wish to rezone.
   
   **Agriculture - Pine trees (CUVA)**

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?
   
   Yes. County requirements for lot size are the only reason we need rezoning.

3. Describe the use that you propose to make of the land after rezoning.
   
   **Home site for our son**

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?
   
   **Individual residences, agricultural**

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?
   
   **Similar to surrounding properties**

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
   
   No.

Applicant Signature: [Signature]

Date: 12/13/21
ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

December 28, 2020, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2050, page 109-111.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner’s signature ____________________________

Print Name _________________________________

Owner’s signature ____________________________

Print Name _________________________________

Owner’s signature ____________________________

Print Name _________________________________

Sworn and subscribed before me this 13th day of December, 2021.

Notary Public, State of Georgia

Rev 05052021
JOINT SURVIVORSHIP WARRANTY DEED

GEORGIA, EMMANUEL COUNTY.

THIS INDENTURE, Made and entered into this 28th day of December, 2020, between

PIEDMONT LAND & TIMBER, LLC, A Georgia Limited Liability Company of the County of
Treattlen and State of Georgia, of the First Part, and DARREN LUDINE PEVEY AND GINA G.
PEVEY of the County of Effingham and State of Georgia, of the Second Part:

WITNESSETH: That the said Party of the First Part, for and in consideration of the sum of ONE
HUNDRED THIRTY-THREE THOUSAND ONE HUNDRED AND NO/100 DOLLARS
($133,100.00), in hand paid, at and before the sealing and delivering of these presents, the receipt
whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by
these presents does grant, bargain, sell, alien, convey and confirm unto the said Parties of the Second
Part for and during their joint lives, and upon the death of either of them, then to the survivor of them, in
fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns
of said survivor, the following described property, to-wit:

All that tract or parcel of land lying, situate and being in the 12th G.M. District of
Effingham County, Georgia, containing 59.60 acres, more or less, as shown on plat of survey
made by L.B. Ackerman, Jr., Surveyor, dated February, 1921, which is recorded in the Office
of Clerk, Effingham Superior Court in Plat Book F, page 319, to which reference is made as a
part of this description. Said property is also shown on a plat of survey dated March 8, 1939 made by D.M. Weitman, Surveyor, which is recorded in the Office of Clerk, Effingham Superior Court in Deed Book 1521, page 35. Said property is bounded now or formerly as follows: North by lands of Peggy E. Bevill and lands of Earline B. Means and Maybelle B. Decordova; East by lands of Joseph E. Johnson, et al; South by lands of Carolyn M. Litchfield, Hope Litchfield, Tracy Allen, and Ronald Craig Miller; West by lands of Carolyn M. Litchfield, Hope Litchfield, Tracy Allen, and Ronald Craig Miller and lands of Robert W. Edwards, Jr.

Also, an Easement dated December 18, 2012 from Peggy E. Bevill to Piedmont Land & Timber, LLC, which is recorded in the Office of Clerk, Effingham Superior Court in Deed Book 2154, pages 274-275. Said Easement is shown on a Plat of Survey dated October 17, 2010, which is recorded in the Office of Clerk, Effingham Superior Court in Plat Cabinet D, slide 108-F2.

Said property is subject to a Georgia Power Right of Way Easement dated April 4, 1983 from Georgia Pacific Corporation to Georgia Power Company, which is recorded in the Office of Clerk, Effingham Superior Court in Deed Book 211, pages 36-38.

Said property is designated as The Tuttle Tract conveyed by a Limited Warranty Deed dated September 18, 2006 from Plum Creek Timberlands, LP to Piedmont Land & Timber, LLC, which is recorded in the Office of Clerk, Effingham Superior Court in Deed Book 1521, pages 6-12.

Said property is designated in 2020 by the Effingham County Tax Assessors as Map and Parcel #0336-0023.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Parties of the Second Part, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs, executors, and assigns of said survivor, and the said Party of the First Part, for its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said Parties of the Second Part, as hereinafter provided, against the claims of all persons whomsoever.
IN WITNESS WHEREOF, the said Party of the First Part has set its hand and affixed its seal, and delivered these presents the day and year first above written.

PIEDMONT LAND & TIMBER, LLC

BY: Wayne F. Christian, LS
WAYNE F. CHRISTIAN, Manager

BY: Hugh M. Gillis, Jr., LS
HUGH M. GILLIS, JR., Manager

Signed, Sealed, and Delivered in the presence of:

Witness

Notary Public
January 18, 2022

Effingham County Zoning Board
Springfield, GA 31329

Re: Rezoning Amendment
Darren & Gina Pevy
2544 Corinth Church Road, Clyo 31303
Pin: 399-3T 336-23
Total Acres: 59.1 Acres to be rezoned: 1.25

To Whom It May Concern:

The Effingham County Health Department, Division of Environmental Health, has reviewed the request to rezone the above referenced tract of land from AR-1 to AR-2. The proposed rezoning request is preliminarily approved based on the following supporting documents and does not meet the requirements for a proposed subdivision as defined by Rules of the Department of Public Health, Chapter 511-3-1.

- Completed Effingham County Rezoning Request Packet.

The following items must be submitted.

1. Completed Subdivision Application.
2. Completed Plat Review Application.
3. Level III soils overlay signed and stamped by the soil classifier on the Final Plat with soil Suitability Description.
4. The following signature block should be used on all plats that require Health Department approval

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.
This letter does not constitute a final approval, any matters overlooked or matters which arise after the date of this letter may result in additional conditions being applied or the proposed division of land being denied. The review is valid for one year from the date of this letter. If the survey plan has not been approved within this time, application must be made for an extension of the Preliminary Approval.

If you have any additional questions, please contact the Effingham County Health Department, Environmental Health Division, at (912) 754-6850.

Sincerely,

Darrell M. O'Neal, MPA
Environmental Health County Manager
Effingham County Health Department
State of Ga.
Effingham Co.

Plat of Fifty nine and 4/10 acres of land known as Mrs. Nora Hodges land. Resurveyed for Thomas F. Archer March 8th 1934

Scale of 10 ch. per inch By WM Wissman Co. S

FILED
02:47 PM
12/7/2012
EFFINGHAM COUNTY SUPERIOR
COURT
CLERK ELIZABETH Z. HURSEY
BK D108  PG F2

REFERENCES:
PLAT BOOK 10, PAGE 231,
PLAT CABINET A, PAGE 327A,
PLAT RECORD F, PAGE 319,
PLAT RECORD G, PAGE 154,
PLAT RECORD G, PAGE 229,
PLAT BOOK 19, PAGE 30

LEGEND
0  DE  IRON PIPE FOUND
0  DIF  IRON PIPE SET
0  DFS  IRON PIPE FOUND
0  DIM  IRON PIPE FOUND
0  DSB  REINforced FOUND
0  DCF  CONCRETE MONUMENT FOUND
0  DCF  CONCRETE MONUMENT FOUND
0  DNF  MARKING
0  DFR  FENCE

E.O.C. FIELD = 1/NONE
E.O.C. PLAT = 1/NONE
ANG. E.O.C. = NONE
ADJ. METHOD - COMPASS RULE
EQUIP. USED: 05" TOTAL STATION
200' STEEL TAPE

DONALD W. MARSH & ASSOCIATES
5 SOUTH MILBERRY STREET
STATESBORO, GEORGIA 30458
(912) 764-2337

SURVEY DATE: OCTOBER 17, 2012
PLAT DATE: OCTOBER 17, 2010
SCALE: 1" = 200'

FILE NO. 1210008.DWG
FILE NO. 1210008.CRD

APPROVED FOR RECORDING BY THE
EFFINGHAM CO. ZONING ADMINISTRATOR

SURVEY OF
A 60 FT. ACCESS EASEMENT
IN THE 12TH GMD OF EFFINGHAM COUNTY, GA.
SURVEY FOR
PIEDMONT LAND AND TIMBER L.L.C.

PIEDMONT LAND AND TIMBER

SOUTH

200
0
200
400
800

GRAPHIC SCALE = FEET
Staff Report

Subject: Rezoning (Third District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: January 31, 2022

Item Description: Herbert L. Johnson Jr. & Carolvita R. Johnson as Agent for Richdeaen Johnson requests to rezone 4.37 acres from AR-1 to AR-2, to allow for the creation of a home site. Located at 309 Lehigh Circle. Map# 406A Parcel# 10

Summary Recommendation
Staff has reviewed the application, and recommends approval of the request to rezone 4.37 acres from AR-1 to AR-2, to allow for the creation of a home site, with conditions.

Executive Summary/Background
- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicant wishes to subdivide a parcel that is already under 5 acres to create an additional home site and, therefore, must rezone the total 4.37 acreage to AR-2.
- The parcel is located in an existing major subdivision, Lehigh Acres, which is zoned AR-1. Pursuant to section 6.6 Resubdivision, the following criteria must be considered before approving resubdivision within a major subdivision:
  - Whether the size of the proposed lots is compatible with the size of the lots created by the previously approved subdivision,
    - Several parcels are under 5-acres. 406A-2 was rezoned and subdivided in 2018.
  - Whether the intended use of the property as previously subdivided has been frustrated by changing economic conditions, by the exercise of eminent domain, or other circumstances.
    - No change. A second home is already allowed on the AR-1 parcel. The applicant chooses to split the parcel, which requires it to be rezoned.
  - Whether the proposed resubdivision will adversely affect the values of other property within the previously platted subdivision in which the property is located, and
    - No change. A second home is already allowed on the AR-1 parcel.
  - Whether the proposed resubdivision is compatible with the purposes of the Effingham County subdivision regulations.
    - Yes. A second home is already allowed on the AR-1 parcel.

Alternatives
1. Approve the request to rezone 4.37 acres from AR-1 to AR-2, with the following conditions:
   1. The lots shall meet the requirements of the AR-2 zoning district.
   2. Revised major subdivision final plat must be approved by the Board of Commissioners, and recorded before the rezoning can take effect.

2. Deny the request to rezone 4.37 acres from AR-1 to AR-2.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments:
1. Rezoning application
2. Ownership certificate
3. Deed
4. Aerial photograph
EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. The supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL_______       DISAPPROVAL_______

Of the rezoning request by applicant Herbert L. & Carolvita R. Johnson as Agents for Richdeauen Johnson – (Map # 406A Parcel # 10) from AR-1 to AR-2 zoning.

Yes  No  1. Is this proposal inconsistent with the county’s master plan?

Yes  No  2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes  No  3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes  No  4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes  No  5. Does the proposed change constitute “spot zoning” which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes  No  6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes  No  7. Are nearby residents opposed to the proposed zoning change?

Yes  No  8. Do other conditions affect the property so as to support a decision against the proposal?
ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: **12/3/2021**

Applicant/Agent: Herbert L. Johnson, Carolvintha R. Johnson

Applicant Email Address: missiontopreach@gmail.com, carolvintha26@gmail.com

Phone #: 215.606.8065 / 867.582.9905

Applicant Mailing Address: 309 Lehigh Cir

City: Clyo State: GA Zip Code: 31303

Property Owner, if different from above: Richard L. Johnson

Owner’s Email Address (if known): NONE

Phone #: 912.754.0855 (C)

Owner’s Mailing Address: 309 Lehigh Cir

City: Clyo State: GA Zip Code: 31303

Property Location: In Lehigh Cir / Acres

 Proposed Road Access: Off Route 119


Tax Map-Parcel #: 400A-10 Total Acres: 4.37 Acres to be Rezoned: 4.37

Lot Characteristics: Lot 10-A / Lot 10-B

WATER

☑ Private Well

☐ Public Water System

SEWER

☑ Private Septic System

☐ Public Sewer System

If public, name of supplier: _________________________________________

Justification for Rezoning Amendment: ____________________________________

List the zoning of the other property in the vicinity of the property you wish to rezone:

☑ North ☐ South ☐ East ☐ West ☐

Rev 05052021
1. Describe the current use of the property you wish to rezone.
   Residence (Leave In)

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?
   Yes

3. Describe the use that you propose to make of the land after rezoning.
   Sub-Residence of Lot 108 1.25 Acres (Sub-Division) creating a home site

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?
   Residence (Leave In) Homes

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?
   It will be a live in residence where we will be able to build.

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
   No

Applicant Signature: [Signature]
Date 12/03/21

X Herbert Johnson
X Richdean Johnson

Rev 05052021
AUTHORIZATION OF PROPERTY OWNER

I, [Name], being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Effingham County, Georgia.

I authorize the person named below to act as applicant in the pursuit of a Rezoning Amendment Approval. I acknowledge and accept that I will be bound by the decision of the Board of Commissioners, including any conditions, if the application is approved.

Name of Applicant/Agent: [Signature]
Applicant/Agent Address: 309 Lehigh Cir
City: Clyo State: GA Zip Code: 31303
Phone: 215-606-8065 Email: [Email Address]
267-582-9905
Owner’s signature: [Signature] Date: 12-3-21
Print Name: [Name] Date: 12-3-21

Personally appeared before me [Signature] (Owner print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Sworn and subscribed before me this ___ day of December, 20___.

[Signature]
Notary Public, State of Georgia

Rev 05052021
ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

9/4/1986, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 237 page 27

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner’s signature: Richard M. Johnson 12-3-21
Print Name: Richard M. Johnson 12-3-21

Owner’s signature: __________________________
Print Name: __________________________

Owner’s signature: __________________________
Print Name: __________________________

Sworn and subscribed before me this 3rd day of December, 2021

[Signature]
Notary Public, State of Georgia
STATE OF GEORGIA  

COUNTY OF EFFINGHAM  

WARRANTY DEED  

THIS INDENTURE, made this 9th day of December 1988, between NATHAN H. LAMBRECHT of the State of Florida, and EDWARD H. LEE of the County of Chatham, and State of Georgia, as Parties of the First Part, hereinafter called Grantors, and RICHDEAN JOHNSON as Party of the Second Part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: Grantors, for and in consideration of the sum of Ten & no/100 ($10.00) Dollars, and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that certain lot, tract or parcel of land situate, lying and being in the 11th G.M. District, Effingham County, Georgia, being known as Lot Ten (10), Lehigh Acres Subdivision, said Lot 10, containing Four and thirty-seven hundredths (4.37) acres, more or less, being more particularly described on a plat by Warren E. Foytress, R.L.S. No. 1953, recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Record Book 18, page 204, said plat being specifically incorporated herein as part of this description.

This being a portion of that property conveyed from Edward H. Wilson to Edward H. Lee as evidenced by that certain Warranty Deed dated September 4, 1986, recorded in Deed Book 237, page 27, aforesaid records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantors will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have signed and sealed this Deed, the day and year above written.

Signed, sealed and delivered in the presence of

WITNESS

EDWARD H. LEE (SEAL)

NATHAN H. LAMBERT, by and through his duly appointed Attorney-in-Fact,

CLYDE H. GIBSON

Notary Public, Georgia, State at Large

My Commission Expires Dec. 27, 1988

REAL ESTATE TRANSFER TAX

Paid $169.00

Date 12-10-88

Clerk of Superior Court

ATL
December 14, 2021

Effingham County Zoning Board
Springfield, GA 31329

Re: Rezoning Amendment
Herbert & Carolvita Johnson
LeHigh Circle Clyo, GA 31303
Pin: 406A-10
Total Acres: 4.37 Acres to be rezoned: 1.25

To Whom It May Concern:

The Effingham County Health Department, Division of Environmental Health, has reviewed the request to rezone the above referenced tract of land from AR-1 to AR-2. The proposed rezoning request is preliminarily approved based on the following supporting documents and does not meet the requirements for a proposed subdivision as defined by Rules of the Department of Public Health, Chapter 511-3-1.

- Completed Effingham County Rezoning Request Packet.

The following items must be submitted.

1. Completed Subdivision Application.
2. Completed Plat Review Application.
3. Level III soils overlay signed and stamped by the soil classifier on the Final Plat with Soil Suitability Description.
4. The following signature block should be used on all plats that require Health Department approval
   Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.
This letter does not constitute a final approval, any matters overlooked or matters which arise after the date of this letter may result in additional conditions being applied or the proposed division of land being denied. The review is valid for one year from the date of this letter. If the survey plan has not been approved within this time, application must be made for an extension of the Preliminary Approval.

If you have any additional questions, please contact the Effingham County Health Department, Environmental Health Division, at (912) 754-6850.

Sincerely,

[Signature]

Darrell M. O'Neal, MPA  
Environmental Health County Manager  
Effingham County Health Department
SURVEYOR’S CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

WARREN E. Poythress, Registered Land Surveyor, No. 1953

DATE: NOVEMBER 4, 2021
By: Warren E Poythress
Registered Land Surveyor No. 1953
Address: 991 Hunters Road
Sylvania, Georgia 30467
Cell Phone: 912-531-1453
Telephone: 912-857-3288
Equipment: Sokkia GRS2 - GPS
Topcon 303
FINAL PLAT CLOSURE = 215315

APPROVAL EFFINGHAM COUNTY:
APPROVED FOR RECORING BY EFFINGHAM COUNTY ZONING ADMINISTRATION.

ZONING ADMINISTRATOR DATE
TERESA CONCANNON 11-4-21

John R. Sikes

0.38 Miles to
State Highway 119

SUBDIVISION SURVEY FOR
LOT 10-A RICHDEN JOHNSON
AND HERBERT L. JOHNSON, SR.
LOT 10-B HERBERT L. JOHNSON, JR.
AND CAROL VITA R. JOHNSON

LOCATION: LOT 10, LEHIGH ACRES
SUBDIVISION, 11TH G. M. D.,
EFFINGHAM COUNTY, GEORGIA

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OCSM regulations for a typical size residence of 6 or 4 bedrooms with basic appurtenances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.

Signing Authority Title
Darrell Oneal
Staff Report

Subject: Conditional Use (Fourth District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: January 31, 2022

Item Description: Justin Gunther requests a conditional use for a rural business: “Gunther’s Spot”, a small-scale, home-based, dog boarding business. Located at 124 Saddlehorn Drive, zoned AR-2. Map# 369B Parcel# 46

Summary Recommendation
Staff has reviewed the application, and recommends approval of the request for a conditional use for a rural business: “Gunther’s Spot”, a small-scale, home-based dog boarding business, with conditions.

Executive Summary/Background
- The request for Rural Business Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article III-General Provisions, Section 3.15B - Rural Business. The Rural Business Conditional use requirements include consideration of:
  - Intent – the dog boarding business, as presented by the applicant, is compatible with the surrounding residential area.
  - Structure – the business will operate out of the existing dwelling, there will not be a kenneling facility.
  - Public Road Frontage – the property has frontage on Saddlehorn Drive.
  - Acreage (3 minimum) – the property is 3.04 acres.
- The applicant states that operation will be limited to up to 5 dogs staying within the residence. The dogs will be supervised outside, in the backyard and on wooded trails, for leisure and toileting.
- Part of the applicant’s business model is pet transportation – customers will rarely come to the site, the applicant will pick up and drop off dog “guests”.
- While the property and scope of business meet all criteria for a rural business, Staff notes that the parcel is in a residential area and the main focus of the business (the house) is in close proximity to neighboring dwellings.

Alternatives
1. Approve the conditional use for a rural business: Gunther’s Spot*, a small-scale, home-based dog boarding business, with the following conditions:
   1. The applicant must obtain a kenneling license from the GA Department of Agriculture.
   2. The business operations shall meet the requirements of Section 3.15B Rural Business and Section II, Chapter 10 – Animals,
   3. The applicant must obtain and maintain an annual Occupational Tax Certificate.

2. Deny the conditional use for a rural business: Gunther’s Spot*, a small-scale, home based dog boarding business.

Recommended Alternative: 1

Department Review: Development Services

Attachments:
1. Conditional Use application

Other Alternatives: 2

FUNDING: N/A

2. Aerial photograph
3. Deed
ATTACHMENT A - CONDITIONAL USE APPLICATION

Application Date: 12/13/21

Applicant/Agent: Justin Gunther

Applicant Email Address: jsnewbox@live.com

Phone #: 315-561-0290

Applicant Mailing Address: 124 saddle horn dr.

City: Guyton State: GA Zip Code: 31312

Property Owner, if different from above:

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known):

Phone # ____________________________

Owner's Mailing Address: ____________________________

City: __________________ State: ______ Zip Code: ______

Property Location: 124 saddle horn dr.

Present Zoning of Property: AR-2 Tax Map-Parcel #: 3698-46 Total Acres: 3.04

CONDITIONAL USE REQUESTED:

Section 3.15A – Residential Business
See Section 3.15A for requirements

Section 3.15B – Rural Business
See Section 3.15B for requirements

OTHER (provide relevant section of code):

Reason: Proposed business exceeds scope of home occupation type business license.

How does request meet criteria of Section 7.1.6 (see Attachment C): Meets criteria for frontage/acreage. No adverse effect to surrounding area.

Applicant Signature: Justin Gunther Date 12/13/21

Rev 05052021
ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date 8/27/2018, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 485 page 212.

I hereby certify that I am the owner of the property being proposed for Conditional Use approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner’s signature ____________________________
Print Name ____________________________

Owner’s signature ____________________________
Print Name ____________________________

Owner’s signature ____________________________
Print Name ____________________________

Sworn and subscribed before me this 13th day of December, 2021.

[Signature]
Notary Public, State of Georgia

Rev 05052021
STATE OF GEORGIA
COUNTY OF EFFINGHAM

THIS INDENTURE made this 27th day of August, 2018, between FNT Investments, LLC, as party of the first part, hereinafter called Grantor, and Justin J. Granther and Jocelyn A. Olson, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that certain lot, tract or parcel of land situate, lying and being in the 10th G.M. District, Effingham County, Georgia, being known as Lot 46, Saddlehorn Subdivision, as shown and more particularly described on that certain map or plan made by Warren E. Poythress, R.L.S. #1953, dated June 19, 2000, recorded in Plat Cabinet B, Slide 132-D, in the records of the Clerk of the Superior Court of Effingham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

Also conveyed herewith is that certain 2001 Schultz Mobile Home permanently affixed to the land by that Certificate of Permanent Location recorded in Deed Book 1597, Page 103-104, Effingham County Records.

This being the same property conveyed by Warranty Deed from Mildred Joyce Bell to FNT Investments, LLC, dated September 7, 2016, recorded in Deed Book 2366, Page 783, aforesaid records.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered this 27th day of August, 2018, in the presence of:

[Signature]
Witness
Notary Public

[Signature]
FNT Investments, LLC
By: Jason T. Franklin, Manager

https://search.gsc.ca.gov/Imaging/HTMLE5Viewer.aspx?id=72264796&key1=2485&key2=212&county=51&countynamel=EFFINGHAM&userid=725673&appid=4

1/1
Effingham County Commissioners, and whomever it may concern:

Thinking about all of the opportunities passed up and vacations not taken, simply because we did not want to put our beloved furkids in an uncomfortable situation, gave me the idea of starting a “glorified kennel,” if you will. To offer people the option of leaving their dogs at another home where they will be more comfortable; well, I know having that option would put my mind at ease during a trip.

My wife and I moved to Effingham county just over three years ago. After spending two years in Chatham county, we decided that we wanted to live in a more relaxed, rural area with a bit of land to call our own.
Always being nature and animal enthusiasts, finding the property on Saddlehorn that was bordered by a forest sold us! Since moving here we have taken great steps to ensure the safety of our animals and the preservation of the forest, and the wildlife in it.

Looking at all the work we have done, we see a great opportunity to offer a “doggie retreat!” Basically, we want to offer a home away from home for the dogs, with a couple perks! Instead of being kenneled and/or put in crates for a period of time, the dogs will be free to run the home and yard as if it was their own.
In addition to having free range, leash led walks on the trails through the forest on the property will be an option.

Before I go into much more detail, I’d like to mention that this is limited to well-behaved, sociable dogs that have to pass a “meet and greet” before staying. Also, proof of vaccinations and preventatives is required.
There would never be more than five client’s dogs staying overnight, and no more than seven for a day-stay.
We want the experience to be safe, comfortable and easily controlled. Equally important is not to disturb the neighbors, cleanliness, or peace of the area.
We would love to take in every animal that we could but we will only cater to a few good dogs and responsible owners at a time.

The process, condensed.
Verified client’s will enter the property by pulling into the driveway. We will know they are here because of appointments, motion sensors, and cameras. The client will exit their vehicle with the dog(s) and proceed to the front porch where they will be greeted. If it is a return client, the dog(s) will be taken inside the home into the front “welcome room” that is gated off from the rest of the house. This will give the dog(s) on both sides time to adjust to each other.
This is especially important for first-time visitors as it will allow plenty of adjustment space for everybody.
When, and if, the dog(s) are comfortable then the partition will be opened so the dogs can mingle. If all is well they will be allowed outside into the yard for supervised recreational time.
If any dogs have trouble getting along, they will be kept separate until they can safely do so.
Features
We have put up over 600ft. of secure, privacy fence around the back yard that borders the forest. The yard is sectioned into 3 different areas for comfort, control and safety. The fence blocks sight from the road and/or public.
The fence includes 6 gates to different parts of the yard for better control and access.
The house has been sectioned off to separate the animals, as well.
Ample frontage and off-street parking to accommodate the limited number of customers.
Installed security system with cameras to monitor the property at all times.
The property is kept clean and sanitized with Microban and Odoban. All waste is disposed of properly.

We want a clean, safe, enjoyable, and unobtrusive experience for everybody at The Dog House.
We are not motivated by greed but rather by happiness.

Sincerely,
Justin Gunther and Jocelyn Olson
I sincerely believe that Justin Munthar should have a Boarding Kennel in his subdivision.

My dad, Ronald Musk, is very sick. He has cancer and is on Chemo. We have a lot of kids that live in the area. We are afraid that dogs will get close and attack one of these kids or one of us. We are also not wanting to hear barking all night.

My dad also has blood clots. I am sick as well. I have a lot of health problems and cancer.

Thank you,

Sunny Musk
Staff Report

Subject: Conditional Use (Fifth District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: January 31, 2022
Item Description: Verizon Wireless as Agent for Kimberly J. Barnes, Charles K. Barnes, & Mary J. Barnes requests a conditional use for a telecommunications tower. Located on 9 acres at 117 Barnes Drive, off Old Augusta Road, zoned AR-1. Map# 462 Parcel # 75

Summary Recommendation
Staff has reviewed the application, and recommends approval of the request for a conditional use for a telecommunications tower, with conditions.

Executive Summary/Background
- Pursuant to sections 5.1.2.11 (AR-1) and 14-133(2) Telecommunications Regulations, monopole towers are permitted in AR-1 as a conditional use, in accordance with the provisions of Article VII - Planning Board (sec. 7.1.6).
- Section 7.1.6 provides the following factors for consideration:
  - Shall not adversely affect economic values or physical appearance of the surrounding areas;
    - The proposed tower site is on a 9-acre parcel, set back at least 120' from other structures, and from Old Augusta Road. The site will be accessed via Barnes Road, which is a private road.
  - Physical and environmental effects;
    - The tower site is north and west of industrial-zoned land, and meets all federal requirements.
  - Buffer zones; and additional space for parking, landscaping, building, loading zones, and setbacks, to protect adjacent structures or lots from adverse impact.
    - The tower site meets all county requirements.
- The applicant’s objectives are to provide reliable voice and broadband data coverage in this section of the county. There are no known antenna structures within a two-mile radius. The proposed tower site can support additional providers, and will be located 120' from property line, as required by section 14-134 Development Standards.
- The nearest towers are over 2 miles to the north, on Hwy 275/Ebenezer Rd.

Alternatives
1. Approve request for conditional use to allow for a telecommunications tower in the AR-1 zoning district, with the following conditions:
   1. The lease area will be shown on a plat, which will be reviewed by Development Services.
   2. The tower site shall meet the requirements of Article V - Telecommunications Regulations.
2. Deny the request for conditional use to allow for a telecommunications tower in the AR-1 zoning district.

Recommended Alternative: 1
Other Alternatives: 2

Department Review: Development Services
FUNDING: N/A

Attachments:
1. Conditional Use application
2. Deed
3. Aerial photograph
ATTACHMENT A - CONDITIONAL USE APPLICATION

Application Date: ______________________

Applicant/Agent: Harold Timmons of TEP on behalf of Verizon Wireless

Applicant Email Address: hktimmons@tepgroup.net

Phone # 336-210-9684

Applicant Mailing Address: 10700 Sikes Place, Suite 360

City: Charlotte State: NC Zip Code: 28277

Property Owner, if different from above: Kimberly J. Barnes, Charles, K. Barnes, Mary J. Barnes

Include Signed & Notarized Authorization of Property Owner

Owner’s Email Address (if known): thehoggso1@hotmail.com

Phone # 912-695-6479

Owner’s Mailing Address: 117 Barnes Drive

City: Rincon State: GA Zip Code: 31326

Property Location: Near 117 Barnes Drive, with frontage along the west line of Old Augusta Road

Present Zoning of Property AR1 Tax Map-Parcel # 04620075 Total Acres 9

CONDITIONAL USE REQUESTED:

___Section 3.15A – Residential Business

See Section 3.15A for requirements

___Section 3.15B – Rural Business

See Section 3.15B for requirements

___ OTHER (provide relevant section of code): Part II, Chapter 14, Section 14-133(b) Conditional Uses

Reason: Verizon Wireless is requesting the approval of a wireless communication facility that includes a communication tower and ground related equipment/facilities to provide communications service to the community.

How does request meet criteria of Section 7.1.6 (see Attachment C): The information requested for an application to be considered has been provided in separate materials to give support to the request for the new communications tower facility. Our request is for approval of a conditional use for a new communication tower facility that meets the requirements of the zoning ordinance as they pertain to such requests.

Applicant Signature: Harold Timmons Date November 18, 2021

Rev 05052021
EXPLAIN WHY THE VARIANCE OR CONDITIONAL USE IS BEING REQUESTED

SEE ATTACHED

THE FOLLOWING ITEMS MUST BE SUBMITTED AT TIME OF APPLICATION:

☒ A COPY OF THE SITE PLAN THAT CLEARLY ILLUSTRATES THE REQUESTED VARIANCE OR CONDITIONAL USE IN RELATION TO THE AFFECTED SITE AND TO SURROUNDING PARCELS AND USES. A REPRODUCABLE COPY OF THIS PLAN, NO LARGER THAN 11” x 17”, MUST BE SUBMITTED.

☒ OWNERSHIP CERTIFICATE

☒ FILING FEE - $200.00

☒ IF DESIRED, ADDITIONAL NARRATIVE THAT EXPLAINS HOW AND WHY THE REQUESTED VARIANCE OR CONDITIONAL USE MEETS THE CRITERIA OF SECTION 7.1.8 & 7.1.6 OF THE EFFINGHAM COUNTY ZONING ORDINANCE.

SIGN  Harold Timmons  DATE  November 18, 2021

**Please include a copy of the plat identifying existing structures and imply future structures**

******************************************
OFFICIAL USE ONLY

DATE RECEIVED  TIME  ACCEPTED BY

DATE APPROVED BY COUNTY COMMISSIONERS
ECHINGHAM COUNTY OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date January 1, 2009, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 1817 page 80.

Owner’s signature Charles K. Barnett
Owner’s signature Mary J. Barnett (if applicable)
Owner’s signature Kimberly J. Barnett (if applicable)

AUTHORIZATION OF PROPERTY OWNER

(Please complete this section if the owner is giving another person authority to act on their behalf)

I authorize the person named below to act as applicant/agent in the pursuit of my property.

Name of Applicant/Agent: Harold Timmons, RES, Tower Eng. Professionals, Inc.
Address: 10700 Sikes Place, Suite 360, Charlotte, NC 28277
Telephone #: 336-210-9684 email: hktimmons@tepgroup.net

Personally appeared before me who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary: Nancy Elaine Horton Seal
Date: 10/5/2021

Nancy Elaine Horton
Notary Public
Effingham County, Ga.
Expires April 28, 2024
November 18, 2021

County of Effingham
Attn: Ms. Teresa Concannon
Planning & Zoning Manager
Planning and Engineering Division
804 S. Laurel Street
Springfield, Georgia 31329

Transmittal Letter

Dear Ms. Concannon:

Enclosed are the documents required for the submittal of an application for a 195 foot tall monopole communication tower and related ground equipment on property currently under the ownership of Charles K., Mary J. and Kimberly J. Barnes. The property is physically located at 117 Barnes Drive, Rincon, GA. The parcel number is 04620075 in Effingham County. Included in this submittal are the following documents:

- Completed Application
- Submittal Fee of $200.00
- Adjacent Property Owner Information
- Collocation Exhaustion
- Shared Use Statement
- FAA Airspace Statement
- Verizon Tower Inventory
- Tower Structural Information
- Landscaping Waiver Request
- Airport/Farmland Inventory
- RF Information
- Site Construction Plans

Verizon Wireless is a major telecommunication company serving telecommunication needs nationwide. Verizon Wireless currently provides service in the County and has determined that providing improved service to the community is a priority and thus the request before you. Verizon Wireless also understands that constructing towers that can be collocated upon by the optimum number of providers is important to local communities. Should this tower be approved, Verizon Wireless will allow both public and private entities the opportunity to locate their communications equipment on this structure. In addition, Verizon Wireless agrees to provide evidence of tower compliance every 12 months as stated in the Effingham County zoning ordinance regarding communication tower development.

The proposed tower will be designed to withstand wind speeds and forces as required by State and local building regulations as well as those standards defined by the American National
Standards Association (ANSAs) specifications. Regardless, Verizon Wireless carries extensive liability insurance and agrees as part of our leases to assume responsibility for damages or injuries resulting from our operations. As a part of all Verizon Wireless owned towers, FCC licensed users of the structure will file for certifications required by the Federal Communications Commission (FCC) that attest to the fact that the proposed communication facility complies with all current FCC regulations for non-ionizing electromagnetic radiation (NIER).

All Verizon Wireless constructed towers are designed by the manufacturer to be protected from strikes by lightning. Two important factors combine to protect our facility from lightning. First, the tower will be grounded using rods and cables that will be buried within the fenced compound. Second, the tower itself will provide a "cone of protection," a 45-degree circular arc from the top of the tower to the ground, which will protect all structures within that area from lightning strikes. Should the tower receive a lightning strike, the electrical surge would be directed into the ground and dissipated immediately.

Like all electrical devices, cellular telephone antennas produce electromagnetic fields (EMF's). EMF's are invisible lines of force that surround all electrical current. These fields are routinely found throughout nature and are even produced by chemical interactions within the human body. We are constantly being exposed to a variety of such fields from natural and manmade sources. Telecommunications facilities are designed to function using very low powered transmission facilities. Our radio frequency (RF) contribution to the environment is insignificant compared to the higher-powered AM and FM radio and television stations. It is very important to note that the transmission power levels of wireless communication antennas are typically in the 10 to 100 watts range, while a television tower emits up to 5 million watts and a commercial radio station tower operates at up to 100,000 watts of power. Many local government police and fire department communication facilities produce up to 500 watts of power.

The effect of wireless (cellular/digital/pcs) radio frequencies on AM and FM signals, and TV transmissions is considered negligible by the industry's regulatory agencies. There are too many frequencies separating the various wireless service providers to cause any adverse effects.

The Telecommunications Act of 1996 recognizes the importance of ensuring the integrity of wireless communication networks that provide nationwide communication services. Nevertheless, our client understands the concerns regarding health and safety and recognizes their responsibility to address those concerns. Consequently, this antenna facility site will comply with FCC regulations governing the safety of RF emissions.

The nature and number of benefits associated with wireless communications are great and growing daily, as more and more citizens become users. There are over 16 million cellular phone users in the United States today. The vast majority of the persons responding to industry surveys cite increased safety and security as their primary reason for having a cellular telephone. Such surveys have shown that many people use their phone to report car trouble, medical emergencies, crimes in progress or the presence of drunken drivers on our public roads. It has been reported that 550,000 calls a month were made nationally to the 911 emergency systems from cellular phones. As people expand their non-working activities into the later evening hours, cellular
phones will play an important role in providing personal safety and security.

The availability and use of cellular telephones are a major personal convenience, and significantly enhances one's quality of life. As the national and worldwide antenna systems are installed and the user base increases exponentially, unit costs associated with their use will decrease. This will result in even greater numbers of user and higher monthly usage, improving the quality of life for many people. It is reported by service providers that call volume from cellular telephones has grown to equal and at times exceeds those of landline phones across the country between the hours of 4:00 p.m. and 5:00 p.m., Monday through Friday.

During recent hurricanes and other natural disasters, cellular communications have been found to be the only means of communication generally available for extended periods of time. As a result, many cities and counties have defined the cellular telephone industry as an "essential use" in their Zoning Codes. Cellular communication provides an extremely important community service to emergency groups, such as police, fire, ambulance, and hospitals. The quick response by a cellular user to an accident or other mishap has saved lives. Increased competition in the cellular industry will result in better service, lower costs to the public and the continued growth in the number of cellular telephone users across the nation.

Should you need any additional information or clarification regarding this request, please feel free to contact me on 336-210-9684.

Sincerely,

Harold K. Timmons
Site Acquisition Specialist
Tower Engineering Professionals
hktimmons@tepgroup.net

Please note that I have no authority to bind our client and the result of our negotiations are subject to approval by our client’s management. This transmittal, however, is not a representation that I will present this, or any other proposal which results from our negotiations, to our client’s management for final approval.

The terms and conditions set forth herein are not an offer and neither party is legally bound until a final document, which is subject to review by our client’s counsel and management, has been executed by and delivered to all parties.

CIVIL | GEOTECHNICAL | SURVEY | INSPECTION | STRUCTURAL | PM&E | ENVIRONMENTAL | CONSTRUCTION | SITE ACQUISITION SERVICES

Nationwide Since 1997
November 18, 2021

County of Effingham  
Attn: Ms. Teresa Concannon  
Planning & Zoning Manager  
Planning and Engineering Division  
804 S. Laurel Street  
Springfield, Georgia 31329

Adjacent Owner Information

Dear Ms. Concannon:

See the attached information regarding adjacent property owners and their mailing addresses.

Should you need any additional information or clarification regarding this request, please feel free to contact me on 336-210-9684.

Sincerely,

Harold Timmons

Harold K. Timmons  
Site Acquisition Specialist  
Tower Engineering Professionals  
hktimmons@tepgroup.net
<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Owner Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>04620074</td>
<td>Julie Ann Pratka &amp; Mary J. and Charles Barnes</td>
<td>143 Barnes Drive, Rincon, GA 31326</td>
</tr>
<tr>
<td>04610073</td>
<td>Deborah Lyn Laudermilk</td>
<td>400 Old Augusta Road, Rincon, GA 31326</td>
</tr>
<tr>
<td>04610001</td>
<td>Shelly Clifton</td>
<td>403 Old Augusta Road, Rincon, GA 31326</td>
</tr>
<tr>
<td>04610074</td>
<td>Effingham County Industrial Authority</td>
<td>777 Old Augusta Road, P.O. Box 263, Rincon, GA 31326</td>
</tr>
<tr>
<td>04620076</td>
<td>Georgia Pacific, LLC, Georgia Pacific Consumer, Attn. Property Tax</td>
<td>PO Box 105681, Atlanta, GA 30348</td>
</tr>
<tr>
<td>04620077</td>
<td>Georgia Pacific, LLC, Georgia Pacific Consumer, Attn. Property Tax</td>
<td>PO Box 105681, Atlanta, GA 30348</td>
</tr>
</tbody>
</table>
August 5, 2021

Effingham County, GA
Attn: Department of Planning and Engineering
904 N. Pine Street
Springfield, GA 31329

Re:  Verizon Wireless Conditional Use Permit Application – Effingham County,
Ga - Request for approval to construct a new Wireless Communications
Facility To Be Located On Parcel ID# 04620075 – Intent to Permit Collocation

To whom it may concern:

Verizon Wireless understands and agrees to observe the requirement for collocation as stated in Section 14-135, Shared Use/Collocation, of the Effingham County Code of Ordinances, Article 5. Verizon agrees, with this statement, to allow the use of additional space on the tower approved by the Effingham County government by other interested parties, where feasible, and subject to reasonable terms and conditions of a mutually agreed upon agreement.

We appreciate your time and attention to this matter.

Sincerely,

Verizon Wireless

By: ____________________________
Name: Rachid Grib
RF Engineer - Verizon Wireless
November 18, 2021

County of Effingham
Attn: Ms. Teresa Concannon
Planning & Zoning Manager
Planning and Engineering Division
804 S. Laurel Street
Springfield, Georgia 31329

Request for Relief from Landscaping Requirements

In accordance with the application filing requirements for Communication Towers, below please find information related to the requirement to provide ... "An inventory of public and private airstrips and farmland, including tower site distance from such properties and facilities".

Below are the airports or airstrips that were identified in or near Effingham County. The distance from the proposed tower site is provided. A map and statement regarding farmland are also provided.

Airports/Airstrips

Swaids Field – 940 Mock Road, Springfield, GA – 5.96 miles north
Hodges Airpark – Savannah, GA – 23.5 miles south
Savannah International Airport – 14 miles south
Briar Patch Airstrip – 547 Green Morgan School Road, Clyo, GA – 11 miles north

Should you need any additional information or clarification regarding this request, please feel free to contact me on 336-210-9684.

Sincerely,

Harold Timmons

Harold K. Timmons
Site Acquisition Specialist
Tower Engineering Professionals
hktimmons@tepgroup.net

Please note that I have no authority to bind our client and the result of our negotiations are subject to approval by our client’s management. This transmittal, however, is not a representation that I will present this, or any other proposal which results from our negotiations to our client’s management for final approval.

The terms and conditions set forth herein are not an offer and neither party is legally bound until a final document, which is subject to review by our client’s counsel and management, has been executed by and delivered to all parties.
Fort Howard
Proposed Coverage Improvement
Cell Site

Zoning Presentation
Effingham, GA

Rachid Grib, Sr. RF Engineer
Jun 22nd, 2021
Coverage objectives

The proposed telecommunications facility projected to be located on Old August Road is strategically located to enable Verizon Wireless to provide reliable voice and broadband data coverage to the surrounding area north of the City of Rincon. The proposed facility will greatly improve wireless service to the nearby residences and roads shown in the service area slide.

The search area for this new site was approximately one mile in diameter, in order to improve dropped calls and data connections on Old Augusta Road, Rincon Stillwell Rd and nearby residences and businesses. Verizon Wireless made every attempt to utilize existing structures to meet the network design goals. There were no known or planned antenna structures within the search. In addition Verizon Wireless made every attempts to optimize the existing assets to improve the area of concern before considering this site:
- Low band tilts of all surrounding sites are at minimum setting
- Power of surrounding sites is at maximum capability
Search Area

- Spectrum & FCC Call Signs
  - Upper 700 MHz C-BAND [WQJQ690]
  - Cellular A-BAND [KNKA579]
  - Cellular B-BAND [KNKA581]
  - PCS B5-BAND [WQL1788]
  - AWS B1-BAND [WQGA923]
  - AWS B2-BAND [WQGA923]
  - AWS F1-BAND [WQGA716]
  - AWS F2-BAND [WQGA716]
  - AWS-3 H-BAND [WQXW413]
  - AWS-3 I-BAND [WQVN935]

Search Area as shown to the left in red
Existing equipment
Before LTE 700MHz RSRQ-dB
After LTE 700MHz RSRQ-dB
Before LTE 700MHz RSRP-dBm
After LTE 700MHz RSRP-dBm

Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.
Tower Procurement Package for Monopole Tower
Fort Howard
TEP No. 257541.584867
August 11, 2021
Page 1 of 8

Site Name: Fort Howard
Site Number: 676121
Site Address: 117 Barnes Drive
               Rincon, GA 31326
               (Effingham County)
Latitude: N 32° 19' 32.02" ±
Longitude: W 81° 12' 24.46" ±
Structure Type: Proposed 195-ft Monopole

Contact Information: Do NOT contact the owner with questions regarding the content of this Document. All questions or concerns shall be directed via email to: Matthew G. Young, P.E. (myoung@tepgroup.net)

Design Capacity: The tower shall be designed so that, once installed with all loading as shown in Table 2 – Design Antenna/Coax Loading, the tower superstructure and substructure shall NOT exceed 100% of its capacity. If, upon evaluation the design computes to be at a greater stress level than specified the bid will not be accepted. All bidders must provide design calculations verifying that this Design Capacity Requirement is met; see “Deliverables” for details.

Materials: Monopoles shall be tapered steel sections of polygonal or round cross-sections. No other materials or shapes shall be given consideration. However, straight sections with a flange connection are allowed to extend existing monopoles.

Design Fall Radius: □ No Fall Radius Required
                  ☒ Fall Radius Required from Centerline of Tower: 100-ft

Standard: As a minimum, all towers shall be designed to the requirements of ANSI/TIA-222-H, including released addendums.

Design Wind Speed: ☒ 131 mph (Ultimate 3-Second Gust Wind Speed) in accordance with the 2018 International Building Code to be used with the ANSI/TIA-222-H Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Support Structures.

Structure Class: □ Structure Class I – Low Hazard
                 ☒ Structure Class II – Substantial Hazard
                 □ Structure Class III – High Hazard (Essential Communications)

Topographic Cat.: ☒ Category I – No abrupt changes in general topography
                  □ Category II – Structures located at or near the crest of an escarpment
                  □ Category III – Structures located in the upper half of a hill
                  □ Category IV – Structures located in the upper half of a ridge
                  □ Category V – Wind speed up criteria based on a site-specific investigation

Respectfully submitted by:

Adam M. Amortnont, P.E., S.E.
Exposure Category:  

- Exposure B – Urban and suburban areas
- Exposure C – Open terrain with scattered obstructions
- Exposure D – Flat, unobstructed shorelines

Design Ice Loading:  

- Ice loading per the TIA Standard (0.5-in with 30 mph 3-Second Gust Wind Speed)
- Not required

Seismic:  

- Seismic loads shall be evaluated in accordance with the Standard
- Not required (Site Specific $S_s = 0.333$)

Tower Finish:  

- Galvanized
- Painted per FAA Advisory Circular AC 70/7460-1K
- Painted per Local Requirements

All structural steel products shall be hot-dip galvanized in accordance with ASTM A123 specifications. Tower manufacturer shall produce documentation verifying the appropriate galvanizing process that was utilized. All steel hardware shall be galvanized in accordance with ASTM A153 or ASTM B695 specifications.

Tower Lights:  

- Not required
- Provide obstruction lights per FAA Advisory Circular AC 70/7460-1K
- Tower lighting system with E1 (white strobes by day, and red lights at night). Beacons and Obstruction lights shall be all LED and Dual Red/White medium intensity and shall meet the requirements of FAA Advisory Circular AC 70/7460-1K. Ice shields shall be installed above sidelights to prevent damage to lenses from falling objects.

Grounding:  

- Not required

Climbing Facilities:  

- Not required
- Provide Climbing Facilities with safety climb

All structures, excluding stealth, shall be equipped with at least one safety fall protection system incorporating a 3/8” diameter corrosion resistant cable meeting OSHA/ANSI specifications. The device shall be installed to span the full height of the structure.

Ice Bridge:  

- Not required; carrier to provide
- Provide an option for Ice Bridge

Transmission Ladder:  

- Not required; carrier to provide
- Provide an option for Transmission Ladder. Provide “per foot” pricing.

Foundation:  

- Provide Reactions; A Geotechnical Report will be provided at a later date for the foundation design
- Design with Normal Soils per the TIA Standard
- Design with Geotechnical Report provided, see Appendix E. In accordance with ANSI/TIA-222-G, Annex A, Section A.9.0, the tower manufacturer shall ensure the proper development of anchor rods and anchorage materials. Please provide two foundation design options:
  1) Deep Foundation – Caisson
  2) Shallow Foundation – Pad and Pier

Antenna Mounts:  

- Not required; Antenna Mounts provided by carrier
- Provide an option for mounts per Table 2 – Design Antenna/Coax Loading
Additional Design Requirements

Minimum Sizes:

Monopole is to have a top diameter of 21" or greater. For poles with 4 or more carrier levels, minimum top diameter is to be 30". Monopoles must have sufficient diameter to allow installation of all required feed lines inside the pole such that the pole interior cross-sectional area is at least 4 times the total area of feed lines.

Base Plate Design:

Monopole base plates must be designed with a thickness derived using industry accepted methods of analysis with due consideration to the problems associated with the generation of fatigue cracks in the heat affected zone of the shaft to base plate welded connection. In addition, the base plate design must be acceptable when analyzed by TEP.

Linear Appurtenances:

All feed lines shall be run on the inside of monopoles. Portholes shall be designed accordingly.

Discrete Appurtenances:

Effective Projected Area (EPA)\textsuperscript{s} for antennas shall be determined according to TIA-222-H, Section 2.6.11.2, Design Wind Force on Appurtenances. If antenna or mount areas are specified, the provided values shall be used in lieu of calculated values. If height, width, and depth dimensions are provided by the antenna manufacturer, the panel shall be treated as a flat rectangular panel. Force coefficients shall be determined based on antenna aspect ratios and multiplied by the projected areas to calculate front and side EPAs.

Wind tunnel test results shall NOT be used unless the results have been provided to TEP and proposed effective areas have been approved. Back calculating wind areas from published antenna manufacturer's wind loads is prohibited.

For all mounts see Table 1 – Minimum Antenna Mount EPA Requirements for projected areas for quotation purposes. Note that in general, mounts are not purchased with the tower. However, larger mount areas may be used if the RFQ states that mounts are to be purchased with the tower. Mounting pipe areas shall be considered for each antenna as per TIA-222-H requirement.

Deliverables:

A PDF softcopy of all deliverables shall be sent to TEP for record purposes. All tower designs shall be complete with the following:

- General Notes
- Profile drawing (with tower reactions, design parameters, materials grades and referenced codes and standards shall be clearly shown)
- Foundation design drawings
- Supporting design calculations
- Bill of Materials

Note:

To facilitate the review process, connection information (such as edge distances, gage lines, etc.) for a rigorous structural analysis may be requested by TEP.
Table 1 – Minimum Antenna Mount EPA Requirements

<table>
<thead>
<tr>
<th>Mount Description</th>
<th>No Ice</th>
<th>1/4&quot; Ice</th>
<th>1/2&quot; Ice</th>
<th>3/4&quot; Ice</th>
<th>1&quot; Ice</th>
<th>1-1/4&quot; Ice</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Profile Platform</td>
<td>26</td>
<td>28.5</td>
<td>31</td>
<td>33.5</td>
<td>36</td>
<td>38.5</td>
</tr>
<tr>
<td>Full Platform w/ Handrails</td>
<td>35</td>
<td>40</td>
<td>45</td>
<td>50</td>
<td>55</td>
<td>60</td>
</tr>
<tr>
<td>Full Platform w/ Handrails and Kickers</td>
<td>40</td>
<td>45</td>
<td>50</td>
<td>55</td>
<td>60</td>
<td>65</td>
</tr>
<tr>
<td>(3) Sector Frames</td>
<td>35</td>
<td>40</td>
<td>45</td>
<td>50</td>
<td>55</td>
<td>60</td>
</tr>
<tr>
<td>(3) 12-ft T-Arms</td>
<td>15</td>
<td>17.5</td>
<td>20</td>
<td>22.5</td>
<td>25</td>
<td>27.5</td>
</tr>
<tr>
<td>Sidearm Mount</td>
<td>10</td>
<td>11.5</td>
<td>13</td>
<td>14.5</td>
<td>16</td>
<td>17.5</td>
</tr>
<tr>
<td>Pipe Mount</td>
<td>4</td>
<td>4.5</td>
<td>5</td>
<td>5.5</td>
<td>6</td>
<td>6.5</td>
</tr>
<tr>
<td>Dish Mount</td>
<td>4</td>
<td>4.5</td>
<td>5</td>
<td>5.5</td>
<td>6</td>
<td>6.5</td>
</tr>
</tbody>
</table>

1 – The areas shown include shielding factors (K_s)
2 – Linear interpolation may be used for other ice thicknesses
3 – Mounting pipe and antenna areas are not included

Table 2 - Design Antenna/Coax Loading

<table>
<thead>
<tr>
<th>Height (ft)</th>
<th>Mount</th>
<th>Entry Port</th>
<th>Exit Port</th>
<th>Description / Model</th>
<th>Coax</th>
<th>Coax Location</th>
</tr>
</thead>
</table>
| 190        | Full Platform w/ Handrails and Kickers | ☒           | ☒         | (6) Commscope NHH-65C-R2B                     (3) Ericsson AIR 6449  
                                                      (3) Ericsson RRUS 4449  
                                                      (3) Ericsson RRUS 8843  
                                                      (2) Raycap RVZDC-6627-PF-48 | (2) 1-5/8" | Inside Pole                  |
Appendix A

Verification of Wind Speed
Federal Airways & Airspace

Summary Report: New Construction
Antenna Structure

Airspace User: Shennay Hampton
File: FORT_HOWARD
Location: Rincon, GA
Latitude: 32°-19'-31.89" Longitude: 81°-12'-25.04"
SITE ELEVATION AMSL......61.7 ft.
STRUCTURE HEIGHT........199 ft.
OVERALL HEIGHT AMSL......261 ft.

NOTICE CRITERIA
FAR 77.9(a): NNR (DNE 200 ft AGL)
FAR 77.9(b): NNR (DNE Notice Slope)
FAR 77.9(c): NNR (Not a Traverse Way)
FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for SAW
FAR 77.9: NNR (No Expected TERPS® impact 3J1)
FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required
NNR = Notice Not Required
PNR = Possible Notice Required (depends upon actual IFR procedure)

For new construction review Air Navigation Facilities at bottom of this report.

Notice to the FAA is not required at the analyzed location and height for slope, height or Straight-In procedures. Please review the 'Air Navigation' section for notice requirements for offset IFR procedures and EMI.

OBSTRUCTION STANDARDS
FAR 77.17(a)(1): DNE 499 ft AGL
FAR 77.17(a)(2): DNE - Airport Surface
FAR 77.19(a): DNE - Horizontal Surface
FAR 77.19(b): DNE - Conical Surface
FAR 77.19(c): DNE - Primary Surface
FAR 77.19(d): DNE - Approach Surface
FAR 77.19(e): DNE - Approach Transitional Surface
FAR 77.19(e): DNE - Abeam Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: SAV: SAVANNAH/HILTON HEAD INTL
Type: A  RD: 65285.4  RE: 22
FAR 77.17(a)(1): DNE
FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.
VFR Horizontal Surface: DNE
VFR Conical Surface: DNE
VFR Primary Surface: DNE
VFR Approach Surface: DNE
VFR Transitional Surface: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: 3J1: RIDGELAND-CLAUDE DEAN
Type: A  RD: 89233.95  RE: 82.5
FAR 77.17(a)(1): DNE
FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.
VFR Horizontal Surface: DNE
VFR Conical Surface: DNE
VFR Primary Surface: DNE
VFR Approach Surface: DNE
VFR Transitional Surface: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)
FAR 77.17(a)(3) Departure Surface Criteria (40:1)
DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)
FAR 77.17(a)(4) MOCA Altitude Enroute Criteria
The Maximum Height Permitted is 600 ft AMSL

PRIVATE LANDING FACILITIES
FACIL BEARING RANGE
DELTA ARP FAA IDENT TYP NAME To FACIL IN NM
ELEVATION IFR

-------- --- ---------------------------- -----

-------- --- ---------------------------- -----
2GA2 AIR SWAIDS FLD 313.11 5.39
+175

No Impact to VFR Transitional Surface.
Below surface height of 439 ft above ARP.

AIR NAVIGATION ELECTRONIC FACILITIES
FAC GRND APCH
IDNT TYPE AT FREQ VECTOR (ft) ELEVA ST LOCATION
<table>
<thead>
<tr>
<th>Structure</th>
<th>Type</th>
<th>Frequency</th>
<th>Dist.</th>
<th>Height</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>SAVANNAH</td>
<td>VORTAC</td>
<td>115.9 177.86</td>
<td>65266</td>
<td>+239 GA</td>
<td>SAVANNAH</td>
</tr>
<tr>
<td>SAVANNAH</td>
<td>RADAR</td>
<td>2765.181.6</td>
<td>69896</td>
<td>+157 GA</td>
<td>SAVANNAH</td>
</tr>
<tr>
<td>INTERNAT</td>
<td>.13</td>
<td>No Impact. This structure does not require Notice based upon EMI. The studied location is within 20 NM of a Radar facility. The calculated Radar Line-Of-Sight (LOS) distance is: 32 NM. This location and height is within the Radar Line-Of-Sight.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MAVIS</td>
<td>NDB</td>
<td>36 208.38</td>
<td>80943</td>
<td>+239 GA</td>
<td></td>
</tr>
<tr>
<td>MAVIS</td>
<td>RADAR</td>
<td>170.63 115782</td>
<td>+187 GA</td>
<td>HUNTER</td>
<td></td>
</tr>
<tr>
<td>MAVIS</td>
<td>VOR/DME</td>
<td>111.6 169.85</td>
<td>115909</td>
<td>+225 GA</td>
<td></td>
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<tr>
<td>HUNTER</td>
<td>.11</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>KCLX</td>
<td>RADAR WXL</td>
<td>22.89 130330</td>
<td>+55 SC</td>
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<td></td>
</tr>
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<td>CHARLESTON WXL</td>
<td>.02</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>NBC</td>
<td>TACAN</td>
<td>110.5 69.59 161123</td>
<td>+240 SC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BEAUFORT</td>
<td>.09</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>NBC</td>
<td>RADAR</td>
<td>69.99 162857</td>
<td>+140 SC</td>
<td>BEAUFORT</td>
<td></td>
</tr>
<tr>
<td>MCAS /ME</td>
<td>.05</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

CFR Title 47, §§1.30000-§1.30004
AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station. Movement Method Proof as specified in §73.151(c) is not required. Please review 'AM Station Report' for details.

No AM Stations were located within 3.0 km.
<table>
<thead>
<tr>
<th>Site Friendly Name</th>
<th>Street Address</th>
<th>State</th>
<th>City</th>
<th>Zip Code</th>
<th>County</th>
<th>Structure Type</th>
<th>Overall Structure Height (ft)</th>
<th>Radiation Center</th>
<th>Number of sectors</th>
</tr>
</thead>
<tbody>
<tr>
<td>WEST RINCON</td>
<td>1785 Hodgeville Road</td>
<td>GA</td>
<td>Rincon</td>
<td>31326</td>
<td>Effingham</td>
<td>Self-support Structure</td>
<td>301</td>
<td>297</td>
<td>3</td>
</tr>
<tr>
<td>RINCON ALLTEL</td>
<td>West Seventh Street Extens GA</td>
<td>Rincon</td>
<td>Rincon</td>
<td>31326</td>
<td>Effingham</td>
<td>Guyed Tower</td>
<td>360</td>
<td>300</td>
<td>3</td>
</tr>
<tr>
<td>SHAWNEE</td>
<td>Rout 2 Box 28/Boaen Road</td>
<td>GA</td>
<td>SPRINGFIELD</td>
<td>31329</td>
<td>Effingham</td>
<td>Self-support Structure</td>
<td>315</td>
<td>300</td>
<td>3</td>
</tr>
<tr>
<td>EBENEZER</td>
<td>2050 Ebenezer Road</td>
<td>GA</td>
<td>Rincon</td>
<td>31326</td>
<td>Effingham</td>
<td>Monopole</td>
<td>310</td>
<td>300</td>
<td>3</td>
</tr>
<tr>
<td>MARLOW</td>
<td>163 Conway Road South</td>
<td>GA</td>
<td>Guyton</td>
<td>31312</td>
<td>Effingham</td>
<td>Guyed Tower</td>
<td>320</td>
<td>295</td>
<td>3</td>
</tr>
<tr>
<td>GUYTON</td>
<td>1447 Hwy 17 South</td>
<td>GA</td>
<td>Guyton</td>
<td>31312</td>
<td>Effingham</td>
<td>Guyed Tower</td>
<td>348</td>
<td>335</td>
<td>3</td>
</tr>
<tr>
<td>ROMANIA</td>
<td>260 Beebe Road</td>
<td>GA</td>
<td>Springfield</td>
<td>31329</td>
<td>Effingham</td>
<td>Monopole</td>
<td>199</td>
<td>193</td>
<td>3</td>
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<tr>
<td>SPRINGFIELD_ALLTEL</td>
<td>247 Church Road</td>
<td>GA</td>
<td>Springfield</td>
<td>31329</td>
<td>Effingham</td>
<td>Self-support Structure</td>
<td>266</td>
<td>235</td>
<td>3</td>
</tr>
<tr>
<td>RINCON EAST</td>
<td>390 Caroni Road</td>
<td>GA</td>
<td>Rincon</td>
<td>31326</td>
<td>Effingham</td>
<td>Guyed Tower</td>
<td>504</td>
<td>300</td>
<td>3</td>
</tr>
<tr>
<td>CLYO</td>
<td>GA Hwy 119 and GA 21/24</td>
<td>GA</td>
<td>Clyo</td>
<td>31303</td>
<td>Effingham</td>
<td>Guyed Tower</td>
<td>310</td>
<td>300</td>
<td>3</td>
</tr>
<tr>
<td>HWY 21</td>
<td>6600 State Hwy 21 South</td>
<td>GA</td>
<td>Rincon</td>
<td>31326</td>
<td>Effingham</td>
<td>Guyed Tower</td>
<td>420</td>
<td>396</td>
<td>3</td>
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<tr>
<td>RINCON</td>
<td>175 Ebenezer Road</td>
<td>GA</td>
<td>Rincon</td>
<td>31326</td>
<td>Effingham</td>
<td>Guyed Tower</td>
<td>347</td>
<td>275</td>
<td>3</td>
</tr>
<tr>
<td>ELLABELL</td>
<td>121 Riverbranch Road</td>
<td>GA</td>
<td>Bloomingdale</td>
<td>31312</td>
<td>Effingham</td>
<td>Guyed Tower</td>
<td>265</td>
<td>217</td>
<td>3</td>
</tr>
<tr>
<td>SPRINGFIELD</td>
<td>3576 HWY 21</td>
<td>GA</td>
<td>Springfield</td>
<td>31329</td>
<td>Effingham</td>
<td>Guyed Tower</td>
<td>420</td>
<td>395</td>
<td>3</td>
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<tr>
<td>FAULKVILLE</td>
<td>6879 Hwy 17 South</td>
<td>GA</td>
<td>Bloomingdale</td>
<td>31302</td>
<td>Effingham</td>
<td>Guyed Tower</td>
<td>306</td>
<td>242</td>
<td>3</td>
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<tr>
<td>EGYPT</td>
<td>360 Dewitt Road</td>
<td>GA</td>
<td>Springfield</td>
<td>31329</td>
<td>Effingham</td>
<td>Guyed Tower</td>
<td>306</td>
<td>245</td>
<td>3</td>
</tr>
<tr>
<td>FILLY</td>
<td>1932 Low Ground Road</td>
<td>GA</td>
<td>Guyton</td>
<td>31312</td>
<td>Effingham</td>
<td>Self-support Structure</td>
<td>260</td>
<td>250</td>
<td>3</td>
</tr>
<tr>
<td>TOMACHEEBHEE</td>
<td>454 Wiesenbaker Road</td>
<td>GA</td>
<td>Rincon</td>
<td>31326</td>
<td>Effingham</td>
<td>Monopole</td>
<td>195</td>
<td>185</td>
<td>3</td>
</tr>
</tbody>
</table>
ASCE 7 Hazards Report

Address: No Address at This Location
Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Default (see Section 11.4.3)
Elevation: 62.52 ft (NAVD 88)
Latitude: 32.325561
Longitude: -81.206794

Wind

Results:

- Wind Speed: 131 Vmph
- 10-year MRI: 75 Vmph
- 25-year MRI: 85 Vmph
- 50-year MRI: 93 Vmph
- 100-year MRI: 101 Vmph

Data Source: ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2
Date Accessed: Mon Aug 09 2021

Value provided is 3 second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

Site is in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2. Glazed openings need not be protected against wind-borne debris.
Seismic

Site Soil Class: D - Default (see Section 11.4.3)

Results:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>$S_0$</td>
<td>0.333</td>
</tr>
<tr>
<td>$S_1$</td>
<td>0.119</td>
</tr>
<tr>
<td>$F_a$</td>
<td>1.534</td>
</tr>
<tr>
<td>$F_v$</td>
<td>2.362</td>
</tr>
<tr>
<td>$S_{MS}$</td>
<td>0.51</td>
</tr>
<tr>
<td>$S_{SH}$</td>
<td>0.281</td>
</tr>
<tr>
<td>$S_{DS}$</td>
<td>0.34</td>
</tr>
<tr>
<td>$S_{D1}$</td>
<td>0.187</td>
</tr>
<tr>
<td>$T_L$</td>
<td>8</td>
</tr>
<tr>
<td>PGA</td>
<td>0.182</td>
</tr>
<tr>
<td>PGA$_M$</td>
<td>0.261</td>
</tr>
<tr>
<td>$F_{PGA}$</td>
<td>1.436</td>
</tr>
<tr>
<td>$I_e$</td>
<td>1</td>
</tr>
<tr>
<td>$C_v$</td>
<td>0.922</td>
</tr>
</tbody>
</table>

Seismic Design Category: C

Data Accessed: Mon Aug 09 2021
Date Source: USGS Seismic Design Maps based on ASCE/SEI 7-16 and ASCE/SEI 7-16 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-16 Ch. 21 are available from USGS.

https://asce7hazardtool.online/
Ice

Results:

Ice Thickness: 0.50 in.
Concurrent Temperature: 15 F
Gust Speed: 30 mph

Data Source: Standard ASCE/SEI 7-16, Figs. 10-2 through 10-8
Date Accessed: Mon Aug 09 2021

Ice thicknesses on structures in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

Values provided are equivalent radial ice thicknesses due to freezing rain with concurrent 3-second gust speeds, for a 500-year mean recurrence interval, and temperatures concurrent with ice thicknesses due to freezing rain. Thicknesses for ice accretions caused by other sources shall be obtained from local meteorological studies. Ice thicknesses in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

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Appendix B

Site Vicinity and Location Map
Appendix C

Antenna and TMA Specifications
6-port sector antenna, 2x 698–896 and 4x 1695–2160 MHz, 65° HPBW, 2x RET. Both high bands share the same electrical tilt.

- Interleaved dipole technology providing for attractive, low wind load mechanical package
- Internal SBT on low and high band allow remote RET control from the radio over the RF jumper cable
- Separate RS-485 RET input/output for low and high band
- One RET for low band and one RET for both high bands to ensure same tilt level for 4x Rx or 4x MIMO

General Specifications

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Antenna Type</td>
<td>Sector</td>
</tr>
<tr>
<td>Band</td>
<td>Multiband</td>
</tr>
<tr>
<td>Color</td>
<td>Light gray</td>
</tr>
<tr>
<td>Effective Projective Area (EPA), frontal</td>
<td>0.37 m²</td>
</tr>
<tr>
<td>Effective Projective Area (EPA), lateral</td>
<td>0.31 m²</td>
</tr>
<tr>
<td>Grounding Type</td>
<td>RF connector body grounded to reflector and mounting bracket</td>
</tr>
<tr>
<td>Performance Note</td>
<td>Outdoor usage</td>
</tr>
<tr>
<td>Radome Material</td>
<td>Fiberglass, UV resistant</td>
</tr>
<tr>
<td>Radiator Material</td>
<td>Copper</td>
</tr>
<tr>
<td>Reflector Material</td>
<td>Aluminum</td>
</tr>
<tr>
<td>RF Connector Interface</td>
<td>7-16 DIN Female</td>
</tr>
<tr>
<td>RF Connector Location</td>
<td>Bottom</td>
</tr>
<tr>
<td>RF Connector Quantity, high band</td>
<td>4</td>
</tr>
<tr>
<td>RF Connector Quantity, low band</td>
<td>2</td>
</tr>
<tr>
<td>RF Connector Quantity, total</td>
<td>6</td>
</tr>
</tbody>
</table>

Remote Electrical Tilt (RET) Information, General

| RET Interface                      | 8-pin DIN Female | 8-pin DIN Male |
| RET Interface, quantity            | 2 female | 2 male |

Dimensions

<table>
<thead>
<tr>
<th>Dimension</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width</td>
<td>301 mm</td>
</tr>
<tr>
<td>Depth</td>
<td>180 mm</td>
</tr>
</tbody>
</table>
**Length**
2438 mm | 95.984 in

**Array Layout**

![Array Diagram](image)

View from the front of the antenna

(areas of colored squares present true
dependence of array slots)

**Electrical Specifications**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impedance</td>
<td>50 ohm</td>
</tr>
<tr>
<td>Operating Frequency Band</td>
<td>1695 – 2360 MHz</td>
</tr>
<tr>
<td>Polarization</td>
<td>±45°</td>
</tr>
<tr>
<td>Total Input Power, maximum</td>
<td>900 W @ 50 °C</td>
</tr>
</tbody>
</table>

**Remote Electrical Tilt (RET) Information, Electrical**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protocol</td>
<td>3GPP/3GSG 2.0 (Single-RET)</td>
</tr>
<tr>
<td>Power Consumption, idle state, maximum</td>
<td>2 W</td>
</tr>
</tbody>
</table>

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**NHH-65C-R2B**

<table>
<thead>
<tr>
<th>Power Consumption, normal conditions, maximum</th>
<th>13 W</th>
</tr>
</thead>
<tbody>
<tr>
<td>Input Voltage</td>
<td>10–30 Vdc</td>
</tr>
<tr>
<td>Internal Bias Tee</td>
<td>Port 1</td>
</tr>
<tr>
<td>Internal RET</td>
<td>High band (1)</td>
</tr>
</tbody>
</table>

### Electrical Specifications

#### Frequency Band, MHz

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Gain, dBi</td>
<td>16</td>
<td>16.1</td>
<td>17.3</td>
<td>17.7</td>
<td>18.3</td>
</tr>
<tr>
<td>Beamwidth, Horizontal, degrees</td>
<td>65</td>
<td>62</td>
<td>74</td>
<td>66</td>
<td>62</td>
</tr>
<tr>
<td>Beamwidth, Vertical, degrees</td>
<td>9</td>
<td>7.9</td>
<td>5.6</td>
<td>5.2</td>
<td>4.9</td>
</tr>
<tr>
<td>Beam Tilt, degrees</td>
<td>0–11</td>
<td>0–11</td>
<td>0–7</td>
<td>0–7</td>
<td>0–7</td>
</tr>
<tr>
<td>USLS (First Lobe), dB</td>
<td>21</td>
<td>18</td>
<td>19</td>
<td>20</td>
<td>22</td>
</tr>
<tr>
<td>Front-to-Back Ratio at 180°, dB</td>
<td>35</td>
<td>31</td>
<td>30</td>
<td>29</td>
<td>29</td>
</tr>
<tr>
<td>Isolation, Inter-band, dB</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>VSWR</td>
<td>1.5/14.0</td>
<td>1.5/14.0</td>
<td>1.5/14.0</td>
<td>1.5/14.0</td>
<td>1.5/14.0</td>
</tr>
<tr>
<td>Input Power per Port, maximum, watts</td>
<td>400</td>
<td>400</td>
<td>350</td>
<td>350</td>
<td>350</td>
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</table>

#### Electrical Specifications, BASTA

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Gain by all Beam Tilt, average, dBi</td>
<td>15.8</td>
<td>15.9</td>
<td>16.9</td>
<td>17.5</td>
<td>18</td>
</tr>
<tr>
<td>Gain by all Beam Tilt Tolerance, dB</td>
<td>±0.4</td>
<td>±0.4</td>
<td>±0.4</td>
<td>±0.3</td>
<td>±0.6</td>
</tr>
<tr>
<td>Gain by Beam Tilt, average, dBi</td>
<td>9.3/15.9</td>
<td>8.5/16.6</td>
<td>0.4/16.9</td>
<td>0.1/17.4</td>
<td>0.9/17.0</td>
</tr>
<tr>
<td>Gain by Beam Tilt Tolerance, dB</td>
<td>±1.2</td>
<td>±1.6</td>
<td>±5.3</td>
<td>±3.4</td>
<td>±6</td>
</tr>
<tr>
<td>Beamwidth, Horizontal Tolerance, degrees</td>
<td>±0.6</td>
<td>±0.4</td>
<td>±0.3</td>
<td>±0.2</td>
<td>±0.2</td>
</tr>
<tr>
<td>USLS, beampeak to 20° above beampeak, dB</td>
<td>15</td>
<td>14</td>
<td>17</td>
<td>16</td>
<td>17</td>
</tr>
<tr>
<td>Front-to-Back Total Power at</td>
<td>25.6</td>
<td>23.8</td>
<td>28</td>
<td>25</td>
<td>25</td>
</tr>
</tbody>
</table>
NHH-65C-R2B

180° ± 30°, dB
CPR at Boresight, dB  18  26  20  25  20  17
CPR at Sector, dB  15  9  11  10  8  2

Mechanical Specifications

Wind Loading at Velocity, frontal  393.0 N @ 150 km/h  |  88.8 lb @ 150 km/h
Wind Loading at Velocity, lateral  330.0 N @ 150 km/h  |  74.2 lb @ 150 km/h
Wind Loading at Velocity, maximum  170.2 lb @ 150 km/h  |  75.7 N @ 150 km/h
Wind Loading at Velocity, rear  398.0 N @ 150 km/h  |  89.5 lb @ 150 km/h
Wind Speed, maximum  241 km/h  |  149.75 mph

Packaging and Weights

Width, packed  409 mm  |  16.102 in
Depth, packed  299 mm  |  11.772 in
Length, packed  2951 mm  |  100.827 in
Net Weight, without mounting kit  23.4 kg  |  51.598 lb
Weight, gross  36.1 kg  |  79.587 lb

Regulatory Compliance/Certifications

Agency                    Classification
CHINA-ROI-5                Above maximum concentration value
ISO 9001:2015              Designed, manufactured and/or distributed under this quality management system
REACH-SVHC                Compliant as per SVHC revision on www.commscope.com/ProductCompliance
ROHS                      Compliant/Exempted

Included Products

BSAMNT-3                   Wide Profile Antenna DownFirth Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members.
                          Kit contains one scissor top bracket set and one bottom bracket set.

* Footnotes

Performance Note  Severe environmental conditions may degrade optimum performance
**ERICCSON AIR 6449**

### Appurtenance Section

<table>
<thead>
<tr>
<th>US Name</th>
<th>SI Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Air 6449</td>
<td>Air 6449</td>
</tr>
</tbody>
</table>

### Type
- **Height**: 33.1 in
- **Width**: 20.6 in
- **Depth**: 8.6 in
- **Weight**: 0.104 K

### Mount
- **2" Pipe**
- **2 1/2" Pipe**
- **3" Pipe**
- **3 1/2" Pipe**
- **Length**: 0 in

### Weight
- **K**: 0.104
- **CaAa (Front)**: 6.629194
- **CaAa (Side)**: 2.767528

### No Ice
- **1/2" Ice**: 0.1431150
- **1" Ice**: 0.1864625
- **2" Ice**: 0.2665325
- **4" Ice**: 0.5463170

<table>
<thead>
<tr>
<th>No Ice</th>
<th>1/2&quot; Ice</th>
<th>1&quot; Ice</th>
<th>2&quot; Ice</th>
<th>4&quot; Ice</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0.1431150</td>
<td>0.1864625</td>
<td>0.2665325</td>
<td>0.5463170</td>
</tr>
</tbody>
</table>

### Notes
- The document contains a table with various physical dimensions and weight calculations for different pipe sizes.
Radio Description
Radio 4449

Description
Table 1  Radio 4449 Technical Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum nominal output power(1) (2)</td>
<td>B5: 4×40 W, B13: 4×40 W</td>
</tr>
<tr>
<td></td>
<td>B5: 2×60 W, B13: 2×60 W</td>
</tr>
<tr>
<td></td>
<td>(License key is required for total output power over 2×10 W.)</td>
</tr>
<tr>
<td>Number of carriers per branch</td>
<td>B5: Up to three carriers</td>
</tr>
<tr>
<td></td>
<td>B13: Up to one carrier</td>
</tr>
<tr>
<td>Number of carriers per radio</td>
<td>Up to 16 carriers</td>
</tr>
<tr>
<td>Frequency(3)</td>
<td>824–849 MHz uplink</td>
</tr>
<tr>
<td></td>
<td>869–894 MHz downlink</td>
</tr>
<tr>
<td></td>
<td>B5 for LTE</td>
</tr>
<tr>
<td></td>
<td>777–787 MHz uplink</td>
</tr>
<tr>
<td></td>
<td>746–756 MHz downlink</td>
</tr>
<tr>
<td></td>
<td>B13 for LTE</td>
</tr>
<tr>
<td>Dimensions</td>
<td></td>
</tr>
<tr>
<td>Height</td>
<td>455 mm</td>
</tr>
<tr>
<td>Width</td>
<td>335 mm</td>
</tr>
<tr>
<td>Depth</td>
<td>240 mm</td>
</tr>
<tr>
<td>Weight</td>
<td></td>
</tr>
<tr>
<td>Radio 4449</td>
<td>32 kg</td>
</tr>
<tr>
<td>Color</td>
<td></td>
</tr>
<tr>
<td>Body</td>
<td>NCS S 1002-B</td>
</tr>
<tr>
<td>Front</td>
<td>NCS S 6502-B</td>
</tr>
</tbody>
</table>

(1) Detailed information about LTE licences can be found in License Management or Manage Licenses.
(2) Detailed information about output power can be found in applicable Output Power User Guide.
(3) Information about Instantaneous Bandwidth (IBW) can be found in RBS Configurations.
3.1 Installation Recommendations

To achieve reliable operation, and maximum performance, an appropriate installation location must be chosen.

3.1.1 Indoor Locations to Avoid

Although the unit is designed for outdoor use, it can also operate in an indoor environment according to ETSI EN 300 019-1-3 class 3.1, 3.2, 3.3, and 3.6.
Radio Description
Radio 8843

Description
### Technical Data

#### Table 1  Radio 8843 Technical Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
</table>
| Maximum nominal output power(1) (2) | 4×40 W (B2) + 4×40 W (B66A)  
or 2×60 W (B2) + 2×80 W (B66A)  
or 4×20 W (B2) + 4×60 W (B66A)  
(License key is required for total power over 4×5 W.) |
| Number of carriers per branch   | Maximum 3 per port                                                   |
| Number of carriers per radio    | Up to 24 per radio over both bands                                  |
| Frequency(3)                    | 1850–1910 MHz uplink  
1930–1990 MHz downlink  
B2  
1710–1780 MHz uplink  
2110–2180 MHz downlink  
B66A |
| Dimensions                      |                                                                      |
| Height                          | 380 mm                                                               |
| Width                           | 335 mm                                                               |
| Depth                           | 277 mm                                                               |
| Weight                          |                                                                      |
| Radio 8843                      | 32.6 kg                                                              |
| Color                           |                                                                      |
| Body                            | NCS S 1002-B                                                         |
| Front                           | NCS S 6502-B                                                         |

(1) Detailed information about LTE licences can be found in Manage Licenses and Hardware Activation Codes in the Radio Node libraries.

(2) Detailed information about output power can be found in applicable Output Power Feature Description.
(3) Information about Instantaneous Bandwidth (IBW) can be found in RBS Configurations.

**Figure 2** Radio 8843 Height, Width, and Depth

**Figure 3** Radio 8843 to Rail Measurement

### 3.1 Installation Recommendations

To achieve reliable operation, and maximum performance, an appropriate installation location must be chosen.
### RAYCAP RVZDC-6627-PF-48

**Appurtenance Section**

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<tr>
<th>US Name</th>
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**Type**

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**CaAa (Side)**

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November 17, 2021

County of Effingham
Attn: Ms. Teresa Concannon
Planning & Zoning Manager
Planning and Engineering Division
804 S. Laurel Street
Springfield, Georgia 31329

Request for Relief from Landscaping Requirements

Dear Ms. Concannon:

Verizon Wireless requests that Effingham County give consideration to granting relief from the requirement of providing landscaping around the perimeter of the proposed communication tower, as required under Section 14-134(h) of the Zoning Ordinance. The request is made because the tower location is within a heavily forested area of the property; it is owned by one family and will continue to be under that same ownership for many years into the future; and that the owners have no interest in removing any of the existing vegetation between the road and the tower. The existing vegetation buffers the property from the road traffic and noise and therefore is a benefit that they have no reason to remove. The above reference section provides for relief or alternate plans for landscaping and therefore we ask that the County consider the existing vegetation on the property to be sufficient to meet the goals of the Ordinance.

Should you need any additional information or clarification regarding this request, please feel free to contact me on 336-210-9684.

Sincerely,

Harold Timmons

Harold K. Timmons
Site Acquisition Specialist
Tower Engineering Professionals
hktimmons@tepgroup.net

Please note that I have no authority to bind our client and the result of our negotiations are subject to approval by our client's management. This transmittal, however, is not a representation that I will present this, or any other proposal which results from our negotiations, to our client's management for final approval.

The terms and conditions set forth herein are not an offer and neither party is legally bound until a final document, which is subject to review by our client's counsel and management, has been executed by and delivered to all parties.
Airport/Airstrip Locations
Farmland in the Vicinity of the Proposed Tower

The map below shows the area around the Barnes Property. Most of the land in the area is undeveloped and heavily forested. The appears to be some parcels to the north and northeast as well as a few to the west that may be involved in some farming activity but most of the surrounding area is forested or single family residential. Georgia Pacific has a large facility directly across the road from the private drive of the property owners.
CONCRETE (CONTINUED):

9. The design engineer shall receive a minimum of 14 hours notice of every pour.

10. The concrete in foundations must be poured in continuous pours between construction joints. No construction joints other than those shown on the site specific drawings will be permitted. The contractor shall provide efficient equipment to complete the pouring of each section in one continuous pour.

11. All framework shall be built in accordance with the International Building Code. All concrete shall be thoroughly cured, finished, and cleaned prior to being removed from the forms. Concrete shall be placed in such a manner as to ensure the maximum safety of the structure.

12. Forms which support the weight of the concrete or of superimposed loads shall not be removed until the concrete is strong enough to carry its own weight, and such superimposed loads may be placed upon it.

13. The concrete shall be maintained in a moist condition for at least 5 days after it has been poured.

14. All surfaces which are not protected by forms or sealed waterproof coating shall be kept moist by continuous sprinkling, or other means such as covering with moist sand, sacking, or burlap.

15. Where necessary, the concrete shall be protected against the weather by a framed housing, tarpaulins, or other suitable covering.

REINFORCING STEEL (REBAR):

1. Reinforcing steel shall meet code and be placed according to the applicable drawings. The minimum thickness of concrete over the steel shall be at least 2'.

2. Reinforcements that are required for a day's pour on concrete shall be securely fixed in place in sufficient time to permit inspection before concrete setting.

3. The design engineer shall be given 24 hours notice before the concrete is to be poured. Failure to comply may necessitate, but not be limited to, the removal of the poured concrete at the contractor's expense.

GROUTING:

1. Where grout is indicated on the drawings under structural base plates, this shall be a non-shrink, non-toxic, pipe method of mixing and placing must be in strict accordance with the manufacturer's recommendations.

COLD WEATHER CONCRETING:

1. The contractor shall provide and have on the site ready for use, adequate equipment for heating concrete materials and protecting fresh concrete during freezing or near freezing weather conditions, according to the Georgia Uniform Statewide Building Code.

2. All concrete materials, rebar, forms, fillers, and the earth with which the concrete is to come into contact with shall be free from frost and ice.

3. Whenever the surrounding temperature is below 30°F, all concrete poured in the forms shall be heated. Refer to the general conditions for conditions.

4. The housing, covering, or other protection used for the curing shall remain in place and intact for at least 24 hours after the artificial heating is discontinued.

5. Salt, calcium chloride, or other chemicals shall not be used in the concrete mix to prevent the water content from freezing.

UTILITIES:

1. Contractor shall contact a subsurface utility locator for location of existing utilities prior to commencement of any construction activities. Location of existing sewers, water lines, gas lines, conduits or other structures across underground utilities. Along the line of proposed work are not necessarily shown on the plans, and if shown are only approximately correct. Contractor assumes sole responsibility for verifying location and elevation of all underground utilities (includingittest pits by hand if necessary). The contractor is responsible for the complete protection of all utility lines and for the implementation of all design specifications.

2. Contractor shall coordinate all utility connections with appropriate utility lessees and construction manager.

3. Damage by the contractor to utilities or property of others, including existing payment and other surfaces disturbed by the contractor during construction shall be repaired to original condition satisfactory to the owner at no additional cost to the lessee. For grasses areas, sod and mulch shall be acceptable.

UTILITIES (CONT.):

4. The contractor shall coordinate with the lessee the requirements for and limits of overhead and/or underground electrical service.

5. The contractor shall coordinate the location of new underground telephone service with the telephone utility and the lessee's requirements.

6. All underground utilities shall be installed and tested satisfactorily prior to commencing any paving operations where such utilities are within the limits of paving.

SITE GRADING PREPARATION:

1. Remove obstructions, trees, shrubs, grass, and other vegetation to permit installation of new construction.

2. Do not remove trees, shrubs, and other vegetation indicated to remain or be relocated. Do not work outside lessee's lease area. Cut minor roots and branches of trees indicated to remain in a clean and careful manner where such roots and branches obstruct installation of new construction.

3. Remove stumps, obstacles, and debris extending to a depth of 18 inches below exposed subgrade, use only hand methods for grubbing within tree protection zone.

4. Chip removed tree branches and dispose of off-site.

5. Unless specifically noted on the construction drawings the access road shall be cleared of all trees within 10' on each side of the proposed travel lane or 30 feet wide, whichever is greater.

6. Fill depressions caused by clearing and grubbing operations with satisfactory soil material, unless further excavation or earthwork is indicated. Place fill material in horizontal layers not exceeding a loose depth of 8 inches and compact each layer to a density equal to adjacent original ground.

7. Removed sod and grass before stripping topsoil. Strip topsoil to whatever depths are necessary to ease excavation. To prevent intermixing with underlying subsoil or other waste materials, remove subsoil and non-soil materials from topsoil, including trash, debris, weed roots, and other waste materials.

8. Stockpile topsoil materials away from edge of excavations without intermixing subsoil, grass, and topsoil. Stockpiles to drain surface water. Cover to prevent windbreak dust and contamination by air-borne weed seedling. Do not stockpile topsoil within tree protection zones.

9. Unless directed otherwise by lessee construction manager, use topsoil that has been stripped or cut and stockpiled, but is not needed after the completion of final topsoil, for landscaping and planting, shall be removed from the property by the contractor.

10. Unless directed otherwise by lessee construction manager, all timber from clearing operations shall be removed from the property.

11. Removed existing above- and below-grade improvements as indicated and necessary to facilitate new construction.

12. Removed slabs, paving, curbs, cutters, and aggregate base as indicated. Unless existing full-depth joints coincide with line demarcation, newly saw-cut length of existing pavement to remain. Saws-cut faces vertically, paint cut ends of steel reinforcement in concrete to remain to prevent corrosion and provide orange safety caps on all blunt ends.

13. Disposal: remove surplus soil material, stumps, brush, chips, unsuitable topsoil, obstructions, demolished materials, and waste materials including trash and debris, and notify lessee of same.

14. Burning on site is prohibited. Bursting stumps, brush, trees, and organic matter is prohibited. Separate recyclable materials produced during site clearing from other non-recyclable materials. Store or stockpile without intermixing with other materials and transport them to recycling facilities.

PROJECT SCOPE:

1. The equipment design includes one (1) consolidation RB44 cabinet.

2. General contractor shall be responsible for coordinating and modifying scope of work for entire project to accommodate changes in the equipment design. Confirm number and type of equipment cabinets scheduled to be installed for the initial build and coordinate any changes to project scope with the Tier OR.
30' INGRESS-EGRESS, FIBER & UTILITY EASEMENT

TOGETHER WITH A 30 FOOT WIDE INGRESS/EGRESS, FIBER AND UTILITY EASEMENT ALONG 15 FEET EACH SIDE OF CENTERLINE, LYING BEGINNING BY THE NORTHEAST PROPERTY CORNER OF THE LANDS OF GEORGIA PACIFIC, LLC AS RECORDED IN DEED BOOK 1817, PAGE 54, EFFINGHAM COUNTY RECORDS, AND PIPINGLY LING ON THE SOUTHWESTERN RIGHT-OF-WAY LINE OF PAINTED ROAD PASSING A 30 FOOT PUBLIC RIGHT-OF-WAY, PER PLAT CABINET A, SHEET 3287, EFFINGHAM COUNTY RECORDS, AND HAVING A GEORGIA GRID NORTH, NAD 83, EAST ZONE VALUE OF N 84° 24' 21" E 95° 09' 36.54" E; THENCE RUNNING ALONG A TELLING, NORTH 61° 27' 47" WEST, 350.71 FEET TO A POINT HAVING A GEORGIA GRID NORTH, NAD 83, EAST ZONE VALUE OF N 84° 24' 21" E 95° 09' 36.54" E; THENCE RUNNING ALONG SAD LESSEE PREMISES, SOUTH 61° 27' 47" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 21° 13' 33" WEST, 80.00 FEET TO A POINT; THENCE, NORTH 44° 59' 05" WEST, 50.00 FEET TO A POINT; THENCE, NORTH 21° 13' 33" WEST, 100.00 FEET TO A POINT; THENCE, SOUTH 21° 13' 33" EAST, 100.00 FEET TO THE ENDING AT A POINT ON SAD RIGHT-OF-WAY LINE.

BEARINGS BASED ON GEORGIA GRID NORTH, NAD 83, EAST ZONE.

LESSEE PREMISES

ALL THAT TRACT OR PLANES OF LAND LYING IN THE SOUTHEAST PROPERTY CORNER OF THE LANDS OF GEORGIA PACIFIC, LLC AS RECORDED IN DEED BOOK 1817, PAGE 54, EFFINGHAM COUNTY RECORDS, AND PIPINGLY LING ON THE SOUTHWESTERN RIGHT-OF-WAY LINE OF PAINTED ROAD PASSING A 30 FOOT PUBLIC RIGHT-OF-WAY, PER PLAT CABINET A, SHEET 3287, EFFINGHAM COUNTY RECORDS, AND HAVING A GEORGIA GRID NORTH, NAD 83, EAST ZONE VALUE OF N 84° 24' 21" E 95° 09' 36.54" E; THENCE RUNNING ALONG A TELLING, NORTH 61° 27' 47" WEST, 350.71 FEET TO A POINT HAVING A GEORGIA GRID NORTH, NAD 83, EAST ZONE VALUE OF N 84° 24' 21" E 95° 09' 36.54" E; THENCE RUNNING ALONG SAD LESSEE PREMISES, SOUTH 61° 27' 47" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 21° 13' 33" WEST, 80.00 FEET TO A POINT; THENCE, NORTH 44° 59' 05" WEST, 50.00 FEET TO A POINT; THENCE, NORTH 21° 13' 33" WEST, 100.00 FEET TO A POINT; THENCE, SOUTH 21° 13' 33" EAST, 100.00 FEET TO THE ENDING AT A POINT ON SAD RIGHT-OF-WAY LINE.

BEARINGS BASED ON GEORGIA GRID NORTH, NAD 83, EAST ZONE.

SAD TRACT CONTAINS 0.2296 ACRES (10,000 SQUARE FEET), MORE OR LESS.

SURVEYOR'S NOTE

THE 30 FOOT WIDE INGRESS/EGRESS, FIBER AND UTILITY EASEMENT RUNS THROUGH A MATURE AREA, TOPOGRAPHY IN THIS AREA CANNOT BE ACCURATELY SHOWN HEREIN.

SITE INFORMATION

LESSEE PREMISES - 14,000 SQUARE FEET (0.2296 ACRES)

LATITUDE = 31° 9' 33.39" N
LONGITUDE = -81° 20' 3.04" W
AT CENTER OF PROPOSED TOWER

DRAWN BY: J.M.
CHECKED BY: J.M.
APPROVED: G.M.

DATE: APRIL 21, 2021

VERIZON

3000 33RD STREET CONNECTOR ROAD
ALPHARETA, GA 30022
NOTES:

1. PROPOSED CABLES TO BE RUN AS PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.

2. TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR PAINTED PER APPLICABLE STANDARDS OF THE FAA OR OTHER APPLICABLE FEDERAL OR STATE AGENCY.

3. TOWER ELEVATION SHOWN FOR REFERENCE ONLY, VERIFY ACTUAL TOWER DESIGN & LOADING WITH TOWER DRAWINGS FROM MANUFACTURER AND/OR PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.

PROPOSED 4' LIGHTNING ROD
PROPOSED LESSEE ANTENNAS (TYP OF E1) CONTRACTOR TO VERIFY MOUNT, ANTENNAS, AZIMUTHS, AND COAX WITH LESSEE SDCD AND STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. SEE SHEETS C-3A & C-3B FOR DETAILS.
FUTURE ANTENNAS BY OTHERS (TYP)

PROPOSED 125' MONOPOLE TOWER

O'-0" (REFERENCE)
T'-0" GRADE
NOTES:
1. TOP DID NOT ANALYZE ANTENNA MOUNT TO DETERMINE ADEQUATE STRUCTURAL CAPACITY FOR ANY LESSEE LOADING.
2. SEE SHEET C-3B SHEET FOR PROPOSED ANTENNA SCHEDULE.
3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH TOWER STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
4. ASSUMED 4" ANTENNA STAND OFF FROM MOUNT PIPE. CONTRACTOR TO VERIFY NO ANTENNA INTERFERENCE OCCURS WITH PROPOSED CONFIGURATION ShOWN.
5. PROPOSED MOUNT IS COMPLIANT WITH NSDD-445

PROPOSED LESSEE ANTENNA,
(3) PER SECTOR, (9) TOTAL.

PROPOSED LESSEE
RAYZAC-4857-PP-4B RAYCAP
(TYP OF 2)

PROPOSED LESSEE
8843 RRL,
(1) PER SECTOR, (3) TOTAL.

PROPOSED LESSEE
4448 RRL,
(1) PER SECTOR, (3) TOTAL.

MULTIQUI U-LUG 1/4" L/HM
MOUNT (SITE PRO R/P).
IMPQ-486-HK OR APPROVED EQUIVALENT. SEE NOTE 5.

PROPOSED ANTENNA PLAN

SCALE: \( \frac{3}{8}" = 1'-0" \)
### GENERAL NOTES:
1. The antenna orientation plan is a schematic. The contractor shall verify tower orientation and field coordinate adjustments to achieve the desired antenna azimuths.
2. Antenna centerline height based on top of finished grade.
3. All antennas, cables, and mounts shall be installed in accordance with the structural engineer's recommendations in a manner consistent with the structural analysis report.
4. All information on this sheet to be confirmed with Verizon RF design prior to installation.
5. TEP did not perform a structural analysis on the mount or the tower. It is the carrier's responsibility to ensure the tower and the tower can support proposed loads.

### PROPOSED ANTENNA/CABLE SCHEDULE

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<th>ELEC. DOWN TILT</th>
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**Routing Notes:**

1. Refer to the site plan for equipment pad locations and orientation.
2. Run 2" flex telco conduit from bottom of telco box to side of RF cabinet with chase nipple through factory knockouts.
3. Run (2) 2" flex power conduit from bottom of ILC to side of RF cabinet with chase nipples through factory knockouts.
4. Run 2" flex fiber conduit from bottom of OVP to side of RF cabinet with chase nipple through factory knockouts.
5. Run (1) 1/2" flex power conduit for every (6) RRU circuits from bottom of OVP to side of RF cabinet with chase nipple through factory knockouts.
6. Support flex conduit on horizontal H-frame rails or on vertical site strut strut rails added to H-frame for conduit/cable management.
7. Run hybrid cable for tower mounted RRU's overhead on trapeze suspended from waveguide bridge, sweep down onto H-frame rails, then loop under OVP and connect to bottom of OVP. Attach ground kits to hybrid cable before looping under OVP, and bond to tessa ground bar at base of H-frame.
8. Run coax cable for ground mounted RRU's (if used) overhead on trapeze suspended from waveguide bridge. Terminate coax on ICE bridge and transition to jumpers just before reaching H-frame. Attach ground kits to coax cable on tower side of last ICE bridge. Test and bond to tessa ground bar near top of post.
9. GPS antenna to be mounted to standard height post with extended mounting pipe, using commscope GPS-u mounting kit. Mount as near as practical to receive cabinet.
10. Bolt cabinets & propane tank to slab using 3/8" x 3/4" knk bolt by melt or approved equivalent.
11. Bolt generator to slab per manufacturer's specifications.

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**Equipment Layout**

- **Provision Generator on 3'-6" x 6'-0" concrete pad. See sheets C-3 & C-6 for details.**
- **Conduits to be embedded in concrete pad & stub up 6" minimum from top of pad. Terminate with male fitting and threaded bushing.**
- **3'-6" x 6'-0" concrete pad work clearance (typ of 4).**
- **Provisioned GPS antenna. See note 9.**
- **Provisioned 4x12' equipment pad with concrete finish. See sheet C-5 for section detail.**
- **Provisioned equipment cabinet. See sheet C-5 for cabinet details.**
- **Provisioned 2nd power conduit for rectifiers & GFCI (typ of 2).**
- **Provisioned 1st alarm conduit.**
- **Provisioned integrated load center.**
- **Provisioned 2nd power conduit.**

---

**Plans Prepared By:**
TOWER ENGINEERING PROFESSIONALS
335 TRYON ROAD
RALEIGH, NC 27603
OFFICE (919) 861-4331
www.tggroup.net

**Planned For:**
VERIZON
10300 OLD ALABAMA ROAD CONNECTOR
ALPHARETTA, GA 30022

**Project Information:**
FORT HOWARD
NEAR 117 BARINE DRIVE
RINCON, GA 31326
EFFINGHAM COUNTY

**Seal:**
No. PE 043996
PROFESSIONAL ENGINEER

**Drawn By:**
**Checked By:**

**Sheet Title:**
**Equipment Layout**

**Scale:** 1" = 1'-0"
FOUNDATION NOTES:

1. FOUNDATION DESIGN BASED ON 2,000 PSF SOIL BEARING CAPACITY.
2. CONCRETE SHALL BE MIN. 4,000 PSI AFTER 28 DAYS.
3. REINFORCING STEEL Fy = 60,000 PSI.
4. ALL BAGGILL SHALL BE THOROUGHLY COMPACTED TO A MINIMUM OF 95% DENSITY USING THE MODIFIED PROCTOR METHOD.
5. SURFACE OF FINISHED SLAB SHALL BE LEVEL AND FLAT WITHIN 1/4".
6. CONTRACTOR SHALL VERIFY WITH MANUFACTURER ACTUAL DIMENSIONS OF CEMENT BAGS PRIOR TO CEMENTING FOUNDATION.
7. MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED 1-INCH, SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE-THIRD CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.
8. REINFORCEMENT SHALL BE DEFORMED AND CONFORM TO THE REQUIREMENTS OF ASTM A616 GRADE 60 UNLESS OTHERWISE NOTED.
9. WELDING IS PROHIBITED ON REINFORCING STEEL AND Embedments.
10. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 3 INCHES UNLESS OTHERWISE NOTED.
11. CONCRETE COVER FROM TOP OF FOUNDATION TO END OF VERTICAL REINFORCEMENT SHALL BE 3 INCHES MINIMUM.
12. FOUNDATION DESIGN ASSUMED FIELD INSPECTIONS WILL BE PERFORMED TO VERIFY THAT CONSTRUCTION MATERIALS, INSTALLATION METHODS, AND ASSESSMENT PARAMETERS ARE ACCEPTABLE BASED ON CONDITIONS EXISTING AT THE SITE.
13. FOUNDATION DESIGN ASSUMED CONCRETE PLACEMENT WITHOUT CONSTRUCTION JOINTS.
14. WELDED WIRE FABRIC SHALL BE SUPPLIED IN FLAT SHEETS. (NOT ROLLED).
15. TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURLED IN ACCORDANCE WITH ASTM C31; THREE CYLINDERS SHALL BE TAKEN PRO EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH ASTM C39.
16. TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02" OF ELEVATION SPECIFIED BY THE CUSTOMER.

GENERAL STRUCTURAL NOTES:

SPECIFICATIONS / CODES:
1. ALL CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH LATEST EDITION OF THE ACI CODE.
2. REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI) 'MANUAL OF STANDARD PRACTICE'.

NOTES:

1. FROST DEPTH FOR EFFINGHAM COUNTY IS 5 INCHES.
2. APPLICATION RATE OF FIBERS SHALL BE DETERMINED BY THE READY MIX CONCRETE SUPPLIER.
3. THE CONCRETE SUPPLIER SHALL FOLLOW ALL MANUFACTURERS RECOMMENDATIONS FOR FIBERMESH APPLICATION INCLUDING THE MINIMUM APPLICATION RATE OF 3 LBS/1000SF.

FIBERMESH 650 REINFORCEMENT, SEE NOTES 2 & 3.

WELL COMPACTED FILL MATERIAL (18-INCH MINIMUM)

PROPOSED FREE DRAINING GRANULAR BACKFILL UNDER SLAB TO A DEPTH OF 6-INCH OR TO FROST DEPTH, WHICHER IS GREATER, (CLEAN FILL TO BE USED).

1/4" CHAMFER

FINISHED GRADE

GEOTEXTILE FABRIC

6" THICK SLAB WITH CONCRETE FINISH (LIGHT BROWN FINISH)

12 MIL POLY

FINISHED GRADE
NOTES:
1. INSTALLATION SHALL BE IN ACCORDANCE WITH 2018 INTERNATIONAL FUEL GAS CODE.
2. CONNECT GROUNDING CONDUCTOR TO FUEL TANK BY CLAMPING IT TO THE FILLER PIPE.
3. CONTRACTOR SHALL PERFORM A PRESSURE TEST UPON COMPLETION OF CONSTRUCTION.
4. PROPOSED FUEL LINE FROM LP GAS TANK TO GENERATOR TO BE SIZED AND INSTALLED BY PROPANE CONTRACTOR.
5. CONTRACTOR SHALL INSTALL PVC OR POLYETHYLENE SLEEVES WHEREVER THE STEEL FUEL PIPING COMES ABOVE GRADE.
6. CONTRACTOR TO DETERMINE MINIMUM BURIAL DEPTH FOR FUEL LINE.
NOTES:
1. SIGNS SHALL BE MADE OF ALUMINUM WITH 1/8" HOLES 1/2" FROM EACH CORNER TO HANG SIGNS ON FENCE.
2. SIGNS SHALL BE INSTALLED AS FOLLOWS:
   - GPS VERIFIED AND FCC TOWER REGISTRATION NUMBER, NO TRESPASSING, RF WARNING SIGN
   - FENCE FACINGS ACCESS DRIVE, ENTRANCE NUMBER SIGN
3. SIGNS SHALL BE INSTALLED WITH CENTER AT 5' ABOVE FINISHED GRADE.
GRADING NOTES:
1. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ACROSS COMPUND.
2. SEE SHEET N-2 FOR SITE GRADING PREPARATION NOTES.

LEGEND

SLT FENCE
LODA

PROPOSED SLT FENCE (TYP) SEE SHEET C-12 FOR DETAILS.

APPROXIMATE LIMITS OF DISTURBED AREA
(0.84 AC, ±35,640 SQ. FT.)

PROPOSED CLEARING LIMITS

PROPOSED SLT FENCE WATTLE BREAK (TYP), SEE SHEET C-12 FOR DETAILS.

SCALE: 1" = 30'
ELECTRICAL NOTES:

SCOPE:
1. PROVIDE LABOR, MATERIALS, INSPECTION, AND TESTING TO PROVIDE CODE COMPLIANCE FOR ELECTRIC, TELEPHONE, AND GAS/OIL/LIGHTNING SYSTEMS.

CODES:
1. THE INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND CODES. THESE INCLUDE BUT ARE NOT LIMITED TO THE LATEST ACCEPTED EDITIONS OF:
   a. THE NATIONAL ELECTRICAL SAFETY CODE
   b. THE NATIONAL ELECTRICAL CODE – NFPA-70
   c. THE INTERNATIONAL ELECTRICAL CODE – NEC (WHERE APPLICABLE)
   d. THE INTERNATIONAL NORTH AMERICAN ELECTRIC CODE – IEC (WHERE APPLICABLE)
2. PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR.
3. AFTER COMPLETION AND FINAL INSPECTION OF THE WORK, THE OWNER SHALL BE FURNISHED A CERTIFICATE OF COMPLETION AND APPROVAL.

TESTING:
1. UPON COMPLETION OF THE INSTALLATION, OPERATE AND ADJUST THE EQUIPMENT AND SYSTEMS TO MEET SPECIFIED PERFORMANCE REQUIREMENTS. THE TESTING SHALL BE DONE BY QUALIFIED PERSONNEL.

GUARANTEE:
1. IN ADDITION TO THE GUARANTEE OF THE EQUIPMENT BY THE MANUFACTURER, EACH PIECE OF EQUIPMENT SPECIFIED HEREIN SHALL ALSO BE GUARANTEED FOR DEFECTS OF MATERIAL OR WORKMANSHIP OCCURRING DURING A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE WORK BY THE OWNER AND WITHOUT EXPENSE TO THE OWNER.
2. THE WARRANTY CERTIFICATES & GUARANTEES FURNISHED BY THE MANUFACTURERS SHALL BE TURNED OVER TO THE OWNER.

UTILITY CO-ORDINATION:
1. CONTRACTOR SHALL COORDINATE WORK WITH THE POWER AND TELEPHONE COMPANIES AND SHALL COMPLY WITH THE SERVICE REQUIREMENTS OF EACH UTILITY COMPANY.

EXAMINATION OF SITE:
1. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VISIT THE SITE OF THE JOB AND SHALL FAMILIARIZE HIMSELF WITH THE CONDITIONS AFFECTING THE PROPOSED ELECTRICAL INSTALLATION AND SHALL MAKE PRELIMINARY PLANNING AS TO THE COST THEREOF. FAILURE TO COMPLY WITH THE INTENT OF THIS SECTION WILL IN NO WAY RELIEVE THE CONTRACTOR OF PERFORMING THE WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM OR SYSTEMS.

CUTTING, PATCHING AND EXCAVATION:
1. COORDINATION OF SLEEVES, CHASES, ETC., BETWEEN SUBCONTRACTORS WILL BE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY PORTION OF THE WORK. CUTTING AND PATCHING OF WALLS, PARTITIONS, FLOORS, AND CHASES IN CONCRETE, WOOD, STEEL OR MASONRY SHALL BE DONE AS PROVIDED ON THE DRAWINGS.
2. NECESSARY EXCAVATIONS, PAVING, AND BACKFILLING INCIDENTAL TO THE ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
3. SEAL PENETRATIONS THROUGH RATED WALLS, FLOORS, ETC., WITH APPROVED METHOD AS LISTED BY UL.

RACEWAYS / CONDUTS: GENERAL:
1. CONDUTS SHALL BE INSTALLED IN LISTED RACEWAYS. CONDUTS SHALL BE RIGID STEEL, EMT, DODO, PVC OR EPOXY CONDUIT, AS INDICATED ON THE DRAWINGS. THE RACEWAY SYSTEM SHALL BE COMPLETE BEFORE INSTALLING CONDUTS.
2. RACEWAYS AND GROUNDING SLEEVES SHALL BE SEALED AT POINTS OF EXIT AND EXIT. THE RACEWAY SYSTEM SHALL BE BONDED PER NEC.

EXTERIOR CONDUT:
1. EXPOSED CONDUT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE NOT LESS THAN GALVANIZED STEEL.
2. THE CONDUT SHALL BE RIGID STEEL AT GRADE TRANSITIONS OR WHERE EXPOSED TO DAMAGE.
3. UNDERGROUND CONDUTS SHALL BE RIGID STEEL, DODO PVC OR EPOXY PVC AS INDICATED ON THE DRAWINGS.
4. BURIAL DEPTH OF CONDUTS SHALL BE AS REQUIRED BY CODE FOR EACH SPECIFIC CONDUT TYPE AND APPLICATION, BUT SHALL NOT BE LESS THAN THE FROST DEPTH AT THE SITE.
5. CONDUT ROUTES ARE SCHEMATIC. CONTRACTOR SHALL VERIFY ROUTES BEFORE B.O. COORDINATE ROUTE WITH WIRELESS CARRIER AND/OR BUILDING OWNER.

INTERIOR CONDUT:
1. CONCEALED CONDUT IN WALLS OR INTERIOR SPACES ABOVE GRADE MAY BE EMT OR PVC.
2. CONDUT RUNS SHALL USE APPROVED COUPLINGS AND CONNECTORS. PROVIDE INSULATED BLINDING OR ADEQUATE COPPER BONDING TERMINATIONS.
3. PROVIDE SUPPORTS FOR CONDUTS IN ACCORDANCE WITH NEC REQUIREMENTS. CONDUTS SHALL BE Sized AS REQUIRED BY NEC.
### 200A 120/240V Verizon Power Panel Schedule

<table>
<thead>
<tr>
<th>Load Served</th>
<th>Incompensated Volt Amperes</th>
<th>Trip</th>
<th>OCT #</th>
<th>Phase</th>
<th>Incompensated Volt Amperes</th>
<th>CT #</th>
<th>Trip</th>
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<td>20</td>
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<td>A</td>
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<td>3</td>
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<td>4</td>
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<td>580</td>
<td>28</td>
<td>28</td>
<td>A</td>
<td>30</td>
<td>20</td>
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** VOLT AMPS: 9.480 8.890 8.380 4.100 VOLT AMPS

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<th>Demand Volt Amperes</th>
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<th>L2</th>
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<td>100%</td>
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<td>19.125</td>
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</table>

** Connected Generator Load

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<th>Demand Volt Amperes</th>
<th>L1</th>
<th>L2</th>
</tr>
</thead>
<tbody>
<tr>
<td>100%</td>
<td>18.560</td>
<td>19.300</td>
</tr>
<tr>
<td>100%</td>
<td>18.750</td>
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</tr>
<tr>
<td>166.83</td>
<td>MAX DEMAND AMPS</td>
<td></td>
</tr>
</tbody>
</table>

* Loading based on construction drawings provided by Verizon
** Demand factor for connected generator load is 100%
*** Battery charger load is 3(3) during generator operation.
NOTES:
1. METER BASE FOR 200A, 240V, 1-Ø SERVICE. SERVICE EXCLUSION TYPE DISCONNECT SWITCH. UTIL COMPANY TO PROVIDE METER.
2. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT, REFER TO VENDOR PRINTS PROVIDED BY EQUIPMENT MANUFACTURER.
3. WHEN UTIL COMPANY REQUIRE A SERVICE DISCONNECT OTHER THAN THE MAIN BREAKER IN POWER PANEL OF THE UTILITY CER. REMOVE BONDING JUMPER IN EQUIPMENT CABS AND BOND SERVICE DISCONNECT PER NEC REQUIREMENTS.
4. CONTRACTOR SHALL REVIEW AND COMPLY WITH MANUFACTURER'S EQUIPMENT DRAWINGS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SHOWN.
5. CONTRACTOR SHALL OBTAIN THE MAXIMUM AVAILABLE FUSE CURRENT AT THE SERVICE POINT FROM THE ELECTRIC COMPANY IN WRITING PRIOR TO ORDERING MATERIALS AND ENSURE THE EQUIPMENT HE WILL HAVE HIGHER RATING THAN A MIN VALUE OF 10,000A.
6. THE GROUNDED SERVICE CONDUCTOR SHALL BE GROUNDED AT THE SERVICE DISCONNECT ONLY.
7. DO NOT BOND THE NEUTRAL TO GROUND AT THE GENERATOR TERMINAL.
8. SIGNAGE MUST BE DISPLAYED ON DISCONNECT “OPENING THE EQUIPMENT Disconnect WILL CAUSE THE EMERGENCY GENERATOR TO START. TO REMOVE POWER ENTIRELY FROM EQUIPMENT, THE GENERATOR DISCONNECT MUST BE TURNED OFF USING THE GENERATOR STOP-SWITCH.”

ONE LINE DIAGRAM NOTES:
A. ELECTRICAL SERVICE SHALL BE 200A, 240/120V, 1-Ø, 3W.
B. METER BASE WITH MAIN CIRCUIT BREAKER (SUITABLE FOR USE AS SERVICE EQUIPMENT).
C. UTIL COMPANY TO INSTALL, 200 Amp, PER METER IN PROPOSED MULTI-METER BASE.
D. COMPLY WITH MANUFACTURER SPECIFICATIONS REGARDING WIRING REQUIREMENTS.
E. INSTALL A 200 AMP BREAKER BY VERIZON WIRELESS CONTRACTOR.
F. WIRE COUNT IS BASED ON EQUIPMENT SPECIFICATIONS PROVIDED BY VERIZON WIRELESS.
G. NEUTRAL CONDUCTORS TO THE RECTIFIERS WERE LEFT OFF AT THE REQUEST OF VERIZON WIRELESS EQUIPMENT ENGINEER. CONTRACTOR TO VERIFY WIRING REQUIREMENTS WITH RECTIFIER MANUFACTURER SPECIFICATIONS.
H. GROUNDING ELECTRICAL CONDUCTOR IS SIZED FOR A SINGLE 200A SERVICE ONLY. IF METER BASE SHARED A COMMON NEUTRAL/GROUND POINT, CONTRACTOR WILL INSTALL (1) 3/0 COPPER GEC INSTEAD.
I. CONDUCTOR SIZED BASED ON A MAXIMUM GENERATOR BREAKER RATING OF 150A.

PLANS PREPARED BY:
VERIZON
10800 OLD ALABAMA ROAD CONNETOR ALPHARETTA, GA 30222

PROJECT INFORMATION:
FORT HOWARD
NEAR 117 BARNES DRIVE RINCON, GA 31326 (EFFINGHAM COUNTY)

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
368 TROY ROAD
RALEIGH, NC 27603
OFFICE: (919) 861-6351
www.lggroup.net

SEAL:
WESLEY W. SMART, PE
JANUARY 2, 2011

ONE-LINE DIAGRAM

SHEET TITLE:
E-3

SHEET NUMBER:
REVISION:
2

SPECIFIED MATERIAL:
3/0 COPPER GEC INSTEAD
NOTES:
1. INSTALL ON 3/4" AGGREGATE WHICH SHALL EXTEND A MINIMUM OF 8" BEYOND ALL SIDES OF THE BOX AND BE A MINIMUM OF 4" BEYOND THE BOX.
2. UTILITY VAULT COMPANY MODEL #324 OR EQUIVALENT.
3. CAP TO HAVE POWER/ELEC OR TELCO SHOWN.

TYPICAL PULL BOX
SCALE: N.T.S.

LABEL LIST:
1. LESSEE H-FRAME SEE SHEET E-5B & E-5C FOR DETAILS.
2. PROPOSED VZW FIBER HANCHOLE PERMANENTLY LABELED "VZW FIBER".
3. 2"-2" PVC TELCO CONDUIT, EACH WITH PULLSTRING, ALL CONDUITS SHALL UTILIZE LONG SWEEPS AT BENDS.
4. 1"-2" PVC CONDUIT FOR POWER.
5. 2"-3" CONDUITS FOR RECTIFIERS & 4PC R-L"-2" CONDUIT FOR ALARM FROM ILC TO RBAB4.
6. 2"-3" TELCO CONDUIT FROM TELCO BOX TO RBAB4.
7. 1"-2" FLEX CONDUIT FOR FIBER FROM OVP TO RBAB4.
8. 1"-3" FLEX CONDUIT FOR EVERY 6 RRU CIRCUITS FOR FIBER FROM OVP TO RBAB4.
9. 1" CONDUIT FOR GENERATOR HEATER & BATTERY CHARGING FROM ILC TO GENERATOR.
10. 1" CONDUIT FROM ILC TO GENERATOR FOR ALARM AND CONTROL CIRCUIT.
11. ILC TO GENERATOR (2" CONDUIT FOR POWER).
12. 5/8" CONDUIT TO AREA LIGHTS FROM J-BOX ON VZW H-FRAME.
13. DISCONNECT TO LC (2" CONDUIT FOR POWER).
14. 1"-3" CONDUIT WITH KILL SWITCH WIRING FROM ILC TO GENERATOR KILL SWITCH.
15. PROPOSED SERVICE RACK, SEE SHEET E-5A FOR DETAILS.

POWER AND TELCO PLAN
SCALE: = 1"-10"
NOTES:

1. UTILITY ROUTING IS PRELIMINARY AND PENDING COORDINATION WITH LOCAL UTILITY.
2. HANDHOLE COORDINATES PROVIDED BY GOOGLE EARTH, NO ADDITIONAL SURVEY WORK PROVIDED.
3. BRIDGE CONDUIT TO BE PROVIDED BY OTHERS IF NO FIBER HANDHOLE EXISTS PRIOR TO CONSTRUCTION.
4. INTERMEDIATE HANDHOLE TO BE INSTALLED WHEN DIRECTIONAL CHANGES EXCEED 45° AND EVERY 500' MAXIMUM.
5. CONTRACTOR TO CONFIRM WITH OM IF (2) - (2) "Fiber Conduits Are Part of Initial Construction.
6. CONTRACTOR TO INSTALL (2) PULL ROPES IN EACH FIBER CONDUIT.

PROPOSED 4" FIBER BRIDGE CONDUIT FROM VCX FIBER HANDHOLE TO EXISTING FIBER HANDHOLE. SEE NOTE 3.

PROPOSED LESSEE FIBER HANDHOLE PERMANENTLY LABELED "VCX FIBER".
N 32° 19' 25.6" (NAVD 88) W 81° 13' 25.6" (NAVD 88) SEE NOTE 2.

PROPOSED LESSEE FIBER HANDHOLE PERMANENTLY LABELED "VCX FIBER".
N 32° 19' 25.6" (NAVD 88) W 81° 13' 25.6" (NAVD 88) SEE NOTE 2.

PROPOSED LESSEE INTERMEDIATE HANDHOLE (TYP). SEE NOTE 4.

PROPOSED LESSEE (2) - (2)" FIBER CONDUITS TO ROUTE TO R/W. SEE NOTES 1 & 5.

CONTRACTOR TO ENCASE CONDUIT IN SCHRO PVC FOR INSTALLATIONS BENEATH VEHICULAR TRAFFIC AREAS.

FIBER ROUTING

SCALE: 1" = 50'
NOTES:
1. ELECTRIC SERVICE: 240/120V, 1A, 3W, 50/60A UNDERGROUND SERVICE TO POLE RISER.
2. USE COPPER STRANDED 600V TYPE THW/THHW WITH CROSS LINKED POLYETHYLENE INSULATION FOR #8 AWG AND LARGER WIRE.
3. UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC (MEET UL STANDARDS 301 AND NEWM C22-1990). EXPOSED CONDUIT SHALL BE PVC UV RESISTANT OR RIGID GALVANIZED STEEL. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 36° RADIUS.
4. GROUNDING CONDUCTOR SHALL BE #2 AWG SOLID BARE TINNED COPPER UNLESS OTHERWISE NOTED.
5. GROUNDING ELECTRODE CONDUCTOR IS SIZED FOR SINGLE 200A SERVICE ONLY. IF METER BANK SHARES A COMMON NEUTRAL/GROUND PONT, CONTRACTOR WILL INSTALL (1) 3/0 COPPER GEC INSTEAD.

SERVICE RACK DETAIL

SCALE: N.T.S.
NOTES:

1. ALL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE, STATE BUILDING CODES AND THE LOCAL BUILDING CODES. ALL COMPONENTS SHALL BE U.L. LISTED.

2. REFER TO SHEET C-2 FOR EQUIPMENT LAYOUT AND EXACT LOCATION OF VERIZON H-FRAME.

3. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY FOR INSTALLATION OF NEW METER IN UTILITY H-FRAME.

4. COORDINATE EXACT LOCATION OF UNDERGROUND FEEDERS AND CIRCUITRY WITH THE OWNER.

5. CONTRACTOR SHALL COORDINATE EFFORTS WITH (LOCAL, ELECTRICAL) AUTHORITY HAVING JURISDICTION (AHJ) AND OTHER TRADES TO DETERMINE "FROST" LINE, AND TYPES OF RACEWAYS REQUIRED FOR INSTALLATION.

6. BOND ALL ELECTRICAL EQUIPMENT TO RACE.

7. DIMENSIONS SHOWN ARE APPROXIMATE AND MAY BE ALTERED IN THE FIELD AS APPROVED BY OWNER TO BETTER SUIT ACTUAL CONDITIONS OR EQUIPMENT RECEIVED.

8. FOR ANY METAL CONDUIT ENTERING AN ENCLOSURE WHERE A PRE-FUNCHED CONCENTRIC OR ECCENTRIC KNOCKOUT IS USED, THE CONTRACTOR SHALL ENSURE ADEQUATE BONDING BETWEEN THE METAL CONDUIT AND ENCLOSURE BY INSTALLING A BONDING JUMPER AROUND THE CONCENTRIC OR ECCENTRIC KNOCKOUT.

9. CONTRACTOR SHALL INSURE THAT NO OPERABLE DEVICE SHALL EXCEED 8"-6" TO CENTER LINE OF DEVICE.

10. GENERATOR STOP SWITCH TO BE FURNISHED BY LESSEE AND INSTALLED BY GC.

11. PROPOSED INTEGRATED LOAD CENTER TO BE FURNISHED BY LESSEE AND INSTALLED BY GC.

VERIZON H-FRAME DETAIL

SCALE: N.T.S.

VERIZON H-FRAME DETAIL

PLANS PREPARED BY:

FORT HOWARD

NEAR 117 BARNES DRIVE

RINCON, GA 31326

(EPHIMMER COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS

335 TRYON ROAD

RALEIGH, NC 27603

OFFICE: (919) 611-6351

www.tsrgroup.net

SEAL:

(THE ENGINEER OF RECORD)
VERIZON GROUNDING NOTES:

1. THE GROUND RING SHALL CONSIST OF #2 AWG AND BAR Tinned COPPER (STC) CONDUCTOR, UNLESS NOTED OTHERWISE, BURIED AT 30" BELOW FINISHED GRADE (OR BELOW FROST LINE), LOCATED 24" MINIMUM AND 36" MAXIMUM FROM EQUIPMENT AREA AND FROM TOWER FOUNDATION. ALL CONNECTIONS SHALL BE MADE USING A PARALLEL TYPE EXOTHERMIC WELD, UNLESS NOTED OTHERWISE.

2. INSTALL GROUND RODS AS SHOWN AND AS REQUIRED. GROUND RODS TO BE COPPER CLAD STEEL, 5/8" DIAMETER AND 10 FT IN LENGTH. SPACING BETWEEN GROUND RODS SHALL BE MINIMUM 18" AND MAXIMUM 15 FT OF TOP OF GROUND ROD TO BE 30" MINIMUM BELOW GRADE (OR BELOW FROST LINE). BOND TOP OF GROUND ROD TO GROUND WIRE WITH EXOTHERMIC WELD. DO NOT EXOTHERMICALLY WELD ANYTHING TO GROUND ROD EXCEPT GROUND WIRE WHICH PASSES OVER TOP OF GROUND ROD (CLAMPED CONNECTIONS TO GROUND ROD PER TOWER MANUFACTURER DETAILS ARE ACCEPTABLE).

3. EQUIPMENT GROUND RING SHALL HAVE A MINIMUM OF 4 GROUND RODS, INSTALLED AT THE CORNERS OF THE GROUND RING PLUS ADDITIONAL RODS AS REQUIRED BY CITY OR COUNTY REQUIREMENTS. TOWER GROUND RING SHALL HAVE A MINIMUM OF 3 GROUND RODS. EARTH BLOCS OR RADIALS AT A MONOPOLE TOWER, WHERE SPREAD TOWER FOOTING WOULD PREVENT GROUND RODS FROM BEING DRIVEN INTO SOIL ADJACENT TO TOWER, PROVIDE VERTICAL 1" DIAMETER CABLE SLEEVE EMBEDDED IN FOOTING TO ALLOW CONDUCTOR TO BE CONNECTED TO GROUNDING SYSTEM.

4. EQUIPMENT GROUND RING AND TOWER GROUND RING SHALL BE BONDED TOGETHER WITH TWO #2 STC GROUND RODS, ONE TYPICALLY ON EACH SIDE OF THE TOWER.

5. BOND TOWER TO TOWER GROUND RING AT THREE LOCATIONS, WITH ONE TO EACH GROUND LEAD SELF SUPPORT SUPPORTORS SHALL HAVE EACH LEG BONDED TO GROUND RING. MONPOLES AND OXIES TOWER SUPPORTS SHALL HAVE GROUND LEADS EQUALLY SPACED AROUND TOWER. EXOTHERMICALLY WELD GROUND LEAD TO TOP OF BASE PLATE, OR ATTACH TO TOWER USING TOWER MANUFACTURER PROVIDED DETAIL.

6. PROVIDE #2 STC RADIALS FROM THE TOWER GROUND RING TO EACH FENCE CONNER POST. RADIALS SHALL HAVE GROUND RODS AS PER THE REQUIRED SPACING. RADIALS MAY BE USED AS PART OF THE RADIAL GOING TO THE FENCE CONNER POST CLOSEST TO THE EQUIPMENT AREA.

7. MINIMUM BEND RADIUS FOR #2 AWG GROUND WIRE IS 12", EXCEPT USE 2" FOR TOWER GROUND RINGS AND EQUIPMENT PAD GROUND RINGS.

GROUNDING NOTES

A. GROUND ALL EXTERIOR EXPOSED METAL OBJECTS, USE TWO HOLE LUGS FOR CONNECTION TO FLAT DUCT SHEET METAL HARDWARE ON ALL MECHANICAL CONNECTIONS. TIGHTEN ALL SURFACES TO BARE BRIGHT METAL PRIOR TO MAKING CONNECTION TO GROUNDING SYSTEM. ALL CONNECTIONS COMPARED TO ALL CONNECTIONS, APPLY ZINC RICH PRIMER (COAT ONLY) TO SURFACE TO BE BONDED TO AND TO ANY METAL, EXCEPT BONDED TO BARE BRIGHT METAL, ACROSS CONCRETE PAD BELOW CABLER LACER, THEN DOWN INTO GRAVEL AREA.

B. ALL GROUNDING CONDUCTORS ABOVE GRADE SHALL BE RUN IN 3/4" FLEXIBLE PVC CONDUIT. CONDUIT SHALL BE BONDED TO GROUNDING SYSTEM. BOND TOP 24" BELOW GRADE AND 24" ABOVE GROUND CONNECTION POINT. SECURE CONDUIT EVERY 24" ON VERTICAL RUNS AND EVERY 35" ELSEWHERE WITH NON-METALLIC TIES.

C. AT GUYED AND SELF SUPPORT TOWERS MOUNT TDSGA-PA1A TOWER BOTTOM GROUND BAR ON DEDICATED POST DIRECTLY BELOW COAX CABLES COMING OFF TOP, TO BE 4.5" CO GALVANIZED SCHEDULE 40 Pipe WITH GALVANIZED PIPE CAP. TOP OF POST TO BE 7/8" ABOVE GRADE, EMBED POST 30" MINIMUM IN 12" DIAMETER BY 36" DEEP MINIMUM CONCRETE FOOTING WITH TOP OF FOOTING 9" BELOW GRADE. IF TOWER FUNDATION OBSTRUCTS AUGERED FOOTING, USE POST WITH 1/2" SQUARE GALVANIZED STEEL FLANGE PLATED TO BOTTOM AND BOLT FLANGE TO TOP OF CONCRETE FOOTING.

D. MONOPOLE TOWERS: CLAMP TDSGB-1B/4C TOWER BOTTOM GROUND BAR DIRECTLY TO TOWER, BOND RADIAL BARE COPPER WIRE TO TOP END OF TOWER BAR BONDING TO BASE PANEL, WHICH IS BANDED TO TOWER, BOND TDSGB-1B/4C TOWER BOTTOM GROUND BAR WITH TWO #2 STC LEADS LUGGED TO GROUND BAR AND EXOTHERMICALLY WELD TO GROUND RING.

E. AT EQUIPMENT AREA INSTALL TDSGA-PA1A EXTERIOR GROUND BAR (THRU-BOLTED STYLE) AT BASE OF (X) INTERIOR FRAME POSTS AND AT TOP OF ICE BRIDGE POST WHICH IS NEAREST TO SMALLER END OF COMBINATION. INSTALL GROUND BAR TO H-FRAME POSTS AT 8" ABOVE GRAVEL AND TO ICE BRIDGE POST AT MAXIMUM 2 FT ABOVE ICE BRIDGE POST. EACH RADIAL SHALL BE 24" MAXIMUM FROM FENCE CORNER POST, EQUIPMENT AREA GROUND RING AND CONNECTING GROUND LEADS [BETWEEN EQUIPMENT AREA RINGS] MAY BE USED AS PART OF THE RADIAL GOING TO THE FENCE CORNER POST CLOSEST TO THE EQUIPMENT AREA.

F. MINIMUM BEND RADIUS FOR #2 AWG GROUND WIRE IS 12", EXCEPT USE 2" FOR TOWER GROUND RINGS AND EQUIPMENT PAD GROUND RINGS.

23. WHERE GROUND BASED RIGS, RAYCAP GUARD OR EXOTHERMIC JOINTS ARE INSTALLED, THE EQUIPMENT SHALL BE TOUCHED TO THE GROUNDING SYSTEM IN EACH COMPANY-OWNED NEAREST TDSG5A GROUND BAR BELOW THE COMPONENT WITH #2 GREEN INSULATED STRANDED GROUND WIRE. SINGLE HOLE LUG OR RING TYPE CONNECTOR IS SUITABLE FOR CONNECTION TO GROUNDING STUD ON EACH COMPONENT.

24. NOTIFY WZM CM TO INSPECT GROUND RING BEFORE BACKFILLING. CONTRACTOR SHALL WIRE A 332 PARTY TO PERFORM AN IEEE FALL OF POTENTIAL METHOD GROUND TEST. MAXIMUM ALLOWABLE RESISTANCE TO GROUND IS 5 OHMS. PROVIDE ADDITIONAL GROUNDING SYSTEM COMPONENTS AS REQUIRED TO ACHIEVE THIS VALUE.

25. REFER TO TOWER GROUNDING DIAGRAM AND NOTES FOR GROUNDING SYSTEM REQUIREMENTS ON THE TOWER.

26. GROUNDING OF ALL ELECTRICAL EQUIPMENT SHALL BE AS PER NEC, MUNICIPAL AND UTILITY COMPANY REQUIREMENTS.
Drawing Note:
Refer to sheet E-6 for electrical grounding notes and requirements.

Legend:
- Ground Rod
- Ground Rod w/ Inspection Well
- Lug for Equipment Grounding
- Ground Ring
- Ground Bar

Grounding Plan
Scale: 1" = 1'-0'
NOTES:
1. Minimum bend radius of #2 solid conductor is 12", except minimum for 24" for building or tower ground ring.
2. All ground bars shall be installed with tamper resistant mounting hardware.
3. Top of ice bridge post footings shall be set 8" below top of gravel and caulked leads to posts below top of gravel.
4. Sector ground bars are to be isolated from tower steel, but then bonded to tower steel, with #2 TSC and approved clamp. See Sheet E-9 for Erico TOSGA-8917 ground bar details.

ICE BRIDGE, COAX, STANCHION, AND TOWER GROUNDING DETAIL

SECTOR GIGE GROUND BAR (ERICO TOSGA-8917), PROVIDE ONE PER SECTOR NEXT TO ANTENNAS AND CLAMP #2 TO METAL STRUCTURE. MONOPOLAR EXTENSION OUT TO CLAMP #2 TO METAL STRUCTURE. DRAIN #2 ISOLATED FROM SECTOR GIGE TO NEXT LOWEST GIGE.

(1) GROUND BAR (ERICO TOSGA-8917) PER SECTOR ISOLATED FROM T-ARM STANDOFF. SEE NOTE 4.

PROPOSED MONOPOLAR TOWER

RF CABLE STANDARD GROUND KIT TO 7/8" HARDWARE

INTERMEDIATE GIGE GROUND BAR (ERICO TOSGA-8917) ISOLATED FROM TOWER. OMITTED WHEN CABLES ARE ROUTED INSIDE MONOPOLE.

RF CABLE STANDARD GROUND KIT TO 7/8" HARDWARE

ICE BRIDGE GROUND SECTIONS WITH #2 GREEN INSULATED STRANDED

COAX DIP LOOP

WEATHERPROOFING SEALANT TO BE APPLIED AT TOP OF PVC PROPOSED ICE BRIDGE SUPPORT POST. (SEE NOTE 2)

"B" PVC MIN. 24" INTO GROUND AND EXTENDED ALL THE WAY UP TO THE EXCERNEIC CONNECTION (TYP)

TOWER GROUND RING

CONCRETE PAV EARTH GROUND SYSTEM

PLAN PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
305 TRYON ROAD
RALPH, NC 27763
OFFICE: (919) 661-0351
www.tsegroup.net

SEAL:
NOTES:

1. GROUND BAR SHALL BE SIZED TO ACCOMMODATE ALL GROUNDING CONNECTIONS REQUIRED PLUS PROVIDE 50% SPARE CAPACITY

2. ALL GROUND BARS WILL BE ISOLATED FROM THE TOWER EXCEPT TOWER BOTTOM GROUND BAR ON NONPOLES.

3. DRAWINGS SHOWN FOR REFERENCE ONLY AND MAY NOT REPRESENT FINAL CONFIGURATION.

ERICO TDSGA-BC14 GROUND BAR
SCALE: N.T.S.

ERICO TDSGA-WB17 GROUND BAR
SCALE: N.T.S.

ERICO TDSGA-PA14 GROUND BAR
SCALE: N.T.S.
NOTES:
1. CONTRACTOR TO USE COMMSCOPE GPS-U MOUNT KIT TO MOUNT GPS ANTENNA. MOUNT PER MANUFACTURER’S SPECIFICATIONS.
2. EQUIPMENT INSTALLER IS RESPONSIBLE FOR INSTALLATION OF ANTENNA, MOUNTS & COAX.
3. CONTRACTOR IS RESPONSIBLE FOR GPS MOUNTING PIPE, GROUND AND CLAMP AROUND THE MAST FOR THE GPS.

CONNSCOPE GPS-U MOUNT KIT TO BE USED TO MOUNT GPS ANTENNA. CONTRACTOR TO MOUNT PER MANUFACTURER’S SPECIFICATIONS.

NOTES:
1. CHOOSE BOLT LENGTH TO ALLOW A MIN. OF TWO THREADS EXPOSED.
2. BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF THE CONNECTOR.
3. APPLY ANTI-OXIDANT COMPOUND TO MATING SURFACE OF CONNECTOR AND REMOVE EXCESS COMPOUND.
4. APPLY CLEAR HEAT SHRINK OVER ENTIRE LENGTH OF LABEL FOR PROTECTION. (REFER TO CONDUCTOR LABELS SECTION.)

GPS MOUNT DETAIL
SCALE: N.T.S.

CONNECTOR AND HARDWARE DETAIL
SCALE: N.T.S.
**CADWELD GROUNDING DETAIL**

**GROUND ROD WITH INSPECTION WELL**

**INTERIOR CABLE SHIELD**

**COPPER-CLAD STEEL GROUND ROD**

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**NOTE:**
MINIMUM SPACING OF 12" BETWEEN ALL CADWEELS

**TOP VIEW**

**SIDE VIEW**

**STANDARD:**
N.T.S.

**SCALE:**
N.T.S.

**SEAL:**

**Verizon**

10300 OLD ALABAMA ROAD CONNECTOR
ALPHARETTA, GA 30022

**PROJECT INFORMATION:**
FORT HOWARD
NEAR 117 BARNE'S DRIVE
RINCON, GA 31326
(EFFINGHAM COUNTY)

**PLANS PREPARED BY:**
TOWER ENGINEERING PROFESSIONALS
325 TRYON ROAD
RALEIGH, NC 27603
OFFICE: 919-614-3581
www.tapgroup.net

**DRAWN BY:**
**CHECKED BY:**

**DATE:**
26/5/2021

**REV:**
E-11

**SHEET NUMBER:**
1

**REVISION:**

**SCALE:**
N.T.S.

**INDEX:**

**COMMENTS:**

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**FINISHED GRADE**

**42 SOLID, BARE, COPPER GROUNDING ROD**

**42 SOLID, BARE, COPPER GROUNDING CONDUCTOR**

**EXOTHERMIC WELD, THERMOL WELD OR APPROVED EQUIVALENT DIRECTLY TO TOP 0' GROUND ROD (2 PLACES)**

**10" X 42" STEEL COVERED PVC SLOTTED WELL BY HARDER (P/N: 380042)**

**27" SLOT CUT SMOOTH FOR GROUND RING. EXTEND NOTCH 3" ABOVE CONDUCTOR.**

**1/4" X 10' COPPER CLAD STEEL GROUND ROD**

---

**GROUNDED KIT BY OTHERS**

**COPPER GROUND ROD (1/4" D x 10'-0" LONG)**

**GROUND RING 42 ANG BOW**

**FINISHED GRADE**

---

**COAX**

---

**INTERIOR CABLE SHIELD**

**COPPER-CLAD STEEL GROUND ROD**
NOTE:
ALL COAX GROUND BARS ON TOWER ARE TO BE ERIKO TDSCA OR APPROVED EQUAL. TYPICALLY USE TDSCA-6B17 ISOLATED FROM UNISTRUT BRACKET.

COAXIAL CABLE

PROPOSED ANTENNA

ANTENNA EQUIPMENT TO BE GROUNDED AS UTILIZED (TYP)

COAX GROUND KIT (TYP)

#2 AWG INSULATED GROUND WIRE FROM COAX GROUND KIT TO TOWER GROUND BAR

SECTOR COAX GROUND BAR, PROVIDE ONE PER SECTOR NEXT TO ANTENNAS (OPTIONAL ON GUYED TOWERS) AND ISOLATED FROM TOWER, BOND TO TOWER OR SECTOR FRAME WITH #2 STC AND APPROVED CLAMP. IF UNABLE TO CLAMP #2 TO METAL STRUCTURE THEN RUN #2 INSULATED FROM SECTOR COAX TO NEXT LOWEST COAX.

TOWER TOP COAX GROUND BAR MOUNTED TO TOWER WHERE COAX CABLES LEAVE VERTICAL WAVE GUIDE SUPPORT OR COMMON CABLE TRAY, TYPICALLY OCCURS ON GUY TOWERS (IN LIEU OF SECTOR COAX'S) ROOFTOPS, OR ON WATER TANKS IN ORDER TO MAINTAIN 75FT MAXIMUM DISTANCE BETWEEN COAX GROUNDING KITS. ISOLATE COAX FROM TOWER AND BOND TO TOWER WITH #2 STC AND APPROVED CLAMP. IF UNABLE TO CLAMP #2 TO METAL STRUCTURE THEN RUN #2 INSULATED FROM TOWER TOP COAX TO NEXT LOWEST COAX.

WORRY ON GROUND EVERY 75 FT MAXIMUM EXCEPT WHERE CABLES RUN INSIDE MONOPOLE OR OTHER INACCESSIBLE SPACE

#6 AWG INSULATED GROUND WIRE FROM COAX GROUND KIT TO TOWER GROUND BAR

INTERMEDIATE COAX GROUND BAR MOUNTED TO TOWER BELOW AND WITH SET OF COAX GROUND KITS AND ISOLATED FROM TOWER, BOND TO TOWER WITH #2 STC AND APPROVED CLAMP. IF UNABLE TO CLAMP #2 TO METAL STRUCTURE THEN RUN #2 INSULATED FROM INTERMEDIATE COAX TO NEXT LOWEST COAX.

TO SHELTER OR CABINETS

#6 AWG INSULATED GROUND WIRE FROM COAX GROUND KIT TO TOWER GROUND BAR

TOWER BOTTOM COAX TDSCA-PA14 ON DEDICATED STEEL POST WHERE POSSIBLE, OTHERWISE TDSCA-BC14 CLAMPED DIRECTLY TO TOWER STEEL.

#2 AWG GROUND WIRE WHEN USING TDSCA-BC14, TYPICAL TWO CONNECTIONS TO GROUND RING.

FINISHED GRADE

GROUND RING

COAX/TOWER GROUNDING SCHEMATIC

SCALE: N.T.S.
NOTES:
1. CONNECT COAX GROUND KITS DIRECTLY TO TOWER TOP CIGBE, ONLY AS NOTED ON ANTENNA GROUND WIRE INSTALLATION ON SHEET E-13.
2. FOR GROUNDING CONNECTIONS AND DETAILS, SEE SITE GROUNDING PLAN.
3. TOWER GROUND BARS WILL BE ISOLATED FROM TOWERS BUT BONDED TO TOWER WITH #6 STC AND CLAMP (OR CADDWELD) UNLESS NOTED OTHERWISE.
4. ALL #2 AWG TCW MUST BE SPOOL TINNED.
Subject: Rezoning (Fifth District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: January 31, 2022
Item Description: Warren Ratchford as Agent for Donnie R. Bazemore requests to rezone 1.61 acres from R-1 to B-3 to allow for an automotive sales lot. Located at 5947 Highway 21 S. Map# 465J Parcel# 1C

Summary Recommendation
Staff has reviewed the application, and recommends denial of the request to rezone 1.61 acres from R-1 to B-3 to allow for an automotive sales lot.

Executive Summary/Background
- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. B-3 permits intensive commercial uses, and requires a 30’ buffer against adjacent residential parcels.
- The request to rezone this parcel to B-3 for an automotive sales lot was denied by the Board of Commissioners on May 19, 2020, based on an understanding of commercial development in the area as “office professional”.
- The residential parcel is part of the Goshen Terrace subdivision, and has driveway access to Lewis Dr. Driveway access to Hwy 21 would require a GDOT permit.
- The future land use map shows commercial development along that portion of the Hwy 21 corridor, except for Goshen Terrace, which is shown as Residential.
- Rezoning to B-3 would introduce intensive uses into a residential subdivision. B-3 permits auto sales, service, and storage.
- B-3 zoned property to the southeast is not currently developed.

Alternatives
1. Approve the request to rezone 1.61 acres from R-1 to B-3.
2. Deny the request to rezone 1.61 acres from R-1 to B-3.

Recommended Alternative: 2
Other Alternatives: 1

Department Review: Development Services
FUNDING: N/A

Attachments:
1. Rezoning application
2. Ownership certificate
3. Deed
4. Aerial photograph
EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. The supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _______  DISAPPROVAL _______

Of the rezoning request by applicant Warren E. Ratchford as Agent for Donnie R. Bazemore – (Map # 465J Parcel # 1C) from R-1 to B-3 zoning.

Yes  No  1. Is this proposal inconsistent with the county’s master plan?

Yes  No  2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes  No  3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes  No  4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes  No  5. Does the proposed change constitute “spot zoning” which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes  No  6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes  No  7. Are nearby residents opposed to the proposed zoning change?

Yes  No  8. Do other conditions affect the property so as to support a decision against the proposal?
ATTACHMENT A - REZONING AMENDMENT APPLICATION

Application Date: 12.13.2021

Applicant/Agent: Donnie R. Bazemore, Applicant by Warren E. Ratchford, Agent

Applicant Email Address: wratchford@werlaw.com

Phone # 912-754-7800

Applicant Mailing Address: 1575 Ga Hwy 21 S

City: Springfield State: Georgia Zip Code: 33129

Property Owner, if different from above: Donnie R. Bazemore

Include Signed & Notarized Authorization of Property Owner

Owner’s Email Address (if known): donniebazemore@yahoo.com

Phone # 912-857-3392

Owner’s Mailing Address: 1705 Foxhunters Road

City: Sylvania State: Ga Zip Code: 30467

Property Location: 5947 Highway 21 South, Rincon, Georgia 31326

Proposed Road Access: Lewis Drive and Highway 21 South

Present Zoning of Property: R-1 - Residential  Proposed Zoning: B-3 - Highway Commercial District

Tax Map-Parcel # 0465J001C00 Total Acres: 1.61 Acres to be Rezoned: 1.61

Lot Characteristics: Property is located on Ga #21, South of Rincon

WATER

_____ Private Well

X  Public Water System

If public, name of supplier:

SEWER

X  Private Septic System (existing)

_____ Public Sewer System

Justification for Rezoning Amendment: The master plan for Effingham County evidences the long term goal to establish the frontage on GA Hwy 21 as commercial property.

List the zoning of the other property in the vicinity of the property you wish to rezone:

North R-1  South B-2  East R-1  West Commercial - (Service Station and Restaurant)

Rev 05052021
1. Describe the current use of the property you wish to rezone.

Majority vacant property with a small residence to be used as an office.

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

Although the property can be used for residential purposes, such use is not economically advantageous

in light of area reduction of rent for residential purposes.

3. Describe the use that you propose to make of the land after rezoning.

As a car sales lot. Owner/petitioner is a long time business owner in Effingham County and desires
to move to property he owns.

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?

Residential - older subdivision of large lots

North - undeveloped wetlands bordering industrial and across GA Hwy 21 with Commercial development

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and
development of adjacent and nearby property?

The rezoning of the property will bring the property in line with the Master Plan for Effingham County. The type
of business use proposed will increase tax collections within Effingham County and improve the value of the
property. Properties on both sides of GA Hwy 21 are now commercial and this proposed use in keeping with the
long term determination of County planning that GA Hwy 21 corridor is to become commercial.

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or
burdensome use of existing streets, transportation facilities, utilities, or schools?

Applicant does not see any specific detriment to the neighboring property owners. As all such lots are large and
as all factors pertaining to noise or other type complaints are minimally impacted by this use, such factors already
being present as such neighboring properties presently exist. Applicant is willing to address additional concerns of
neighboring property owners. However, applicant is expending a considerable sum to erect fences, buffered
areas, and repaving of Lewis Drive in hoping to minimize any concerns of neighboring property owners.

Applicant Signature: 

Date 12-13-2021

As attorney for Donnie P.
Bazemore

Rev 05052021
ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date February 14, 2020, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2574 page 499.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature _______________________________  as attorney for Donnie R. Bazemore

Print Name  Donnie R. Bazemore

Owner's signature _______________________________

Print Name _______________________________

Owner's signature _______________________________

Print Name _______________________________

Sworn and subscribed before me this 13th day of December, 2021.

Notary Public, State of Georgia

ESTHER S. WILSON
NOTARY PUBLIC
Effingham County, Georgia

Rev 05052021
AUTHORIZATION OF PROPERTY OWNER

I, Donnie R. Bazemore, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Effingham County, Georgia.

I authorize the person named below to act as applicant in the pursuit of a Rezoning Amendment Approval. I acknowledge and accept that I will be bound by the decision of the Board of Commissioners, including any conditions, if the application is approved.

Name of Applicant/Agent: Warren E. Ratchford

Applicant/Agent Address: 1575 Ga Hwy 21 S

City: Springfield State: Ga Zip Code: 31329 Phone: 912-754-7800

Email: wratchford@wrlaw.com

Owner's signature: [Signature]

Print Name: Donnie R. Bazemore

Personally appeared before me _____________________________ (Owner print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Sworn and subscribed before me this 12/1/2021 day of December 2021.

Notary Public, State of Georgia

Rev 05052021
STATE OF GEORGIA  COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 14th day of February, 2020, between ARNOLD H. BAZEMORE and CAROLYN P. BAZEMORE of the FIRST PART, and DONNIE R. BAZEMORE of the SECOND PART,

WITNESSETH: FIRST PARTIES, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto SECOND PARTY, his heirs and assigns, the following described property, to-wit:

ALL that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, known and designated as Lots One (1), Two (2), Three (3) and Four (4), Section "C", Goschen Terrace Subdivision, that are shown and more particularly described by the plat of survey made by Lester Ackerman, Surveyor, dated April 28, 1962, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Record Book 2, Page 179, which is incorporated into this description by specific reference thereto.

This being the same property conveyed by Warranty Deed from Willis R. Shanks and Patricia Ann Shanks to Raymon L. Pitts and Shirley M. Pitts dated April 30, 1991 and recorded in said Clerk's Office in Deed Book 293, Page 211.

SUBJECT, to Easements to Savannah Electric and Power Company recorded in Deed Book 102, Page 64, Deed Book 120, Page 434, and Deed Book 132, Page 263.

SUBJECT, ALSO, to restrictive covenants recorded in Deed Book 133, page 411.

This being the same property conveyed by Survivorship Deed from Raymond L. Pitts to Arnold H. Baze and Carolyn P. Bazemore dated August 14, 2019 and recorded in said Clerk's Office in Deed Book 2540, Page 308.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto SECOND PARTY, his heirs and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, FIRST PARTIES have hereunto set their hands and affixed their seals and delivered these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signatures]

[Seals]

[Unofficial Witness]

[Official Witness - Notary Public]

https://search.gsccca.org/imaging/HTML5Viewer.aspx?id=75300225&key1=2574&key2=499&county=51&countyname=EFFINGHAM&userid=124561... 1/1
1) Permeable type paving at all necessary areas

2) Downlighting to extend possible to reduce impact

3) All signage located within 30 feet of #21 right of way.
SURVEYOR'S CERTIFICATION
The plot is a representation of an existing or proposed property.

RECORDATION OF THIS PLAT DOES NOT IMPLY
APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY
OF PERMITS, COMPLIANCE WITH LOCAL REGULATION OR
REQUIREMENTS OR SUITABILITY FOR ANY USE FOR
PURPOSE OF THE LAND. Furthermore, the undersigned
land surveyor certifies that this plot complies with
the minimum technical standards for property surveys
in Georgia as set forth in the rules and regulations
of the Georgia Board of Registration for Professional
Engineers and Land Surveyors and as set forth in
O.C.G.A. Section 15-6-67.

Warren E. Poultrees, Registered Land Surveyor
No. 1953
2-6-2020
Date

PROPERTY SURVEY FOR
DONNIE BAZEMORE
LOCATION: LOTS 1, 2, 3, & 4,
SECTION C, GOSHEN TERRACE
SUBDIVISION, EFFINGHAM
COUNTY, GEORGIA

ADDRESS - 5947 HIGHWAY 21
RINCON, GA. 31326
EXISTING ZONING - R-1
PROPOSED ZONING - B-3

Date: February 5, 2020
By Warren E. Poultrees
Registered Land Surveyor No. 1953
Address: 901 Hunters Road
Sylvania, Georgia 30407
Cell Phone - 912-531-1453
Telephone: 912-857-3288
Equipment - Sokkia GRS2 - GPS
Topcon 303
FINAL PLAT CLOSURE =
May 4, 2020
Planning Board
meeting minutes

May 19, 2020
Board of Commissioners
meeting minutes
Donnie Bazemore - PUBLIC HEARING (14): The applicant requests to rezone 1.6 acres from R-1 to B-3 for [Map# 465J Parcel# 1C] located at 5947 Hwy 21 S to allow for an auto sales lot. (Fifth District).

Mrs. Diane Proudfoot, Zoning Administrator read the Facts and Findings, and Staff Recommendations:
Facts and Findings:
The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V Uses Permitted in Districts. The B-3 zoning designation is for Highway Commercial Districts typically permitted in areas
along state highways, interstates or major street corridors. This property has road frontage along Hwy 21 and automotive sales is a permitted use in B-3. The properties on the west of Hwy 21 are zoned B-2 and B-3. The adjoining properties to the east and north are R-1, therefore the development plan would need to meet the buffer requirements as well as all other development requirements. There is a turning lane from Hwy 21 onto Lewis Drive which is the used access to the property. There is a curb cut onto the property from Hwy 21 but it is not currently being used. A proposed sketch layout is attached. The buffer requirements for B-3 are 30’ buffer along the R-1 district and 15’ along the commercial district, the sketch included by the applicant did not indicate any buffers.

Staff Recommendation: Approval with the following stipulations:
1. Must meet the requirements of the B-3 Zoning District.
2. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Storm Water Management Local Design Manual.
3. All wetland impacts shall be permitted by the USACE.

Mr. Warren Poythress was present to speak on behalf of Mr. Donnie Bazemore. Mr. Poythress stated that the property was surrounded by other businesses, to include boat sale, storage, and repair. Mr. Poythress said that the property is a perfect location.

Mrs. Rebekah Lawson was present to speak against the rezoning. Mrs. Lawson recalled that one of the stipulations for a previous commercial rezoning in the area was that the business would be as such that it had limited hours and traffic, she stated the nearby residents had been apprehensive that a commercial property would be “the first chip” in turning the neighborhood into a commercial district, but had felt reassured by the stipulations. Mrs. Lawson said there was a feeling of shock regarding the current proposed rezoning because it seems to contradict earlier assurances given to residents.

Mrs. Lawson stated she understood the boating business, but that business did not adjoin any residential properties. She went on to say that while she understood the need for progress, she did not feel an auto sales lot brought anything new or improved Rincon, which she pointed out has many commercial properties for sale. Mrs. Lawson is concerned about the impact commercialization will have on her property value.

Mr. Malcolm Smith was present to speak against the rezoning. Mr. Smith shared concern that the rezoning would lead to devaluation of his property. He recalled that the stipulations on the past area rezoning included that businesses would be limited to medical businesses.

Mr. Arnold Reddick was present to speak against the rezoning. Mr. Reddick owns the adjoining property and stated that a used auto lot is not needed. He requested that the request be denied.

Mr. Donnie Bazemore was present to speak on his own behalf. Mr. Bazemore stated that he is moving his current lot and business, and that the property in question belongs to his parents who have not been successful in selling it as a residence. Mr. Bazemore said he plans to use the existing dwelling as an office,
"MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – May 4, 2020"

the maximum number of cars he will have on site is approximately 30, and he anticipates 5 to 7 customers per day. He went on to say that there will be no servicing or washing of cars on site.

Mr. Peter Higgins observed that were the property to be rezoned, there would need to be a buffer between the auto lot and the Reddick property, he asked if Mr. Bazemore was willing to provide this buffer. Mr. Bazemore answered that he would be willing and his proposed business hours would be Monday through Friday 10AM to 6PM and Saturday 10AM to 2PM, in keeping with the residential location.

Mrs. Reddick was present to speak against the rezoning. She stated her belief that if the 30’ buffer was observed, there would be insufficient space for automotive inventory.

Chairman David Burns reflected that the decision to approve or deny was difficult in part because the property was both residential and highway.

Mrs. Rebekah Lawson returned to speak. She expressed empathy for the Bazemores’ inability to sell their home, but believed that an auto lot would cause everyone in the neighborhood to lose money.

Mr. Peter Higgins stated that eventually Chimney Road would have a stop light, which would stop people from cutting through Lewis Drive, which he believes is a large component of objection.

Mr. Peter Higgins made a motion to approve with Staff Recommendations and the additional caveat of the addition of a vegetative buffer. The motion was seconded by Mr. Brad Smith and carried unanimously.
DONNIE BAZEMORE – PUBLIC HEARING (42): The Planning Board recommends approving an application by Donnie Bazemore to rezone 1.60 acres located at 5947 Highway 21 South from R-1 to B-3 Map# 455J Parcel# 1C in the Fifth District

Zoning Administrator Proudfoot explained the Planning Board and Staff recommend approval of the request with stipulations.

Mr. Warren Poythress, on behalf of Mr. Bazemore explained the property is surrounded by business properties. The use will be an automobile sales business.

Mr. Donnie Bazemore of D & S Auto Brokers stated his current location will be sold. The business hours of operation are 9:00am – 6:00 pm Monday through Friday and Saturday, 10:00 am -2:00pm. A white privacy fence will be installed along Lewis Drive and there will be no repair work on vehicles at this location. There will only be 3-4 employees.

Arnold and Judy Reddick, Rebecca Schonten and Malcolm Smith spoke in opposition of the request.

There was discussion among the Board regarding previous conversations to designate this area along Highway 21 as office professional.

Commissioner Kieffer made a motion to deny the request. Commissioner Burdette seconded the motion. The motion carried unanimously.

DONNIE BAZEMORE – SECOND READING (43): Consideration to approve the Second Reading of an application by Donnie Bazemore to rezone 1.60 acres located at 5947 Highway 21 South from R-1 to B-3 Map# 465J Parcel# 1C in the Fifth District

This item was automatically denied due to the action of the previous item.

ROGER BURDETTE – PUBLIC HEARING (44): The Planning Board recommends denying an application by Roger Burdette to rezone 17.07 acres out of 22.779 acres located off of Highway 21 South from I-1 to I-1 Heavy Industrial Map# 466C Parcel# 1C in the Fifth District

Commissioner Burdette recused himself from voting on this item. Vice Chairman Deloach recused himself from voting.
Subject: Sketch Plan (Fifth District)  
Author: Teresa Concannon, AICP, Planning & Zoning Manager  
Department: Development Services  
Meeting Date: January 31, 2022  
Item Description: Greg Coleman as Agent for Old Augusta Partners requests approval of a sketch plan for: "Cowan Property – Proposed Warehouse". Located on Old Augusta Road, zoned I-1. Map# 477 Parcel # 1D

Summary Recommendation
Staff has reviewed the application, and recommends approval of a sketch plan for: “Cowan Property – Proposed Warehouse”.

Executive Summary/Background
- The request for approval of a sketch plan is a requirement of Appendix B – Subdivision Regulations, Article V-Plan and Plat Requirements, Section 5.1 – Sketch Plan.  
  The purpose of a sketch plan is to provide both the applicant and the county an opportunity to review the proposed development before significant financial resources have been invested. Therefore, the sketch plan does not require the certification of an engineer, surveyor, or other professional. Existing features, including water bodies, wetlands, and flood zone limits, are required to be surveyed for the sketch plan.
- At the November 30 pre-application meeting, staff and the applicant discussed buffers, access, water & sewer, and stormwater management. A gravity sewer tie-in, or a lift station will be used.
- No variances are requested.
- The proposed development includes a 50,000 sf warehouse with access to Old Augusta Road.
- A Traffic Impact Assessment may be required, in consultation with the county engineer.
- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.

Alternatives
1. Approve the sketch plan for: “Cowan Property – Proposed Warehouse”  
2. Deny the sketch plan for: “Cowan Property – Proposed Warehouse”

Recommended Alternative: 1  
Other Alternatives: 2

Department Review: Development Services  
FUNDING: N/A

Attachments:  
1. Sketch Plan Application  
2. Sketch Plan  
3. Aerial Photograph
EFFINGHAM COUNTY
SKETCH PLAN SUBMITTAL FORM

OFFICIAL USE ONLY
Date Received: _______________ Project Number: _______________ Classification: _______________
Date Reviewed: _______________ Reviewed by: _______________

Proposed Name of Subdivision: Cowan Property - Proposed Warehouse

Name of Applicant/Agent: Greg Coleman Phone: 912-200-3041
Company Name: Coleman Company, Inc.
Address: 1480 Chatham Parkway, Suite 100 Savannah, Georgia 31405

Owner of Record: OLD AUGUSTA PARTNERS Phone: 912-313-4653
Address: PO BOX 16176, SAVANNAH, GEORGIA 31416

Engineer: Coleman Company, Inc. Phone: 912-200-3041
Address: 1480 Chatham Parkway, Suite 100 Savannah, Georgia 31405

Surveyor: Coleman Company, Inc. Phone: 912-200-3041
Address: 1480 Chatham Parkway, Suite 100 Savannah, Georgia 31405

Proposed water: Effingham County Proposed sewer: Effingham County

Total acreage of property: 3.79 Acreage to be divided: N/A Number of Lots Proposed: N/A

Current Zoning: I-1 Proposed Zoning: I-1 Tax map – Block – Parcel No: 0477-000-1A00

Are any variances requested? NO If so, please describe:

__________________________________________________________

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This __13__ day of __DECEMBER__, 2021

Applicant: ______________________ Owner: ______________________

Notary: ______________________

Tracie T. McIntyre
Notary Public, Chatham County, GA
My Commission Expires February 24, 2023

## EFFINGHAM COUNTY
### SKETCH PLAN CHECKLIST

**OFFICIAL USE ONLY**

<table>
<thead>
<tr>
<th>Subdivision Name:</th>
<th>Project Number:</th>
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<tbody>
<tr>
<td>Date Received:</td>
<td>Date Reviewed:</td>
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<td>Reviewed by:</td>
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The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

### (a) Project Information:

- **X** 1. Proposed name of development.
- **X** 2. Names, addresses and telephone numbers of owner and applicant.
- **X** 3. Name, address and telephone number of person or firm who prepared the plans.
- **X** 4. Graphic scale (approximately 1"=100') and north arrow.
- **X** 5. Location map (approximately 1" = 1000').
- **X** 6. Date of preparation and revision dates
- **N/A** 7. Acreage to be subdivided.

### (b) Existing Conditions:

- **X** 1. Location of all property lines.
- **N/A** 2. Existing easements, covenants, reservations, and right-of-ways.
- **N/A** 3. Buildings and structures.
- **N/A** 4. Sidewalks, streets, alleys, driveways, parking areas, etc.
- **X** 5. Existing utilities including water, sewer, electric, wells and septic tanks.
- **X** 6. Natural or man-made watercourses and bodies of water and wetlands.
- **X** 7. Limits of floodplain.
- **X** 8. Existing topography.
- **X** 9. Current zoning district classification and land use.
- **N/A** 10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).

### (c) Proposed Features:

- **X** 1. Layout of all proposed lots.
- **X** 2. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
- **X** 3. Proposed zoning and land use.
- **N/A** 4. Existing buildings and structures to remain or be removed.
- **N/A** 5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
- **X** 6. Proposed retention/detention facilities and storm-water master plan.
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<td><strong>7.</strong> Wastewater infrastructure master plan (to include reuse infrastructure if proposed).</td>
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<td><strong>8.</strong> Water distribution infrastructure master plan.</td>
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The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 13 day of DECEMBER, 2021

[Signature]

Notary

[Signature]

Applicant

Owner

Tracie T. McIntyre
Notary Public, Chatham County, GA
My Commission Expires February 24, 2023

ATTACHMENT D
2022 – 2023 Filing Dates

*Complete submission shall be reviewed according to the following application submission deadline and hearing date schedule*

<table>
<thead>
<tr>
<th>Deadline for Submittal of Complete Application</th>
<th>Planning Board Meeting Date</th>
<th>County Commission Meeting Date (1st Reading) 6:00 pm</th>
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<tbody>
<tr>
<td>January 14, 2022</td>
<td><em>February 14, 2022</em></td>
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*All meetings are held at the Administrative Complex, located at 804 South Laurel Street, Springfield, GA 31329*

*THIS IS A TENTATIVE SCHEDULE; DATES ARE SUBJECT TO CHANGE*