



Heart of Georgia Altamaha
Regional Commission

TO: Potentially Interested or Affected Organizations, Local Governments, State and Federal Agencies, and Regional Commissions

FROM: Coleman O'Quinn, Regional Planner, HOGARC

RE: *Development of Regional Impact Submission and Request for Comments for proposed Central Station Residential Development in Metter, Candler County, Georgia, DRI ID 4559*

Please be advised that the Heart of Georgia Altamaha Regional Commission has recently received information regarding the proposed Central Station Residential Development to be located in Metter, Georgia. Our Regional Commission has made the determination that this project is a Development of Regional Impact (DRI) as the scope of the project meets or exceeds the required DRI thresholds in accordance with established Georgia Department of Community Affairs' rules (110-12-3).

You or the organization you represent has been identified as a potentially interested or affected entity. This memorandum serves as a formal notice and request for review and comments from you regarding the matter described within. Consideration for the proposed Central Station Residential Development should include potential positive or negative impacts on your jurisdiction, regional or state natural and historic resources, the environment, the economy, or infrastructure. Attached please find a project summary; two completed information forms; a site plan; future land use, character areas, and zoning maps for the City of Metter; a wetland inventory map; a flood zone map; and a list of jurisdictions and affected parties receiving this notice to assist in your review.

Comments will be accepted from **10/16/2025 to 10/30/2025**. Please review the information provided and respond with comments via email to Coleman O'Quinn, Regional Planner at coquinn@hogarc.org by **10/30/2025**.

Sincerely,

Coleman O'Quinn

Coleman O'Quinn
Regional Planner
Heart of Georgia Altamaha Regional Commission
912.292.9027
coquinn@hogarc.org



912-367-3648



hogarc.org



331 West Parker St, Baxley, GA 31513

**Development of Regional Impact Project Summary
Central Station – Residential Development - #4559
Metter, Candler County Georgia**

Project Description

The Development of Regional Impact (DRI) is the construction of a residential development to be known as Central Station. The applicant proposes a non-metropolitan residential development to include 220 detached single-family dwelling units with additional site improvements including roadways, utilities, and a stormwater detention pond. The project site is located at parcel number 036 016. The total site area is 89.8 acres. No rezoning is required. About 40% of the total site area is projected to be impervious surface. The action requested is permitting from the City of Metter. The proposed development is estimated to reach completion by Fall 2030.

Economic Impact

The estimated value of the development at build-out will be \$52,800,000.00; the annual estimated tax revenue likely to be generated by the proposed project is \$930,020. The developer indicates that the regional workforce is sufficient to serve this development, and that the development will not displace any existing land uses.

Transportation

The proposed residential development is to be located in Southeast Georgia, near I-16, about 64 miles west of Savannah. Access to the site will be available on Central Avenue. Traffic volumes generated by the site are expected to reach 165 at AM peak hours and 222 at PM peak hours. The city has indicated that transportation improvements will be necessary to serve the project and that development plans will be reviewed to determine if and what transportation improvements will be needed.

Water Supply

The estimated water supply demand to be generated by this project at full development is 0.066 million gallons per day. A water line extension of approximately 0.4 miles is required along Central Avenue to serve this project. This project will be connected to the water system owned, operated, and supplied by the City of Metter. Sufficient water supply capacity is available to serve the proposed project.

Wastewater Disposal

The estimated sewage flow to be generated by this project at full development is 0.066 million gallons per day. A sanitary sewer line extension of approximately 0.4 miles is required along Central Avenue to serve this project. This project will be connected to the wastewater treatment service owned, operated, and supplied by the City of Metter. Sufficient wastewater treatment capacity is available to serve the proposed project.

Solid Waste Impact

Solid waste generation of 330 tons annually is anticipated. Current landfill capacity is sufficient to serve this project. No hazardous waste is expected to be generated. The City of Metter contracts with a private company for waste collection and disposal services.

Storm Water Management

Approximately 40% of the site at full development will be impervious surface. The project will provide vegetative buffer/greenspace areas and a stormwater detention pond as required by local, state, and federal regulations.

Environmental Quality

The project site does not contain any known environmentally sensitive resources, nor is it anticipated that the proposed development will impact such resources.

Local Planning Considerations

The future land use map from the 2022 Candler County Joint Comprehensive Plan designates the future land use of the project's site as forestry. The current zoning map for the City of Metter indicates that the location of the proposed project is zoned as R-4: Multi-Family Residential. The proposed project is also located within the Residential/Urban Redevelopment Area of Metter's Character Area Map. This project is supported by the need for affordable and diverse housing opportunities in Metter and Candler County as outlined in the 2022 Candler County Joint Comprehensive Plan. The proposed project meets the zoning requirements for the R-4 zoning district and lies within an appropriate Character Area for a residential development. The proposed project is thus supported by the City of Metter's plans for development.

Regional Planning Considerations

This project aligns with all HOGA Regional Planning Considerations. This project will promote the region's goal to provide safe, affordable housing, especially for workers and families from new and existing developments in the region and surrounding areas. I-16 will continue to be attractive and welcome growth, making Metter's location and adjacent areas viable to many types of development. Residential developments such as this are vital to regional efforts to support and sustain the continued growth and development that is encouraged by the region as well as the region's workforce.

Developments of Regional Impact

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DRI #4559

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local
Government: Metter

Individual completing form: Teresa Concannon

Telephone: 9126852527

E-mail: tconcannon@cityofmetterga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Central Station

Location (Street Address, North side of Central Avenue between Ellis St and Shamrock Rd. 82 D 24' 09" N 82 D 04' 52" W
GPS Coordinates, or Legal
Land Lot Description):

Brief Description of Project: 220-unit single-family residential development

Development Type:

- | | | |
|--|---|---|
| ☐ (not selected) | ☐ Hotels | ☐ Wastewater Treatment Facilities |
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☒ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 220 detached single-family dwellings on 89.8ac parcel

Developer: Braly Investment Properties, LLC - Brandon Long

Mailing Address: 3 Wilson Circle

Address 2:

City: Springfield State: GA Zip: 31329

Telephone: 912-655-6724

Email: jbrandonlong@gmail.com

Is property owner different from developer/applicant? ☐ (not selected) ☐ Yes ☒ No

If yes, property owner:

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

local government's jurisdiction?

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☐ Yes ☒ No

If yes, provide the following information: Project Name:
Project ID:

The initial action being requested of the local government for this project: ☐ Rezoning ☐ Variance ☐ Sewer ☐ Water ☒ Permit ☐ Other

Is this project a phase or part of a larger overall project? ☐ (not selected) ☐ Yes ☒ No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: Fall 2030
Overall project: Fall 2030

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Developments of Regional Impact

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DRI #4559

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Metter
Individual completing form: Teresa Concannon
Telephone: 9126852527
Email: tconcannon@cityofmetterga.gov

Project Information

Name of Proposed Project: Central Station
DRI ID Number: 4559
Developer/Applicant: Braly Investment Properties, LLC - Brandon Long
Telephone: 912-655-6724
Email(s): jbrandonlong@gmail.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$52,800,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$930,020

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: City of Metter

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.066MGD

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required? Approx. 0.4 miles water line extension along Central Ave.

Wastewater Disposal

Name of wastewater treatment provider for this site: City of Metter

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.066MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required? Approx. 0.4 miles sanitary sewer line extension along Central Ave.

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) AM Peak Hourly - 165: (41 In / 124 Out) PM Peak Hourly: 222 (140 In / 82 Out)

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☐ Yes ☒ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: Development plans will be reviewed to determine if transportation improvements are needed.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 330 tons

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity: The Candler County landfill has closed. The City of Metter contracts with a private company for waste collection and disposal services.

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 40%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Detention ponds and buffer/greenspace areas provided as required by local, state, and federal regulations.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No
2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
3. Wetlands? ☐ (not selected) ☐ Yes ☒ No
4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
6. Floodplains? ☐ (not selected) ☐ Yes ☒ No
7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

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DRI 4559: Central Station

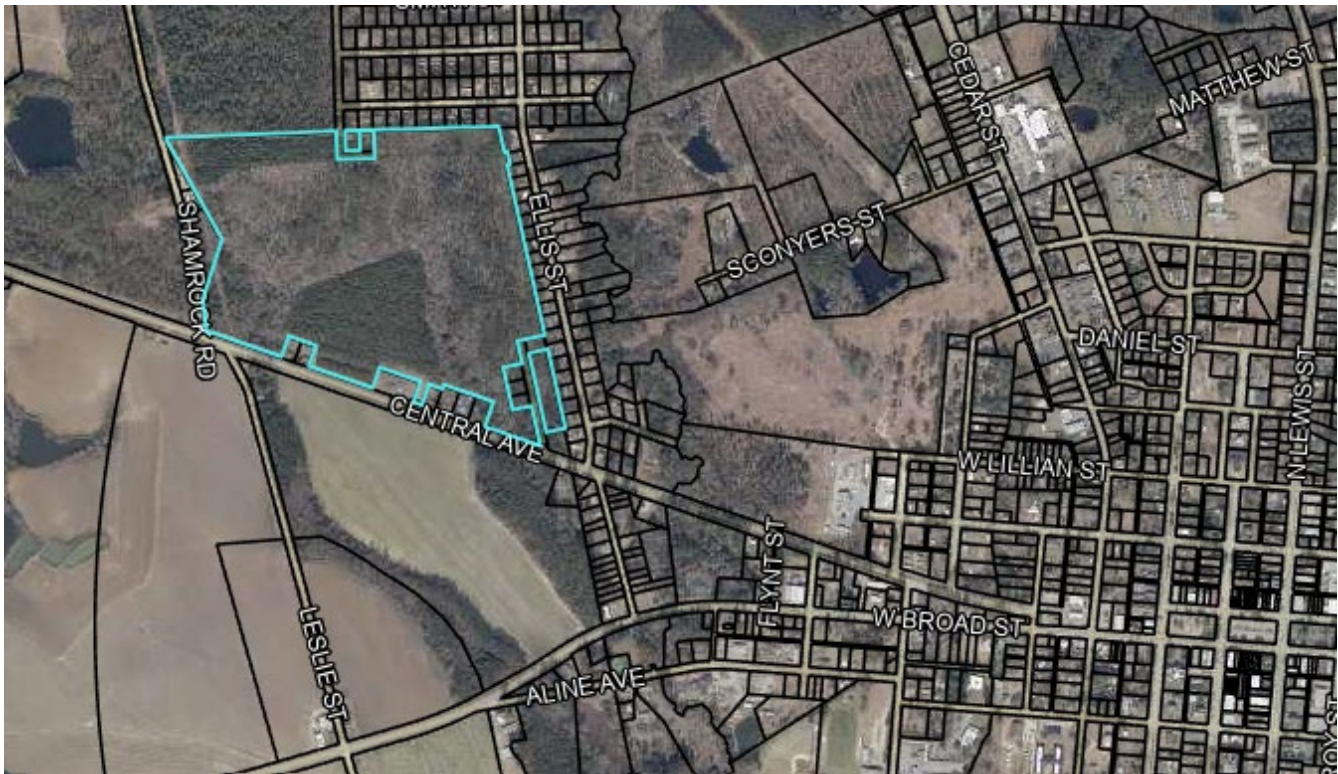
Tax Parcel ID: 036 016

Zoning: R-4 multi-family. The proposed single-family residential development meets R-4 zoning requirements.

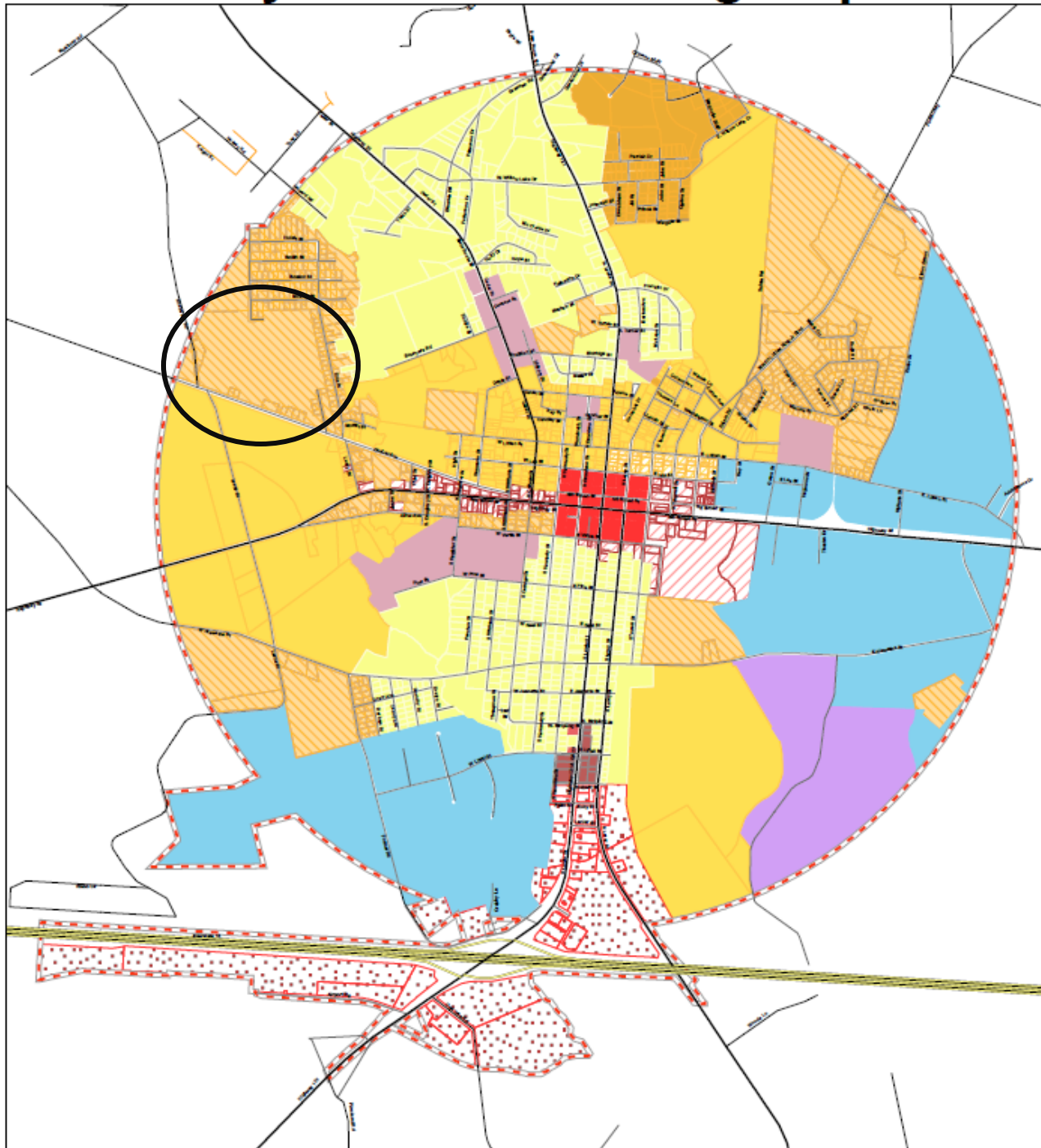
Character Area: Residential / Urban Redevelopment Area

Future Land Use: Forestry

Location: <https://qpublic.schneidercorp.com/Application.aspx?AppID=799&LayerID=11965&PageTypeID=1>



City of Metter Zoning Map



Metter Zoning

- CBD: CENTRAL BUSINESS DISTRICT
- CR: NEIGHBORHOOD/GENERAL COMMERCIAL
- HOC-1A: LIMITED HIGHWAY ORIENTED COMMERCIAL
- HOC: HIGHWAY ORIENTED COMMERCIAL
- I-1: LIGHT INDUSTRIAL
- PEH: PUBLIC, HEALTH AND EDUCATION

- PW: PUBLIC WORKS
- R-1: RESIDENTIAL-PROFESSIONAL OFFICES
- R-2: SINGLE - FAMILY RESIDENTIAL
- R-3 AND HOC: TWO - FAMILY WITH COMMERCIAL
- R-3: TWO - FAMILY RESIDENTIAL
- R-4: MULTI - FAMILY RESIDENTIAL
- R-5: SINGLE - FAMILY MANUFACTURED/MODULAR HOMES
- City Limits

1,000 500 0 500 Feet

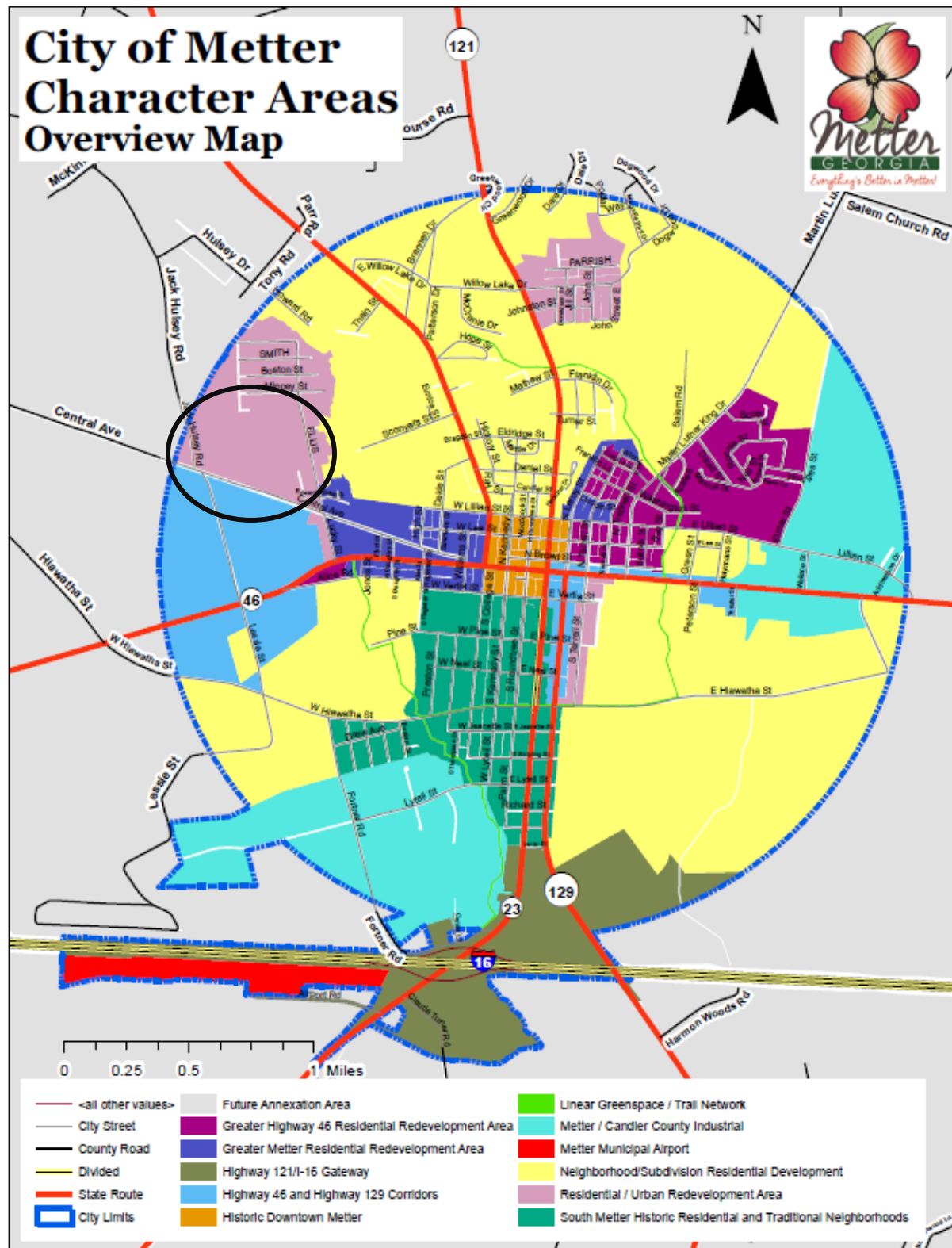
Prepared By:
Heart of Georgia Atlanta, INC
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Savannah, Georgia 31023
(478)324-6771
Printed: 2/15/2024 11:10 AM



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



City of Metter Character Areas Overview Map



City of Metter Future Land Use

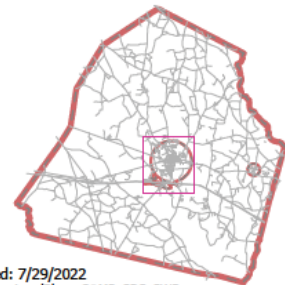
Future Land Use

- Agriculture
- Commercial
- Forestry
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Metter City Limits
- Tax Parcels
- Rail Roads
- Roads

0 0.35 0.7 1.4 Miles



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



Date Saved: 7/29/2022
Path: Candler LocalPlans COMP SDS SWP

VICINITY MAP

PROPERTY SUMMARY:

ACREAGE: 89.84 AC

ZONING: R-4

WATER/SEWER: CITY OF METTER

LOT SIZE: MIN 10,000 SF

LOT DIMENSIONS: MIN 80' X 125'

LOT COUNT: 220 LOTS

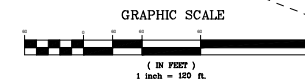
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L1	136.32	S13°13'0"E	L16	134.27	S77°42'38"W	L31	148.03	S19°03'04"W
L2	99.71	N88°32'09"E	L17	241.30	N7°08'10"W	L32	99.82	N71°02'10"W
L3	135.07	N1°30'41"W	L18	179.74	N18°52'39"E	L33	149.07	N70°02'40"E
L4	134.82	N77°21'13"E	L19	121.02	N70°38'34"W	L34	99.84	N70°57'28"W
L5	100.97	N12°32'36"W	L20	180.09	S18°51'40"W	L35	148.19	S18°57'32"W
L6	135.09	N77°13'31"E	L21	241.30	N7°08'10"W	L36	100.02	N70°51'34"W
L7	100.97	N1°30'41"W	L22	179.74	S18°52'39"E	L37	100.00	N70°58'09"W
L8	99.71	S88°32'09"E	L23	120.99	N71°08'10"W	L38	149.01	S70°07'28"W
L9	100.26	S12°14'06"E	L24	118.62	N70°38'34"W	L39	25.05	S76°57'10"W
L10	135.04	S77°49'09"W	L25	148.42	S18°54'47"W	L40	35.80	N71°02'59"W
L11	99.89	N12°12'41"W	L26	110.71	N70°38'10"W	L41	31.69	S18°58'10"W
L12	99.86	N12°11'18"W	L27	99.90	N71°08'49"W			
L13	99.95	S12°17'37"E	L28	149.58	S18°54'09"W			
L14	135.06	S77°41'49"W	L29	100.01	N71°02'29"W			
L15	133.01	N77°43'17"E	L30	110.12	N18°00'32"E			

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Consulting Engineers • Land Surveyors • Land Planners
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Phone: (404) 222-3377

STAMP

STAMP

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CONSTRUCTION ONLY

NO DATE REVISION

CONCEPT PLAN OF
CENTRAL STATION
FOR
BRALY INVESTMENT PROPERTIES, LLC

DRAWING TITLE

SITE
PLAN

SCALE: 1" = 100'

PROJECT NO: 25000.000

DATE: 05/19/23

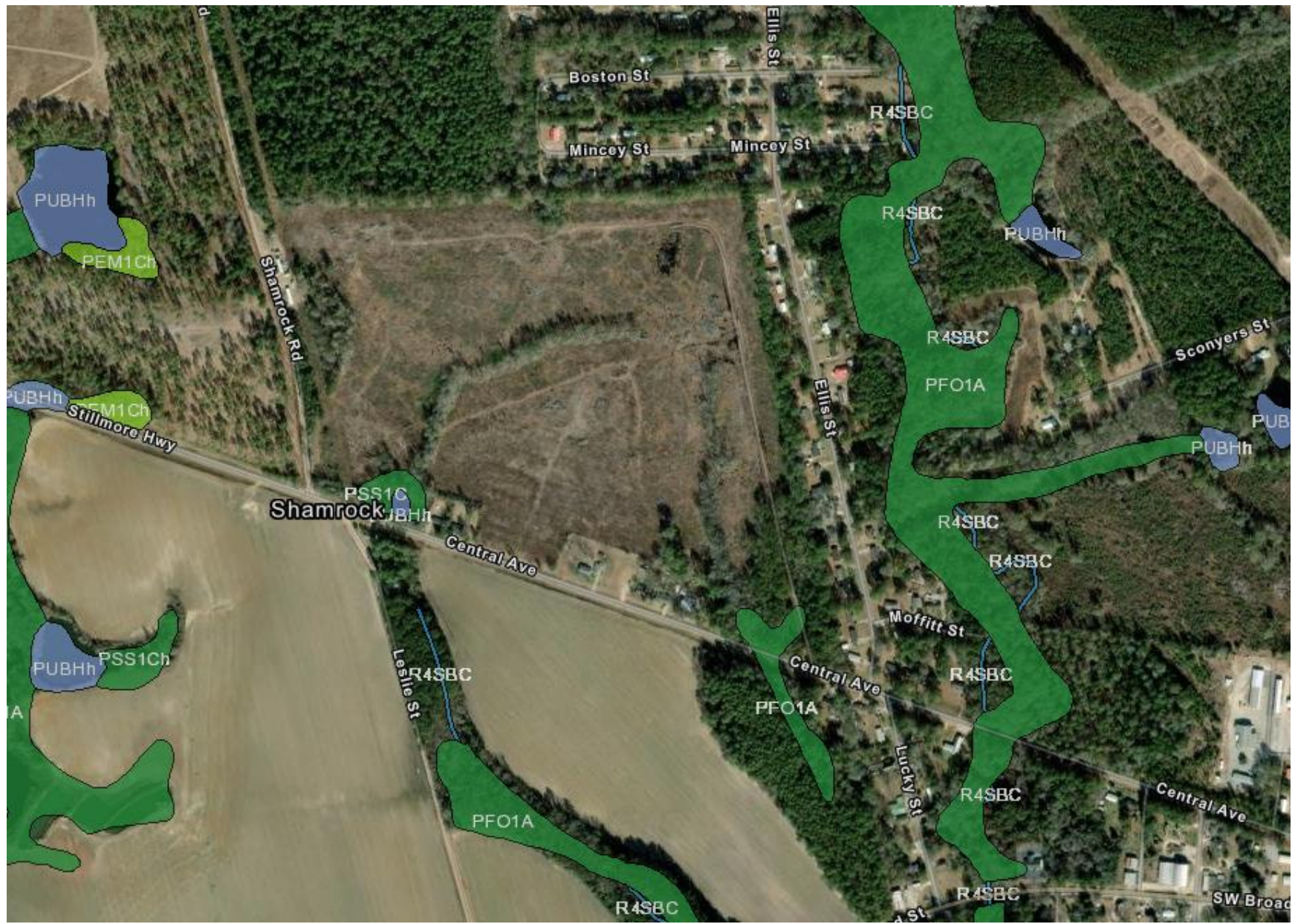
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CHECKED BY: 1004

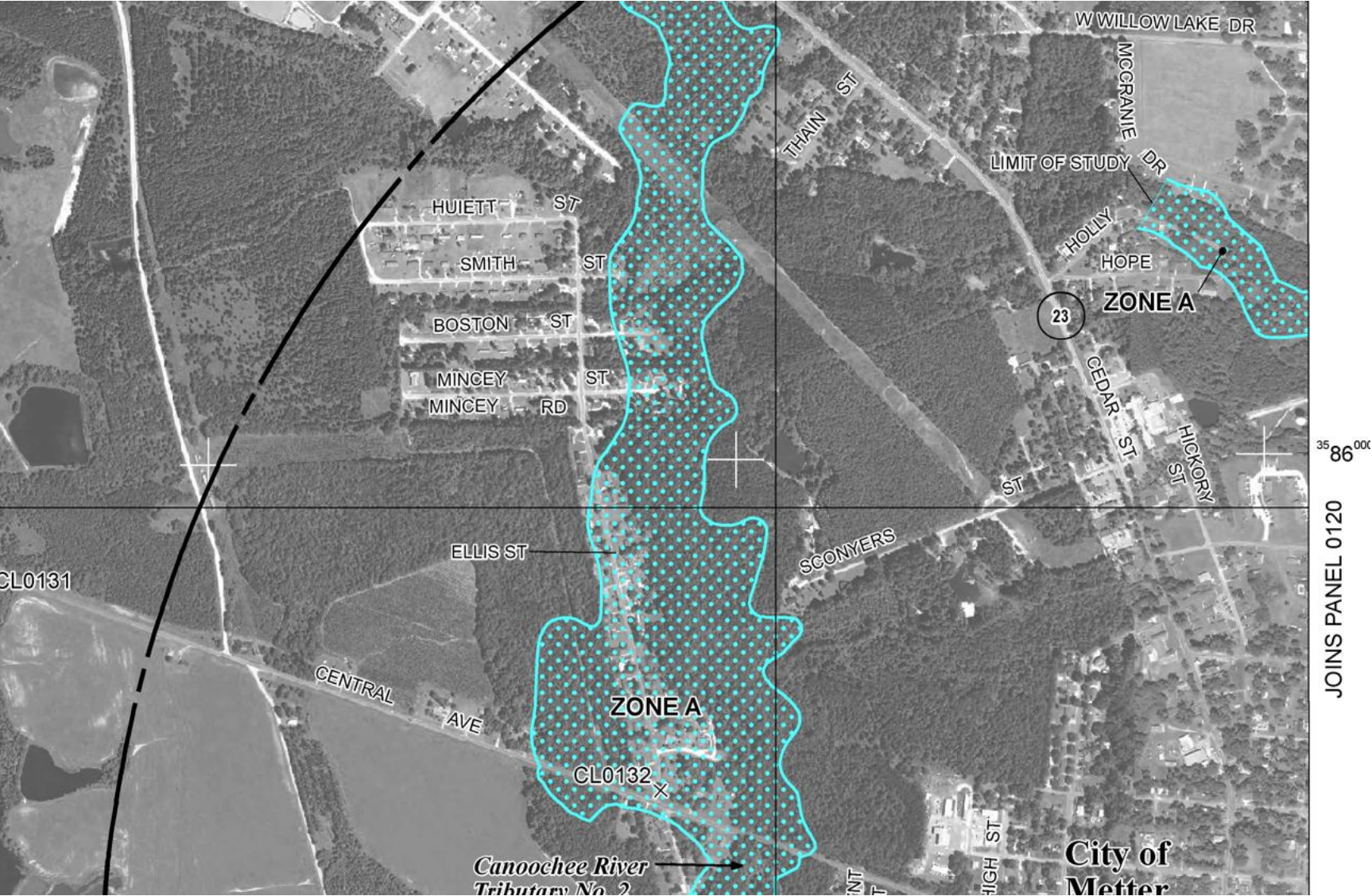
SHEET NO:

C1

Wetlands Map



Flood Map



Central Station - Metter DRI #4559
Interested/Affected Parties List

Name	Title and Agency	Email
Edwin O. Boyd	Mayor, City of Metter	eboyd@cityofmetterga.gov
Scott Wood	City Manager, City of Metter	swood@cityofmetterga.gov
Angie Conner	City Clerk, City of Metter	aconner@cityofmetterga.gov
Brandon Long	Braly Investment Properties, LLC Contact	jbrandonlong@gmail.com
Teresa Concannon	Director of Planning, City of Metter	tconcannon@cityofmetterga.gov
Bryan Aasheim	County Manager, Candler County Board of Commissioners	baasheim@candlerco-ga.gov
Kellie Lank	County Clerk, Candler County Board of Commissioners	klank@candlerco-ga.gov
Paul Greene	Mayor, City of Pulaski	townofpulaski@pineland.net
Bubba Longrear	Candler County School Superintendent	blongrear@metter.org
Heidi Jeffers	Director of Economic Development, Metter DDA/City of Metter	hjeffers@cityofmetterga.gov
Hannah Mullins	Executive Director, Candler County Industrial Authority	hannah@selectcandler.com
Alex Spivey	Executive Director, Metter-Candler County Chamber of Commerce	metterchamber@gmail.com
Zane Grennell	Associate Planner Regional Programs, GA DCA	zane.grennell@dca.ga.gov
Jon West	Director, Office of Planning, Research, & Mapping, GA DCA	jon.west@dca.ga.gov
Juli Yoder	Senior Planner, Local Programs Lead, GA DCA	juli.yoder@dca.ga.gov
Dionne Lovett	Coastal RC, Executive Director	dlovett@crc.ga.gov
Andy Crosson	Central Savannah River Area RC - Executive Director	acrosson@csrarc.ga.gov
Aaron Carpenter	Planning Director and Assistant Planning Director - Coastal RC	aburns@crc.ga.gov
Lynn Ashcraft	Region 9 Representative, GA DCA	region9@dca.ga.gov
Casey Burkhalter	County Administrator, Evans County Board of Commissioners	countyadministrator@evanscounty.org
Leah Edwards	County Clerk, Evans County Board of Commissioners	countyclerk@evanscounty.org
Ashton Eason	City Clerk, City of Bellville	aeason@southgabank.com
Brad McCooey	Mayor, City of Bellville	mayormccooey@hotmail.com
Terry Branch	Mayor, City of Claxton	mayor@cityofclaxton.net
Brenda Conley	City Clerk, City of Claxton	bconley@cityofclaxton.net
Eddie Ball	Mayor, City of Daisy	Daisymayor2022@yahoo.com
Gena Roberts	Mayor, City of Hagan	haganadmin@pineland.net
Frank H. Murphy	County Manager, Tattnall County Board of Commissioners	murphy@tattnallcountyga.gov
Sheila Mills	County Clerk, Tattnall County Board of Commissioners	smills@tattnallcountyga.gov
Buddy Collins	Mayor, City of Cobbtown	cobbtownusa@pineland.net
Charles Rushton	Mayor, City of Collins	cityofcollins@windstream.net
Emily Mixon	City Manager, City of Glennville	cm@glennvillega.gov
Bernie Weaver	Mayor, City of Glennville	mayor@glennvillega.gov
Tonya Edwards	Mayor, City of Manassas	manassasgeorgia30438@gmail.com
Vickie Nail	Mayor, City of Reidsville	mayor@cityofreidsvillega.com
Nivea Jackson	City Clerk, City of Reidsville	cityclerk@cityofreidsvillega.com
John Jones	County Manager, Toombs County Board of Commissioners	ijones.toombsco@bellsouth.net
Jason Hall	City Manager, City of Lyons	ihall@lyonsga.org
Donita Bowen	Mayor, City of Santa Claus	mayor@cityofsantaclaus.org
Kelley Murray	City Clerk, City of Vidalia	kmurray@vidaliaga.gov

Central Station - Metter DRI #4559
Interested/Affected Parties List

Name	Title and Agency	Email
Josh Beck	City Manager, City of Vidalia	JBeck@vidaliaga.gov
L. Guy Singletary	Emanuel County Manager	lgsingletary@emanuelco-ga.gov
Halei Lamb	Emanuel County Clerk	hlamb@emanuelco-ga.gov
Stacey Scarboro	City Clerk, City of Adrian	adriancityclerk@gmail.com
Tommy Paul	Mayor of Garfield	garfield@pineland.net
Michelle Wimberly	Mayor of Nunez	cityofnunez@pineland.net
Courtney Soley	Oak Park City Clerk	OPCityclerk3857@gmail.com
Regan Slater	Mayor of Stillmore	regan.slater@yahoo.com
Rhonda Turner	Stillmore City Clerk	stillmorecityhall@yahoo.com
Linda Kirkland	Summertown City Clerk	lindack47@yahoo.com
Herman Middlebrooks	Swainsboro City Administrator	hmiddlebrooks@cityofswainsboro.org
Greg Bennett	Mayor of Swainsboro	city_hall@cityofswainsboro.org
Matt Donaldson	Mayor of Twin City	mdonaldson@twincityga.com
Eugenia Ducker	Twin City- City Clerk	clerk@twincityga.com
James Pope	Planning and Development Director, Bulloch County Board of Commissioners	ipope@bullochcounty.net
Chris Eldridge	County Manager, Bulloch County Board of Commissioners	celdridge@bullochcounty.net
Justin Williams	City Planner, City of Statesboro	justin.williams@statesboroga.gov
Charles Penny	City Manager, City of Statesboro	charles.penny@statesboroga.gov
Billy Boggs	Mayor, City of Portal	mayor@cityofportal.com
L.W. Gwinnett, Jr.	Mayor, City of Brooklet	nicky.gwinnett@brookletga.us
Lori Phillips	City Clerk City of Brooklet	lori.phillips@brookletga.us
Laurie Fischer	Clerk, Town of Register	Laurie.Fischer@registerga.net
Jason Gatch	District Conservationist, USDA NRCS	Jason.Gatch@usda.gov
Terrance Rudolph	State Conservationist, USDA NRCS	terrance.rudolph@ga.usda.gov
Bruce Foisy	District Manager, GA DNR, EPD Coastal District	bruce.foisy@dnr.ga.gov
DNR	DNR Environmental Review Box	Nongame.Review@dnr.ga.gov
Olivia T.S. Martin	Environmental Engineer, Floodplain Unit, GA EPD	olivia.martin@dnr.ga.gov
James Capp	Branch Chief, Watershed Protection Branch, GA DNR	james.capp@dnr.ga.gov
Jeff Cown	Branch Chief, Land Protection Branch, GA DNR	jeff.cown@dnr.ga.gov
David Crass	Division Director, Historic Preservation Division, GA DNR	david.crass@dnr.ga.gov
Jennifer Dixon	Environmental Review and Preservation Planning Program Manager, DCA	jennifer.dixon@dca.ga.gov
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