

Berrien County

Date 10-17-25

To: John S. Quarterman

P.O. Box 88

Hahira, GA 31632

From: Berrien County Commissioner's Office
P.O. Box 446
Nashville, GA 31639

We have received your request dated

in which you asked for copies of

Pursuant to the Georgia Open Records Act, we have determined that this agency keeps the records that you seek.

We have calculated the cost of compiling and copying the documents and records you requested.

Charges for the copies will total \$ 15.35. The total copying cost represents \$.25 for the first page and \$.15 for each additional page for a total of 15 pages. The administration cost represents a fee of \$ 13 per hour after the first fifteen (15) minutes for 1 hours, for search, retrieval, monitoring, and other direct administration costs in conjunction with our filling of your records/documents request. This fee represents the salary of the lowest paid full time employee who possesses the necessary skill and training to perform the request.

Additionally, please be advised that this agency will not provide access to public records which are to be used for commercial purposes.

We will be happy to release the copies we have made for you, as you requested, upon receipt of your payment of all copying and administrative costs, described above, and upon receipt of the agreement located at the end of this letter, with your signature thereon, not to use the information gathered for commercial purposes.

Brenda Souell
Agency Representative

I agree to pay any copying and/or administrative costs incurred in fulfilling my request.
This _____ day of _____, 2000.

VI. Community Policies

The following policies, numbered to align with the Community Goals, were developed in conjunction with all stakeholders and are intended to provide qualitative guidance to address the Issues and Opportunities identified in this Plan and to provide a framework for the development of the Community Work Program. The Community Work Program then addresses the Issues and Opportunities through specific projects, for each of which the participants, anticipated cost, and time frame are identified.

These policies are organized around the issues identified in the "Needs and Opportunities" section, and are further organized around the seven important topics of the Plan:

1. Natural and Cultural Resources
2. Economic Development
3. Housing
4. Land Use
5. Transportation
6. Community Facilities and Services
7. Intergovernmental Coordination
8. Broadband Services

Natural Resources

Goal 1: Execute and support conservation and protection measures for natural areas. These areas include, but are not limited to, floodplains, wetlands, groundwater recharge zones, protected river corridors, hardwood forests, and habitats supporting Georgia and federally listed endangered species.

Needs & Policies

Need: *The community needs to protect the valuable water resources in order to maintain clean drinking water and use of waterways for recreation.*

Policy 1.1: **Water Resources.** Coordinate with the surrounding counties and cities to ensure that the water resources of the area are protected.

Policy 1.2: **Inventory of Resources.** Berrien County should create a detailed inventory of its natural resources to support their effective protection and long-term preservation.

Need: *Berrien County needs to protect water resources and promote public fishing areas for recreations and outdoor tourism*

Goal 5: Preserve and strengthen the value of existing developed areas; encourage sustainable development and revitalization within urbanized zones; foster the growth of stable, vibrant neighborhoods; and ensure the availability of accessible open spaces to support future land use opportunities.

Needs & Policies

Need: *Land use compatibility issues with Moody AFB exist due to encroachment of residential subdivisions into or near the flight path, in addition to impacts from the base to the County's natural and cultural resources.*

Policy 5.1: **Natural and Cultural Resources.** Continue to identify all-natural and cultural resources that are located within the flight paths and noise contours of Moody Air Force Base.

Policy 5.2: **Flight Impacts.** Coordinate with Moody Air Force Base via the JLUS study to ensure that any flight impacts to cultural and natural resources within Berrien County are mitigated.

Policy 5.3: **Noise Standards.** Continue to enforce the noise attenuating building standards for new residential homes within the flight paths and noise contours of Moody Air Force Base.

Policy 5.4: **Land Use Measures.** The City of Nashville should continue to implement the JLUS Plan that will protect natural resources and natural stormwater management areas like floodplains, marshes, and steep slopes.

Policy 5.5: **Joint Land Use Study (JLUS).** Continue to participate in the implementation of the JLUS with Lowndes County and Moody Air Force Base.

Need: *Enigma does not have a zoning ordinance.*

Policy 5.6: **Zoning Ordinance.** If not consolidating ordinances with the county, the City of Enigma needs to adopt a zoning ordinance.

Need: *Alapaha needs to pass a zoning ordinance.*

Policy 5.7: **Zoning Ordinance.** The town of Alapaha has to finalize and pass its zoning ordinance.

Need: *Development of appropriate land development regulations for the County and the Cities.*

Policy 5.8: **Consolidation of Ordinances.** Consolidation of county and city ordinances and regulations would allow better enforcement within the communities.

PERMITTED ZONING DISTRICTS:

Agricultural
Residential

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Resource Management
- 3) Sense of Place

IMPLEMENTATION MEASURES:

- Berrien County should develop a comprehensive inventory of natural resources within the County to ensure their protection and continued preservation (Policy 1.2).
- Promote and encourage sustainable and innovative agri-business opportunities (Policy 2.10).
- Coordinate with Moody Air Force Base via the JLUS study to ensure that any flight impacts to cultural and natural resources within Berrien County are mitigated (Policy 5.2).

Historic Main Street Area (Alapaha)
(City of Alapaha)



DESCRIPTION

This is the historic downtown area of Alapaha.

PREDOMINANT LAND USES:

Historic commercial core with adjacent residential and institutional uses.

DEVELOPMENT STRATEGY:

Preserve the historic character of the Main Street area and adjacent residential uses. Encourage businesses to locate in the Main Street area. Encourage infill development and adaptive reuse.

PERMITTED ZONING DISTRICTS:

Commercial
Residential (single-family and multi-family)
Residential Professional
Mixed Use

✓

**BERRIEN COUNTY PLANNING COMMISSION
MEETING MINUTES**

August 21, 2025

Berrien County Administrative Building

Members Present: Kyle Pearson
Skeeter Parker
Greg Shoupe
Mike Hand
Parrish Akins

Staff Present: Teresa Willis

Invocation: Skeeter Parker

New Business:

Minutes July 17, 2025 (Adopted) with Corrections

Item: 1. Cole Livingston-Subdivide Multiple-Lots off Old Valdosta Hwy, Bradford Rd and Strawder Rd Ray City Ga 31645. M&P 061-14-000, 061-16-002. – Danny Studstill, for Cole Livingston. Ten Mile Creek LLC. Control Development/Restrictive Convents on 2 plus more acre lots. In the packets is a picture of the proposed home. It is a 1750 sqf heated and cooled, stick built home, no modular or mobile homes will be allowed, no live stock will be allowed, an Architectural Control Committee will control the aesthetics of the subdivision. No detrimental environmental impact per Engineers, Tax Revenue boost to Berrien County (over 45,000 annually total). As you know the bank that foreclosed on the land initially, Mr. Livingston and the engineer divided the two tracts into the ten (10) individual tracts. The Land use Ordinance requires you to come before the Planning Commission if you divided the fourth Tract. Mr. Parrish Asked if the Architectural Control Committee Convents-they will be in place for 20 years even if the house sold, or even re sold.

Larry Sanders – Civil Engineer -20 years- there have been some concerns about run off and sediment control, this land over a mile or two from the river, this is

very sandy soil, and has dense grass, and impervious areas, that we call hard seeds, we are also going to be plating Bermuda grass, and fertilizing the lawns and with such big lots, I can tell you with all confidence that there is not going to be any increase in runoff that will impact the Withlacoochee River, and additionally the homes will be built off the road and sediment control measures will be set up on site, by no means will we have sediment polluting the Withlacoochee River 1.3 miles down the river. Curtis Ray -Soil Scientist- Mr. Ray approved all lots for all well and septic tanks.

Lisa Sumner- I am here to express concerns about the proposed Subdivision. If approved this could set up our county to developments that would go against our original intent of our Land Use, with potential long-term consequence. Impact to the land. Zoned AU- runoff is affecting the farmers. Ray City – is a recharge area for replenishing underground water sources known as aquifers. Mrs. Sumner ask if an Erosion plan was submitted to the Planning Commission, one was not submitted, Greg Stated that it was based on acreage. Berrien County Code of ordinance Supports the Undeveloped Land to preserve the Country Side and allow the residence to retain the traditional ways of life, these neighbors have been here for generation, we live where we live now because we want it to stay the way it is now, if they want to build new subdivisions, they can build it where it is zoned for a subdivision. I ask that you table or vote no until we gather more information on the issue.

Larry Sanders- Mr. Parrish asked about the soil erosion plan. If you are building roads and are disturbing a lot of acreage. That is when you do the 3-phase soil erosion plan for larger acreage. Typically, when you build 1 or 2 homes at a time you wrap that lot with silk fence and make sure the soil is controlled and does not leave that property, I don't think the intent is to go in there and strip off 20 acres of dirt and just allow run off. They're not going to let the sediment leave the site uncontrolled, they are not going to make the run off worse. There will be grass planted which will be managed by convents, and erosion control. I 100% support farmers, but the one thing that is destructive on sediment and rivers is farm land. This will not make anyone's problems worse.

Lisa Sumner- I have a comment on 4-1.1 on the Comprehensive Plan. (Land Use Table) AU-

Dillion Nash- Congratulated Cole on winning the bid. Mr. Nash has farmed the area his whole life, around Bradford and Strawder Rd. His concern is the water that runs down hill to their fields, and the wash outs. You can see on the print out Danny give you, we have Peanuts planted there, but you can still see the washout there, we got 4 inches of rain last week, you can't control that water, when that much water come across Old Valdosta Rd, there is a ditch that fills up with water, we have called Ben down there to put pipes in, we have pulled buses out. We have

basically quit calling Ben because he is not doing his job, don't get me wrong we are friends with Ben but he is no help with the roads. Mr. Mike asked if the problem could be fixed would it help the situation. Dillion stated we have never been able to get the problem fix I don't know. Mr. Mike asked if we could get the water headed in the right direction could that fix the problem; it will take more than an 18' pipe. It will take a much bigger pipe. When you raise that dirt road you will have to raise the light poles also. Mr. Kyle, we are here to make recommendation, we are here to make compromises, if it can be fixed will it be acceptable? Mr. Dillion said yes it would be acceptable. Then let's focus on the solution.

John Beville- The water washes across the Rd in multiple places on Strawder Rd and Bradford Rd, Mr. Neisen will get stuck on his rd, multiple times. Webb's well services will not put a shallow well down in this area. From the beginning there has been something strange about this because someone sent me an add in the paper that John and Tonya subdivision was approved, nothing was changed. I called the auction company and told them nothing is going to be changed with the property as it is zoned. The bank called me a few days later and said we are going to move on with the foreclosure. I have two sons affected by this, we all bought this land with the assumption that it will be AU, I think the 2-Acree is a Loop Hole. I bet there is at least 2' of water standing on the back of the field, when I owned the property, I did not go to the AFC office and designate any crops because I knew it was wet. I am going to have a lot of people mad at me. If this goes through Mathew owns the most valuable piece of property surrounded by 3 roads and 2 major hwy's its borders 2 counties and there will be 30 or 40 more houses built in that area, I will do my best to tell him in to doing that.

Jason Sumner- I live on Old Valdosta Hwy- concerned on Soil and Erosion Sediment. My hope that my grandson can live on my property one day and it will look like it does today.

Johnny Neisen – I have lived out here for 38 yrs. I have been trying to get the county to fix my dirt rd. for 38 yrs. I have had several people pull me out when it rains a lot, Mr. Wayne, Mathew, and several other people. I am afraid when the water starts to run who is going to take care of that. Now you have all these Semis coming in also back and forth who is going to take care of that. What about all the dump trucks coming and going.

Mathew Beville- speak out against the subdivision, I have lost 300 areas, in the past 5 years due to the recent subdivisions in the area. Strawder rd. cannot handle the amount traffic that this subdivision is going to create. I rely on Strawder Rd for transporting hay and pin straw. Mathew is afraid that the subdivision would be a liability for him and his equipment and his crops.

Austin Nash- USDA- land elevation 240 to 230 feet back to Nash farms 210 ft.

Kyle Pearson- I am appalled right now, I know we have a lot of emotions, when we speak out of turn, you want something done, we are here to make sure everyone here has the opportunity to the American dream and prosperity and we are not doing that. We are not here to bash; we have one agenda.

Teresa Willis – Stated this is for a land split. (this is for a multi acre subdivision)

Danny Studstill- We need to figure out if it is required, and the reconvene.

Teresa Willis - We are going to table, for now and get the opinion of the Attorney, to see if it applies to this Subdivision. (Cole Livingston land parcel divide)

Secretary Items:

We tabled the old business which was campers until next year due to Fema.

Meeting adjourned.

**BERRIEN COUNTY PLANNING COMMISSION
MEETING MINUTES**

September 18, 2025

Berrien County Administrative Building

Members Present: Parrish Akins
Skeeter Parker
Greg Shoupe
Mike Hand

Staff Present: Teresa Willis

Invocation: Greg Shoupe

New Business:

Minutes August 21, 2025, (Was Tabled for Correction)

Item: 1. Rezoning: R-15 to R-6 McCorvey Homes (Jason McCorvey). 719 Dawn Street Nashville Ga 31639, Single Family to Milti-Family Dwelling. M&P N19-43-000.- Dawn is the street right behind Cypress wood Apartments, Mr. Greg Shoup asked if this was an empty lot, yes this is a .1/2-acre empty lot that we will build on per Mr. McCorvey. Mr. Parrish asked if anyone opposed, no one opposed, Greg Shoupe made a Motion to approve, seconded by Mike Hand motion carried all where in favor.

Item: 2. Cole Livingston – Subdivide Multiple-Lots off old Valdosta Hwy, Bradford Rd and Strawder Rd Ray City Ga 31645. M&P 064-14-000, 061-16-002. – Mr. Danny, I have spoken with the Attorney and we need a Final Plat, so we can get the plat to the Planning Commission and the County Commissioners. Mr. Danny stated let me be sure we are on the same page, as I

recall we presented our evidence for Mr. Livingston, and there were several residences spoke against, and then Mrs. Sumner filed a motion or challenged the Application because it was not in proper format, as I recall Mr. Akins and or you suggested that we get an opinion from the county attorney as to whether or not the application is in proper form or not, and I have spoken with Jennifer Herzog in Tifton our County Attorney, and she stated it needed to be treated like a subdivision with exceptions. I think by way of explanation the reason Mr. Wes Hand stamped the plat in your package as preliminary is because he wanted to see if there were any changes from the commission or anyone else before he put it in final and recordable form. If Mr. Hand will put the plat in a final format, and get it approved by you and the county administrator Mrs. Brenda Ferrell. Someone had also raised a side issue about erosion control or sedimentation control and I have spoken to Mr. Livingston and he said one possible solution might be is to go ahead and to put up silk fence around each of the ten lots, and he has agreed to do that even pending the commissioners approval because he is mowing, and disturbing the area in one sense there is no reason not to go ahead and put the silk fence up around the ten separate lots, so that the residence can see Mr. Livingston is doing it out of the abundance of caution to make sure he doesn't disturb any land without that. Mr. Livingston and I will get with Wes Hand on the final plat so we can get it to you and Mrs. Brenda Ferrell the County Administrator for a signature and we will present it and then we will be back on the Commissions agenda. Mr. Danny I will have to get you a date, there will be signs posted again like before just like a New Meeting. Mr. Danny asked if we need to readvertise? Teresa Explained yes, she would have to readvertise for 3 weeks in the paper and post new signs, meetings are usually the 3rd Thursday of the month.

John Beville- Since you are representing, Mr. Livingston, I just wanted to give you sometime to discuss with Cole, it is nothing mandatory, it is something I saw in the Comprehensive plan that was adopted, to be recommended when someone, purchases a piece that is zoned Agriculture, it is a good idea to let them know the lands actual usage, and that farming is being preformed in the general area. I know you have some pretty tight covenants and I see nothing wrong with that, but will you please discuss that with Mr. Cole since he is one of the ones that has control over the covenants.

Mr. Danny- I think it is a good idea to put each potential home and or home owner owner on notice that farming is going on in the area, there is nothing wrong with that.

Lisa Sumner- Has a Question? Bring up the silk fencing, isn't that bring up the assumption that we are moving forward? Isn't that continuing the construction in the area with the assumption that we are moving forward? Especially since he

didn't care about what was going on when he started digging in the foundation since he hasn't done anything else out there.

Mr. Danny. – I don't mind giving you my thought process, no it is not an indication that we think we are going to win or lose or how the commission is going to vote, but after some what speaking with Teresa and Mr. Shoupe, it talks if you disturb the soil, and in one sense if he goes out there and mows or does any type of site prep, out of abundance of caution Cole wanted to go ahead and put the silk fencing up, but certainly if the commission says do not do it we won't do it we don't do it. This will be an addition expense, but just to be cautious and look ahead, Cole just thought he would go ahead and do the fencing.

Lisa Sumner – He will have to put up the silk fence once it is passed and approved, it is a mood point, if you guys have already have put a stop work order for construction, correct me if I am wrong!

Teresa Willis – Stop work order has been issued

Greg Shoupe – Mr. Shoupe did state leave it alone, if it requires, he would have to do the silk fencing, we are not there yet is what I am saying.

Mr. Parrish – asked if anyone else would like to speak, no one else came forward, technically we have Tabled until next meeting, we will co ahead and take your comments for the next meeting.

Lisa Sumner for Wayne Nash- (Road Conditions) -these are a few concerns he has, are about the and according to Ben Warren, it will take a minimum of 200 loads of dirt to build up Bradford Rd, at the cost of \$200 per load, The dirt itself will total \$40,000, and the labor to spread it will be an additional \$30,000- a combined cost of 70,000 to the county and tax payers. This amount does not include the expense of installing the pipes for the driveways and the entrance from Old Valdosta Hwy. In addition, there will be further charges for widening Bradford Road to allow heavy farming machinery safe and clear passage. It's important to recognize that there are many factors to consider when placing a subdivision in the middle of a farming community. The overall cost could end up being very expensive for the taxpayers for Berrien County. **Risk Of Wells in Rural**

Subdivisions going Dry. Aquifer Depletion- when multiple homes are added, the aquifer may be unable to recharge quickly enough, leading to wells going dry, especially in drought years. *Seasonal & Agricultural Competition-* In rural areas, wells may compete with agriculture irrigation systems, which can pull thousands of gallons a day. During summer months, this competition is more likely to cause wells to run dry. *Water Quality Risk-* Shallow subdivision wells are more vulnerable to contamination from Fertilizers, sept systems, and surface runoff. If the groundwater levels drop, wells may start drawing in sediment, iron or even bacterial contaminants. *Long-term Community Cost-* If wells begin running dry, **home owners may demand deeper drilled wells or connection to municipal**

water systems – cost that often fall back on the county and tax payers. (costing \$8000-\$15000).

Request that the Planning Office produce the developer's *Hydrogeologic/Well Impact Study* for the project, including:

Testing wells & setup-drawdown/24-72 hr pumping test with transmissivity & storability estimates.

Analytical/numerical drawdown modeling showing effects on existing nearby private wells and onsite wells at full build -out (peak-day and drought scenarios).

Sustainable yield per lot and well spacing rationale tied to the local aquifer unit (e.g. Upper Floridan vs. Claiborne)

Seasonal/drought sensitivity using USGS hydrographs for the nearest monitoring well(s). ga.water.usgs.gov

Water-quality risk (septic setbacks, nitrate risk, iron/sediment at low water levels) and a contingency if wells go dry.

Cumulative- use check against Georgias's aquifer-wide availability ranges for that unit.

Lisa Sumner- Current Tax payers should have the decisions about what is happening in their back yard. Ther developer claims the subdivision would generate \$40,000 a year in new property tax revenue, However, between just three current neighboring properties, that same \$40,000 is already being contributed – without adding new cost and infostructure burdens on local taxpayer. When weighing this decision, it is important to consider not only the potential revenue but also the significant expenses and risks shifted to exiting taxpayers if the project moves forward.

Mr. Beville – is showing a video of Mathew harrowing a field and the dust is blowing out of the north. This is the Quinn property. Dust travels very far, this is how Mathew makes his living.

John Quaterman – (River Keeper) – Mr. Quarterman, proposed that this subdivision will produce more runoff into neighboring properties, contaminate Gin Branch Creek. He is also afraid that with this subdivision it will bring unwanted trespassers, four-wheelers in the fields, trash into our fields, people calling fire departments every time they have a prescribed burn. We are also worried the Aquifer would not have time to recharge. This subdivision would serve as precedent for more subdivisions.

Mr. Parrish- What about the school expense. I am not sure.

Lisa Sumner- I do have it on good authority, I do know that Berrien County schools are at capacity 10,000 a child.

Wayne Nash- Trash in Cotton Field – cost 4 cent a pound, if they find this in your cotton. It will cost up to \$ 86,000.

Secretary Items:

We tabled the old business which was campers until nest year due to Fema.

Meeting adjourned.

7/8/25

GRAPHIC SCALE: 1 INCH = 200 FEET

[illegible]

SURVEY REFERENCES
PLAT BOOK 1 PAGE 78
PLAT BOOK 4 PAGE 372
PLAT BOOK 5 PAGE 172
PLAT BOOK 5 PAGE 172
PLAT BOOK 5 PAGE 245
PLAT CABINET 1 SLIDE D-37 (STRAWDER)
PLAT CABINET 1 SLIDE D-52 (SMITH)
PLAT CABINET 2 SLIDE F-566
PLAT CABINET 2 SLIDE G-651
PLAT CABINET 2 SLIDE H-065
PLAT CABINET 2 SLIDE H-090

NOTES

THE "WELFARE" WHICH THIS PLAN IS BASED HAS BEEN A CONSIDERABLE HISTORICAL PRECEDENT OF LESS THAN 0.07 AT THE 95% CONFIDENCE LEVEL. IN OTHER DATA, PROBABILITY RESULTS UTILIZING REAL, THE SIGNIFICANT OBSERVATIONS THAT PLAN HAS AN ERROR OF CLOSURE OF 1 FOOT IN 30,000.

THE RESULTS ARE CONSIDERABLE, MOSTLY AMERICAN DATA OF NAVAL GENERAL WEST ONE, ESTABLISHED USING THE AMERICAN DATA PROCESSING SERVICE (DTP) PROVIDED BY JAVO GINS STATE PLANS. CONSIDERABLE DATA FROM RESEARCH ARE FOR ANALYSIS IN THE RETIREMENT OF THE SURVEY (DTP) WHICH CAN BE USED IN DEED OF ORIGINAL INVESTIGATION (DTP) (DTP).

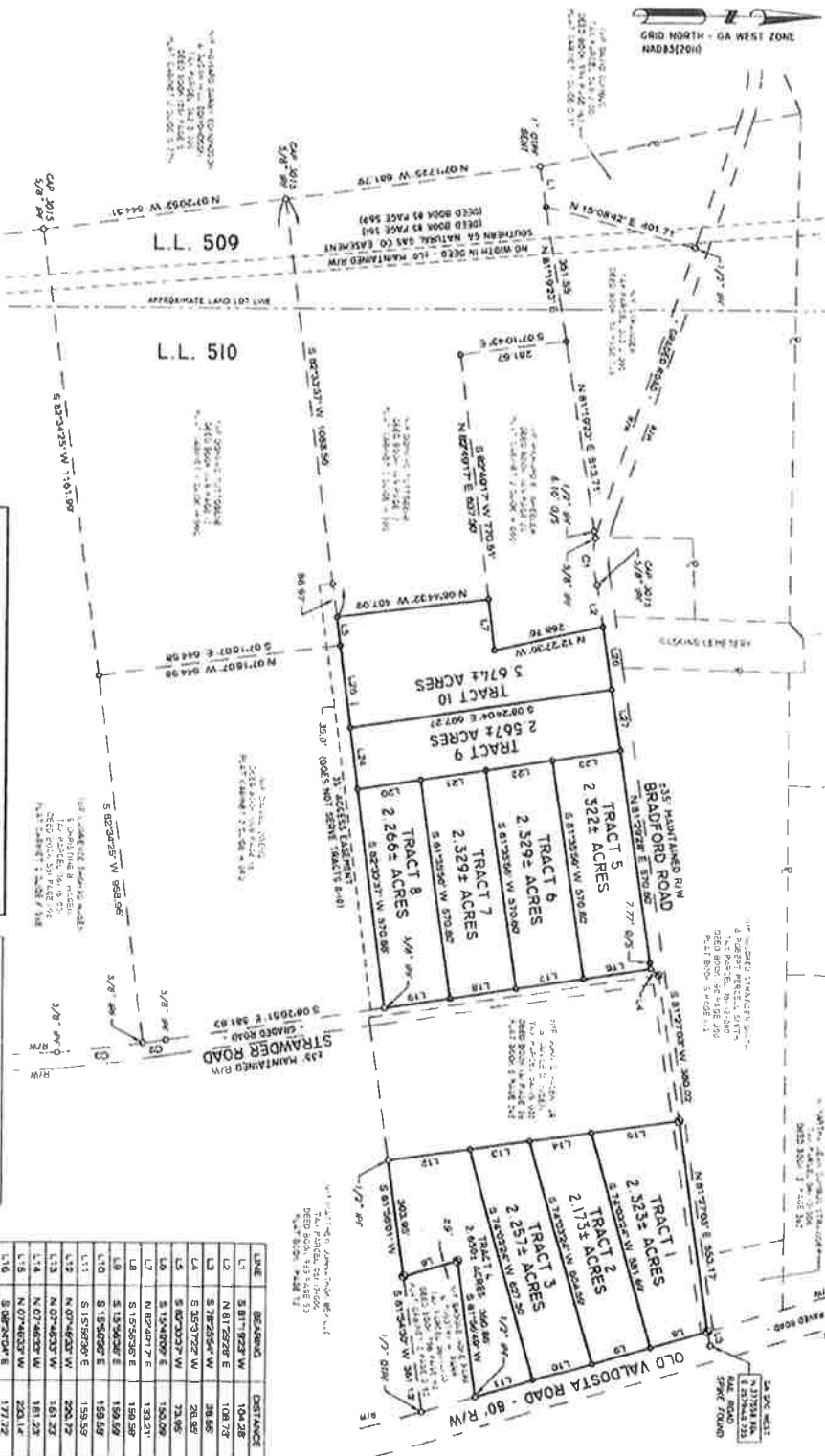
2. A CURRENT TITLE SEARCH, OR ABSTRACT OF MATTERS AFFECTING TITLE EVIDENCE OF OTHER DISBURSMENTS MAY EXIST, BUT ARE NOT SHOWN. ADDRESSING TAXPAYER INFORMATION WAS OBTAINED FROM THE COUNTY TAX DEPARTMENT, INCLUDING OVERLAP AND NO TITLE SEARCH WAS PERFORMED TO CORRECT CORRECTIONS OF TITLE INFORMATION.

EXISTING STRUCTURES ARE NOT SHOWN

HAND LAND

SURVEYING COMPANY

324 S JEFFERSON STREET NASHVILLE, GA 31639
PH (229) 507-1031 WJH@GMAIL.COM
GEORGIA REGISTERED LAND SURVEYOR NO 2965
GEORGIA LAND SURVEY FIRM NO 1230



PROPERTY AND ACQUISITION & SOURCE OF TITLE
TRACTS 1-4 ARE A DIVISION OF PROPERTY DESCRIBED IN DEED BOOK 1149 PAGE 20 AND DEPICTED AS TRACTS 1, 2 & 3 ON A SURVEY RECORDED IN PLAT CABINET 2 SLIDE 4-1990
TRACTS 5-10 ARE A DIVISION OF PROPERTY DESCRIBED IN DEED BOOK 1149 PAGE 20 AND DEPICTED AS TRACT 4 ON A SURVEY RECORDED IN PLAT CABINET 2 SLIDE 4-1990

PROJECT:

DIVISION SURVEY
LOCATED IN LAND LOT 510
OF THE 10TH LAND DISTRICT
BERRIEN COUNTY, GEORGIA

CLIENT:

COLE LIVINGSTON

—

OF

CLUTTER	CHORD BEARING	C-CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 87°34'44" E	122.11'	289.21'	123.64'
C2	S 04°10'29" E	43.07'	407.13'	63.07'
C3	S 06°07'54" E	227.66'	407.13'	227.71'

LINE	SECTOR	POST NAME
L1E	511111221 W	104.28
L2	N11252607 E	108.73
L3	N11251451 W	28.65
L4	S13072722 W	28.59
L5	S13072722 W	33.65
L6	S1140092 E	150.09
L7	N12482717 E	138.21
L8	S11550328 E	150.99
L9	S11550328 E	150.99
L10	S11550328 E	150.99
L11	S11550328 E	150.99
L12	N10745201 W	161.32
L13	N10745201 W	161.32
L14	N10745201 W	161.32
L15	N10745201 W	220.14
L16	S10728244 E	171.72
L17	S10728244 E	171.72
L18	S10728244 E	177.72
L19	S10728244 E	177.72
L20	N10728244 E	164.15
L21	N10728244 E	177.72
L22	N10728244 E	177.72
L23	S11020717 W	116.05
L24	S11020717 W	160.02
L25	S11020717 W	215.17
L26	N11252607 E	160.04
L27	N11252607 E	160.05

Teresa Willis

From: Wwals Watershed Coalition <wwalswatershed@gmail.com>
Sent: Thursday, October 16, 2025 3:04 PM
To: Teresa Willis; Brenda Ferrell
Cc: Wwals Watershed Coalition
Subject: GORA request for documents for the Bradford Road subdividing before the Planning Commission

External Sender - From: (Wwals Watershed Coalition
<wwalswatershed@gmail.com>)

[Learn More](#)

This message came from outside your organization.

Dear Berrien County,

This is a Georgia Open Records Act (GORA) request for these documents related to what the Public Notice for this evening's Public Hearing of October 16, 2025, refers to as "Cole Livingston, Subdividing multiple lots off the Old Valdosta Hwy, Bradford Rd and Strawder Rd":

1. The Soil Erosion and Sedimentation Control Plan the applicants had not submitted before the August 21, 2025, Public Hearing in the Planning Commission meeting.
2. The corrected draft minutes from the August 21, 2025, Planning Commission meeting that were not approved at the September 18, 2025, Planning Commission meeting because of transcription errors.
3. The "answer from the actual attorney" that the Zoning Administrator referred to in the September 18, 2025, Planning Commission meeting. <https://www.youtube.com/watch?v=jonyBECLblw>
4. The final plat that the applicant had not submitted before the September 18, 2025, Planning Commission meeting, that the Zoning Administrator said the County Attorney had said was necessary.

I am willing to pay reasonable costs and fees, but to forward a few electronic files there should be few of those.

My contact information is below.

For the rivers and the aquifer,

John S. Quarterman,
Suwannee RIVERKEEPER® and Executive Director
229-242-0102
contact@suwanneeriverkeeper.org
www.suwanneeriverkeeper.org,

WWALS Watershed Coalition, Inc.
850-290-2350
wwalswatershed@gmail.com
www.wwals.net
PO Box 88, Hahira, GA 31632

WWALS is the WATERKEEPER® Alliance
member for the Suwannee River Basin and Estuary.

WWALS is a member of
Georgia River Network, Georgia Water Coalition,
Waterkeepers Florida, Floridians Against Dirty Energy,
and national River Network.

You can help with clean, swimmable, fishable, drinkable, water in the 10,000-square-mile Suwannee River Basin in
Florida and Georgia by becoming a WWALS member today!



DO NOT RECORD
SKETCH ONLY



RECORDING INFORMATION



LEGEND

- IPF IRON PIN FOUND
 - IPS 5/8" IRON PIN SET WITH ID CAP
 - LLC LAND LOT CORNER
 - LNS MAGNETIC NAIL SET WITH ID WASHER
 - WNS MAGNETIC NAIL FOUND
 - O/S OFF SET OR FORMERLY
 - O/P OPEN TOP PILE FOUND
 - O/Ps OPEN TOP PILE SET WITH ID CAP
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - SPC STATE PLANE COORDINATES
 - 5/8" IRON WITH WAND ID CAP
 - IPS OR MONUMENT SET AS NOTED
 - Δ CALCULATED MONUMENT
 - Δ CALCULATED POINT
 - X-X- FENCE LINE
 - LAND LOT LINE
- SURVEY REFERENCES**
- PLAT BOOK 1 PAGE 70
 - PLAT BOOK 4 PAGE 372
 - PLAT BOOK 8 PAGE 078
 - PLAT BOOK 11 PAGE 028
 - PLAT CABBINET 1 BLADE D-42 (BENTON)
 - PLAT CABBINET 1 BLADE D-42 (BENTON)
 - PLAT CABBINET 2 BLADE F-44E

NOTES

1) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE PRECISION OF 1 PART IN 10,000. THE FIELD DATA WAS COLLECTED BY THE SURVEYOR USING A TRIPPLIP 3 DUAL FREQUENCY RECEIVER. THIS PLAT HAS AN ERROR OF CLOSURE OF 1 FOOT IN 23,764.

2) THE BEARINGS AND DISTANCES NORTH AMERICAN DATUM OF 1983 (NAD 83) WERE PROVIDED BY JAVAD DRS. STATE PLANE COORDINATES WERE PROVIDED BY JAVAD DRS. THE BEARINGS AND DISTANCES WERE PROVIDED FOR ADJUSTMENT IN THE RESECTION OF THIS SURVEY BUT SHOULD NOT BE USED IN LIEU OF ORIGINAL MEASUREMENTS FOUND UNADJUSTED.

3) A CURB TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT SURVEYED LAND WAS PROVIDED TO THE SURVEYOR. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST BUT THE SURVEYOR HAS NO KNOWLEDGE OF ANY SUCH ENCUMBRANCES. THE SURVEYOR HAS ADVISED THE TAXPAYER OF ANY SUCH ENCUMBRANCES. THE SURVEYOR HAS ADVISED THE TAXPAYER OF ANY SUCH ENCUMBRANCES. THE SURVEYOR HAS ADVISED THE TAXPAYER OF ANY SUCH ENCUMBRANCES.

**HAND LAND
SURVEYING COMPANY**
324 S. JEFFERSON STREET NASHVILLE, GA 31603
PH (208) 607-1000 FAX (208) 607-1001
GEORGIA REGISTERED LAND SURVEYOR #2806
GEORGIA LAND SURVEY FROM NO. 1230



PHOTO 2 - VIEW EAST



PHOTO 1 - ENTRANCE

PROJECT:

DIVISION SURVEY
LOCATED IN LAND LOT 510
OF THE 10TH LAND DISTRICT
BERRIEN COUNTY, GEORGIA

CLIENT:

PROPOSED DIVISION
FOR SOUTH AUCTION

1

OF

1

TRACTS 1 - 3: TAX PARCEL 061-16-000 - 3 LOTS TOTAL
TRACTS 4 - 5 & HOMEPLACE: TAX PARCEL 061-16-002 - 3 LOTS TOTAL
TRACTS 6 - 7: TAX PARCEL 061-16-000 - 2 LOTS TOTAL