

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-05-22-0912

Applicant:	Vulcan Construction Materials, LLC
Owner:	Vulcan Lands, Inc.
Location:	0 / 3390 Wooldridge Road
Parcel:	075-001-033 / 075-001-030
Acreage:	100.00 Acres
Current Zoning Classification:	RE1 (Residential Estate 1)
Proposed Zoning Classification:	HMI (Heavy Manufacturing / Industrial) with the following conditions: <ol style="list-style-type: none">(1) A two hundred foot (200') natural vegetative buffer (undisturbed) shall be maintained by applicant or any successor in interest along the eastern boundary of the Subject Property and along the entire frontage of the Subject Property along Wooldridge Road;(2) The sole industrial use of the Subject Property shall be for the transportation, deposit, and storage of overburden. The Subject Property shall not be utilized for mining or aggregate processing;(3) The hours of operation for the transportation and deposit of overburden on the Subject Property shall be limited to the hours of 8:00 a.m. through 5:00 p.m. Monday - Friday. Neither applicant nor any successor in interest shall operate on weekends and Vulcan recognized holidays on the Subject Property;(4) Vehicular access to the Subject Property from Wooldridge Road shall be limited to access

associated with the existing residence on the Subject Property. There shall be no industrial or commercial use of the entrances to the Subject Property from the adjoining public right of way;

- (5) Overburden material shall be transported to the Subject Property upon internal roads. No overburden shall be transported to the Subject Property along the public roads surrounding the Subject Property or quarry;
- (6) The trees located to the north of the existing home shall not be removed until such time as Vulcan needs to extend the overburden storage area north of the existing home. Vulcan will provide a minimum of thirty (30) days advance written notice to Wooldridge Heights and Wooldridge Road residents prior to the commencement of clearing trees and prior to the commencement of transporting overburden north of the former Best home on Subject Property.
- (7) Water shall be applied to haul roads and disturbed areas as needed to prevent fugitive emissions in accordance with Georgia EPD requirements;
- (8) The maximum elevation of overburden stored on the Subject Property shall not exceed 700' above mean sea level along the southern boundary of the Subject Property. The maximum elevation of overburden stored on the Subject Property shall not exceed 650' above mean sea level along that line established by connecting the following two points (and which is depicted in red on the attached site plan for demonstrative purposes):

Starting Point:

Latitude: 32° 35' 20.24" N
Longitude: 84° 56' 12.39" W

Ending Point:

Latitude: 32° 35' 12.58" N
Longitude: 84° 55' 46.97" W

To the north of such line, overburden stored on the

Subject Property shall not exceed an elevation of 630' above mean sea level. It is acknowledged that the existing house on the Subject Property is located at an elevation of 658' above mean sea level, and that Vulcan shall have no obligation to reduce the natural height of the Subject Property in any manner, this condition being limited solely to the elevation of overburden stored on the Subject Property.

- (9) Applicant agrees to diligently pursue the permitting and installation of erosion and sediment best management practices on the Subject Property. Upon completion of permitting and installation of erosion and sediment best management practices on the Subject Property, neither Vulcan Materials Company nor any successor in interest shall increase the height of the overburden storage pile just south of the Subject Property.
- (10) The retired employee of Vulcan (and his immediate family) who currently occupy the existing house on the Subject Property may continue to reside at such house for a period not to exceed three (3) years from the date of the approval of this rezoning. Once the existing occupant vacates the existing house, no other person shall reside on the subject property.

Current Use of Property:	Vacant / Undeveloped
Proposed Use of Property:	Overburden Storage
Council District:	District 2 (Davis)
PAC Recommendation:	Conditional Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Conditional Approval based on compatibility with existing land uses.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area A

Current Land Use Designation:		Rural Residential
Future Land Use Designation:		Heavy Manufacturing / Industrial
Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Impact:		Average Annual Daily Trips (AADT) will decrease to 172 trips from 957 trips if used for industrial use. The Level of Service (LOS) will remain at level A.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for industrial usage.
Surrounding Zoning:	North	RE1 (Residential Estate 1)
	South	RE1 (Residential Estate 1)
	East	RE1 (Residential Estate 1)
	West	RE1 (Residential Estate 1)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category D buffer along all property lines bordered by the RE1 zoning district. The 3 options under Category D are: <ul style="list-style-type: none"> 1) 40 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet. 2) 30 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall. 3) 75 feet undisturbed natural buffer.
Attitude of Property Owners:		Eighteen (18) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received six (6) calls and/or emails regarding the rezoning.

Approval 0 Responses
Opposition 6 Responses

Additional Information:

(1) This rezoning request will **NOT** stop current mining and blasting operations. Vulcan's current lease is good for another 100 years.

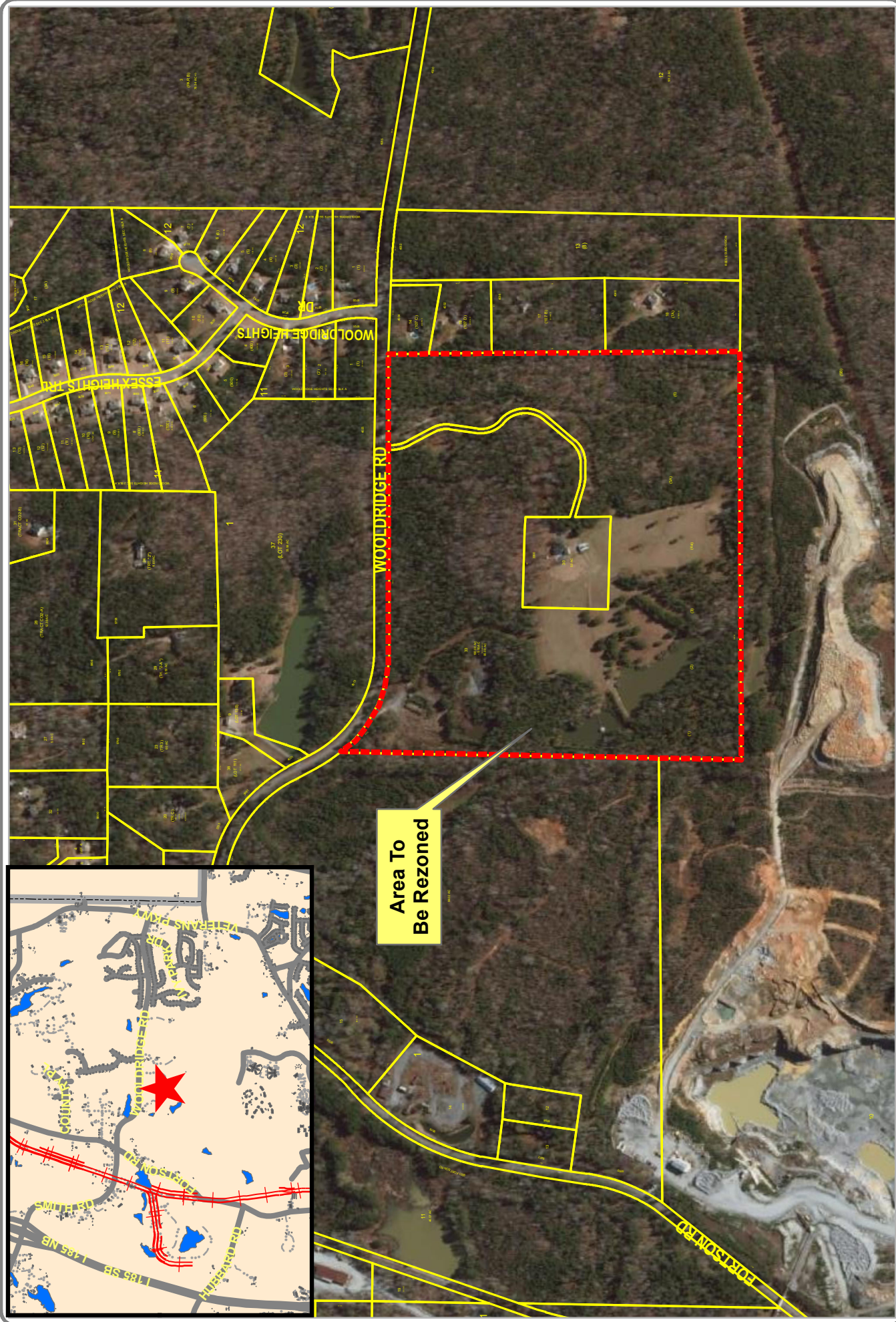
(2) The State of Georgia regulates all mining activities of Vulcan including water quality, air quality, blasting sound levels, etc.

(3) Vulcan presented the Planning Department with 3 options for storing this overburden. Those options are:

- 1) Continue adding to the existing storage mound which would increase the height.
- 2) Transfer overburden into the existing pit that would require Vulcan to cross Fortson Road constantly.
- 3) Rezone and condition 0 / 3390 Woolridge Road to allow for **ONLY** overburden storage. This allows for internal connectivity and no mining operations.

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report
Flood Map



**Area To
Be Rezoned**

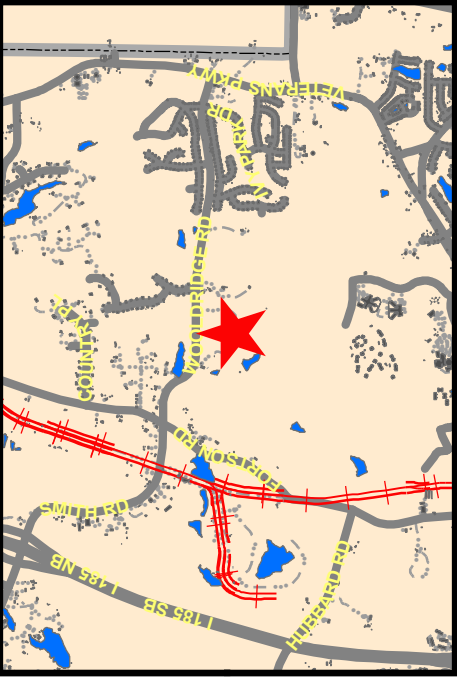
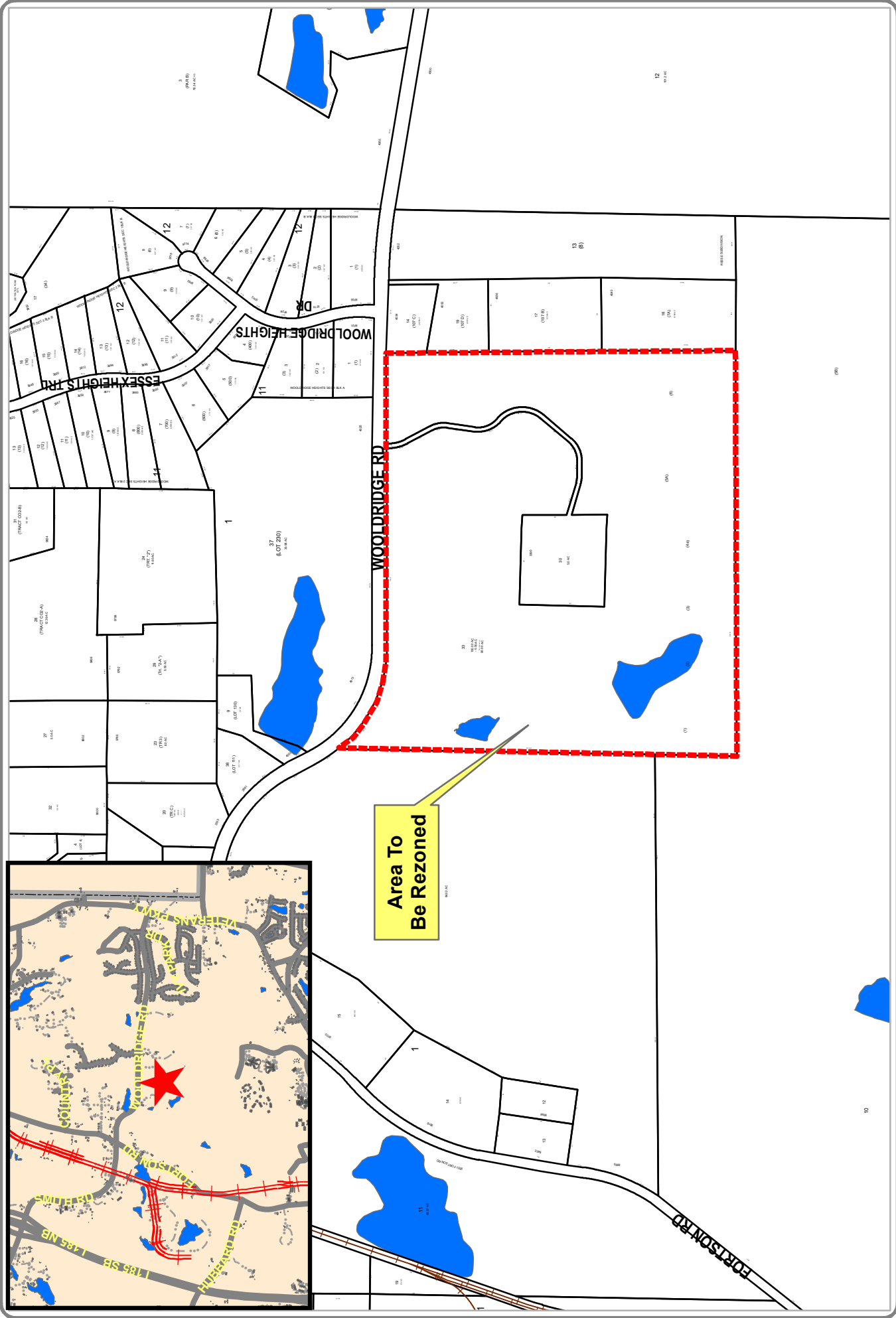


0 350 700 Feet
1 inch = 700 feet
Data Source: IT/GIS
Author: David Cooper

**Aerial Map for REZN 05-22-0912
Map 075 Block 001 Lots 030 & 033
Planning Department-Planning Division
Prepared By Planning GIS Tech**

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Date: 5/11/2022



**Area To
Be Rezoned**

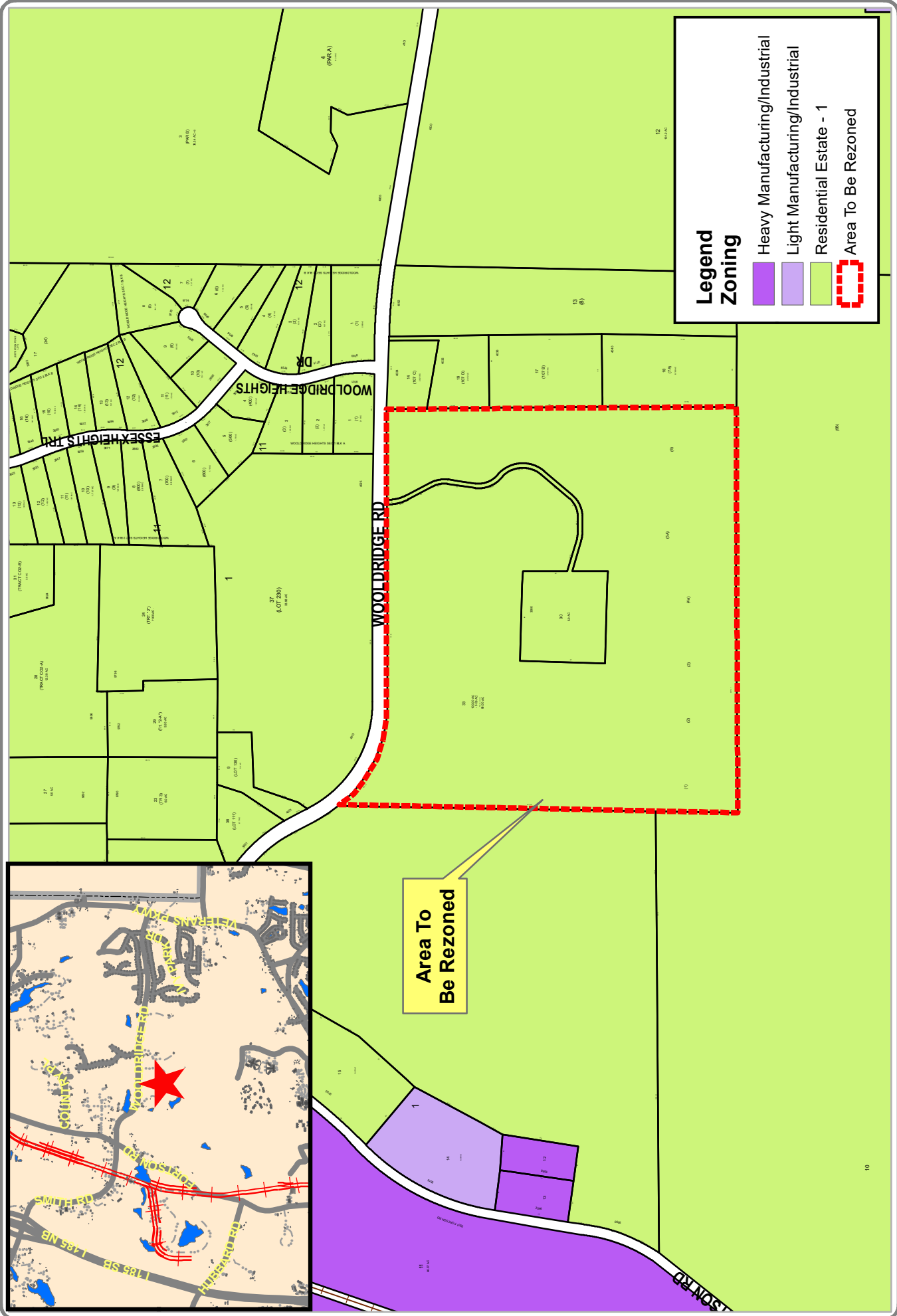


0 350 700 Feet
1 inch = 700 feet
Data Source: IT/GIS
Author: David Cooper

Location Map for REZN 05-22-0912
Map 075 Block 001 Lots 030 & 033
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Date: 5/11/2022



Area To Be Rezoned

Legend

Zoning

- Heavy Manufacturing/Industrial
- Light Manufacturing/Industrial
- Residential Estate - 1
- Area To Be Rezoned

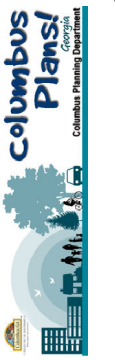


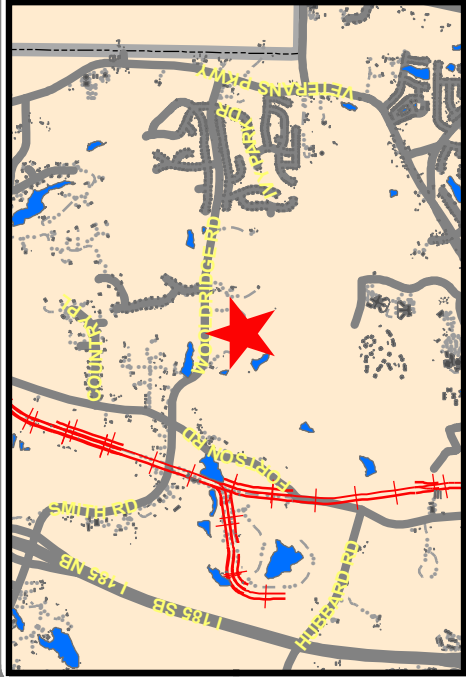
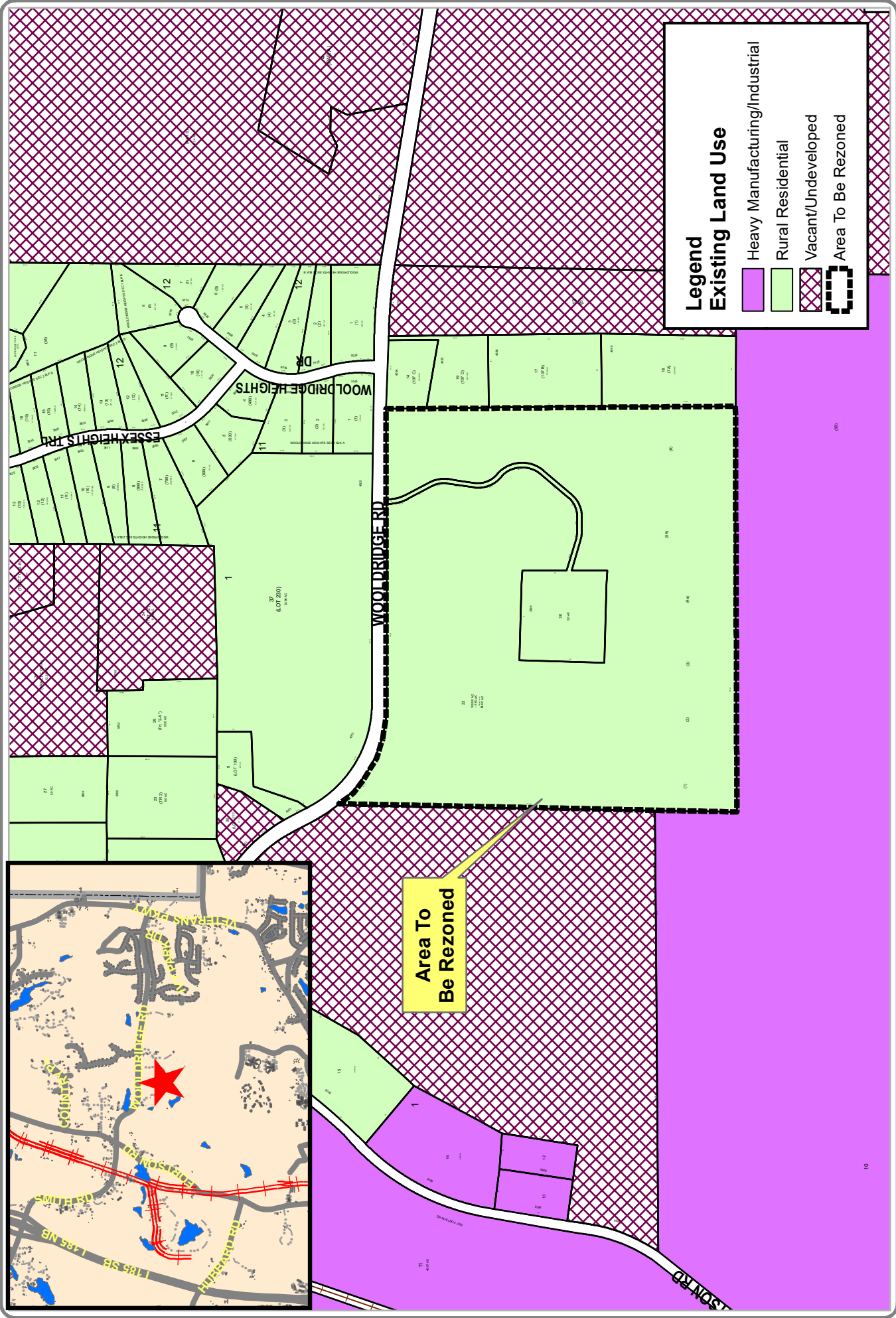
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Zoning Map for REZN 05-22-0912
 Map 075 Block 001 Lots 030 & 033
 Planning Department-Planning Division
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0 350 700 Feet
 1 inch = 700 feet
 Data Source: IT/GIS
 Author: DavidCooper





Legend

Existing Land Use

- Heavy Manufacturing/Industrial
- Rural Residential
- Vacant/Undeveloped
- Area To Be Rezoned

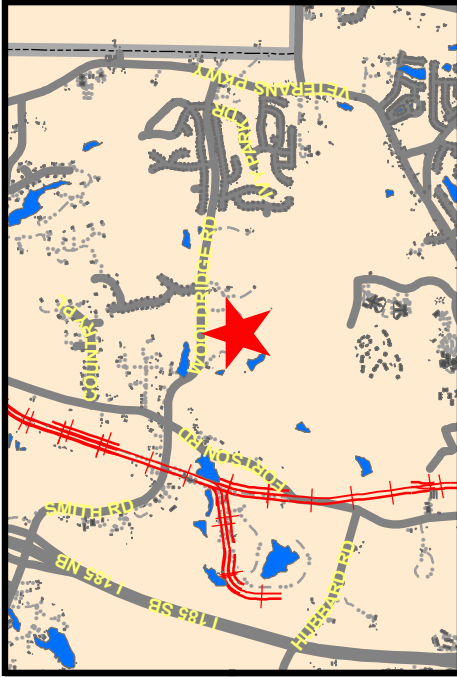


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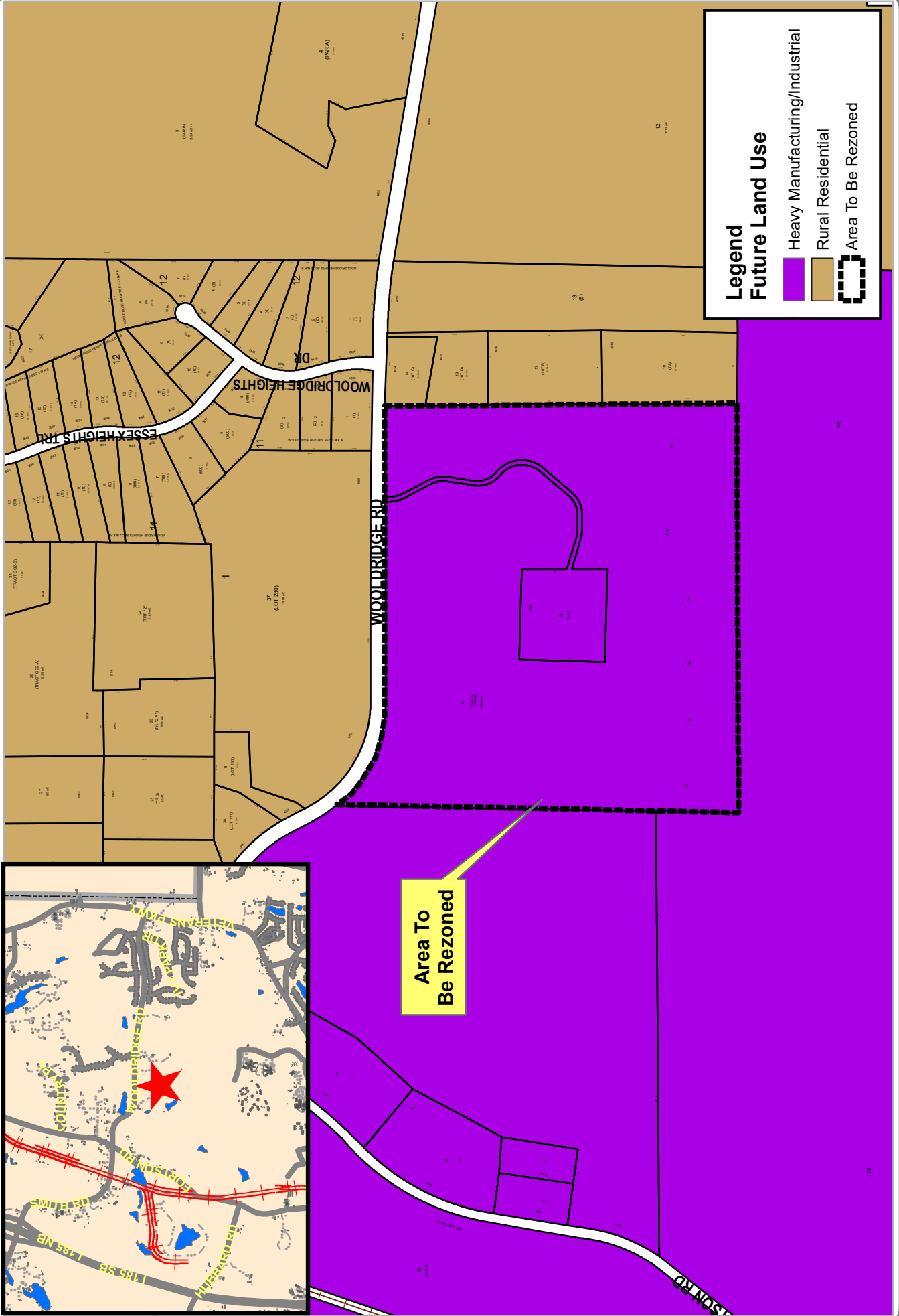
Existing Use Map for REZN 05-22-0912
 Map 075 Block 001 Lots 030 & 033
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Area To Be Rezoned



Legend
Future Land Use

- Heavy Manufacturing/Industrial
- Rural Residential
- Area To Be Rezoned



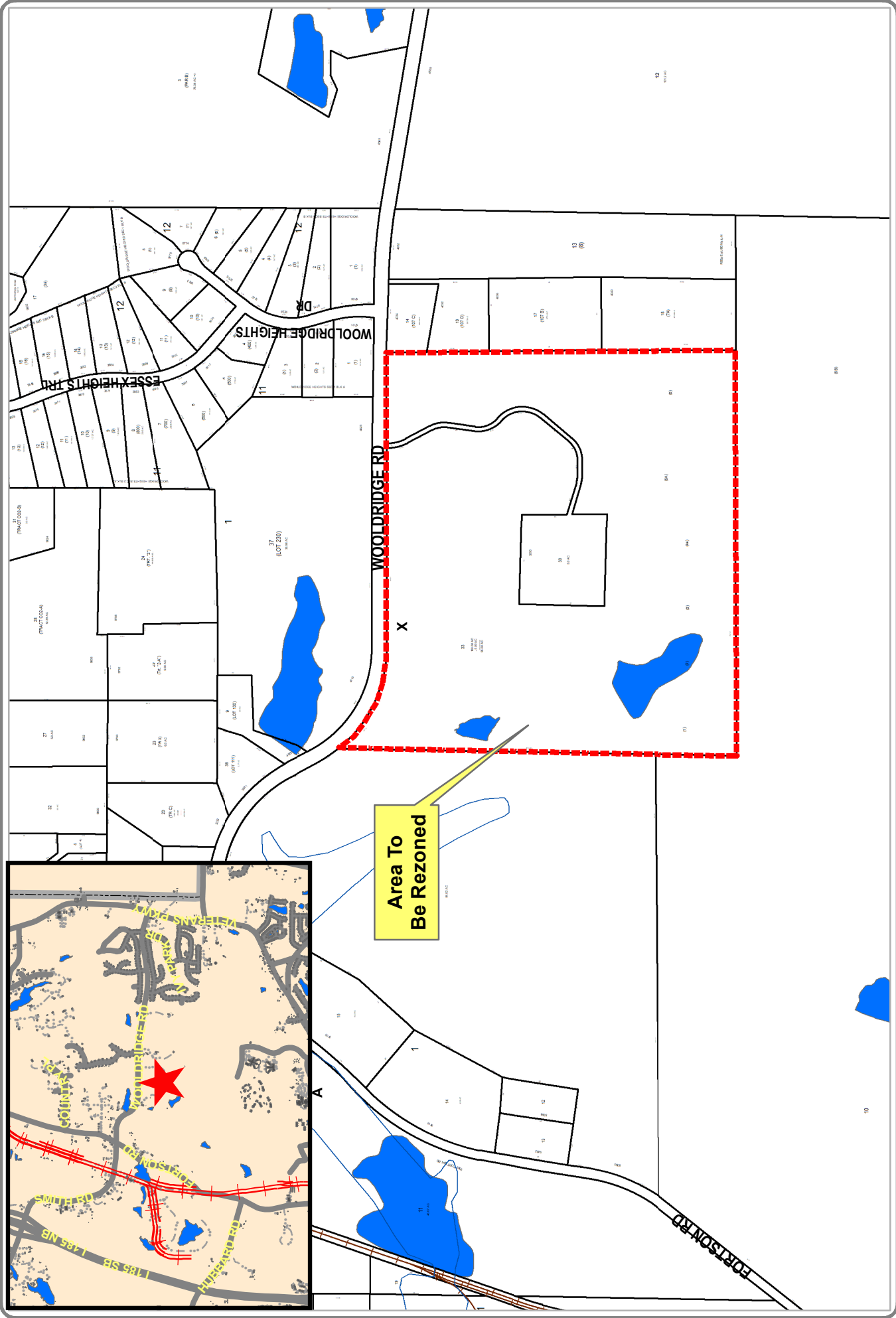
0 350 700 Feet
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 Data Source: IT/GIS
 Author: David Cooper

Future Land Use Map for REZN 05-22-0912
Map 075 Block 001 Lots 030 & 033
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**Area To
Be Rezoned**

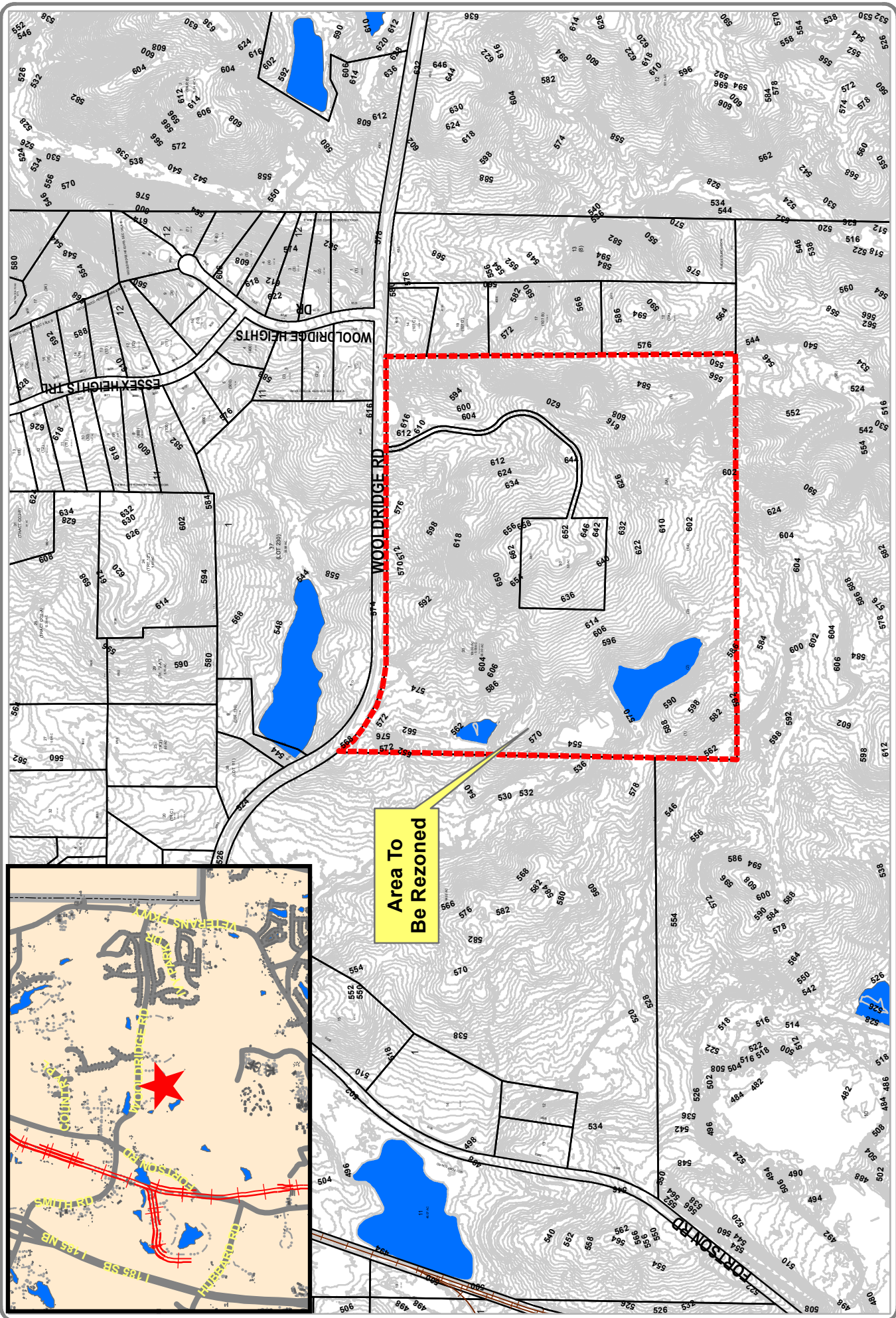


0 350 700 Feet
1 inch = 700 feet
Data Source: IT/GIS
Author: David Cooper

Flood Zone Map for REZN 05-22-0912
Map 075 Block 001 Lots 030 & 033
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Date: 5/11/2022



**Area To
Be Rezoned**



0 350 700 Feet
1 inch = 700 feet
Data Source: IT/GIS
Author: David Cooper

Topo Map for REZN 05-22-0912
Map 075 Block 001 Lots 030 & 033
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 Prepared By Planning GIS Tech

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Date: 7/14/2022



LANDAIR SURVEYING CORP. 70 BONDING BLDG. BLDG. 100 S. W. 38TH ST. SUITE 100 WILMINGTON, NC 28403
TEL: (703) 591-9129 FAX: (703) 591-9128
LANDAIR SURVEYING CORP. 70 BONDING BLDG. BLDG. 100 S. W. 38TH ST. SUITE 100 WILMINGTON, NC 28403
TEL: (703) 591-9129 FAX: (703) 591-9128

Scale: 1" = 200'
Date: 12/11/14
Checked By: MNC
Drawn By: MNC
Field Surveyed: 10/21/14
CAD No. 5698-001A-BEST
1" = 200'

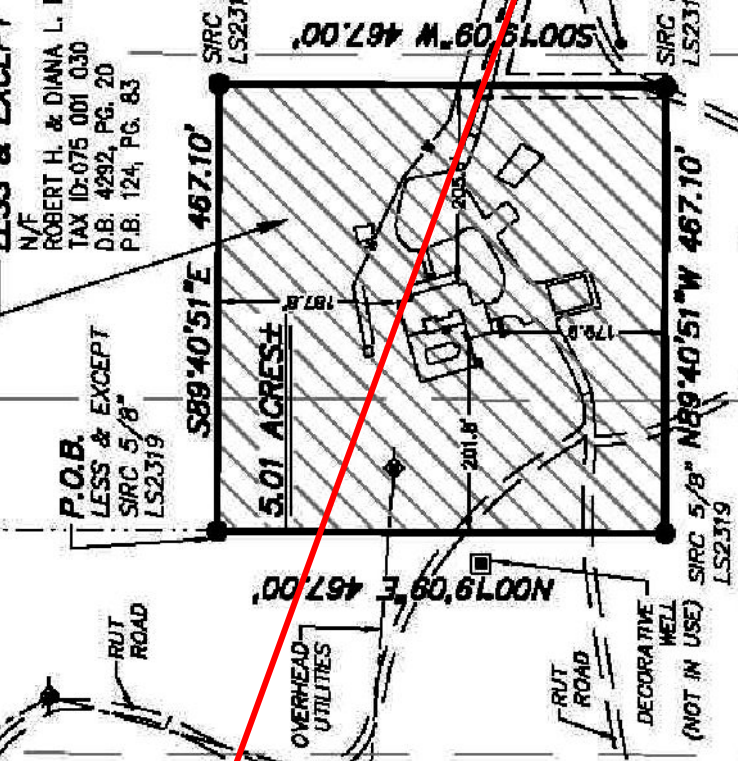
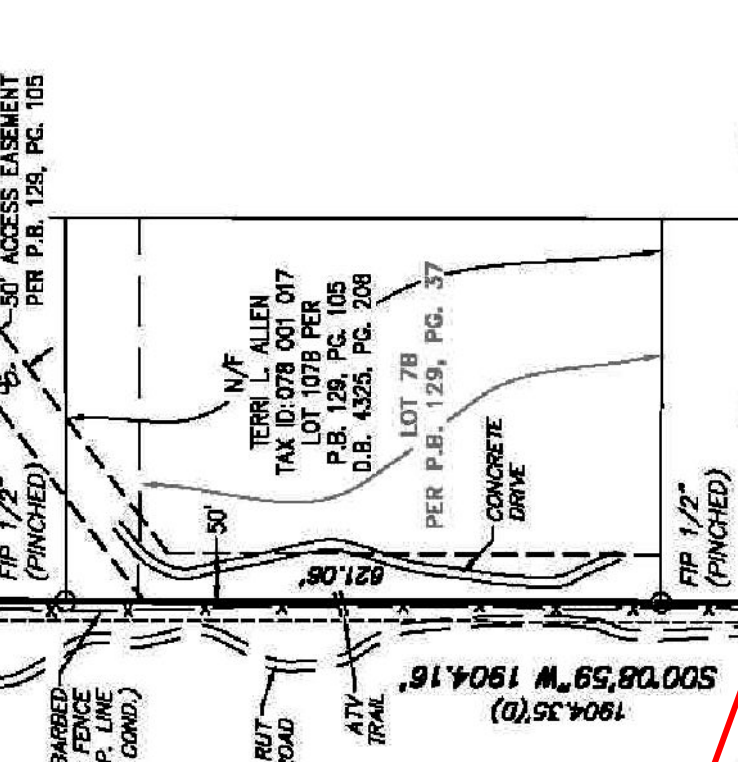
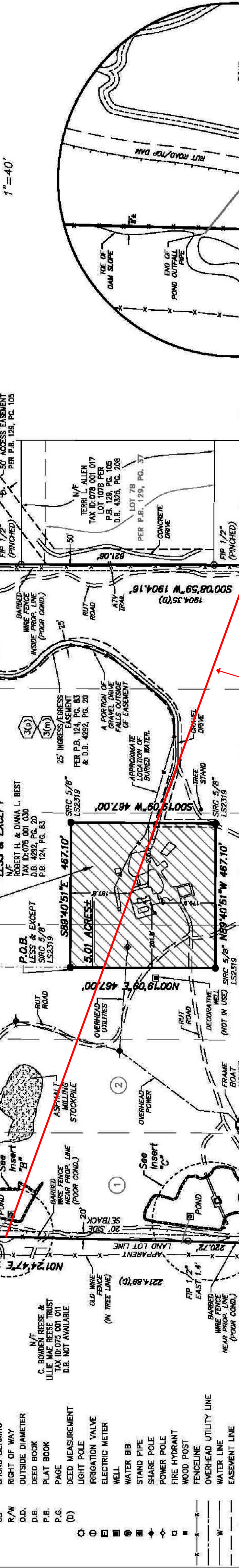
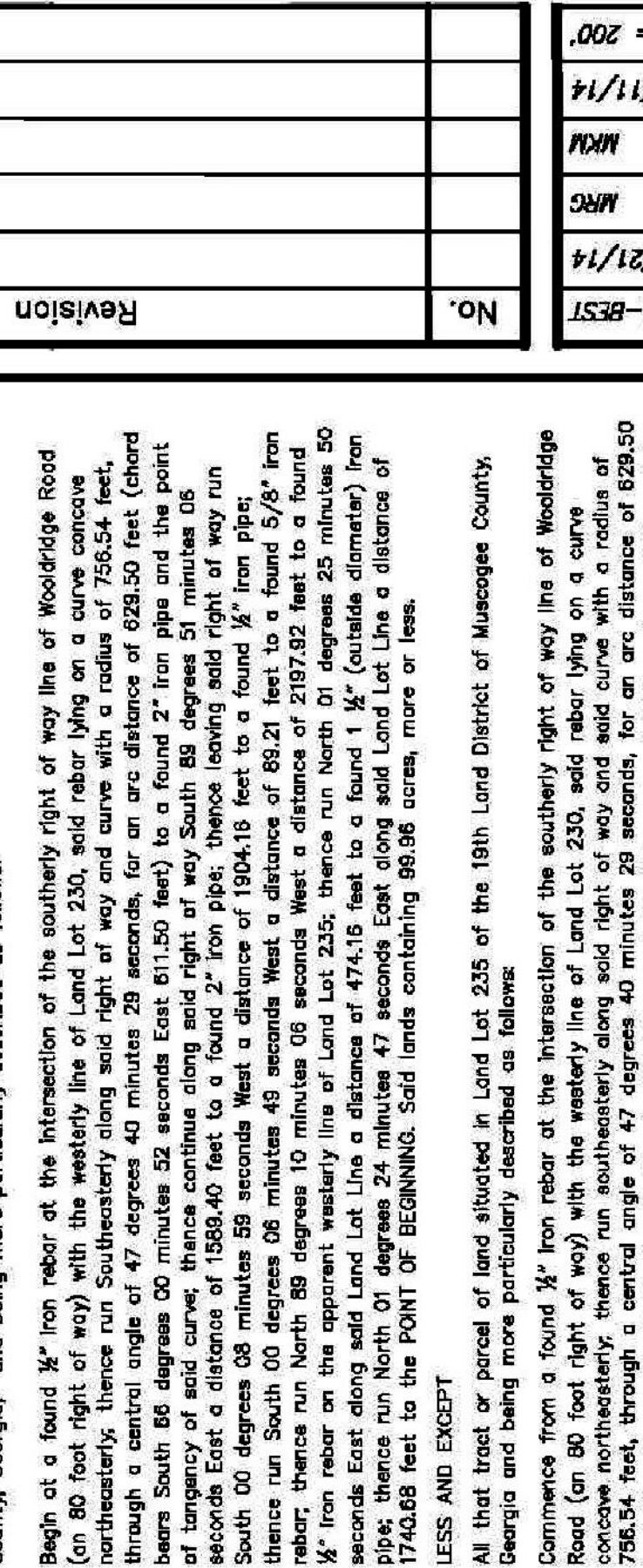
ALTA/ACSM LAND TITLE SURVEY FOR VULCAN LANDS, INC., VULCAN MATERIALS COMPANY AND CHICAGO TITLE INSURANCE COMPANY LAND LOTS 230 & 235 OF THE 19TH LAND DISTRICT MUSCOGEE COUNTY, GEORGIA

Drawing No. 1 OF 1
File Number: 5698.001



LEGAL DESCRIPTION
(PRODUCT OF FIELD SURVEY)
All that tract or parcel of land situated in Land Lots 230 and 235 of the 19th Land District of Muscogee County, Georgia, and being more particularly described as follows:
Begin at a found 1/2" iron rebar at the intersection of the southerly right of way line of Woodridge Road (an 80 foot right of way) with the westerly line of Lot 230, said rebar being on a curve concave northwesterly, thence run southeasterly along said right of way line with a radius of 756.54 feet, through a central angle of 47 degrees 40 minutes 29 seconds, for an arc distance of 629.50 feet (chord bears South 86 degrees 00 minutes 52 seconds East 811.50 feet) to a found 2" iron pipe and the point of tangency of said curve, thence continue along said right of way South 88 degrees 51 minutes 08 seconds East a distance of 1589.40 feet to a found 2" iron pipe, thence along said right of way run South 00 degrees 08 minutes 58 seconds West a distance of 1904.16 feet to a found 1/2" iron pipe; thence run South 00 degrees 08 minutes 48 seconds West a distance of 69.21 feet to a found 5/8" iron rebar; thence run South 00 degrees 08 minutes 48 seconds West a distance of 69.21 feet to a found 5/8" iron rebar; thence run South 00 degrees 08 minutes 48 seconds West a distance of 69.21 feet to a found 5/8" iron rebar; thence run North 01 degrees 24 minutes 47 seconds East along said Lot Line a distance of 1740.68 feet to the POINT OF BEGINNING. Said lands containing 98.98 acres, more or less.

LESS AND EXCEPT
All that tract or parcel of land situated in Land Lot 235 of the 19th Land District of Muscogee County, Georgia and being more particularly described as follows:
Commence from a found 1/2" iron rebar at the intersection of the southerly right of way line of Woodridge Road (an 80 foot right of way) with the westerly line of Lot 230, said rebar being on a curve concave northwesterly, thence run southeasterly along said right of way line with a radius of 756.54 feet, through a central angle of 47 degrees 40 minutes 29 seconds, for an arc distance of 629.50 feet (chord bears South 86 degrees 00 minutes 52 seconds East) to a found 2" iron pipe and the point of tangency of said curve, thence continue along said right of way South 88 degrees 51 minutes 08 seconds East a distance of 1589.40 feet to a found 2" iron pipe, thence along said right of way run South 00 degrees 08 minutes 58 seconds West a distance of 1904.16 feet to a found 1/2" iron pipe; thence run South 00 degrees 08 minutes 48 seconds West a distance of 69.21 feet to a found 5/8" iron rebar; thence run North 01 degrees 24 minutes 47 seconds East along said Lot Line a distance of 1740.68 feet to the POINT OF BEGINNING. Said lands containing 5.01 acres, more or less.



GENERAL NOTES
1. BEARINGS ARE GRID, BASED ON THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AS REFERENCED TO THE SURVEY PREPARED BY LANDAIR, INC. FOR VULCAN MATERIALS COMPANY "BARNS QUARRY", FIELD SURVEY DATED 03/29/2010 AND FINALIZED ON 04/06/2010. DISTANCES ARE GROUND DISTANCES AND CALCULATED AREAS SHOWN ARE BASED ON THE SAME.
2. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 41,520 FEET WITH AN ANGULAR ERROR OF 0.5" PER ANGLE POINT AND WAS ADJUSTED USING THE CRANDALL RULE.
3. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 291,975 FEET.
4. LAST DATE OF FIELD SURVEY: 10/21/2014
5. A LEICA T1105 TOTAL STATION WAS USED TO PERFORM FIELD DATA COLLECTION FOR THIS PROJECT.
6. THE RECORDING INFORMATION OF ADJACENT PARCELS DEPICTED HEREON IS PER THE MUSCOGEE COUNTY, GEORGIA TAX ASSESSOR'S WEBSITE.
7. NO INTERIOR IMPROVEMENTS OR UTILITIES, OTHER THAN THOSE SHOWN HEREON, WERE LOCATED FOR THE PURPOSES OF THIS SURVEY.
8. CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT JURISDICTION, HAVE BEEN PROVIDED TO THE SURVEYOR BY THE INSURER.
9. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED AND ARE SHOWN HEREON AS APPROXIMATE.
10. A NEW PROPERTY DESCRIPTION WAS WRITTEN BASED ON A FIELD SURVEY REQUESTED BY THE CLIENT.
11. ACCORDING TO THE FEDERAL ENERGY MANAGEMENT ADMINISTRATION (FEMA) FLOOD INSURANCE RATE MAP (FIRM) OF CITY OF COLUMBUS - MUSCOGEE COUNTY, GEORGIA, COMMUNITY NUMBER 13539A, PANEL NUMBER 0012, SURVEY EFFECTIVE SEPTEMBER 5, 2007, THE PROJECT FALLS WITHIN FLOOD ZONE "X". ACCORDING TO FEMA, FLOOD ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
12. THIS MAP IS ACCOMPANIED WITH A SURVEYOR'S REPORT CERTIFIED TO CHICAGO TITLE INSURANCE COMPANY.

SURVEYOR'S CERTIFICATE
This survey is made for the benefit of Vulcan Lands, Inc., Vulcan Materials Company and Chicago Title Insurance Company.
The plot in the benefit of the parties in the title block, any use by third parties is at their own risk. Landair Surveying assumes no responsibility for the use of the survey by anyone other than the parties, or person, or persons, named in the title block.
This is to certify that this map or plan and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Surveys, promulgated and adopted by the Board of Standards and Practices for Professional Engineers and Land Surveyors in Georgia, Chapter 18D-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in the Georgia Public Act O.C.G.A. 15-8-89.
Date of Plot: December 11, 2014

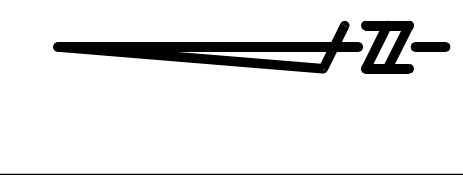
SUBJECT PROPERTY INFORMATION
(FOR THE MUSCOGEE CO. TAX ASSESSORS AND GIS WEBSITES)
PROPERTY ADDRESS: 3380 WOOLDRIDGE ROAD, FORTSON, GA 31808
TAX IDENTIFICATION NO.: 075 001 033
REFERENCES: PLAT BOOK 124, PAGE 83, PUBLIC RECORDS OF MUSCOGEE CO., GA., SURVEY PREPARED BY LANDAIR SURVEYING, INC. FOR VULCAN MATERIALS COMPANY DATED 6/9/03.
-SURVEY PREPARED BY LANDAIR SURVEYING, INC. FOR VULCAN MATERIALS COMPANY DATED 4/6/10.
ZONING: RE1 - FRONT SETBACK = 50 FEET
-REAR SETBACK = 40 FEET
-HEIGHT = 35 FEET
PROPERTY IS APPROXIMATELY 1800 FT. ALONG WOOLDRIDGE ROAD FROM THE INTERSECTION WITH FORTSON ROAD.

Legend/Abbreviations:
○ FP FOUND IRON PIPE
● SRC SET IRON REBAR AND CAP "2319"
○ N/P NOW OR FORMERLY
○ P.O.C. POINT OF COMMENCEMENT
○ P.O.B. POINT OF BEGINNING
○ B/L BUILDING SETBACK LINE
○ Δ DELTA
○ R RADIUS
○ L ARC LENGTH
○ CH CHORD LENGTH
○ CB CHORD BEARING
○ R/W RIGHT OF WAY
○ O.D. OUTSIDE DIAMETER
○ D.B. DEED BOOK
○ P.B. PLAT BOOK
○ P.G. PAGE
○ (D) DEED MEASUREMENT
○ ○ LIGHT POLE
○ ○ IRRIGATION VALVE
○ ○ ELECTRIC METER
○ ○ WELL
○ ○ WATER BB
○ ○ STAKE POLE
○ ○ SHAPE POLE
○ ○ POWER POLE
○ ○ FIRE HYDRANT
○ ○ WOOD POST
○ ○ FENCELINE
○ ○ OVERHEAD UTILITY LINE
○ ○ WATER LINE
○ ○ EASEMENT LINE
○ ○ LAND LOT NUMBER
○ ○ SUBDIVISION LOT NUMBER PER PLAT BOOK 45, PAGE 92
○ ○ PART II, SCHEDULE B EXCEPTION REFERENCE

SCHEDULE B II EXCEPTIONS
Effective Date: July 25, 2014, at 8:00 a.m.
3(g). Right of Way Easement from C.B. Reese to Troup County Electric Membership Corporation, dated October 19, 1938, recorded November 24, 1939, recorded in Deed Book 195, Page 210, Records of Muscogee County, Georgia. (AFFECTS SITE - NOT PLATTABLE)
3(o). Easement from C.B. Reese to Georgia Power Company, dated November 2, 1948, recorded November 9, 1948, recorded in Deed Book 305, Page 23, aforesaid records. (AFFECTS SITE - BLANKET IN NATURE - NOT PLATTABLE)
3(i). Right of Way Deed from C.B. Reese and Mrs. Ora Reese to Southern Natural Gas Company, dated August 30, 1950, recorded in Deed Book 356, Page 540, aforesaid records. (AFFECTS SITE - NOT PLATTABLE DUE TO DISCREPANCIES IN DESCRIPTION)
3(l). Right of Way Deed from C.B. Reese and Mrs. Ora Reese to Southern Natural Gas Company, dated July 2, 1958, recorded in Deed Book 681, Page 243, aforesaid records. (AFFECTS SITE - NOT PLATTABLE DUE TO DISCREPANCIES IN DESCRIPTION)
3(m). Reservation of mineral rights as contained in that certain Warranty Deed from Reached Yates to C.B. Reese, dated October 30, 1943, recorded November 15, 1943, aforesaid records. (AFFECTS SITE - NOT PLATTABLE DUE TO DISCREPANCIES IN DESCRIPTION)
3(n). Reservation of mineral rights as contained in that certain Warranty Deed from Mrs. Ora Phillips to C.B. Reese, dated July 22, 1944, recorded December 13, 1944, recorded in Deed Book 208, Page 345, aforesaid records. (AFFECTS SITE - NOT PLATTABLE DUE TO DISCREPANCIES IN DESCRIPTION)
3(o). Easement for ingress and egress as contained in that certain Survivorship Warranty Deed of Gift from Robert H. Best to Robert H. Best and Diana L. Best, as joint tenants with right of survivorship, and not as tenants in common, dated July 29, 1955, filed for record August 7, 1955 at 2:47 p.m., recorded in Deed Book 362, Page 20, aforesaid records. (AFFECTS SITE - SHOWN HEREON)
3(p). Lease as evidenced by that certain Limited Warranty Deed from Vulcan Materials Company, a New Jersey corporation, to Robert H. Best, dated September 9, 1993, filed for record September 16, 1993 at 8:07 a.m., recorded in Deed Book 3872, Page 31, aforesaid records. (AFFECTS SITE - NOT PLATTABLE)
3(q). All those matters as disclosed by that certain plat recorded in Plat Book 45, Page 92, aforesaid records. (AFFECTS SITE - SHOWN HEREON)
3(r). All those matters as disclosed by that certain plat recorded in Plat Book 124, Page 83, aforesaid records. (AFFECTS SITE - SHOWN HEREON)
3(s). Survey recorded in Deed Book 10233, Page 10, aforesaid records. (AFFECTS SITE - SHOWN HEREON)

IF YOU DIG GEORGIA... CALL US FIRST!
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITIES MUST BE LOCATED WITHIN THE LIMITS OF THE CONTRACTOR'S SHOULDER.
IT'S THE LAW
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY.
LANDAIR SURVEYING ASSUMES NO RESPONSIBILITY FOR THE LOCATION SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE CONTRACTOR'S SHOULDER.
BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

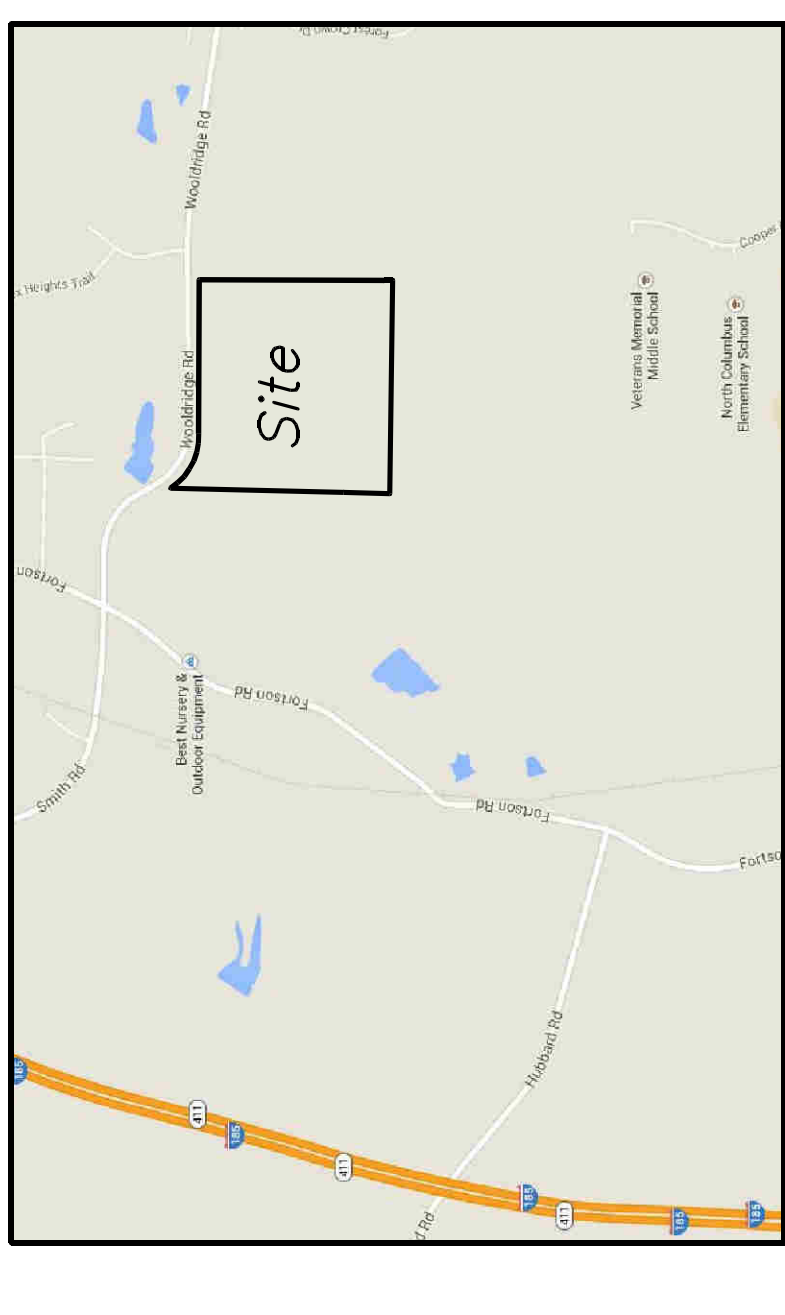
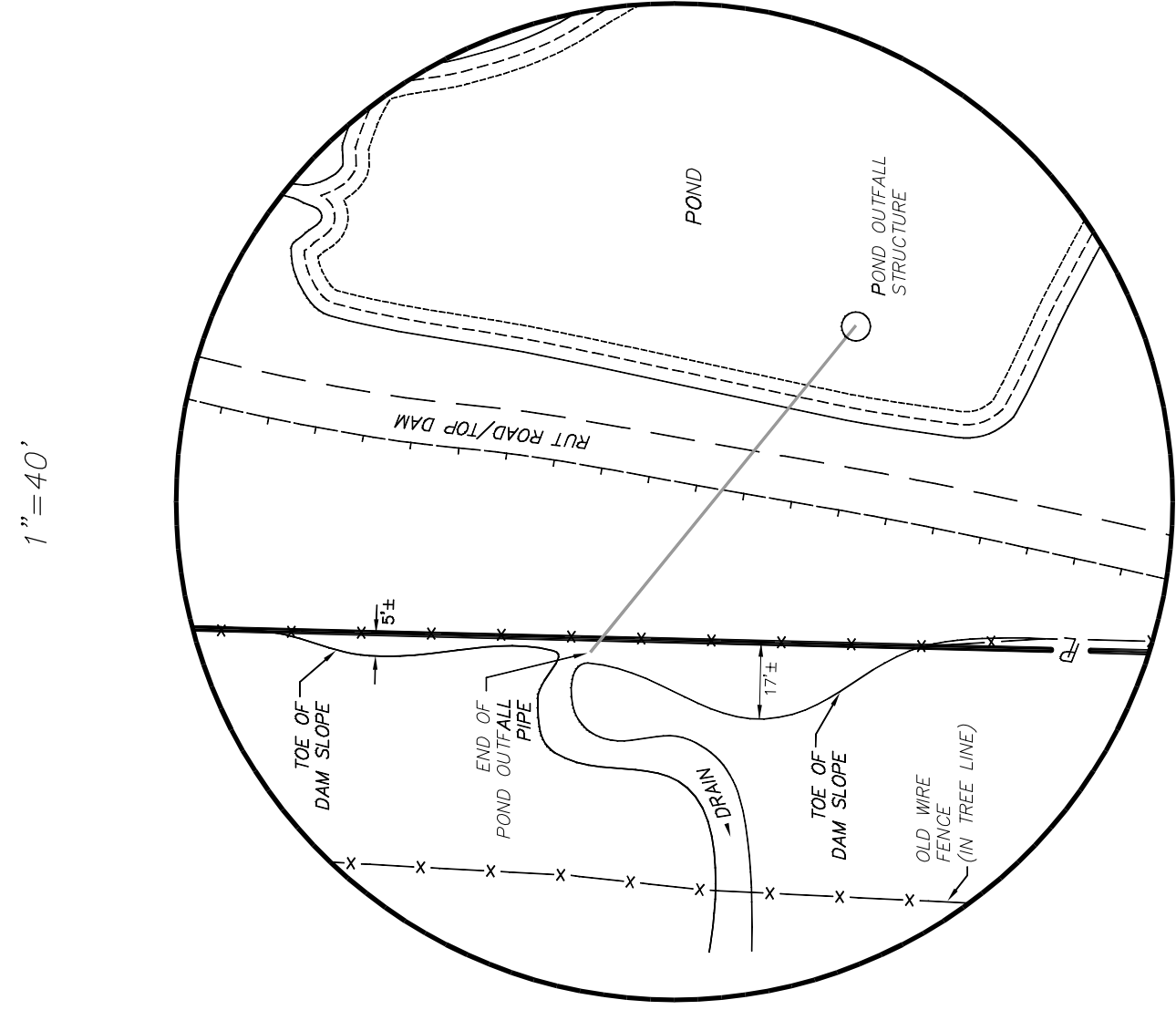
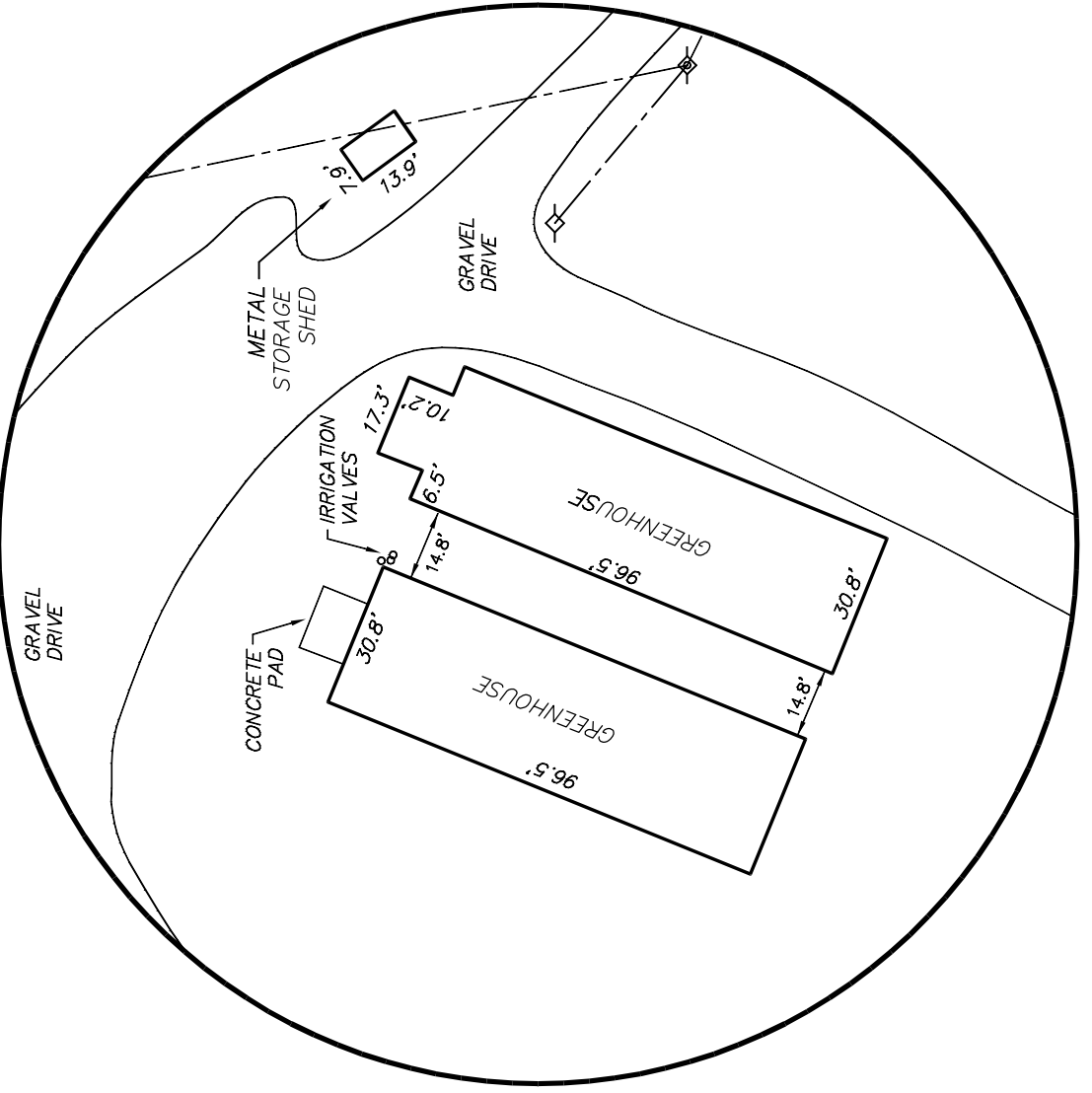
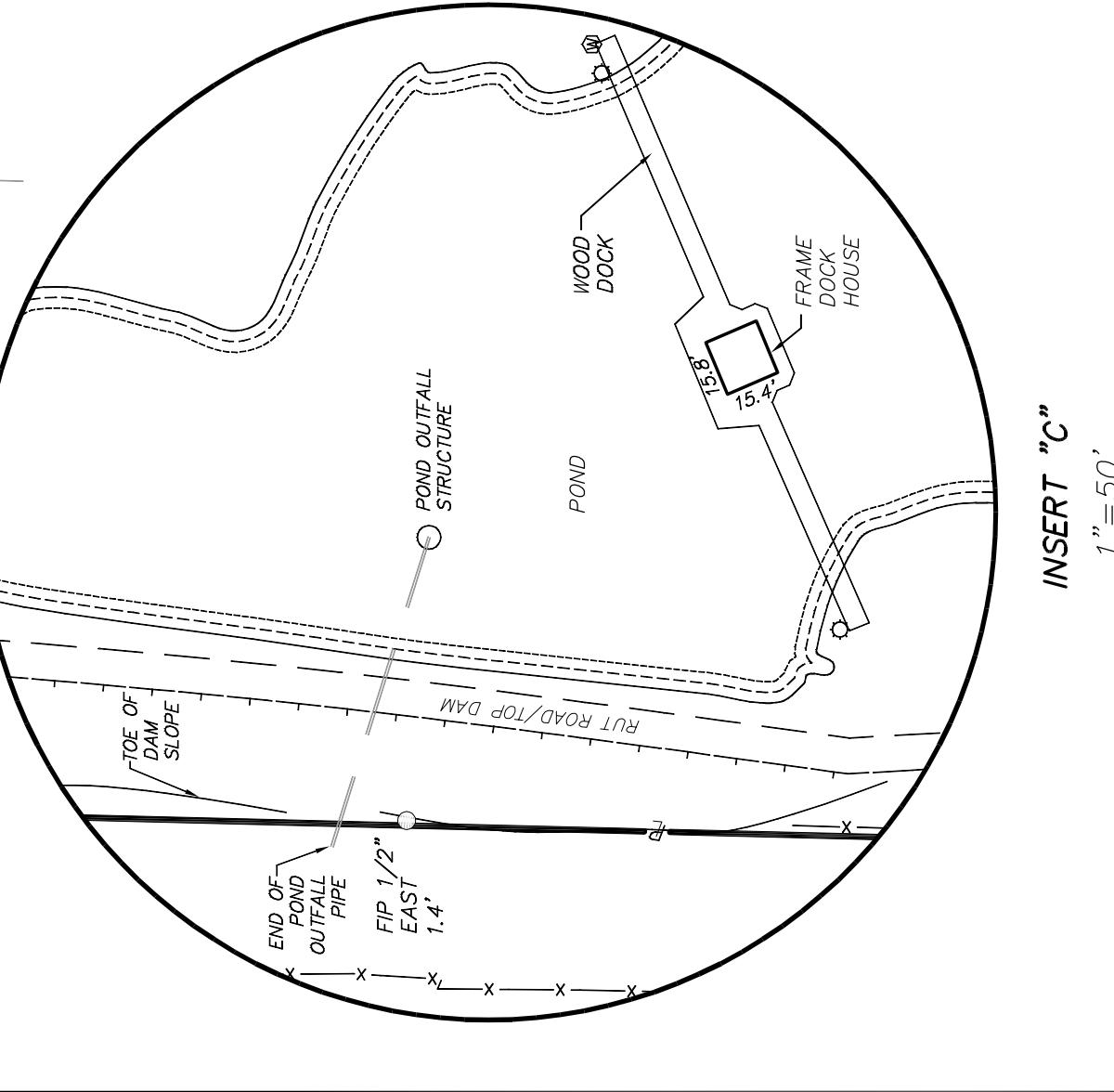
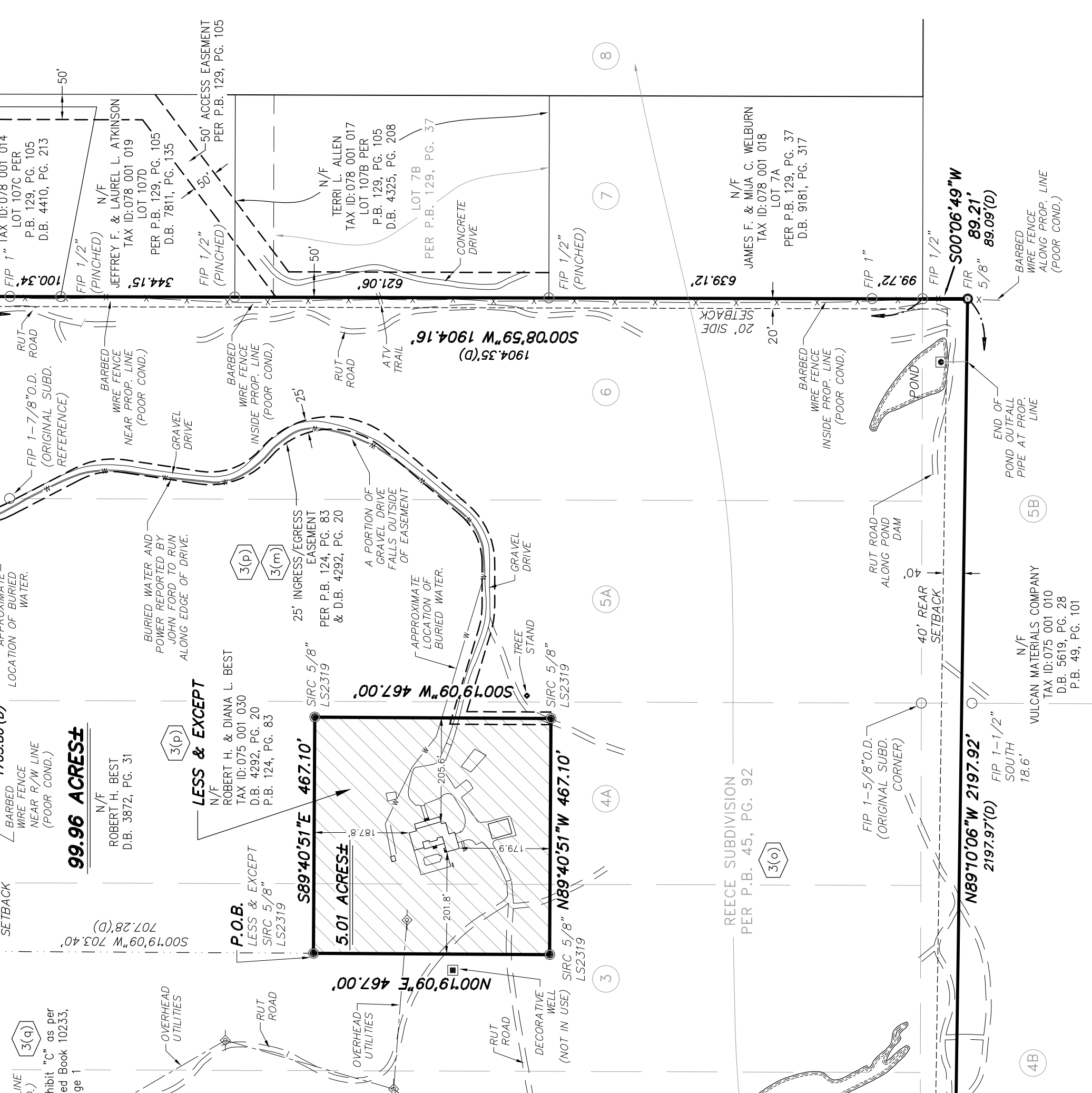
200 0 200 400 600 Feet
SCALE IN FEET: 1"=200'



LEGEND/ABBREVIATIONS

- FIP FOUND IRON PIPE
- SIRC SET IRON REBAR AND CAP "2319"
- NOW OR FORMERLY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- B/L BOUNDARY LINE
- Δ DELTA
- R RADIUS
- L CHORD LENGTH
- CH CHORD BEARING
- R/W RIGHT OF WAY
- O.D. OUTSIDE DIAMETER
- D.B. DEED BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- (D) DEED MEASUREMENT
- LIGHT POLE
- IRRIGATION VALVE
- ELECTRIC METER
- WELL
- WATER BIB
- STAND PIPE
- SHARE POLE
- POWER POLE
- FIRE HYDRANT
- WOOD POST
- FENCELINE
- OVERHEAD UTILITY LINE
- WATER LINE
- EASEMENT LINE
- LAND LOT NUMBER
- SUBDIVISION LOT NUMBER PER PLAT BOOK
- EAST SCHEDULE B EXCEPTION REFERENCE

Woolldridge Road (APPARENT 80' PUBLIC R/W)



LEGAL DESCRIPTION

(PRODUCT OF FIELD SURVEY)
All that tract or parcel of land situated in Land Lots 230 and 235 of the 19th Land District of Muscogee County, Georgia, and being more particularly described as follows:
Begin at a found 1/2" iron rebar at the intersection of the southerly right of way line of Woolldridge Road (on 80 foot right of way) with the westerly line of Land Lot 230, said rebar lying on a curve concave northeasterly; thence run southeasterly along said right of way and curve with a radius of 750.54 feet, through a central angle of 47 degrees 40 minutes 29 seconds, for an arc distance of 623.50 feet (chord bears South 66 degrees 00 minutes 52 seconds East) to a found 2" iron pipe and the point of tangency of said curve; thence continue along said right of way South 89 degrees 51 minutes 06 seconds East, a distance of 1899.40 feet to a found 2" iron pipe; thence leaving said right of way run South 00 degrees 08 minutes 59 seconds 49 minutes 49 seconds West a distance of 89.21 feet to a found 5/8" iron rebar; thence run North 89 degrees 10 minutes 08 seconds West a distance of 2197.92 feet to a found 1/2" iron rebar on the apparent westerly line of Land Lot 235; thence run North 01 degrees 25 minutes 50 seconds East along said Land Lot line a distance of 474.16 feet to a found 1 1/2" (outside diameter) iron rebar; thence run North 08 degrees 09 minutes 08 seconds East along said Land Lot line a distance of 1740.08 feet to the POINT OF BEGINNING. Said lands containing 99.96 acres, more or less.

LESS AND EXCEPT
All that tract or parcel of land situated in Land Lot 235 of the 19th Land District of Muscogee County, Georgia and being more particularly described as follows:
Commence from a found 1/2" iron rebar at the intersection of the southerly right of way line of Woolldridge Road (on 80 foot right of way) with the westerly line of Land Lot 230, said rebar lying on a curve concave northeasterly; thence run southeasterly along said right of way and curve with a radius of 750.54 feet, through a central angle of 47 degrees 40 minutes 29 seconds, for an arc distance of 623.50 feet (chord bears South 66 degrees 00 minutes 52 seconds East) to a found 2" iron pipe and the point of tangency of said curve; thence continue along said right of way South 89 degrees 51 minutes 06 seconds East, a distance of 1899.40 feet to a found 2" iron pipe; thence leaving said right of way run South 00 degrees 08 minutes 59 seconds 49 minutes 49 seconds West a distance of 89.21 feet to a found 5/8" iron rebar; thence run North 89 degrees 10 minutes 08 seconds West a distance of 2197.92 feet to a found 1/2" iron rebar on the apparent westerly line of Land Lot 235; thence run North 01 degrees 25 minutes 50 seconds East along said Land Lot line a distance of 474.16 feet to a found 1 1/2" (outside diameter) iron rebar; thence run North 08 degrees 09 minutes 08 seconds East along said Land Lot line a distance of 1740.08 feet to the POINT OF BEGINNING. Said lands containing 5.01 acres, more or less.

The within and foregoing property being one and the same as described in that certain Limited Warranty Deed dated September 9, 1993 from Vulcan Materials Company to Robert H. Best, recorded in Deed Book 3872, Page 31, Muscogee County, Georgia, recorded as effected by Survivorship Warranty Deed of Gift dated July 31, 1995, from Robert H. Best to Robert H. Best and Diana L. Best, as joint tenants with rights of survivorship, recorded in Deed Book 4292, Page 20, Muscogee County, Georgia, recorded.

GENERAL NOTES

1. BEARINGS ARE GRID, BASED ON THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AS REFERENCED TO THE SURVEY PREPARED BY LANDAIR, INC. FOR VULCAN MATERIALS COMPANY, DATED 03/29/2010 AND FINALIZED ON 04/09/2010. DISTANCES ARE GROUND DISTANCES AND CALCULATED AREAS SHOWN ARE BASED ON THE SAME.
2. THE FIELD DATA FOR WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 41,520 FEET WITH AN ANGULAR ERROR OF 0.5" PER ANGLE POINT AND WAS ADJUSTED USING THE CRANDALL RULE.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 291,975 FEET.
4. LAST DATE OF FIELD SURVEY: 10/21/2014
5. A LEICA T1105 TOTAL STATION WAS USED TO PERFORM FIELD DATA COLLECTION FOR THIS PROJECT.
6. THE RECORDING INFORMATION OF ADJACENT PARCELS DEPICTED HEREON IS PER THE MUSCOGEE COUNTY, GEORGIA TAX ASSESSOR GIS WEBSITE.
7. NO INTERIOR IMPROVEMENTS OR UTILITIES, OTHER THAN THOSE SHOWN HEREON, WERE LOCATED FOR THE PURPOSES OF THIS SURVEY.
8. CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION, HAVE NOT BEEN PROVIDED TO THE SURVEYOR BY THE INSURER.
9. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED AND ARE SHOWN HEREON AS APPROXIMATE.
10. A NEW PROPERTY DESCRIPTION WAS WRITTEN BASED ON A FIELD SURVEY REQUESTED BY THE CLIENT.
11. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) OF CITY OF COLUMBUS - MUSCOGEE COUNTY, GEORGIA, COMMUNITY NUMBER 135158, PANEL NUMBER 0012, SUFFIX F, EFFECTIVE SEPTEMBER 5, 2007, THE PROJECT FALLS WITHIN FLOOD ZONE "X". ACCORDING TO FEMA, FLOOD ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
12. THIS MAP IS ACCOMPANIED WITH A SURVEYOR'S REPORT CERTIFIED TO CHICAGO TITLE INSURANCE COMPANY.

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of Vulcan Materials, Inc., Vulcan Materials Company and Chicago Title Insurance Company.
This plat is for the benefit of the parties in the title block - any use by third parties is at their own risk. Landair Surveying Company will not accept any responsibility of liability for the use of this survey by anyone other than the person, or persons, named in the title block.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(c), 7(c), 8, 11(c), 13, 14, 16, and 18 of Table A thereof.
This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in the Georgia Professional Surveyors Act, O.C.G.A. § 43-6-6.
Date of Plat: December 11, 2014



CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR HAS NO LIABILITY FOR THE ACCURACY OF THE UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
IF YOU DIG GEORGIA... CALL US FIRST!
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW

Survey recorded in Deed Book 10233, Page 10, aforesaid records. (AFFECTS SITE - SHOWN HEREON)
All those matters as disclosed by that certain plat recorded in Plat Book 45, Page 92, aforesaid records. (AFFECTS SITE - SHOWN HEREON)
All those matters as disclosed by that certain plat recorded in Plat Book 124, Page 83, aforesaid records. (AFFECTS SITE - SHOWN HEREON)
Reservation of mineral rights as contained in that certain Warranty Deed from Mrs. Ola Phillips to C.B. Reese, dated July 22, 1944, recorded December 13, 1944, recorded in Deed Book 208, Page 345, aforesaid records. (AFFECTS SITE - NOT PLATTABLE DUE TO DISCREPANCIES IN DESCRIPTION)
Easement for ingress and egress as contained in that certain Survivorship Warranty Deed of Gift from Robert H. Best to Robert H. Best and Diana L. Best, as joint tenants with right of survivorship, dated July 31, 1995, filed for record August 7, 1995 at 2:47 p.m., recorded in Deed Book 4292, Page 20, aforesaid records. (AFFECTS SITE - SHOWN HEREON)
Lease as evidenced by that certain Limited Warranty Deed from Vulcan Materials Company, a New Jersey corporation to Robert H. Best, dated September 9, 1993, filed for record September 16, 1993 at 9:07 a.m., recorded in Deed Book 3872, Page 31, aforesaid records. (AFFECTS SITE - NOT PLATTABLE)
Reservation of mineral rights as contained in that certain Warranty Deed from Mrs. Ola Phillips to C.B. Reese, dated October 30, 1943, recorded November 15, 1943, recorded in Deed Book 195, Page 334, aforesaid records. (AFFECTS SITE - NOT PLATTABLE DUE TO DISCREPANCIES IN DESCRIPTION)
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Easement from C.B. Reese to Georgia Power Company, dated November 2, 1948, recorded in Deed Book 305, Page 23, aforesaid records. (AFFECTS SITE - BLANKET IN NATURE - NOT PLATTABLE)
Right of Way Deed from C.B. Reese and Mrs. Ora Reese to Southern Natural Gas Company, dated August 30, 1950, recorded in Deed Book 356, Page 540, aforesaid records. (AFFECTS SITE - DISCREPANCIES IN DESCRIPTION)
Right of Way Deed from C.B. Reese and Mrs. Ora Reese to Southern Natural Gas Company, dated July 2, 1958, recorded in Deed Book 661, Page 243, aforesaid records. (AFFECTS SITE - NOT PLATTABLE DUE TO DISCREPANCIES IN DESCRIPTION)
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Schedule B III Exceptions
Commitment No. 2-31422(A)
Effective Date: July 25, 2014 at 8:00 a.m.

Survey recorded in Deed Book 10233, Page 10, aforesaid records. (AFFECTS SITE - SHOWN HEREON)
All those matters as disclosed by that certain plat recorded in Plat Book 45, Page 92, aforesaid records. (AFFECTS SITE - SHOWN HEREON)
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LANDAIR
SURVEYING COMPANY
70 BOURBONCROCK CIRCLE, BUILDING 100
SUITE 100, LAWRENCEVILLE, GEORGIA 30045
PHONE: (770) 962-9846 FAX: (770) 962-9846
NOLDES CONSULTING GROUP, INC. - COA LSC 0391
REGISTERED PROFESSIONAL SURVEYOR
2244 (850) 385-1179 FAX: (850) 385-1104

No.	Revision	Date

CAD No. 5698-001A-BEST
Field Surveyed: 10/21/14
Drawn By: MRC
Checked By: MKM
Date: 12/11/14
Scale: 1" = 200'

ALTA/ACSM LAND TITLE SURVEY FOR
CHICAGO TITLE INSURANCE COMPANY
LAND LOTS 230 & 235 OF THE 19th LAND DISTRICT
MUSCOGEE COUNTY, GEORGIA

Drawing No. 1 OF 1
File Number: 5698.001

LAW OFFICES
SCHREEDER, WHEELER & FLINT, LLP
1100 PEACHTREE STREET, NE
SUITE 800
ATLANTA, GEORGIA 30309-4516

TELEPHONE: (404) 681-3450
FACSIMILE: (404) 681-1046

Scott W. Peters

E-Mail: speters@swflfp.com
Direct Dial: (404) 954-9836

May 2, 2022

Mr. Rick Jones
Planning Director
City of Columbus
Government Annex Bldg., 2nd Floor
420 10th Street
Columbus, Georgia 31901

RE: Vulcan Construction Materials, LLC
Rezoning Request
Tax Parcels 075 001 030 and 075 001 033 (the "Subject Property")

Dear Mr. Jones:

Please accept this letter in support of the Rezoning Application of Vulcan Construction Materials, LLC (as Applicant) and Vulcan Lands, Inc. (as Owner)(collectively "Vulcan"). As reflected in such application, Vulcan seeks to rezone the Subject Property from RE-1 to HMI for purposes of the storage of overburden which needs to be removed from its adjoining quarry property in order to access additional reserves within the quarry. Vulcan does not seek to engage in any quarrying operations or utilize the Subject Property for its aggregate production, but rather for the limited purpose of storing overburden thereon.

Vulcan has been a part of the Columbus community for over sixty-five (65) years, having acquired its current quarry operation along Fortson Road in 1957. Vulcan owns approximately 543 acres, and leases an additional nearly 483 acres, at or around its quarry located along Fortson Road. Of this acreage, approximately 713 acres are included within the boundary of its existing Georgia EPD Mining Permit, while the balance of the property surrounds these operations and serves as a buffer to its neighbors.

As a result of the continued demand for aggregate and other products in the market area, Vulcan needs to expand its existing quarry pit to the north and east. The pit is not capable of being expanded any further to the south due to the location of a Colonial Pipeline traversing the property. When expanding the pit, it is necessary for Vulcan to remove the soil (or overburden) from above the rock to be mined, and such overburden must be stored until such time as the quarry is returned to its natural state at the end of the quarry's life. Towards this end, Vulcan desires to utilize a portion of the Subject Property for the deposit and storage of overburden as set forth on the enclosed plans.

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As reflected on these plans, the Subject Property contains approximately one hundred (100) acres and fronts upon Woolridge Road. However, please note that Vulcan will not access the site via Woolridge Road, but rather all activities will be completed by accessing the site from Vulcan's adjoining property. Vulcan proposes to maintain one hundred foot (100') natural buffers along the entirety of the eastern boundary of the Subject Property and along the entirety of Woolridge Road. This buffer area encompasses approximately 9.1 acres of land, and such buffer area contains approximately 112 trees per acre. These trees are a mix of both pines and hardwoods which will provide an effective visual and acoustic screen to Vulcan's neighbors.

The enclosed site plans reflect Vulcan's estimate of the boundaries of the area within which it will deposit overburden for storage during both the next five (5) years and over the next twenty (20) years. As reflected thereon, the vast majority of the storage area will be well inside the boundaries of the Subject Property and will not approach the agreed upon buffer areas for many years. When such buffers are approached, Vulcan agrees that it shall construct berms at a 3:1 slope, which berms will be properly grassed and vegetated to provide even additional screening for Vulcan's neighbors.

Although the Subject Property is presently zoned RE-1, it is designated as Heavy Manufacturing/Industrial (HMI) on the Future Land Use Map. The requested zoning of HMI is consistent with this designation and is consistent with Columbus' plan for this area. By rezoning the Subject Property to HMI, but limiting its use as proposed herein, the Subject Property will remain an effective buffer between Vulcan's quarrying operations and the residences to the East and North across Woolridge Road.

In support of this rezoning request, Vulcan shows that this request is supported by each of the factors set forth in Section 10.2.7 of the Columbus UDO:

1. *Consistency*: Is the proposed use consistent with the purpose and intent of the zoning district? Yes. The storage of overburden on the Subject Property is consistent with the purpose and intent of the HMI zoning district. Vulcan intends to maintain buffers beyond those required by the UDO, and the limitation of use to overburden storage actually restricts the use of the property beyond that which would otherwise be permitted under the HMI zoning designation.
2. *Suitability*: Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? Yes. The use of the Subject Property for overburden storage provides an effective buffer between the heavy industrial quarrying and manufacturing operations of Vulcan on its adjoining quarry site, while also permitting a use consistent with the designation of the Subject Property as Heavy Industrial on the Future Land Use Map.

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3. *Affect on Existing Uses and Properties.* Will the proposed use adversely affect the existing use or usability of adjacent or nearby properties? No. Based upon the extensive natural vegetative buffer to be maintained, along with the berms that will eventually be constructed behind such buffers, Vulcan's operations on the Subject Property in transporting and storing overburden will not be noticeable by any of the adjacent or nearby properties. Further, based upon Vulcan's permitting requirements with the State of Georgia, all water runoff from the site will be captured in the identified detention ponds and recirculated back to Vulcan's main stormwater detention facilities.
4. *Comprehensive Plan.* Is the proposed use compatible with the purpose and intent of the Comprehensive Plan? Yes. The Subject Property is designated as Heavy Manufacturing/Industrial within the Comprehensive Plan. Further, the use of the Subject Property for overburden storage will create an efficient transitional use of the property that will buffer the adjoining properties that are designated residential under the Comprehensive Plan.
5. *Use of Current Zoning.* Are there substantial reasons why the property cannot or should not be used as currently zoned? Yes. The Subject Property is not appropriate for residential use adjacent to the quarrying activities of Vulcan on its adjoining properties.
6. *Impact of Proposed Zoning or Use.* Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer facilities, and police or fire protection? No. The proposed use of the Subject Property will not involve the use of any public streets by Vulcan as all access to the site for overburden storage will be internal. Further, the proposed use will not utilize any water or sewer facilities, and will have no impact on schools, police or fire protection.
7. *New or Changing Conditions.* Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning of the property or surrounding properties? While the proposed use is consistent with anticipated needs of Columbus as set forth in the Comprehensive Plan, the current zoning of the Subject Property is not consistent with current conditions. The Vulcan quarry continues to be a major supplier of aggregate and other products to the region, and as a result thereof the pit needs to be further expanded. As a result, additional overburden storage area is needed so as to avoid increasing the height of the existing overburden storage which would likely be visible from adjoining properties.
8. *Public and Private Property Rights.* Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property? Yes. The proposed rezoning of the Subject Property, coupled with the prohibition on mining of the Subject Property and the inclusion of the proposed buffers, offers a reasonable balance between Vulcan's free use of its property while also protecting the public health, safety and welfare.

LAW OFFICES
SCHREEDER, WHEELER & FLINT, LLP

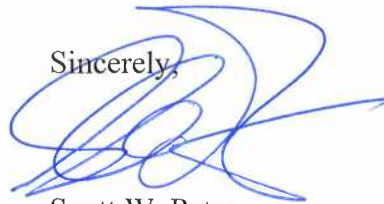
City of Columbus
Page 4
May 2, 2022

Based upon these findings, we respectfully request the rezoning of the Subject Property from RE-1 to HMI. We suggest the inclusion of the following conditions to such rezoning:

- A one hundred foot (100') natural vegetative buffer be maintained along the eastern boundary of the Subject Property and along the entire frontage of Woolridge Road;
- Vehicular access to the Subject Property from Woolridge Road shall be limited to access associated with the existing residence on the Subject Property, and shall not include any traffic in association with Vulcan operations on the site;
- The Subject Property shall not be utilized for mining or aggregate processing;
- Any overburden storage adjacent to the natural buffers shall include the construction and maintenance of berms with not less than a 3:1 slope, with the outward facing sides of such berm being vegetated after having been established.

Thank you and the City of Columbus for your consideration in regard to this request. I would be pleased to provide you with additional information regarding this rezoning application at your request.

Sincerely,



Scott W. Peters

SWP/jc

Enclosures

As we plan for discussions, we thought it would be helpful to provide several additional questions from residents:

1. Will Vulcan submit a civil engineered site plan showing existing contours, final grades, slopes and retention plans including all retention ponds? (This plan should show all phases if work is performed in intervals.) - As part of the inclusion of the site into our existing NPDES permit, these plans will be prepared and submitted. However, those plans have not presently been prepared as the rezoning of the property must first be approved before the permit modification will be submitted. . Therefore they will not be available for this week's meeting. However, the existing contours of the site are included on the plans submitted with the rezoning application, and the anticipated final contours are also shown on those plans.

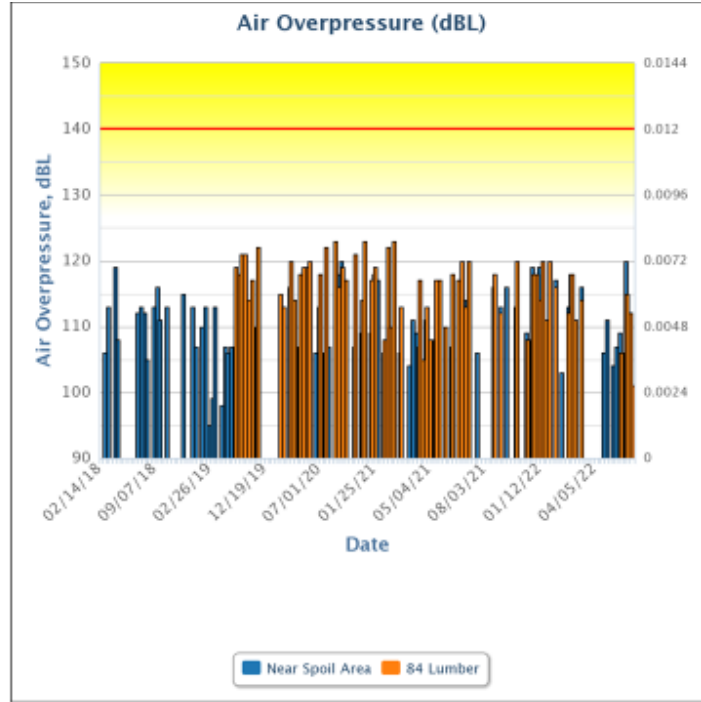
2. After each phase, is Vulcan planning on placing permanent ground stabilization in the disturbed areas? Yes

3. After overburden is moved (20 years), would Vulcan be willing to donate the property for a nature conservatory? While the property is included within our NPDES permitted site, Vulcan must retain full operational control of the site so that we are able to comply with our reclamation obligations when the mine operation is closed. However, Vulcan is willing to consider such a donation depending upon EPD regulation and depending on what our need will be for overburden at time of reclamation.

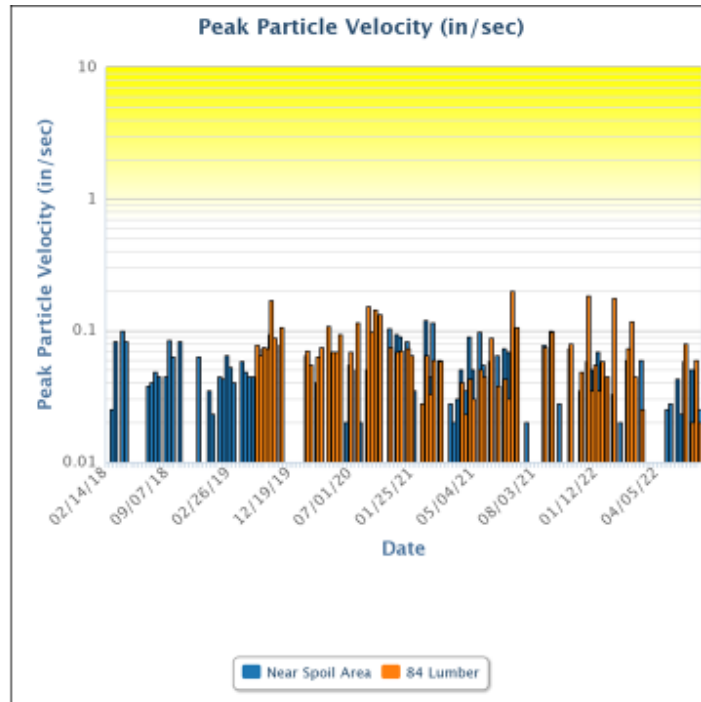
4. Are there any environmental impact statements or other environmental documents related to the property rezoning? - No, there isn't an environmental impact statement.

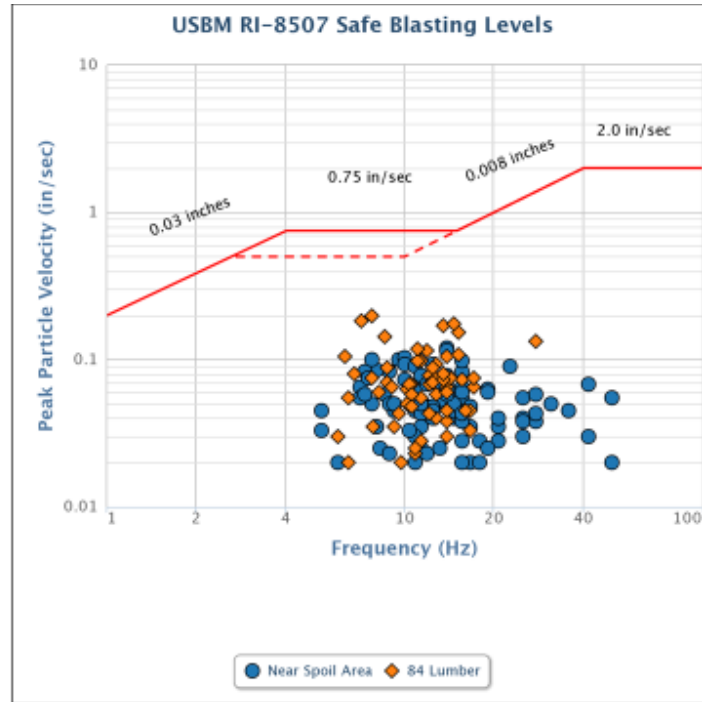
5. What Db levels have occurred with blasting over the past 5 years?





6. What blasting seismic readings have occurred over the past 5 years?





7. How many truck loads of overburden will be moved each month if rezoning is approved?
 We anticipate approximately 2500 loads per month will be moved while stripping and these truck loads will be transported internally and not travel on public roads. We will be stripping 40% of weekdays in years 0-5 and 15% of weekdays in years 5-20. This is a projection based upon current operating conditions at the quarry.

8. Has a licensed professional engineer designed environmental controls for Subject Property? The environmental controls are not completed at this time, but they are being designed by a licensed professional engineer. The final plans will be submitted for review and approval to the EPD Land Branch.

9. Has Vulcan considered deployment of nonexplosive alternative methods to conventional rock blasting?
 I'm not sure of which alternative methods you are referring to; however most other methods are not commercially feasible.

Vulcan Materials Company Response to Follow-Up Questions Place in the Country

Zoning Related Documentation

Vulcan's 12 May document states they will provide us with current plans.

Place in the Country response: When will Vulcan provide the current plans? We also are interested in any options you may be considering for the future. As stated in our initial text message to Glenn Davis, our residential committee would prefer to have informative documents from Vulcan prior to meeting with Vulcan.

Carol Landrum emailed Bruce Bacon the May 2nd rezoning application documents on May 18th @ 10 am.

Environmental Study

Vulcan's 12 May document states "Vulcan's Environmental Department has assessed the environmental permitting required to proceed with the plans, if approved."

Place in the Country Response: Will you kindly share with us your Environmental Department documentation pertaining to the former Best property?

The steps involved in proceeding with the plans once zoning has been approved are as follows:

- Finalize the design and placement of the environmental controls that will be used to treat stormwater runoff from our overburden piles and prevent the occurrence of erosion and sedimentation.
- Add those design changes to our Surface Mine Land Use Plan, SMLUP.
- Submit the SMLUP to the GA EPD Surface Mine Land Use unit for review and approval.
- Adjust our surety bond to accommodate for the additional property. We will increase our surety bond by \$2,500 / acre of additional land.
- Modify our existing stormwater pollution prevention plan to include the aforementioned environmental controls.
- Revise our existing Stormwater Permit, GAR050000 to include the additional stormwater outfalls, and environmental controls. Georgia EPD mandates certain monitoring and sampling requirements that are applicable to all our stormwater outfalls. The details of these requirements are set forth in the Stormwater Permit.
- Once the SMLUP and Stormwater Permit have been approved and the surety bond adjusted accordingly we will physically install the environmental controls.
- We will begin storing overburden on the site after the environmental controls are installed.
 - Stormwater controls will be evaluated quarterly at a minimum.
 - Stormwater samples will be collected and analyzed as per GAEPD General Stormwater Permit GAR050000.

Truck Transportation Concerns – Open Question to Vulcan

Place in the Country Response: What commitment will Vulcan make to avoid damage to the roads in close vicinity to your quarry? What commitment will Vulcan make to remedy the hazardous road conditions currently in close proximity to your quarry? What action will you take to ensure truck traffic safety measures to and from your quarry including: speed limit compliance, overfill of trucks, protective measures to restrict loose rock spills, driver safety including zero tolerance of alcohol and drug use, removal of rock spills in close vicinity to your quarry?

The overburden storage on the Best Property that is the subject of the rezoning application will not create any additional traffic on adjacent roadways as all material will be transported to the property directly from the existing quarry site, and no trucks will access the site via public roads.

In regard to existing truck traffic on public roads adjacent to the Vulcan quarry, the majority of these trucks belong to our customers, and are not driven or owned by Vulcan. Therefore, although we can report incidents to our customers, Vulcan has limited ability to enforce rules on these drivers once they leave our facility. However, all trucks must be weighed before they leave our property to make sure they are not overweight, and trucks will be required to dump a part of their load if they are found to exceed the weight limitations. Further, all trucks are required to be tarped in accordance with the rules of the GA Department of Transportation. The driver of each truck is responsible for ensuring compliance with these rules.

Aesthetic plans and noise avoidance regarding former Best property

Place in the Country Response: Among other concerns, residents are anxious about aesthetics, water drainage, air quality and noise associated with the rezoning request. It is our understanding that a larger buffer (than that referenced by Vulcan's 12 May letter) has been contemplated to address concerns. (We feel ~30 yds is a grossly inadequate buffer.) What actions will Vulcan undertake to address significant water drainage issues from the former Best property onto Fortson Road?

Vulcan has voluntarily agreed to exceed the buffer requirements set forth in the Columbus Unified Development Ordinance, which would allow a buffer of only 75 feet. As depicted on the site plan submitted with the rezoning application, the buffer will exceed 100 feet in most locations, with the two detention ponds designed to collect and control stormwater being the closest improvements anticipated to be constructed along the northern and eastern property lines.

As referenced above, the stormwater system will be included within Vulcan's state mining permit, and as such all discharges of water from the property into adjacent streams or tributaries will be monitored on an ongoing basis.

Environmental controls employed to prevent drainage issues from the former Best property onto Wooldridge Road include, but are not limited to the following:

- stormwater ponds
- check dams
- silt fencing

A licensed professional engineer will design these environmental controls.

Further, please note that in response to inquiries from neighbors about timbering of the property, Vulcan has agreed that the trees north of the existing home site will not be timbered until such time as Vulcan needs to extend the overburden storage area north of that home site, which we anticipate will be several years in the future.

Open question to Vulcan

Place in the Country Response: In an effort to assist with our question "6d," we offer the following:

Does Vulcan anticipate, directly or indirectly, changes as a result of successful rezoning of the property involved in the zoning request, if such is approved? **No.** The purpose of the rezoning request is to allow for the most efficient and least intrusive method of storage of overburden on the property. There will be no substantive changes to Vulcan's operations as a result of the rezoning.

Will truck traffic, and or loads, along with Vulcan personnel, increase over the average annual metrics experienced over the past 12 months? **No.** The overburden will not be transported along public roads, but will be transported to the site via internal roads between the current quarry site and the property sought to be rezoned.

What materials will be transferred onto the former Best property? **Overburden material consists of rock, dirt, and clay.**

Is Vulcan already performing the movement of materials onto the former Best property? **No.** Until such time as the zoning is approved, the property will not be utilized for overburden storage.

Where on the property will the materials be moved? **The attached site plan depicts the locations where the overburden will be stored. The dark green shading indicates the portion of the property that is anticipated to be utilized during the first five (5) years following approval. The light green shading indicates the additional portions of the property that are anticipated to be utilized through the first twenty (20) years following approval.**

How will the materials be moved? The materials will be loaded onto dump trucks within the areas being cleared adjacent to the existing quarry, and transported onto the Best property via internal roads to be constructed between the properties.

Is road construction required on the property to transfer materials? No. While gravel drives will be constructed to connect the properties internally, no asphalt paving will be utilized, and the public roads will not be utilized in this process.

What is the expected schedule for material transfer? Following zoning approval, we would anticipate that overburden could begin being transported onto the Best property within approximately 3 - 6 months.

Will Vulcan deploy additional conveyor equipment? No. The overburden storage will not involve the use of conveyor equipment.

Will the transporting be visible or audible to residential areas? It is not anticipated that the transporting will be visible or audible to nearby residential areas. The existing vegetative buffer should provide sufficient visible and audio screening.

What actions will Vulcan implement to avoid air quality problems? Water will be applied to the haul roads and disturbed areas as needed to prevent fugitive emissions. The outside slopes of the berm will be vegetated upon completion. Once the property is added to the Vulcan's existing NPDES permit, the property will be subject to air quality standards that apply to the entirety of Vulcan's operational property.

If approved, what steps - such as construction, habitat destruction (including but not limited to trees and plants), water management - are expected to prepare the Best Property for the envisioned use? This project is not expected to change our current water management practices. Trees and vegetation in the footprint of the overburden storage area will be removed, however all trees and other vegetation within the proposed 100-foot buffer would remain. As noted above, Vulcan will not remove the trees located to the north of the existing home site until such time as the overburden storage area is expanded beyond the house location.

How will the current zoned property be altered if zoning is successful? The property will be used to store overburden and will not be visible to neighbors. There is no expectation to mine the property, nor will any processing facilities be located on the Best property. Vulcan has requested in the rezoning application that the City of Columbus limit the permitted use of the property solely to overburden storage.

Will Vulcan change any access roads to the properties? No. While existing internal roads will be extended onto the Best property, no public roads will be utilized or expanded and no additional curb cuts onto public roads are anticipated.

What machinery, and machinery use, changes and/or additions are contemplated in your plan for the additional property? Vulcan will utilize dump trucks to move overburden onto the property and loaders to slope the material so that it may be vegetated once the banks are stabilized.

Please provide information on your blasting practices and any changes anticipated in your plan. The quarry currently blasts 5-6 stripping shots/month and 3-4 production shots/month. We do not anticipate any changes to our blasting schedule at this time based upon the current market demand for our products. Vulcan would be pleased to add any of our neighbors to our pre-blasting notification list.

Will additional lighting be necessary for your operations? No. All work will be performed during the day and no lighting will be installed. If so, will precautions be in place to ensure that doesn't impact neighbors? N/A

Will conveyor equipment use be increased? No. The overburden will not be transported by conveyor.

Will the truck loading area be moved at any future time? Vulcan presently has no plans to move the truck loading area on its property. The Best property will not be utilized for truck loading – the sole use of this property will be for overburden storage.

Will rail loading processes change in your plan? The overburden location on the Best property will not alter Vulcan's rail loading processes.

What environmental and ecological preservation actions are included in your plan? Environmental and ecological preservation actions include but are not limited to the preservation of undisturbed buffers, wetland and stream buffers, and the installation of common best management practices (BMPs) used in the aggregates industry to prevent erosion and sedimentation. The 100' natural buffer will remain in its existing state and will not be disturbed by the overburden storage.

Do you envision any other uses for the former Best property? Not at this time (except for the continued use of the single residence on the property by Vulcan employees). To the extent any additional uses are contemplated in the future, Vulcan would be required to submit a future zoning application to modify the requested condition limiting the use to only overburden storage.

Do you have further expansion plans for the area? In regard to the Best property, the sole anticipated use for the property for many years is overburden storage.

What is the useful mining life expectancy for your existing Barin Quarry? Based upon current known reserves within the existing pit area, we believe that the useful mining life expectancy is at least 100+ years.

What are the likely chances of ownership change for your organization? Vulcan has operated the quarry since 1957. Vulcan Materials Company is a publicly traded company, and therefore although we cannot make any promises of ownership adjustments due to the purchase or sale of stock, the company has enjoyed stable majority ownership and management for many years. In the unlikely event another owner should obtain the quarry in the future, they would have to abide by zoning and any conditions resulting from rezoning for this parcel.

What other adverse conditions have you considered pertaining to neighborhood areas within 5 miles of your property? The storage of overburden on the Best property is intended to minimize the impact of overburden storage on our neighbors. If we are not allowed to expand the footprint of where overburden may be stored as proposed, we will be forced to look at other alternatives within the property that is already subject to our mining permit – alternatives which we believe will have greater adverse impacts. We would potentially increase the height of the existing storage mounds (which are beginning to be visible from our property boundaries) or be forced to haul the overburden to other locations across adjacent public roadways. We believe the utilization of the Best property for overburden storage is the option with the minimum of adverse consequences for our neighbors.

What are the specific reasons for moving soil onto the former Best property? Our pit is expanding and to get to the rock, we have to remove the dirt on top, called overburden. Once overburden is removed, we need a place to store it which is the purpose for rezoning the Best parcel. As noted above, the storage on the Best property appears to be the least intrusive means of storage for our neighbors.

Will you share the Vulcan documents presented to the City of Columbus with us? The documents were shared with Bruce Bacon via email on May 18th @ 10 am.



Date: May 12, 2022

Responses back to Bruce Bacon, 1084 North Country Court, Fortson, GA 31808

1. What steps have been taken regarding Vulcan's request for rezoning and what are the remaining steps in the process? What is the expected timeframe for each of the steps?

Vulcan Materials Company, Barin Quarry submitted a rezoning application to Planning and Zoning on May 2nd. The matter will be heard at the Planning Advisory Commission (PAC) meeting which is scheduled for June 1st. After the PAC meeting, the matter goes before the Board of Commissioner for a 1st and 2nd reading and vote in June and July.

2. How may we obtain Vulcan's zoning related documentation (including any assurances to accommodate concerns of residents in the area)?

We will be happy to provide you with our current plans and meet with you to discuss your concerns.

3. Who should we contact to arrange a meeting with Vulcan? We would like to see their documentation (referenced in 2 above) prior to the meeting.

Carol Landrum, Manager of Government and Community Relations with Vulcan Materials Company, landrumc@vmcmail.com, 404-434-6023

4. Has there been an environmental study of the property referenced in the zoning area? Is there a city, state or federal requirement for such?

Vulcan's Environmental Department has assessed the environmental permitting required to proceed with the plans, if approved. All phases of the proposed development will be in compliance with the environmental rules and regulations promulgated by the GAEPD, EPA, and USACE.

5. Has an assessment been performed, or is there a plan for such an impact study, regarding traffic volume, road repair, road readiness, railroad delays and impact, along with any other potential risks or adverse impact to our area?

This change in our operation will not result in any increase in traffic. This proposal will allow Vulcan to move material internally without the need to access any public roadway.

6. In addition to question 5, we are interested to specifically know the following:

a. Is there a plan to improve the paving of roads in our area that have been damaged by heavy quarry traffic? We don't have an answer for this at this time.

b. Will the quarries in our area agree to clear the roads of any loose rock debris within a specific vicinity of the quarry? We are looking into this issue however do not have an answer at this time.

c. Has Vulcan agreed to a decibel standard for their operations which are in close proximity to residential areas?

It has never been brought up to us as an issue. We have encountered similar ordinances at other locations and we have no issues complying. Columbus has a noise ordinance and Vulcan has never been notified that there is a noise issue. We do not operate at night and on the ~~new~~ parcel we wish to rezone we will not be operating during nighttime hours.

d. Does Vulcan anticipate (directly or indirectly) any additional business, operational, construction, machinery, blasting, conveyor operations, lighting, loading, planting, hiring, water treatment, preservation steps or any other changes in their current business?

I want to understand your question and would like to talk to you at greater length about this.

7. What stated plans are in place following the mining of the quarry?

Vulcan's State mining permits require that a reclamation plan be submitted to the EPD and a bond or letter of credit issued to ensure that after the mine is closed, it is reclaimed pursuant to that plan.

8. What aesthetic plans are in place for the former Best Nursery properties?

A berm will be placed on the Best property with a 3-1 slope so that the slopes can be easily vegetated with grasses and trees. Vulcan will maintain a minimum 100 foot undisturbed buffer. The height of the fill will be less than the current crest of the hill on the Best Property (where the current house is located).

9. What are the steps for us to meet with local government offices such as the planning and zoning departments?

The application request is a public process allowing public input at several points in the process.

From January 1, 2017 until present the Barin Quarry has been inspected (8) times by the GAEPD. No citations were issued.

2018_01_25 – A **routine environmental inspection** was conducted by Clayton Bristol, GAEPD West Central District Office.

- **The quarry was found to be in compliance.**

2018_02_21 – An **air inspection** was conducted by Clayton Bristol, GAEPD West Central District Office

- **The quarry was found to be in compliance.**

2018_03_20 – An **air inspection** was conducted by Clayton Bristol, GAEPD West Central District Office

- **The quarry was found to be in compliance.**

2018_06_28 – An **air inspection** was conducted by Clayton Bristol, GAEPD West Central District Office

- **The quarry was found to be in compliance.**

2018_08_28 – An **air inspection** was conducted by Clayton Bristol, GAEPD West Central District Office

- **The quarry was found to be in compliance.**

2019_11_19 – A **routine environmental inspection** was conducted by Stephanie Edwards, GAEPD West Central District Office

- **The quarry was found to be in compliance.**

2020_02_21 – A **routine environmental inspection** was conducted by Dennis Foster, GAEPD West Central District Office

- **The quarry was found to be in compliance.**

2020_08_13 – A **routine environmental inspection** was conducted by David Humphries, GAEPD Surface Mining Unit

- **The quarry was found to be in compliance.**