

Case File No: IC-SE-01-2026
Map & Parcel No: 0026--0003, 0026--0001, 0018--00
Application Date: 1/28/26

**REZONING APPLICATION
MAP AMENDMENT AND/OR
SPECIAL EXCEPTION REQUEST**

TO: Ocilla/Irwin County Planning Advisory Commission
Irwin County Board of Commissioners

I (We), the undersigned, do hereby respectfully make application and petition the Ocilla/ Irwin County Board of Commissioners to amend the Irwin County Zoning Ordinance dated January 14, 2000, and the change the Official Zoning Map of Irwin County as hereinafter requested or allow the establishment of the requested Special Exception. In support of this application, the following facts are shown:

1. The property sought to be rezoned or applicant requesting a special exception is owned by:

NAME James Russell Bryant for Marcus Fletcher Estate

ADDRESS _____
(City) (State)

2. The property sought to be rezoned or a request for a special exception is located at

_____ between _____ Street and _____
and has a frontage of _____ feet and depth of _____ feet with an area of _____ square feet or _____ acres.

*See attached
Map*

3. It is desired and requested that the foregoing property be rezoned from AU (Existing Classification) to SE in an AU zone (Proposed Classification) or that a Data Center (Proposed Use) be approved to be established as a Special Exception in a AU Zoning District.

4. Names and mailing addresses of all adjoining or adjacent property owners (side, front, rear, and across the street, etc.) *NO TENANT NAMES, PLEASE*. Failure to supply this required information will result in the application not being accepted. Please attach a separate sheet entitled, "Adjacent Property Owners and Addresses".

5. Has any prior application to rezone this property or to establish a Special Exception been made?
Yes ___ No

If yes, application number and date _____

Action of the Irwin County Commissioners _____

6. It is proposed that the property will be put to the following use:
DATA CENTER

7. It is proposed that the following buildings will be constructed :
SEE ATTACHED

Building setbacks and off-street parking will be provided as per the ordinances.

8. Does the property currently have an existing building ? NO If yes, what is the use?
_____. Will existing structure be demolished or renovated for use?

9. Has applicant made, within two (2) years immediately preceding the filing of this application for a Rezoning or request for approval of a Special Exception, campaign contributions aggregating \$250.00 or more to any member of the Ocilla/Irwin County Planning Advisory Commission or the Irwin County Commission?

Yes ___ No ? If the answer is yes, the following information is required:

Name of local government official to whom made _____

Amount and date of each contribution made by applicant _____

An enumeration date and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for map amendment/special exception.

9 a. In the event that no such gifts or contributions were made, the applicant shall affirm by signing this space.

Signature of Applicant

James Russell Bryant ^{FOR}
Signature, Owner MARCUS D. FLETCHER
775 Whitewater Rd
Address
Chula GA 31733
City State
Telephone 229.326.0827

[Signature]
Signature, Authorized Agent
775 Whitewater Rd
Address
Chula GA 31733
City State
Telephone 229.326.0827



ABERNATHY
DEVELOPMENT COMPANY



A GUIDE TO

Abernathy Development Corporation development & growth in core the United States that are trending population and income growth market restaurant sales, access and traffic volume.

100+ YEARS OF DEVELOPMENT EXP

In 2017, Neill Faucett joined Tom Abernathy as Featherston became part of the team in 2022. 100 years of combined expertise in real estate development Development Company is committed to delivering site selection and demographic analysis, driving with the area's economic growth.



RELATIONSHIP FOCI

Developing lasting relationships while building the relationships built over the years through co



ABERNATHY
DEVELOPMENT COMPANY

COMPLETED DEVELOPMENTS



MAJOR (CURRENT) DEVELOPMENTS:

	Year	Description
Tesla Gwinnett Dealership	2023	Largest Tesla facility on east coast; 584 car deck; public/private in October, 2024
105 Acres Celina, Texas (North Dallas)	2023	Selected as retail development of the year in 2023 in Dallas, 100+ apartments; 10 out parcels. Total cost of project is over \$400M. The retail we are developing and to Costco and Lowe's.
State of Georgia 20 Year Leases	2023	Purchased and renovated 15 small buildings for the State of Georgia guaranteed by the State of Georgia
Scenic Point, Gwinnett County, GA	2022	7 out parcels on 9 acres including Raising Cane's; Whataburger; Campero.
Fayetteville Development	2024	4 out parcels including Tesla, Jim N Nick's; Pollo Campero; Wawa
Barrett Parkway, Cobb County, GA	2024	3 out parcels including \$312K ground lease with Raising Cane's; Go and \$255K lease with Pollo Campero
Forsyth County, GA (Not Yet Closed)	2024	16 acres off I 400 (very high demographics); includes Chick-fil-e; Fifth Third Bank
Forest Cit, NC	2024	Aspen Dental, Chipotle & Jersey Mike's

MAJOR RECENT DEVELOPMENTS:

Year	Description
2018	Tesla dealership with 500 car deck
2019	Hobby Lobby; At Home; Medical group; 4 out parcels
2019	Hobby Lobby; local tenant
2021	Pacific Dental, Nail Salon, Peachtree Immediate Care
2022	Starbucks and Chick-fil-A

MAJOR LEGACY DEVELOPMENTS:

Year	Description
1995	800,000 sf including Target, Regal,
2006	750k sf including Target, Home Depot, Sam's Club, Kohl's, Ross PetSmart with 8 outparcels including Longhorns, Arby's, Chev
2001	400,000k sf including BJ Wholesale, Walk On, Chick-fil-A
2009	100,000 sf including Ashley Furniture, Office Depot, Old Navy,
2017	Floor & Decoor
2015	200,000k sf including AMC, Hobby Lobby, Urban Air, Jim 'N Nir

Co-developed with Larcher and AIG including 10 million sq ft of

SMALLER DEVELOPMENTS:

RETAILER	# of Units	LOCATION
Chick-fil-A	8	Myrtle Beach, SC; Oxford, AL; Hiram, GA.; Winder, GA; McDonough, GA; Cumming, G
Starbucks	8	Greenville, NC; Wilson, NC; Bristol, CT.; Winder, GA; Greensboro, NC; Bristol, VA.; Johr
Valvoline	8	Fayetteville, GA; Montgomery, AL; Cartersville, GA; Alpharetta, GA; Cumming, GA., C
Jim 'N Nick's	8	Peachtree City, GA.; Snellville, GA; Gardendale, AL; Pooler, GA.; Huntsville, GA.; Angu
Chipotle	4	Bristol, CT.; Kennesaw, GA; Forest City, NC; Lawrenceville, GA;
Raising Canes	3	Snellville, GA; Kennesaw, GA; Buford, GA
Dutch Bros	2	San Antonio, TX; Lubbock, TX
Dunkin Donuts	1	Morganton, NC
McDonalds	1	San Antonio, TX
Wawa	1	Bainbridge, GA



TENANTS SERVED



MAJOR (CURRENT) DEVELOPMENTS:



GWINNETT TESLA DEALERSH

The largest Tesla facility on the East Coast, featuring partnership and is scheduled to close in October 20.

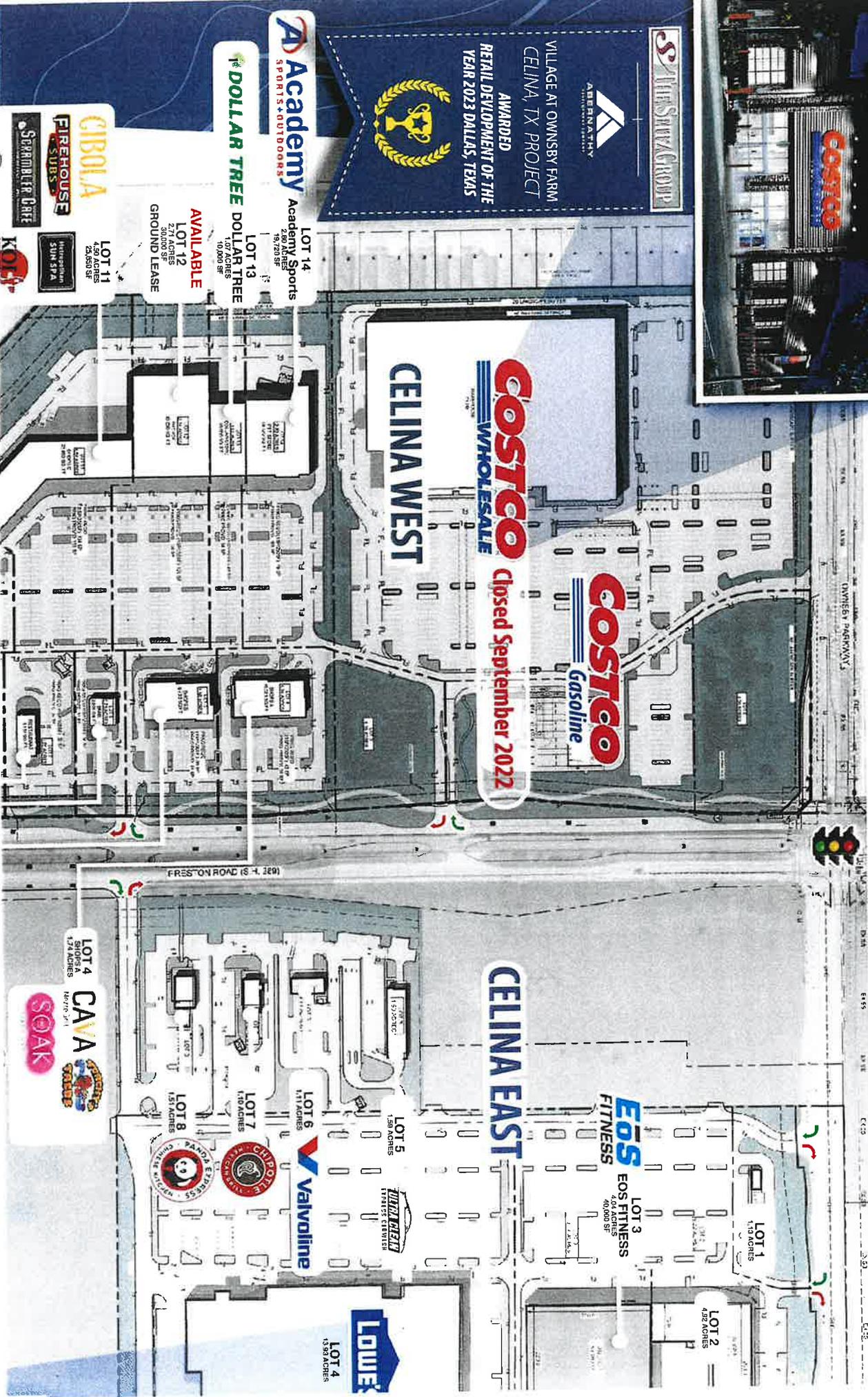
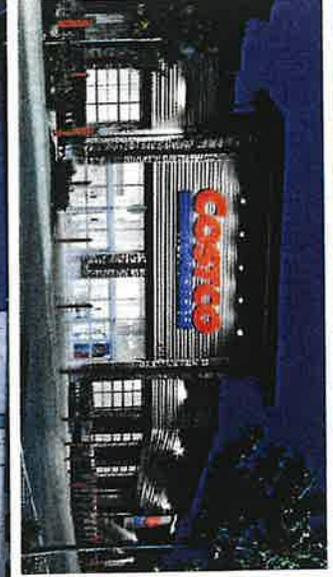


MAJOR (CURRENT) DEVELOPMENTS:

CELINA, TEXAS - THE VILLAGE AT OWNSBY FARM



The Villages at Ownsby Farm is approximately 85 acres of land on two sides of (289) Preston Rd., Celina, which is situated amongst Texas' most popular communities including McKinney, Prosper, and Gunter. With convenient access population growth (268% since 2010). The Dallas Business Journal has ranked Celina as the fastest-growing city in the



SS THE SHRYVE GROUP



VILLAGE AT OWNSBY FARM
CELINA, TX PROJECT
AWARDED
RETAIL DEVELOPMENT OF THE
YEAR 2023 DALLAS, TEXAS



AD Academy Sports
SPRINTS + OUTDOORS
Academy Sports
280 Acres
18,700 SF

DOLLAR TREE
DOLLAR TREE
107 Acres
10,000 SF

AVAILABLE
LOT 12
2.77 ACRES
30,000 SF
GROUND LEASE

CIBOLA
LOT 11
4.99 ACRES
25,650 SF

FIREHOUSE
SUBS

SEPARATE GATE

KOHL'S

COSTCO
WHOLESALE
Closed September 2022

COSTCO
Gasoline

CELINA WEST

CELINA EAST

EOS
FITNESS
EOS FITNESS
4.04 ACRES
40,000 SF

Valvoline

LOWE'S

CAVA
LOT 4
1.74 ACRES

SOAK

CHIPotle

PANDA'S

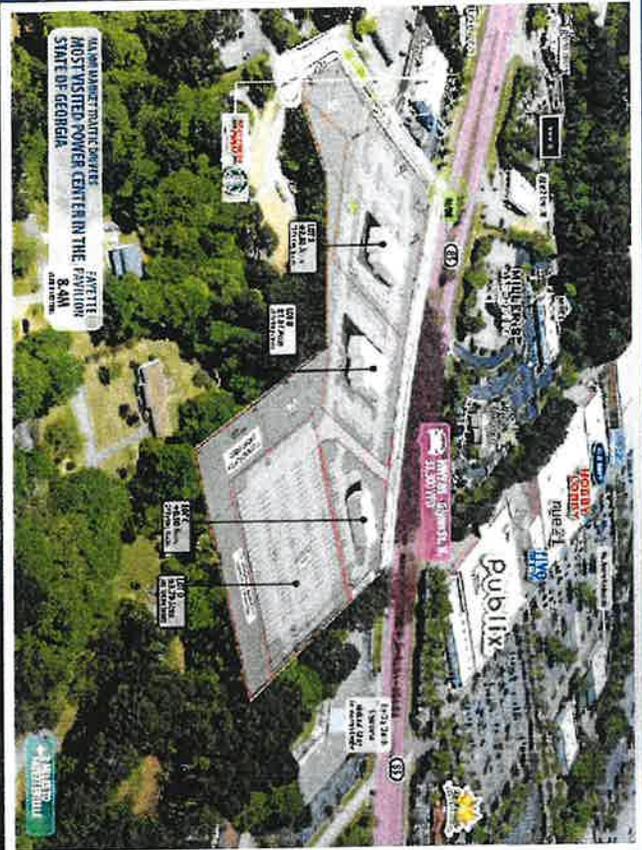
SPINNING

UNITED REALTY
COMMERCIAL

PRESTON ROAD (S-1, 289)



MAJOR (CURRENT) DEVELOPMENTS:



JIM 'N NICK'S & **Campero** & **T E S S E L F** & **BAR-B-Q**

FAYETTEVILLE - GA HWY 85

Our project on Hwy 85 (33,000- VPD) is located across from Fayette Pavilion, which draws 8.4 millions visitors per year and have signed leases with several major tenants.



