



ONE COMPANY.
INFINITE SOLUTIONS.

Otamot Lauren's LLC
Highway 338 Dudley Parcel
Highway 338 Dudley, Georgia, 31022
Parcel ID: City of Dudley Parcel 033D 004 & Laurens County Parcel 051C 001 B
Owner Otamot Lauren's LLC
Due Diligence Report
September 30, 2019

EXECUTIVE SUMMARY

The Highway 338 Parcel is composed of two segments of undeveloped agricultural land with a total area of +/- 228.83 acres. The larger segment of the site, on the west side, lies within the City of Dudley limits. The smaller segment sits in unincorporated Lauren's County and makes up the lower portion of the site to the east. The site will be governed by both jurisdictions and it is apparent that the County is the only jurisdiction with any long-range planning authority or plans. Neither the city nor the county has any significant development nor zoning requirements.

The land is generally flat (mostly 2-5% grades) and is divided by several tributaries of Little Rocky Creek. With these creeks are several wetland and flood plain areas that will impact the development. The land is also wooded with mature and juvenile species of trees that are mostly comprised of pine. Existing access is directly off Highway 338 which is a state route and will require access permits. A rail line borders the site to the north which may offer some value for future connections.



Hwy 338 Parcel – Due Diligence Report

Dudley, Laurens County, Georgia

October 1, 2019

It is our opinion that this site is well suited for the future development of four or more types of projects including; Commercial Distribution and Manufacturing Facilities, Residential housing, Power and Energy Production, and Agriculture. Each of these options has special requirements that would have to be mitigated prior to development. The most significant challenges to future development are the utilities and more specifically the current capacity for the City of Dudley to manage waste water and water demands.

Location:

Parcel ID: City of Dudley Parcel 033D 004 & Laurens County Parcel 051C 001 B.

This site is just south of the City of Dudley, Georgia and north of exit #42 on Interstate 16 which is the intersection with Highway 338. It abuts the Bank of Dudley site to the north and the Georgia Central Railroad (Formerly it was the Seaboard Coast Line Railroad) to the northeast, Highway 338 to the northwest, Forest Pointe Road to the southwest, and parcels owned by Chappell and Hogan Timberlands to the southeast (Not confirmed by Atwell, detail comes from survey plat provided by Larry C. Jones prepared on June 27, 2018).

Physical Characteristics

Summary:

The site consists of relatively flat and tree covered land with several small creeks and wetlands present. Two dirt roads enter the site and provide for basic access needs. Each is entered off Highway 338 to the west. The site has not be developed except for previous agricultural uses.

Vegetation:

The existing site is well covered with mostly juvenile trees and scrub vegetation. Most of the trees are loblolly pine and other nitrogen fixing pioneering species. The wetlands are covered with trees as well and in most cases these trees are more mature. The trees on the site include a mix of southern red oak, hickory, maple, cypress, loblolly pine, sweetgum, sour wood, dogwood, and other species typical of the Coastal Plain. The flat central areas of the site appear to have been recently logged and planted in pine. Loblolly pines make up the major portion of these trees. The pine have been planted for forestry and future harvesting purposes. It appears from historical aerial imagery the site has been harvested within the last ten years.

Soils/Geotechnical:

The NCRS soil survey indicates the development areas are predominantly loamy sands of various types. The Dothan series making up over 50% and consists of very deep, well drained soils that formed in thick beds of unconsolidated, medium to fine-textured marine sediments. Dothan soils are on interfluvies. Slopes range from 0 to 15 percent. Mean annual temperature is about 65 degrees F, and the mean annual precipitation is about 53 inches. A geotechnical Investigation is recommended for civil design and building construction purposes.

Topography/Grading:

Based on topography from USGS, the site elevations are roughly flat with elevations from approximately 325' at the highest points to the lowest points at approximately 265' (USGS Topo). Slopes are gentle to flat in most areas ranging from 1-5%. However, there are some moderately steeper areas near the creeks and draws that are over 15%. Mass grading should not be a concern.

Hwy 338 Parcel – Due Diligence Report

Dudley, Laurens County, Georgia

October 1, 2019

Threatened & Endangered Species (T&ES):

A review of the Federally Listed Species in Lauren's County Georgia from the U.S. Fish & Wildlife Service, indicates there may be Red-cockaded Woodpecker, Eastern Indigo Snake, Gopher Tortoise, Relict Trillium species that potentially may be present. The County Manager noted that Gopher Tortoise had been found in areas similar to this site.

Cultural Resources:

To our knowledge, a Cultural Resource Assessment has not been performed and no issues have been raised concerning this property.

Wetlands/Flood Plains/Floodway:

The site is bifurcated by an unnamed tributary to Little Rocky Creek. Little Rocky Creek itself cuts through the southern corner of the site isolating one small area of uplands from the main site. These creeks have associated flood plains and wetlands. Wetlands are present in the creek beds and flood plain areas. Wetlands are generally associated with the unnamed tributaries of Little Rocky Creek and are forested. Waters of the US are also present on the south, central, and eastern portions of the site. Little Rocky Creek and several unnamed tributaries are the source of the wetlands and US waters. Floodplain exists on the site associated with Little Rocky Creek. See attached FEMA Map. A FEMA delineated floodway is not indicated but maybe prescriptive in nature. A detailed study would be required to determine if a floodway was present or not. For any encroachments into the US waters, or flood plain, permitting from the state, FEMA, and USACE would be necessary. The County and City are not presently licensed local issuing authorities on these matters.

Wetland Protection

Wetlands are present. In addition to wetlands, Waters of the US are also indicated on the NWI maps in the area. A permit is required from the USACE for any impact to any wetland or jurisdiction waters. Additional permitting from the State EPD would likely be required depending on the size and type of the impact.

Utilities and Infrastructure:

Access:

Access to this site is currently off Highway 338. Two unimproved dirt roads appear to exist with one centrally located and the other connecting to the highway in the upper northwestern corner of the site. Highway 338 has direct local access to an interchange on I16 (currently Exit 42) which is less than a mile from the site.

- Existing entrances include two unimproved dirt roads off Highway 338
- Proposed entrances
 - There are no currently proposed entrances. However future development would likely require two or more entrances off Highway 338.
 - Any future entrances and roadside improvements in the right of way of 338 would need GDOT approval and permits as Highway 338 is a Georgia State Route.
- Access to the north and northeast is limited by the Railroad which is now managed or controlled by the Georgia Central Railroad. Any proposed crossing of this rail line would require easements that are likely to be extremely difficult to obtain and require substantial legal, engineering, and planning efforts under very specific railway guidelines.
- Rail access is feasible and representatives from the Georgia Central Railroad have provided standards for rail spur development for use in planning.

Hwy 338 Parcel – Due Diligence Report

Dudley, Laurens County, Georgia

October 1, 2019

- Access to the southwest might be possible via Forest Pointe Road and permitting for this would be through the city.
- Any roads that will be open to the public and developed on the site must be developed to the City and County standards, whichever is more stringent.

Water:

Water is provided by the City of Dudley. The existing water system is public.

Public water is available on the north side of the site at the back of the Bank of Dudley. The size of this line was reported as being 6" (not confirmed in person by Atwell). Capacity is limited and would likely not support a major industrial, commercial, or residential development requiring any significant amount of water without major upgrades to the city water service line.

Irrigation:

There is no current irrigation system. Irrigation could be provided by wells or impoundments. A farm pond could be constructed with the proper permitting through the State EPD.

Sanitary Sewer:

Wastewater services are available behind the Bank of Dudley in the form of was reported to us as 6" sanitary sewer lines (not confirmed in person by Atwell). This line is connected to a lift station on the property adjacent to the bank on the north side of Railroad Street. The sewer line runs from the lift station through a network of lines northward to a city treatment facility on 338 near Blackshear Ferry Road. Sewer capacity is very limited, and any major development with substantive sewer needs would require careful coordination with the City and potential upgrades outside the subject property.

Storm Water Management:

Storm water generally flows from the northwest to the southeast along the topographic gradient of the site. Surface water that does not infiltrate ends up in the tributaries of the various branches of Little Rocky Creek that cross and border the site. The road grade and crown in Highway 338 appears to prohibit any surface flow from the west from entering the site. The railroad also appears to prohibit surface flows from entering from the north. Parcels to the east and south are lower in elevation or separated from the site by creeks and swales. Additional onsite surveys and investigations would need to be performed to verify and confirm these findings. However, based on available on-line and GIS data, it appears that the site drainage is limited for the most part to receiving water only from rain that falls on the site itself (USGS Topo).

- There are no existing drainage structures indicated on the survey or available on-line data sources
- The city and county have no local regulations regarding storm water design.
- There is no "regional" storm water jurisdiction or authority currently.
- The site development would be required to meet the State standards for erosion control and the county Engineer is the Local Issuing Authority (LIA).

Power:

Power service is provided by Oconee EMC

Capacity for future development was not investigated as part of this report and additional discussion with local provider is recommended prior to developing a concept plan.

Hwy 338 Parcel – Due Diligence Report

Dudley, Laurens County, Georgia

October 1, 2019

Telephone/Data/Internet Service:

Dudley, GA has a total of 8 provider networks: 2 DSL providers, 1 fiber provider, 3 mobile broadband providers, 2 satellite providers. The average download speed in Dudley is 5.46 Mbps. This is 88.6% slower than the average in Georgia and 725.5% slower than the national average. Progressive Rural Telephone appears to be the only hard wire or fiber provider for this parcel. Satellite provider offerings are also available. Atwell did not contact any providers to discuss potential availability as part of this report.

Zoning and Development Regulations:

Zoning Regulations:

Neither the city nor the county presently have any zoning requirements.

Tree Protection/Buffers/Open Space:

The city and county do not currently have any landscape, buffer, or open space ordinances or requirements.

Building Permits:

Neither the city nor the county presently have any building permit requirements for commercial buildings. It is recommended by the City and County to follow the standard Southern or International Building codes and hire outside inspectors.

Development Regulations:

If any roads are to be public, they must meet the city and or county standards for the portion which is applicable. These regulations are available on line. In addition, the site must comply with Georgia Soil and Water Conservation Commission (GSWCC) standards for erosion control. The county is the local issuing authority.

Entitlements:

Because there are no zoning and very few development requirements there are virtually no entitlement requirements other than providing for utilities to suit the proposed development.

Based on conversation with the City and County Managers and our understanding of the possible development options the following process would be appropriate:

1. Conference with the County Development Authority and City/County Manager to discuss proposed development and utility requirements. Staff would determine capacity and upgrade requirements and describe their ability to facilitate and pay for any necessary upgrades.
2. Prepare a Transportation Study and a Substandard Road Analysis and Mitigation Report. This would be provided to the City/County to help determine who would be responsible to upgrade roads and intersections if required by the study.
3. Staff reviews Study and Reports and provides direction and input for final design.
4. Prepare erosion control documents for LIA and State and submit to the county.
5. Provide plans for roads to the City/County for approval
6. Provide plans to GDOT for review and approval
7. Obtain LDP and start construction.

Hwy 338 Parcel – Due Diligence Report

Dudley, Laurens County, Georgia

October 1, 2019

Permitting

- Erosion Control Permitting - The county is the Local Issuing Authority (LIA) for the state erosion control standard which is concurrently submitted to the EPD if the project size exceeds 50 acres.
- Public Roads – Roads are permitted through both the city and county for the portions in their respective jurisdictions.
- Stream Buffer Encroachments - Buffer encroachments will require state EPD Permitting.
- Waters of the US / Wetland Encroachments - Any impacts to waters of the US will require USACE permitting.
- Other - Given the size of the parcel, its proximity to a state route, and the main transportation route through the city, a pre-application meeting is strongly recommended with the City of Dudley and Laurens County Officials to address particular site details and requirements.
- GDOT Permitting – The local/regional office of GDOT will require permits to access the state route.

FEES:

At the time this document was prepared fees could not be ascertained without a development plan to consider. Fees that are most likely include:

- Water Tap Fee
- Sewer Tap Fee
- Inspection and Review Fees
- Impact Fees
- GDOT Review Fees for right of way curb cuts/access review
- Erosion Control Fees - Total of \$80 per disturbed acre. \$40 goes to EPD and \$40 goes to Laurens County

Extraordinary Project Costs:

Below is a summary of additional costs (beyond those typically used in a baseline pro forma estimate) that may be required for this development:

1. Water Services – To Be Determined
2. Sewer Services – To Be Determined

Hwy 338 Parcel – Due Diligence Report

Dudley, Laurens County, Georgia

October 1, 2019

Development Potential:

This site's greatest asset is its size and location. The site lies less than ½ mile from Exit #42 on I16, fronts a state route 338, and adjoins an active rail line. The site is only 125 miles from the port of Savannah. The combination of these major transportation routes and modes makes this a good site for future commercial development.

Option 1 - Commercial/Industrial/Retail/Institutional Development:

The multiple modes of transportation available, including rail and highway, coupled with proximity to major metropolitan areas and the Port of Savannah, and ample sources of water make this site suitable for a distribution or manufacturing facility. As an example, four exits to the west is Academy Sports and Outdoors distribution center, and to the south, just outside Dublin are several more, including the Best Buy distribution center. Closer to Savannah at I16 and US Hwy 280 and there is a large cluster of warehouse distribution type facilities.

- Manufacturing Facility - Light Industrial congruent with adjacent suburban city center
- Distribution Warehouse Facility
- Institutional Development – Headquarters or campus type facility
- Retail out parcels along Highway 338 to serve the Interstate exit, city of Dudley residents and future development needs

Option 2 – Power and Energy Development:

Just west of Dudley, on State Route 80 there is a small solar farm. Several additional solar farms are located southwest of Dublin near the distribution facilities. The southern US location, generally flat lay of the land, and southeast orientation of the grades would work well for this type of development. A solar project could also be developed in tandem with commercial and industrial development.

Option 3 – Residential Development:

The proximity to Dudley, Dublin and Macon, Walmart Super Center (east at 441/80), and the Carl Vinson VA regional hospital (Dublin), etc. could mean this site would be suitable for development of various types of residential housing.

- Affordable workforce type housing serving the industrial and warehouse developments that continue to grow along the I16 corridor
- Retirement based community, 55+ or senior housing with a focus on veterans due to the proximity to the VA facility
- Nursing or special needs type housing with a focus on veterans

Option 4 – Agriculture:

The land has been used agriculturally for many years and most recently used for timber. The readily available water and transportation make this site perfect for a more intensive agricultural use.

- Hemp Farming - The legalization of Hemp in Georgia is predicted to occur in the next 2-5 years. Hemp is already legal by research permits in the state of Georgia. This site may be ideal for such farming. Additional soil testing would be advisable if this option was of interest.
- Crop farming including corn, cotton, peanuts, vegetable crops, hay, and pasture would also be generally plausible with the soil types found on the site.
- Aquaculture – The proximity to several major metropolitan areas via trucking and rail means rapid distribution of food products is viable. This coupled with flat terrain and ample fresh clean water (which does not flow through urban areas) makes aquaculture a potentially viable development option for this

Hwy 338 Parcel – Due Diligence Report

Dudley, Laurens County, Georgia

October 1, 2019

site. Further testing of the water and discussions with the State EPD would be warranted as a next step if this option is of interest.

- **Tree Farm** – The site could be used to grow commercial landscape trees and shrubs. The southern location, major highway proximity, gentle slopes, loamy sand soils, and readily available irrigation water make this site ideal for a tree farm. The return on commercial trees grown for the landscape trade is much faster than trees for timber but has higher labor and equipment costs. There are virtually no barriers to entry in this type of development.

Option 5 – Recreational Vehicle Park:

This land is relatively flat, has direct access to a State Route, and close proximity to an Interstate Interchange on I16. The Interstate is a major route for tourist from Atlanta to Savannah. The route from Macon to Savannah is relatively long and devoid of interest. There are only one or two small RV parks between Macon and Savannah with the largest being Beaver Run closer to Savannah. There is no zoning that would preclude an RV facility. The site is serviceable by sewer. All of these attributes make this site well suited for an RV Park development. An RV Park site that was highly amenitized using Little Rocky Creek to create a pond, etc. could possibly do well in this location. However, this location would in some ways be competitive with Creekfire RV Resort.

Hwy 338 Parcel – Due Diligence Report

Dudley, Laurens County, Georgia

October 1, 2019

Recommended Next Steps:

1. Obtain a topographic survey
2. Develop concept plan
3. Meet with City officials to discuss water and sewer services
4. Geotechnical investigation
5. Water flow test

Attachments:

- Parcel map with roads labeled
- Aerial Imagery
- Flood plain map (FEMA)
- Wetland map
- GIS map
- Soils map

General Information:

The following sources were used to prepare this report:

- Telephone calls the week of 9/16/19 with the City and County Managers
- Telephone calls to City and County staff over multiple weeks
- In person site investigations performed by Atwell staff
- Review of City & County websites and other publicly available information
- Review of online FEMA, USGS, NWI, and NRCS Soils Maps
- Review of online data including Google Earth Aerial mapping

Contacts :

Laurens County, Georgia

Bryan Rogers
County Administrator
478-272-4755
RogersB@dlcga.com

City of Dudley, Georgia

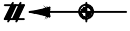
Justin Crews
City Manager
478-279-1619
cityofdudley@progressivetel.com

Georgia Central Railroad

Kevin Phillips
Industrial Development
904-562-0692
Kevin. Phillips@gwrr.com

CSX Transportation

Aubrey Brown
Manager Industrial Development Georgia
904.366.4740 office
904.334.8615 mobile
Aubrey_Brown@CSX.com

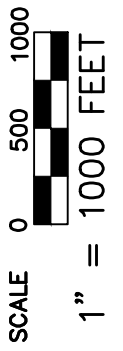


PROPOSED RV MOTOR PARK SITE
OTAMOT LAND, LLC

FIGURE 2: SITE PLAN VIEW

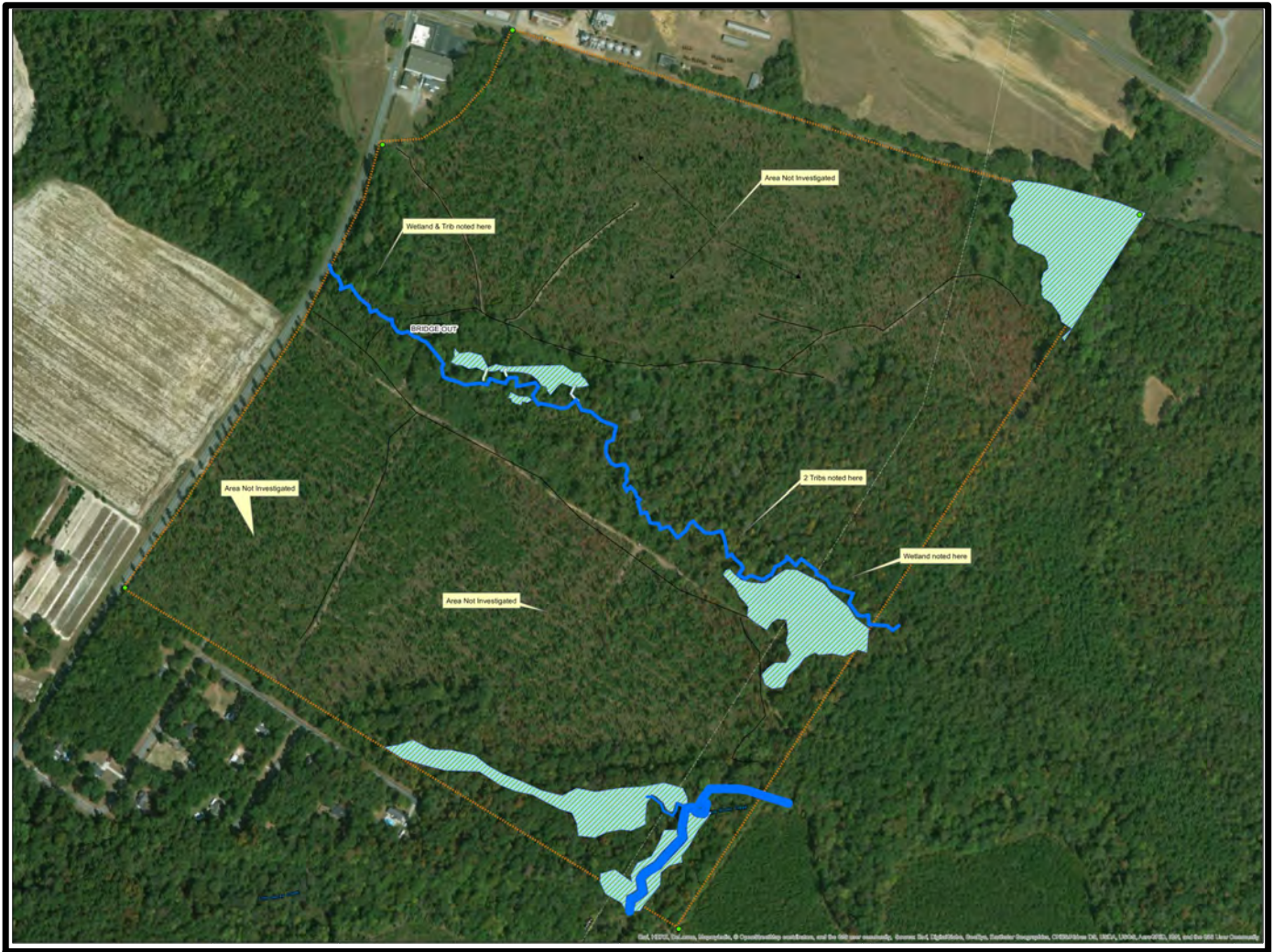
DUDLEY, GEORGIA

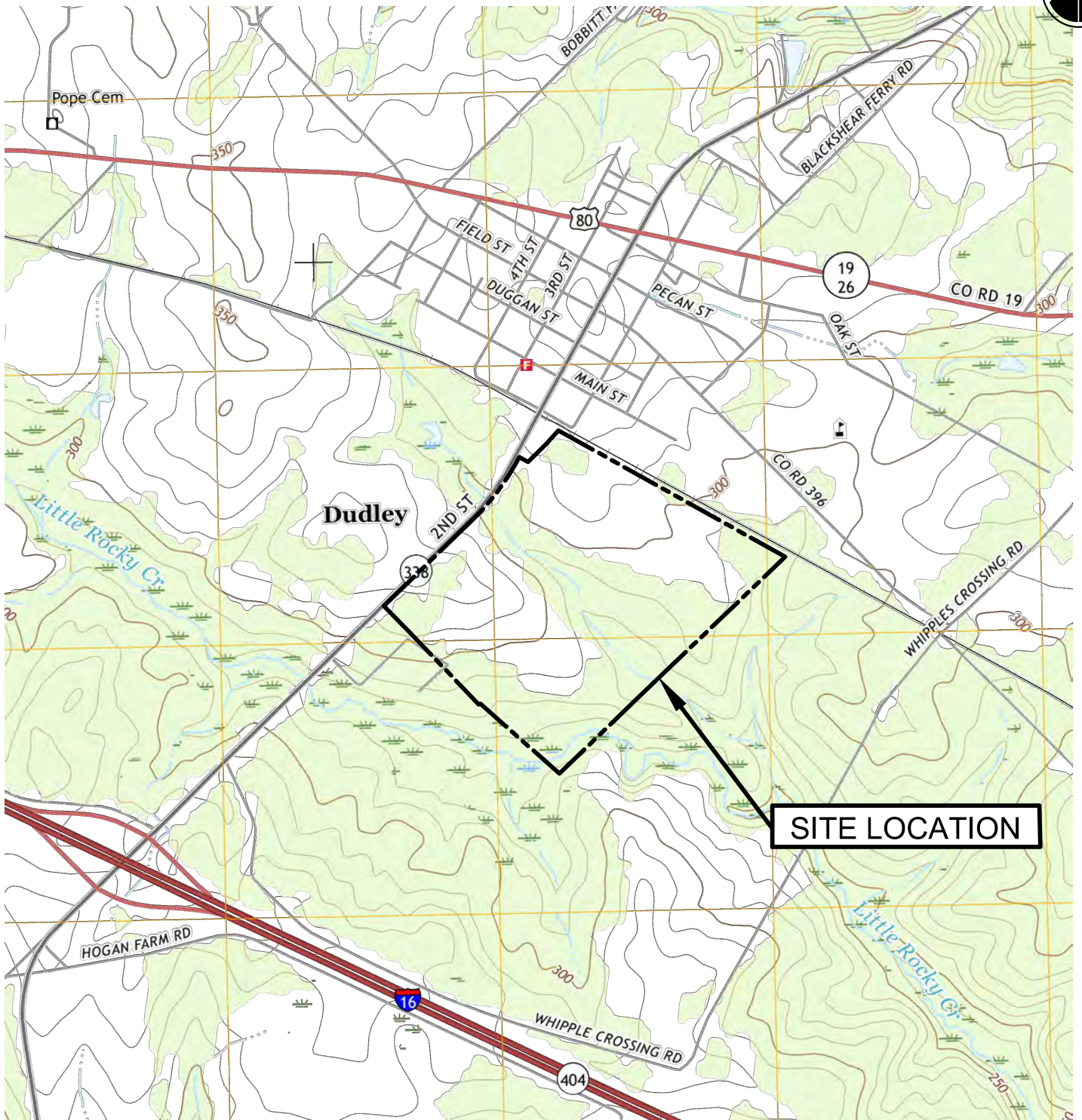
PROJECT NO.: 18001770
DATE: 06/21/2018



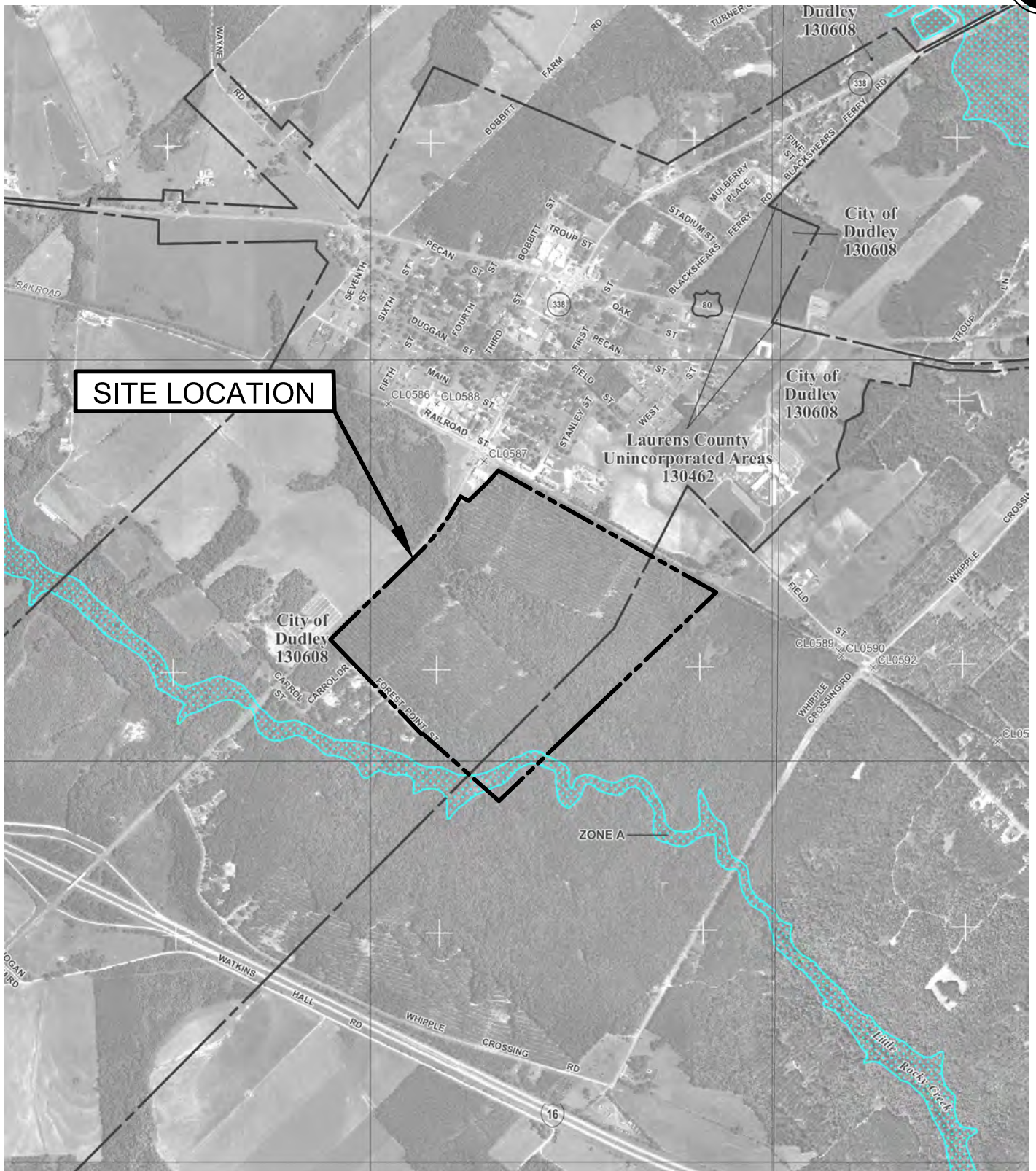








USGS MAP – DUDLEY, GEORGIA – 7.5 MINUTE SERIES, 2017



FEMA MAP NUMBER 13175C0165C DATED DECEMBER 17, 2010

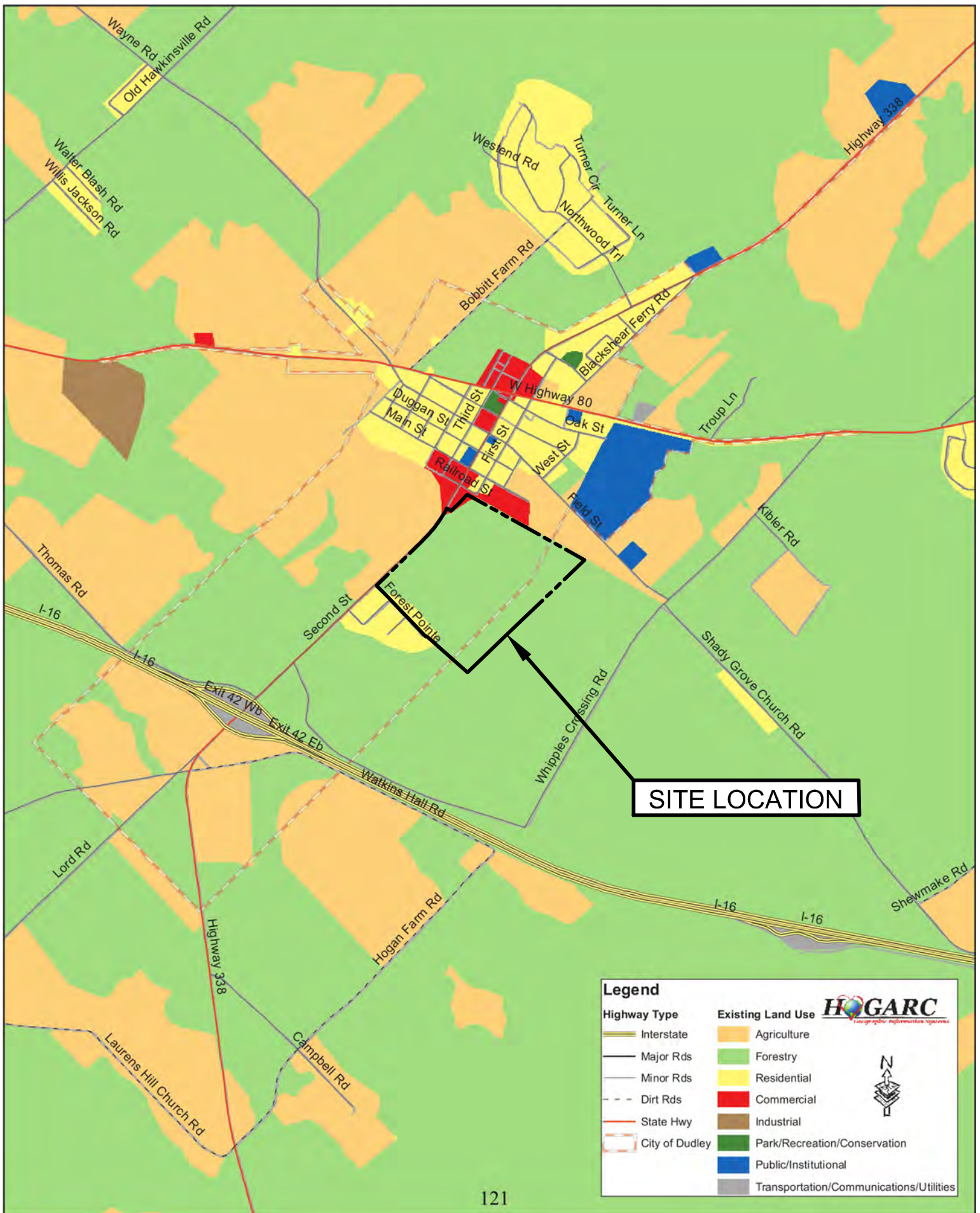


SITE LOCATION

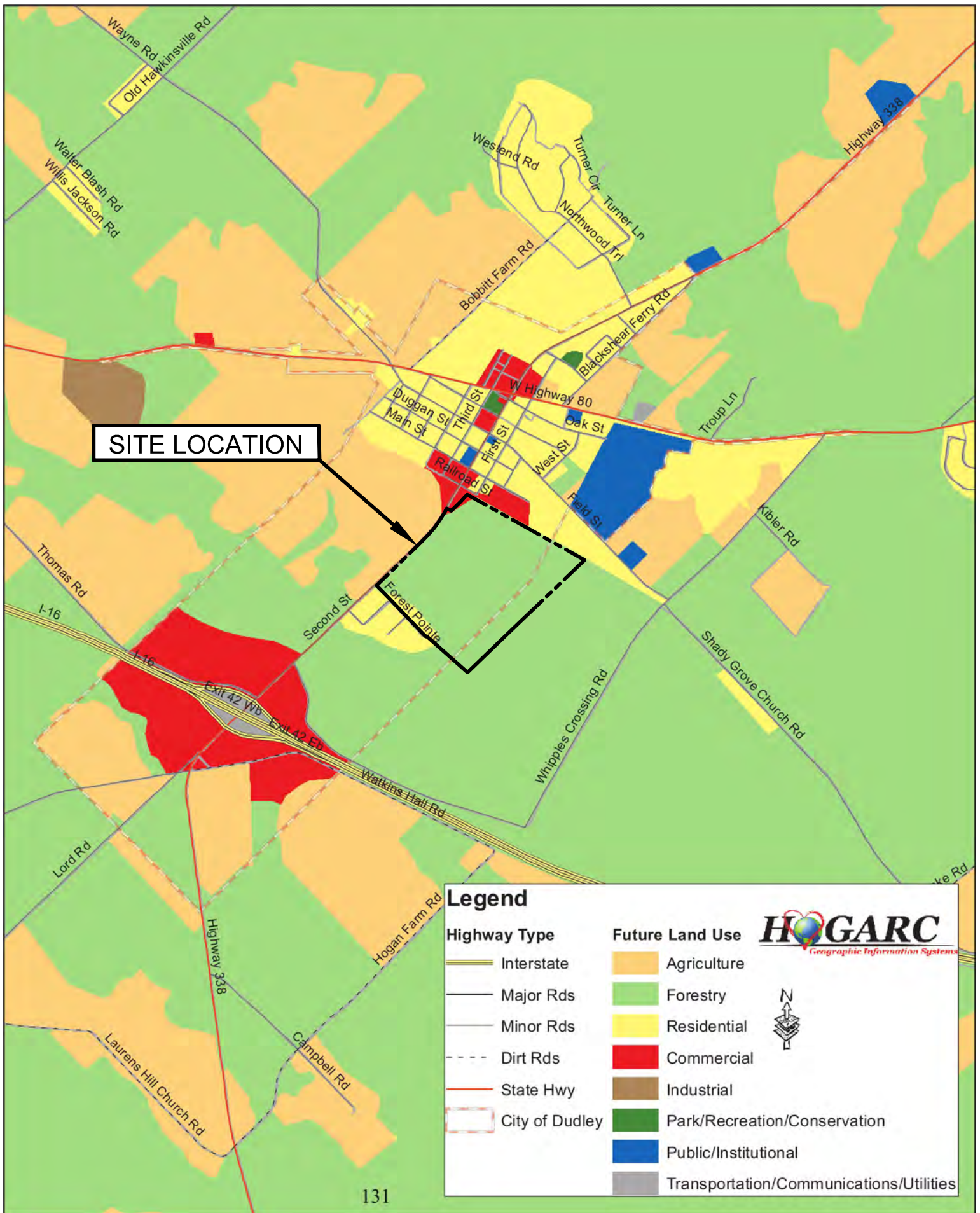
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	AVG NCCPI
DoB	Dothan loamy sand, 2 to 5 percent slopes	118.77	52.0%	2	52.9
HM	Herod and Muckalee sandy loams, frequently flooded	33.11	14.5%	5	60.8
DoA	Dothan loamy sand, 0 to 2 percent slopes	23.60	10.3%	2	53.1
TfB	Tifton loamy sand, 2 to 5 percent slopes	18.87	8.3%	2	64.8
CaB2	Carnegie sandy loam, 2 to 5 percent slopes, moderately eroded	14.62	6.4%	3	74.3
Ra	Rains sandy loam	7.20	3.2%	3	68.9
FuB	Fuquay loamy sand, 0 to 5 percent slopes	6.22	2.7%	2	38.6
DtC2	Dothan sandy loam, 5 to 8 percent slopes, moderately eroded	3.91	1.7%	4	65.3
CnA	Clarendon loamy sand, 0 to 2 percent slopes	1.20	0.5%	2	60.6
FuC	Fuquay loamy sand, 5 to 8 percent slopes	0.70	0.3%	3	45.7
		228.21			56.8

SOIL SURVEY FOR CITY OF DUDLEY, GEORGIA

City of Dudley Existing Land Use Map



City of Dudley Future Land Use Map



SITE LOCATION

Legend

Highway Type

- Interstate
- Major Rds
- Minor Rds
- Dirt Rds
- State Hwy
- City of Dudley

Future Land Use

- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities

HOGARC
Geographic Information Systems

