

**DRI# 4453 Final Report
Transfer Station - ABC Waste
Prepared for the City of Savannah**

May 28, 2025



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

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1.0 Applicant Information

1.1 Jurisdiction and Local Government

Information City of Savannah

Edward Morrow

morrowe@thempc.org

912-651-1479

1.2 Applicant

ABC Waste of Savannah

charles@abc-waste.com

912-547-1686

2.0 Project Description

2.1 Summary

The proposed facility, known as Transfer Station–ABC Waste, will be used for the temporary transfer, consolidation, sorting, and short-term storage of waste and recyclable materials. The operation is intended to enhance transportation efficiency by enabling trucks to offload materials locally rather than returning to more distant, long-term storage sites allowing for shorter and more frequent hauls. The proposed development will be a concrete building designed with a specially sealed floor to prevent leaching, ensuring environmental safety and compliance with applicable regulations.

3.0 Parcel Data

3.1 Size of Property

17.86 acres (currently vacant land within the City of Savannah) Parcel # 20708 01011

3.2 General Location

The property is located at 6 Patton Road, Savannah, Georgia

4.0 Land Use Information

4.1 Site Map

The proposed site plan for the property is attached.

4.2 Built Features

Vacant undeveloped land.

4.3 Future Development Map Designation (Character Area)

According to the City of Savannah's Future Land Use Map, the designated future use for the site is Light Industrial.

4.4 Zoning District

The existing zoning for the properties in I-L Light Industrial.

5.0 Consistency and Compatibility Analysis

5.1 Consistency with the Comprehensive Plan

Chatham County's Comprehensive Plan, adopted in 2021, designates the project area for Light Industrial use. The City of Savannah's Metropolitan Planning Commission (MPC) will evaluate the proposed use under the City's zoning regulations and ensure compliance with Georgia EPD standards as part of the special permit review process.

6.0 Consistency with the Regional Plan of Coastal Georgia

6.1 Summary

Since 1964, the Coastal Regional Commission of Georgia (CRC) has been dedicated to serving the ten counties and thirty-five cities of Coastal Georgia. The CRC region encompasses Georgia's eastern shore, stretching almost 100 miles from the northern tip of Savannah to the southern city of St. Marys. The region is home to historic towns, industries, military installations, major ports including the fourth busiest and fastest-growing container terminal in the U.S., and a thriving tourism trade, each driving some part of the region's economic engine. Equally important, one finds abundant wildlife, beautiful beaches and over 2300 miles of tributaries and salt marshes.

In 2022, the CRC Council adopted the updated [Coastal Georgia Regional Plan](#) to satisfy planning requirements for regional commissions established under the Georgia Planning Act and the Department of Community Affairs' Regional Planning Requirements. The plan aims to secure a successful future for the region's communities and achieve a common vision through comprehensive planning and collaborative implementation.

The CRC recommends that the applicant and local government review the Coastal Georgia Regional Plan to ensure that the proposed development is consistent with the Implementation Program in relation to:

- Water and Wastewater
- Stormwater
- Transportation
- Cultural and Historic Resources
- Natural Resources
- Regional Growth Management
- Economic Development
- Tourism
- Quality of Life
- Coastal Vulnerability and
- Governance

6.2 Regional Land Use Map

The Regional Land Use Map analyzes current development patterns in terms of urbanization. Three categories are used to represent these patterns: *conservation, rural, developing, and developed*.

Conservation areas are to be preserved to protect important regional resources or environmentally sensitive areas of the region.

Rural areas are not expected to urbanize or require urban services in the next 20 years. These areas are characterized by sparsely developed non-urban areas where the land is primarily used for farming, forestry, very low density residential or open space uses.

Developing areas are expected to urbanize and require provision of new urban services in the next 20 years. These services will include water and sewer service at a minimum.

Developed areas currently exhibit urban type development patterns, and currently have access to urban services. These areas typically include higher density residential areas, along with industrial and commercial developments.

According to the Regional Land Use Map, the location of DRI #4453 is within a designated ***Developed*** area, which may be consistent with long-term regional growth strategies.

6.3 Area Requiring Special Attention (ARSA)

The Areas Requiring Special Attention Map was developed by considering the Regional Land Use Map and incorporating local comprehensive plans and the regionally important resources map to evaluate land use trends within the region and identify areas requiring special attention. These areas include:

- *Threatened Regionally Important Resources*: Areas where crucial natural or cultural resources are likely to be impacted by development.
- *Rapid Development*: Areas where rapid development or change of land uses are likely to occur, especially where the rate of development has and/or may outpace the availability of community facilities and services, including transportation.
- *Redevelopment*: Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness.

The Areas Requiring Special Attention Defining Narrative includes lists of:

- Recommended Development Patterns
- Types of Land Uses, and
- Implementation Measures

According to the ARSA (Areas Requiring Special Attention) Map, the DRI #4453 project site are designated as Areas in Need of Redevelopment.

6.4 Green Infrastructure

As part of the Conservation area in the Coastal Land Use Map, areas of Green Infrastructure include, but are not limited to, wetlands, flood plains, streams, endangered species and critical habitat and prime agricultural lands, federal or state listed species. These areas include essential buffers along streams and wetlands, and water bodies that require riparian buffers. Identifying and preserving coastal Georgia's Green Infrastructure network will support biodiversity and functional ecosystems, protect native plant and animal species, lessen the disruption to natural landscapes, limit invasive species, which in turn will enhance and support water quality, provide for quality growth land use planning, support the implementation of stormwater management plans and regulations, encourage the creation of transportation corridors and connections, foster ecotourism, tourism and outdoor recreation, enhance the business climate, and ensure a high quality of life for coastal residents. Based on the Green Infrastructure Map, portions of the DRI #4453 site contain jurisdictional wetlands and fall within a FEMA-designated AE Flood Zone. This designation necessitates adherence to federal, state, and local floodplain management regulations and underscores the requirement for site-specific hydrologic modeling, engineered stormwater controls, and environmentally sensitive design practices to avoid, minimize, and mitigate impacts to flood-prone and regulated natural resources.

6.5 Wetlands

Wetlands and Floodzone AE are within the proposed project site.

6.6 Coastal Stormwater Supplement

At full build-out, approximately 32,000 square feet of the project site is expected to be covered by impervious surfaces. To address potential stormwater impacts, the applicant has indicated that the existing stormwater ponds have sufficient capacity to manage all anticipated runoff.

7.0 Comprehensive Economic Development Strategy (CEDS)

7.1 Summary

The Coastal Regional Commission serves as the Economic Development District (EDD) for the region's six coastal counties and four inland counties as designated by the U.S. Department of Commerce, Economic Development Administration (EDA).

In accordance with EDA, a [Comprehensive Economic Development Strategy \(CEDS\)](#) is updated and submitted every five years. This important document sets the regional economic development planning process for 2017–2022. The CEDS brings together public and private sectors to create an economic road map to strengthen Coastal Georgia's regional economy.

The CEDS documents provides an analysis of the region's economy which was used as the guide for establishing regional goals and objectives, developing, and implementing a plan of action; and identifying investment priorities and funding sources. By implementing this strategy, the region remains eligible for economic development assistance investment from EDA. This investment can help fund local infrastructure projects, technology-led economic development projects, and strategies to respond to sudden and severe economic situations.

7.2 Population and Employment Trends

City	2000	2010	2020	2030
Savannah	131,510	148,563	162,579	174,256

Source: U.S. Census; Georgia Coast 2030: Population Projections for the 10-County Region

The city's population is expected to grow from its 2000 level of 131,510 to 174,256 by 2030, according to the US Census Bureau. The Coastal Region's population in 2030 is projected to be 962,956, which is an increase from the 2000 level of 558,350.

The Coastal Georgia region supported 312,400 jobs in 2000 and is expected to support 435,050 jobs in 2030. The City of Savannah's unemployment rate in was 4.3%¹ in 2022.

7.3 Economic Impact

The estimated value of the project at build-out is \$3,000,000.00. The estimated annual local tax revenues likely to be generated by the proposed development is listed as to be determined. The applicant indicates that the regional work force is sufficient to fill the demands created by the project and that it will not displace any existing land uses.

In November of 2023, the Savannah Harbor-Interstate 16 Corridor Joint Development Authority (Savannah JDA) related the results of a Regional Workforce Study, stating the regional workforce will not be sufficient to fulfill the industrial labor supply come 2025. They are working on workforce development to address this shortage.

8.0 CRC Resources

8.1 Georgia Coastal Regional Character Design Guidelines

[The Georgia Coastal Regional Character Design Guidelines](#) applies primarily to design elements and improvements that influence the public realm. Generally, focus on those influences that impact viewshed, identity, microclimate, sustainability and in limited cases public safety. It should be understood that these guidelines are recommendations only, not development standards, legal ordinances, or conditions that constitute approval or disapproval. They are a suggested framework to meet the State of Georgia's regional planning goals and implied procedures to implement portions of the *Coastal Georgia Regional Plan*.

The articulation of mass, form, materials, theme, and design methodologies are the primary constituents of the guidelines. The public realm is best represented as those areas associated with public rights-of-way and public space. Highways, streets, roads, corridors, trails, thoroughfares, greenways, blueways and parks are the viewpoint. All areas adjacent to these elements are the viewshed: development parcels, road shoulders and the edges of private and public lands. In its simplest form, the guideline elements addressed from the viewpoint to the viewshed are as follows:

- Utilizing Vegetation and Landscape
- Signage
- Pavement Surfaces
- Lighting

¹ U.S. Census Bureau. (2022). Selected Economic Characteristics. American Community Survey, ACS 1-Year Estimates Data Profiles, Table DP03.
<https://data.census.gov/table/ACSDPIY2022.DP03?t=Employment&g=160XX00US1369000>.

- Enclosures, Walls, and Fences
- Accessory Structures

According to The Coastal Character Design Guidelines, the proposed development is in the *Tidewater Hearth* Character Region and may utilize the Character Key for *Suburban Residential*.

8.2 Regional Commission Recommendations

The following comments from the CRC are recommendations. The CRC is not the approving body for new developments in the City of Savannah. That authority rests with locally elected representatives. The CRC is tasked with providing public notice, providing an opportunity for public comment, and providing recommendations based on existing comprehensive plans and best planning practice.

The CRC has reviewed the materials provided and concludes that the proposed development is generally consistent with the adopted local comprehensive plan and the adopted Regional Comprehensive Plan. The City of Savannah should ensure that the new development is compatible with the surrounding neighborhoods and other nearby uses.

The City of Savannah should also work to ensure that the existing infrastructure, such as water and sewer is sufficient for new development. The CRC also recommends all applicants review the [Coastal Georgia Water Regional Water Plan](#) to ensure that the best practices for water management are being utilized in this development.

8.3 Public Comment

Public comments are attached and were received on or by 05/22/2025.

For technical assistance contact the Coastal Regional Commission at planning@crc.ga.gov.

Concept Plan - Special Use Permit Application for Proposed Project

GENERAL DEVELOPMENT NOTES:

- PIN: 20708 01011
 ADDRESS: 6 Patton Road
 Savannah, GA
- TOTAL LAND ACREAGE = 17.87(±) AC
 TOTAL DISTURBED ACREAGE = 4.1(±) AC

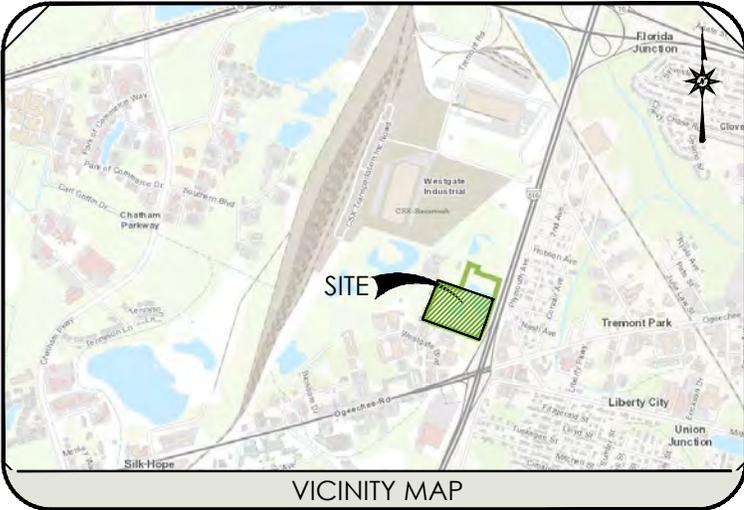
PRE DEVELOPMENT

GREEN SPACE = (±)521,700 SF(67.0%)
 POND = (±)139,705 SF (18.0%)
 IMPERVIOUS AREA (GRAVEL) = (±)116,417 SF(15.0%)

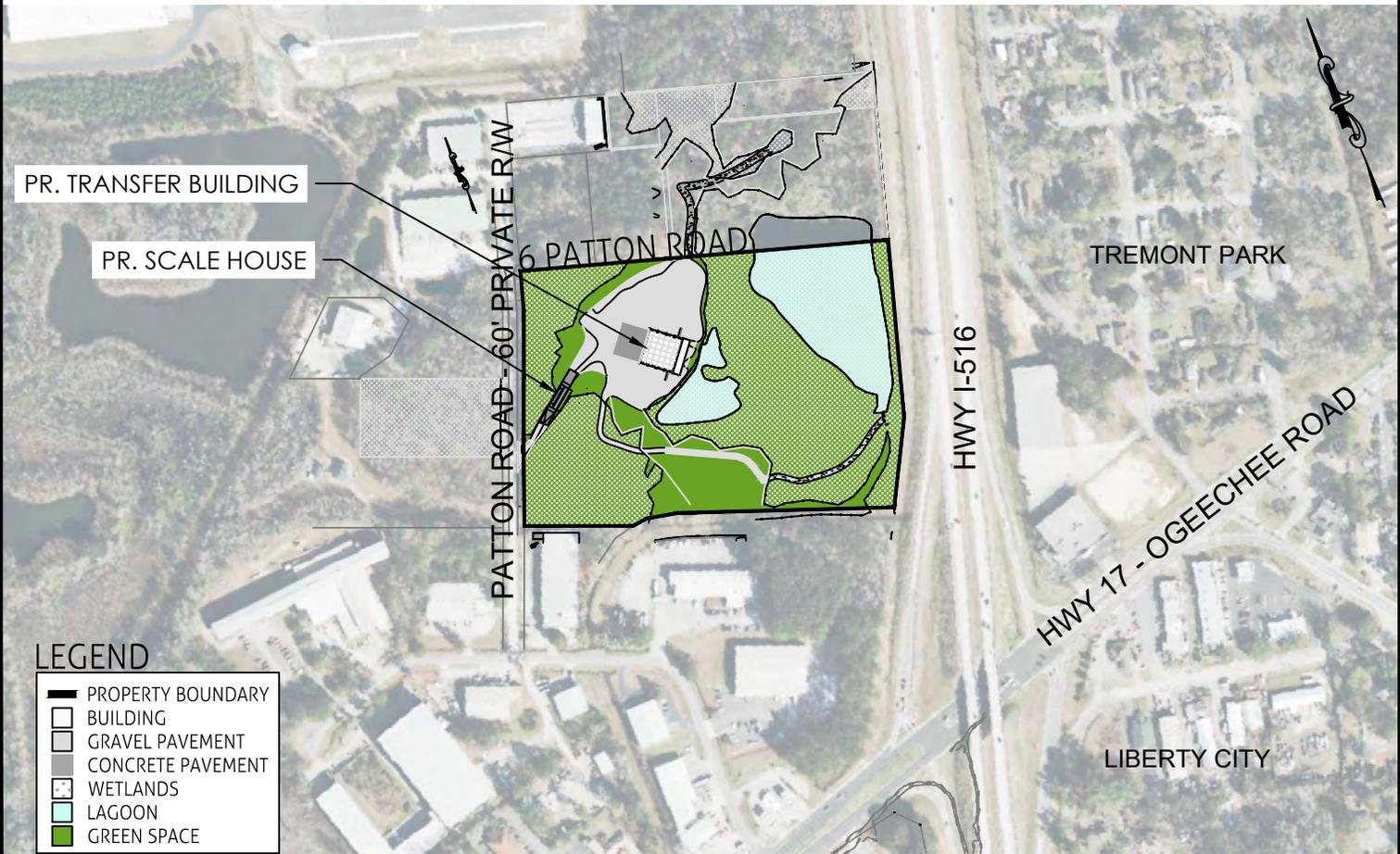
POST DEVELOPMENT

GREEN SPACE = (±)492,835 SF(63.4%)
 POND = (±)139,705 SF (18.0%)
 PAVED GRAVEL AREA = (±)121,682 SF(15.6%)
 "BUILDING" COVERAGE = (±) 23,600 SF(3.0%)
- EXISTING USE OF PROPERTY = REFUSE COLLECTION STAGING AREA
 PROPOSED USE OF PROPERTY = TRANSFER STATION

PRESENT SITE ZONING = I-L
- PROPERTY IS LOCATED IN ZONE AE (BFE13), A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP #13051C0142G, DATED 08/16/2018.



VICINITY MAP



PR. TRANSFER BUILDING

PR. SCALE HOUSE

PATTON ROAD - 60' PRIVATE RAW

6 PATTON ROAD

HWY I-516

HWY 17 - OGEECHEE ROAD

TREMONT PARK

LIBERTY CITY

LEGEND

- PROPERTY BOUNDARY
- BUILDING
- GRAVEL PAVEMENT
- CONCRETE PAVEMENT
- WETLANDS
- LAGOON
- GREEN SPACE

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114 WEST 42ND STREET SAVANNAH, GA 31401 OFFICE PHONE (912) 235 - 2915 GENERAL@MAUPINENGINEERING.COM

DEVELOPMENT EXHIBIT
 TRANSFER STATION - ABC WASTE

250 0 500
 SCALE: 1" = 500'
 DRWN: JAM 4-4-2025
 CHK'D: JAM DATE

SHEET NO.
1 of 1
 629-23-01
 PROJECT NO.

629-23-01_TRANSFER STATION 040425.DWG



25-001297-ZA

FEB 21 2025



Special Use Permit Application

Planning & Urban Design
20 Interchange Drive, Administration Bldg.
Savannah, GA, 31415
Phone: 912.525.2783 / Fax: 912.525.1562
TDD: 912.651.6702 / www.savannahga.gov

110 E State St, Savannah, GA, 31401
P.O. Box 8246, Savannah, GA, 31412-8246
Phone: 912.651.1440 / Fax: 912.651.1480
www.thempc.org

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled by the Metropolitan Planning Commission (MPC) until deficiencies are corrected. Additional instructions and information regarding the amendment process are attached. **SUBMIT AN ELECTRONIC COMPLETED APPLICATION TO PLANNING@SAVANNAHGA.GOV.** Applicants are requested to contact the MPC staff at 912.651.1440 prior to submitting an application.

I. Subject Property

Street Address(es): 6 Patton Rd, Savannah GA
Property Identification Number(s) (PINs) (Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.) 20708 01011
Total acreage of the subject property: 17.87
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family):
Refuse Collection Staging Area

II. Action History

Have any previous applications been made to rezone the subject property (Certificate of Appropriateness (COA), Subdivision, Site Permit (General Development Plan), Business Location Approval, Text Amendment)?
 Yes No If yes, please provide the Plan/Permit File Number(s): 24 005898-PLAN

III. Special Use Permit Review Criteria

Describe the purpose of the requested special use permit. Please refer to the review criteria in [Sec. 3.10.8](#)
The proposed special use permit will be to allow a solid waste transfer facility on an IL zoned parcel located at 6 Patton Road.
This is an existing gravel yard used to store dumpsters and other trash collection equipment. The proposed construction will not require any additional clearing of existing vegetation and is surrounded by an extensive wetland area that will provide screening. This project has been approved by all City of Savannah departments, permitted by EPD and DPH. The closest residential use is over 1,000 feet away on the opposite side of I-516 and will not impact residential activity.

IV. Property Owner Information

Name(s): Carolyn Stewart, Westgate Stewart Property LLC
Registered Agent: _____
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)
Address: 3 Patton Road
City, State, Zip: Savannah, GA 31405
Telephone: 912-547-1686 Fax: _____
E-mail address: charles@abc-waste.com

V. Petitioner Information, if different from Property Owner (If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): Charles Stewart
Registered Agent: _____
(Or Officer or Authorized Signatory, if Petitioner is not an individual)
Address: 3 Patton Road
City, State, Zip: Savannah, GA 31405
Telephone: 912-547-1686 Fax: _____

E-mail address: charles@abc-waste.com

VI. Agent, if different from Petitioner or Property Owner (A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): Jay A. Maupin PE

Firm or Agency: Maupin Engineering, Inc.

Address: 114 W2nd Street

City, State, Zip: Savannah GA 31401

Telephone: 912.235.2915 Fax: _____

E-mail address: jay@maupinengineering.com

VII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 20708 01011, I (we) authorize Jay A. Maupin

(Agent Name) of Maupin Engineering, Inc (Firm or Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

Property Owner(s)

Name(s): Carolyn Stewart

Registered Agent: Maupin Engineering, Inc
(Or Officer or Authorized Signatory, if Property owner is not an individual)

Carolyn
Signature(s)

02-20-2025
Date

Witness Signature Certificate

State of Georgia
County of Chatham

Signed or attested before me on _____
Date 02-21-2025

by Carolyn Stewart
(Printed name(s) of individual(s) signing document)

who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Personally Known or Produced Identification Type of ID D.L.

Stephanie Maupin
Signature of Notary Public

Stephanie Maupin
(Name of notary, typed, stamped or printed)
Notary Public State of Georgia



My commission expires: 09-19-2026

VIII. Disclosure of Campaign Contribution Form. To be filed within 10 days of filing this application. This is required to be filled out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A).

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
 - (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

Please answer the following questions:

A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below?

Yes No If you answered "Yes", please complete Question 2.

The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Carolyn Bell, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

Chatham County-Savannah Metropolitan Planning Commission		
Laureen Boles, Treasurer	Traci Amick	Joseph Welch
Travis Coles, Vice-Chairman	Coren Ross	Amanda Wilson
Stephen Plunk	Joseph B. Ervin	Jay Melder, Ex-Officio
Jeff Notrica	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett, Chairwoman	Tom Woiwode	

B. If you checked "Yes" to Question 1, complete the section below:

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution

Signature



's Agent or Opponent

Jay Maupin
Printed Name

02-20-2025
Date

IX. Items Required to be Submitted with this Application

- A. Filing Fee.** The non-refundable filing fee is based on the type of use for which relief is requested. Make check payable to City of Savannah. Fees are subject to change.
Special Use Permit: \$2,300.00
- B. Survey.** A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded).
- C. Legal Description.** A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document).

X. Application Checklist

Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each permit application. Please check every item as either "Y" for items that are included with the application or "N" for items that are not included with the application. Items without an "N" checkbox are minimum requirements initially due with the application if applicable.

Yes No

- Part I. Subject Property
- Part II. Application History
- Part III. Special Use Permit Review Criteria
- Part IV. Property Owner Information
- Part V. Petitioner Information
- Part VI. Agent
- Y Part VII. Letter of Authorization
- Part VIII. Disclosure of Campaign Contribution Form
- Part IX. Items Required to be Submitted with this Application
- Part X. Complete Application Checklist
- Part XI. Certified Application
- Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded).
- Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document).
- Concept Plan of the proposed development if applicable

Please note: Supplemental information may be required during plan review to address deficiencies.

XI. Certified Application

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date. I understand that the approval of an application for Special Use Permit by The Mayor and Aldermen does not constitute a waiver from any applicable local, state, or federal regulations.


Jay Maupin
02-20-2025
Signature
Agent's
Printed Name
Date

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Instructions

1. Applicants are requested to contact the Metropolitan Planning Commission (MPC) or the City's Planning and Urban Design Office (City) prior to submitting an application.
2. If the project is a Development of Regional Impact (DRI), the project must first be found "in the best interest of the State" before a rezoning application can be reviewed by the Planning Commission. MPC staff will notify the petitioner or agent when a request qualifies as a DRI.
3. The application form must be complete according to [Sec. 3.1.4](#) including the appropriate fee and all required supplemental materials before it will be processed and scheduled for a hearing. If the property has been purchased within the last 12 months, please provide a copy of the Deed.
4. **All applications must be submitted electronically to planning@savananhga.gov.** If the document size is larger than 20 MB, please contact 912-525-2783.
5. The petitioner or agent may include exhibits (e.g., letters or photos) to support the request.
6. A schedule of the application deadlines as well as the Planning Commission and City Council meeting dates are part of this application.

Special Use Permit (Once Application is Submitted)

1. All petitions will be considered by the Planning Commission at a public hearing prior to the Mayor and Aldermen holding the zoning hearing.
2. Once an application submittal is determined to be complete according to [Sec. 3.1.4](#), the MPC will schedule the petition for review by the Planning Commission and prepare a staff recommendation.
3. The MPC will notify the petitioner of the public hearing date/time and publish a public notification in the newspaper.
4. The petitioner will receive notification to obtain a Public Notice Sign(s) announcing the petition from the City's Planning and Urban Design Office at located at 20 Interchange Drive, Administration Building. The petitioner must post the sign(s) at least **15 DAYS PRIOR TO THE PLANNING COMMISSION MEETING** according to [Sec. 3.2.6](#). If the signs are not posted at least 15 days before the public hearing, the petition will be rescheduled.
5. The Planning Commission meeting will be held in the Arthur A. Mendonsa Hearing Room at the MPC, 112 E State Street doorway.
6. Digital presentations must be provided to MPC staff at least two days prior to the hearing. To ensure the protection of its network, the MPC does not allow Petitioners to use thumb drives on its computers. Copies of any materials used to support your petition must be submitted for the record at the time of the hearing. The Petitioners shall provide a sufficient number of copies for the Board and Board secretary.
7. The Planning Commission will make a recommendation to the Mayor and Aldermen regarding the petition. The Planning Commission's recommendation may be to approve, approve with conditions, continue or deny the petition.
8. Once the Planning Commission has made a recommendation, the petition will be forwarded to Mayor and Aldermen for consideration. The City will notify the petitioner of the date and time of the City Council meeting and publish the public notice for the zoning hearing in the newspaper. In addition, the petitioner will receive notification from the City's Planning and Urban Design Office to obtain a Public Notice Sign(s) announcing the petition. The petitioner must post the sign(s) at least **15 DAYS PRIOR TO THE CITY COUNCIL MEETING** according to [Sec. 3.2.6](#). If the signs are not posted at least 15 days before the zoning hearing, the petition will be rescheduled.
9. The Mayor and Aldermen must have at least two meetings to consider the petition and Planning Commission's recommendation; a zoning hearing and then the first and second readings of the petition. The first and second readings may be held at the same meeting as the zoning hearing.
10. Once the Mayor and Aldermen hear the petition, they make a decision to approve, approve with conditions, deny, continue the petition to the next meeting or a date certain, or remand the petition back to the Planning Commission for further study.
11. Notification of Mayor and Aldermen's final decision will be sent to the petitioner by the City.
12. The petitioner or agent should be in attendance at all Planning Commission and City Council meetings. If no one is present to represent the petition, the petition may still be discussed.

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2025 Application Submittal Deadlines for Planning Commission Meetings with City Council Meetings

Application Submittal Deadline <i>(Application submittal deadlines are on Fridays unless otherwise noted.)</i>	Planning Commission Meeting Date <i>(All meetings are scheduled for every three weeks on Tuesdays unless otherwise noted. Contact MPC at 912-651-1440.)</i>	City Council Meeting (Zoning Hearings and 1st & 2nd Readings) <i>(All meetings are scheduled for the second and fourth Thursdays of every month unless otherwise noted. Contact 912-525-2783.)</i>	
		Meeting Location: City Hall, 2 E Bay St, Council Chambers on the 2 nd Floor.	
Submittal Due: 5:00 p.m.	Pre-meeting: 12:30 p.m.	Meeting Time: 2:00 p.m.	
Submittal Location: planning@savananhga.gov	Meeting Time: 1:30 p.m.		
	Meeting Location: MPC 112 E State St Arthur A. Mendonsa Hearing Room		
DEC 13	JAN 7		
JAN 3	JAN 28		
JAN 24	FEB18	JAN 9*	JAN 23*
FEB 14	MAR 11	FEB 13*	FEB 27*
MAR 7	APR 1	MAR 13	MAR 27
MAR 28	APR 22	APR 10	APR 24
APR 18	MAY 13	MAY 8	MAY 22
MAY 9	JUN 3	JUN 12	JUN 26
MAY 30	JUN 24	JUL 10	--
JUN 20	JUL 15	AUG 14	AUG 28
JUL 11	AUG 5	SEP 11	SEP 25
AUG 1	AUG 26	OCT 9	OCT 23
AUG 22	SEP 16	NOV 13	TUES, NOV 25
SEP 12	OCT 7	DEC 11	
OCT 3	OCT 28		
OCT 24	NOV 18		
NOV 21	DEC 16		
DEC 12	JAN 6, 2026		

* **City Council meetings will be held at the Eli Whitney Administrative Complex, 2 Laura Avenue, Building G.**

O.C.G.A. § 36-66-4(a): A local government taking action resulting in a zoning decision shall provide for a hearing on the proposed action. At least 15 but not more than 45 days prior to the date of the hearing, the local government shall cause to be published within a newspaper of general circulation within the territorial boundaries of the local government a notice of the hearing. The notice shall state the time, place, and purpose of the hearing.

CERTIFICATE *of* SIGNATURE

REF. NUMBER
EHJQF-5LGZH-OFECF-G74QB

DOCUMENT COMPLETED BY ALL PARTIES ON
21 FEB 2025 13:16:48 UTC

SIGNER

CHARLES STEWART

EMAIL
CHARLES@ABC-WASTE.COM

TIMESTAMP

ELECTRONIC SIGNATURE CONSENT
20 FEB 2025 20:36:22 UTC
SENT
20 FEB 2025 19:48:04 UTC
VIEWED
20 FEB 2025 20:36:15 UTC
SIGNED
20 FEB 2025 20:36:43 UTC

SIGNATURE



IP ADDRESS
12.195.1.58

LOCATION
SUWANEE, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
20 FEB 2025 20:36:15 UTC

JAY MAUPIN

EMAIL
JAY@MAUPINENGINEERING.COM

ELECTRONIC SIGNATURE CONSENT
20 FEB 2025 20:44:02 UTC
SENT
20 FEB 2025 19:48:04 UTC
VIEWED
20 FEB 2025 20:43:57 UTC
SIGNED
20 FEB 2025 20:45:21 UTC



IP ADDRESS
173.245.235.174

LOCATION
SAVANNAH, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
20 FEB 2025 20:43:57 UTC



CERTIFICATE *of* SIGNATURE

REF. NUMBER
EHJQF-5LGZH-OFECF-G74QB

DOCUMENT COMPLETED BY ALL PARTIES ON
21 FEB 2025 13:16:48 UTC

SIGNER

STEPHANIE MAUPIN

EMAIL
STEPHANIE@MAUPINENGINEERING.COM

TIMESTAMP

ELECTRONIC SIGNATURE CONSENT
21 FEB 2025 13:15:31 UTC

SENT
20 FEB 2025 19:48:04 UTC

VIEWED
21 FEB 2025 13:15:25 UTC

SIGNED
21 FEB 2025 13:16:48 UTC

SIGNATURE



IP ADDRESS
75.33.245.5

LOCATION
SAVANNAH, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
21 FEB 2025 13:15:25 UTC

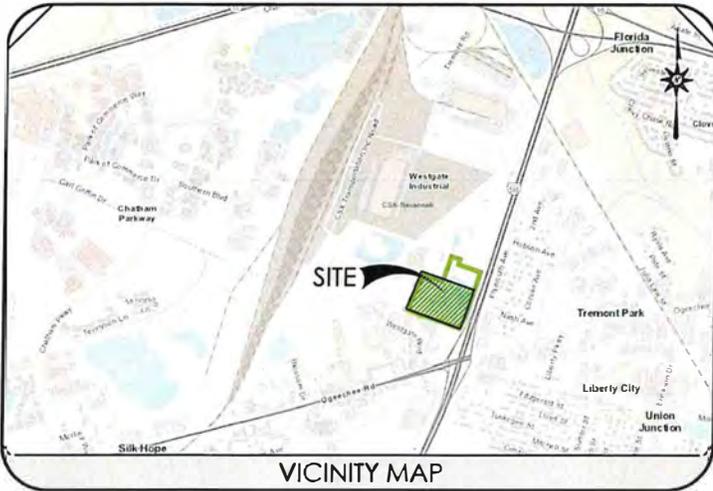


Charles Stewart agreed to the eSign Disclosure and the use of electronic signatures
20 Feb 2025 20:36:22 UTC

Jay Maupin agreed to the eSign Disclosure and the use of electronic signatures
20 Feb 2025 20:44:02 UTC

Stephanie Maupin agreed to the eSign Disclosure and the use of electronic signatures
21 Feb 2025 13:15:31 UTC

By inputting your name below, you are verifying that the statements and information provided are true and correct, and you are attesting to the validity of all contents within this electronic submission. You are authorized to act on behalf of this property as owner or authorized representative. By clicking on the submit button, you are deemed to have electronically signed this statement.



VICINITY MAP

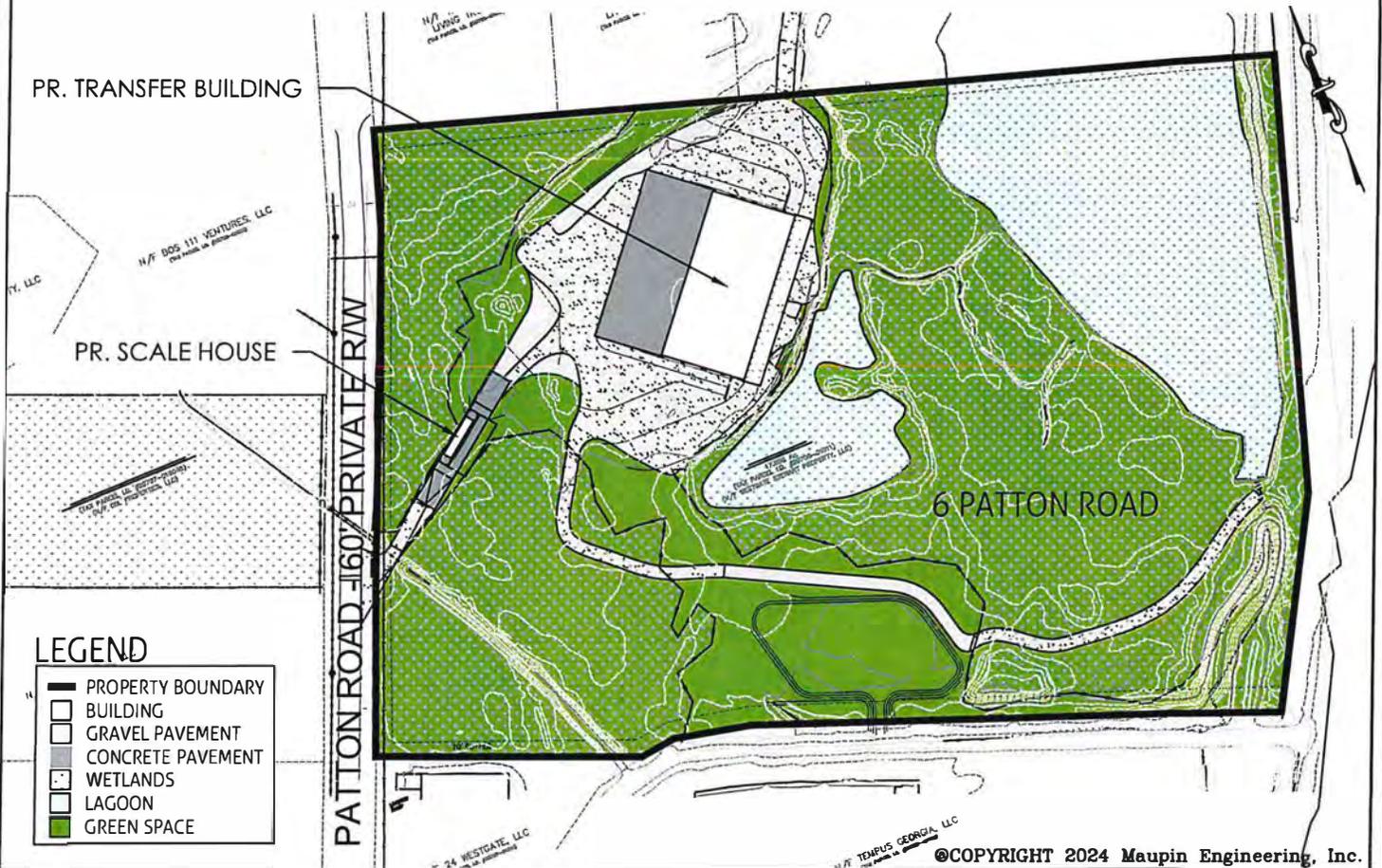
GENERAL DEVELOPMENT NOTES:

1. PIN: 20708 01011
ADDRESS: 6 Patton Road
Savannah, GA
2. TOTAL LAND ACREAGE = 17.87(±) AC
TOTAL DISTURBED ACREAGE = 4.1(±) AC

PRE DEVELOPMENT
 GREEN SPACE = (±)521,700 SF(67.0%)
 POND = (±)139,705 SF (18.0%)
 IMPERVIOUS AREA (GRAVEL) = (±)116,417 SF(15.0%)

POST DEVELOPMENT
 GREEN SPACE = (±)492,835 SF(63.4%)
 POND = (±)139,705 SF (18.0%)
 PAVED GRAVEL AREA = (±)121,682 SF(15.6%)
 "BUILDING" COVERAGE = (±) 23,600 SF(3.0%)
3. EXISTING USE OF PROPERTY = REFUSE COLLECTION STAGING AREA
 PROPOSED USE OF PROPERTY = TRANSFER STATION

 PRESENT SITE ZONING = I-L
4. PROPERTY IS LOCATED IN ZONE AE (BFE13), A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP #13051C0142G, DATED 08/16/2018.



©COPYRIGHT 2024 Maupin Engineering, Inc.

Type: WD
Kind: WARRANTY DEED
Recorded: 9/17/2018 1:24:00 PM
Fee Amt: \$761.20 Page 1 of 3
Transfer Tax: \$747.20
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 8292260357

BK 1448 PG 550 - 552

Return Recorded Document to:
Theodore T. Carellas, P.C.
440 Silverwood Centre Drive
Post Office Box 2599
Rincon, GA 31326

**LIMITED
WARRANTY DEED**

**STATE OF GEORGIA
COUNTY OF CHATHAM**

FILE #: 0269-18

THIS INDENTURE made this 14th day of September, 2018, between STEWART DOCKERY DEVELOPMENT, LLC, a Georgia limited liability company, and STEWART DOCKERY DEVELOPMENT II, LLC, a Georgia limited liability company, as party or parties of the first part, herein collectively called Grantor, and WESTGATE STEWART PROPERTY LLC, a Georgia limited liability company, as party or parties 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 those certain lots, tracts or parcels of land situate, lying and being in the 7th G.M. District, Chatham County, Georgia, being known as Lots 1, 4, 5 and 8, Westgate Subdivision, as shown and more particularly described on that certain map or plat entitled "A Minor Subdivision Creating Lot 5, Westgate Subdivision", made by Kern-Coleman & Co., LLC, dated January 26, 2007, last revised on May 24, 2007, and recorded in Subdivision Map Book 38-S, Page 94, in the records of the Clerk of Superior Court of Chatham 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.

This being a portion of the same property conveyed by Limited Warranty Deed from The Exchange Bank to Stewart Dockery Development, LLC, dated August 10, 2000, recorded in Deed Book 214N, Page 642; and being a portion of the same property conveyed by Limited Warranty Deed from Shepherd Center, Inc. f/k/a Shepherd Spinal Center, Inc. f/k/a Shepherd Center for Treatment of Spinal Injuries, Inc., to Stewart Dockery Development II, LLC, dated December 17, 2003, recorded in Deed Book 263X, Page 283; aforesaid records.

ALSO INCLUDED HERewith is a 60 foot Right of Way Easement for Ingress and Egress and Utility purposes extending from Westgate Boulevard to the above described lots as shown on the above described plat and being known as Patton Road. **ALSO INCLUDED HERewith** is a 30 foot access and utility easement extending from Patton Road and connecting to a 20 foot access and utility easement to Lot Number 1 as shown on the above described plat. **ALSO INCLUDED HERewith** is a 80 foot access, utility, drainage and pavement easement extending from Patton Road to Lots 4 and 5, as shown

on the above described plat. ALSO INCLUDED HEREWITH is an 80 foot access, utility, drainage, and pavement easement

This Deed is given subject to exceptions on Exhibit "A" attached.

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.

STEWART DOCKERY DEVELOPMENT, LLC

BY: W. Keith Dockery
W. Keith Dockery, its Manager

STEWART DOCKERY DEVELOPMENT II, LLC

BY: W. Keith Dockery
W. Keith Dockery, its Manager

Signed, sealed and delivered in presence of:

Julia Sharp
Non-notarial Witness

Sworn to and subscribed before me this 13 day of September, 2018 by W. Keith Dockery, personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Jordan Lee Toler
Notary Public

MY COMMISSION EXPIRES: 3-31-22

(AFFIX NOTARY SEAL)



EXHIBIT "A"

1. Any taxes for the current year or any prior years resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the Effective Date.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Restrictive Covenants as recorded in Deed Book 336T, page 638, Chatham County, GA, records.
4. Easements in favor of Savannah Electric and Power Company as recorded in Deed Book 96H, Page 534 and in Deed Book 106B, Page 814, aforesaid records.
5. Right of Way Easement in favor of Department of Transportation as recoded in Deed Book 104P, page 733, aforesaid records.
6. Sign Easement as recorded in Deed Book 151E, Page 185, aforesaid records.
7. All Easements and other matters as shown on that certain plat recorded in Subdivision Map Book 38S, Page 94, aforesaid records.

NOTE: Attention is directed to the fact that the records of Chatham County show that a portion of the insured premises may constitute wetlands and are subject to the rights of the United States of America and the State of Georgia.

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF REINSTATEMENT

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Westgate Stewart Property LLC
a Domestic Limited Liability Company

was formed on 08/16/2018, and later administratively dissolved on 09/13/2024. Said entity has filed an application for reinstatement and has paid all fees and penalties due to the Secretary of State. Attached hereto is a true and correct copy of said application.

WHEREFORE, said entity is hereby reinstated as of 12/30/2024, having met the requirements for reinstatement under Title 14 of the Official Code of Georgia Annotated. The reinstatement shall relate back to and take effect as of the date of the administrative dissolution and the entity may resume its business as if the administrative dissolution had never occurred.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **01/06/2025**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

Application for Reinstatement

Electronically Filed
Secretary of State
Filing Date: 12/30/2024 11:50:58 AM

BUSINESS INFORMATION

BUSINESS NAME : Westgate Stewart Property LLC
CONTROL NUMBER : 18099952
BUSINESS TYPE : Domestic Limited Liability Company
ADMINISTRATIVE DISSOLUTION DATE : 09/13/2024

Ground(s) for the administrative dissolution either did not exist or have been eliminated. All taxes owed by the entity have been paid.

ADDRESS AND REGISTERED AGENT AT TIME OF ADMINISTRATIVE DISSOLUTION

PRINCIPAL OFFICE ADDRESS : 3 Patton Road, Savannah, GA, 31405, USA
REGISTERED AGENT NAME : Carolyn Stewart
REGISTERED OFFICE ADDRESS : 2923 Edgar Hodges Road, Claxton, GA, 30417, USA
REGISTERED OFFICE COUNTY : Evans

UPDATES TO ADDRESS AND REGISTERED AGENT

PRINCIPAL OFFICE ADDRESS : 3 Patton Road, Savannah, GA, 31405, USA
REGISTERED AGENT NAME : Carolyn Stewart
REGISTERED OFFICE ADDRESS : 2923 Edgar Hodges Road, Claxton, GA, 30417, USA
REGISTERED OFFICE COUNTY : Evans

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE : Carolyn Stewart
AUTHORIZER TITLE : Registered Agent

Adjacent Property Owners

MEI Project #: **629-23-01**
Project Name: **Transfer Station - ABC Waste**

<u>PIN</u>	<u>Name</u>	<u>Address</u>
20707 01004B	C S L PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY	P O BOX 22905 SAVANNAH GA 31403
20708 01006	OS 111 VENTURES LLC	2627 SIDNEY LANIER RD BRUNSWICK GA 31901
20708 01010	THE CLARK LIVING TRUST	103 GOLF TERRACE STOCKBRIDGE GA 30281
20708 01009	DAVID W. CLARK AND LINDA C. CLARK, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER	103 GOLF TERRACE STOCKBRIDGE GA 30281
20708 01012	WESTGATE STEWART PROPERTY LLC	PO BOX 22905 SAVANNAH GA 31403
20707 01004A	K2 TOWERS III, LLC	57 EAST WASHINGTON STREET CHAGRIN FALLS OH 44022
20707 01016	CREGGER CAPITAL INVESTMENTS, INC.	28 WESTGATE BOULEVARD SAVANNAH GA 31405
20707 01015	24 WESTGATE, LLC	9 AMBERLY COURT SAVANNAH GA 31411
20707 01008	TEMPUS GEORGIA, LLC	ONE ALLIED DRIVE, SUITE 1715 LITTLE ROCK AR 72202
	Brad Clement - MPC	



MAUPIN[™]

engineering

{insert date here}

Name

Address

Savannah, Georgia 314...

Re: {insert project name here}
{insert project location here}

To Whom It May Concern:

We will be hosting a community meeting for public input regarding the above-mentioned project. As a property owner within 200' of the project location, you are invited to attend.

The meeting will be held at:

Location
Address, City, State, Zip
Room
Time

Sincerely,

Jay A. Maupin, P.E.
President

Attached: Project Exhibit (insert below)

8.5.13 Solid Waste Transfer Station

a. Compliance with Applicable Local, State and Federal Law

Compliance is required but may not be limited to the following:

- i. O.C.G.A. §12-8-20 (Conservation and Natural Resources, Solid Waste Management), as applicable and as amended;
- ii. Chatham County Health Department requirements where applicable;
- iii. Georgia Department of Environmental Protection §391-3-4 (Permit by Rule for Collection, Transportation, Processing and Disposal), as applicable and as amended;

iv. City of Savannah:

1. The City of Savannah Solid Waste Management Plan (latest edition)
2. City of Savannah Code Part 8 Chapter 6 (Erosion and Sedimentation Control) as applicable and as amended; and
3. City of Savannah Code Part 4 Chapter 2 (Refuse Collection and Disposal) as applicable and as amended.

b. General Standards

- i. Based upon the hazardous nature of material or substances to be treated, disposed, stored or recycled on the site, the Planning Commission and Mayor and Aldermen shall consider and may set conditions on or prohibit particular material and substances based upon:
 1. The location of the site relative to public or quasi-public facilities where considerable public assembly is anticipated including, but not limited to, schools, hospitals, parks and institutions;
 2. The location of the site relative to existing or expected employment intensities;
 3. The location of the site relative to Residential zoning districts and/or residential properties, and existing or proposed population densities;
 4. The relationship of the site to major transportation corridors and routing of truck traffic and the site's proximity to other modes of transportation; or
 5. The adequacy of sewage treatment facilities to accommodate waste matter.
- ii. If required by the City Manager or his or her designee, a ground water and surface monitoring system shall be established and maintained by the applicant.
- iii. Screening of such use shall be installed, as required by Sec. 9.5, Screening and Buffers. Screening may include a permanent building or structure constructed as part of the transfer station.
- iv. Material prohibited at the transfer station shall include hazardous waste, asbestos waste, biomedical waste, human and animal biological waste, radioactive waste, sludge and liquid waste.

Zarina Davis

From: Alexine Diouf <alexine@maupinengineering.com>
Sent: Friday, February 21, 2025 9:20 AM
To: Brad Clement; Planning
Cc: Jay Maupin; Stephanie Maupin
Subject: [Caution - External Email] Special Use Application - Transfer Station (24-005898-PLAN)
Attachments: 629-23-01 Transfer Station - ABC Waste - Adjacent Property Owners.pdf; 629-23-01 Transfer Station - ABC Waste - Deed & Legal Description.pdf; 629-23-01_Transfer Station 022025-RENDERING.pdf; GA230016 - Patton Rd Topo, Revised 01-16-2024 SIGNED.pdf; 629-23-01 Transfer Station - ABC Waste - MPC City - 2025 Special Use Permit Appl + Checklist (1).pdf; TEMPLATE - Adjacent Property Owners.dotx

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Brad & PZ Staff,

To supplement our submittal for the special use permit for Transfer Station - ABC Waste, please find the following attached to this email:

- Signed Application
- Adjacent property owner list
- Concept Rendering
- Letter to Adjacent Property Owners (We have sent out letters already)
- Survey
- Deed & Legal Description

We expect the Petitioner to drop off a check for the fee. You should have received an invitation for a neighborhood meeting separately.

Please let me know if you need anything else.

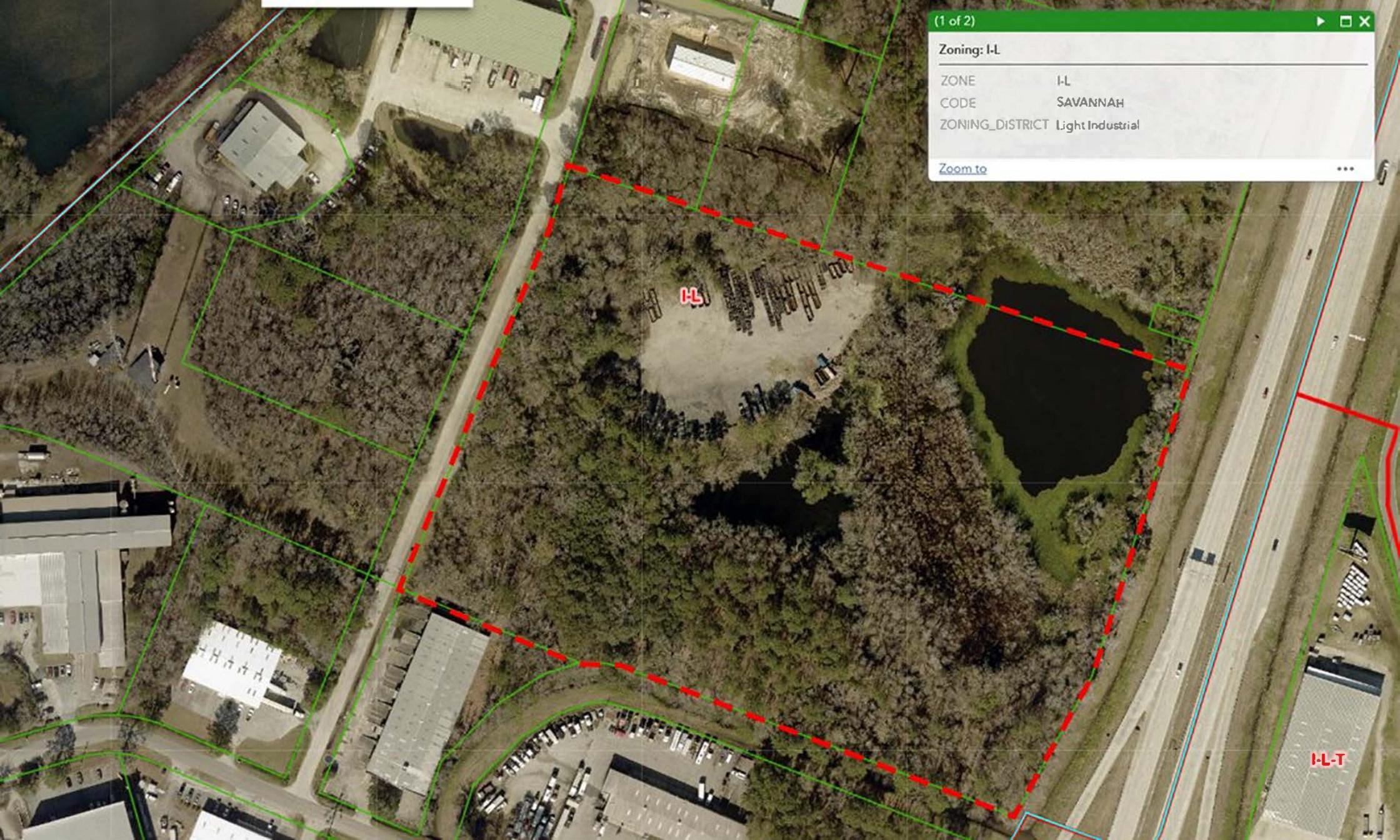
Thanks,
Alexine Diouf

PROJECT MANAGER | **MAUPIN ENGINEERING**
Alexine@MaupinEngineering.com
912.235.2915
114 W 42nd Street, Savannah GA 31401

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Character Areas Map - Zoning Map - Future Land Use Map



(1 of 2) ▶ □ ✕

Zoning: I-L

ZONE	I-L
CODE	SAVANNAH
ZONING_DISTRICT	Light Industrial

[Zoom to](#) ⋮

I-L

I-L-T



AE

(3 of 3)

Future Landuse City of Savannah

LAST_NAME
FIRST_NAME
PIN 20708 01011
FUTURE_LU Industry: Light
CALC_SO_FT 0.00
CALC_ACRES 0.00
COMMENT
COMMENT2

[Zoom to](#)



Layer List

- Savannah 100-Year Storm Hydraulic Model ...
- CRS Open Space ...
- Wetlands - NWI** ...
 - Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Riverine
- Wetlands - ADID ...
- USGS Geology ...
- NRCS Soils ...
- GroundWater Pollution ...



Parcel Weekly Update: 6 PATTON RD

Parcel ID (PIN):	20708 01011
PRC Link:	Print Property Record Card →
Property Address:	6 PATTON RD
Owner Name:	WESTGATE STEWART PROPERTY LLC
Sale Price:	\$747,200
Sale Date:	9/14/18
Property Use:	I4
Acres:	17.86
Municipality:	020
Owner Address:	PO BOX 22905, SAVANNAH, 31403, GA
Year Built:	
Effective Year Built:	
Sale Quality:	U
Sale Page/Book:	550/1448

[Zoom to](#)

Development Regional Impact Maps

**DRI #4453 - Transfer Station - ABC Waste
County: Chatham**

Green Infrastructure Map

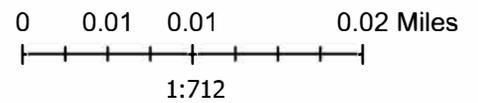


Date Exported: 4/22/2025

Map Coordinates: 81.14464°W 32.05596°N

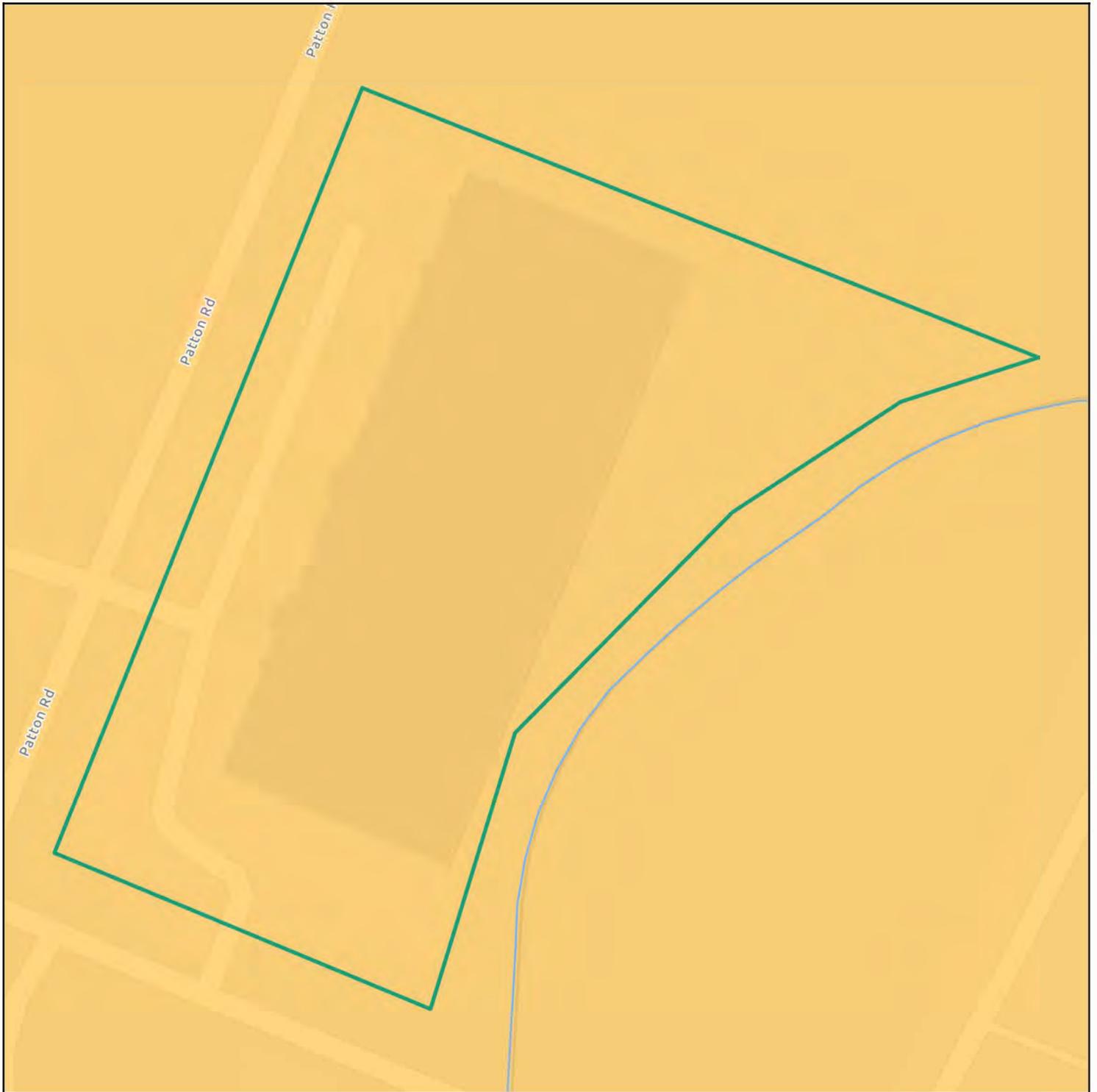
- Rivers
- Counties - CRC
- Cities
- Flood Zone
- AE

- Wetlands Type
- Freshwater Forested/Shrub Wetland
- Riverine



**DRI #4453 - Transfer Station - ABC Waste
County: Chatham**

ARSA Map

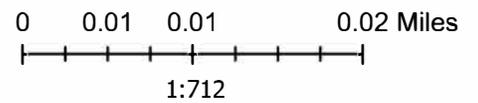


Date Exported: 4/22/2025

Map Coordinates: 81.14464°W 32.05596°N

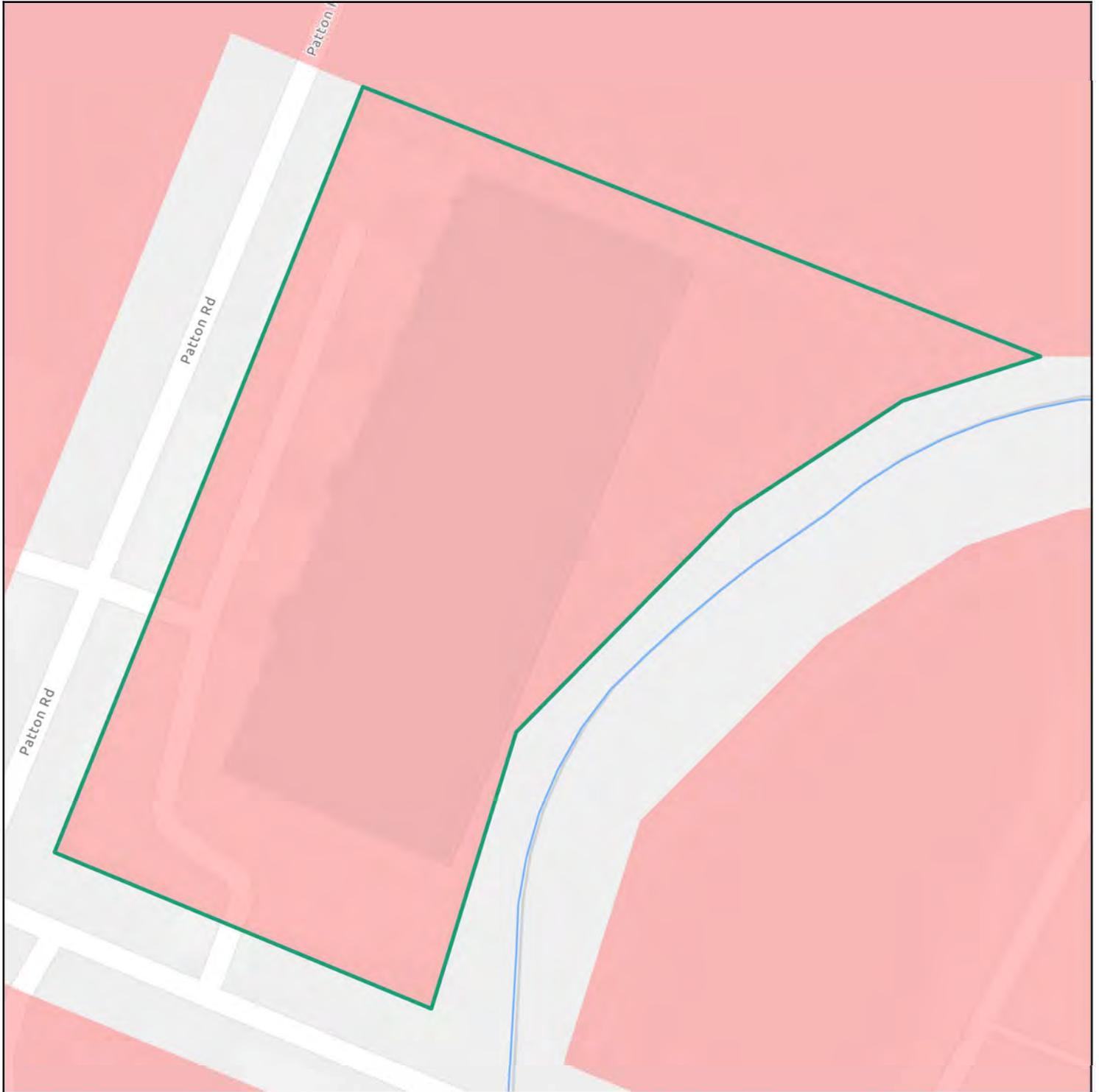
-  Rivers
-  Counties - CRC
-  Cities

- Areas Requiring Special Attention**
-  Areas in Need of Redevelopment



**DRI #4453 - Transfer Station - ABC Waste
County: Chatham**

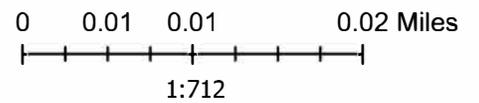
Future Development Map



Date Exported: 4/22/2025

Map Coordinates: 81.14464°W 32.05596°N

-  Rivers
-  Counties - CRC
-  Cities
- Future Development**
-  Developed



Property Record Cards

Chatham County, GA

Summary

Parcel Number 20708 01011
Location Address 6 PATTON RD
SAVANNAH GA 31405
Legal Description LOT 8 WESTGATE SUB
Property Class I4 - Industrial Small Tracts
Neighborhood 08530.00 - H530 HIGHWAY 17 & 516
Tax District (020) CITY OF SAVANNAH
Zoning I-L
Acres 17.86
Homestead N
Exemptions

[View Map](#)



Owner

[WESTGATE STEWART PROPERTY LLC](#)
PO BOX 22905
SAVANNAH GA 31403

Assessment

	2024 Certified	2023 Certified	2022 Certified	2021 Certified	2020 Certified
LUC	9400	9400	9400	9400	9400
Class	I4	I4	I4	I4	I4
+ Land Value	\$357,200	\$357,200	\$357,200	\$357,200	\$357,200
+ Building Value	\$0	\$0	\$0	\$0	\$0
= Total Value	\$357,200	\$357,200	\$357,200	\$357,200	\$357,200
Assessed Value	\$142,880	\$142,880	\$142,880	\$142,880	\$142,880

Valuation Notice

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

Land

Description	Land Type	Land Code	Square Feet	Acres	Front Foot
INDUSTRIAL 2	A	I2	777,982	17.8600	0

Total Acres:
17.8600

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Grantor	Grantee	Document #
9/14/2018	\$747,200	WD	1448	550	Unqualified	STEWART DOCKERY DEVELOPMENT II	WESTGATE STEWART PROPERTY LLC	

Photos



Map



No data available for the following modules: Comp Search (Residential), Comp Search (Commercial), Comp Search (Commercial), Residential Improvement Information, Additions, Commercial Improvement Information, Interior/Exterior Information, Accessory Information, Other Features, Sketches, Permits.

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Last Data Upload: 4/29/2025, 10:47:32 AM

[Contact Us](#)

Public Comments

From: Cornelia Reed <CReed@Savannahga.Gov>
Sent: Wednesday, May 21, 2025 2:15 PM
To: Planning <planning@crc.ga.gov>
Cc: Cheryl Mason <CMason@Savannahga.Gov>; Whitney WilliamsSmith <WWSmith@Savannahga.Gov>; Bridget Lidy <blidy@Savannahga.Gov>; Jessica Baldwin <Jessica.Baldwin@Savannahga.Gov>; Patricia McIntosh <Patricia.McIntosh@Savannahga.Gov>; Ronald Feldner <Ronald.Feldner@Savannahga.Gov>; James Laplander <JLaplander@Savannahga.Gov>; Shawn Rosenquist <Shawn.Rosenquist@Savannahga.Gov>; Stephanie Takenaka <STakenaka@Savannahga.Gov>; Laura Walker <LWalker@Savannahga.Gov>; Thomas Cawthon <TCawthon@Savannahga.Gov>; Cornelia Reed <CReed@Savannahga.Gov>
Subject: City of Savannah Response to DRI #4453: Transfer Station-ABC Waste - 6 Patton Road, Savannah



The City of Savannah has the following responses to this DRI project, which includes the corresponding department's point of contact.

DRI #4453 - Transfer Station-ABC Waste, 6 Patton Road, Savannah, GA 31405

SAVANNAH FIRE DEPARTMENT:

- Fire Department will require an apparatus access road for this development, and it shall comply with all International Fire Codes, 2018 Edition and Georgia State Minimum Rules and Regulations 120-3-3; and
- This development shall be required to meet all currently adopted International Fire Codes, NFPA Codes, and the Georgia State Minimum Rules and Regulations 120-3-3.

Cheryl Mason
Interim Public Information Officer

Savannah Fire Department
cmason@savannahga.gov
(912) 210-2214

PLANNING & URBAN DESIGN DEPARTMENT (PUD): The City of Savannah, Planning & Urban Design Department (PUD), has the following comments regarding DRI #4453 – Transfer Station-ABC Waste related to zoning:

- Current Zoning Classification - As of May 20, 2025, the Property is zoned I-L (Light Industrial). Properties adjacent to the proposed site on the north, west, and south are zoned I-L. The property to the east of the site, which is divided from the site by the US 17/I-516 right-of-way, is zoned I-L-T (Light Industrial – Transition). This transitional zone divides the site from the Tremont Park Neighborhood, which is zoned primarily RSF-5 (Residential Single Family).
- Permissible Uses - The uses allowed in the I-L zoning district are identified in [Article 5 Sec. 5.4 Principal Use Table](#) of the Zoning Ordinance. The proposed use of the property, *Solid Waste Transfer Station*, is permitted in the I-L zoning district as a Special Use, which is subject to the review criteria in [Article 3 Sec. 3.10.8](#) of the zoning ordinance, must be approved by the Mayor and Aldermen, and must comply with specified use standards in Article 8 Sec. 8.5 before the use can be established. A Special Use Permit Application for the proposed use has been submitted to the City and is under review.
- Use Standards - Applicable use standards for the *Solid Waste Transfer Station* use Special Use are found in [Article 8 Sec. 8.5.13](#), as follows.
 - Article 8.0 Sec. 8.5 Industrial Use Standards for Limited and Special Uses
 - 8.5.13 Solid Waste Transfer Station
 - a. Compliance with Applicable Local, State and Federal LawCompliance is required but may not be limited to the following:
 - i. O.C.G.A. §12-8-20 (Conservation and Natural Resources, Solid Waste Management), as applicable and as amended;
 - ii. Chatham County Health Department requirements where applicable;
 - iii. Georgia Department of Environmental Protection §391-3-4 (Permit by Rule for Collection, Transportation, Processing and Disposal), as applicable and as amended;
 - iv. City of Savannah:
 - 1. The City of Savannah Solid Waste Management Plan (latest edition)
 - 2. City of Savannah Code [Part 8 Chapter 6 \(Erosion and Sedimentation Control\)](#) as applicable and as amended; and
 - 3. City of Savannah Code [Part 4 Chapter 2 \(Refuse Collection and](#)

Disposal) as applicable and as amended.

b. General Standards

- i. Based upon the hazardous nature of material or substances to be treated, disposed, stored or recycled on the site, the Planning Commission and Mayor and Aldermen shall consider and may set conditions on or prohibit particular material and substances based upon:
 1. The location of the site relative to public or quasi-public facilities where considerable public assembly is anticipated including, but not limited to, schools, hospitals, parks and institutions;
 2. The location of the site relative to existing or expected employment intensities;
 3. The location of the site relative to Residential zoning districts and/or residential properties, and existing or proposed population densities;
 4. The relationship of the site to major transportation corridors and routing of truck traffic and the site's proximity to other modes of transportation; or
 5. The adequacy of sewage treatment facilities to accommodate waste matter.
- ii. If required by the City Manager or his or her designee, a ground water and surface monitoring system shall be established and maintained by the applicant.
- iii. Screening of such use shall be installed, as required by Sec. 9.5, Screening and Buffers. Screening may include a permanent building or structure constructed as part of the transfer station.
- iv. Material prohibited at the transfer station shall include hazardous waste, asbestos waste, biomedical waste, human and animal biological waste, radioactive waste, sludge, and liquid waste.

- Additional Development Standards - In addition to the Use Standards in Article 8, Sec. 8.5.13, the proposed use must comply with the development standards found in [Article 5 Sec. 5.17.5 Development Standards for Permitted Uses](#) and [Article 9.0 General Site Standards](#).
- Careful attention is requested to protecting wetland resources on the site as well as a thorough review of anticipated truck traffic volumes and patterns. Attention should also be given to notifying nearby businesses and residential neighborhoods of potential traffic, noise and other nuisance impacts related to facility operations as well as screening and other protective measures that will be employed.

Director, Planning and Urban Design

blidy@savannahga.gov

O: 912-525-3097

C: 912-429-3364

WATER RESOURCES PLANNING & ENGINEERING: The City of Savannah, Water Resources, has the following comments regarding DRI #4453 - ABC Waste, 6 Patton Rd:
The City concurs that water and sewer service is available for the indicated quantities. Regarding stormwater management, the City foresees potential impacts with post-development stormwater runoff conditions in an area that is particularly sensitive to drainage issues. The parcel associated with this proposed development is located within a special flood hazard area (SFHA). As such, no fill can be placed on site without mitigation and the Base Flood Elevation / Finished Floor (BFE/FF) would be determined by the latest model data. Given the considerations relative to the SFHA, floodplain location, and onsite wetlands, the developer should be in communication with the City and with the Metropolitan Planning Commission (MPC) early in this process to determine all applicable development requirements related to the drainage, floodplain, and wetlands considerations for this parcel. For instance, in this situation there can be no increase in stormwater runoff for a 1-year to 100-year storm event for development with an increase of 5,000 square feet or more of impervious surface.”

Shawn Rosenquist, Ph.D., P.E.

Assistant Director, Water Resources Planning and Engineering

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With best regard

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www.ogeecheeriverkeeper.org
Working Together to Protect the Ogeechee, Canoochee and Coastal Rivers

May 21, 2025

Via E-Mail

Coastal Regional Commission
planning@crc.ga.gov
912-514-1593

Re: Comments on DRI #4453 - Transfer Station - ABC Waste

To whom it may concern:

Ogeechee Riverkeeper 501(c)(3) (ORK) works to protect, preserve, and improve the water quality of the Ogeechee River basin, which includes the Canoochee River, tributary streams, and all of the streams flowing out to Ossabaw Sound and St. Catherine's Sound. The Ogeechee River system drains more than 5,500 square miles across 20 counties in Georgia. ORK works with local communities to retain the ecological and cultural integrity of rivers, streams, wetlands, and related habitats throughout the Basin. One of ORK's primary roles is as watchdog on new land development projects throughout the watershed that could pose a significant threat to its water quality and aquatic environments.

ORK's comments on ABC Waste's proposed transfer station focus on two overarching topics - stormwater management and wetlands protections. Through proactive planning at this early and preliminary stage of development, ORK is hopeful that our concerns can and will be fully considered and properly addressed before approval of the requested special use permit.

Stormwater management and flooding should be the central consideration in planning this development. The entirety of the property is located in Flood Zone AE, as shown on the Green Infrastructure Map included in the DRI Public Notice. This Special Flood Hazard Area, also known as the "100-year floodplain," highlights how flood-prone the property is - a 26% chance¹ of facing the 100-year flood in the next 30 years. With storm frequency and intensity expected to increase in the coming years and decades, this risk is likely to increase. The City of Savannah must ensure that this proposed development sufficiently anticipates and mitigates any risks from flood on this site. As a waste transfer station, flooding could easily pollute nearby properties and waterways. ORK urges the City of Savannah to require specific special use permit condition that direct the developers to ensure that the flooding this site will likely experience is properly planned for and will not create off-site harms to neighbors, waterways, or the City..

¹ See <https://savannahga.gov/FAQ.aspx?QID=332> and <https://www.floodsmart.gov/flood-zones-and-maps>

Wetlands present on the site, likewise, should be fully protected. The Green Infrastructure Map indicates wetlands are located on the property. Without a conceptual map or site plan included in the DRI Public Notice, it is not clear to what extent these resources will be impacted beyond the “likely” impacts noted in the applicant’s Additional DRI Information.² Wetlands play an important role in both flood mitigation and pollution filtration - both of which are concerns at this site. Considering these important roles, wetland filling should be wholly avoided. ORK urges the City of Savannah and the developer to avoid any impacts to wetlands on this property. If wetlands filling cannot be avoided, ORK asks that the developer justify this conclusion, denote where wetlands will be impacted, and explain mitigation plans. Further, wetland mitigation plans should preferably occur onsite or as close to the property as possible, as to reduce to the increased stormwater and pollution pressure on the area immediately surrounding the proposed site.

Thank you in advance for your time and consideration; please let me know if you have any questions:
ben@ogeecheeriverkeeper.org.

Ben Kirsch, Legal Director
Ogeechee Riverkeeper

² <https://apps.dca.ga.gov/DRI/AdditionalForm.aspx?driid=4453>

From: [Edward Morrow](#)
To: [Karen Saunders](#)
Subject: DRI #4453 Comment from Petitioner
Date: Wednesday, May 21, 2025 4:14:28 PM
Attachments: [image.png](#)
[Outlook-qoq1220o.png](#)

Hi Ms. Saunders:

The Petitioner for the project associated with DRI #4453 sent the following response.

I'm not sure if these comments will impact your review, but at their request I am passing them along.

Thanks!

On Mon, May 12, 2025 at 10:44 AM Alexine Diouf <alexine@maupinengineering.com> wrote:

Good morning Edward,

Upon review of the coastal regional commission's summary, we have a couple comments, 1 major:

- The linked maps labeled "ARSA" and "Green Infrastructure Map" show the parcel beneath our parcel whose address is 24 Westgate Blvd, not our parcel.
- We would like to note that although there are wetlands present on site, they will not be impacted.

Thanks,
Alexine Diouf
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114 W 42nd Street, Savannah GA 31401

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