Agenda
Planning Commission - Regular Meeting
November 25, 2025
6:00 PM
Room 108, Annex Building
119 E. Solomon Street
Griffin, GA 30223

1. Call to Order

2. Invocation

1. Board Member Doug Hardwick to lead the Invocation.

3. Pledge to Flag

1. Chair Mary Louise Upshaw to lead the Pledge to the Flag

4. Old Business

5. New Business

1. Preliminary Plat Approval Extension for Stonebriar subdivision, Phases III and IV.

2. Application 25-16S: Brother Ghotra, LLC owner- Harmoni Towers LLC, Agent, 3430 N McDonough Road (Parcel 201 01001G); located in Land Lot 147 of the 2nd Land District, consisting of 2 acres. The applicant is seeking a special exception to place a cell tower on property.

3. Application 25-19S: Family Worship Center Ministries, Inc., owner, 1160 County Line Road (Parcel 228 03049); located in Land Lot 217 of the 2nd Land District, consisting of 5.08 acres. The applicant is seeking a special exception to have weekly church services and Bible study on the property.

4. Application 25-28Z: Jack Gilbert, Sarah Gilbert, et.al., owners, rear portion of 1075 Amelia Road (Parcel 200 01004); located in Land Lot 148 of the 2nd Land District, consisting of 50 acres. The applicant is requesting to rezone from R-2 (Single-Family Residential) to VN (Village Node) for an extension of an approved master planned community.

5. Application 25-29Z: Wallace Jackson, LLC, owner, 5745 and 5841 Jackson Road (Parcels 216 01004 and 216 01004A); both located in Land Lots 25 & 40 of the 2nd Land District, consisting of approximately 139.63 and 50.03 acres respectively. The applicant is requesting to rezone from C-2 (Manufacturing) to C-1C (Manufacturing - Light) for a data center campus.

6. Application 25-17S: Wallace Jackson, LLC, owner, 5745 and 5841 Jackson Road (Parcels 216 01004 and 216 01004A); both located in Land Lots 25 & 40 of the 2nd Land District, consisting of approximately 139.63 and 50.03 acres respectively. The applicant is seeking a special exception for a data center campus.

6. Minutes

1. Consider the approval of the meeting minutes for the meeting held on October 28, 2025.

7. Report of Commissioners

8. Adjournment

PLANNING COMMISSION

Board Member Doug Hardwick to lead the Invocation.

Requesting Agency
Spalding County Community Development

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

PLANNING COMMISSION

Chair Mary Louise Upshaw to lead the Pledge to the Flag

Requesting Agency
Spalding County

Community Development

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

PLANNING COMMISSION

Preliminary Plat Approval Extension for Stonebriar subdivision, Phases III and IV.

Requesting Agency
Spalding County Community Development

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?
Yes

Summary and Background

Fiscal Impact / Funding Source
Private

STAFF RECOMMENDATION
Approval of Extension

ATTACHMENTS:
Staff Report Stonebriar P-Plat Extension 11.25.25.pdf
Timeline.pdf
Rezoning Conditions.pdf
Phase III and IV P-Plat November 2018.pdf
Phase IV - Original Lot Layout.pdf
Phase IV P-Plat May 2022.pdf
Stonebriar Ph 4 Preliminary Plat (2025.09.05).pdf

SPALDING COUNTY, GA
Community Development Department
Staff Report
For Recommendation Only

Stonebriar Subdivision – Phases 3 and 4 Preliminary Plat

A new owner / developer for the unfinished Stonebriar subdivision is requesting an extension of a preliminary plat approval for un-started Phases 3 and 4, which expired 3 years ago. Phases 1 and 2 are finished and have been occupied for years.

Timeline of Stonebriar Development (Phases 3 and 4):

- Rezoning Conditions for entire subdivision from 2001 call for 275 maximum house lots.
- Preliminary Plat for Phases 3 and 4 first approved in January 2019.
- Facing expiration of the preliminary plat after 2 years (for no construction being done), a former developer requested, and got approved for, an extension of the preliminary plat in November 2020.
- In October 2021, the development plans for Phases 3 and 4 were conditionally approved and the LDP was soon obtained.
- In May 2022, the plans were changed to add 4 more lots – one on the north side of Feldspar Lane and 3 added south of Rock Lane. 275 lots still meets the maximum allowed.
- November 2022 – 2-year extension of preliminary plat expired again.
- November 2025 – New developers are seeking to start grading on Phases 3 and 4 soon.

F. Approval of preliminary plat:

1. Approval of a preliminary plat is only tentative, pending submission of the final plat, and is effective and binding upon the planning commission for a period of no more than two (2) years. After two (2) years, only the work on the subdivision that has been completed in conformance with the preliminary plat during the same two-year period may proceed to the construction plan stage under section 403(C).

2. Upon written notice from the subdivider or current owner, the period of preliminary plat approval may be automatically extended for another period of two (2) years. At the end of any preliminary plat extension period, only the work on the subdivision that has been completed in conformance with the preliminary plat during the extension period may proceed to the construction plan stage under section 403(C).

3. No further extension of preliminary plat approval shall be granted, except as approved by the planning commission pursuant to this section. No sooner than six (6) months and no later than sixty (60) days before preliminary plat approval expires, the subdivider or current owner may submit a written request for an extension of time of approval of a preliminary plat. A request for extension of approval of preliminary plat shall include:

a. A written explanation of good cause as to why the extension should be granted;

b. A copy of the approved preliminary plat with, as applicable, the planning commission's indication of approval on or memorandum of approval attached to said preliminary plat;

c. Payment of the fee required by section 301(A) of this ordinance.

4. In determining whether a request for extension of approval of a preliminary plat should be granted, the planning commission shall consider the following factors:

a. Whether the subdivision evidences and demonstrates tangible progress and reasonable diligence to move the subdivision to the construction plan approval stage;

b. Whether the preliminary plat still complies with the requirements of section 405 of this ordinance;

c. Whether the area near the subdivision has substantially changed since the initial date of preliminary plat approval;

d. Whether any significant changes in the area near the subdivision are expected to occur within the extension period that are inconsistent with the subdivision, if developed;

e. Whether the subdivision in the approved preliminary plat continues to be consistent with the Spalding County Comprehensive Plan and future land use map;

f. Whether public facilities and services in the area surrounding the subdivision will be disrupted by approval of the request;

g. Whether this ordinance has been amended since the initial approval of the preliminary plat, and, if so, whether the preliminary plat conforms to the amendment; and

h. Whether the extension of preliminary plat approval promotes the purposes of this ordinance, set forth in section 104 hereof.

5. If the extension request is approved, preliminary plat approval shall be effective and binding upon the planning commission for a period of no more than two (2) years from the date of approval.

6. The planning commission shall not grant more than two (2) extensions for preliminary plat approval.

Response:

3. No further extension of preliminary plat approval shall be granted, except as approved by the planning commission pursuant to this section. No sooner than six (6) months and no later than sixty (60) days before preliminary plat approval expires, the subdivider or current owner may submit a written request for an extension of time of approval of a preliminary plat.

The development has gone through several developers in the past several years, and the current one was not aware of the preliminary plat expiration. The land disturbance permit is still valid.

4. In determining whether a request for extension of approval of a preliminary plat should be granted, the planning commission shall consider the following factors:

a. Whether the subdivision evidences and demonstrates tangible progress and reasonable diligence to move the subdivision to the construction plan approval stage; **The development has gone through several developers in the past several years, but the current one wants to break ground very soon.**

b. Whether the preliminary plat still complies with the requirements of section 405 of this ordinance; **The plat still complies.**

c. Whether the area near the subdivision has substantially changed since the initial date of preliminary plat approval; **No substantial change.**

d. Whether any significant changes in the area near the subdivision are expected to occur within the extension period that are inconsistent with the subdivision, if developed; **No substantial change.**

e. Whether the subdivision in the approved preliminary plat continues to be consistent with the Spalding County Comprehensive Plan and future land use map; **Still consistent.**

f. Whether public facilities and services in the area surrounding the subdivision will be disrupted by approval of the request; **n/a**

g. Whether this ordinance has been amended since the initial approval of the preliminary plat, and, if so, whether the preliminary plat conforms to the amendment; and **The plat still complies.**

h. Whether the extension of preliminary plat approval promotes the purposes of this ordinance, set forth in section 104 hereof. **The plat still promotes the purposes of the Ordinance. This will be an extension of an active neighborhood, which has been an overgrown field for a long time.**

This will be the second and final extension of the preliminary plat.

All rezoning conditions and requirements for the entire Stonebriar subdivision must be adhered to.

Mr. Turner said he agreed to comply with the conditions.

MOTION
Mr. Harris made a motion to approve Application #18-06Z with conditions as recommended by staff. The motion passed on a second by Mr. Eubanks with Mr. Cox, Mr. Eubanks, Mr. Harris, and Mr. Youmans voting for the motion.

MOTION
Mr. Eubanks made a motion to approve Application #18-06AZ with conditions as recommended by staff. The motion passed on a second by Mr. Harris with Mr. Cox, Mr. Eubanks, Mr. Harris, and Mr. Youmans voting for the motion.

S/D #01-02: Stonebriar Subdivision Phase III & IV – L & C Partnership, Owner – 62.46 acres off Carver Road located in Land Lot 88 of the 2nd Land District – 104 lots.

Joey Scanlon – 221 East Bank Street Griffin Georgia
Mr. Scanlon stated he is the engineer for this project.

Mr. Jacobs reviewed the history of this project. This plat originally started in the early 2000's. This is a planned development district subdivision. The first two phases have been developed. The first phase developed rather quickly. The second phase stalled due to the recession and has since picked back up with vigor and is close to being built out as well. In April of 2012, a revised master plan was proposed which changed the original layout. There was an eight-acre parcel that was set aside for a church in Phase IV. Phase III is essentially the same as the original plat. The staff is recommending approval of the entire plat. They will submit a plan at a later date for Phase III only, essentially as has already been approved. The church did not materialize so they will be submitting a plan to put the eight-acres back into Phase IV.

Mr. Scanlon said he they hope to keep with the original plan. They intend to keep the original boundaries and the same number of lots. The original conditions will remain intact.

MOTION
Mr. Harris made a motion to approve the entire plat for S/D #1-02. The motion passed on a second by Mr. Cox with Mr. Cox, Mr. Eubanks, Mr. Harris, and Mr. Youmans voting for the motion.

S/D #06-09: Consider extension of preliminary plat for Walker's Creek Subdivision – G-4 Investments, Owner – current preliminary plat expires January 30, 2019.

Mr. Jacobs said this has been through a number of renewals. This will fall within the new criteria and the owners have been advised regarding the new language. The staff recommendation is for approval for two more years. The initial plat was approved in 2007.

Mr. Cox questioned whether or not this would ever be developed. Mr. Jacobs said he was not certain, but this is an area that has seen some development. This time next year they may be able to make a better assessment. Mr. Cox asked whether or not it still meets the standards and criteria for today's development since this is over ten years old. Mr. Jacobs stated that it does.

MOTION
Mr. Eubanks made a motion to approve S/D #06-09. The motion passed on a second by Mr. Harris with Mr. Eubanks, Mr. Harris, and Mr. Youmans voting for the motion and Mr. Cox abstaining.

Spalding COUNTY

COMMUNITY DEVELOPMENT
Deborah L. Bell, Director

July 20, 2020

Clate Wall
L & C Partnership
1365 McDonough Parkway
McDonough, Georgia 30253

RE: S/D #01-02 – Stonebriar Subdivision Phase III & IV

Dear Mr. Wall:

This letter is to advise you that the preliminary plat for Stonebriar Subdivision Phase III & IV, located off Moreland and Carver Roads, will expire on January 29, 2021. The ordinance states approval of a preliminary plat is only tentative, pending submission of the final plat, and is effective and binding upon the Planning Commission for a period of no more than two (2) years. Please see attached as the criteria for approval of preliminary plat extensions has changed.

You need to request in writing to the Planning Commission an extension of the Preliminary Plat for Stonebriar Subdivision Phase III & IV. **Please send your request to the attention of Cindy McDaniel. If we receive your request in our office on or before October 6, 2020, you will be placed on the Planning Commission agenda for November 10, 2020.**

If I can be of further assistance, please let me know.

Respectfully,

Deborah L. Bell

Deborah L. Bell, Director
Community Development

DLB/clm

c: File S/D #01-02

att

Double Eagle Land Development Company, Inc.

October 9, 2020

Deborah L. Bell, PLA
Community Development Director
Spalding County Community Development
119 East Solomon Street, Room 203, Griffin, Georgia 30223

Re: Request for Preliminary Plat Extension
Stonebriar Subdivision Phase III & IV
Spalding County, Georgia

Ms. Bell:

Double Eagle Land Development Company, Inc. requests Spalding County approve this request for Preliminary Plat Extension for Stonebriar Subdivision Phase III & IV, Spalding County, Georgia. This request for a preliminary plat extension is made because prevailing economic conditions exasperated by COVID 19 make it difficult to develop this subdivision.

Please forward any Spalding County notices pertaining to this matter to:

Owner:
Double Eagle Land Development Co.
Mr. Clate Wall
1365 McDonough Parkway
McDonough, GA 30253
landandcpartnership@att.net

Included with this letter are the following items:

1. Revised Preliminary Plat, 9 copies (24"x36")
2. Revised Preliminary Plat, 1 copy (11"x17")
3. Check for $300.00

I hope the enclosed information completes this request for preliminary plat extension review and approval. However, should you have any questions or require additional information, please call me.

Sincerely,

Double Eagle Land Development Company, Inc.

Clate Wall, President

1365 McDonough Parkway
McDonough, Georgia 30253
Phone: (770) 320-8085
Fax: (770) 320-8087

Agenda

Spalding County Planning Commission

November 10, 2020
7:00 PM
119 E. Solomon Street, Room 108

A. Call to Order

Note: Persons desiring to speak must sign in for the appropriate application. When called, speakers must state their names and addresses and direct all comments to the Board only. Speakers will be allotted three (3) minutes to speak on their chosen topics and relate to matters pertinent to the jurisdiction of the Planning Commission. No questions will be asked by any of the commissioners during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting.

B. New Business:

1. **S/D #01-02**: Consider review and approval for extension of preliminary plat for Stonebriar Subdivision Phase III & IV - L & C Partnership, Owner - current preliminary plat expires January 29, 2021.
2. **S/D #06-10:** Consider review and approval for extension of preliminary plat for Big Pines Farm Subdivision - Big Pines Farm, LLLP, Owner - current preliminary plat expires January 30, 2021.
3. **S/D #20-02:** Rehoboth Farms Subdivision - JTS Properties, Owner - 68.67 acres located in Land Lot(s) 73 & 74 of the 3rd Land District - 6 lots.

C. Approval of Minutes:

4. Consider approval of October 27, 2020 minutes.

D. Other Business:

E. Adjournment

COMMUNITY DEVELOMENT
Deborah L. Bell, Director

November 25, 2020

Double Eagle Land Development Co.
Mr. Clate Wall
1365 McDonough Parkway
McDonough, Georgia 30253

RE: S/D #01-02
Stonebriar Subdivision

Dear Clate Wall:

Please consider this as official confirmation that your preliminary plat for Stonebriar Subdivision was approved by the Spalding County Planning Commission, on Tuesday, November 10, 2020.

If you have further questions, or desire additional information, please do not hesitate to contact the Community Development office at (770) 467-4220.

Sincerely,

Deborah L. Bell, Director
Community Development

DLB/mee

cc: Newton Galloway
File S/D #01-02

COMMUNITY DEVELOPMENT
Deborah L. Bell, Director

October 14, 2021

RE: Stonebriar S/D, Phases 3 and 4, Conditional Plan Approval

To Whom It May Concern:

The development plans submitted on September 10, 2021, for Stonebriar Subdivision, Phases 3 and 4, located at Stonebriar Blvd. and Carver Road, Griffin, Georgia, have received conditional approval from Spalding County. The land disturbance permit will be issued when the following items are provided:

a) Completed application for a land disturbance permit and payment of associated fees
b) Completed Notice of Intent (NOI), subject to the EPD's 14-day requirement
c) Proof of receipt by the City of Griffin for the Capital Cost Recovery Fee (CCRF)

Should you have any questions, please do not hesitate to contact me at the number found below.

Sincerely,

Deborah L. Bell

Deborah L. Bell, Director
Community Development

Cc: Dr. Steve Ledbetter, County Manager
Newton M. Galloway, County Attorney
Dr. Brant Keller, City of Griffin

CONDITIONS OF ZONING

THIS PROPERTY WAS ZONED PDD, CONDITIONAL, ON JANUARY 22, 2001 UNDER APPLICATION NO. 00-28Z.

(A. .HIS PROPERTY SHALL BE USED FOR SINGLE-FAMILY RESIDENTIAL USE ONLY, WITH THE SOLE EXCEPTION OF ANY AMENITY AREAS, COMMON AREAS, PARKS OR GREENSPACE THAT ARE CREATED AND MAINTAINED FOR THE BENEFIT OF THE COMMUNITY.

(B) MINIMUM HEATED SQUARE FOOTAGE AREA OF HOMES LOCATED ON THIS PROPERTY SHALL BE 1,500 (ONE THOUSAND FIVE HUNDRED) SQUARE FEET, WITH THE EXCEPTION OF LOTS FORMALLY NO. 2-12, 258-265 NOW NO. 1-11, 268-275 WHICH SHALL HAVE SINGLE-FAMILY HOMES CONSTRUCTED UPON THEM OF NOT LESS THAN 1,750 (ONE THOUSAND SEVEN HUNDRED FIFTY) HEATED SQUARE FEET.

(C) NO MORE THAN 275 (TWO HUNDRED SEVENTY FIVE) HOMES SHALL BE CONSTRUCTED ON THE PROPERTY SUBJECT TO THIS REZONING. LOTS FORMALLY KNOWN AS 1, 93, 108, 266, 282, AND 283 SHALL NOT BE DEVELOPED. THESE LOTS SHALL BE RESERVED FOR PARKS OR LANDSCAPING AS PART OF THE SUBDIVISION ENTRYWAY.

(D) ALL HOMES CONSTRUCTED SHALL HAVE 8.12 MINIMUM ROOF PITCH, UNLESS AN ARCHITECTURAL DESIGN APPROVED BY THE DEVELOPER CANNOT BE BUILT WITH AN 8.12 ROOF PITCH.

(E) SUBDIVISION SHALL FEATURE A MAIN-ENTRY BOULEVARD WITH A 50 (FIFTY) FOOT LANDSCAPED MEDIAN THAT SHALL SERVE AS A LINEAR PARK WITH A 12' FOOT PAVED LANES.

(F) SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF INTERIOR RESIDENTIAL STREETS.

(G) STREETLIGHTS SHALL BE INSTALLED, WITH MAINTENANCE AND OPERATIONS PER THE PROVISION OF THE SPALDING COUNTY STREETLIGHT ORDINANCE.

H) ALL STREETS SHALL FEATURE CURB & GUTTER CONSTRUCTION, WITH THE SOLE EXCEPTION OF THE LINEAR PARK AREAS FEATURES ALONG THE MAIN ENTRY BOULEVARD.

I) ALL DRIVEWAYS SHALL BE PAVED, AND ALL HOMES SHALL HAVE GARAGES.

J) ALL HOMES SHALL HAVE BRICK, STONE, OR MASONRY STUCCO ACCENTS ON THEIR FRONT ELEVATION.

K) ALL LOTS DEVELOPED SHALL HAVE MINIMUM OF 4 (FOUR) TREES EACH.

L) ALL LOTS DEVELOPED SHALL HAVE SODDED FRONT YARDS.

M) ALL LOTS DEVELOPED SHALL BE SERVED BY UNDERGROUND UTILITIES.

N) ALL DETENTION FACILITIES SHALL BE LANDSCAPED.

O) A PROPERTY OWNERS ASSOCIATION (COMMONLY KNOWN AS A HOMEOWNERS ASSOCIATION OR HOA) SHALL BE CREATED TO SERVE THE SUBDIVISION. MEMBERSHIP IN THE POA (HOA) SHALL BE MANDATORY FOR ALL PROPERTY HOLDERS IN SAID SUBDIVISION.

P) ENTIRE TRACT SHALL BE BUFFERED ON THE WEST AND NORTH SIDES BY A COMBINATION OF A LANDSCAPED BUFFER AND/OR BERM. WHERE POSSIBLE, DEVELOPER AGREES TO CREATE LANDSCAPED BERMS.

Q) AN AMENITY AREA SHALL BE CREATED TO SERVE MEMBERS OF THE POS (HOA).

R) DEVELOPER SHALL DEDICATE AN EASEMENT OF NOT LESS THAN 10 (TEN) FEET IN WIDTH FOR PUBLIC ACCESS FROM THE SUBDIVISION TO ADJACENT PROPERTY OWNED BY THE GRIFFIN-SPALDING COUNTY BOARD OF EDUCATION.

S) A MASTER AS DEFINED IN SECTION 1704(B) OF THE ZONING ORDINANCE OF SPALDING COUNTY, SHALL BE SUBMITTED FOR REVIEW. MASTER PLAN SHALL BE SUBMITTED NO LATER THAN FEBRUARY 15, 2001. THE ZONING ADMINISTRATOR SHALL DETERMINE COMPLIANCE WITH THESE PROVISIONS.

T) DEVELOPER SHALL COMPLY WITH DEVELOPMENT CRITERIA ENUMERATED IN SECTION 1706 OF THE ZONING ORDINANCE OF SPALDING COUNTY. DEVELOPMENT CRITERIA SHALL BE SUBMITTED NO LATER THAN FEBRUARY 15, 2001. THE ZONING ADMINISTRATOR SHALL DETERMINE COMPLIANCE WITH THESE PROVISIONS.

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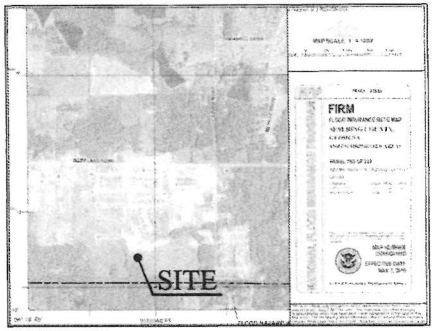


SITE INFORMATION

1. OWNER/DEVELOPER:
   L & C PARTNERSHIP
   CONTACT: MR. CLATE WALL
   1365 McDONOUGH PKWY.
   McDONOUGH, GA. 30253

2. ZONING: PDD (PLANNED DEVELOPMENT DISTRICT)

3. SITE AREA:
   146.41 ACRES (OVERALL)
   62.46 ACRES PHASE III
   2.06 ACRES RIGHT-OF-WAY PHASE III
   11.99 ACRES RIGHT-OF-WAY PHASE IV
   12.40 ACRES (LOTS) PHASE III (LOTS 1-33)
   26.12 ACRES (LOTS) PHASE IV (LOTS 34-104)
   0.89 ACRES (OPEN SPACE/DETENTION PONDS) PHASE III & IV
   PHASE III & IV 15.35% OPEN SPACE

4. PER ZONING CONDITION C - NO MORE THAN 275 TOTAL HOMES ALLOWED.
   TOTAL NUMBER OF PLATTED LOTS PHASE I = 87
   TOTAL NUMBER OF PLATTED LOTS PHASE II = 59
   TOTAL NUMBER OF PROPOSED LOTS PHASE III = 33
   TOTAL NUMBER OF PROPOSED LOTS PHASE IV = 71
   250 TOTAL
   MAXIMUM DENSITY = 275 HOMES
   ACTUAL LOTS (PH. I & II) = 146 LOTS
   PROPOSED LOTS (PH. III & IV) = 104
   MAXIMUM PLANNED DENSITY = (250/275) = 90.9%

5. SETBACK INFORMATION: MIN. FRONT SETBACK = 50 FT. FROM R/W
   MINIMUM SIDE SETBACK = 12 FT.
   MINIMUM REAR SETBACK = 25 FT.
   MINIMUM CORNER SIDE SETBACK = 35 FT.
   MAXIMUM BUILDING HEIGHT = 35 FT.

6. TOTAL LENGTH OF ROADWAYS = 5,921
   TOTAL LENGTH OF STONEBRIAR BLVD. = 900'
   TOTAL LENGTH OF FLINT TRAIL = 375'
   TOTAL LENGTH OF ROCK LANE = 533'
   TOTAL LENGTH OF BOULDER COURT = 277'
   TOTAL LENGTH OF QUARRY CIRCLE = 980'
   TOTAL LENGTH OF GRANITE DRIVE = 1,365'
   TOTAL LENGTH OF FELDSPAR ROAD = 1,441'

7. THIS PROJECT IS SERVED BY THE FOLLOWING UTILITIES:
   WATER - SPALDING COUNTY WATER
   SEWER - CITY OF GRIFFIN SEWER

8. NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NUMBER 13255C0185D, DATED MAY 3, 2010, SPALDING COUNTY, GEORGIA.

9. ALL UTILITIES ARE UNDERGROUND.

10. DISTANCES SHOWN ON PLAT ARE HORIZONTAL. BEARINGS WERE CALCULATED FROM ANGLES TURNED IN FIELD.

11. SPALDING COUNTY PERSONNEL AND/OR AGENTS HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.

12. ALL LOTS UPSTREAM OF CULVERT ROAD CROSSINGS, SHALL HAVE A MINIMUM FOOTING ELEVATION OF NO LESS THAN 1 FOOT ABOVE THE LOW POINT ON THE ROAD. (COMMON AREA APPLIES).

13. SPALDING COUNTY ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINTS SHOWN ON THIS PLAT AND AS REQUIRED BY THE SPALDING COUNTY SUBDIVISION ORDINANCE.

14. LIVE STREAMS OR OTHER BODIES OF WATER DO NOT EXIST ON THIS SITE OTHER THAN SHOWN HEREON.

15. AT THE TIME OF RECORDING, IRON PINS (1/2" REBAR), SHALL BE SET AT THE REAR LOT CORNERS, UNLESS OTHERWISE NOTED.

16. ALL ROADS TO BE A 50' RIGHT-OF-WAY. EXCEPT STONEBRIAR BOULEVARD HAVING A 100' RIGHT-OF-WAY.

17. ALL ELEVATIONS ARE REFERENCED TO MEAN SEA LEVEL DATUM.

18. ENGINEERS DID NOT OBSERVE EVIDENCE OF ON-SITE UNDERGROUND STORAGE TANKS.

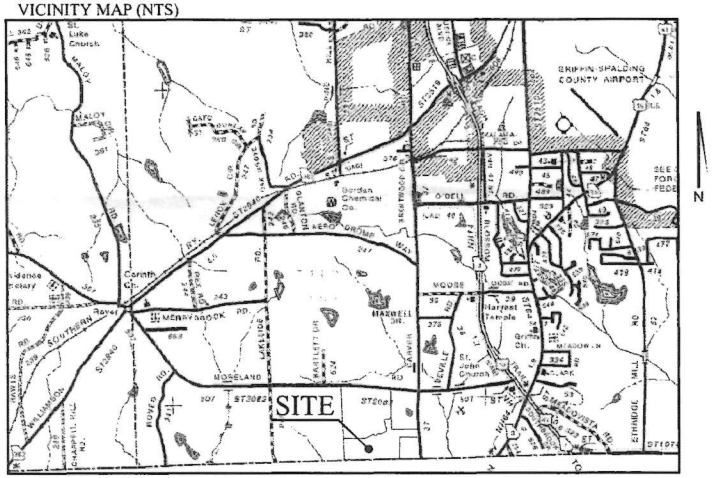
19. ENGINEERS DID NOT OBSERVE EVIDENCE OF ON-SITE DISPOSAL OF HAZARDOUS WASTE.

811 Know what's below. Call before you dig. Dial 811 or 1.800.282.7411

PRELIMINARY PLAT
FOR
STONEBRIAR SUBDIVISION
PHASE III & PHASE IV

LOCATED IN LAND LOT 88 OF THE 2nd DISTRICT,
SPALDING COUNTY, GEORGIA
PARCEL ID# 233 06004

VICINITY MAP (NTS)



PREPARED FOR

L & C PARTNERSHIP

NOVEMBER 2018

Preliminary plat prepared by Scanlon Engineering Services, Inc., 221 E. Bank St.
Griffin, Ga. 30223. Ph. 678-967-2051, Email: info@scanlonengr.com, Dated: Nov. 8, 2018.

1. I hereby certify that this Preliminary Plat is a true representation of the results of an actual survey by me, or under my supervision, conforming to the normal standards of care of professional surveyors practicing in the State of Georgia and that all monuments shown hereon actually exist or are marked "future" and that the surveying requirements for Preliminary Plats of the Subdivision Ordinance of Spalding County have been fulfilled.

Mark A. Buckner
Registered Land Surveyor No. 2922
Date: 12/5/18

2. I hereby certify that the engineering requirements for this Preliminary Plat as prescribed by the Subdivision Ordinance of Spalding County have been fulfilled.

Michael J. Scanlon
Registered Professional Engineer No. 24981 GA
Date: 12/5/18

3. I hereby certify that this subdivision plat was approved by the Spalding County Planning Commission on 1-24-19

Chairman
Spalding County Planning Commission.

ZONING CONDITIONS:

THIS PROPERTY WAS ZONED PDD, CONDITIONAL, ON JANUARY 22, 2001 UNDER APPLICATION NO. 00-28Z.

(A) THIS PROPERTY SHALL BE USED FOR SINGLE-FAMILY RESIDENTIAL USE ONLY, WITH THE SOLE EXCEPTION OF ANY AMENITY AREAS, COMMON AREAS, PARKS OR GREENSPACE THAT ARE CREATED AND MAINTAINED FOR THE BENEFIT OF THE COMMUNITY.

(B) MINIMUM HEATED SQUARE FOOTAGE AREA OF HOMES LOCATED ON THIS PROPERTY SHALL BE 1,500 (ONE THOUSAND FIVE HUNDRED) SQUARE FEET, WITH THE EXCEPTION OF LOTS FORMALLY NO. 2-12, 258-265 NOW NO. 1-11, 268-275 WHICH SHALL HAVE SINGLE-FAMILY HOMES CONSTRUCTED UPON THEM OF NOT LESS THAN 1,750 (ONE THOUSAND SEVEN HUNDRED FIFTY) HEATED SQUARE FEET.

(C) NO MORE THAN 275 (TWO HUNDRED SEVENTY FIVE) HOMES SHALL BE CONSTRUCTED ON THE PROPERTY SUBJECT TO THIS REZONING. LOTS FORMERLY KNOW AS 1, 93, 108, 266, 282, AND 283 SHALL NOT BE DEVELOPED. THESE LOTS SHALL BE RESERVED FOR PARKS OR LANDSCAPING AS PART OF THE SUBDIVISION ENTRYWAY.

(D) ALL HOMES CONSTRUCTED SHALL HAVE 8:12 MINIMUM ROOF PITCH, UNLESS AN ARCHITECTURAL DESIGN APPROVED BY THE DEVELOPER CANNOT BE BUILT WITH AN 8:12 ROOF PITCH.

(E) SUBDIVISION SHALL FEATURE A MAIN ENTRY BOULVARD WITH A 50 (FIFTY) FOOT LANDSCAPED MEDIAN THAT SHALL SERVE AS A LINEAR PARK WITH A 12' PAVED LANE.

(F) SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF INTERIOR RESIDENTIAL STREETS.

(G) STREETLIGHTS SHALL BE INSTALLED, WITH MAINTENANCE AND OPERATIONS PER THE PROVISION OF THE SPALDING COUNTY STREETLIGHT ORDINANCE.

(H) ALL STREETS SHALL FEATURE CURB & GUTTER CONSTRUCTION, WITH THE SOLE EXCEPTION OF THE LINEAR PARK AREAS FEATURES ALONG THE MAIN ENTRY BOULEVARD.

(I) ALL DRIVEWAYS SHALL BE PAVED, AND ALL HOMES SHALL HAVE GARAGES.

(J) ALL HOMES SHALL HAVE BRICK, STONE, OR MASONRY STUCCO ACCENTS ON THEIR FRONT ELEVATION.

(K) ALL LOTS DEVELOPED SHALL HAVE MINIMUM OF 4 (FOUR) TREES EACH.

(L) ALL LOTS DEVELOPED SHALL HAVE SODDED FRONT YARDS.

(M) ALL LOTS DEVELOPED SHALL BE SERVED BY UNDERGROUND UTILITIES.

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(O) A PROPERTY OWNERS ASSOCIATION (COMMONLY KNOWN AS A HOMEOWNERS ASSOCIATION OR HOA) SHALL BE CREATED TO SERVE THE SUBDIVISION. MEMBERSHIP IN THE POA (HOA) SHALL BE MANDATORY FOR ALL PROPERTY HOLDERS IN SAID SUBDIVISION.

(P) ENTIRE TRACT SHALL BE BUFFERED ON THE WEST AND NORTH SIDES BY A COMBINATION OF A LANDSCAPED BUFFER AND/OR BERM. WHERE POSSIBLE, DEVELOPER AGREES TO CREATE LANDSCAPE BERMS.

(Q) AN AMENITY AREA SHALL BE CREATED TO SERVE MEMBERS OF THE POA (HOA).

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SHEET INDEX

C-1	COVER SHEET
C-2	PRELIMINARY PLAT

"PRELIMINARY PLAT: NOT TO BE RECORDED."

SES
ENGINEERING PLANNING SURVEYING
SCANLON ENGINEERING SERVICES, INC.
216 EAST SOLOMON STREET, SUITE A
GRIFFIN, GEORGIA 30223
PHONE: (678) 967-2051 FAX: (678) 967-2053

PRELIMINARY PLAT FOR
STONEBRIAR SUBDIVISION
PHASE III & PHASE IV
LOCATED IN LAND LOT 88 OF THE
2nd DISTRICT OF SPALDING COUNTY, GEORGIA

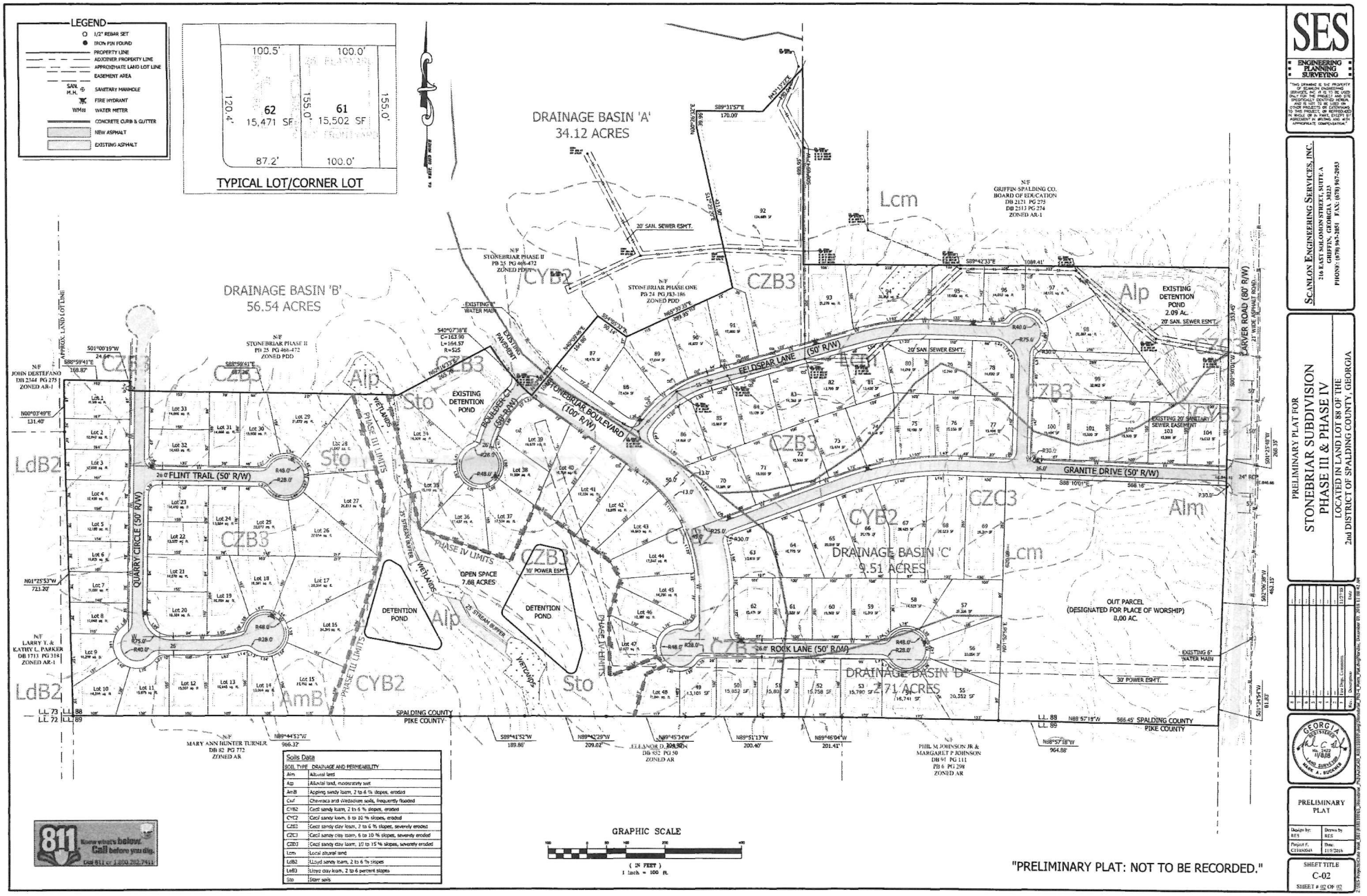
No.	Description	Date
1	Per Client Comments	12/5/18

GEORGIA REGISTERED LAND SURVEYOR MARK A. BUCKNER

COVER SHEET

Design by: SES | Drawn by: SES
Project #: C1909043 | Date: 11/8/2018

SHEET TITLE
C-01
SHEET # 01 OF 02



SES
ENGINEERING PLANNING SURVEYING

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SCANLON ENGINEERING SERVICES, INC.
216 EAST SOLOMON STREET, SUITE A
GRIFFIN, GEORGIA 30223
PHONE: (678) 967-2851 FAX: (678) 967-2953

PRELIMINARY PLAT FOR
STONEBRIAR SUBDIVISION
PHASE III & PHASE IV
LOCATED IN LAND LOT 88 OF THE
2nd DISTRICT OF SPALDING COUNTY, GEORGIA

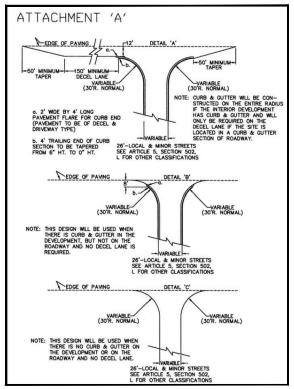
No.	Description	Date
1	Per Dept. Comments	12/7/16
2	Per Dept. Comments	12/21/16

GEORGIA REGISTERED 3022 LAND SURVEYOR MARK A. BUCKNER 11/8/16

PRELIMINARY PLAT

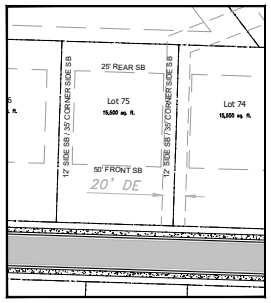
Design by: RES | Drawn by: RES
Project #: C11100504 | Date: 11/9/2016

SHEET TITLE
C-02
SHEET # 02 OF 02



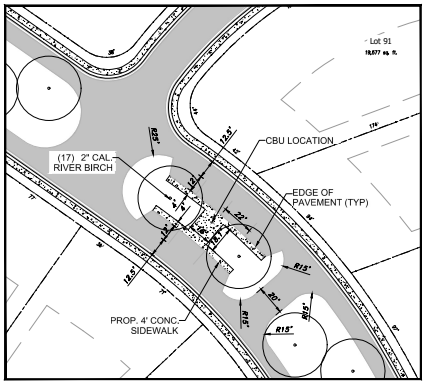
DRIVEWAY DETAIL

N.T.S.



LOT SETBACK INFO

N.T.S.



CBU AREA

N.T.S.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

- 1/2" REBAR SET
- IRON PIN FOUND
- PROPERTY LINE
- ADJOINER PROPERTY LINE
- APPROXIMATE LAND LOT LINE
- EASEMENT AREA
- SAN. M.H. — SANITARY MANHOLE
- FIRE HYDRANT
- WM — WATER METER
- CONCRETE CURB & GUTTER
- NEW ASPHALT
- EXISTING ASPHALT

64' PUBLIC RIGHT OF WAY

N/F GRIFFIN-SPALDING CO. BOARD OF EDUCATION DB 2121 PG 275 DB 2513 PG 274 ZONED AR-1

N/F STONEBRIAR PHASE II PB 25 PG 468-472 ZONED PDD1

N/F STONEBRIAR PHASE ONE PB 24 PG 183-186 ZONED PDD

PROP. 6' BLACK VINYL CHAIN-LINK FENCE AROUND POND (TYP.)

15' ACCESS ESMT

EX. STORMWATER MANAGEMENT FACILITY

STONEBRIAR BOULEVARD (100' R/W)

BOULDER CT. (50' R/W)

FELDSPAR LANE (50' R/W)

CARVER ROAD (80' R/W) 21' WIDE ASPHALT ROAD

GRANITE DRIVE (50' R/W)

ROCK LANE (50' R/W)

CBU AREA

STORMWATER MANAGEMENT FACILITY

30' ACCESS ESMT

30.0' ACCESS EASEMENT

20' DE

WETLANDS

STREAM BUFFER

PROP. 6' BLACK VINYL CHAIN-LINK FENCE AROUND POND (TYP.)

SPALDING COUNTY / PIKE COUNTY

N/F ELEANOR D. WILSON DB 852 PG 50 ZONED AR

N/F PHIL M JOHNSON JR & MARGARET P JOHNSON DB 91 PG 111 PB 6 PG 298 ZONED AR

S89°31'57"E 170.00'

S89°42'33"E 1089.41'

N01°13'12"E 280.16'

S01°13'12"W 499.95'

N01°20'28"W 494.95'

S01°25'48"W 268.35'

S02°06'38"W 462.15'

S01°34'54"W 81.83'

S88°57'18"W 964.88'

S89°41'52"W 189.86'

N89°42'29"W 209.02'

N89°45'34"W 204.90'

N89°51'13"W 200.40'

N89°46'04"W 201.41'

L.L. 88

L.L. 89

SES
ENGINEERING PLANNING SURVEYING

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SCANLON ENGINEERING SERVICES, INC.
221 EAST BANK STREET
GRIFFIN, GEORGIA 30223
PHONE: (678) 967-2051 www.scanlonengr.com

CIVIL CONSTRUCTION PLANS FOR
STONEBRIAR SUBDIVISION
PHASE IV
LOCATED IN LAND LOT 88 OF THE
2nd DISTRICT OF SPALDING COUNTY, GEORGIA

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		

GEORGIA REGISTERED PROFESSIONAL ENGINEER MICHAEL JOSEPH SCANLON

SITE PLAN

Design by: JDM	Drawn by: JDM
Project #: C00000000	Date: 6/17/2021

SHEET TITLE
C-02
SHEET # 02 OF 22

SITE INFORMATION

1. ZONING: PDD (PLANNED DEVELOPMENT DISTRICT)

2. SITE AREA:
   146.41 ACRES (OVERALL)
   70.460 ACRES PHASE III & IV
   15.02 ACRES RIGHT-OF-WAY PHASE III & IV
   44.71 ACRES (LOTS) PHASE III & IV
   10.73 ACRES (OPEN SPACE/DETENTION PONDS) PHASE III & IV
   PHASE III & IV 15.2% OPEN SPACE (10.73 AC/70.460 AC)

3. PER ZONING CONDITION C - NO MORE THAN 275 TOTAL HOMES ALLOWED.
   TOTAL NUMBER OF PLATTED LOTS PHASE I = 87
   TOTAL NUMBER OF PLATTED LOTS PHASE II = 59
   TOTAL NUMBER OF PROPOSED LOTS PHASE III = 33
   TOTAL NUMBER OF PROPOSED LOTS PHASE IV = 96
   275 TOTAL
   MAXIMUM DENSITY = 275 HOMES
   ACTUAL LOTS (PH. I & II) = 146 LOTS
   PROPOSED LOTS (PH. III) = 33
   PROPOSED LOTS (PH. IV) = 96 MAXIMUM PLANNED DENSITY = (275/275) = 100%

4. SETBACK INFORMATION: MIN. FRONT SETBACK = 50 FT. FROM R/W
   MINIMUM SIDE SETBACK = 12 FT.
   MINIMUM REAR SETBACK = 25 FT.
   MINIMUM CORNER SIDE SETBACK = 35 FT.
   MAXIMUM BUILDING HEIGHT = 35 FT.

5. TOTAL LENGTH OF ROADWAYS = 5,921
   TOTAL LENGTH OF STONEBRIAR BLVD. = 900'
   TOTAL LENGTH OF FLINT TRAIL = 375'
   TOTAL LENGTH OF ROCK LANE = 583'
   TOTAL LENGTH OF BOULDER COURT = 277'
   TOTAL LENGTH OF QUARRY CIRCLE = 980'
   TOTAL LENGTH OF GRANITE DRIVE = 1,365'
   TOTAL LENGTH OF FELDSPAR ROAD = 1,441'

6. THIS PROJECT IS SERVED BY THE FOLLOWING UTILITIES:
   WATER - SPALDING COUNTY WATER
   SEWER - CITY OF GRIFFIN SEWER

7. NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NUMBER 13255C0185D, DATED MAY 3, 2010, SPALDING COUNTY, GEORGIA.

8. ALL UTILITIES ARE UNDERGROUND.

9. DISTANCES SHOWN ON PLAT ARE HORIZONTAL. BEARINGS WERE CALCULATED FROM ANGLES TURNED IN FIELD.

10. SPALDING COUNTY PERSONNEL AND/OR AGENTS HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.

11. ALL LOTS UPSTREAM OF CULVERT ROAD CROSSINGS, SHALL HAVE A MINIMUM FOOTING ELEVATION OF NO LESS THAN 1 FOOT ABOVE THE LOW POINT ON THE ROAD. (COMMON AREA APPLIES).

12. SPALDING COUNTY ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINTS SHOWN ON THIS PLAT AND AS REQUIRED BY THE SPALDING COUNTY SUBDIVISION ORDINANCE.

13. LIVE STREAMS OR OTHER BODIES OF WATER DO NOT EXIST ON THIS SITE OTHER THAN SHOWN HEREON.

14. AT THE TIME OF RECORDING, IRON PINS (1/2" REBAR), SHALL BE SET AT THE REAR LOT CORNERS, UNLESS OTHERWISE NOTED.

15. ALL ROADS TO BE A 50' RIGHT-OF-WAY, EXCEPT STONEBRIAR BOULEVARD HAVING A 100' RIGHT-OF-WAY.

16. ALL ELEVATIONS ARE REFERENCED TO MEAN SEA LEVEL DATUM.

17. ENGINEERS DID NOT OBSERVE EVIDENCE OF ON-SITE UNDERGROUND STORAGE TANKS.

18. ENGINEERS DID NOT OBSERVE EVIDENCE OF ON-SITE DISPOSAL OF HAZARDOUS WASTE.

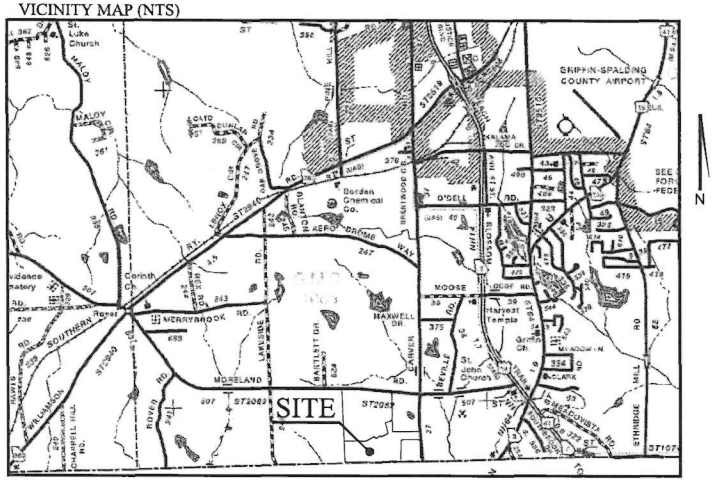
19. PHASING NOTE:
    PHASE IV-A = 29 LOTS
    PHASE IV-B = 32 LOTS
    PHASE IV-C = 34 LOTS

OWNER/DEVELOPER:
Mesa Capital Partners
Managing Partner/24 Hr. Contact
Mr. Jeff Tucker
3060 Peachtree Road NW, Suite 970
Atlanta, Georgia 30305
478-737-3500 cell
678-904-3223 office
jtucker@mesacp.com

PRELIMINARY PLAT
FOR
STONEBRIAR SUBDIVISION
PHASE IV

LOCATED IN LAND LOT 88 OF THE 2nd DISTRICT,
SPALDING COUNTY, GEORGIA
PARCEL ID# 233 06004

VICINITY MAP (NTS)



PREPARED FOR
MESA CAPITAL PARTNERS

MAY 2022

Preliminary plat prepared by Scanlon Engineering Services, Inc., 221 E. Bank Street, Griffin, Ga. 30223. Ph. 678-967-2051, Email: info@scanloneng.com, Dated: Feb. 26, 2013.

1. I hereby certify that this Preliminary Plat is a true representation of the results of an actual survey by me, or under my supervision, conforming to the normal standards of care of professional surveyors practicing in the State of Georgia and that all monuments shown hereon actually exist or are marked "future" and that the surveying requirements for Preliminary Plats of the Subdivision Ordinance of Spalding County have been fulfilled.

Mark A. Buckner
Registered Land Surveyor No._____
Date:_____

2. I hereby certify that the engineering requirements for this Preliminary Plat as prescribed by the Subdivision Ordinance of Spalding County have been fulfilled.

Michael J. Scanlon
Registered Professional Engineer No._____
Date:_____

3. I hereby certify that this subdivision plat was approved by the Spalding County Planning Commission on _____.

Chairman
Spalding County Planning Commission

ZONING CONDITIONS:

THIS PROPERTY WAS ZONED PDD, CONDITIONAL, ON JANUARY 22, 2001 UNDER APPLICATION NO. 00-28Z.

(A) THIS PROPERTY SHALL BE USED FOR SINGLE-FAMILY RESIDENTIAL USE ONLY, WITH THE SOLE EXCEPTION OF ANY AMENITY AREAS, COMMON AREAS, PARKS OR GREENSPACE THAT ARE CREATED AND MAINTAINED FOR THE BENEFIT OF THE COMMUNITY.

(B) MINIMUM HEATED SQUARE FOOTAGE AREA OF HOMES LOCATED ON THIS PROPERTY SHALL BE 1,500 (ONE THOUSAND FIVE HUNDRED) SQUARE FEET, WITH THE EXCEPTION OF LOTS FORMALLY NO. 2-12, 258-265 NOW NO. 1-11, 268-275 WHICH SHALL HAVE SINGLE-FAMILY HOMES CONSTRUCTED UPON THEM OF NOT LESS THAN 1,750 (ONE THOUSAND SEVEN HUNDRED FIFTY) HEATED SQUARE FEET.

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SHEET INDEX

C-1	COVER SHEET
C-2	PRELIMINARY PLAT

"PRELIMINARY PLAT: NOT TO BE RECORDED."

SES
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216 EAST SOLOMON STREET, SUITE A
GRIFFIN, GEORGIA 30223
PHONE: (678) 967-2051 FAX: (678) 967-2053

PRELIMINARY PLAT FOR
STONEBRIAR SUBDIVISION
PHASE IV
LOCATED IN LAND LOT 88 OF THE
2nd DISTRICT OF SPALDING COUNTY, GEORGIA

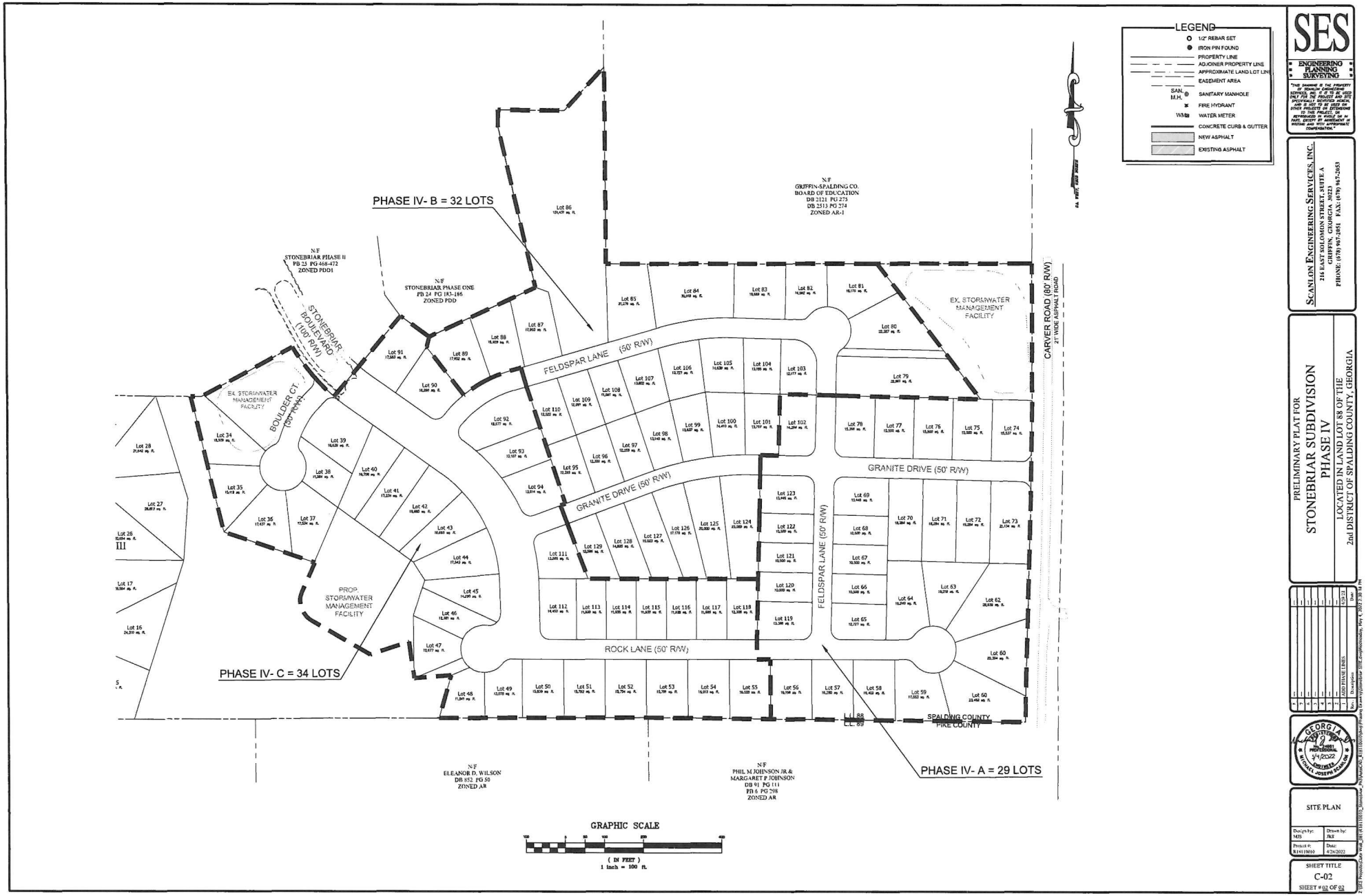
No.	Description	Date
1	ADD PHASE LINES	6/20/22

GEORGIA CERTIFICATE OF AUTHORIZATION NO. LSF001451
5/4/2022
MICHAEL JOSEPH SCANLON

COVER SHEET

Design by: MJS | Drawn by: JKS
Project #: 8.1511003 | Date: 4/26/2022

SHEET TITLE
C-01
SHEET # 01 OF 02



LEGEND

- 1/2" REBAR SET
- IRON PIN FOUND
- PROPERTY LINE
- ADJOINER PROPERTY LINE
- APPROXIMATE LAND LOT LINE
- EASEMENT AREA
- SAN. M.H. — SANITARY MANHOLE
- FIRE HYDRANT
- WM — WATER METER
- CONCRETE CURB & GUTTER
- NEW ASPHALT
- EXISTING ASPHALT

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STONEBRIAR SUBDIVISION
PHASE IV
LOCATED IN LAND LOT 88 OF THE
2nd DISTRICT OF SPALDING COUNTY, GEORGIA

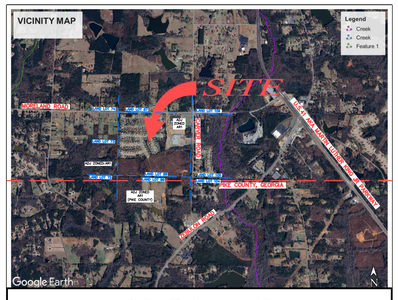
No.	Description	Date
1	ADD PHASE LINES	5/5/22

GEORGIA REGISTERED PROFESSIONAL ENGINEER 29881 5/9/2022 MICHAEL JOSEPH SCANLON

SITE PLAN

Design by: MJS	Drawn by: JKB
Project #: R1911001O	Date: 4/26/2022

SHEET TITLE
C-02
SHEET # 02 OF 02



LOCATION MAP

SITE INFO:

1. OWNER/DEVELOPER:
   SPALDING STONEBRIAR LLC
   JOHN CATO
   2495 NORWOOD SPRINGS ROAD
   FORT VALLEY, GA 31030
2. ZONING: PDD (PLANNED DEVELOPMENT DISTRICT)
3. SITE AREA:
   PHASE III & IV OVERALL = 70.46 AC.
   PHASE III = 18.28 AC.
   PHASE IV = 52.18 AC.
   RIGHT-OF-WAY PHASE III = 2.06 AC.
   RIGHT-OF-WAY PHASE IV = 7.84 AC.
   LOTS PHASE III = 12.40 AC.
   LOTS PHASE IV = 63.00 AC.
   OPEN SPACE PHASE III = 3.82 AC.
   OPEN SPACE PHASE IV = 5.95 AC.
   TOTAL OPEN SPACE (PHASES III & IV) = 9.77 AC. = 13.87%
   OUTPARCEL = 2.39 AC.
4. PER ZONING CONDITION C- NO MORE THAN 275 HOMES ALLOWED
   TOTAL NUMBER OF PLATTED LOTS PHASE I= 87
   TOTAL NUMBER OF PLATTED LOTS PHASE II= 59
   TOTAL NUMBER OF PROPOSED LOTS PHASE III= 33
   TOTAL NUMBER OF PROPOSED LOTS PHASE IV= 98
   MAXIMUM DENSITY = 275 HOMES
   ACTUAL LOTS (PH. I & II) = 144
   PROPOSED LOTS (PH. III & IV) = 131
   MAXIMUM PLANNED DENSITY = (275/275) = 100%
5. SETBACK INFORMATION, PER CODE.
   SETBACKS MAY DIFFER PER VARIANCE OR PREVIOUSLY APPROVED PLATS.
   MINIMUM FRONT SETBACK = 50 FT. FROM R/W
   MINIMUM SIDE SETBACK = 12 FT.
   MINIMUM REAR SETBACK = 25 FT.
   MINIMUM CORNER SIDE SETBACK = 35 FT.
   MAXIMUM BUILDING HEIGHT = 35FT.
6. TOTAL LENGTH OF ROADWAYS
   TOTAL LENGTH OF STONEBRIAR BLVD = 874 FT.
   TOTAL LENGTH OF FLINT TRAIL = 375 FT.
   TOTAL LENGTH OF ROCK LANE = 1,149 FT.
   TOTAL LENGTH OF BOULDER COURT = 277 FT.
   TOTAL LENGTH OF QUARRY CIRCLE = 941 FT.
   TOTAL LENGTH OF GRANITE DRIVE = 1,362 FT.
   TOTAL LENGTH OF FELDSPAR ROAD = 1,862 FT.
7. THIS PROJECT IS SERVED BY THE FOLLOWING UTILITIES:
   WATER - SPALDING COUNTY WATER
   SEWER - CITY OF GRIFFIN SEWER
8. NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NUMBER 13035801850, DATED MAY 3, 2010, SPALDING COUNTY, GA
9. ALL UTILITIES ARE UNDERGROUND.
10. DISTANCES SHOWN ON PLAT ARE HORIZONTAL, BEARINGS WERE CALCULATED FROM ANGLES TURNED IN FIELD.
11. SPALDING COUNTY PERSONNEL AND/OR AGENTS HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.
12. ALL LOTS UPSTREAM OF CULVERT ROAD CROSSINGS, SHALL HAVE A MINIMUM FOOTING ELEVATION OF NO LESS THAN 1 FOOT ABOVE THE LOW POINT ON THE ROAD. COMMON AREA APPLIES.
13. SPALDING COUNTY ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTEND OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINTS SHOWN ON THIS PLAT AND AS REQUIRED BY THE SPALDING COUNTY SUBDIVISION ORDINANCE.
14. LIVE STREAMS OR OTHERS BODIES OF WATER DO NOT EXIST ON THIS SITE OTHER THAN SHOWN HEREON.
15. AT THE TIME OF RECORDING, IRON PINS (½" REBAR), SHALL BE SET AT THE REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
16. ALL ROADS TO BE A 50' RIGHT-OF-WAY, EXCEPT STONEBRIAR BOULEVARD HAVING A 100' RIGHT-OF-WAY.
17. ALL ELEVATIONS ARE REFERENCE TO MEAN SEA LEVEL DATUM.
18. ENGINEERS DID NOT OBSERVE EVIDENCE OF ON-SITE UNDERGROUND STORAGE TANKS.
19. ENGINEERS DID NOT OBSERVE EVIDENCE OF ON-SITE DISPOSAL OF HAZARDOUS WASTE.
20. THIS PLAN DOES NOT TAKE THE PLACE OF A LOT FIT ANALYSIS. FURTHERMORE, HAGERMAN DESIGN GROUP DOES NOT GUARANTEE HOUSE FITMENT OR PLACEMENT; IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY HOUSES. ANY HOUSES SHOWN ARE GENERIC FOR VISUAL REPRESENTATION ONLY AND SHOULD NOT BE UTILIZED FOR VERTICAL CONSTRUCTION, CONSTRUCTION STAKING, ETC.

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS A TRUE REPRESENTATION OF THE RESULTS OF AN ACTUAL SURVEY BY ME, OR UNDER MY SUPERVISION, CONFORMING TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL SURVEYORS PRACTICING IN THE STATE OF GEORGIA AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED "FUTURE" AND THAT THE SURVEYING REQUIREMENTS FOR PRELIMINARY PLATS OF THE SUBDIVISION ORDINANCE OF SPALDING COUNTY HAVE BEEN FULFILLED.

_____
REGISTERED LAND SURVEYOR NO. _____
DATE _____

I HEREBY CERTIFY THAT THIS ENGINEERING REQUIREMENTS FOR THIS PRELIMINARY PLAT AS PRESCRIBED BY THE SUBDIVISION ORDNANCE OF SPALDING COUNTY HAVE BEEN FULFILLED.

_____
REGISTERED LAND SURVEYOR NO. _____
DATE _____

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS APPROVED BY HE SPALDING COUNTY PLANNING COMMISSION ON _____.

_____
CHAIRMAN
SPALDING COUNTY PLANNING COMMISSION

STONEBRIAR

PHASE IV

LAND LOT 88, 2ND DISTRICT
SPALDING COUNTY, GEORGIA
ZONED PDD
PARCEL NO. 233 06004

OWNER:
SPALDING STONEBRIAR LLC
2495 NORWOOD SPRINGS ROAD
FORT VALLEY, GA 31030
OWNER ADDRESS 3

24-HOUR CONTACT:
JOHN CATO
770-595-5442

ENGINEER CONTACT:
DUANE HAGERMAN
678.855.1448

LEGEND	
WATER	W W W
SANITARY SEWER	SS SS SS
S.S. MANHOLE	
RIGHT-OF-WAY	
PROPERTY LINE	
LOT LINE	
EASEMENT	
APPROX. LAND LOT LINE	
CURB	
FIRE HYDRANT	
ADJ. PROPERTY LINE	
POWER POLE	
O.H. POWER LINE	
BUILDING SETBACK LINE	

SUBMITTAL LOG

NO.	DATE	SUBMITTED TO	SHEETS
1	9.5.25	SPALDING COUNTY, GA	ALL

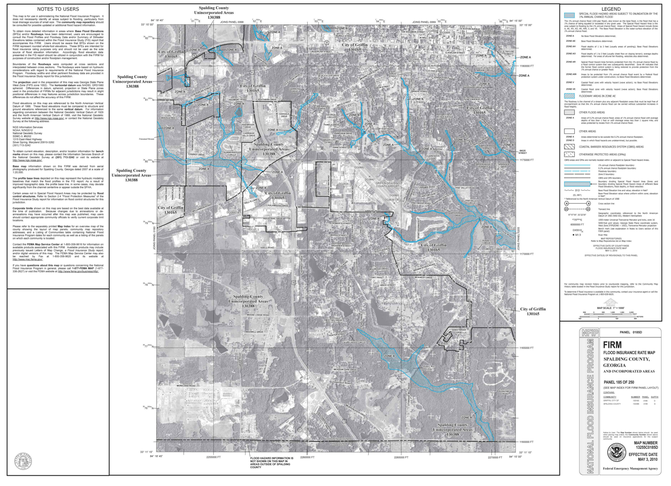
REVISIONS

NO.	DATE	REFERENCE	SHEETS

ZONING CONDITIONS:

THIS PROPERTY WAS ZONED PDD, CONDITIONAL, ON JANUARY 22, 2001 UNDER APPLICATION NO. 00-28Z

A. THIS PROPERTY SHALL BE USED FOR SINGLE-FAMILY RESIDENTIAL USE ONLY, WITH THE SOLE EXCEPTION OF ANY AMENITY AREA, COMMON AREAS, PARKS OR GREENSPACE THAT ARE CREATED AND MAINTAINED FOR THE BENEFIT OF THE COMMUNITY.
B. MINIMUM HEATED SQUARE FOOTAGE AREA OF HOMES LOCATED ON THIS PROPERTY SHALL BE 1,500 (ONE THOUSAND FIVE HUNDRED) SQUARE FEET, WITH THE EXCEPTION OF LOTS FORMALLY NO. 2-12 NOW NO. 1-11 WHICH SHALL HAVE SINGLE-FAMILY HOMES CONSTRUCTED UPON THEM OF NOT LESS THAN 1,750 (ONE THOUSAND SEVEN HUNDRED FIFTY) HEATED SQUARE FEET.
C. NO MORE THAN 275 (TWO HUNDRED SEVENTY FIVE) HOMES SHALL BE CONSTRUCTED ON THE PROPERTY SUBJECT TO THIS REZONING. LOTS FORMERLY KNOW AS 1, 93, 108, 266, 282, AND 283 SHALL NOT BE DEVELOPED. THESE LOTS SHALL BE RESERVED FOR PARKS OR LANDSCAPING AS PART OF THE SUBDIVISION ENTRYWAY.
D. ALL HOMES CONSTRUCTED SHALL HAVE 8.12 MINIMUM ROOF PITCH, UNLESS AN ARCHITECTURAL DESIGN APPROVED BY THE DEVELOPER CANNOT BE BUILT WITH AN 8.12 ROOF PITCH.
E. SUBDIVISION SHALL FEATURE A MAIN ENTRY BOULEVARD WITH A 50 (FIFTY) FOOT LANDSCAPED MEDIAN THAT SHALL SERVE AS A LINEAR PARK WITH A 12' PAVED LANES.
F. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF INTERIOR RESIDENTIAL STREETS.
G. STREETLIGHTS SHALL BE INSTALLED, WITH MAINTENANCE AND OPERATIONS PER THE PROVISION OF THE SPALDING COUNTY STREETLIGHT ORDINANCE
H. ALL STREETS SHALL FEATURE CURB & GUTTER CONSTRUCTION, WITH THE SOLE EXCEPTION OF THE LINEAR PARK AREAS FEATURES ALONG THE MAIN ENTRY BOULEVARD.
I. ALL DRIVEWAYS SHALL BE PAVED, AND ALL HOMES SHALL HAVE GARAGES.
J. ALL HOMES SHALL HAVE BRICK, STONE, OR MASONRY STUCCO ACCENTS ON THEIR FRONT ELEVATION.
K. ALL LOTS DEVELOPED SHALL HAVE MINIMUM OF 4 (FOUR) TREES EACH.
L. ALL LOTS DEVELOPED SHALL HAVE SODDED FRONT YARDS.
M. ALL LOTS DEVELOPED SHALL BE SERVED BY UNDERGROUND UTILITIES.
N. ALL DETENTION FACILITIES SHALL BE LANDSCAPED.
O. A PROPERTY OWNERS ASSOCIATION (COMMONLY KNOWN AS A HOMEOWNERS ASSOCIATION OR HOA) SHALL BE CREATED TO SERVE THE SUBDIVISION. MEMBERSHIP IN THE POA (HOA) SHALL BE MANDATORY FOR ALL PROPERTY HOLDERS IN SAID SUBDIVISION.
P. ENTIRE TRACT SHALL BE BUFFERED ON THE WEST AND NORTH SIDES BY A COMBINATION OF A LANDSCAPED BUFFER AND/OR BERM. WHERE POSSIBLE, DEVELOPER AGREES TO CREATE LANDSCAPE BERM.
Q. AN AMENITY AREA SHALL BE CREATED TO SERVE MEMBERS OF THE POA (HOA).
R. DEVELOPER SHALL DEDICATE AN EASEMENT OF NOT LESS THAN 10 (TEN) FEET IN WIDTH FOR PUBLIC ACCESS FROM THE SUBDIVISION TO ADJACENT PROPERTY OWNED BY THE GRIFFIN-SPALDING COUNTY BOARD OF EDUCATION.
S. A MASTER AS DEFINED IN SECTION 1704(B) OF THE ZONING ORDINANCE OF SPALDING COUNTY, SHALL BE SUBMITTED FOR REVIEW. MASTER PLAN SHALL BE SUBMITTED NO LATER THAN FEBRUARY 15, 2001. THE ZONING ADMINISTRATOR SHALL DETERMINE COMPLIANCE WITH THESE PROVISIONS.
T. DEVELOPER SHALL COMPLY WITH DEVELOPMENT CRITERIA ENUMERATED IN SECTION 1706 OF THE ZONING ORDINANCE OF SPALDING COUNTY. DEVELOPMENT CRITERIA SHALL BE SUBMITTED NO LATER THAN FEBRUARY 15, 2001. THE ZONING ADMINISTRATOR SHALL DETERMINE COMPLIANCE WITH THESE PROVISIONS



hagermandesigngroup.com
404.272.2231 (OFFICE)
678.855.1448 (OFFICE)

250 CHASTAIN ROAD NW.
SUITE 135
KENNESAW, GA 30144

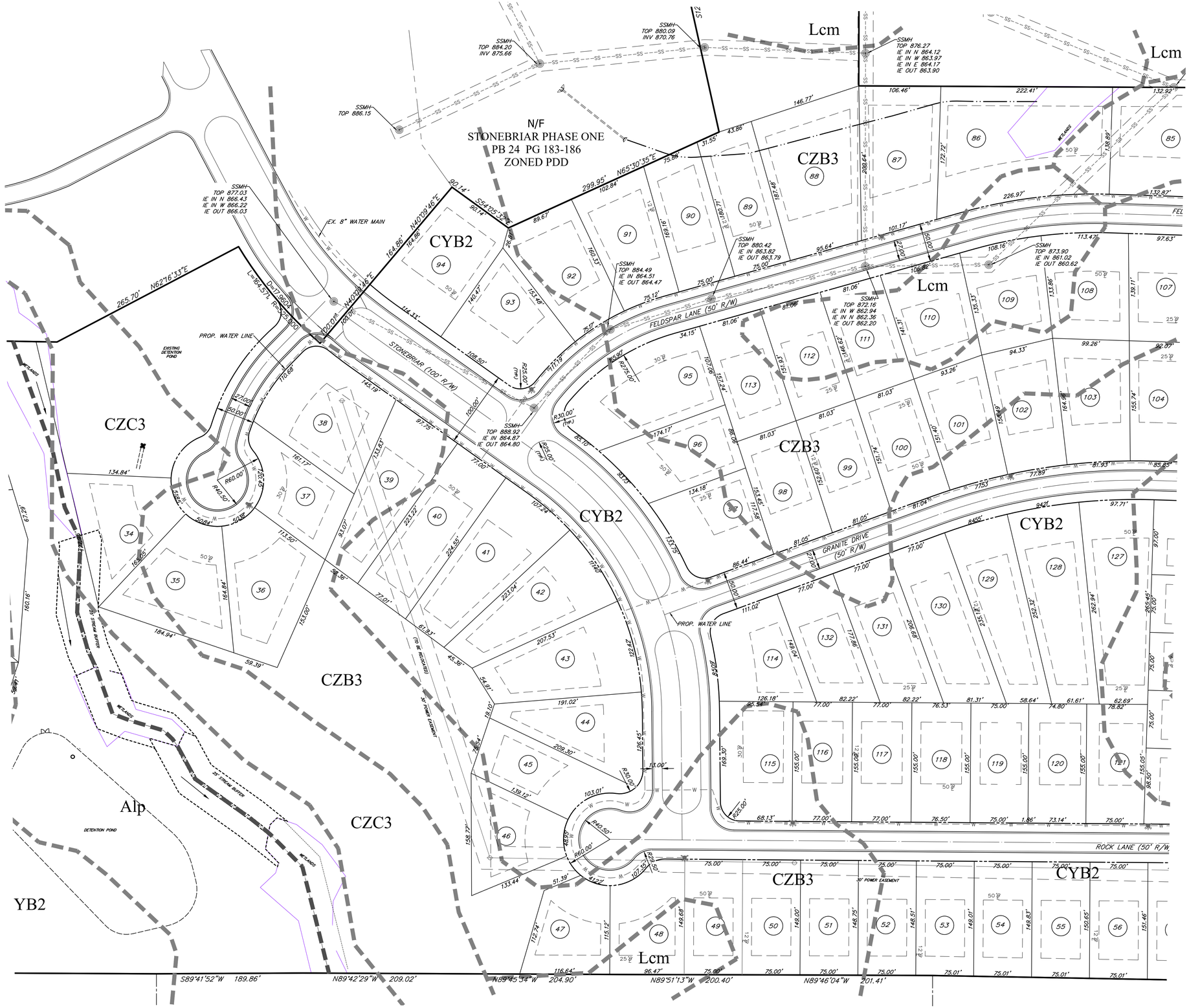
HAGERMAN DESIGN GROUP

GEORGIA REGISTERED No. 033634 PROFESSIONAL ENGINEER DUANE A. HAGERMAN
GaSWCC #10465

REVISION DESCRIPTION:

DRAWN BY: BR
CHECKED BY: JPK
DATE: 09/05/2025
SHEET TITLE: COVER
SCALE: NTS
SHT. NO 01
REV. NO: ----

STONEBRIAR
PHASE IV
LAND LOT 88, 2ND DISTRICT
SPALDING COUNTY, GEORGIA
ZONED PDD
PARCEL NO. 233 06004



SOIL DATA	
Alm	Toccoa and Chewacla soils, 0 to 2 percent slopes, occasionally flooded
Alp	Chewacla, Cartecay, and Toccoa soils, 0 to 2 percent slopes, frequently flooded
AmB2	Appling sandy loam, 2 to 6 percent slopes, moderately eroded
CYB2	Cecil sandy loam, 2 to 6 percent slopes, moderately eroded
CZB3	Cecil sandy clay loam, 2 to 6 percent slopes, severely eroded
CZC3	Cecil sandy clay loam, 6 to 10 percent slopes, severely eroded
CZD3	Cecil sandy clay loam, 10 to 15 percent slopes, severely eroded
Lcm	Local alluvial land
LdB2	Lloyd sandy loam, 2 to 6 percent slopes, eroded

Parcel Table	
Parcel #	Area (SQFT)
34	15119
35	17437
36	17534
37	11977
38	19632
39	16708
40	17239
41	18989
42	16665
43	17543
44	14290
45	12381
46	12677
47	11841
48	13079
49	11212
50	11186
51	11166
52	11147
53	11149
54	11207

Parcel Table	
Parcel #	Area (SQFT)
55	11268
56	11329
86	33192
87	19008
88	23024
89	13882
90	13120
91	14487
92	15130
93	16296
94	17583
95	19577
96	13107
97	13914
98	12395
99	12326
100	12261
101	13140
102	13837
103	14410
108	14636

Parcel Table	
Parcel #	Area (SQFT)
109	13727
110	13802
111	11661
112	12091
113	12522
114	13584
115	14449
116	11935
117	11935
118	11857
119	11625
120	11625
121	11921
127	21232
128	20000
129	17179
130	16923
131	14805
132	12586

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404.272.2231 (OFFICE)
678.855.1448 (OFFICE)

250 CHASTAIN ROAD NW.
SUITE 15
KENNESAW, GA 30144

HAGERMAN DESIGN GROUP

GEORGIA REGISTERED No. 033634 PROFESSIONAL ENGINEER DUANE A. HAGERMAN

GaSWCC #10465

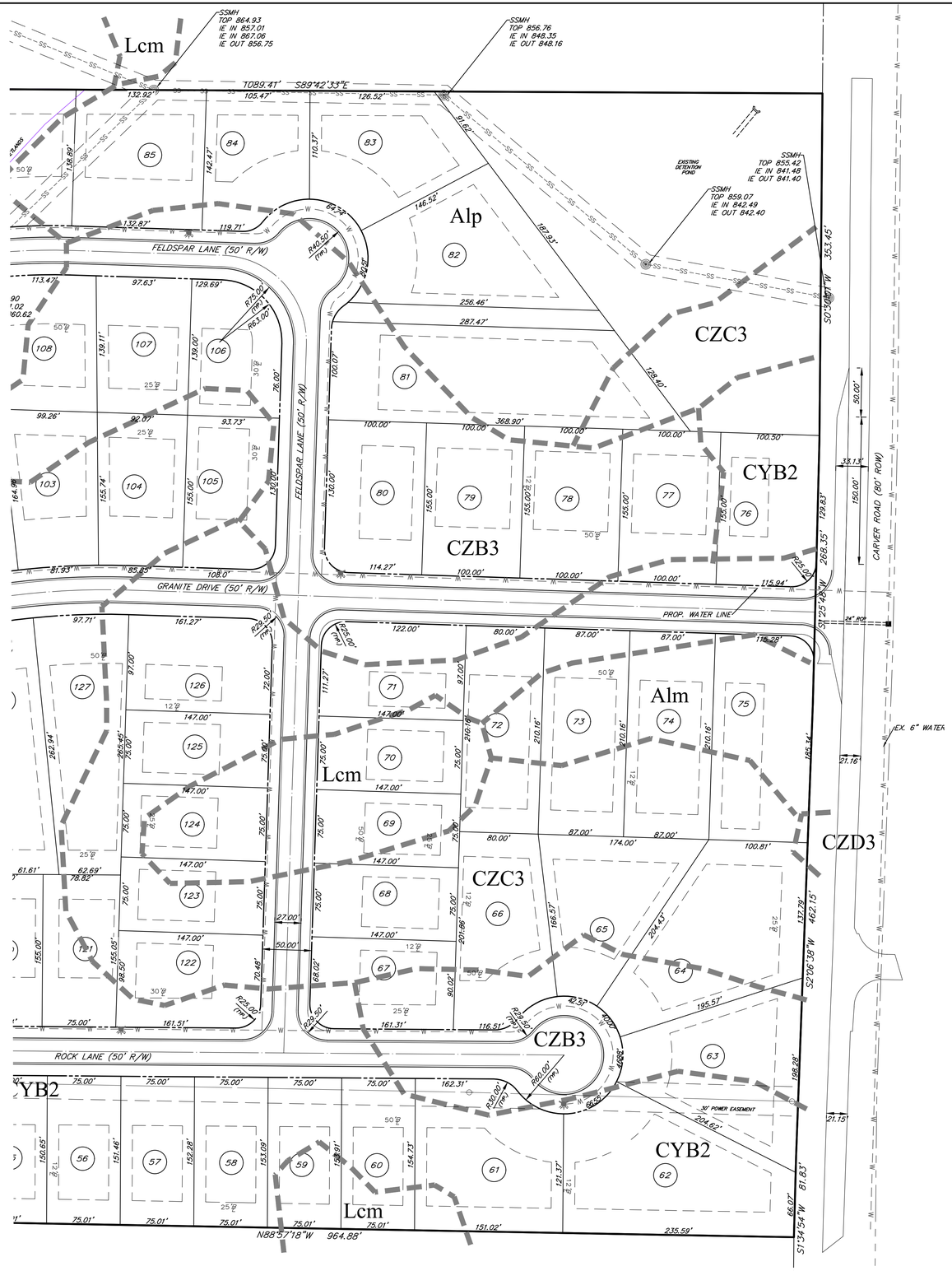
STONEBRIAR PHASE IV

LAND LOT 88, 2ND DISTRICT
SPALDING COUNTY, GEORGIA
ZONED PDD
PARCEL NO. 233 06004

REVISION DESCRIPTION:

DRAWN BY: BR
CHECKED BY: JPK
DATE: 09/05/2025
SHEET TITLE: SHEET 1 OF 2
SCALE: 1"=60'
SHT. NO 02
REV. NO: ----

Brahnson-P:\Clients\Smith Douglas Homes\Stonebriar\Master\Layout\Plat - Stonebriar Ph 3 & 4.dwg- September 8, 2025



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CZD3	Cecil sandy clay loam, 10 to 15 percent slopes, severely eroded
Lcm	Local alluvial land
LdB2	Lloyd sandy loam, 2 to 6 percent slopes, eroded

Parcel Table	
Parcel #	Area (SQFT)
57	11390
58	11451
59	11513
60	11574
61	22104
62	27271
63	22394
64	26639
65	18219
66	17827
67	13358
68	11025
69	11025
70	11025
71	14125
72	16813
73	18284
74	18284
75	21134
76	15537

Parcel Table	
Parcel #	Area (SQFT)
77	15500
78	15500
79	15500
80	15366
81	32861
82	22387
83	18176
84	14092
85	18693
104	13797
105	14394
106	12177
107	13185
122	14086
123	11025
124	11025
125	11025
126	14125

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404.272.2231 (OFFICE)
678.855.1448 (OFFICE)

250 CHASTAIN ROAD NW.
SUITE 125
KENNESAW, GA 30144

HAGERMAN DESIGN GROUP

GEORGIA
REGISTERED
No. 033634
PROFESSIONAL
ENGINEER
DUANE A. HAGERMAN

GaSWCC #10465

STONEBRIAR
PHASE IV

LAND LOT 88, 2ND DISTRICT
SPALDING COUNTY, GEORGIA
ZONED PDD
PARCEL NO. 233 06004

REVISION DESCRIPTION:

DRAWN BY:	BR
CHECKED BY:	JPK
DATE:	09/05/2025
SHEET TITLE:	SHEET 2 OF 2
SCALE:	1"=60'
SHT. NO	03
REV. NO:	----

Brabinson-Pt.\Clients\Smith Douglas Homes\Stonebriar\Master Layout\Plat - Stonebriar Ph 3 & 4.dwg - September 8, 2025

PLANNING COMMISSION

Application 25-16S: Brother Ghotra, LLC owner- Harmoni Towers LLC, Agent, 3430 N McDonough Road (Parcel 201 01001G); located in Land Lot 147 of the 2nd Land District, consisting of 2 acres. The applicant is seeking a special exception to place a cell tower on property.

Requesting Agency
Spalding County Community Development

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?
Yes

Summary and Background

Fiscal Impact / Funding Source
Private

STAFF RECOMMENDATION
Denial

ATTACHMENTS:
Staff Report Case 25-16S104 3430 North McDonough Road 11.25.25.pdf
GA0009401.McDonough.Special Exception Application.10.08.25.pdf
Property Pictures.pdf
9AT5846A_Zoning Justification_Coverage_V2.pdf
9AT5846_FAA_Harmoni_GA0009401.pdf
9AT5846_NEPA_GA0009401 McDonough_ECA 25-000625.pdf
Site Plan.pdf
25-16S - post card - property owner 3430 N McDonough Rd 11.25.25.doc
25-16S - post card - adjacent property 3430 N McDonough Rd 11.25.25.doc
Zoning Sign - November.pdf
Legal Ad template 11-25-2025 REV 3.pdf

SPALDING COUNTY, GA
Community Development Department
Staff Report
For Recommendation Only

Special Exception Case: 25-16S

Applicant:	Harmoni Towers, LLC 6210 Ardey Kell Road, Suite 450 Charlotte, NC 28277
Application:	**25-16S – Special Exception; C-1 Zoning, Sec. 1203 (D)(1) – New telecommunications tower requires special exception as an accessory use.** **Appendix I – Standards for Telecommunications Antennas and Towers**
Address/Location:	3430 North McDonough Road
Commissioner District:	5th District - Clay Davis
Meeting Date:	Planning Commission: November 25, 2025 Board of Commissioners: December 15, 2025

Subject Property:

Parcel:	201 01001G	
Land lot/ District:	147 / 02	
Current Use:	Commercial (Liquor store)	
Current Zoning:	C-1 (Highway Commercial)	
Proposed Zoning:	n/a	
Future Land Use Map Designation:	Sun City – Heron Bay Area	
Other Special Designations:	None	
Water Provider	Spalding Co. Water Authority	Available
Sewer Provider	Spalding Co. Water Authority	Not Available

Overview and History of Proposed Development:

The applicant is proposing a new monopole telecommunications tower structure (150 feet tall), with related ground equipment, on the subject property. If approved, the company will lease a 50-foot by 50-foot-square on the 2-acre subject property, due south of the existing commercial building on the property. Per the code section above, this proposed structure requires a special exception and must also conform to the development standards of Appendix I.

Surrounding Zoning

North Boundary
Zoned: Henry County
Land Use: Commercial and Residential

East Boundary
Zoned: VN (Village Node)
Land Use: Vacant, with pending residential and institutional

South Boundary
Zoned: VN (Village Node)
Land Use: Vacant, with pending residential and institutional

West Boundary
Zoned: VN (Village Node)
Land Use: Pending commercial

Per the applicant:

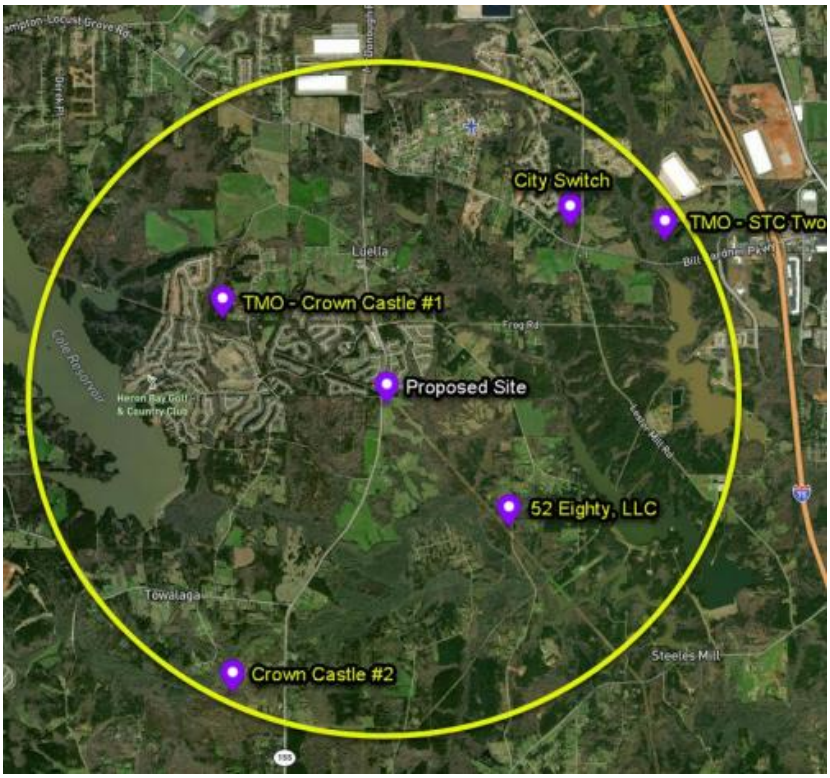
Harmoni Towers is requesting the Special Exception to construct a new 150' Monopole tower to improve in-vehicle coverage along North McDonough Road and Frog Road. It will also improve the in-building residential coverage along these roads. A coverage gap in this vicinity signifies an area where users may experience call connection or quality issues, especially in indoor locations and during busy hours. Because of the proposed location for the new tower, the quality and strength of the T-Mobile signal will increase and provide better user experience for customers and non- customers alike. In-building service levels in some of the aforementioned areas may be poor or non-existent. With the introduction of a new serving tower, these issues would essentially disappear. Signal and network access would improve, especially for being able to call 911 in buildings or in traffic in case of emergencies.

Context:

- **There are currently five existing towers within a 2.5-mile radius of the proposed site, three in Henry County and two in Spalding County. Two of the towers (both in Henry) already have T-Mobile service on them.**
- **Earlier in 2025, a new cell tower was approved at 104 Gainer Road in Spalding County, 1.79 miles from this proposed site.**
- **In March 2025, the large property to the east and south of the subject property was approved for a mixed residential / institutional / commercial development, projected to start construction in the spring of 2026. The closest houses and institutional**

structures will be over 150 feet away from the shared property lines between the development and the proposed cell tower site.

- **The subject property is right on the Henry County / Spalding County line, which will benefit Henry just as much as Spalding. However, there are over a hundred new homes in the nearby Greyson Parc subdivision (Spalding) and around 1300 new homes in the Village Node development.**
- **They are already tall, unsightly power lines and towers adjacent to the subject property.**



Special Exception Analysis:

Article 4: General Provisions; Section 413: Special Exceptions; G:

1. It must not be detrimental to the use or development of adjacent properties, or to the general neighborhood; it must not adversely affect the health or safety of residents or workers.

   No detriment to neighborhood and no adverse effect to residents or workers. The setback of the tower from the nearest residential structure exceeds the height of the tower. Per the report, there are several towers near the proposed site that are within 2.5 miles, which also does not show the cell tower that was approved on 104 Gainer Road at the beginning of this year.

2. It must not be that any possible depreciating effects and damages to the neighboring properties are greater than the benefits or need for the special exception.

   The area adjacent to the proposed tower location is considerably residential. Also, there may be other housing developments in this area in the future that could certainly benefit. However, because of the number of towers already within that area, and based on the coverage map, staff has concerns about the actual improvement to coverage in that area.

3. It must not adversely affect existing uses, and it must be proposed to be placed on a lot of sufficient size to satisfy the space requirements of the use.

   No adverse effects to existing uses (Packaging store). The tower will be situated away from the store. The two-acre subject property is of sufficient size to accommodate the tower.

4. It must meet all other requirements of this ordinance.

   See below requirements of Appendix I.

Appendix I

Sec. 2. - Guidelines and requirements.

A. Purposes and goals. This ordinance establishes guidelines for siting towers and antennas. The goals of this ordinance are to:

1. Encourage the location of towers in nonresidential areas and minimize the total number of towers in Spalding County;

2. Encourage the joint use of new and existing tower sites;

B. Principal or accessory use. Antennas and towers may be considered either principal or accessory uses. A different existing use or an existing structure on the same lot shall not preclude installation of an antenna or tower thereon. In determining whether tower or antenna installation or construction complies with the development requirements established for each zoning district in Spalding County, the dimensions of the entire lot shall control, even though the antennas or towers may be located on leased parcels within the lot. **This tower would be considered a "joint" principal use with the packaging store.**

G. Applicant affidavit. Each applicant seeking approval for the location or construction of antennas or towers pursuant to this ordinance shall, as a part of the application therefore, submit an affidavit under oath of an employee or agent of the applicant which shall include the following representations:

a. The applicant has conducted an inventory of all tower sites located within a two and one-half (2½) mile radius of the location of the applicant's proposed tower, and the applicant shall identify all antenna or tower sites so located; **See enclosed report and resulting towers. (The closest is 0.9 miles away.)**

b. For each antenna or tower identified in section 2(G)a., the applicant shall provide the address and location of each antenna or tower, the name and address of the owner/operator of each antenna or tower, the latitude and longitude coordinates for each tower, the height of each tower, the number of antennas which can be located on each tower, and the number of antennas actually affixed and operational on each tower as of the date of filing of applicant's application; ***Provided in enclosed report.***

c. The applicant has contacted the owner/operator of each tower and advised them of applicant's needs and requirements for the placement of applicant's antenna and/or tower; ***Per the enclosed report, they were not contacted.***

d. The applicant has been advised by the owner/operator of each tower that has reached its capacity and cannot accommodate applicant's proposed use; ***Per the enclosed report, they were not contacted.***

e. In the event applicant is advised by the owner/operator of each tower that such tower has not reached maximum capacity or may accommodate applicant's proposed use, applicant shall state the basis on which it contends such tower cannot sufficiently accommodate applicant's proposed use. ***Per the enclosed report, they were not contacted.***

The applicant claims in the report that, per a search area request, no suitable structures were found to collocate within 2.5 miles. The report also stated that two of the five towers were too far away to provide the coverage that they're trying to achieve.

7. Availability of suitable existing towers and other structures, as discussed in subsection D. herein: *There are not any suitable structures or existing towers for T-Mobile to Collocate on. If you look at the Propagation Maps provided. T-Mobile is either on the existing tower, The existing tower is too far away, or the tower was never constructed.*

Other Requirements

a. For a single user, up to ninety (90) feet in height:

b. For two (2) users, up to one hundred twenty (120) feet in height;

c. For three (3) or more users, up to one hundred fifty (150) feet in height.

Pole will be 150 feet tall, with initially just T-Mobile, but room for three other users in the future.

C. *Factors considered by the board of zoning appeals.* The board of zoning appeals shall consider the following factors in determining whether to approve the tower and/or antenna as a special exception use within the zoning districts of Spalding County, although it may waive or

reduce the burden on the applicant of one (1) or more of these criteria, if the goals of this ordinance are better served thereby:

1. Height of the proposed tower; **150 feet**

2. Proximity of the tower to residential structures and residential districts boundaries; **This is primarily a residential area.**

3. Nature of uses on adjacent and nearby properties; **Primarily residential, some agriculture.**

4. Surrounding topography; **Mostly flat**

5. Surrounding tree coverage and foliage; **Significant amount of residential, with some clearings.**

6. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness; **Located near a tree line**

7. Availability of suitable existing towers and other structures, as discussed in subsection D. herein; and **See preceding page.**

8. The public goal of rapid private sector development of advanced telecommunications and information technologies, as stated in the Telecommunications Act of 1996. **A new tower could be of benefit to this area, but just as much to Henry County as Spalding County.**

Setbacks and separations. The following setbacks and separation requirements shall apply to all towers and antennas; provided that the board of zoning appeals may reduce the standard setback and separation requirements if the goals of this ordinance would be better served thereby.

1. Towers must be set back a distance equal to the height of the tower from any off-site occupied residential structure. **Tower is 150 feet high and 1100 feet from closest residential structure.**

2. Towers, guys and accessory facilities must satisfy the minimum zoning district yard setback requirements. **Typical setback for accessory structures is 15 feet from property lines. This requirement is met.**

3. In AR-1 and AR-2 zoning districts, towers over ninety (90) feet in height shall not be located within one-quarter mile from any existing tower which is over ninety (90) feet in height. **Tower not located within AR-1 or AR-2 zoning districts**

Security fencing. Towers shall be enclosed by security fencing not less than six (6) feet in height and shall be equipped with an appropriate anti-climbing device; provided, that the board of zoning appeals may waive such requirement if the goals of this ordinance would be better served. **Shown in provided drawings.**

Landscaping. The following guidelines shall govern the landscaping surrounding towers, provided that the board of zoning appeals may waive such requirements if the goals of this ordinance would be better served. **Shown in provided drawings.**

1. Tower facilities shall be landscaped with a buffer of plants that effectively screens the view of the tower compound from adjacent residential property. For purposes of this ordinance, the standard buffer shall consist of a landscaped strip at least four (4) feet wide outside the perimeter of the compound.

2. In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived.

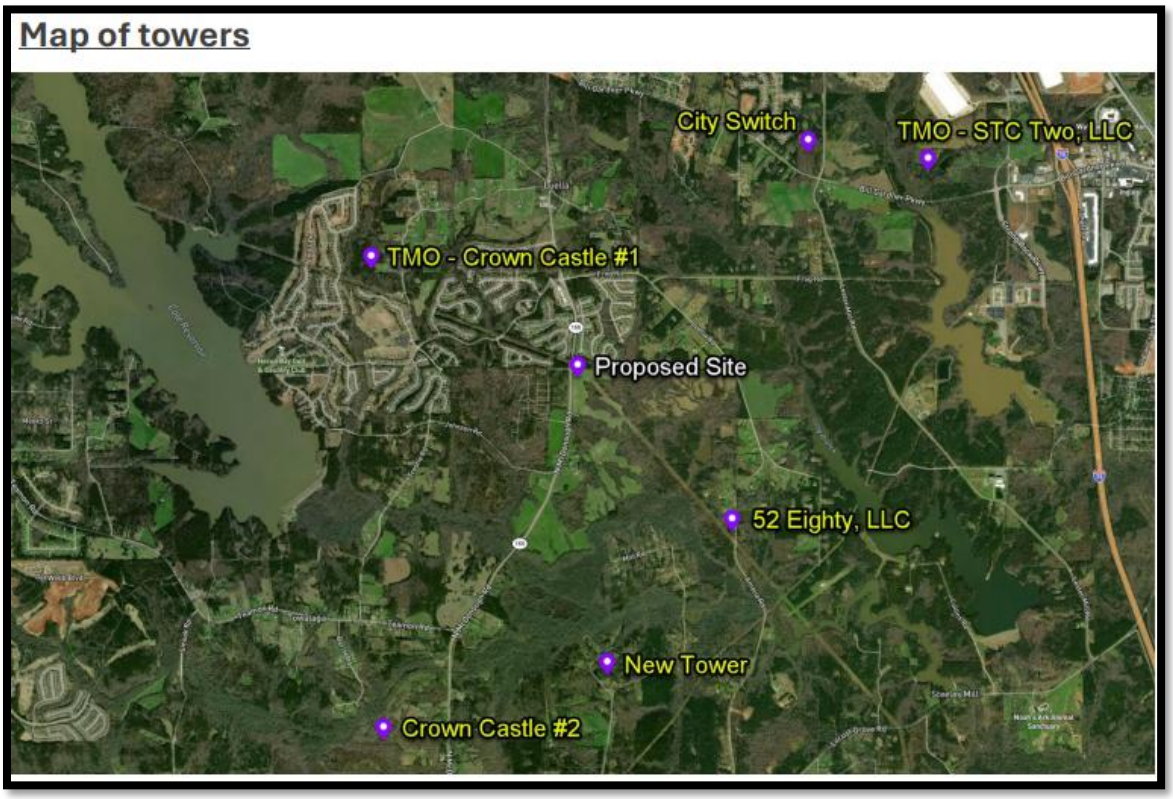
3. Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. In the event the tower is located on a large tract, the wooded lot and natural growth around the property perimeter may be a sufficient buffer.

Original Staff Recommendation for 25-16S Special Exception

Denial; While all of the setback requirements were met, the fact that the tower approved for 104 Gainer Road earlier this year was not shown is problematic, because it suggests a larger coverage problem than what will occur when the Gainer Road tower is constructed less than 2 miles away. In addition, T-Mobile is already on two towers within a 2.5-mile radius of the subject property.

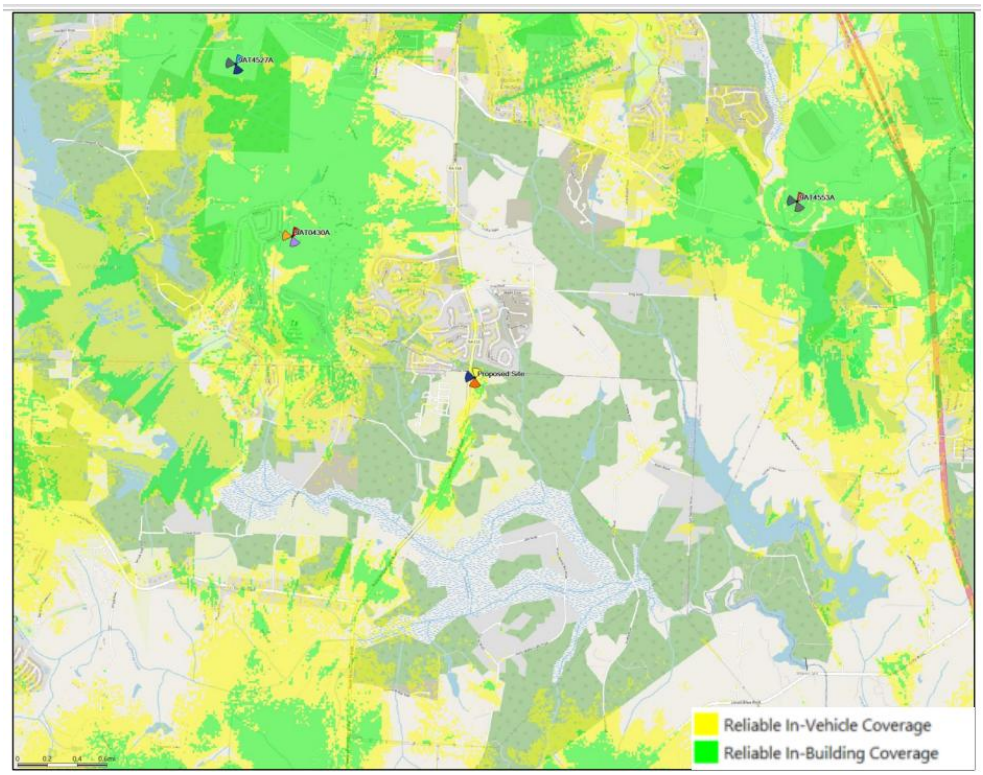
Update for November Planning Commission

- **The approved tower for 104 Gainer Road ("New Tower") is now shown on the Coverage Justification Map (see enclosed and below)**

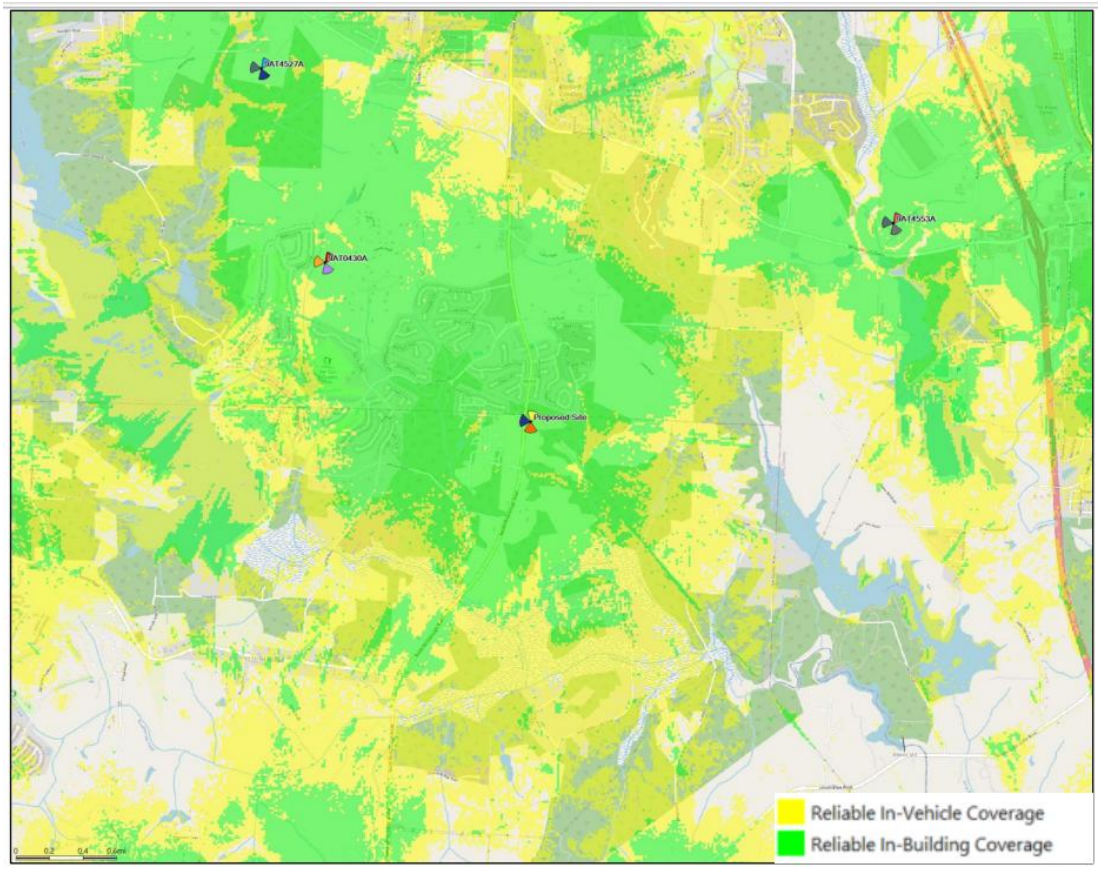


Spalding COUNTY

Coverage without proposed tower:



Coverage with proposed tower:



Pros of approving new tower:

- **Could provide more service to new homes in nearby Greyson Parc and the future North Towaliga Village.**
- **Will comply with code setback requirements for towers.**

Cons of approving new tower:

- **Will benefit Henry County just as much as Spalding County.**
- **While two existing towers in Henry County have T-Mobile, the other nearby towers have not been contacted.**
- **The electromagnetic fields from the nearby power lines could disrupt cell service. Some studies have shown this to be true.**
- **With the approval of another tower less than 2 miles away earlier this year, is the County opposing its own goals in its telecommunications tower ordinance?**

Sec. 2. - Guidelines and requirements.

A. Purposes and goals. This ordinance establishes guidelines for siting towers and antennas. The goals of this ordinance are to:

1. Encourage the location of towers in non-residential areas and minimize the total number of towers in Spalding County.

Updated Staff Recommendation for 25-16S Special Exception

Denial

Spalding
Community Development

REQUEST FOR SPECIAL EXCEPTION
APPLICATION NO. _____

AGENT/DEVELOPER INFORMATION
(If not owner)

Name: Harmoni Towers, LLC

Address: 6210 Ardey Kell Road, Ste 450

City: Charlotte

State: NC Zip: 28277

Contact Person: Chip Flowers

Phone: 770-771-8264

Email: cflowers@cfacq.com

PROPERTY OWNER INFORMATION

Name: Brother Ghotra, LLC

Address: 225 Home Place Circle

City: Fayetteville

State: GA Zip: 30215

Phone: 574-229-0046

Email: balijinderg@yahoo.com

APPLICANT IS THE (Please Check One):

_____ Owner's Agent _____ Property Owner ___✓___ Developer

Acreage: _____

Address of Property: 3430 N. McDonough RD, Locust Grove, GA 30248

Identify the use for which you seek a Special Exception and cite the section of the Spalding County Zoning Ordinance which provides that the Special Exception may be granted:

See the attached sheet with information.

Spalding

OTHER REQUIRED INFORMATION

A. Attach a statement describing the Special Exception and the reason you are requesting this Special Exception.

B. Attach 1 copy (11 x 17) of plat prepared by a Registered Land Surveyor and drawn to scale showing lot lines and location of existing structures and location of proposed structures.

C. Some developments (i.e. subdivisions, Church's, etc.) may require a 24 x 36 copy of the plat.

D. Please attach a deed, certified by the Clerk of Court, which includes a metes and bounds description of the property proposed.

E. Proposed site plan to include location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement

F. The location of all required off-street parking and loading areas.

G. Required yard setbacks appropriately dimensioned.

H. The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation, if required.

Signature(s):

Chip Flowers
Agent/Developer

9/30/25
Date

Property Owner

10/6/25
Date

Spalding

SPECIAL EXCEPTION APPLICANT'S RESPONSE

Pursuant to Section 413 of the Zoning Ordinance, the Board of Commissioners of Spalding County finds that the following standards are relevant in granting a Special Exception.

Please respond to the following standards in the space provided or use an attachment as necessary:

(A) Whether granting a Special Exception would be detrimental to the use of development of adjacent properties or the general neighborhood: _____

_____

(B) Whether granting a Special Exception would adversely affect the health or safety of residents or workers: _____

_____

(C) Whether granting a Special Exception would have depreciating effects and damages to the neighboring properties that are greater than the benefits or need for the Special Exception: _____

_____

(D) Whether granting a Special Exception would adversely affect existing uses: _____

_____

(E) Whether the subject property is sufficient in size to satisfy the space requirements for the use: _____

_____

(F) Whether granting a Special Exception will meet the requirements of the Spalding County Ordinance: _____

_____

Spalding

Spalding County Fee Schedule:

Appeal from Action of Administrative Officer:	$ 300.00
Variance:	$ 300.00
Special Exception:	$ 500.00

Multiple Parcel Rezoning: Multiple parcel rezoning of contiguous tracts will be allowed so long as all tracts are to be rezoned to the same zoning classification. All applicants owning property which is subject to the application are deemed to consent to rezoning of their property and to rezoning of any and all other tracts included within the Application. The following fees shall apply to multiple parcel rezoning applications: (#A-99-08 – 09/07/99; #A-00-11 - 07/17/00)

A. **Parcel 1** - $750.00

B. **Parcel 2-5** - $150.00 each, in addition to the fees stated in A; and

C. **Parcels 6+** - $100.00 each, in addition to the fees stated in A and B.

OFFICE USE ONLY

Present Zoning District(s): _____

Land District(s): _____ Land Lot(s): _____

Commissioner District: _____

Overly District (If applicable): _____

Date Received:_____ Amount of Fee: _____

Received By: _____ Receipt Number: _____

Application Signed off by Planning Technician: ____/____/____ Initial:_____

Application Signed off by Planner: ____/____/____ Initial:_____

(Revised 06/17/24)

Spalding

PROPERTY OWNER'S CERTIFICATION OF OWNERSHIP AND ZONING COMPLIANCE

Certification is hereby made that the undersigned own(s) at least fifty-one (51) percent of the subject property.

The undersigned certifies that the subject property is presently in compliance with the current Zoning Ordinance for Spalding County, Georgia. The undersigned is aware that an application for a Rezoning, Variance, or Special Exception will not be received unless the subject property is in compliance with the Zoning Ordinance.

The undersigned certify that the agent, if different from the owner, is authorized to file this application.

Brother Ghotra, LLC	Chip Flowers
Print Name of Owner(s)	Print Name of Agent, If Not Same as Owner
10/6/25	
Signature of Owner(s) or Signature of Authorized Officer or Agent (if applicable) — Date	Chip Flowers — Signature of Agent

Title of Authorized Officer or Agent (if applicable)

Amie S Freeman — Signature of Notary Public

10-6-25 — Date

- - -Notary Seal- - -

1.) Identify the use for which you seek a Special Exception and cite the section of the Spalding County Zoning Ordinance which provides that the Special Exception may be granted:

Article 12. C-1 Highway Commercial Section 1203

- Permitted Uses Subsection D. The following accessory uses are permitted as special exceptions in C-1 districts: Tower or antenna meeting the standards and development criteria established in the Spalding County Ordinance to Establish Standards for Telecommunications Antennas and Towers.

2.) Statement Describing the Special Exception and the reason you are requesting this Special Exception.

Harmoni Towers is requesting the Special Exception to construct a new 150' Monopole tower to improve in-vehicle coverage along North McDonough Road and Frog Road. It will also improve the in-building residential coverage along these roads. A coverage gap in this vicinity signifies an area where users may experience call connection or quality issues, especially in indoor locations and during busy hours. Because of the proposed location for the new tower, the quality and strength of the T-Mobile signal will increase and provide better user experience for customers and non- customers alike. In-building service levels in some of the aforementioned areas may be poor or non-existent. With the introduction of a new serving tower, these issues would essentially disappear. Signal and network access would improve, especially for being able to call 911 in buildings or in traffic in case of emergencies.

SPECIAL EXCEPTION APPLICANT'S RESPONSE

Pursuant to Section 413 of the Zoning Ordinance, the Board of Commissioners of Spalding County finds that the following standards are relevant in granting a Special Exception.

Please respond to the following standards in the space provided or use an attachment as necessary:

(A) Whether granting a Special Exception would be detrimental to the use of development of adjacent properties or the general neighborhood: *No, Cell Towers are low-Traffic, Low-impact infrastructure that do not generate noise or any significant activity. There are currently Power Transmission lines and structures that are nearby, and the tower is consistent with existing character.*

(B) Whether granting a Special Exception would adversely affect the health or safety of residents or workers: *The proposed wireless communication facility will not adversely affect the health or safety of residents or workers in the surrounding area. The tower will be constructed in full compliance with federal, state, and local regulations governing structural integrity, electromagnetic emissions, and public safety access.*

(C) Whether granting a Special Exception would have depreciating effects and damage to the neighboring properties that are greater than the benefits or need for the Special Exception: We do not believe that there will be any depreciating effects or damage to neighboring properties. The new tower is built to the minimum height needed to provide optimal coverage in the area next to an existing power transmission line.

(D) Whether granting a Special Exception would adversely affect existing uses: There will not be any adverse impact on the existing use since cell towers are low-Traffic, Low-impact infrastructure that do not generate noise or any significant activity.

(E) Whether the subject property is sufficient in size to satisfy the space requirements for the use: According to Section 5 – Criteria for approval Subsection E Setbacks:

- #1 Towers must be set back a distance equal to the height of the tower from any off-site occupied residential structure. *There are no existing residential structures on or around the proposed tower location*

- #2 Towers, guys and accessory facilities must satisfy the minimum zoning district yard setback requirements. *C-1 Highway Commercial requires a minimum side yard depth of 15' from the property lines. The current edge of the new lease area / compound for the tower is 17.1' from the property line. So Harmoni meets the minimum zoning district yard setback requirement.*
- #3 In AR-1 and AR-2 zoning districts, towers over ninety (90) feet in height shall not be located within one-quarter mile from any existing tower which is over ninety (90) feet in height. *The proposed tower is located on C-1 Highway zoning and not in AR-1 or AR-2 zoning. However, there are no towers in the existing area for TMO to collocate on to provide coverage to the area. If you look at the Propagation Maps provided. T-Mobile is either on the existing tower, The existing tower is too far away, or the tower was never constructed.*

(F) Whether granting a Special Exception will meet the requirements of the Spalding County Ordinance:

1. Height of the proposed tower: *The proposed tower is designed to 150' to meet the minimum T-Mobile needs to provide coverage to the surrounding area.*
2. Proximity of the tower to residential structures and residential districts boundaries: *There are currently no residential structures around the proposed tower location. There is a R-2 zoning to the south and west of the proposed tower.*
3. Nature of uses on adjacent and nearby properties: The current nature of the area is open pasture land with large overhead power transmission lines and wooded lots.
4. Surrounding topography: The topography in the area varies from Flat to rolling depending on where you are located at.
5. Surrounding tree coverage and foliage: The surrounding trees and foliage will remain except for where the access road and compound will be located. There is limited tress and foliage but there will be a landscape buffer around the base of the tower per the requirements of Spalding County Zoning Ordinance.
6. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness. *The tower itself will remain the standard finish of the steel. There will be a landscape buffer put around the base of the tower that will hide the base of the tower from neighboring properties.*
7. Availability of suitable existing towers and other structures, as discussed in subsection D. herein: *There are not any suitable structures or existing towers for T-Mobile to Collocate on. If you look at the Propagation Maps provided. T-Mobile is either on the existing tower, The existing tower is too far away, or the tower was never constructed.*

Zoning Coverage Justification

9AT5846A – Spalding County

10/30/2025

T-Mobile Confidential

The intent of this letter is to confirm the necessity of T-Mobile installation of radio transceiver equipment on the proposed telecommunication tower and to provide supporting documentary evidence.

As part of the company's mandate to provide high quality service throughout the Atlanta market, the network density of wireless facilities must continue developing to meet the expectations of customers and communities alike, for both voice and data services.

The primary purpose for the installation of this facility is to improve in-vehicle coverage along North McDonough Road and Frog Road. It will also improve the in-building residential coverage along these roads. A coverage gap in this vicinity signifies an area where users may experience call connection or quality issues, especially in indoor locations and during busy hours.

Because of the proposed location for the new tower, the quality and strength of the T-Mobile signal will increase and provide a better user experience for customers and non-customers alike. In particular, in-building service levels in some of the aforementioned areas may be poor or non-existent. With the introduction of a new serving tower, these issues would essentially disappear. Signal and network access would improve, especially for being able to call 911 in buildings or in traffic in case of emergencies.

T-Mobile 9AT5846A

9AT5846A – 3430 North McDonough Road
Towalaga, GA 30248
(Latitude = 33.335325, Longitude = -84.176323)

Existing Towers within 2.5 miles of Proposed Site

Tower locations

TMO - Crown Castle #1 – T-Mobile has an existing site at this location
Tower Height: 181’
Lat: 33.344782°
Long: -84.197927°

City Switch – Too Far from coverage objective
Tower Height: 150’
Lat: 33.354960°
Long: -84.152182°

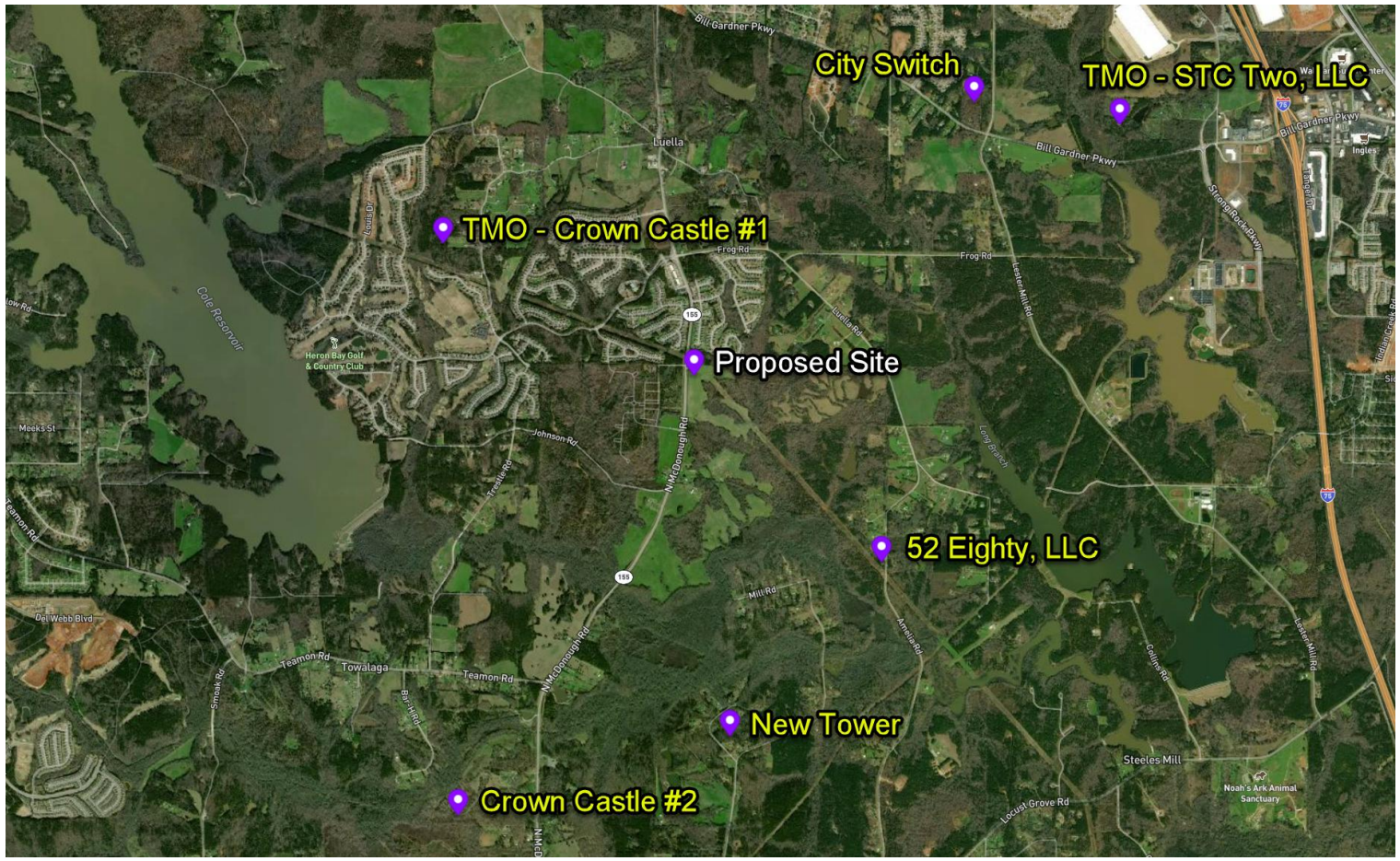
TMO - STC Two, LLC – T-Mobile has an existing site at this location
Tower Height: 179’
Lat: 33.353364°
Long: -84.139643°

Crown Castle #2 – Too Far from coverage objective
Tower Height: 254’
Lat: 33.303686°
Long: -84.196628°

52 Eighty, LLC – Never Constructed FAA from 2013
Tower Height: 195’
Lat: 33.321874°
Long: -84.160177°

New Tower – Too far from our coverage objectives and will not provide adequate in-building midband coverage for the residential homes to the NW along N McDonough Rd
Tower Height: 165’ – Assuming a co-location height 150’ of T-Mobile
Lat: 33.309374°
Long: -84.173185°

Map of towers

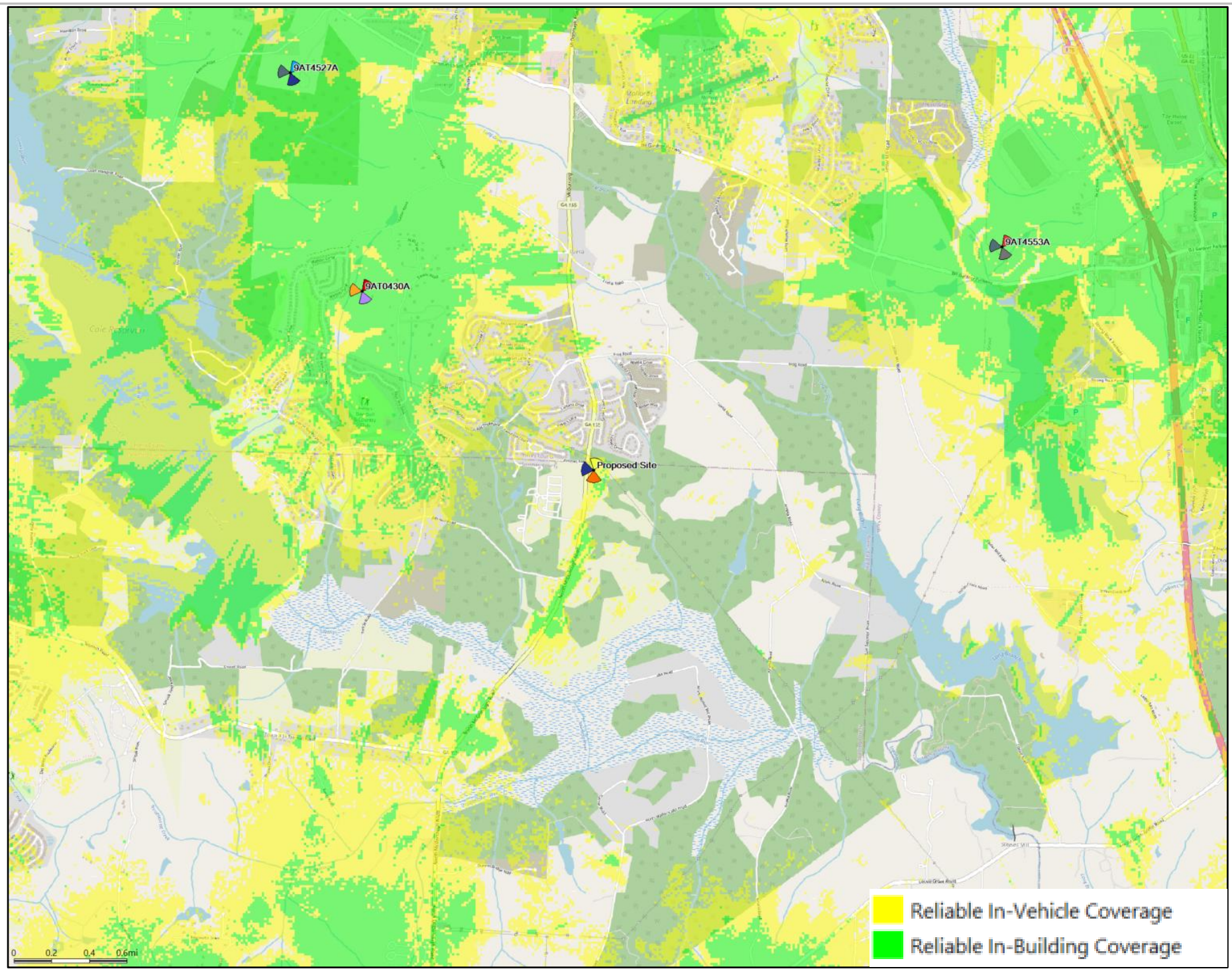


T-Mobile Confidential

T-Mobile 9AT5846A

9AT5846A – 3430 North McDonough Road
Towalaga, GA 30248
(Latitude = 33.335325, Longitude = -84.176323)

5G Voice Service without the Proposed Site
MID BAND (1900 MHZ) NR COVERAGE MAP (RSRP)



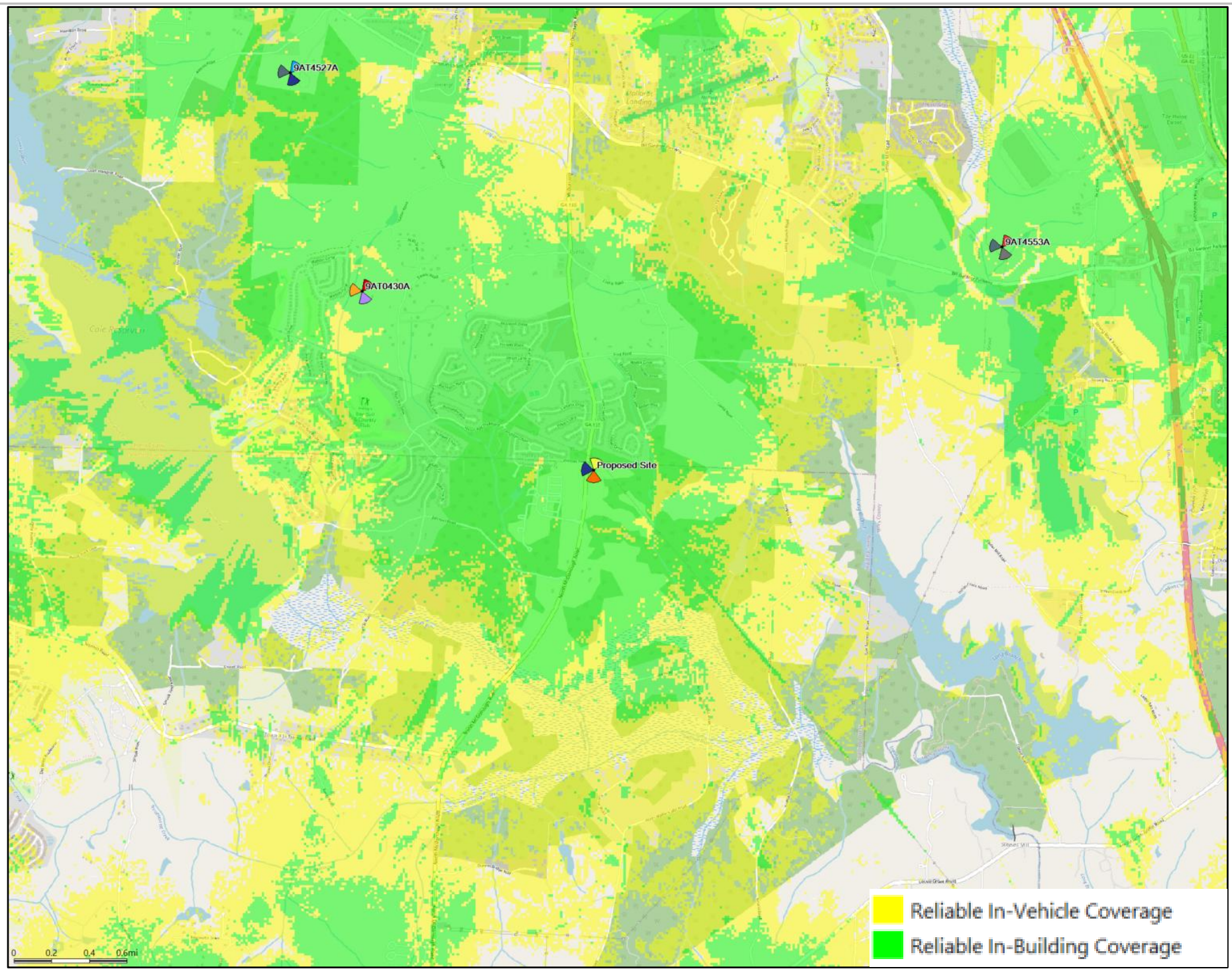
This plot shows a large gap in in-building and in-vehicle coverage.

T-Mobile Confidential

T-Mobile 9AT5846A

9AT5846A – 3430 North McDonough Road
Towalaga, GA 30248
(Latitude = 33.335325, Longitude = -84.176323)

5G Voice Service with the Proposed Site @ 145’ AGL
MID BAND (1900 MHZ) NR COVERAGE MAP (RSRP)



This plot shows improved in-building and in-vehicle coverage along North McDonough Road and Frog Road.

T-Mobile Confidential

Thank You

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-ASO-12744-OE

Issued Date: 08/29/2025

HARMONI TOWERS LLC
ALYSSA CULVER
10801 Executive Center Drive
Ste 100
Little Rock, AR 72211

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole McDonough
County, State: Spalding, Georgia

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	33-20-07.17N	84-10-34.76W	827 Ft	155 Ft	982 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination expires on 03/01/2027 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO

SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at 1-816-329-2525, or natalie.schmalbeck@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-12744-OE.

Signature Control No: 663119634-675229787 (DNE)
natalie.schmalbeck@faa.gov
Technician

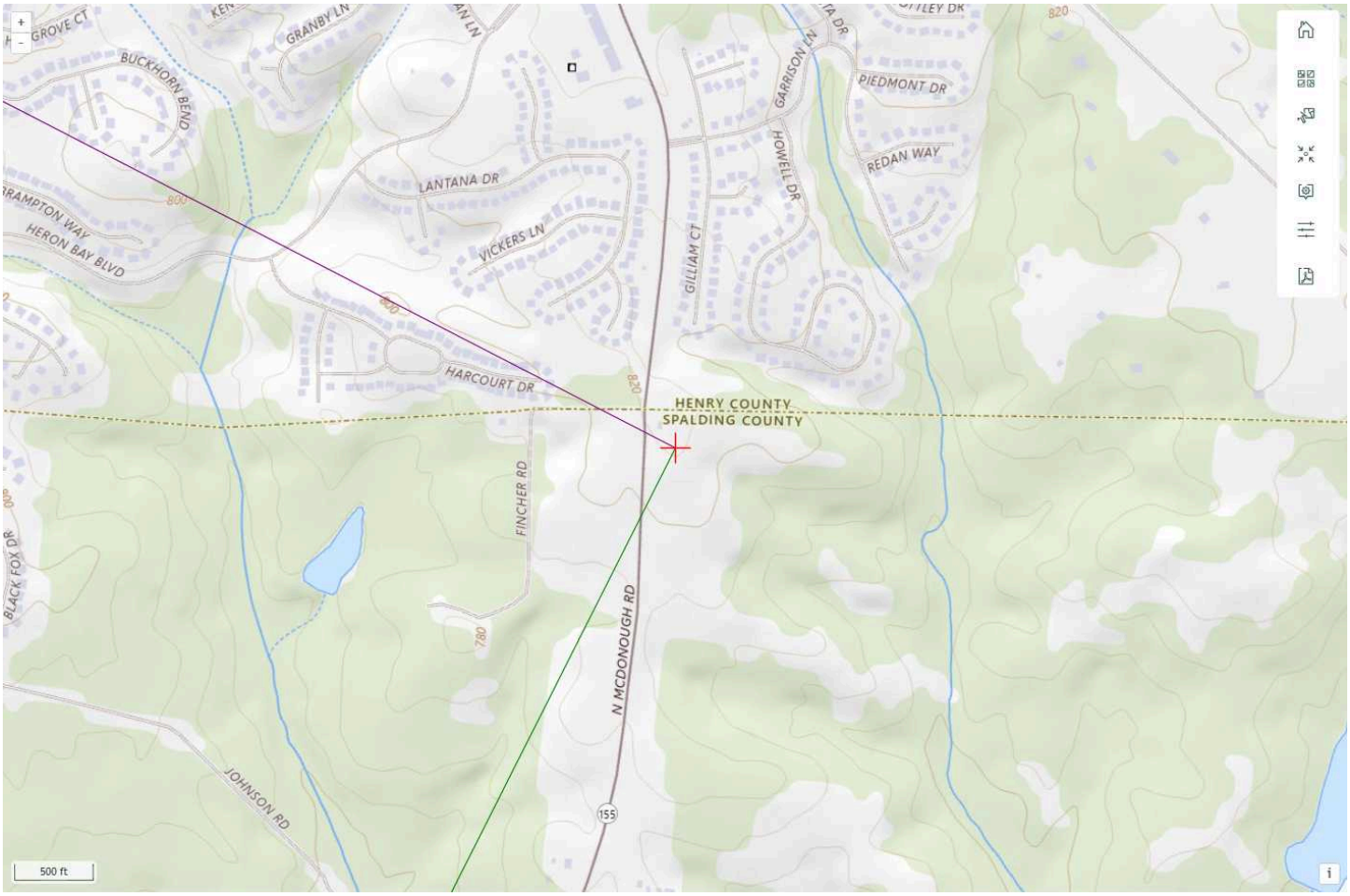
Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2025-ASO-12744-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	42	dBW
21.2	23.6	GHz	55	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

Verified Map for ASN 2025-ASO-12744-OE



ENVIRONMENTAL CORPORATION OF AMERICA

ENVIRONMENTAL | GEOTECHNICAL | WETLANDS | ECOLOGY | CULTURAL RESOURCES

FCC NEPA Environmental Checklist Report

TCNS ID 296105

Harmoni Towers, LLC Site - McDonough (GA0009401)

3430 N McDonough Road Heron Bay, Spalding County, Georgia

ECA Project No. 25-000625

SUBMITTED TO:

Harmoni Towers
11101 Anderson Drive Suite 200
Little Rock, AR

PREPARED BY:

Environmental Corporation of America
1375 Union Hill Industrial Court, Suite A
Alpharetta, GA 30004

September 3, 2025

Harmoni Towers
11101 Anderson Drive Suite 200
Little Rock, AR

Attention: **Ms. Kelley Healy**

Subject: **FCC NEPA Environmental Checklist Report**
TCNS ID #296105
Proposed 154-Foot Tall Monopole Telecommunications Structure
(Overall Height with Appurtenances)
Harmoni Towers, LLC Site - McDonough (GA0009401)
3430 N McDonough Road
Heron Bay, Spalding County, Georgia
ECA Project #: 25-000625

Dear Ms. Healy:

Environmental Corporation of America (ECA) is pleased to provide this FCC NEPA Environmental Checklist report for the construction of a proposed telecommunications facility.

Based upon our evaluation of the project area and consultation with Agency sources, the preparation of an Environmental Assessment is **not required** for the proposed facility.

We appreciate this opportunity to provide you with these professional services. If you have any questions regarding this report or the project in general, please call at your convenience.

Sincerely yours,
Environmental Corporation of America

Tessa Rogers
Project Coordinator

Jesse Garbowski
Senior NEPA Specialist

NEPA Checklist Summary

Introduction

ECA understands that Harmoni Towers, LLC plans to construct a 154-foot tall overall height monopole telecommunications structure within a proposed 50-foot by 50-foot lease area. The proposed lease area would be accessible by a proposed 307-foot long by 30-foot wide access/utility easement.

ECA has used the *FCC NEPA Environmental Checklist* in our evaluation of the undertaking for FCC Environmental Compliance (see Appendix A). Where applicable, we have consulted the Agency sources indicated in Appendices B through G.

NEPA Discussion

Wilderness Areas and Wildlife Preserves *[47 CFR § 1.1307(a)(1) & 47 CFR § 1.1307(a)(2)]*

The appropriate USGS Topographic Map and the National Map Viewer indicate the project area is not located within an officially designated wilderness area or wildlife preserve (see Appendix B).

Protected Species *[47 CFR § 1.1307(a)(3)]*

Based on the information reviewed and our site inspection, ECA has found no evidence that suitable habitat is present within the proposed project area for federally listed or proposed threatened or endangered species identified by USFWS as potentially occurring in the project area vicinity except that the project area may contain milkweed and/or other nectar-providing species that could be utilized by the proposed threatened monarch butterfly. Based on the minimal amount of potential suitable habitat for monarch butterfly, the proposed project activities would not jeopardize the continued existence of the monarch butterfly. Therefore, ECA has determined a finding of "no jeopardy" for the monarch butterfly. If project activities which may impact potentially suitable habitat for the monarch are proposed to occur after this species' official listing, additional evaluation and/or consultation with the USFWS may be necessary at that time. The proposed undertaking would have no effect on federally threatened or endangered species or designated critical habitat. In addition, the proposed project would not jeopardize the continued existence of federally proposed threatened or endangered species and would not result in the destruction or adverse modification of proposed critical habitat (see Appendix C).

Historic Properties *[47 CFR § 1.1307(a)(4)]*

The New Tower Submission Packet (FCC Form 620), Section 106 Review documentation was prepared for the proposed undertaking. The Section 106 Review documentation found that the proposed telecommunications facility would not affect any Historic Properties (as described in the March 7, 2005 NPA). The Section 106 Review documentation was submitted to the Georgia Department of Community Affairs (GA HPD) on June 21, 2025. The GA HPD responded on August 28, 2025, stating, "No Historic Properties Affected" (see Appendix D).

Indian Religious Sites *[47 CFR § 1.1307(a)(5)]*

ECA identified federally recognized tribes that may attach religious and cultural significance to Historic Properties within the area of the proposed undertaking utilizing the Tower Construction Notification System (TCNS) under TCNS ID 296105. All Native American Tribes that have expressed interest within this area have either concurred with the project or expressed no further interest (see Appendix E).

If inadvertent discoveries of Native American cultural materials or human remains are made during construction, all work should cease and potentially affected Tribes, as well as the State Historic Preservation Office should be notified immediately. ECA recommends that a statement to this effect be incorporated into the construction plans, drawings, and documents for the facility.

Floodplains *[47 CFR § 1.1307(a)(6)]*

According to the appropriate Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel, the project area would not be located in a Special Flood Hazard Area of the 100–year floodplain (see Appendix F).

Significant Change in Surface Features *[47 CFR § 1.1307(a)(7)]*

Based on the research performed and our site visit it does not appear that jurisdictional waters or wetlands would be impacted (see Appendix G). Further, the construction and operation of the proposed facility would not cause a substantial change in the character of surface features or the land used.

High Intensity White Lights *[47 CFR § 1.1307(a)(8)]*

We understand that high intensity white lights would not be deployed in conjunction with the proposed undertaking.

Radiofrequency Exposure *[47 CFR § 1.1307(b)]*

FCC licensees transmitting from antennas must comply with the established criteria regarding radiofrequency exposure limits in accordance with FCC Code of Federal Regulations [47 CFR § 1.1307, § 1.1310] published at the time of this report. For radiofrequency exposure assessment, ECA relies solely on the project engineers.

FCC Antenna Structure Registration (ASR) *[47 CFR §17.4]*

The applicant has determined that Antenna Structure Registration (ASR) would not be required based on the specifications of the proposed undertaking. In addition, the applicant has informed ECA that they do not plan to voluntarily file an application for ASR with the FCC at this time. Therefore, environmental notification, pursuant to 47 CFR 17.4, is not required. If an ASR application is filed or if changes to the facility specifications are proposed, environmental notification requirements, pursuant to 47 CFR 17.4, should be considered.

Conclusion & Limitations

In summary, ECA has found no evidence that adverse environmental impacts or effects, as defined in the FCC Rules contained in 47 CFR Sections 1.1301 through 1.1320, would result from the proposed undertaking.

ECA notes that the findings of this report are based upon information provided by the customer, including precise locations and specifications of the proposed project activities. Any changes to the design of the proposed facility may warrant further review. Please contact us if any such changes are proposed.

APPENDICES

Appendix A: FCC NEPA Environmental Checklist
Appendix B: USGS Topographic Quadrangle Map / National Map Viewer
Appendix C: Protected Species Information
Appendix D: Section 106 Review Documentation
Appendix E: Native American Information
Appendix F: Floodplain Information
Appendix G: Wetlands Information

APPENDIX A

FCC NEPA Environmental Checklist

FCC NEPA Environmental Checklist

47 CFR 1.1307(a) & 47 CFR 17.4

Site Information

Site Name: McDonough	Site Number: GA0009401
ECA ID: 25-000625	Date: 9/2/2025

FCC NEPA Checklist [47 CFR 1.1307(a)]

NEPA Category	Yes	No
Will the facility be located in an officially designated wilderness area?	☐	☒
Special Stipulations/Contingencies: NA		
Will the facility be located in an officially designated wildlife preserve?	☐	☒
Special Stipulations/Contingencies: NA		
Will the facility affect federally listed, threatened or endangered species or designated critical habitats?	☐	☒
Special Stipulations/Contingencies: NA		
Is the facility likely to jeopardize the continued existence of any federally proposed threatened or endangered species or likely to result in the destruction or adverse modification of proposed critical habitats?	☐	☒
Special Stipulations/Contingencies: NA		
Will the facility adversely affect districts, sites, buildings, structures, objects, or other cultural resources listed, or eligible for listing, in the National Register of Historic Places?	☐	☒
Special Stipulations/Contingencies: NA		
Will the facility affect Indian religious sites?	☐	☒
Special Stipulations/Contingencies: NA		
Will the facility be located in a Special Flood Hazard Area of the 100-year floodplain [OR] will the finished floor elevation of the proposed facility be elevated less than one (1) foot above the base flood elevation of the Special Flood Hazard Area of a 100-year floodplain?	☐	☒
Special Stipulations/Contingencies: NA		
Will the construction of the facility involve a significant change in surface features (e.g., wetland fill, deforestation, or water diversion)?	☐	☒
Special Stipulations/Contingencies: NA		
Will the antenna or tower and/or supporting structure be equipped with high intensity white lights and be located in or near a residential neighborhood, as defined by the applicable zoning law?	☐	☒
Special Stipulations/Contingencies: NA		

FCC Antenna Structure Registration (ASR) Requirements [47 CFR 17.4]

ASR Environmental Notification Process	Yes	No/NA
If an ASR application was required or voluntarily submitted, has the FCC determined that additional environmental review is required prior to granting Antenna Structure Registration for the proposed facility?	☐	☒

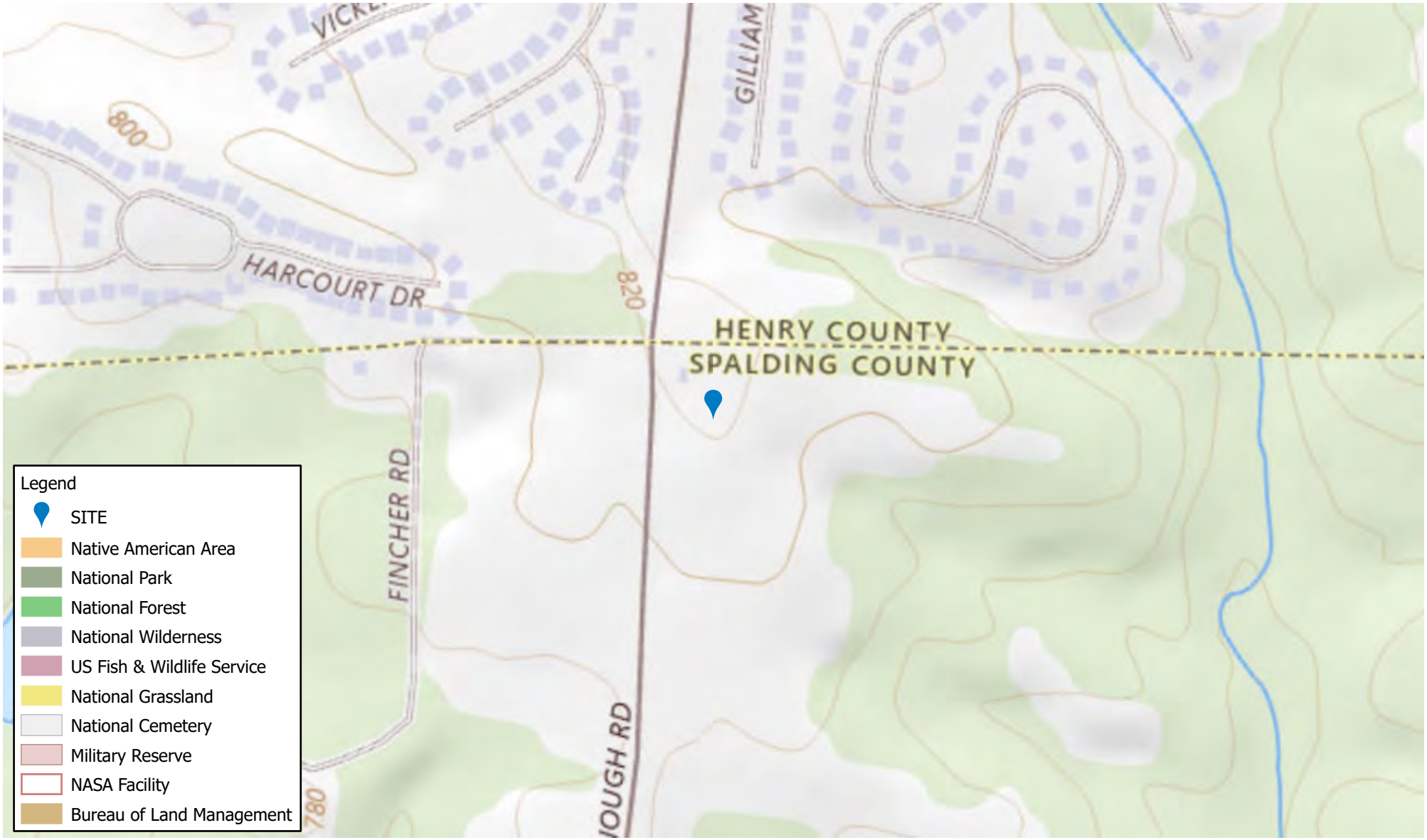
IF ANY OF THE QUESTIONS ABOVE ARE ANSWERED "YES", FURTHER ACTION MAY BE REQUIRED FOR FCC ENVIRONMENTAL PURPOSES.

PROJECT COORDINATOR

REVIEWED BY

APPENDIX B

USGS Topographic Map & National Map Viewer



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Date Generated: 5/1/2025
Source: USGS The National Map

The National Map

ECA ID: 25-000625

ECA

APPENDIX C

Protected Species Information

June 6, 2025

Harmoni Towers
11101 Anderson Drive Suite 200
Little Rock, AR

Attention: **Ms. Kelley Healy**

Subject: **Informal Biological Assessment**
Threatened, Endangered, and Proposed Threatened and Endangered Species
Proposed 154-Foot Tall Monopole Telecommunications Structure (Overall Height with Appurtenances)
Harmoni Towers Site - McDonough (GA0009401)
3430 N McDonough Road
Heron Bay, Spalding County, Georgia
Luella, GA USGS Quadrangle Map
Latitude: 33° 20' 7.2" N Longitude: 84° 10' 34.8" W
ECA Project No. 25-000625
IPaC Project Code: 2025-0098285

Dear Ms. Healy:

Environmental Corporation of America (ECA) is assisting Harmoni Towers (Applicant) with Federal Communications Commission (FCC) National Environmental Policy Act (NEPA) documentation for the proposed project. Pursuant to the July 9, 2003 delegation letter, Applicants for wireless towers are the FCC's non-federal designee for informal Section 7 consultation under the Endangered Species Act (ESA); therefore, the Applicant is responsible for making a determination of effect to federally listed and proposed threatened or endangered species or critical habitat and initiating informal consultation with the United States Fish and Wildlife Service (USFWS) where applicable.

Based on the specifications of the proposed project, the information reviewed, and observations made during our site visit, ECA has made "no effect" determinations for federally threatened and endangered species identified by the USFWS as potentially occurring within the project area. Therefore, consultation with the USFWS would not be required at this time. This Informal Biological Assessment (IBA) documents our findings with respect to federally listed or proposed threatened and endangered species at the project site.

BACKGROUND

The project area location is shown on Figure 1 in Attachment A. Figure 2 is a site vicinity plan that shows the site configuration. Figure 3 is a recent aerial photograph of the site area. Harmoni Towers plans to construct a 154-foot tall monopole telecommunications structure (overall height including appurtenances)

within a proposed 50-foot by 50-foot lease area. The site would be accessible and receive utilities via an approximately 307-foot long by 30-foot wide access/utility easement. The proposed tower structure would not be lit and would not utilize guy-wires to support the proposed tower structure.

The proposed project area is occupied by grassed land and herbaceous vegetation and a paved parking lot. The remainder of the proposed access/utility easement is occupied by an existing graveled access drive. The proposed access/utility easement would originate at N McDonough Road and would traverse in a generally southeasterly direction before terminating at the proposed lease area. Photographs of the project area are included in Attachment B. Descriptions of the photographs are provided underneath each photograph and photograph locations are graphically depicted on Figure 2 in Attachment A.

Based on the National Wetlands Inventory data, no wetlands or waters are mapped within the project area. During the site visit, no evidence of surface waters or the three criteria required for an area to be characterized as a wetland were observed within the project area. Therefore, it does not appear that the proposed project would result in impacts to wetlands or waters.

PURPOSE

The purpose of this letter is to provide you with documentation of our investigations and findings relative to federally listed or proposed threatened and endangered species within the project area and to request concurrence with our findings from the United States Fish and Wildlife (USFWS).

REVIEW OF AVAILABLE DOCUMENTATION AND SITE INSPECTION

ECA has reviewed the USFWS Information for Planning and Consultation (IPaC) system species list for the project area and the USFWS Critical Habitat Mapper (Attachment C). ECA has also reviewed information from various sources pertaining to the habitat requirements of the listed species. Habitat at the site was evaluated during our May 27, 2025, site visit, which was conducted by Josh Wackett of ECA.

DISCUSSION OF FINDINGS

Because the proposed undertaking would not result in impacts to surface waters or wetlands, aquatic species are not a concern for this undertaking are excluded from the discussion. The nearest surface water is a stream located approximately 1,650 feet east of the proposed project area at its closest point. Non-aquatic species recognized by the USFWS as potentially inhabiting the project area vicinity are listed in the table below along with a habitat description and a finding of effect for each.

Species Conclusion Table

Common/Scientific Name & Habitat	Federal Status	Finding of Effect
Whooping crane *(Grus americana)* **Habitat:** Nesting occurs in dense emergent vegetation (sedge, bulrush) in shallow (often slightly alkaline) ponds, freshwater marshes, wet prairies, or along lake margins	Experimental Population, Non-Essential	No suitable habitat; No jeopardy

Common/Scientific Name & Habitat	Federal Status	Finding of Effect
Monarch butterfly *(Danaus plexippus)* **Habitat:** Breeding areas are virtually all patches of milkweed in North America and some other regions; Overwintering habitats are certain high altitude Mexican conifer forests or coastal California conifer or Eucalyptus groves	Proposed Threatened	Project area may contain milkweed or other nectar-providing species; No jeopardy
Relict trillium *(Trillium reliquum)* **Habitat:** Rich mesic hardwood forests on slopes of various aspects and inclinations like bluffs or ravine slopes or on bottomlands and floodplains	Endangered	No suitable habitat; No effect

The proposed project area is occupied by grassed land, herbaceous vegetation, and wooded land within the proposed lease area and southerly portion of the proposed access/utility easement. The remainder of the proposed access/utility easement is occupied by an existing paved parking lot which is associated with the parent tract operation (HWY 155 Package). Land surrounding the project area is occupied by residential development, grassed and/or agricultural land, and wooded land.

Monarch Butterfly

Undeveloped portions of the project area have potential to contain milkweed or other nectar-providing species that could be utilized by the proposed threatened monarch butterfly. Proposed species are not protected by the take prohibitions of the Endangered Species Act (ESA). However, under Section 7(a)(4) of the ESA, federal agencies must confer with the USFWS if their action will jeopardize the continued existence of a proposed species. Based on the minimal amount of potential suitable habitat for the monarch butterfly (~0.1 acres), the proposed project activities would not jeopardize the continued existence of this species. Therefore, ECA has determined a finding of "no jeopardy" for the monarch butterfly. If project activities which may impact potentially suitable habitat for the monarch butterfly are proposed to occur after the official listing of this species, additional evaluation and/or consultation with the USFWS may be necessary at that time.

Other Species

No suitable habitat for other federally threatened or endangered species identified by the USFWS as potentially occurring in the project area vicinity was observed within the project area during ECA's site visit. Additionally, the proposed project area is not located within designated or proposed critical habitat. A Tower Site Evaluation Form is provided in Attachment D.

CONCLUSIONS

Based on the information reviewed and our site inspection, ECA has found no evidence that suitable habitat is present within the proposed project area for federally listed or proposed threatened or endangered species identified by USFWS as potentially occurring in the project area vicinity except that the project area may contain milkweed and/or other nectar-providing species that could be utilized by the proposed threatened monarch butterfly. Based on the minimal amount of potential suitable habitat

for monarch butterfly, the proposed project activities would not jeopardize the continued existence of the monarch butterfly. Therefore, ECA has determined a finding of "no jeopardy" for the monarch butterfly. If project activities which may impact potentially suitable habitat for the monarch are proposed to occur after this species' official listing, additional evaluation and/or consultation with the USFWS may be necessary at that time. The proposed undertaking would have no effect on federally threatened or endangered species or designated critical habitat. In addition, the proposed project would not jeopardize the continued existence of federally proposed threatened or endangered species and would not result in the destruction or adverse modification of proposed critical habitat.

CLOSURE

Josh Wackett conducted the site visit and area inspection. Hazel Errett collected the applicable information and compiled this report. Ben Salter reviewed this report. Mr. Salter is a Principal Scientist, and his resume is included in Attachment E.

We appreciate the opportunity to provide these professional services. For any questions or additional information, please contact us. For any questions or additional information, please contact Hazel Errett, by email at hazel.errett@eca-usa.com, or by mail at 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004.

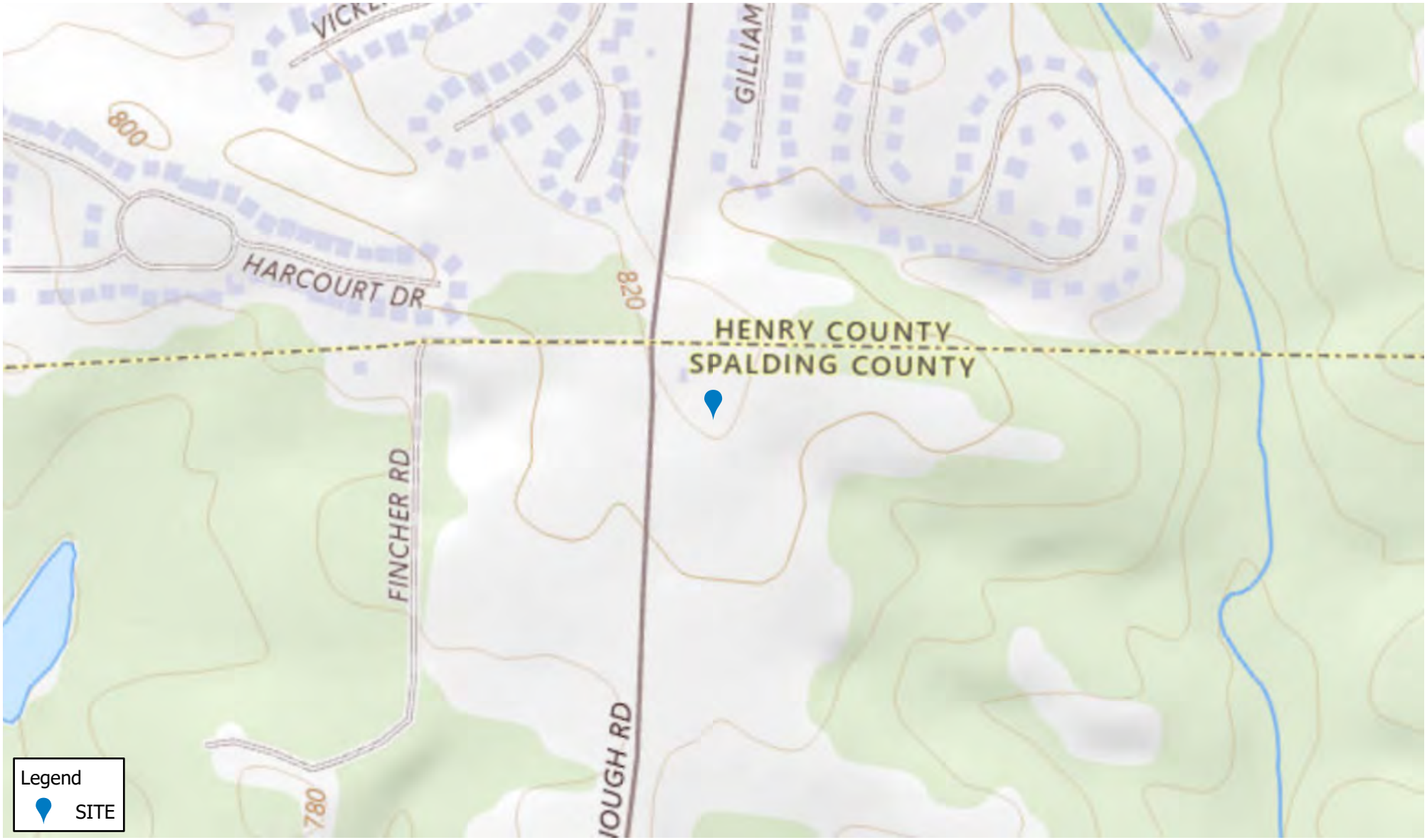
Sincerely yours,
Environmental Corporation of America

Hazel Errett
Senior Environmental Scientist

Ben Salter
Principal Scientist

ATTACHMENT A:

FIGURES



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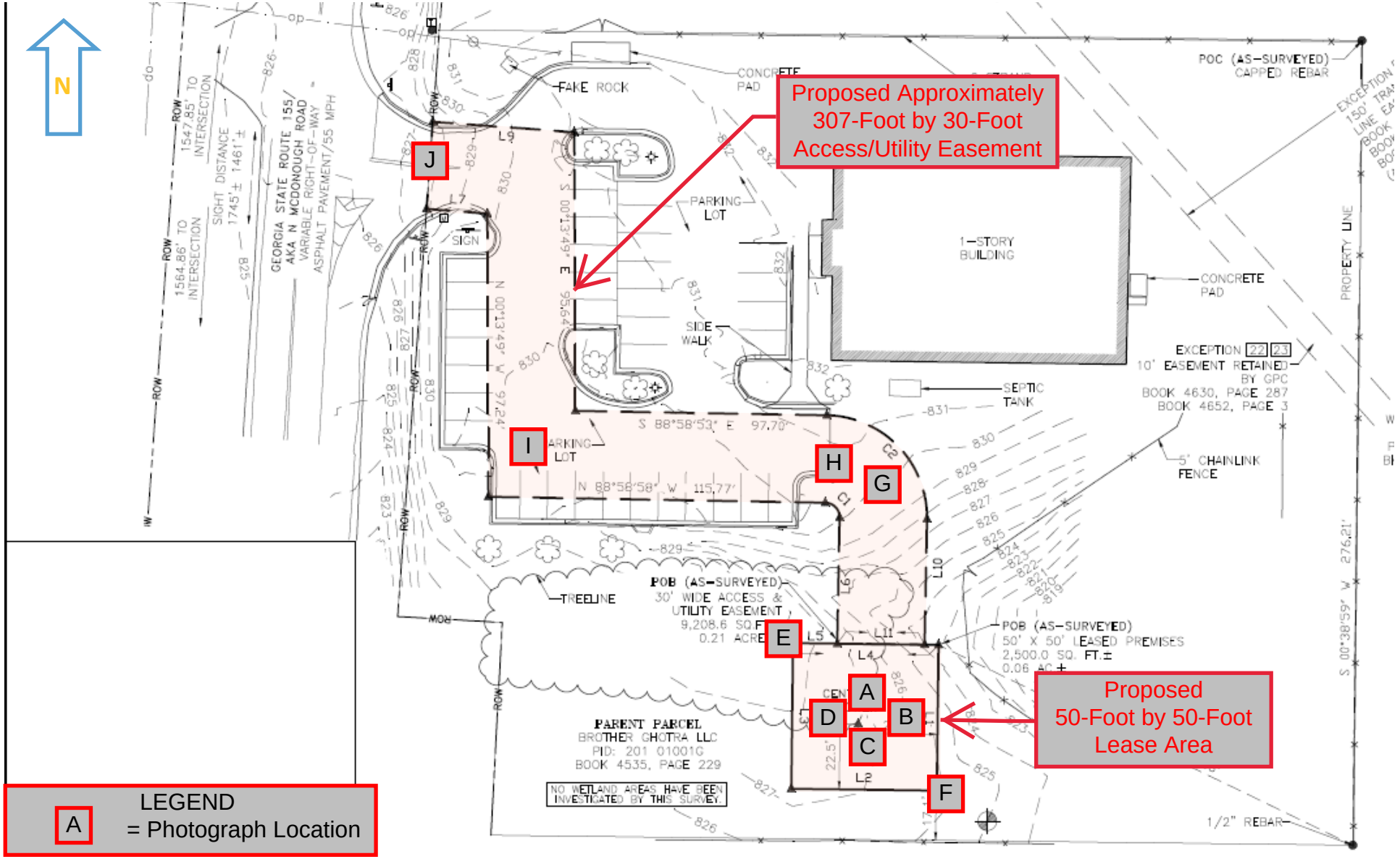
Source: Maxar, The National Map

Figure 1: USGS Topographic Map

ECA ID: 25-000625

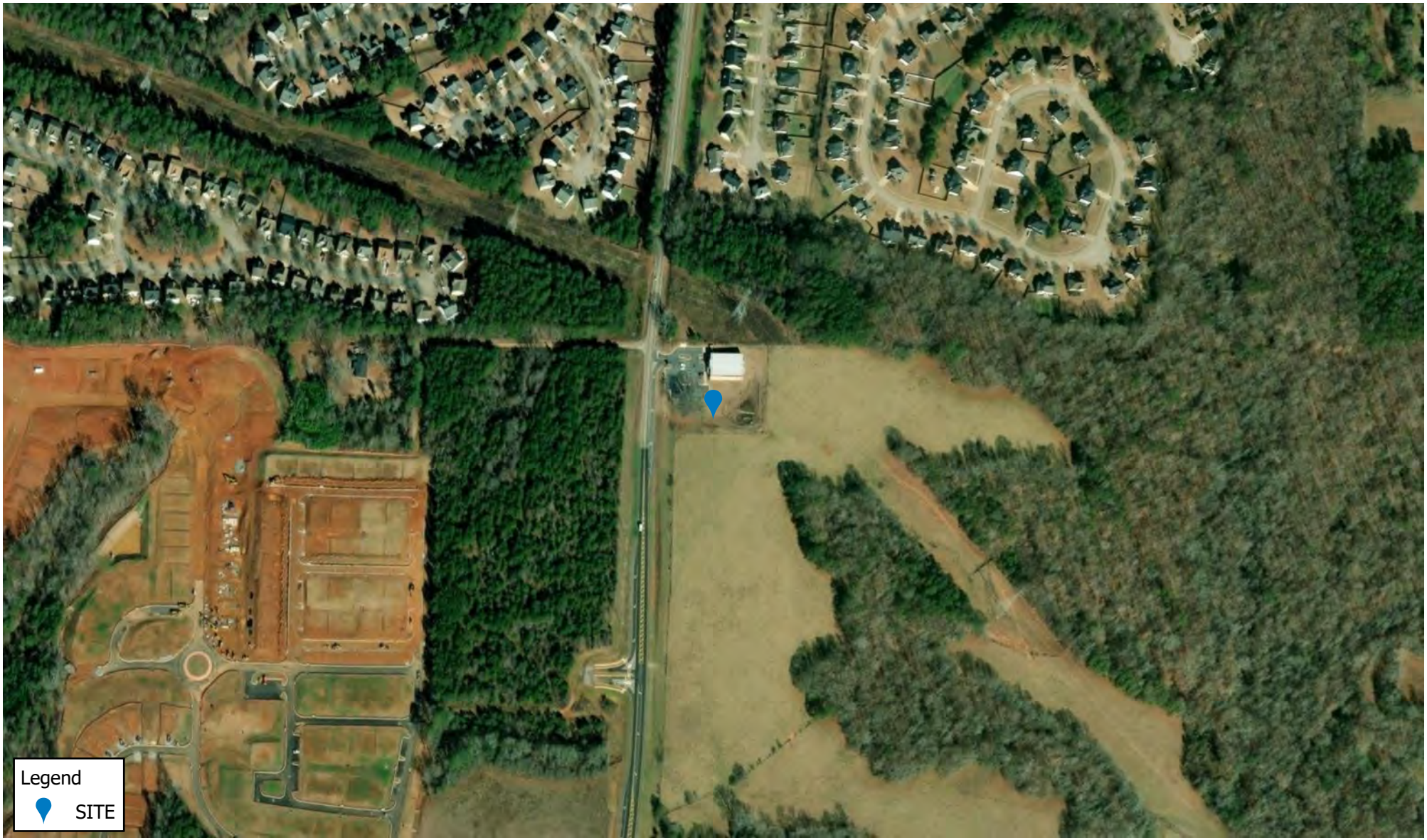
ECA



Source: Applicant-provided survey

Figure 2: Site Vicinity Plan

ECA ID: 25-000625



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Date Generated: 5/1/2025
Source: Maxar

Figure 3: Aerial Photograph

ECA ID: 25-000625

ECA

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Source:

Wetlands

ECA ID: 25-000625

ECA

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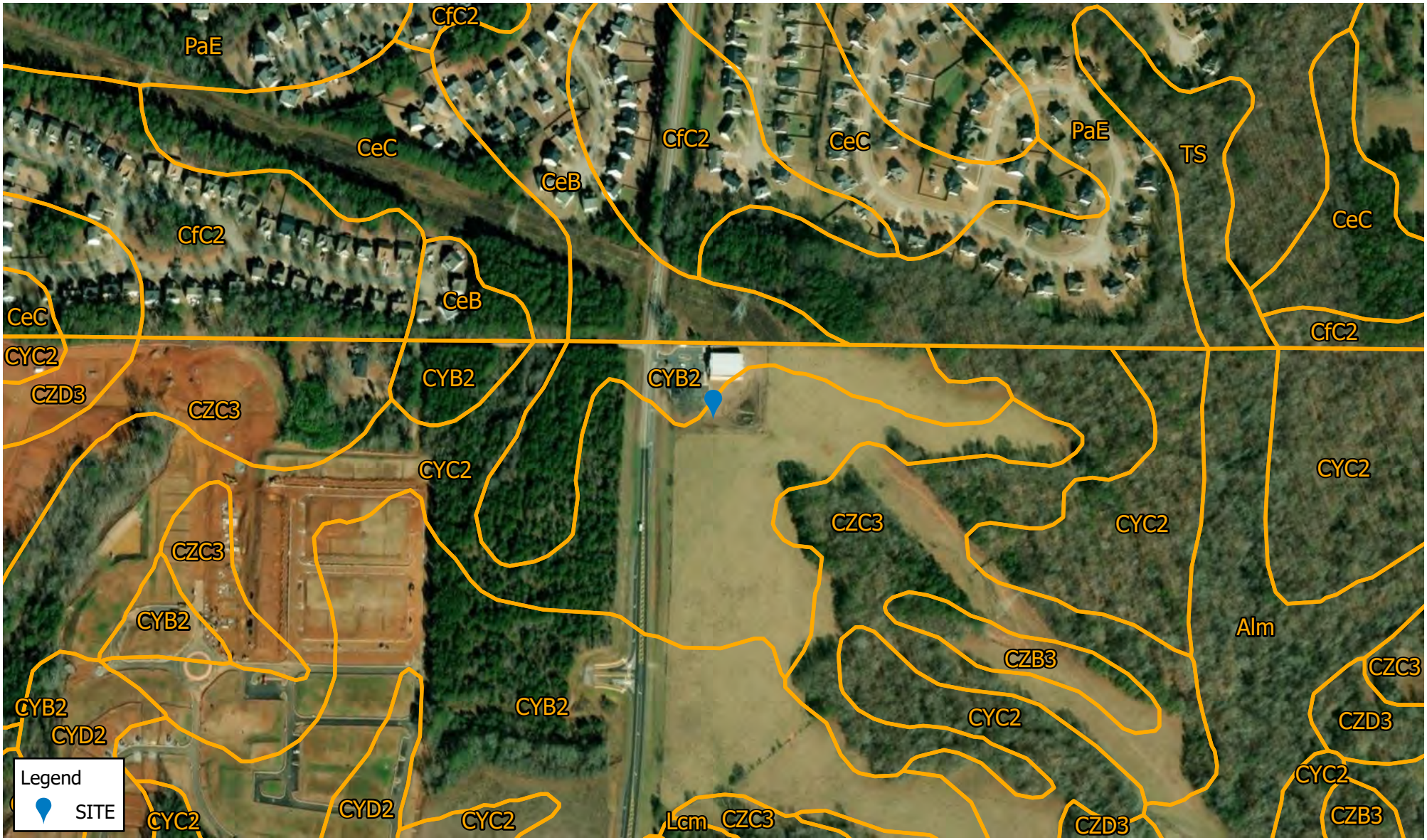
Date Generated: 5/1/2025

Source: FEMA's National Flood Hazard Layer

FEMA Floodplain Map

ECA ID: 25-000625

ECA



Date Generated: 5/1/2025
Source: USDA NRCS, Esri

Soil Map

ECA ID: 25-000625

ECA

Map Unit Symbol	Map Unit Name	Farmland Classification	Water Table Depth (cm)	Drainage Class
Cecil (CeB)	Cecil sandy loam, 2 to 6 percent slopes	All areas are prime farmland		Well drained
Cecil (CYB2)	Cecil sandy loam, 2 to 6 percent slopes, moderately eroded	All areas are prime farmland		Well drained
Cecil (CYC2)	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	Farmland of statewide importance		Well drained

Date Generated: 3/17/2025
Source: USDA Natural Resources Conservation Service

ATTACHMENT B:

PHOTOGRAPHS

A: Northerly View From Center of Proposed Lease Area

B: Easterly View From Center of Proposed Lease Area

C: Southerly View From Center of Proposed Lease Area

D: Westerly View From Center of Proposed Lease Area

Photographs

ECA ID: 25-000625

ECA

E: Southeasterly Overview of Proposed Lease Area

F: Northwesterly Overview of Proposed Lease Area

G: Southerly View of Proposed Access/Utility Easement

H: Westerly View of Proposed Access/Utility Easement

Photographs

ECA ID: 25-000625

I: Northerly View of Proposed Access/Utility Easement

J: Easterly View of Proposed Access/Utility Easement

ATTACHMENT C:

PROTECTED SPECIES INFORMATION

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Georgia Ecological Services Field Office
355 East Hancock Avenue
Room 320
Athens, GA 30601-2523
Phone: (706) 613-9493 Fax: (706) 613-6059
Email Address: gaes_assistance@fws.gov

In Reply Refer To: 09/02/2025 16:11:12 UTC
Project Code: 2025-0098285
Project Name: 25-000625

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Thank you for requesting information on federally listed species and important wildlife habitats that may occur in your project area. The U.S. Fish and Wildlife Service (Service) is responsible for managing certain species of wildlife under the Endangered Species Act (ESA) of 1973 as amended (16 USC 1531 et seq.), Migratory Bird Treaty Act (MBTA) as amended (16 USC 701-715), Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.) and Bald and Golden Eagle Protection Act as amended (16 USC 668-668c). We provide the following guidance for understanding which federally protected species and critical habitats may occur within your project area and to recommend conservation measures for your project if you determine those species or designated critical habitats may be affected by the project activities.

Federally-listed Species and Critical Habitat

Under the ESA, it is the responsibility of the Federal action agency, their designated non-Federal representative, or a project proponent to determine if a proposed action "may affect" endangered, threatened, or proposed species, or designated critical habitat, and if so, to consult with the Service. Similarly, it is the responsibility of the Federal action agency or project proponent, not the Service, to make “no effect” determinations. If you determine that your proposed action will have “no effect” on threatened or endangered species or their respective critical habitat, you do not need to seek concurrence with the Service. Nevertheless, it is a violation of Federal law to harm or harass any federally listed threatened or endangered fish or wildlife species without the appropriate permit. If you need additional guidance to inform your effect determination, please contact the Service.

If you determine that your proposed action may affect federally listed species, please consult with the Service. Through the consultation (for projects seeking Federal funding or permitting) or technical assistance (for non-Federal projects) process, we will work with you to evaluate

information contained in a biological assessment or equivalent documents that you provide. If your proposed action is associated with Federal funding or permitting, consultation will occur with the Federal agency under section 7(a)(2) of the ESA. Otherwise, an incidental take permit pursuant to section 10(a) (1)(B) of the ESA (also known as a Habitat Conservation Plan) may be necessary to exempt "take" of federally listed threatened or endangered fish or wildlife species when it cannot be avoided.

Action Area. The scope of ESA compliance includes direct and indirect effects of project activities (e.g., equipment staging areas, offsite borrow material areas, or utility relocations). The "action area" is the spatial extent of an action's direct and indirect modifications or impacts to the land, water, or air (50 CFR 402.02). Large projects may have effects to land, water, or air outside the immediate footprint of the project, and these areas should be included as part of the action area. Effects to land, water, or air outside of a project footprint could include things like lighting, dust, smoke, and noise. To obtain a complete list of species, the action area should be uploaded or drawn in IPaC rather than just the project footprint. Please note that a lead federal agency may consider an action area that excludes portions of the project footprint. In these cases, further coordination with our office may be required to ensure compliance with the ESA. It is the responsibility of the project proponent to coordinate with the lead federal agency to understand the action and action area being reviewed as part of ESA Section 7 consultation.

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. An updated list may be requested through IPaC.

How to Submit a Project Review
If your action may affect any federally listed species and you would like technical assistance from our office, please send us a complete project review package. A step-by-step guide is available below and supplemental guidance is available at the Georgia Ecological Services Project Planning and Review page (https://www.fws.gov/office/georgia-ecological-services/project-planning-review).

Requests for threatened and endangered species project reviews must be submitted to our office using the process described below. All steps must be completed to ensure your project is reviewed by a biologist in our office and you receive a timely response.

Step 1. Request an official species list for your project through IPaC. You have just completed this step.

Step 2. Complete applicable Determination Keys (DKey's, for short)

Step 3. Send your complete project project review package to gaes_assistance@fws.gov for review if no DKey is applicable or certain project components have not been addressed (i.e. a

species returned by IPaC does not have a DKey). A complete project review package should include:

1. A description of the proposed action, including any measures intended to avoid, minimize, or offset effects of the action. The description shall provide sufficient detail to assess the effects of the action on listed species and critical habitat, such as the purpose of the action; duration and timing of the action; location (latitude and longitude); specific activities involving disturbance to land, water, and air, and how they will be carried out; current description of areas to be affected directly or indirectly by the action; and maps, drawings, or similar schematics of the action. Please submit all areas of a project as one single submission and do not separate into smaller components/submissions.
2. An updated Official Species List and Determination Key results
3. Biological Assessments (may include habitat assessments and information on the presence of listed species in the action area);
4. Description of effects of the action on species in the action area and, if relevant, effect determinations for species and critical habitat;
5. Conservation measures and any other available information related to the nature and scope of the proposed action relevant to its effects on listed species or designated critical habitat (e.g., management plans related to stormwater, vegetation, erosion and sediment plans). Visit the Georgia Conservation Planning Toolbox for more information.
6. In the email subject line, use the following format to include the Project Code from your IPaC species list and the county in which the project is located (Example: Project Code: 2023-0049730 Gwinnett Co.). For Georgia Department of Transportation related projects, please work with the Office of Environmental Services ecologist to determine the appropriate USFWS transportation liaison.

Our team will respond within approximately 30 days of receipt with technical assistance and recommendations.

Wetlands and Floodplains

Federal agencies are required to minimize the destruction, loss, or degradation of wetlands and floodplains, and preserve and enhance their natural and beneficial values. These habitats should be conserved through avoidance, or mitigated to ensure that there would be no net loss of wetlands function and value. We encourage you to use the National Wetland Inventory (NWI) maps in conjunction with ground-truthing to identify wetlands occurring in your project area. We also recommend you contact the U.S. Army Corps of Engineers for permitting requirements under section 404 of the Clean Water Act if your proposed action could impact floodplains or wetlands.

Migratory Birds

The MBTA prohibits the taking of migratory birds, nests, and eggs, except as permitted by the Service's Migratory Birds Program. To minimize the likelihood of adverse impacts to migratory birds, we recommend construction activities occur outside the general bird nesting season from March through August, or that areas proposed for construction during the nesting season be surveyed, and when occupied, avoided until the young have fledged. Information related to

industry best practices and migratory birds can be found at the Service's Reducing Impacts to Migratory Birds page.

Bald and Golden Eagles

The Service works to manage and conserve both bald eagle and golden eagle populations. We provide guidance on living and working near eagles, updates on the status of the populations of bald and golden eagles, and permits for the take, possession, or transportation of eagles and their parts, nests, and eggs. For more information, please visit the Service's Eagle Management page.

Other Species Considerations

Bats. If your species list includes Indiana bat (*Myotis sodalis*), northern long-eared bat (*M. septentrionalis*), or tricolored bat (*Perimyotis subflavus*) and the project is expected to impact forested habitat, tree clearing should occur outside of the periods when bats may be present and most vulnerable. Federally listed bats could be actively present in forested landscapes from spring through fall of any year. In much of Georgia, our winters are mild enough that tricolored bats are likely active on the landscape to some extent year-round. Pups are incapable of flight and vulnerable to disturbance from the spring to summer. Our recommended seasonal clearing restriction windows depend on species and region in Georgia. Please reach out to us for guidance.

Indiana, northern long-eared, tricolored, and gray (*M. grisescens*) bats are all known to utilize bridges and culverts in Georgia. If your project includes maintenance, construction, or any other modification or demolition to transportation structures, a qualified individual should complete a survey of these structures for bats and submit your findings via the “GADNR Bats in Bridges” form in the Survey123 App, free on Apple and Android devices. Please include these findings in any biological assessment(s) or other documentation that is submitted to our office for technical assistance or consultation.

Eastern Indigo Snake. The Standard Protection Measures for the Eastern Indigo Snake (*Drymarchon couperi*) include educational materials and training that can help protect the species by making staff working on a project site aware of their presence and traits. In Georgia, indigo snakes are closely associated with the state-listed gopher tortoise (*Gopherus polyphemus*), a reptile that excavates extensive underground burrows that provide the snake shelter from winter cold and summer desiccation. **T**o assist project proponents in avoiding and minimizing potential impact to the eastern indigo snake, the Service provides the Visual Encounter Survey Protocol for the Eastern Indigo Snake (*Drymarchon couperi*) in Georgia for project proponents or their designees to evaluate the possible presence of the Eastern indigo snake at a proposed project site.

Solar Energy Development

The Recommended Practices for the Responsible Siting and Design of Solar Development in Georgia, Version 2.0 (published in May 2024) are intended to provide voluntary guidance to support consideration of natural resources during the development of photovoltaic solar in Georgia. Furthermore, the Georgia Low Impact Solar Siting Tool (LISST) is also available as a map layer in IPaC (Find it in the “Layers” Box > “Environmental Data”) to provide project managers with the data to identify areas that may be preferred for low-impact development. The

tool seeks to support the acceleration of large-scale solar development in areas with less impact to the environment.

State Agency Coordination

Environmental review staff at the Georgia Department of Natural Resources (GA DNR) Wildlife Conservation Section can assist with information requests and the review of Georgia rare species and natural community data for specific projects or actions within the state. Please visit their Environmental Review page. Additional information that addresses at-risk or high priority natural resources can be found in the Georgia State Wildlife Action Plan, at Georgia Department of Natural Resources, Wildlife Resources Division Biodiversity Portal, Georgia's Natural, Archaeological, and Historic Resources GIS portal pages.

Thank you for your concern for endangered and threatened species. We appreciate your efforts to identify and avoid impacts to listed and sensitive species in your project area. For further consultation on your proposed activity, please email gaes_assistance@fws.gov and reference the project county and your FWS Project Number. This letter constitutes Georgia Ecological Services' general comments under the authority of the Endangered Species Act.

Attachment(s):

- Official Species List
- Bald & Golden Eagles
- Migratory Birds

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Georgia Ecological Services Field Office
355 East Hancock Avenue
Room 320
Athens, GA 30601-2523
(706) 613-9493

PROJECT SUMMARY

Project Code: 2025-0098285
Project Name: 25-000625
Project Type: Communication Tower New Construction
Project Description: Proposed telecommunications facility
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@33.33558275,-84.17656532420729,14z

Counties: Spalding County, Georgia

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

BIRDS

NAME	STATUS
Whooping Crane *Grus americana* Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

FLOWERING PLANTS

NAME	STATUS
Relict Trillium *Trillium reliquum* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8489	Endangered

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

---

1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts
For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/ activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

Ensure Your Eagle List is Accurate and Complete
If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

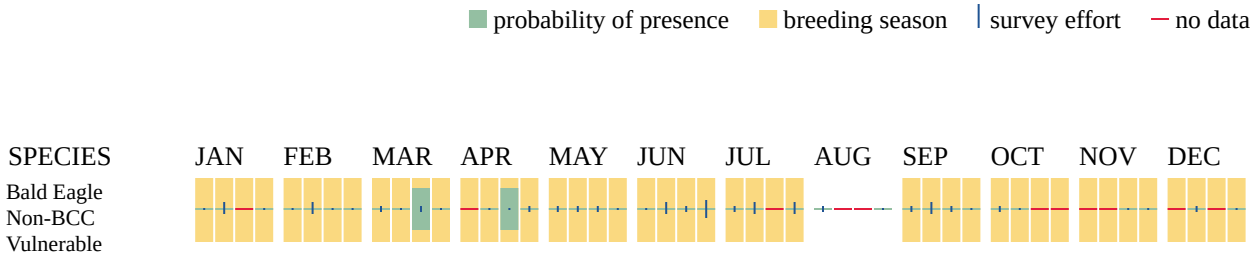
Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (▪)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Eastern Whip-poor-will *Antrostomus vociferus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10678	Breeds May 1 to Aug 20
Grasshopper Sparrow *Ammodramus savannarum perpallidus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8329	Breeds Jun 1 to Aug 20
Prairie Warbler *Setophaga discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9513	Breeds May 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10
Rusty Blackbird *Euphagus carolinus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478	Breeds elsewhere
Wood Thrush *Hylocichla mustelina* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental

Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

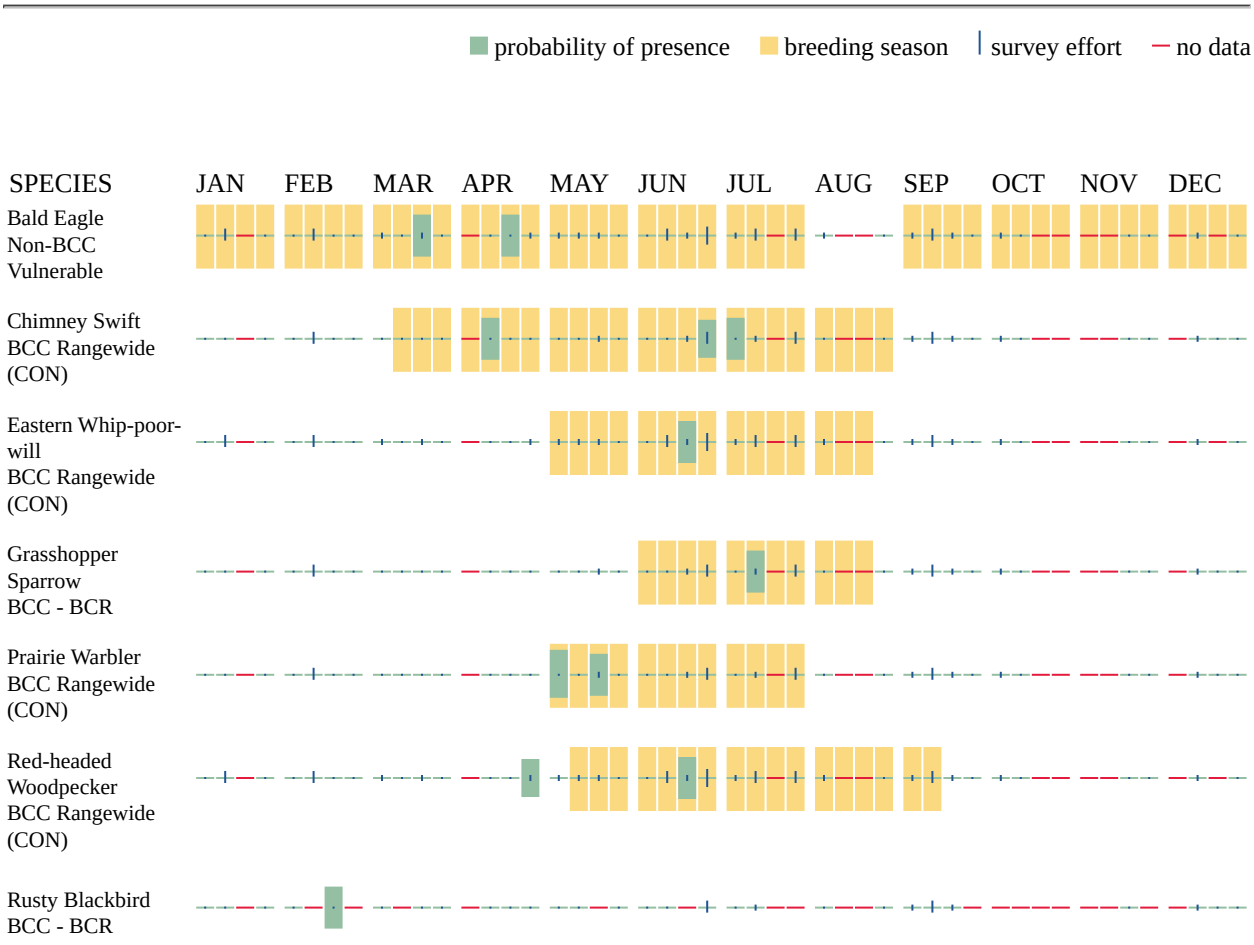
Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

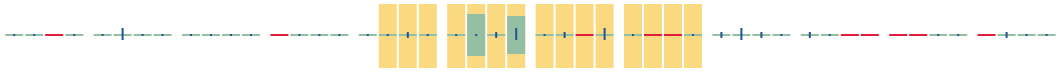
Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.



Wood Thrush
BCC Rangewide
(CON)



Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

IPAC USER CONTACT INFORMATION

Agency: Environmental Corporation of America
Name: Tessa Rogers
Address: 1375 Union Hill Industrial Court
City: Alpharetta
State: GA
Zip: 30004
Email tessa.rogers@eca-usa.com
Phone: 7706672040

500 0 500

Feet

Date Generated: 5/1/2025

Source: U.S. Fish and Wildlife Service

Critical Habitat for Threatened & Endangered Species

ECA ID: 25-000625

ECA

ATTACHMENT D:

TOWER SITE EVALUATION FORM

TOWER SITE EVALUATION FORM

1. Location (Provide maps if possible):
   State: GA County: Spalding
   Latitude/Longitude/GPS Grid: 33° 20' 7.2" N, 84° 10' 34.8" W
   Directions: From Blacksville, GA: Head south on GA-155 S S/N McDonough Road for 6.6 miles, then turn left into the parking lot for HWY 155 Package. The site will be immediately south of the parking lot.

2. Elevation above mean sea level: ~ 827 feet AMSL(NAVD88)

3. Will the equipment be co-located on an existing **FCC licensed tower** or other existing structure (building, billboard, etc.)? (y/n) N If yes, type of structure:

   If yes, no further information is required.

4. If no, provide proposed specifications for new tower:
   Height: 154' Construction type (lattice, self-supporting lattice, etc.): Monopole
   Guy-wired? (y/n) N Bands: N/A Total No. Wires: N/A
   Lighting (Security & Aviation): N/A

If tower will be lighted or guy-wired, complete items 5-19. If not, complete only items 19 and 20.

5. Area of tower footprint in acres or square feet:

6. Length and width of access road in feet:

7. General description of terrain – mountainous, rolling hills flat to undulation, etc. Photographs of the site and surrounding area are beneficial:

8. Meteorological conditions (incidence of fog, low ceilings, etc.):

9. Soil type(s):

10. Habitat types and land use on and adjacent to the site, by acreage and percentage of total:

11. Dominant vegetative species in each habitat:

12. Average diameter breast height of dominant tree species in forested areas:

13. Will construction at this site cause fragmentation of a larger block of habitat into two or more smaller blocks? (y/n)____ If yes, describe:

14. Is evidence of birds roosts or rookeries present? (y/n) ____ If yes, describe:

15. Distance to nearest wetland area (forested swamp, marsh, riparian, marine, etc.), and coastline if applicable:

16. Distance to nearest telecommunications tower:

17. Potential for co-location of antennas on existing towers or other structures:

18. Have measures been incorporated to minimizing impacts to migratory birds? (y/n):):

19. Has an evaluation been made to determine if proposed facility may affect listed or proposed endangered or threatened species or their habitat as required by FCC regulation at 47 CFR 1.1307(a)(3)? (y/n) Yes If, yes present findings: No Effect for species identified by USFWS as potentially occurring within the project area vicinity.

20. Additional information required:

ATTACHMENT E:

RESUME

Ben Salter, PWS

Vice President of Environmental and Ecological Services/Principal Scientist
1340 Patton Avenue, Suite K, Asheville, NC 28806
(828) 505-0755
ben.salter@eca-usa.com

EDUCATION

Western Carolina University — Cullowhee, NC
Master of Science, Biology, August 2004

Georgia College & State University — Milledgeville, GA
Bachelor of Science, Biology, December 1998
Chemistry Minor

Short Courses/Specialized Training
OSHA HAZWOPER, 40-hour, 2016
Asbestos Building Inspector, 2015
Tennessee Hydrologic Determination Training Course, 2014
Applying the NEPA Process and Writing Effective NEPA Documents, 2013
Interagency Coordination for Endangered Species, 2013
NEPA Cumulative Effects Analysis, 2013
SonoBat Workshop, 2013
Overview of NHPA Section 106, 2013
GA DOT Coastal Wetland Plant Identification w/ Dr. Bob Mohlenbrock, 2010
Airports Council International – North American NEPA Workshop, 2009
NC State Stream Restoration Design Principles, 2007
Rosgen Level 1 – Applied Fluvial Geomorphology, 2006
VDEQ Stream Impact and Compensation Assessment Manual Workshop, 2006
VIMS Perennial Stream Workshop, 2005

PROFESSIONAL REGISTRATIONS

Society of Wetland Scientists, Professional Wetland Scientist, 2012 to present
EPA AHERA-Accredited Asbestos Building Inspector, 1999 to 2002; 2015 to present

PROFESSIONAL EXPERIENCE

November 2007 – Present **Environmental Corporation of America** Asheville, NC
Position: Principal Scientist, Vice President of Environmental and Ecological Services
Responsibilities:
Technical Compliance Lead and Manager of ECA Environmental Team and Services including Phase I and II ESA, NEPA, T&E Species and Migratory Bird Assessment/Consultation, and Wetlands/Waters delineation and permitting; Responsible for client management, staff development, final QA/QC review, and overall success, efficiency, and technical/regulatory oversight for managed services.

April 2006 – November 2007 **Blue Ridge Ecological** Waynesville, NC
Position: Principal Scientist, Partner
Responsibilities:
Partner/Principal Scientist in natural resource management firm focused on fisheries/lake management, watershed assessment, water quality monitoring, and biological assessment.

January 2005 – November 2007 **Malcolm Pirnie, Inc.** Newport News, VA
Position: Project Environmental Scientist
Responsibilities:
Wetland and Stream Scientist, National Environmental Policy Act Specialist, and Environmental Scientist; Primary responsibilities included EA and EIS writer, wetland and stream field scientist, and environmental site assessor.

August 2002 – December 2004 **Western Carolina University** Cullowhee, NC

Position: Research and Teaching Assistant

Responsibilities:

Fisheries Scientist and Biology/Ecology Laboratory Instructor

May 2003 – September 2003 **United States Forest Service** Asheville, NC

Position: Biological Science Technician

Responsibilities:

Fisheries scientist for southern Appalachian brook trout project. Collected brook trout tissue samples in headwater streams throughout Western North Carolina and conducted genetic analysis for determining origin.

January 1999 – May 2001 **Environmental Corporation of America** Alpharetta, GA

Position: Project Scientist/Manager

Responsibilities:

Project manager for environmental projects including Phase I and II Environmental Assessments, FCC NEPA assessment, asbestos and lead-based paint inspection, and abatement monitoring and specification preparation, cultural resource assessments, threatened and endangered species surveys, wetland delineation, groundwater monitoring and remediation system installation, geotechnical investigation, construction materials testing, and telecommunications tower construction plan review.

JOURNAL PUBLICATIONS

Miller, JR, **EB Salter**, JB Anderson, PJ Lechler, SL Kondrad, PF Galbreath. 2005. Influence of Temporal Variations in Water Chemistry on the Pb Isotopic Compositions of Rainbow Trout (*Oncorhynchus mykiss*). Science of the Total Environment, 350, p. 204-224.

REPRESENTATIVE EXPERIENCE

Wetland/Waters Delineation and Section 404/401 Permitting

Project/Field Scientist and Principal Scientist involvement in wetland/waters delineations and assessments and associated Section 404/401 (Nationwide and Individual Permits), CZMA, and local permitting for projects in over 20 states.

Phase I and II ESA, Hazardous Remediation/Waste Handling, and Health and Safety Compliance

Qualified Environmental Professional per 40 CFR 312.10(b); Project Scientist/Manager and Principal Scientist involvement in Phase I and II ESAs throughout the nation on a variety of property types including commercial, industrial, municipal, government, communications, and residential facilities, and large undeveloped tracts; Field Staff and Technical Lead for field execution, scoping, and regulatory compliance related to Phase II ESA and coordination of remediation of impacted soil and associated waste disposal and handling as necessary; Primary Phase II and waste disposal and handling experience with existing and proposed communications facilities but with involvement at commercial, industrial, residential, and fuel station/automotive facilities; Technical Lead for preparation of Health and Safety Plans and impacted media management plans for communications facilities across the nation.

National Environmental Policy Act Evaluation/Documentation

Project Manager, Principal Scientist, and lead agency/stakeholder liaison for NEPA related services nationwide for numerous lead federal agencies; Involvement with EIS, EA, Categorical Exclusions, and Feasibility Studies; Expert FCC NEPA Scientist with over 20 years in the communications industry.

Threatened and Endangered Species and Migratory Bird Evaluation/Consultation

Project and Principal level involvement in thousands of T&E species evaluations and consultations with the USFWS and State Wildlife Agencies including technical assistance, programmatic agreement, self-certification, informal, and formal consultations; Field and Principal level participation in hundreds of migratory bird nest evaluations at communications facilities to ensure compliance with the Migratory Bird Treaty Act; Technical Compliance/Regulatory Lead and staff management in support of all company T&E and migratory bird-related services.

APPENDIX D

Section 106 Review Documentation

GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS

MEMORANDUM

TO: Delana Gilmore
Senior Project Manager
Environmental Corporation of America
1375 Union Hill Industrial Court
Alpharetta, Georgia 30004

FROM: Olivia Kendrick
Environmental Review Historian
Historic Preservation Division

RE: Finding of "No Historic Properties Affected"

PROJECT: **Cell Tower: 154' Monopole, 3430 N McDonough Road, Heron Bay**
Federal Agency: FCC
HP-250729-001

COUNTY: Spalding

DATE: August 28, 2025

The Historic Preservation Division (HPD) has received the information submitted concerning the proposed construction of a cellular communications facility at the above location. Our review is in accordance with the 2005 *Nationwide Programmatic Agreement among the Federal Communications Commission, the National Conference of State Historic Preservation Officers, and the Advisory Council on Historic Preservation* (NPA), for review under the National Historic Preservation Act of 1966, as amended (NHPA).

The subject project consists of constructing a 154-foot (ft) overall height monopole cellular communications tower on a portion of the circa (ca.) 2021 Spalding County parcel 201 01001G at 3430 North McDonough Road in Heron Bay. Based on the information provided and desktop research, HPD concurs that no historic properties that are listed in or previously determined eligible for listing in the National Register of Historic Places (NRHP) appear to be affected by this undertaking, as defined in 36 CFR Part 800.4(d)(1).

Please note that additional NRHP-eligible historic resources that have not been previously identified may be located within the project's area of potential effect (APE). In the Section 106 process, it is the responsibility of the federal agency and its applicants to account for historic resources in the APE. However, requirements for identification and evaluation of historic properties established by the NPA do not address circumstances where only dated, incomplete, inadequate, or questionable resource identification information is available. Therefore, determinations noted herein are specific to FCC involvement as the federal agency and are in accordance with the requirements of the NPA. For your information, as the above referenced report appears to serve as a final report, HPD will transmit an electronic copy of the report to the Georgia Archaeological Site File at the University of Georgia-Athens for permanent retention.

Please refer to the project number assigned above in any future correspondence regarding this project. If we may be of further assistance, please contact me at Olivia.Kendrick@dca.ga.gov or (404) 486-6425 or Noah Bryant, Compliance Review Archaeologist, at Noah.Bryant@dca.ga.gov or (404) 679-0649.

cc: Paul Jarrell, Three Rivers Regional Commission
Corinne Thornton, DCA Regional Services, Region 4

AFFP
FILE NUMBER: 99628

Affidavit of Publication

STATE OF GA }
COUNTY OF SPALDING } SS

Rachael Raney, being duly sworn, says:

That she is Publisher of the The Griffin Daily News, a newspaper of general circulation, printed and published in Griffin, Spalding County, GA; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

July 12, 2025

That said newspaper was regularly issued and circulated on those dates.
SIGNED:

Subscribed to and sworn to me this 12th day of July 2025.

SHARON GRAY NOTARY PUBLIC CARROLL COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 12, 2028

00005413 71269399

INKLYNK LLC (142)
2300 BETHEVIEW RD STE 110-302
CUMMING, GA 30040

PUBLIC NOTICE

Harmoni Towers, LLC is proposing to construct a 154-foot overall height monopole telecommunications structure located near 3430 N McDonough Road, Heron Bay, Spalding County, Georgia (33° 20' 7.2" N, 84° 10' 34.8" W). Harmoni Towers, LLC invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice. 25-000625/DMG
7/12

Delana Gilmore

From: E106
Sent: Friday, June 20, 2025 3:55 PM
To: Project Managers
Subject: FW: Section 106 New Filing Submitted- Email ID #11288093

Dina M. Bazzill – MA, RPA (She/Her)
Environmental Corporation of America (ECA)
252-412-7960 (mobile)

From: towernotifyinfo@fcc.gov <towernotifyinfo@fcc.gov>
Sent: Friday, June 20, 2025 3:47 PM
To: Dina Bazzill <dina.bazzill@eca-usa.com>
Subject: Section 106 New Filing Submitted- Email ID #11288093

The following new Section 106 filing has been submitted:

File Number: 0011617680
TCNS Number: 296105
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 06/23/2025

Applicant: Harmoni Towers
Consultant: Environmental Corporation of America
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: Harmoni Towers Site McDonough (GA0009401)
Site Address: 3430 N McDonough Road
Detailed Description of Project: The applicant plans to construct a 154-foot tall (overall height) monopole telecommunications structure within a proposed 50-foot by 50-foot lease area. Additional details can be found in the Section 106 documentation. 25-000625
Site Coordinates: 33-20-7.2 N, 84-10-34.8 W
City: Heron Bay
County: SPALDING
State:GA
Lead SHPO/THPO: Georgia Historic Preservation Division

Consultant Contact Information:
Name: Environmental Corporation of America
Title: MA, RPA - Principal Investigator
PO Box:
Address: 1375 Union Hill Industrial Court
Suite A
City: Alpharetta

State: GA
Zip: 30004
Phone: 770-667-2040
Fax:
Email: dina.bazzill@eca-usa.com

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE
Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

This e-mail may contain trade secrets or privileged, undisclosed, or otherwise confidential information. If you have received this e-mail in error, you are hereby notified that any review, copying, or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

ENVIRONMENTAL CORPORATION OF AMERICA

ENVIRONMENTAL | GEOTECHNICAL | WETLANDS | ECOLOGY | CULTURAL RESOURCES

Section 106 Review

TCNS ID 296105

Proposed 154-Foot Tall Monopole Telecommunications Structure
(Overall Height Including Appurtenances)

Harmoni Towers, LLC Site - McDonough (GA0009401)

3430 N McDonough Road
Heron Bay, Spalding County, Georgia

ECA Project No. 25-000625

SUBMITTED TO:

State Historic Preservation Division
Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

PREPARED BY:

Environmental Corporation of America
1375 Union Hill Industrial Court, Suite A
Alpharetta, GA 30004

June 21, 2025

Georgia Department of Community Affairs
Historic Preservation Division
60 Executive Park South NE
Atlanta, GA 30329

Attention: **Jennifer Flood**

Subject: **Section 106 Review**
TCNS ID #296105
Proposed 154-Foot Tall Monopole Telecommunications Structure
(Overall Height with Appurtenances)
Harmoni Towers, LLC Site - McDonough (GA0009401)
3430 N McDonough Road
Heron Bay, Spalding County, Georgia
ECA Project #: 25-000625

Dear Ms. Flood:

Environmental Corporation of America's (ECA) client, Harmoni Towers, LLC, is proposing to construct a communications facility as described in the following FCC Form 620, New Tower (NT) Submission Packet. ECA understands that Harmoni Towers, LLC plans to construct a 154-foot tall overall height monopole telecommunications structure within a proposed 50-foot by 50-foot (15-meter by 15-meter) lease area. The proposed lease area would be accessible by a proposed 307-foot long by 30-foot wide (94-meter by 9-meter) access/utility easement.

ECA has identified and evaluated Historic Properties, if any, within the Area of Potential Effect (APE) for visual and direct effects as directed in Section VI.D.1 and 2 of the Nationwide Programmatic Agreement, effective on March 7, 2005. We have identified no Historic Properties listed in the National Register of Historic Places (NRHP) within the ½-mile APE for visual effects or the APE for direct effects.

Based on our review of the Georgia Natural Archaeological Historic Resource Geographic Information System (GNAHRGIS) online database, no NRHP-eligible Historic Properties were identified within the ½-mile APE for visual effects or the APE for direct effects.

An Archaeological Assessment was conducted within the APE for direct effects. During our database research, we identified three previously recorded archaeological sites and two surveys within our standard 1-mile background research radius but outside the APE for direct effects. See

the separate archaeological assessment for more information. During our fieldwork, we uncovered no archaeological sites (see Attachment E-1c).

Based on this documentation, prepared in accordance with the Nationwide Programmatic Agreement effective March 7, 2005, ECA believes that this proposed facility would have no effect on any Historic Properties identified in accordance with the NPA. Therefore, ECA recommends a finding of No Historic Properties Affected for the proposed undertaking for the APE for visual and direct effects.

We are submitting this letter on behalf of Harmoni Towers, LLC to seek concurrence with this finding and to comply with Federal Communications Commission (FCC) requirements as identified in 47 CFR 1.1307. We request your concurrence with our finding. Please contact Dina M. Bazzill at 252-412-7960 or dina.bazzill@eca-usa.com with questions or comments.

Sincerely,

Environmental Corporation of America

Delana Gilmore, MA, RPA
Senior Project Manager

Shannon Lowman, MA, RPA
Principal Investigator

FCC Form 620

Notification Date:

File Number:

FCC Wireless Telecommunications Bureau
New Tower ("NT") Submission Packet

Approved by OMB
3060 – 1039
See instructions for
public burden estimates

General Information

1) (Select only one) **(NE)** **NE** – New **UA** – Update of Application **WD** – Withdrawal of Application	
2) If this application is for an Update or Withdrawal, enter the file number of the pending application currently on file.	File Number:

Applicant Information

3) FCC Registration Number (FRN): **0025999053**
4) Name: **Harmoni Towers**

Contact Name

5) First Name: **Kelley**	6) MI:	7) Last Name: **Healy**	8) Suffix:
9) Title:			

Contact Information

10) P.O. Box:	**And /Or**	11) Street Address: **6210 Ardrey Kell Road Suite 450**		
12) City: **Charlotte**			13) State: **NC**	14) Zip Code: **28277**
15) Telephone Number: **(708)495-2053**		16) Fax Number:		
17) E-mail Address: **Kelley.Healy@HarmoniTowers.com**				

Consultant Information

18) FCC Registration Number (FRN): **0011662921**
19) Name: **Environmental Corporation of America**

Principal Investigator

20) First Name: **Dina**	21) MI:	22) Last Name: **Bazzill**	23) Suffix:
24) Title: **MA, RPA - Principal Investigator**			

Principal Investigator Contact Information

25) P.O. Box:	**And /Or**	26) Street Address: **1375 Union Hill Industrial Court Suite A**		
27) City: **Alpharetta**			28) State: **GA**	29) Zip Code: **30004**
30) Telephone Number: **(770)667-2040**		31) Fax Number:		
32) E-mail Address: **dina.bazzill@eca-usa.com**				

Professional Qualification

33) Does the Principal Investigator satisfy the Secretary of the Interior's Professional Qualification Standards?	(**X**) **Y**es ( ) **N**o

34) Areas of Professional Qualification:

(**X**) Archaeologist

( ) Architectural Historian

(**X**) Historian

( ) Architect

( ) Other (Specify) _____

Additional Staff

35) Are there other staff involved who meet the Professional Qualification Standards of the Secretary of the Interior?	(**X**) **Y**es ( ) **N**o

If "YES," complete the following:

36) First Name: **Shannon**	37) MI:	38) Last Name: **Lowman**	39) Suffix:

40) Title: **MA, RPA - Principal Archaeologist**

41) Areas of Professional Qualification:

(**X**) Archaeologist

( ) Architectural Historian

(**X**) Historian

( ) Architect

( ) Other (Specify) _____

36) First Name: **Joshua**	37) MI:	38) Last Name: **Wackett**	39) Suffix:

40) Title: **MA, RPA - Senior Archaeologist**

41) Areas of Professional Qualification:

(**X**) Archaeologist

( ) Architectural Historian

(**X**) Historian

( ) Architect

( ) Other (Specify) _____

36) First Name: **Delana**	37) MI:	38) Last Name: **Gilmore**	39) Suffix:

40) Title: **MA, RPA - Senior Project Manager**

41) Areas of Professional Qualification:

(**X**) Archaeologist

( ) Architectural Historian

(**X**) Historian

( ) Architect

( ) Other (Specify) _____

Site Information

Tower Construction Notification System

1) TCNS Notification Number: **296105**

Site Information

2) Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: ( ) Yes (X) No

3) Site Name: **Harmoni Towers Site McDonough (GA0009401)**

4) Site Address: **3430 N McDonough Road**

5) Detailed Description of Project:

The applicant plans to construct a 154-foot tall (overall height) monopole telecommunications structure within a proposed 50-foot by 50-foot lease area. Additional details can be found in the Section 106 documentation. 25-000625

6) City: **Heron Bay**	7) State: **GA**	8) Zip Code: **30223**

9) County/Borough/Parish: **SPALDING**

10) Nearest Crossroads: **McDonough Road and Fincher Road**

11) **NAD 83** Latitude (DD-MM-SS.S): **33-20-07.2** (X) N or ( ) S

12) **NAD 83** Longitude (DD-MM-SS.S): **084-10-34.8** ( ) E or (X) W

Tower Information

13) Tower height above ground level (include top-mounted attachments such as lightning rods): **46.9** ( ) Feet (X) Meters

14) Tower Type (Select One):

( ) Guyed lattice tower

( ) Self-supporting lattice

(X) Monopole

( ) Other (Describe):

Project Status

15) Current Project Status (Select One):

(X) Construction has not yet commenced

( ) Construction has commenced, but is not completed Construction commenced on: _____

( ) Construction has been completed Construction commenced on: _____

Construction completed on: _____

Determination of Effect

14) Direct Effects (Select One):

(**X**) No Historic Properties in Area of Potential Effects (APE)

( ) No Effect on Historic Properties in APE

( ) No Adverse Effect on Historic Properties in APE

( ) Adverse Effect on one or more Historic Properties in APE

15) Visual Effects (Select One):

(**X**) No Historic Properties in Area of Potential Effects (APE)

( ) No Effect on Historic Properties in APE

( ) No Adverse Effect on Historic Properties in APE

( ) Adverse Effect on one or more Historic Properties in APE

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(**X**) **Y**es ( ) **N**o
2a) Tribes/NHOs contacted through TCNS Notification Number: **296105** Number of Tribes/NHOs: **10**	
2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**	

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:
4) Tribe/NHO Name: **Alabama Quassarte Tribal Town**

Contact Name

5) First Name: **Brina**	6) MI:	7) Last Name: **Williams**	8) Suffix:
9) Title: **THPO**			

Dates & Response

10) Date Contacted **05/28/2025** 11) Date Replied _____

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:
4) Tribe/NHO Name: **Alabama-Coushatta Tribe of Texas**

Contact Name

5) First Name: **Delvin**	6) MI:	7) Last Name: **Johnson**	8) Suffix:
9) Title: **Historic Preservation Officer**			

Dates & Response

10) Date Contacted **05/28/2025** 11) Date Replied _____

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(**X**) **Y**es ( ) **N**o

2a) Tribes/NHOs contacted through TCNS Notification Number: **296105** Number of Tribes/NHOs: **10**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Coushatta Indian Tribe**

Contact Name

5) First Name: **Dakota**	6) MI:	7) Last Name: **John**	8) Suffix:
9) Title: **THPO**			

Dates & Response

10) Date Contacted **05/28/2025** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Eastern Shawnee Tribe of Oklahoma**

Contact Name

5) First Name: **Lora**	6) MI:	7) Last Name: **Nuckolls**	8) Suffix:
9) Title: **Director**			

Dates & Response

10) Date Contacted **05/29/2025** 11) Date Replied **05/29/2025**

( ) No Reply

(**X**) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(**X**) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **296105** Number of Tribes/NHOs: **10**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Kialegee Tribal Town**

Contact Name

5) First Name: **Stephanie**	6) MI:	7) Last Name: **Yahola**	8) Suffix:
9) Title: **Tribal Administrator**			

Dates & Response

10) Date Contacted **05/28/2025** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Muscogee (Creek) Nation**

Contact Name

5) First Name: **Jason**	6) MI:	7) Last Name: **Sawyer**	8) Suffix: **Mr**
9) Title: **TCNS Manager**			

Dates & Response

10) Date Contacted **05/29/2025** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(**X**) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **296105** Number of Tribes/NHOs: **10**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Poarch Band of Creek Indians**

Contact Name

5) First Name: **Larry**	6) MI:	7) Last Name: **Haikey**	8) Suffix:
9) Title: **THPO**			

Dates & Response

10) Date Contacted **05/29/2025** 11) Date Replied _____

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Seminole Nation of Oklahoma**

Contact Name

5) First Name: **Ben**	6) MI:	7) Last Name: **Yahola**	8) Suffix:
9) Title: **Tribal Historic Preservation Officer**			

Dates & Response

10) Date Contacted **05/28/2025** 11) Date Replied _____

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(**X**) **Y**es ( ) **N**o

2a) Tribes/NHOs contacted through TCNS Notification Number: **296105** Number of Tribes/NHOs: **10**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Seminole Tribe of Florida**

Contact Name

5) First Name: **THPO**	6) MI:	7) Last Name: **Compliance**	8) Suffix:

9) Title: **Compliance Review Supervisor**

Dates & Response

10) Date Contacted **05/28/2025** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Thlopthlocco Tribal Town**

Contact Name

5) First Name: **Ryan**	6) MI:	7) Last Name: **Morrow**	8) Suffix:

9) Title: **Mekko**

Dates & Response

10) Date Contacted **05/28/2025** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Other Tribes/NHOs Contacted

Tribe/NHO Information

1) FCC Registration Number (FRN):
2) Name:

Contact Name

3) First Name:	4) MI:	5) Last Name:	6) Suffix:
7) Title:			

Contact Information

8) P.O. Box:	**And /Or**	9) Street Address:		
10) City:			11) State:	12) Zip Code:
13) Telephone Number:		14) Fax Number:		
15) E-mail Address:				
16) Preferred means of communication: ( ) E-mail ( ) Letter ( ) Both				

Dates & Response

17) Date Contacted _____ 18) Date Replied _____

( ) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Historic Properties

Properties Identified

1) Have any historic properties been identified within the APEs for direct and visual effect?	( ) Yes (X) No
2) Has the identification process located archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs?	( ) Yes (X) No
3) Are there more than 10 historic properties within the APEs for direct and visual effect? If "Yes", you are required to attach a Cultural Resources Report in lieu of adding the Historic Property below.	( ) Yes (X) No

Historic Property

4) Property Name:
5) SHPO Site Number:

Property Address

6) Street Address:		
7) City:	8) State:	9) Zip Code:
10) County/Borough/Parish:		

Status & Eligibility

11) Is this property listed on the National Register? Source: _____	( ) Yes ( ) No
12) Is this property eligible for listing on the National Register? Source: _____	( ) Yes ( ) No
13) Is this property a National Historic Landmark?	( ) Yes ( ) No

14) Direct Effects (Select One):

( ) No Effect on this Historic Property in APE

( ) No Adverse Effect on this Historic Property in APE

( ) Adverse Effect on this Historic Property in APE

15) Visual Effects (Select One):

( ) No Effect on this Historic Property in APE

( ) No Adverse Effect on this Historic Property in APE

( ) Adverse Effect on this Historic Property in APE

Local Government Involvement

Local Government Agency

1) FCC Registration Number (FRN):
2) Name: **Spalding County Community Development**

Contact Name

3) First Name: **To Whom It**	4) MI:	5) Last Name: **May Concern**	6) Suffix:
7) Title:			

Contact Information

8) P.O. Box:	**And /Or**	9) Street Address: **119 East Solomon Street Suite 203**		
10) City: **Griffin**			11) State: **GA**	12) Zip Code: **30223**
13) Telephone Number: **(770)467-4254**		14) Fax Number:		
15) E-mail Address: **buildingofficial@spaldingcounty.com**				
16) Preferred means of communication: (**X**) E-mail ( ) Letter ( ) Both				

Dates & Response

17) Date Contacted **06/10/2025** 18) Date Replied _____

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Additional Information

19) Information on local government's role or interest (optional):

Other Consulting Parties

Other Consulting Parties Contacted

1) Has any other agency been contacted and invited to become a consulting party?	(**X**) **Y**es ( ) **N**o

Consulting Party

2) FCC Registration Number (FRN):
3) Name: **Griffin-Spalding Historical Society**

Contact Name

4) First Name: **To Whom It**	5) MI:	6) Last Name: **May Concern**	7) Suffix:
8) Title:			

Contact Information

9) P.O. Box: **P. O. Box 196**	**And /Or**	10) Street Address:		
11) City: **Griffin**			12) State: **GA**	13) Zip Code: **30224**
14) Telephone Number: **(770)229-2432**		15) Fax Number:		
16) E-mail Address: **gshs196@gmail.com**				
17) Preferred means of communication: (**X**) E-mail ( ) Letter ( ) Both				

Dates & Response

18) Date Contacted **06/10/2025** 19) Date Replied _____

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Additional Information

20) Information on other consulting parties' role or interest (optional):

Other Consulting Parties

Other Consulting Parties Contacted

1) Has any other agency been contacted and invited to become a consulting party?	(**X**) **Y**es ( ) **N**o

Consulting Party

2) FCC Registration Number (FRN):
3) Name: **Three Rivers Regional Commission**

Contact Name

4) First Name: **To Whom It**	5) MI:	6) Last Name: **May Concern**	7) Suffix:
8) Title:			

Contact Information

9) P.O. Box: **P. O. Box 818**	**And /Or**	10) Street Address:		
11) City: **Griffin**			12) State: **GA**	13) Zip Code: **30224**
14) Telephone Number: **(678)692-0510**		15) Fax Number:		
16) E-mail Address: **pjarrell@threeriversrc.com**				
17) Preferred means of communication: (**X**) E-mail ( ) Letter ( ) Both				

Dates & Response

18) Date Contacted **06/10/2025** 19) Date Replied _____

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Additional Information

20) Information on other consulting parties' role or interest (optional):

Designation of SHPO/THPO

1) Designate the Lead State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) based on the location of the tower.

SHPO/THPO

Name: **Georgia Historic Preservation Division**

2) You may also designate up to three additional SHPOs/THPOs if the APEs include multiple states. If the APEs include other countries, enter the name of the National Historic Preservation Agency and any state and provincial Historic Preservation Agency.

SHPO/THPO Name: _____

SHPO/THPO Name: _____

SHPO/THPO Name: _____

Certification

I certify that all representations on this FCC Form 620 Submission Packet and the accompanying attachments are true, correct, and complete.

Party Authorized to Sign

First Name:	MI:	Last Name:	Suffix:
Shannon		Lowman	

Signature:

Date: 6/21/2025

FAILURE TO SIGN THIS APPLICATION MAY RESULT IN DISMISSAL OF THE APPLICATION AND FORFEITURE OF ANY FEES PAID.

WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, Section 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, Section 312(a)(1)), AND/OR FORFEITURE (U.S. Code, Title 47, Section 503).

Attachment A

Consultant Information

Resume/Curriculum Vitae

Dina M. Bazzill, MA, RPA

Principal Archaeologist/Historian
1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
(770) 667-2040 Ext. 111
dina.bazzill@eca-usa.com

EDUCATION

East Carolina University Greenville, NC
M.A., Maritime Studies
Graduated: May 2007
GPA: 3.89/4.0

Southwest Missouri State University Springfield, MO
B.A., Anthropology, minor in Antiquities
Graduated: May 2004, Magna Cum Laude
Grade-Point Average: 3.8/4.0

PROFESSIONAL CERTIFICATIONS

Secretary of the Interior's 36CFR61 Professional Qualification Standards for Archaeology and History since 2007
Register of Professional Archaeologist since 2007
Section 106 Training Certification from SRI Foundation, 2009
Advanced Section 106 Training Certification from the Advisory Council on Historic Preservation, 2009
NEPA Compliance and Cultural Resources Training Certification from the National Preservation Institute, 2009
Section 4 (f) Compliance for Historic Properties Training Certification from the National Preservation Institute, 2009
Identification and Management of Traditional Cultural Properties Training Certification from the National Preservation Institute, 2009
Tribal Consultation Training Certification from the SRI Foundation, 2010

RELATED EMPLOYMENT

June 2007 – Present **Environmental Corporation of America** Alpharetta, GA
Position: Principal Investigator
Responsibilities:

- Archaeological and historical research.
- Conducting archaeological and historical site assessments for Section 106 compliance.
- Authoring Section 106/archaeological assessment/phase one environmental impact reports for submission to clients, SHPO offices, tribes, consulting parties, and other state agencies.

REPRESENTATIVE EXPERIENCE

June 2007 - Present **Section 106 Cell Tower Evaluations** USA
Dina M. Bazzill, Principal Archaeologist/Historian
Goals: The scope of work for these projects has included archaeological and historic standing structures site assessments for the Section 106 review process in forty different states.

May/June 2011 **Chicago and North Western Railway Bridge Replacement: Phase I Underwater Archaeological Survey** Oshkosh, WI
Dina M. Bazzill, Principal Archaeologist/Historian
Goals: The scope of work for this project included a Phase I side-scan sonar survey for the replacement of the Chicago and North Western Railway Line over the Fox River in Oshkosh, Winnebago County, Wisconsin. The side-scan sonar survey was performed by Jerry Guyer of Pirate's Cove Diving Inc. Dina M. Bazzill performed the necessary research, analyzed the side-scan sonar data, and prepared a report in conformance with Wisconsin Historical Society Guidelines.

April/May 2010 **Snowbird Youth Center Phase I** Robbinsville, NC

Dina M. Bazzill, Field Director and John P. McCarthy, Principal Investigator

Goals: The scope of work for this project included a survey for a proposed Eastern Band of Cherokee Indians Youth Center located on Forest Service land in Robbinsville, North Carolina. High probability landforms were tested as per Forest Service archaeological testing guidelines. Shovel tests were excavated at 65-foot intervals, where appropriate. Key staff members included Dina M. Bazzill, Field Director and John P. McCarthy, Principal Director. Dina M. Bazzill authored the report, with the assistance of John P. McCarthy.

April/May 2010 **CabeJail Phase I - EBCI Reservation** Cherokee, NC

Dina M. Bazzill, Project Archaeologist and John P. McCarthy, Principal Investigator

Goals: The scope of work for this project included a survey for a proposed jail located on the Eastern Band of Cherokee Indians reservation in Cherokee, North Carolina. The entire proposed property was systematically surveyed utilizing guidelines provided by the EBCI THPO office. Shovel tests were excavated at 65-foot intervals, where appropriate. Key staff members included Dina M. Bazzill, Project Archaeologist and John P. McCarthy, Principal Director. John P. McCarthy authored the report, with the assistance of Dina M. Bazzill.

October /November 2009 **Old #4 Sewer Line Replacement - EBCI Indian Reservation** Cherokee, NC

Dina M. Bazzill, Field Director and John P. McCarthy, Principal Investigator

Goals: The scope of work for this project included a systematic survey for a proposed sewer line replacement located on the Eastern Band of Cherokee Indian Reservation in Cherokee, North Carolina. A pedestrian survey was conducted, and shovel tests were conducted as per EBCI THPO office guidelines. This entailed excavating shovel tests at 65-foot intervals, where appropriate. Crew members included Dina M. Bazzill, Field Director, who supervised Mary E. Seagrave, field technician, Dave McGlothlin, field technician, and Landon Abernethy, field technician. John P. McCarthy oversaw the fieldwork and the report preparations, with assistance from Dina M. Bazzill.

July 2009 **Phase II Archaeological Site Delineation** Lewis Creek, IN

Dina M. Bazzill, Principal Investigator

Goals: The scope of work for this project included delineating a circa 1840 pioneer homestead located in Lewis Creek, Indiana in order to determine National Register of Historic Places eligibility. Dina M. Bazzill served as Principal Investigator and supervised Mary E. Seagrave, Project Archaeologist. Artifacts recovered from the field work were analyzed and photographed by Dina M. Bazzill. A Section 106 Review was prepared by Dina M. Bazzill and submitted to the Indiana State Historic Preservation Office for their review and comment.

April/May 2008 **City of Norcross – Proposed Greenspace Park** Norcross, GA

Dina M. Bazzill, Field Director and Principal Investigator

Goals: The scope of work for this project includes a Phase I survey of a seven acre tract of land in the City of Norcross, Georgia. ECA evaluated archaeological and historic resources present within the survey area and advise the City of Norcross on how best to preserve these resources and utilize them for educational purposes. In addition, a comprehensive user friendly report was produced.

November 2007 **Deep Testing for Archaeological Deposits** Nashville, TN

Artis West, Principal Investigator

Goals: The scope of work for this project included placing 10-foot deep two trenches with the proposed APE for direct effects for a proposed cell tower located adjacent to the Harpeth River in Nashville, Tennessee. Backfill soil was selectively sampled and negative findings were recorded. A report summarizing the findings was prepared and accepted by the Tennessee Historical Commission, Division of Archaeology.

Shannon Lowman, MA, RPA
Principal Archaeologist
1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
(770) 667-2040
shannon.lowman@eca-usa.com

EDUCATION

Georgia State University **Atlanta, GA**
M.A., Biological Archaeology, May 2017

University of Georgia **Athens, GA**
B.A., Archaeology and Anthropology, 2013

PROFESSIONAL CERTIFICATIONS

Secretary of the Interior's 36CFR61 Professional Qualification Standards archaeology and history
Register of Professional Archaeologists since 2017
Georgia Council of Professional Archaeologists since 2021

PROFESSIONAL EXPERIENCE

July 2017 – Present **Environmental Corporation of America** **Alpharetta, GA**
Position: SOI qualified Principal Archaeologist
Responsibilities:
Conducting archaeological and historical background research and site assessments for Section 106 compliance; Authoring Section 106/archaeological assessment/phase one environmental assessment reports for submission to clients, SHPO offices, tribes, consulting parties, and other state agencies; Authoring Fish and Wildlife species impact reports; Producing NEPA reports; Directing field crews and authoring reports for state DOT projects; Principal review of Section 106 reports; Conducted archaeological research and excavation in the following states: Georgia, Louisiana, Mississippi, Illinois, Kentucky, North Carolina, Indiana, Texas, Arkansas, Tennessee, Virginia, South Carolina, Oklahoma, Kansas, California, Florida, New Mexico, Nevada, Arizona, Colorado, Montana, Idaho, Washington, Oregon, Wyoming, Puerto Rico

August 2016 – May 2017 **Georgia State University** **Atlanta, GA**
Position: Graduate Assistant
Responsibilities:
Teaching Assistant and Writing Across the Curriculum consultant for Human Variation and Research Assistant for the archiving of past archaeological records.

June 2016 – August 2016 **Tumilaca la Chimba Archaeology Project** **Moquegua, Peru**
Position: Graduate Field Archaeologist
Responsibilities:
Supervised local field technicians and undergraduate students; Conducted archaeological research and excavation of mortuary contexts; Collected data pertinent to Master's thesis publication; Completed osteological analysis on remains excavated from current and past field seasons; Sorted, labeled, and cataloged prehistoric artifacts

August 2012 – May 2013 **UGA Laboratory of Archaeology** **Athens, GA**

Position: Georgia Archaeological Site File Technician

Responsibilities:

Completed state site searches for various CRM firms; Coded and filed site forms and reports; Uploaded and mapped new sites on GNARGIS database and quad maps

June- July 2012 **University of Georgia Field School** **Lumpkin, GA**

Position: Field student at Singer-Moye Indian Mound Site

REPRESENTATIVE PROJECT EXPERIENCE

Over 300 Telecommunication Compliance Projects Managed

Federal Communications Commission NEPA Investigations

Project Manager for Hundreds of Projects Nationwide

State Department of Transportation Section 106 Compliance

Project Manager and Project Principal Investigator Participation in Several State and Federally Funded DOT Roadwork Projects, Specifically in North Carolina and Georgia

Joshua Wackett, MA, RPA

Senior Archaeologist
1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
(770) 667-2040 ext. 103
josh.wackett@eca-usa.com

EDUCATION

Georgia State University — **Atlanta, GA**
M.A., Archaeology, December 2016

University of North Carolina - Greensboro — **Greensboro, NC**
B.A., Archaeology and Anthropology, 2012

PROFESSIONAL CERTIFICATIONS

Secretary of the Interior's 36CFR61 Professional Qualification Standards archaeology and history 2016
Register of Professional Archaeologists since 2017

REPRESENTATIVE PROFESSIONAL EXPERIENCE

December 2019 – Present — **Environmental Corporation of America** — **Alpharetta, GA**
Position: SOI qualified Senior Archaeologist
Responsibilities:

- Conducting archaeological and historical background research and site assessments for Section 106 compliance.
- Authoring Section 106/archaeological assessment/phase one environmental assessment reports for submission to clients, SHPO offices, tribes, consulting parties, and other state agencies
- Producing NEPA reports
- Conducted archaeological research and excavation in the following states: Alabama, Arizona, Arkansas, California, Florida, Georgia, Idaho, Illinois, Kansas, Louisiana, Michigan, Mississippi, Missouri, Montana, New Mexico, North Carolina, Ohio, Oklahoma, Pennsylvania, South Carolina, Tennessee, Texas, Virginia, Washington, West Virginia, Wyoming

May 2018 – December 2019 — **U.S. Army Corps of Engineers, MCX-CMAC** — **St. Louis, MO**
Position: ORISE Intern/Archaeologist
Responsibilities:

- Oversaw the curation of US Army Corps of Engineers collections nationwide
- Researched issues of site/collection ownership
- Directed field crew and authored report for an Air National Guard project
- Conducted research and authored report on NAGPRA materials
- Conducted archaeological research and excavation in the following states: Missouri, Illinois, Oklahoma

August 2017 – May 2018 — **Veterans Curation Program** — **Augusta, GA**
Position: Assistant Lab Manager
Responsibilities:

- Supervised US military lab technicians
- Oversaw the rehabilitation of US Army Corp of Engineer collections to 36 CFR Part 79 standards
- Authored report on rehabilitation of archaeological and archival collections

May 2017 – June 2017 — **New South Associates, Inc.** — **Stone Mountain, GA**
Position: Field Archaeologist
Responsibilities:

- Conducted archaeological excavations for Section 106 compliance
- Conducted archaeological research in Georgia

January 2015 – December 2016 — **Georgia State University** — **Atlanta, GA**
Position: Graduate Assistant

- Teaching assistant for: Introduction to Anthropology, Introduction to Cultural Anthropology, Introduction to Bioanthropology

May 2015 – August 2015 **Tumilaca la Chimba Archaeology Project** **Moquegua, Peru**

Position: Graduate Field Archaeologist

- Supervised local field technicians and undergraduate students
- Conducted archaeological research and excavation
- Collected data pertinent to Master's thesis publication
- Sorted, labelled, and cataloged prehistoric artifacts

January 2013 – December 2014 **Gila River Indian Community CRM Program** **Sacaton, AZ**

Position: Lab Technician/Field Archaeologist

- Prepared archaeological artifacts for curation
- Conducted archaeological excavation on tribal land in Arizona

June 2011 – July 2011 **Contisuyo Archaeological Project** **Moquegua, Peru**

Position: Undergraduate Field Archaeologist

- Field student at Cerro Mejia archaeological site

Delana Gilmore, MA, RPA

Senior Project Manager/Program Manager
1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
(770) 667-2040
delana.gilmore@eca-usa.com

EDUCATION

University of Leicester **Leicester, UK**

Master of Arts (MA), Archaeology and Heritage, January 2015

Judson College **Marion, AL**

Bachelor of Arts (BA), English and Religious Studies, June 1998

PROFESSIONAL AFFILIATIONS and CERTIFICATIONS

Society for Georgia Archaeology since 2010

Officer – *The Profile* Newsletter Editor from 2020 to Present

Early Georgia Journal Publication Designer from 2025 to Present

Member of Board of Directors from 2019 to 2020

Register of Professional Archaeologist (RPA) since 2022

REPRESENTATIVE PROFESSIONAL EXPERIENCE

April 2020–Present **Environmental Corporation of America** **Alpharetta, GA**

Position: Project Manager

Responsibilities:

- Archaeological, environmental, and historical research
- Conducting archaeological and historical site assessments for Section 106 compliance
- Authoring Section 106 Review/Archaeological Assessment reports
- Preparation of Species Impact Reports/Information Biological Assessments
- Management and completion of NEPA Environmental Checklists/Documentation

REPRESENTATIVE EXPERIENCE

Fort Daniel Archaeological Park (ongoing) **Buford, GA**

Ongoing archaeological surveys conducted at Georgia Militia Frontier Fort called Fort Daniel, built in 1813 during the War of 1812. The site is used as a public archaeology venue to teach students the basics of archaeology and the public about the importance of preserving local history through archaeology.

Snellville-Turkey Creek (ongoing) **Snellville, GA**

Performed a Phase I Archaeological Resource Survey and Recordation of a precontact site containing possible religious or burial rock mounds.

Paul Site at Poole Mountain (2023 - 2024) **Auburn, GA**

Performed a Phase I Archaeological Resource Survey and Recordation of a multi-component site containing precontact Native component and a 19th-20th century industrial component—probably a mill. Features of a mill were recorded as part of a community-driven project.

Fort Peachtree (2014) **Atlanta, GA**

Performed a Reconnaissance Survey on the possible location of the US Army Frontier Fort called Fort Peachtree, which was built in 1814 during the War of 1812. From documents and maps it was decided that the possible location was located on what was today the Atlanta Water Works at the confluence of the Chattahoochee River and Peachtree Creek. Results from the survey were unclear if the site was Fort Peachtree; however, a rediscovery of a Confederate fortification was found—concluding that it was utilized during the American Civil War at the Battle of Atlanta.

Berkmar Middle School Mill Site (2011) **Lilburn, GA**

Conducted Reconnaissance Survey on a possible mill site behind the Berkmar Middle School. From this survey it was determined that the area was not a mill but a natural formation.

Graves Park Soapstone (2010 and 2014) **Norcross, GA**

Performed Phase I Archaeological Resource Survey and Recordation of a small soapstone quarry dating to Late Archaic Period. Purpose of the survey was to try to protect it from development from the park. It is now listed as a protect site by Gwinnett County Commission.

Attachment B

Site Information

1: Photographs

The following photographs were taken using a digital camera from a height of 5'10".

a: Directional photographs taken of the Proposed Tower Site and of the associated access road.

b: Photographs of all listed or eligible properties within the Areas of Potential Effects, if any.

c: Photographs from listed or eligible properties within the Area of Potential Effects looking toward the proposed lease site, if any.

d: 2023 Google Earth aerial photograph showing APE for visual effects.

A: Northerly View from the Center of the Proposed Lease Area

B: Easterly View from the Center of the Proposed Lease Area

C: Southerly View from the Center of the Proposed Lease Area

D: Westerly View from the Center of the Proposed Lease Area

Attachment B-1a: Photographs

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E: Northeasterly Overview of the Proposed Lease Area

F: Southwesterly Overview of the Proposed Lease Area

G: Northerly View of the Proposed Access/Utility Easement

H: Southerly View of the Proposed Access/Utility Easement

Attachment B-1a: Photographs

ECA ID: 25-000625

ECA

I: Westerly View of the Proposed Access/Utility Easement

J: Easterly View of the Proposed Access/Utility Easement

K: Northerly View of the Proposed Access/Utility Easement

L: Southerly View of the Proposed Access/Utility Easement

Attachment B-1a: Photographs

ECA ID: 25-000625

ECA

M: Westerly View of the Proposed Access/Utility Easement

N: Easterly View of the Proposed Access/Utility Easement

O: Overview of Shovel Test Pit 2 (STP2)

P: Soil Profile View of Shovel Test Pit 2 (STP2)

Attachment B-1a: Photographs

ECA ID: 25-000625

ECA

Source: Google Earth 2023

Attachment B-1d: Aerial Photograph

ECA ID: 25-000625

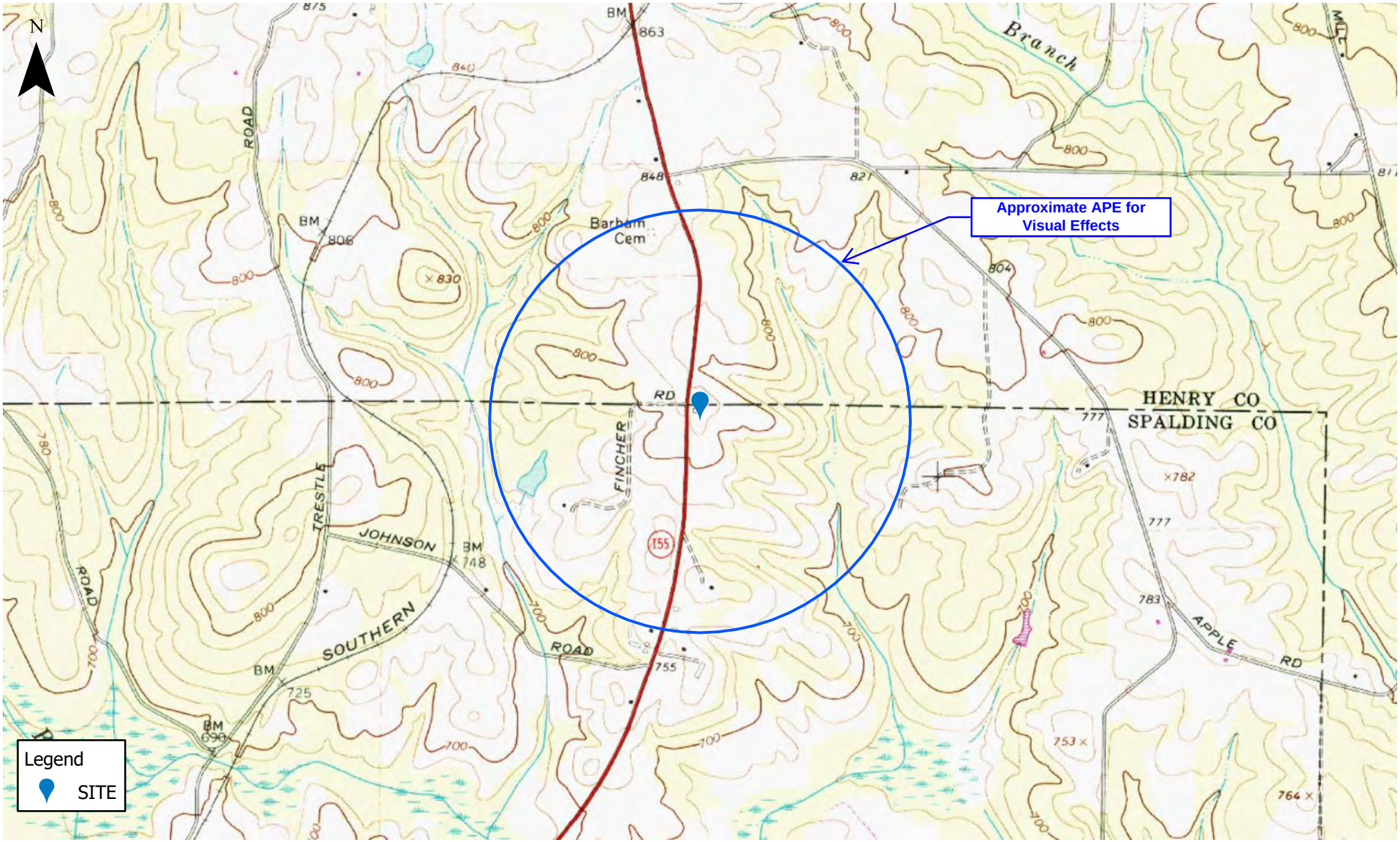
ECA

2: Maps

a: 7.5-Minute topographic map showing the Area of Visual Effects, the location of ECA photographs, and the location of any identified historic properties, if any

b: 7.5-Minute topographic map showing the Area of Direct Effects including any new access roads or other easements

c: Site Vicinity Plan showing the location of the existing project area configuration, photographs, and excavations.



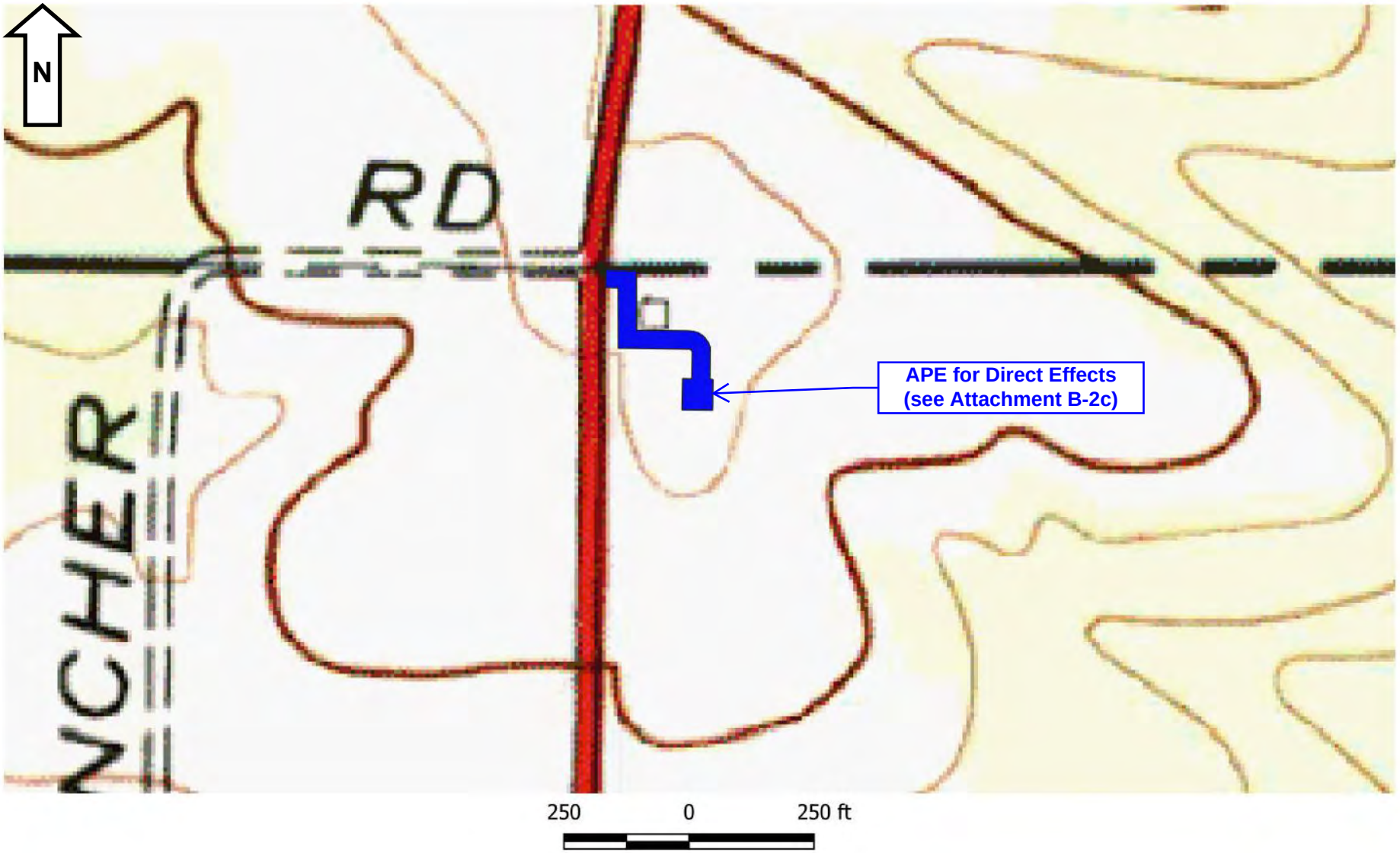
Source: USGS Topographic Map 7.5-Minute Series, Luella, GA (1964 photorevised 1973, photoinspected 1981)

APE for Visual Effects = 1/2 Mile

Attachment B-2a: APE for Visual Effects

ECA ID: 25-000625

ECA

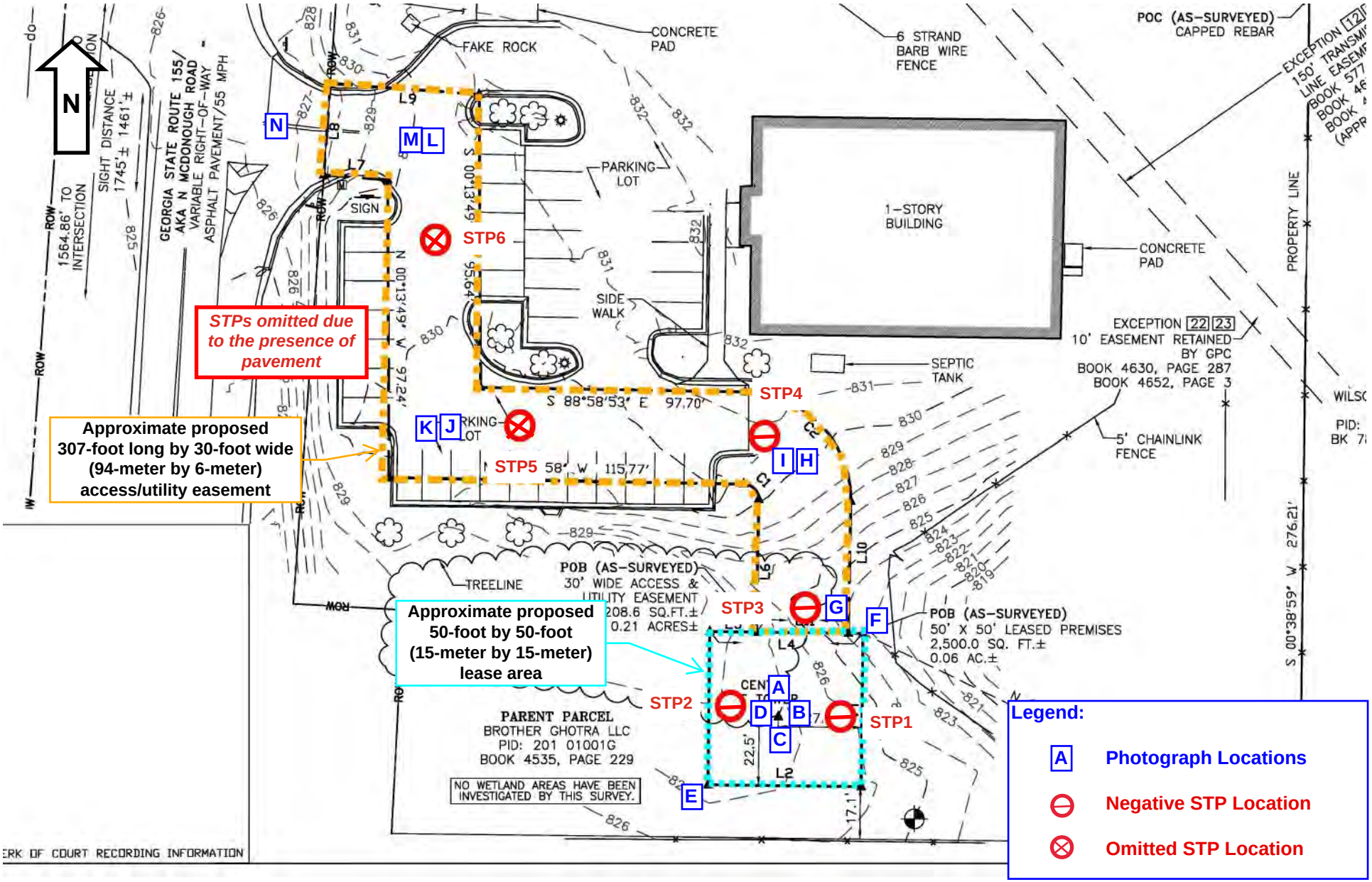


Source: USGS Topographic Map 7.5 Minute Series, *Luella, GA* (1964 photorevised 1973, photoinspected 1981)

Attachment B-2b: APE for Direct Effects

ECA ID: 25-000625

ECA



Source: Applicant.

Attachment B-2c: Site Vicinity Plan

ECA ID: 25-000625

Attachment C

Determination of Effect

1: Areas of Potential Effects

a: Direct Effects

The APE for direct effects is limited to the site of the proposed tower and surrounding easements, as described in the Nationwide Programmatic Agreement.[1] For this particular undertaking the area of disturbance would include the 50-foot by 50-foot (15-meter by 15-meter) lease area, the proposed 307-foot long by 30-foot wide (94-meter by 9-meter) access/utility easement, and all of the immediately adjacent areas. The general APE for direct effects is shown in Attachment B-2b and Attachment B-2c.

b: Visual Effects

The APE for visual effects is the geographic area or areas within which the facility may directly or indirectly cause alterations in the character or use of Historic Properties.[2] Unless otherwise noted, the area of potential effect for visual effect is as described in the Nationwide Programmatic Agreement:

- If the proposed tower is 200 feet or less in overall height, the APE is ½ mile in radius from the proposed tower.
- If the proposed tower is more than 200 feet in height and no more than 400 feet in height, the APE is ¾-mile in radius from the proposed tower.
- If the proposed tower is more than 400 feet in height, the APE is 1 ½ miles in radius from the proposed tower.[3]

The APE for visual effects is shown in Attachment B-2a: Area of Visual Effect.

2: Mitigation of Effect

a: Copies of correspondence and summaries of oral communications with SHPO/THPO and any consulting parties including descriptions of alternatives that have been considered in order to avoid, minimize, or mitigate any adverse effects

Not Applicable.

[1] Section VI.C.2 of the Nationwide Programmatic Agreement (WT Docket No. 03-128; FCC-222).
[2] Section II.3 of the Nationwide Programmatic Agreement (WT Docket No. 03-128; FCC-222).
[3] Section VI.C.4.a-c of the Nationwide Programmatic Agreement (WT Docket No. 03-128; FCC-222).

Attachment D

Tribal and NHO Involvement

ECA made notification through the FCC Tower Construction Notification System (TCNS) in order to identify Indian Tribes and NHOs that may attach religious and cultural significance to Historic Properties that may be affected by the tower project within the APE for direct or visual effects. All Tribes that have expressed an interest in the proposed undertaking and requested a copy of this submission packet will be provided a copy, with the exception of those Tribes that have elected to receive no documentation. All interested Tribes will be provided an opportunity to comment in accordance with the FCC's rules. Copies of all relevant documents received to date, including correspondence, are provided in the following pages.

Environmental Corporation of America (ECA)

TRIBAL INVOLVEMENT SUMMARY

Site Name:	McDonough	Site Number:	GA0009401	NOO Date:	5/30/2025
TCNS #:	296105	ECA Project#:	25-000625	ECA PM:	DMG

NOO #	Tribal Entity Name	Date of Document Submittal	Method of Delivery	Email Address	Date of FCC Escalation	Tribal Response Date	Tribal Response
1	Alabama Coushatta Tribe of Texas		Electronic	Delvin.Johnson@actribe.org			
2	Coushatta Indian Tribe		Electronic	dakotajohn@coushatta.org; kdawsey@coushatta.org			
3	Seminole Tribe of Florida		Electronic	THPOCompliance@semtribe.com			
4	Kialegee Tribal Town		Electronic and Mail	stephanie.yahola@kialegeetribe.com; jeremiah.hobia@kialegeetribe.net			
5	Seminole Nation of Oklahoma		Electronic	tcns-sno@sno-nsn.gov			
6	Muscogee (Creek) Nation		Mail	MCNTCNS@muscogeenation.com; Jsawyer@muscogeenation.com			
7	Eastern Shawnee Tribe of Oklahoma		Mail	celltower@estoo.net			
8	Alabama Quassarte Tribal Town		Electronic	brina.williams@alabama-quassarte.org			
9	Thlopthlocco Tribal Town		Electronic	thpo@tttown.org			
10	Poarch Band of Creek Indians		Electronic and Mail	lhaikey@pci-nsn.gov			

Delana Gilmore

From: towernotifyinfo@fcc.gov
Sent: Wednesday, May 21, 2025 1:04 PM
To: tribal.notify
Subject: Proposed Tower Structure Info - Email ID #9214910

Dear Dina M Bazzill,

Thank you for submitting a notification regarding your proposed construction via the Tower Construction Notification System. Note that the system has assigned a unique Notification ID number for this proposed construction. You will need to reference this Notification ID number when you update your project's Status with us.

Below are the details you provided for the construction you have proposed:

Notification Received: 05/21/2025

Notification ID: 296105
Tower Owner Individual or Entity Name: Harmoni Towers, LLC
Consultant Name: Dina M Bazzill
Street Address: 1375 Union Hill Industrial Court
City: Alpharetta
State: GEORGIA
Zip Code: 30004
Phone: 770-667-2040
Email: tribal.notify@eca-usa.com

Structure Type: MTOWER - Monopole
Latitude: 33 deg 20 min 7.2 sec N
Longitude: 84 deg 10 min 34.8 sec W
Location Description: 3430 N McDonough Road
City: Heron Bay
State: GEORGIA
County: SPALDING

Detailed Description of Project: The applicant plans to construct a 154-foot tall (overall height) monopole telecommunications structure within a proposed 50-foot by 50-foot lease area. Additional details can be found in the Section 106 documentation. 25-000625
Ground Elevation: 252.1 meters
Support Structure: 45.7 meters above ground level
Overall Structure: 46.9 meters above ground level
Overall Height AMSL: 299 meters above mean sea level

_____
This e-mail may contain trade secrets or privileged, undisclosed, or otherwise confidential information. If you have received this e-mail in error, you are hereby notified that any review, copying, or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

Delana Gilmore

From: towernotifyinfo@fcc.gov
Sent: Friday, May 30, 2025 3:01 AM
To: tribal.notify
Cc: tcnsweekly@fcc.gov
Subject: NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER CONSTRUCTION NOTIFICATION INFORMATION - Email ID #9217088

Dear Applicant:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the notification that you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter). We note that the review period for all parties begins upon receipt of the Submission Packet pursuant to Section VII.A of the NPA and notifications that do not provide this serve as information only.

Persons who have received the notification that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The notification that you provided was forwarded to the following Tribal Nations and NHOs. A Tribal Nation or NHO may not respond until a full Submission Packet is provided. If, upon receipt, the Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Second Report and Order released on March 30, 2018 (FCC 18-30).

1. Historic Preservation Officer Delvin Johnson - Alabama-Coushatta Tribe of Texas - 571 State Park Road 56 Livingston, TX - Delvin.Johnson@actribe.org; joy.montgomery@actribe.org - 936-563-1100 (ext: 1181) - electronic mail

2. THPO Dakota John - Coushatta Indian Tribe - 1940 C.C Bel Road Elton, LA - dakotajohn@coushatta.org; kdawsey@coushatta.org - 337-584-1401 - electronic mail

3. Compliance Review Supervisor THPO Compliance - Seminole Tribe of Florida - 30290 Josie Billie Hwy PMB 1004 Clewiston, FL - THPOcompliance@semtribe.com - 863-983-6549 (ext: 12245) - electronic mail

4. Tribal Administrator Stephanie Yahola - Kialegee Tribal Town - (PO Box: 332) Wetumka, OK - stephanie.yahola@kialegeetribe.com; jeremiah.hobia@kialegeetribe.net - 405-452-3262 - electronic mail

5. Tribal Historic Preservation Officer Ben Yahola - Seminole Nation of Oklahoma - (PO Box: 1498) Wewoka, OK - tcns-sno@sno-nsn.gov - 405-234-5218 - electronic mail
Exclusions: Please send all inquiries to email address: tcns-sno@sno-nsn.gov

If the applicant/tower builder receives no response from the Seminole Nation of Oklahoma within 30 days after notification through TCNS, the Seminole Nation of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Seminole Nation of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

6. TCNS Manager Jason Sawyer Mr - Muscogee (Creek) Nation - Highway 75 & Loop 56 (PO Box: 580) Okmulgee, OK - MCNTCNS@muscogeenation.com; Jsawyer@muscogeenation.com - 918-732-7835 - regular mail

7. Director Lora Nuckolls - Eastern Shawnee Tribe of Oklahoma - 70400 East HWY 60 Wyandotte, OK - celltower@estoo.net - 918-238-5151 (ext: 1840) - regular mail
Exclusions: Submit one printed color copy by US postal mail or other parcel carrier of all documentation to:

Eastern Shawnee Tribe
Attn: Cell Tower Program
70500 E. 128 Rd.
Wyandotte, OK 74370

Provide a 1-page cover letter with the following information:
a. TCNS Number
b. Company Name
c. Project Name, City, County, State
d. Project type
e. Project coordinates

f. Contact information

The Eastern Shawnee Procedures document is available and highly recommended for guidance; send an email to celltower@estoo.net requesting our most current copy.

If the applicant/tower builder receives no response from the Eastern Shawnee Tribe of Oklahoma within 30 days after notification through TCNS, the Eastern Shawnee Tribe of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,

however, must immediately notify the Eastern Shawnee Tribe of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

8. THPO Brina Williams - Alabama Quassarte Tribal Town - (PO Box: 218) Wetumka, OK - Brina.Williams@alabama-quassarte.org - 405-452-3987 - electronic mail
Exclusions: The Alabama Quassarte Tribal Town is unaware of any cultural or sacred sites located within the immediate project area. The AQTT's Historic Preservation Department concurs that there should be no adverse effect to any known historic properties and that work should proceed as planned. However, as the project is located in an area that is general historic interest to the Tribe, we request that work be stopped and our office contacted immediately if any Native American cultural materials or human remains are encountered.

If you have any questions, please contact our office at the number below.

Respectfully,

Alabama Quassarte Tribal Town
P.O. Box 187
Wetumka,Ok 74883
(P) 405-452-3881
(F) 405-452-3889

9. Mekko Ryan Morrow - Thlopthlocco Tribal Town - P.O. Box 188 Okemah, OK - thpo@tttown.org - 000-000-0000 - electronic mail
Exclusions: Thlopthlocco Tribal Town requests that all initial review materials required by applicable law be submitted by email directly to thpo@tttown.org. In addition, in the event archeological or cultural materials or human remains are discovered at any time during this undertaking, please notify Thlopthlocco Tribal Town immediately.

10. THPO Larry Haikey - Poarch Band of Creek Indians - 5811 Jack Springs Road Atmore, AL - lhaikey@pci-nsn.gov - 251-368-9136 (ext: 2072) - electronic mail and regular mail

If the applicant/tower builder receives no response from the Poarch Band of Creek Indians within 30 days after notification through TCNS, the Poarch Band of Creek Indians has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,

however, must immediately notify the Poarch Band of Creek Indians in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

The notification that you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA unless the project is excluded from SHPO review under Section III D or E of the NPA.

11. Environmental Review Coordinator Renee GledhillEarley - NC State Historic Preservation Office - 4617 Mail Service Center Raleigh, NC - renee.gledhill-earley@ncmail.net - 919-733-4763 - electronic mail

12. Deputy SHPO David Brook - Historic Preservation Office - 4610 Mail Service Center Raleigh, NC - david.brook@ncmail.net - 919-807-7283 - electronic mail

13. Program Manager Jennifer Dixon - Georgia Historic Preservation Division - 2610 Georgia Highway 155 SW Stockbridge, GA - jennifer.dixon@dnr.ga.us - 770-389-7851 - electronic mail

TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal for PTC wayside poles falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. In addition, a particular Tribal Nation or SHPO may also set forth policies or procedures within its details box that exclude from review certain facilities (for example, a statement that it does not review collocations with no ground disturbance; or that indicates that no response within 30 days indicates no interest in participating in pre-construction review).

Please be advised that the FCC cannot guarantee that the contact(s) listed above have opened and reviewed an electronic or regular mail notification. If you learn that any of the above contact information is no longer valid, please contact the FCC by emailing tcnshelp@fcc.gov. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 05/21/2025
Notification ID: 296105
Excluded from SHPO Review: No
Tower Owner Individual or Entity Name: Harmoni Towers, LLC

Consultant Name: Dina M Bazzill
Street Address: 1375 Union Hill Industrial Court
City: Alpharetta
State: GEORGIA
Zip Code: 30004
Phone: 770-667-2040
Email: tribal.notify@eca-usa.com

Structure Type: MTOWER - Monopole
Latitude: 33 deg 20 min 7.2 sec N
Longitude: 84 deg 10 min 34.8 sec W
Location Description: 3430 N McDonough Road
City: Heron Bay
State: GEORGIA
County: SPALDING
Detailed Description of Project: The applicant plans to construct a 154-foot tall (overall height) monopole telecommunications structure within a proposed 50-foot by 50-foot lease area. Additional details can be found in the Section 106 documentation. 25-000625
Ground Elevation: 252.1 meters
Support Structure: 45.7 meters above ground level
Overall Structure: 46.9 meters above ground level
Overall Height AMSL: 299.0 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic Help Request form located on the FCC's website at:

https://www.fcc.gov/wireless/available-support-services

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8:00 a.m. to 6:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,
Federal Communications Commission

_____
This e-mail may contain trade secrets or privileged, undisclosed, or otherwise confidential information. If you have received this e-mail in error, you are hereby notified that any review, copying, or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

Attachment E

Historic Properties

Method of Identification:

The following sources and records were reviewed to identify Historic Properties within the Area of Potential Effect (APE) for visual and direct effects:

i. Properties listed in the National Register;
ii. Properties formally determined eligible for listing by the Keeper of the National Register;
iii. Properties that the SHPO/THPO certifies are in the process of being nominated to the Nation Register;
iv. Properties previously determined eligible as part of a consensus determination of eligibility between the SHPO/THPO and a Federal Agency or local government representing the Department of Housing and Urban Development (HUD); and
v. Properties listed in the SHPO/THPO Inventory that the SHPO/THPO has previously evaluated and found to meet the National Register Criteria, and that are identified accordingly in the SHPO/THPO Inventory.[4]

[4] Section VI.D.1.a.i-v of the Nationwide Programmatic Agreement (WT Docket No. 03-128; FCC-222)

1: Historic Properties Identified in the APE for Direct Effects

a: Historic Properties identified within the APE for direct effects

If any Historic Properties were identified, see *Historic Properties* pages within the FCC Form 620.

b: Historic Properties within the APE, not listed in "a", that ECA Considers to be Eligible for Listing in the National Register as a result of ECA's research.

ECA has identified no Historic Properties within the area for direct effects.

c: Description of techniques and methodology used to identify Historic Properties within the APE for direct effects.

See *Archaeological Assessment*, Attachment E-1c.

2: Historic Properties Identified in the APE for Visual Effects

a: Historic Properties Identified in the APE for visual effects that are listed in the National Register, have been formally determined eligible by the Keeper of the National Register, or have been evaluated and found to meet NR criteria for listing by the SHPO/THPO and are identified as such in the SHPO/THPO inventory.

If any historic resources were identified, see *Historic Properties* pages within the FCC Form 620, **or** if more than ten identified historic resources see *Cultural Resource Report*, Attachment E-2a.

b: Historic Properties, not listed in part "a," that are in the APE for visual effects that were identified through the comments of Indian Tribes, NHOs, local government, or members of the public.

See *Historic Properties* pages within the FCC Form 620.

c: Properties listed in part "a," which ECA considers no longer eligible for inclusion in the National Register

Not applicable.

Attachment E-1c

Archaeological Assessment

(Attached Separately)

Attachment F

Local Government Involvement

Contact Information

a: List of all government agencies contacted and a summary of contact including copies of relevant documents.

Please see the *Local Government* pages of the FCC Form 620 for a list of agencies contacted. Documentation of our correspondence follows this page.

b: Local government agencies that will be contacted but have not as of this date.

Not Applicable.

Delana Gilmore

From: Delana Gilmore
Sent: Tuesday, June 10, 2025 12:28 PM
To: 'buildingofficial@spaldingcounty.com'
Subject: Proposed Telecommunications Structure in Heron Bay, Spalding County, GA (ECA# 25-000625)
Attachments: McDonough Site Map.pdf

Attention: Spalding County Community Development

Subject: Proposed 154-Foot Monopole Telecommunications Structure
Harmoni Towers, LLC Site - McDonough (GA0009401)
3430 N McDonough Road
Heron Bay, Spalding County, Georgia
ECA Project #: 25-000625

To Whom It May Concern:

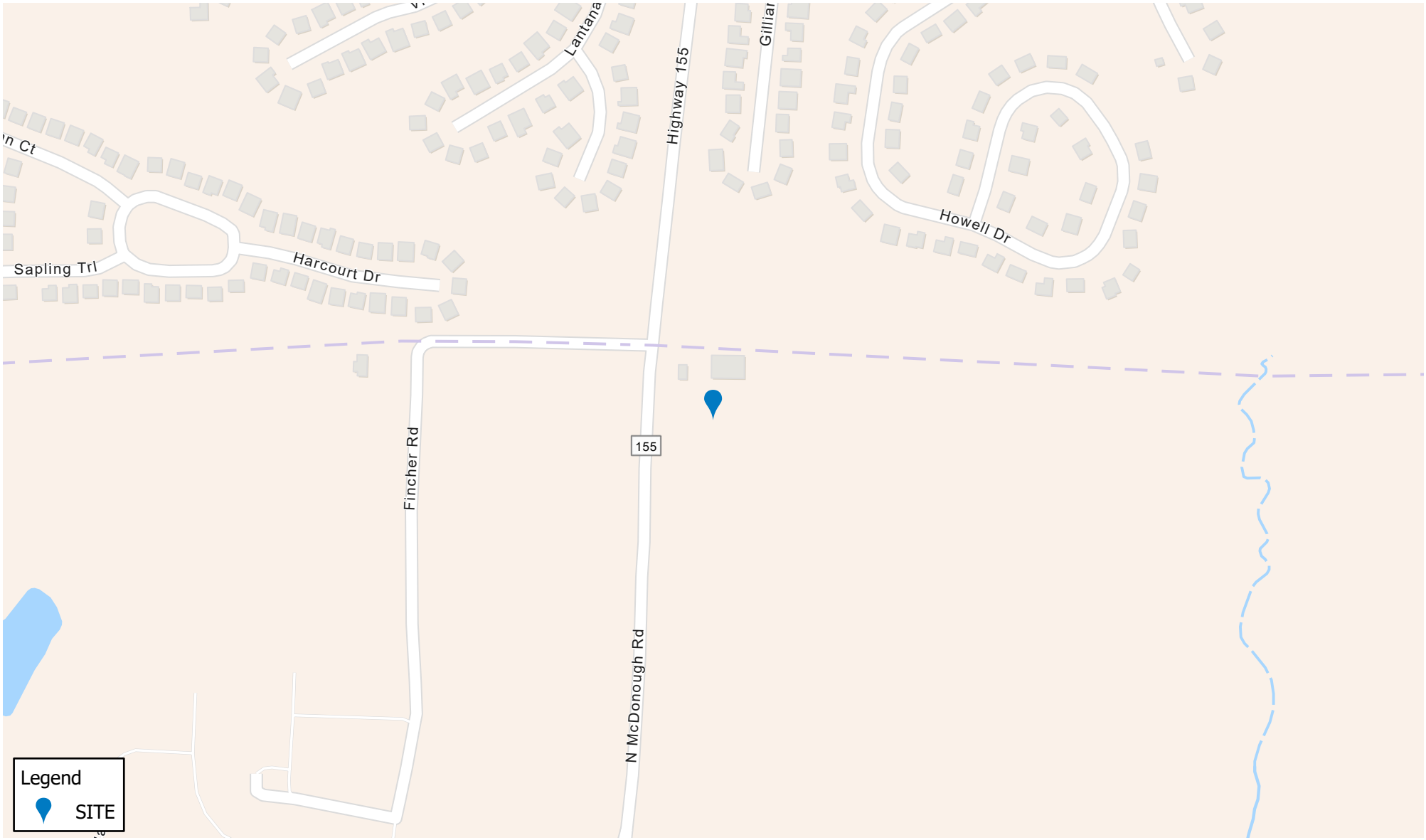
Harmoni Towers, LLC is proposing to construct a 154-foot overall height monopole telecommunications structure located near 3430 N McDonough Road, Heron Bay, Spalding County, Georgia (33° 20' 7.2" N, 84° 10' 34.8" W). A map is included for your reference.

In accordance with the Federal Communications Commission (FCC) regulation at 47 C.F.R. 1.1307(a)(4), we are providing notice to you and seeking any comments that you may have regarding the effect of the proposed action described above on **Historic Properties** in your community. Please note that a **historic property** is defined in Section II.A.9. of the FCC's 2004 Nationwide Programmatic Agreement as any precontact or historic district, site, building, structure, or object included in, or eligible for inclusion in, the **National Register of Historic Places (NRHP).** Based on your level of interest in the project, you may wish to become a consulting party. ***This notice is not intended to supplant any local zoning or permitting requirements but is necessary before we can request review of the action by the State Historic Preservation Office (SHPO).***

We welcome any comments that you may have regarding any **Historic Properties listed on or eligible for listing on the NRHP** that may be affected by the undertaking. Please direct your comments to Annamarie Howell, Environmental Corporation of America, 1375 Union Hill Industrial Court, Suite A, Alpharetta, Georgia 30004, 770-667-2040 ext. 108, or via email to publicnotice@eca-usa.com. As we would like to submit the project to the SHPO for review as soon as possible, we request that you provide any documents that you may have within 30 days. Thank you for your cooperation.

Best regards,

Delana Gilmore, MA, RPA
Environmental Corporation of America (ECA)
470-328-9219 (mobile)
770-667-2040 (office)
770-667-2041 (fax)
delana.gilmore@eca-usa.com
www.eca-usa.com



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Feet

Date Generated: 5/1/2025
Source: Maxar, Esri Community Maps

Streetmap

ECA ID: 25-000625

ECA

Attachment G

Consulting Parties

Public Involvement by Legal Notices, Letters, or Public Meetings

Copies of all relevant documents, including correspondence and legal notices, are provided in the following pages.

Subject Name: 25-000625_DMG / Client Reference: 25-000625_DMG

Notice Type
Miscellaneous

InkLynk Notice ID
99628

Ad Number
Not Yet Provided

Notice Created
06/10/2025 12:20 PM

Run Dates
06/21/2025

Newspaper
Griffin Daily News

County, State
SPALDING, GA

Status

Documents | Payment/Receipt | Audit Log | Notes

Download Notice Document — Download Your Original Notice Document

When the notice completes the affidavit will be available

Original Notice Text

Harmoni Towers, LLC is proposing to construct a 154-foot overall height monopole telecommunications structure located near 3430 N McDonough Road, Heron Bay, Spalding County, Georgia (33° 20' 7.2" N, 84° 10' 34.8" W). Harmoni Towers, LLC invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice. 25-000625/DMG

Delana Gilmore

From: Delana Gilmore
Sent: Tuesday, June 10, 2025 12:25 PM
To: 'pjarrell@threeriversrc.com'
Subject: Proposed Telecommunications Structure in Heron Bay, Spalding County, GA (ECA# 25-000625)
Attachments: McDonough Site Map.pdf

Attention: Three Rivers Regional Commission

Subject: Proposed 154-Foot Monopole Telecommunications Structure
Harmoni Towers, LLC Site - McDonough (GA0009401)
3430 N McDonough Road
Heron Bay, Spalding County, Georgia
ECA Project #: 25-000625

To Whom It May Concern:

Harmoni Towers, LLC is proposing to construct a 154-foot overall height monopole telecommunications structure located near 3430 N McDonough Road, Heron Bay, Spalding County, Georgia (33° 20' 7.2" N, 84° 10' 34.8" W). A map is included for your reference.

In accordance with the Federal Communications Commission (FCC) regulation at 47 C.F.R. 1.1307(a)(4), we are providing notice to you and seeking any comments that you may have regarding the effect of the proposed action described above on **Historic Properties** in your community. Please note that a **historic property** is defined in Section II.A.9. of the FCC's 2004 Nationwide Programmatic Agreement as any precontact or historic district, site, building, structure, or object included in, or eligible for inclusion in, the **National Register of Historic Places (NRHP).** Based on your level of interest in the project, you may wish to become a consulting party. ***This notice is not intended to supplant any local zoning or permitting requirements but is necessary before we can request review of the action by the State Historic Preservation Office (SHPO).***

We welcome any comments that you may have regarding any **Historic Properties listed on or eligible for listing on the NRHP** that may be affected by the undertaking. Please direct your comments to Annamarie Howell, Environmental Corporation of America, 1375 Union Hill Industrial Court, Suite A, Alpharetta, Georgia 30004, 770-667-2040 ext. 108, or via email to publicnotice@eca-usa.com. As we would like to submit the project to the SHPO for review as soon as possible, we request that you provide any documents that you may have within 30 days. Thank you for your cooperation.

Best regards,

Delana Gilmore, MA, RPA
Environmental Corporation of America (ECA)
470-328-9219 (mobile)
770-667-2040 (office)
770-667-2041 (fax)
delana.gilmore@eca-usa.com
www.eca-usa.com

Delana Gilmore

From: Delana Gilmore
Sent: Tuesday, June 10, 2025 12:25 PM
To: gshs196@gmail.com
Subject: Proposed Telecommunications Structure in Heron Bay, Spalding County, GA (ECA# 25-000625)
Attachments: McDonough Site Map.pdf

Attention: Griffin-Spalding Historical Society

Subject: Proposed 154-Foot Monopole Telecommunications Structure
Harmoni Towers, LLC Site - McDonough (GA0009401)
3430 N McDonough Road
Heron Bay, Spalding County, Georgia
ECA Project #: 25-000625

To Whom It May Concern:

Harmoni Towers, LLC is proposing to construct a 154-foot overall height monopole telecommunications structure located near 3430 N McDonough Road, Heron Bay, Spalding County, Georgia (33° 20' 7.2" N, 84° 10' 34.8" W). A map is included for your reference.

In accordance with the Federal Communications Commission (FCC) regulation at 47 C.F.R. 1.1307(a)(4), we are providing notice to you and seeking any comments that you may have regarding the effect of the proposed action described above on **Historic Properties** in your community. Please note that a **historic property** is defined in Section II.A.9. of the FCC's 2004 Nationwide Programmatic Agreement as any precontact or historic district, site, building, structure, or object included in, or eligible for inclusion in, the **National Register of Historic Places (NRHP).** Based on your level of interest in the project, you may wish to become a consulting party. ***This notice is not intended to supplant any local zoning or permitting requirements but is necessary before we can request review of the action by the State Historic Preservation Office (SHPO).***

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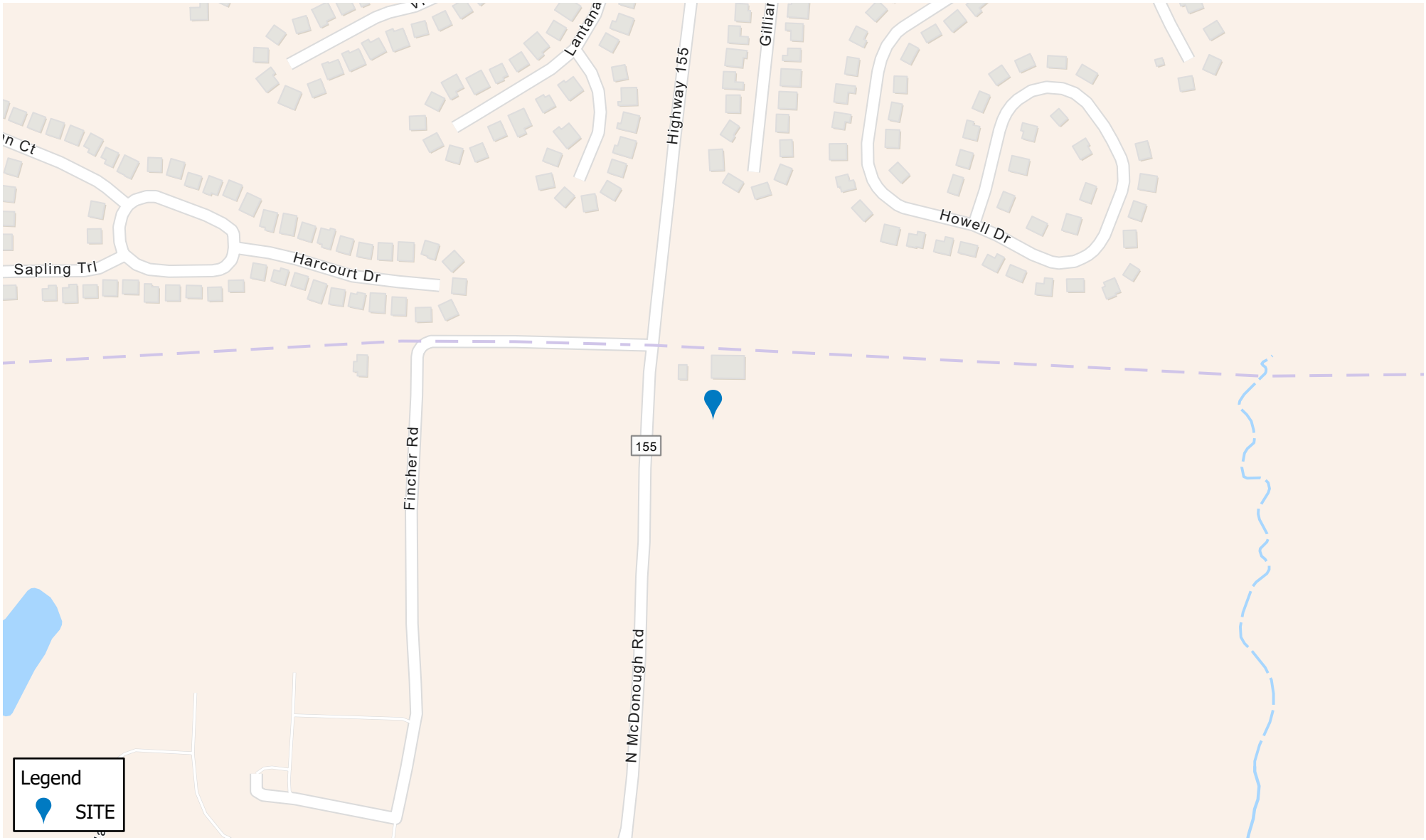
770-667-2041 (fax)
delana.gilmore@eca-usa.com
www.eca-usa.com



Date Generated: 5/1/2025
Source: Maxar, Esri Community Maps

Streetmap

ECA ID: 25-000625

ECA

Attachment H

Designation of SHPO/THPO

SHPO/THPO Specific Forms

The following pages include copies of all additional forms specific to the Section 106 Review process for the lead SHPO/THPO reviewing this filing.

Bibliography

Georgia Archaeological Site Files (GASF)
2025 Inventory of Archeological Files at the University of Georgia, Athens, GA.

Georgia's Natural, Archaeological & Historic Resources GIS (NAHRGIS),
2025 Inventory of Historic Resources.
www.itos.uga.edu/nahrgis. Accessed May 2025.

Google Earth
2023 Aerial Photographs.

National Register Information System (NRIS)
2025 National Register of Historic Places.
http://www. nps.gov/nr/. Accessed May 2025.

United States Federal Communications Commission (FCC)
2005 Federal Communications Commission Federal Register, 47 CFR Part 1, Nationwide Programmatic Agreement for Review Under the National Historic Preservation Act; Final Rule, WT Docket No. 03-128; FCC 04-222. Washington, DC.

United States Geological Survey USGS
1964 photorevised 1973, photoinspected 1981 *Luella, GA* Quadrangle Map, 7.5 minute series.
U.S. Geological Survey, Washington, DC.

Phase I Cultural Resources Survey

Proposed 154-Foot Tall Monopole Telecommunications Structure
(Overall Height with Appurtenances)
Harmoni Towers, LLC Site - McDonough (GA0009401)
3430 N McDonough Road
Heron Bay, Spalding County, Georgia

ECA Project#: 25-000625 **TCNS ID #: 296105** **Report Date: June 21, 2025**

Lead Federal Agency:
Federal Communications Commission

Submitted By:

Delana Gilmore, MA, RPA
Senior Project Manager

Shannon Lowman, MA, RPA
Principal Investigator

ABSTRACT

Environmental Corporation of America's client, Harmoni Towers LLC, is proposing to construct a 154-foot tall (overall height) monopole telecommunications structure located near 3430 N McDonough Road, Heron Bay, Spalding County, Georgia. ECA conducted a Phase I Archaeological Assessment of the Area of Potential Effects (APE) consisting of background research, field investigations, and preparation of this report. The total acreage surveyed for this site is 0.27 acres (0.11 hectares).

ECA reviewed cultural records and databases and did not identify any archaeological sites or surveys within or near the APE for direct effects. If any archaeological sites or cultural resource surveys were identified during ECA's research outside the APE for direct effects, they are discussed further in the Site File Research section of this report. During the course of the field survey portion of this archaeological assessment, no archaeological cultural resources were encountered.

ECA believes that the proposed undertaking would have no effect on any archaeological resources that are listed in or eligible for listing in the National Register of Historic Places. Based on our findings related to archaeological resources, we recommend no further consultation under Section 106 Review of the National Historic Preservation Act for this proposed undertaking.

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INTRODUCTION

Environmental Corporation of America was contracted by Harmoni Towers, LLC to perform an archaeological assessment as part of the Section 106 Review process for a proposed telecommunications facility. The proposed facility would be located near 3430 N McDonough Road, Heron Bay, Spalding County, Georgia. The purpose of our work was to determine whether any archaeological cultural resources might exist within the proposed project area (APE for direct effects).

The Area of Potential Effect (APE) is defined as "the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if any such properties exist" (FCC 2003). For purposes of this work, the APE for direct effects is the actual physical impact area. The APE for direct effects is further described in the following table.

Table 1: APE for Direct Effects Description

Proposed Lease Area	Proposed Access/Utility Easement	Additional Easements
50-foot by 50-foot (15-meter by 15-meter)	307-foot long by 30-foot wide (94-meter by 9-meter)	NA
The total acreage surveyed for this site is 0.27 acres (0.11 hectares).		

ECA understands that Harmoni Towers plans to construct a 154-foot tall monopole telecommunication structure within the lease area. The proposed lease area would be located in a grassed area. The proposed access/utility easement would traverse in an easterly-southerly direction from McDonough Road through a paved parking lot and then turn in a southerly direction through the grassed area before terminating at the proposed lease area.

Table 2: Project Location Information

Tower Coordinates (NAD83) (degrees/minutes/seconds)	Tower Coordinates (UTM)	Tower Elevation (feet/meters)	Township/Range/Section
33° 20' 7.2" N, 84° 10' 34.8" W	Zone 16N 762815E 3692024N	827 / 252.1	NA

ECA reviewed cultural records and databases and did not identify any archaeological sites or surveys within or near the APE for direct effects. If any archaeological sites or cultural resource surveys were identified during ECA's research outside the APE for direct effects, they are discussed further in the Site File Research section of this report. During the course of the field survey portion of this archaeological assessment which included a pedestrian survey and systematic shovel testing, no archaeological sites or cultural resources were encountered.

Joshua Wackett, MA, RPA, Senior Archaeologist, conducted the fieldwork. Delana Gilmore, MA, RPA, Senior Project Manager, authored this report. The project was conducted under the direction and supervision of Shannon Lowman, MA, RPA, Principal Investigator. Resumes of these key personnel can be provided upon request.

ENVIRONMENTAL SETTING

Geologically, the Property is located within Piedmont Physiographic Province. Stretching from New York's Hudson River to Alabama, the Piedmont region has the fewest mountains in the Appalachian Highlands and at its largest is only 125 miles wide. The Piedmont is frequently regarded as an undulating upland with a few monadnocks, or inselbergs, standing out from the surface (NPS 2025).

According to the USDA Soil Survey, soils mapped within the APE for direct effects consist of Cecil sandy loam, 2 to 6 percent slopes, moderately eroded (CYB2) and 6 to 10 percent slopes, moderately eroded (CYC2). Descriptions of the dominant mapped soil types are displayed in the table below.

Table 3: Mapped Soil Types within the Project Area

Mapped Soil Type	Soil Series Description	Known Subsoil	Typical Subsoil Depth Below Surface
Cecil	consists of very deep, well drained moderately permeable soils on ridges and side slopes of the Piedmont uplands	Red (10R 4/8) clay	8 to 26 in (20 to 66 cm)

(Source: NRCS)

LAND USE HISTORY

According to a 1955 aerial photograph, the proposed lease area was a grassed field adjacent to a residential structure, which would have been located within the direct effects of the proposed access/utility easement. Sometime between 2019 and 2021 the residential structure was demolished, and a commercial structure and a paved parking lot were constructed. The project area has not changed since 2021.

SITE FILE RESEARCH

National Register of Historic Places

The National Register of Historic Places (NRHP) is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archaeological resources. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. The National Park Service, which is part of the U.S. Department of the Interior, administers the National Register. ECA conducted a review of the NRHP to determine whether any listed Historic Properties were located within or near the APE for direct effects. The document search revealed no NRHP-listed Historic Properties within the ½-mile APE for visual effects or within the APE for direct effects (NRIS 2025).

Georgia Historic Preservation Division and GNAHRGIS

Based on our review of the University of Georgia's Natural, Archaeological, and Historic Resources Geographical Information System (GNAHRGIS) online database, no Historic Properties eligible for listing in the NRHP were identified within the ½-mile APE for visual effects or within the APE for direct effects.

Georgia Archaeological Site File

The Georgia Archaeological Site File (GASF) is the official repository for information about known archaeological sites from all periods within the state of Georgia. It has become the primary source for documentation about Georgia Archaeology. The GASF contains many different types of information about archaeological sites, including locations, cultural periods, and information relating to the National Register of Historic Places. During our review of GASF files we identified three previously recorded archaeological sites and two archaeological surveys within our standard 1-mile background research radius.

Table 4: Archaeological Sites Identified Within a 1-Mile Radius of the Project Area

Site No.	Site Name	Site Type	NRHP Eligibility	Distance from Project Area
9SP12	NA	Woodland period lithic scatter	Undetermined	4,850 feet (1,478 meters) SW
9SP56	NA	Early to mid 20th century homestead	Undetermined	1,850 feet (564 meters) SW
9HY595	Georgia Midland Railway	Historic railroad track	Undetermined	5,000 feet (1,524 meters) NW

Table 5: Archaeological Surveys Identified Within a 1-Mile Radius of the Project Area

Survey No.	Survey Title	Survey Author	Survey Date	Distance from Project Area
1928	An Archaeological Survey of the Proposed Improvements to the SR 155 Bridge Over the Towaliga River, Spalding County, Georgia	Pluckhahn, Thomas J.	2000	4,150 feet (1,265 meters) SW
5084	Flint River Basin Archaeological Survey, Phase 2	Elliott, Daniel T. and Tracy M. Dean	2006	Unmapped regional survey

In general, most site location models include distance to a permanent water source as a major factor in determining the existence of archaeological sites and also the density of such sites. There is a higher probability of encountering a precontact archaeological site the closer one is to a source of fresh water with the distances varying depending on topography and difficulty of access. As a result, there are a greater number of precontact sites located near streams and natural freshwater lakes. Additionally, there is a greater density of Woodland Period sites, as opposed to Archaic or

Paleo-Indian Period sites, near streams due to their greater reliance on horticulture and aquatic resources. Due to the historic ability of excavating wells, historic period sites, in rural areas, can be found equally distributed across the uplands as well as within valleys. The nearest natural source of water is an unnamed branch of the Towaliga River located approximately 1,650 feet (503 meters) southeast of the proposed project area at its closest point. A review of historic aerial photographs and maps did identify evidence of previous ground disturbance within the APE for direct effects due to the construction of the commercial structure and the paved parking lot. Therefore, ECA believes there is a low probability of encountering undisturbed archaeological artifacts or features within the proposed project area.

FIELD CONDITIONS

The proposed lease area would be located in a grassed area. The proposed access/utility easement would traverse in an easterly-southerly direction from McDonough Road through a paved parking lot and then turn in a southerly direction through the grassed area before terminating at the proposed lease area.

Table 6: Surface Visibility within the APE for Direct Effects

Proposed Lease Area	Proposed Access/Utility Easement	Additional Easements
0% due to vegetation	0% due to vegetation and pavement	NA

FIELD METHODS

The methodology for the Phase I intensive field survey for this project was determined by the professional opinions and experience of our principal and staff archaeologists, applicable SHPO guidelines, and applicable tribal guidelines. The survey was performed by Joshua Wackett, MA, RPA, Senior Archaeologist, on May 27, 2025. Approximately two hours of field time was recorded for the Phase I intensive field study.

A pedestrian survey was conducted over the project site by visual inspection of exposed ground surfaces throughout the proposed lease area, the proposed access/utility easement, and all of the

immediately adjacent areas. Visual inspections were conducted at approximately 15-foot (5-meter) intervals.

A subsurface survey was also conducted within the APE for direct effects. ECA initially determined that two shovel test pits (STPs) within the proposed lease area and four STPs within the proposed access/utility easement would be an adequate representative sampling of the proposed project area. However, two STPs within the proposed access/utility easement were omitted due to the presence of pavement. All shovel test pits were excavated at 100-foot (30m) intervals and measured 16-inches by 16-inches (41cm by 41cm) square in size. Shovel test pits are terminated when one of the following four conditions are met: a depth of 36 inches (91cm) is reached, or until sterile subsoil, bedrock, or the water table is encountered. All excavated soils were screened through a six-millimeter wire mesh archaeology screen to isolate any cultural artifacts.

FIELD SURVEY RESULTS

Two STPs were excavated in the proposed lease area, and two STPs were excavated within the proposed access/utility easement. Two STPs within the proposed access/utility easement were omitted due to the presence of pavement. Shovel test dimension measurements and soil characteristics are listed in the following table:

Table 7: Shovel Test Pit Descriptions

Shovel Test Pit (STP)	Munsell Color/Texture	Depth		Artifacts Encountered
		in	cm	
STP1	Reddish brown (5YR 4/4) sandy clay loam intermixed with red (2.5YR 4/8) sandy clay loam and brownish yellow (10YR 6/6) sandy clay loam	0-13	0-33	No
STP2	Brown (7.5YR 4/4) sandy loam	0-5	0-13	No
	Red (2.5YR 4/6) clay	5-14	13-36	No
STP3	Reddish brown (5YR 4/4) sandy clay loam intermixed with red (2.5YR 4/8) sandy clay loam and brownish yellow (10YR 6/6) sandy clay loam	0-10	0-25	No

Shovel Test Pit (STP)	Munsell Color/Texture	Depth		Artifacts Encountered
		in	cm	
STP4	Brown (7.5YR 4/4) sandy loam	0-1	0-3	No
	Very pale brown (10YR 8/3) sand	1-3	3-8	No
	Reddish brown (5YR 4/4) sandy clay loam intermixed with red (2.5YR 4/8) sandy clay loam and brownish yellow (10YR 6/6) sandy clay loam	3-11	8-28	No
STP5-STP6	*STPs were omitted due to the presence of pavement.*	—	—	—

No archaeological sites or cultural artifacts were identified during surface or subsurface investigations. Subsoil characteristics generally matched the range in characteristics for the mapped soil series; however, evidence of prior ground disturbance was present, which is likely due to the construction of the package store and parking lot (NRCS).

LABORATORY METHODS

Since no artifacts were recovered during the field survey, no laboratory methods were employed.

CURATION

Since no archaeological sites were identified, artifact curation is not applicable to this work. All field notes, project photographs, and reports associated with this project will be curated at ECA's Alpharetta, Georgia office.

RECOMMENDATIONS

During the course of this archaeological assessment, no archaeological sites or cultural resources were located in the APE for direct effects. We believe that no archaeological cultural resources will be affected by the proposed project. Therefore, we recommend a finding of No Effect for the proposed undertaking as it relates to archaeology. We request your concurrence with our finding. If inadvertent discoveries of buried cultural materials or human remains are found during

construction, all work should cease and potentially affected Tribes, as well as the State Historic Preservation Office should be notified immediately.

CLOSURE

We are submitting this report for Harmoni Towers, LLC to seek concurrence with our finding and to comply with Federal Communications Commission (FCC) requirements as identified in 47 CFR 1.1307. Joshua Wackett, MA, RPA, Senior Archaeologist, performed the fieldwork. Delana Gilmore, MA, RPA, Senior Project Manager, conducted background research and wrote the report. Shannon Lowman, MA, RPA, Principal Investigator, conducted background research and reviewed this assessment. We request your concurrence with our finding. Please contact our office with questions or comments or if additional information is required.

REFERENCES CITED

Elliott, Daniel T. and Tracy M. Dean
2006 Flint River Basin Archaeological Survey, Phase 2. Survey 5084.

Georgia Archaeological Site Files (GASF)
2025 Inventory of Archeological Files at the University of Georgia, Athens, GA.

Georgia's Natural, Archaeological & Historic Resources GIS (NAHRGIS),
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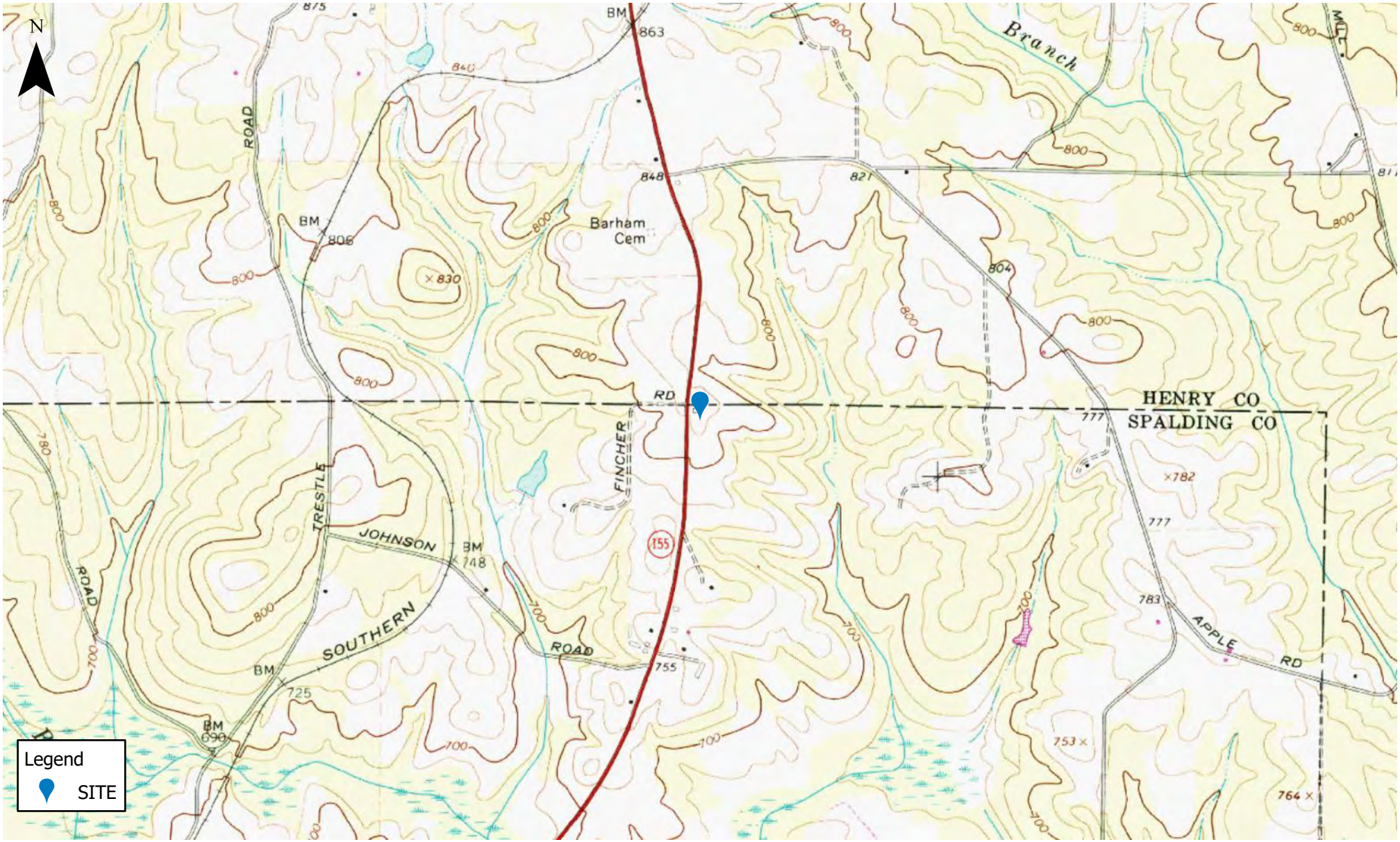
United States Federal Communications Commission (FCC)
2005 Federal Communications Commission Federal Register, 47 CFR Part 1, Nationwide Programmatic Agreement for Review Under the National Historic Preservation Act; Final Rule, WT Docket No. 03-128; FCC 04-222. Washington, DC.

United States Geological Survey USGS
1964 photorevised 1973, photoinspected 1981 *Luella, GA* Quadrangle Map, 7.5 minute series. U.S. Geological Survey, Washington, DC.

Appendix A

Figures

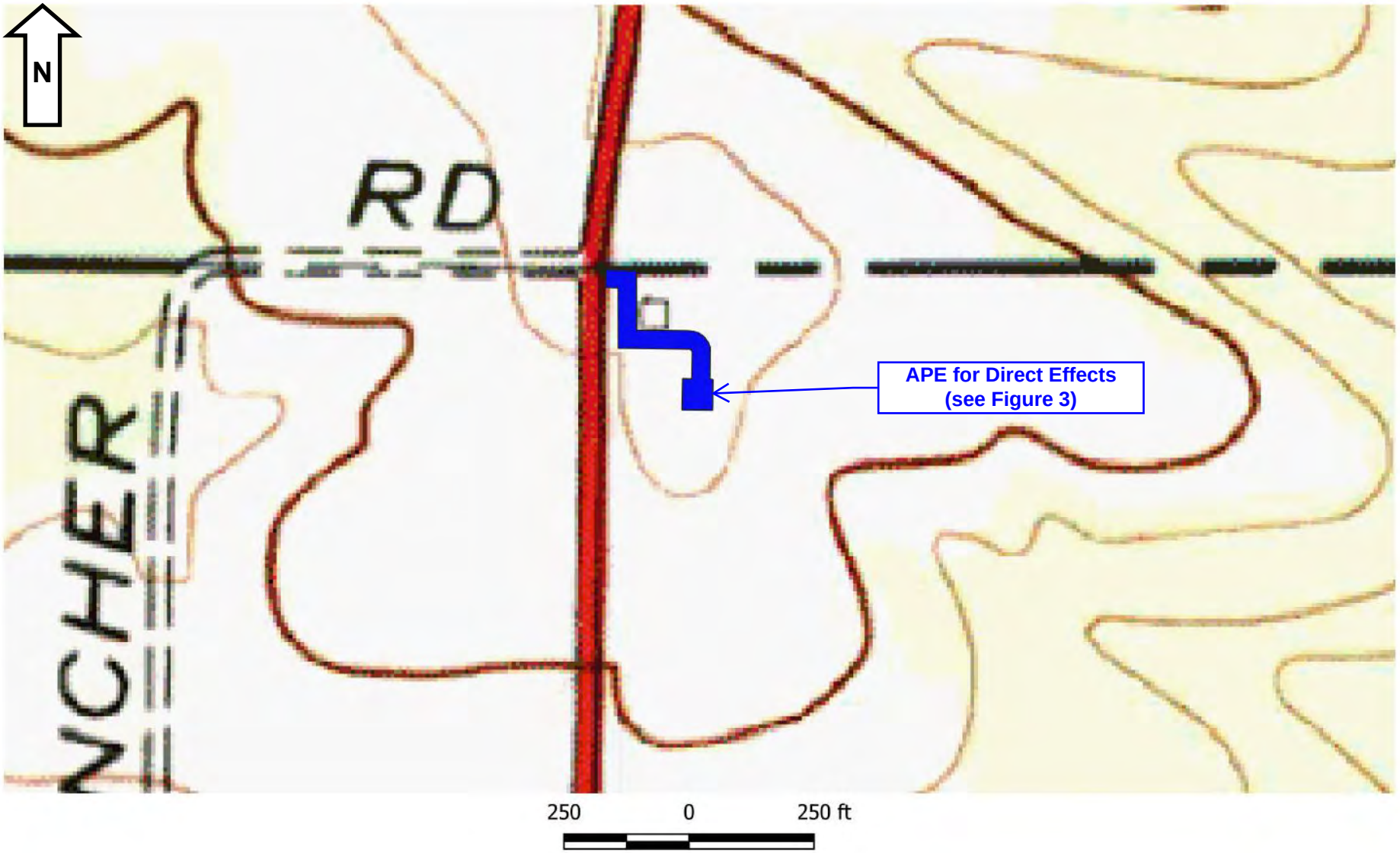


Source: USGS Topographic Map 7.5-Minute Series, Luella, GA (1964 photorevised 1973, photoinspected 1981)

Figure 1: Site Location Map

ECA ID: 25-000625

ECA

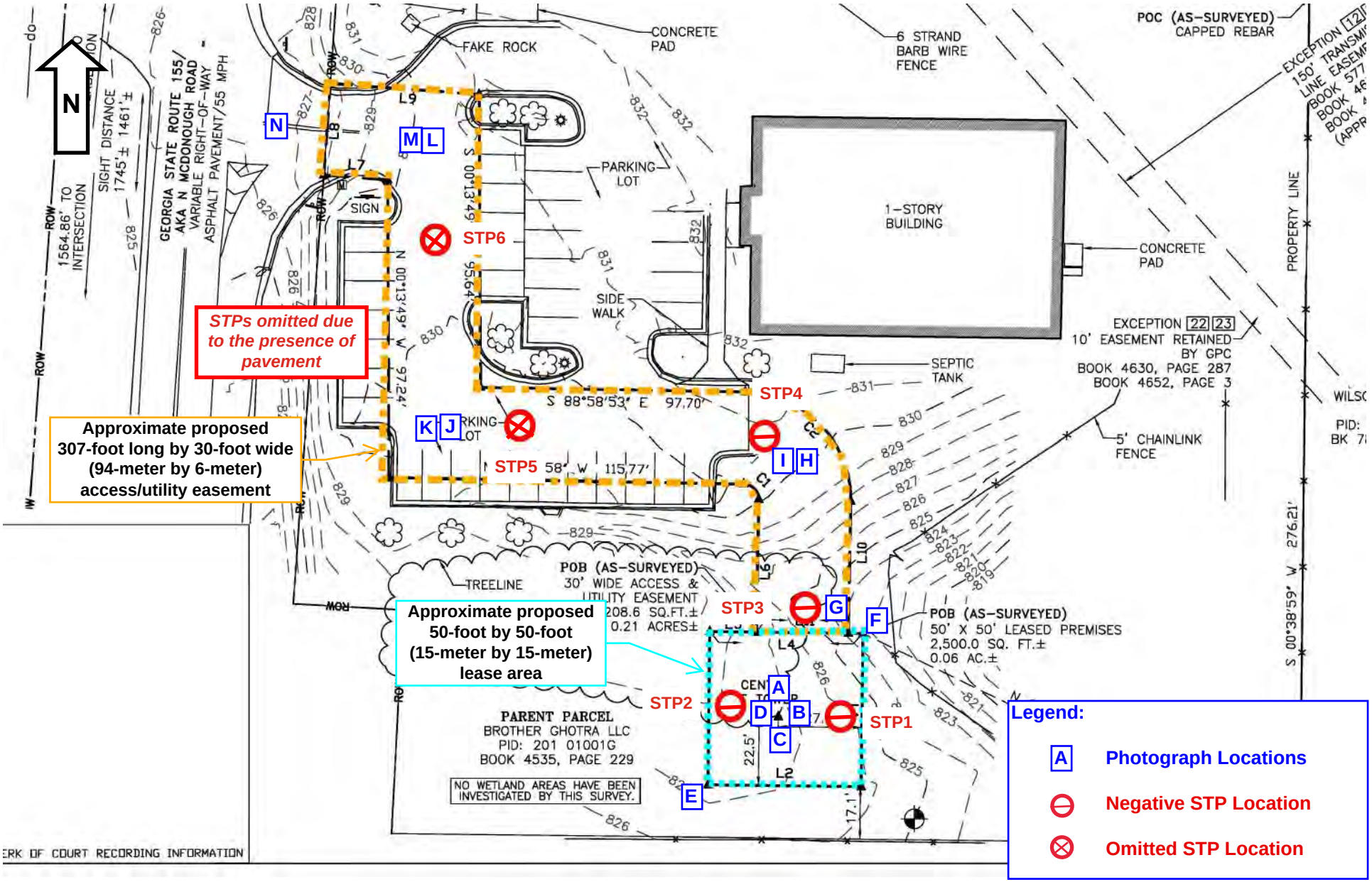


Source: USGS Topographic Map 7.5 Minute Series, *Luella, GA* (1964 photorevised 1973, photoinspected 1981)

Figure 2: APE for Direct Effects

ECA ID: 25-000625

ECA



Source: Applicant.

Figure 3: Site Vicinity Plan

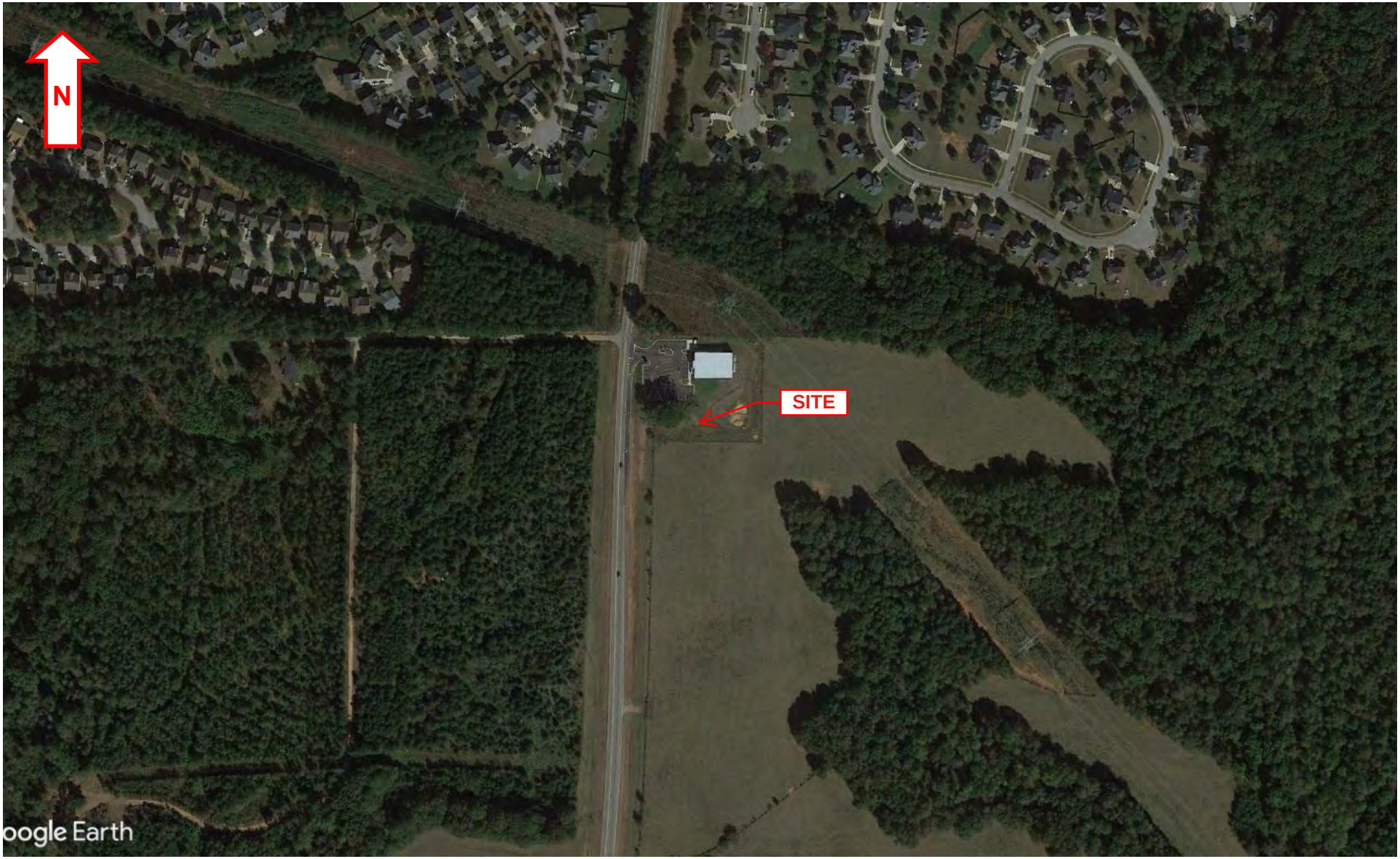
ECA ID: 25-000625

Source: Google Earth 2023

Figure 4: 2023 Aerial Photograph

ECA ID: 25-000625

ECA



Source: Google Earth 2021

Figure 5: 2021 Aerial Photograph

ECA ID: 25-000625

ECA

Source: Google Earth 2019

Figure 6: 2019 Aerial Photograph

ECA ID: 25-000625

ECA

Source: Google Earth 1993

Figure 7: 1993 Aerial Photograph

ECA ID: 25-000625

Source: HistoricAerials.com 1955

Figure 8: 1955 Aerial Photograph

ECA ID: 25-000625

ECA

Appendix B

Photographs

A: Northerly View from the Center of the Proposed Lease Area

B: Easterly View from the Center of the Proposed Lease Area

C: Southerly View from the Center of the Proposed Lease Area

D: Westerly View from the Center of the Proposed Lease Area

Photographs

ECA ID: 25-000625

ECA

E: Northeasterly Overview of the Proposed Lease Area

F: Southwesterly Overview of the Proposed Lease Area

G: Northerly View of the Proposed Access/Utility Easement

H: Southerly View of the Proposed Access/Utility Easement

Photographs

ECA ID: 25-000625

ECA

I: Westerly View of the Proposed Access/Utility Easement

J: Easterly View of the Proposed Access/Utility Easement

K: Northerly View of the Proposed Access/Utility Easement

L: Southerly View of the Proposed Access/Utility Easement

Photographs

ECA ID: 25-000625

ECA

M: Westerly View of the Proposed Access/Utility Easement

N: Easterly View of the Proposed Access/Utility Easement

O: Overview of Shovel Test Pit 2 (STP2)

P: Soil Profile View of Shovel Test Pit 2 (STP2)

Photographs

ECA ID: 25-000625

ECA

APPENDIX E

Native American Information

Environmental Corporation of America (ECA)

TRIBAL INVOLVEMENT SUMMARY

Site Name:	McDonough	Site Number:	GA0009401	NOO Date:	5/30/2025
TCNS #:	296105	ECA Project#:	25-000625	ECA PM:	DMG

NOO #	Tribal Entity Name	Date of Document Submittal	Method of Delivery	Email Address	Date of FCC Escalation	Tribal Response Date	Tribal Response
1	Alabama Coushatta Tribe of Texas	6/23/2025	Electronic	Delvin.Johnson@actribe.org	7/31/2025	8/15/2025	Cleared via Escalation
2	Coushatta Indian Tribe	6/23/2025	Electronic	dakotajohn@coushatta.org; kdawsey@coushatta.org	7/31/2025	8/15/2025	Cleared via Escalation
3	Seminole Tribe of Florida	6/23/2025	Electronic	THPOCompliance@semtribe.com	7/31/2025	8/15/2025	Cleared via Escalation
4	Kialegee Tribal Town	6/23/2025	Electronic and Mail	stephanie.yahola@kialegeetribe.com; jeremiah.hobia@kialegeetribe.net	7/31/2025	8/15/2025	Cleared via Escalation
5	Seminole Nation of Oklahoma	NA	Electronic	tcns-sno@sno-nsn.gov	NA	6/29/2025	Cleared via 30-Day Response Agreement
6	Muscogee (Creek) Nation	6/23/2025	Mail	MCNTCNS@muscogeenation.com; Jsawyer@muscogeenation.com	7/31/2025	8/15/2025	Cleared via Escalation
7	Eastern Shawnee Tribe of Oklahoma	NA	Mail	celltower@estoo.net	NA	5/29/2025	Cleared via TCNS
8	Alabama Quassarte Tribal Town	NA	Electronic	brina.williams@alabama-quassarte.org	NA	5/30/2025	Cleared via NOO
9	Thlopthlocco Tribal Town	6/23/2025	Electronic	thpo@tttown.org	7/31/2025	8/15/2025	Cleared via Escalation
10	Poarch Band of Creek Indians	NA	Electronic and Mail	lhaikey@pci-nsn.gov	NA	6/29/2025	Cleared via 30-Day Response Agreement

TCNS Notification Statements

Delana Gilmore

From: towernotifyinfo@fcc.gov
Sent: Wednesday, May 21, 2025 1:04 PM
To: tribal.notify
Subject: Proposed Tower Structure Info - Email ID #9214910

Dear Dina M Bazzill,

Thank you for submitting a notification regarding your proposed construction via the Tower Construction Notification System. Note that the system has assigned a unique Notification ID number for this proposed construction. You will need to reference this Notification ID number when you update your project's Status with us.

Below are the details you provided for the construction you have proposed:

Notification Received: 05/21/2025

Notification ID: 296105
Tower Owner Individual or Entity Name: Harmoni Towers, LLC
Consultant Name: Dina M Bazzill
Street Address: 1375 Union Hill Industrial Court
City: Alpharetta
State: GEORGIA
Zip Code: 30004
Phone: 770-667-2040
Email: tribal.notify@eca-usa.com

Structure Type: MTOWER - Monopole
Latitude: 33 deg 20 min 7.2 sec N
Longitude: 84 deg 10 min 34.8 sec W
Location Description: 3430 N McDonough Road
City: Heron Bay
State: GEORGIA
County: SPALDING

Detailed Description of Project: The applicant plans to construct a 154-foot tall (overall height) monopole telecommunications structure within a proposed 50-foot by 50-foot lease area. Additional details can be found in the Section 106 documentation. 25-000625
Ground Elevation: 252.1 meters
Support Structure: 45.7 meters above ground level
Overall Structure: 46.9 meters above ground level
Overall Height AMSL: 299 meters above mean sea level

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This e-mail may contain trade secrets or privileged, undisclosed, or otherwise confidential information. If you have received this e-mail in error, you are hereby notified that any review, copying, or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

Delana Gilmore

From: towernotifyinfo@fcc.gov
Sent: Friday, May 30, 2025 3:01 AM
To: tribal.notify
Cc: tcnsweekly@fcc.gov
Subject: NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER CONSTRUCTION NOTIFICATION INFORMATION - Email ID #9217088

Dear Applicant:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the notification that you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter). We note that the review period for all parties begins upon receipt of the Submission Packet pursuant to Section VII.A of the NPA and notifications that do not provide this serve as information only.

Persons who have received the notification that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The notification that you provided was forwarded to the following Tribal Nations and NHOs. A Tribal Nation or NHO may not respond until a full Submission Packet is provided. If, upon receipt, the Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Second Report and Order released on March 30, 2018 (FCC 18-30).

1. Historic Preservation Officer Delvin Johnson - Alabama-Coushatta Tribe of Texas - 571 State Park Road 56 Livingston, TX - Delvin.Johnson@actribe.org; joy.montgomery@actribe.org - 936-563-1100 (ext: 1181) - electronic mail

2. THPO Dakota John - Coushatta Indian Tribe - 1940 C.C Bel Road Elton, LA - dakotajohn@coushatta.org; kdawsey@coushatta.org - 337-584-1401 - electronic mail

3. Compliance Review Supervisor THPO Compliance - Seminole Tribe of Florida - 30290 Josie Billie Hwy PMB 1004 Clewiston, FL - THPOcompliance@semtribe.com - 863-983-6549 (ext: 12245) - electronic mail

4. Tribal Administrator Stephanie Yahola - Kialegee Tribal Town - (PO Box: 332) Wetumka, OK - stephanie.yahola@kialegeetribe.com; jeremiah.hobia@kialegeetribe.net - 405-452-3262 - electronic mail

5. Tribal Historic Preservation Officer Ben Yahola - Seminole Nation of Oklahoma - (PO Box: 1498) Wewoka, OK - tcns-sno@sno-nsn.gov - 405-234-5218 - electronic mail
Exclusions: Please send all inquiries to email address: tcns-sno@sno-nsn.gov

If the applicant/tower builder receives no response from the Seminole Nation of Oklahoma within 30 days after notification through TCNS, the Seminole Nation of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Seminole Nation of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

6. TCNS Manager Jason Sawyer Mr - Muscogee (Creek) Nation - Highway 75 & Loop 56 (PO Box: 580) Okmulgee, OK - MCNTCNS@muscogeenation.com; Jsawyer@muscogeenation.com - 918-732-7835 - regular mail

7. Director Lora Nuckolls - Eastern Shawnee Tribe of Oklahoma - 70400 East HWY 60 Wyandotte, OK - celltower@estoo.net - 918-238-5151 (ext: 1840) - regular mail
Exclusions: Submit one printed color copy by US postal mail or other parcel carrier of all documentation to:

Eastern Shawnee Tribe
Attn: Cell Tower Program
70500 E. 128 Rd.
Wyandotte, OK 74370

Provide a 1-page cover letter with the following information:
a. TCNS Number
b. Company Name
c. Project Name, City, County, State
d. Project type
e. Project coordinates

f. Contact information

The Eastern Shawnee Procedures document is available and highly recommended for guidance; send an email to celltower@estoo.net requesting our most current copy.

If the applicant/tower builder receives no response from the Eastern Shawnee Tribe of Oklahoma within 30 days after notification through TCNS, the Eastern Shawnee Tribe of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,

however, must immediately notify the Eastern Shawnee Tribe of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

8. THPO Brina Williams - Alabama Quassarte Tribal Town - (PO Box: 218) Wetumka, OK - Brina.Williams@alabama-quassarte.org - 405-452-3987 - electronic mail
Exclusions: The Alabama Quassarte Tribal Town is unaware of any cultural or sacred sites located within the immediate project area. The AQTT's Historic Preservation Department concurs that there should be no adverse effect to any known historic properties and that work should proceed as planned. However, as the project is located in an area that is general historic interest to the Tribe, we request that work be stopped and our office contacted immediately if any Native American cultural materials or human remains are encountered.

If you have any questions, please contact our office at the number below.

Respectfully,

Alabama Quassarte Tribal Town
P.O. Box 187
Wetumka,Ok 74883
(P) 405-452-3881
(F) 405-452-3889

9. Mekko Ryan Morrow - Thlopthlocco Tribal Town - P.O. Box 188 Okemah, OK - thpo@tttown.org - 000-000-0000 - electronic mail
Exclusions: Thlopthlocco Tribal Town requests that all initial review materials required by applicable law be submitted by email directly to thpo@tttown.org. In addition, in the event archeological or cultural materials or human remains are discovered at any time during this undertaking, please notify Thlopthlocco Tribal Town immediately.

10. THPO Larry Haikey - Poarch Band of Creek Indians - 5811 Jack Springs Road Atmore, AL - lhaikey@pci-nsn.gov - 251-368-9136 (ext: 2072) - electronic mail and regular mail

If the applicant/tower builder receives no response from the Poarch Band of Creek Indians within 30 days after notification through TCNS, the Poarch Band of Creek Indians has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,

however, must immediately notify the Poarch Band of Creek Indians in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

The notification that you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA unless the project is excluded from SHPO review under Section III D or E of the NPA.

11. Environmental Review Coordinator Renee GledhillEarley - NC State Historic Preservation Office - 4617 Mail Service Center Raleigh, NC - renee.gledhill-earley@ncmail.net - 919-733-4763 - electronic mail

12. Deputy SHPO David Brook - Historic Preservation Office - 4610 Mail Service Center Raleigh, NC - david.brook@ncmail.net - 919-807-7283 - electronic mail

13. Program Manager Jennifer Dixon - Georgia Historic Preservation Division - 2610 Georgia Highway 155 SW Stockbridge, GA - jennifer.dixon@dnr.ga.us - 770-389-7851 - electronic mail

TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal for PTC wayside poles falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. In addition, a particular Tribal Nation or SHPO may also set forth policies or procedures within its details box that exclude from review certain facilities (for example, a statement that it does not review collocations with no ground disturbance; or that indicates that no response within 30 days indicates no interest in participating in pre-construction review).

Please be advised that the FCC cannot guarantee that the contact(s) listed above have opened and reviewed an electronic or regular mail notification. If you learn that any of the above contact information is no longer valid, please contact the FCC by emailing tcnshelp@fcc.gov. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 05/21/2025
Notification ID: 296105
Excluded from SHPO Review: No
Tower Owner Individual or Entity Name: Harmoni Towers, LLC

Consultant Name: Dina M Bazzill
Street Address: 1375 Union Hill Industrial Court
City: Alpharetta
State: GEORGIA
Zip Code: 30004
Phone: 770-667-2040
Email: tribal.notify@eca-usa.com

Structure Type: MTOWER - Monopole
Latitude: 33 deg 20 min 7.2 sec N
Longitude: 84 deg 10 min 34.8 sec W
Location Description: 3430 N McDonough Road
City: Heron Bay
State: GEORGIA
County: SPALDING
Detailed Description of Project: The applicant plans to construct a 154-foot tall (overall height) monopole telecommunications structure within a proposed 50-foot by 50-foot lease area. Additional details can be found in the Section 106 documentation. 25-000625
Ground Elevation: 252.1 meters
Support Structure: 45.7 meters above ground level
Overall Structure: 46.9 meters above ground level
Overall Height AMSL: 299.0 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic Help Request form located on the FCC's website at:

https://www.fcc.gov/wireless/available-support-services

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8:00 a.m. to 6:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,
Federal Communications Commission

_____
This e-mail may contain trade secrets or privileged, undisclosed, or otherwise confidential information. If you have received this e-mail in error, you are hereby notified that any review, copying, or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

Follow-Up Documents

Delana Gilmore

From: Delana Gilmore
Sent: Monday, June 23, 2025 4:02 PM
To: Delvin.Johnson@actribe.org
Subject: FCC TCNS 296105 Section 106 Review - Heron Bay, Spalding County, GA (ECA# 25-000625)
Attachments: TCNS 296105 McDonough S106 25-000625.pdf

Subject: **Section 106 Review**
TCNS ID #296105
Proposed 154-Foot Tall Monopole Telecommunications Structure
(Overall Height with Appurtenances)
Harmoni Towers, LLC Site - McDonough (GA0009401)
3430 N McDonough Road
Heron Bay, Spalding County, Georgia
ECA Project #: 25-000625

Greetings,

Attached is the Section 106 documentation for the above proposed project. Please let me know if the **Alabama Coushatta Tribe of Texas** has any questions or concerns regarding this project.

Best regards,

Delana Gilmore, MA, RPA
Environmental Corporation of America (ECA)
470-328-9219 (mobile)
770-667-2040 (office)
770-667-2041 (fax)
delana.gilmore@eca-usa.com
www.eca-usa.com

Delana Gilmore

From: Delana Gilmore
Sent: Monday, June 23, 2025 4:02 PM
To: dakotajohn@coushatta.org; kdawsey@coushatta.org
Subject: FCC TCNS 296105 Section 106 Review - Heron Bay, Spalding County, GA (ECA# 25-000625)
Attachments: TCNS 296105 McDonough S106 25-000625.pdf

Subject: **Section 106 Review**
TCNS ID #296105
Proposed 154-Foot Tall Monopole Telecommunications Structure
(Overall Height with Appurtenances)
Harmoni Towers, LLC Site - McDonough (GA0009401)
3430 N McDonough Road
Heron Bay, Spalding County, Georgia
ECA Project #: 25-000625

Greetings,

Attached is the Section 106 documentation for the above proposed project. Please let me know if the **Coushatta Indian Tribe** has any questions or concerns regarding this project.

Best regards,

Delana Gilmore, MA, RPA
Environmental Corporation of America (ECA)
470-328-9219 (mobile)
770-667-2040 (office)
770-667-2041 (fax)
delana.gilmore@eca-usa.com
www.eca-usa.com

Delana Gilmore

From: Delana Gilmore
Sent: Monday, June 23, 2025 4:02 PM
To: THPOCompliance@semtribe.com
Subject: FCC TCNS 296105 Section 106 Review - Heron Bay, Spalding County, GA (ECA# 25-000625)
Attachments: TCNS 296105 McDonough S106 25-000625.pdf

Subject: **Section 106 Review**
TCNS ID #296105
Proposed 154-Foot Tall Monopole Telecommunications Structure
(Overall Height with Appurtenances)
Harmoni Towers, LLC Site - McDonough (GA0009401)
3430 N McDonough Road
Heron Bay, Spalding County, Georgia
ECA Project #: 25-000625

Greetings,

Attached is the Section 106 documentation for the above proposed project. Please let me know if the **Seminole Tribe of Florida** has any questions or concerns regarding this project.

Best regards,

Delana Gilmore, MA, RPA
Environmental Corporation of America (ECA)
470-328-9219 (mobile)
770-667-2040 (office)
770-667-2041 (fax)
delana.gilmore@eca-usa.com
www.eca-usa.com

Delana Gilmore

From: Delana Gilmore
Sent: Monday, June 23, 2025 4:02 PM
To: stephanie.yahola@kialegeetribe.com; jeremiah.hobia@kialegeetribe.net
Subject: FCC TCNS 296105 Section 106 Review - Heron Bay, Spalding County, GA (ECA# 25-000625)
Attachments: TCNS 296105 McDonough S106 25-000625.pdf

Subject: **Section 106 Review**
TCNS ID #296105
Proposed 154-Foot Tall Monopole Telecommunications Structure
(Overall Height with Appurtenances)
Harmoni Towers, LLC Site - McDonough (GA0009401)
3430 N McDonough Road
Heron Bay, Spalding County, Georgia
ECA Project #: 25-000625

Greetings,

Attached is the Section 106 documentation for the above proposed project. Please let me know if the **Kialegee Tribal Town** has any questions or concerns regarding this project.

Best regards,

Delana Gilmore, MA, RPA
Environmental Corporation of America (ECA)
470-328-9219 (mobile)
770-667-2040 (office)
770-667-2041 (fax)
delana.gilmore@eca-usa.com
www.eca-usa.com

Environmental Corp. of America
1375 Union Hill Industrial Court
Suite A
Alpharetta, GA 30004

Phone: 770-667-2040
Fax No.: 770-667-2041

From: Delana Gilmore
Delana.Gilmore@eca-usa.com

Kialegee Tribal Town
PO Box 332
Wetumpka, OK 74883

TRANSMITTAL COVER SHEET

Date: **June 23, 2025**

Subject: **Section 106 Review**
TCNS ID #296105
Proposed 154-Foot Tall Monopole Telecommunications Structure
(Overall Height with Appurtenances)
Harmoni Towers, LLC Site - McDonough (GA0009401)
3430 N McDonough Road
Heron Bay, Spalding County, Georgia
ECA Project #: 25-000625

Greetings,

Included is the Section 106 documentation for the above proposed project. Please let me know if the **Kialegee Tribal Town** has any questions or concerns regarding this project.

Sincerely,

Delana Gilmore, MA, RPA
Senior Project Manager

Environmental Corp. of America
1375 Union Hill Industrial Court
Suite A
Alpharetta, GA 30004

Phone: 770-667-2040
Fax No.: 770-667-2041

From: Delana Gilmore
Delana.Gilmore@eca-usa.com

Muscogee (Creek) Nation
PO Box 580
Okmulgee, OK 74447

TRANSMITTAL COVER SHEET

Date: **June 23, 2025**

Subject: **Section 106 Review**
TCNS ID #296105
Proposed 154-Foot Tall Monopole Telecommunications Structure
(Overall Height with Appurtenances)
Harmoni Towers, LLC Site - McDonough (GA0009401)
3430 N McDonough Road
Heron Bay, Spalding County, Georgia
ECA Project #: 25-000625

Greetings,

Included is the Section 106 documentation for the above proposed project. Please let me know if the **Muscogee (Creek) Nation** has any questions or concerns regarding this project.

Sincerely,

Delana Gilmore, MA, RPA
Senior Project Manager

Delana Gilmore

From: Delana Gilmore
Sent: Monday, June 23, 2025 4:02 PM
To: thpo@tttown.org
Subject: FCC TCNS 296105 Section 106 Review - Heron Bay, Spalding County, GA (ECA# 25-000625)
Attachments: TCNS 296105 McDonough S106 25-000625.pdf

Subject: **Section 106 Review**
TCNS ID #296105
Proposed 154-Foot Tall Monopole Telecommunications Structure
(Overall Height with Appurtenances)
Harmoni Towers, LLC Site - McDonough (GA0009401)
3430 N McDonough Road
Heron Bay, Spalding County, Georgia
ECA Project #: 25-000625

Greetings,

Attached is the Section 106 documentation for the above proposed project. Please let me know if the **Thlopthlocco Tribal Town** has any questions or concerns regarding this project.

Best regards,

Delana Gilmore, MA, RPA
Environmental Corporation of America (ECA)
470-328-9219 (mobile)
770-667-2040 (office)
770-667-2041 (fax)
delana.gilmore@eca-usa.com
www.eca-usa.com

Referrals

Tessa Rogers

From: towernotifyinfo@fcc.gov
Sent: Thursday, July 31, 2025 9:02 AM
To: tribal.notify
Cc: tcnsweekly@fcc.gov
Subject: Proposed Construction of Communications Facilities Notification of Final Contacts - Email ID #38466

AT&T Mobility, LLC
Dina M Bazzill
1375 Union Hill Industrial Court
Alpharetta, GA 30004

Dear Applicant:

This letter addresses the proposed communications facilities listed below that you have referred to the Federal Communications Commission (Commission) for purposes of contacting federally recognized Indian Tribes, including Alaska Native Villages (collectively Indian Tribes), and Native Hawaiian Organizations (NHOs), as specified by Section IV.G of the Nationwide Programmatic Agreement (NPA). Consistent with the procedures outlined in the Commission's Wireless Infrastructure Second Report and Order (1), we have contacted the Indian Tribes or NHOs identified in the attached Table for the projects listed in the attached Table. You referred these projects to us between 07/24/2025 and 07/31/2025. Our contact with these Tribal Nations or NHOs was sent on 07/31/2025.

Thus, as described in the Wireless Infrastructure Second Report and Order (2), if you or Commission staff do not receive a statement of interest regarding a particular project from any Tribe or NHO within 15 calendar days of 07/31/2025, your obligations under Section IV of the NPA with respect to these Tribal Nations or NHOs are complete. If a Tribal Nation or NHO responds that it has concerns about a historic property of traditional religious and cultural significance that may be affected by the proposed construction within the 15 calendar day period, the Applicant must involve it in the review as set forth in the NPA, and may not begin construction until the process set forth in the NPA is completed.

You are reminded that Section IX of the NPA imposes independent obligations on an Applicant when a previously unidentified site that may be a historic property, including an archeological property, is discovered during construction or after the completion of review. In such instances, the Applicant must cease construction and promptly notify, among others, any potentially affected Tribal Nation or NHO. A Tribal Nation's or NHO's failure to express interest in participating in pre-construction review of an undertaking does not necessarily mean it is not interested in archeological properties or human remains that may inadvertently be discovered during construction. Hence, an Applicant is still required to notify any potentially affected Tribal Nation or NHO of any such finds pursuant to Section IX or other applicable law.

Sincerely,
Ellen Saint Onge
Federal Preservation Officer
Federal Communications Commission
ellen.saintonge@fcc.gov

_____

1) See Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Deployment, Second Report and Order, FCC 18-30 (Mar. 30, 2018) (Wireless Infrastructure Second Report and Order).
2) See id. at paras. 111-112.

Tribe Name: Sisseton-Wahpeton Oyate of the Lake Traverse Reservation
Tribe Name: Three Affiliated Tribes
Tribe Name: Yankton Sioux Tribe

TCNS# 295402 Referred Date: 07/29/2025 Location: 4700 Hepburn Street, Pine Bluff, AR Detailed Description of Project: The applicant plans to construct a 199-foot tall (overall height) self-support lattice telecommunications structure within a proposed 100-foot by 100-foot lease area. Additional details can be found in the Section 106 documentation. 25-001838

Tribe Name: Shawnee Tribe
Tribe Name: Thlopthlocco Tribal Town
Tribe Name: United Keetoowah Band of Cherokee Indians in Oklahoma
Tribe Name: Coushatta Indian Tribe
Tribe Name: Kialegee Tribal Town
Tribe Name: Omaha Tribe of Nebraska
Tribe Name: Osage Nation
Tribe Name: Ponca Tribe of Indians of Oklahoma
Tribe Name: Rappahannock Tribe / HK Law

TCNS# 296140 Referred Date: 07/29/2025 Location: Off McCarter Road, Lafayette, GA Detailed Description of Project: The applicant plans to construct a 235-foot tall (overall height) Self-Supporting Lattice telecommunications structure within a proposed 100-foot by 100-foot lease area. Additional details can be found in the Section 106 documentation. 25-002090

Tribe Name: Alabama-Coushatta Tribe of Texas
Tribe Name: Coushatta Indian Tribe
Tribe Name: Kialegee Tribal Town
Tribe Name: Muscogee (Creek) Nation
Tribe Name: Seminole Tribe of Florida
Tribe Name: Shawnee Tribe
Tribe Name: Thlopthlocco Tribal Town
Tribe Name: United Keetoowah Band of Cherokee Indians in Oklahoma

TCNS# 296105 Referred Date: 07/29/2025 Location: 3430 N McDonough Road, Heron Bay, GA Detailed Description of Project: The applicant plans to construct a 154-foot tall (overall height) monopole telecommunications structure within a proposed 50-foot by 50-foot lease area. Additional details can be found in the Section 106 documentation. 25-000625

Tribe Name: Alabama-Coushatta Tribe of Texas
Tribe Name: Coushatta Indian Tribe
Tribe Name: Kialegee Tribal Town
Tribe Name: Muscogee (Creek) Nation
Tribe Name: Seminole Tribe of Florida
Tribe Name: Thlopthlocco Tribal Town

TCNS# 291141 Referred Date: 07/29/2025 Location: 104 White Birch Road, Morristown, VT Detailed Description of Project: The applicant plans to construct a 168-foot tall (overall height) monopole telecommunications structure within a proposed 10-foot long by 15-foot wide lease area. Additional details can be found in the Section 106 documentation. 25-000284

Tribal Clearances

Delana Gilmore

From: towernotifyinfo@fcc.gov
Sent: Thursday, May 29, 2025 4:43 PM
To: tribal.notify
Cc: tcns.fccarchive@fcc.gov; celltower@estoo.net
Subject: Reply to Proposed Tower Structure (Notification ID: 296105) - Email ID #9220930

Dear Dina M Bazzill,

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this email is to inform you that an authorized user of the TCNS has replied to a proposed tower construction notification that you had submitted through the TCNS.

The following message has been sent to you from Director Lora Nuckolls of the Eastern Shawnee Tribe of Oklahoma in reference to Notification ID #296105:

We have no interest in this site. However, if the Applicant discovers archaeological remains or resources during construction, the Applicant should immediately stop construction and notify the appropriate Federal Agency and the Tribe.

For your convenience, the information you submitted for this notification is detailed below.

Notification Received: 05/21/2025
Notification ID: 296105
Tower Owner Individual or Entity Name: Harmoni Towers, LLC
Consultant Name: Dina M Bazzill
Street Address: 1375 Union Hill Industrial Court
City: Alpharetta
State: GEORGIA
Zip Code: 30004
Phone: 770-667-2040
Email: tribal.notify@eca-usa.com

Structure Type: MTOWER - Monopole
Latitude: 33 deg 20 min 7.2 sec N
Longitude: 84 deg 10 min 34.8 sec W
Location Description: 3430 N McDonough Road
City: Heron Bay
State: GEORGIA
County: SPALDING

Detailed Description of Project: The applicant plans to construct a 154-foot tall (overall height) monopole telecommunications structure within a proposed 50-foot by 50-foot lease area. Additional details can be found in the Section 106 documentation. 25-000625

Ground Elevation: 252.1 meters

Support Structure: 45.7 meters above ground level

Overall Structure: 46.9 meters above ground level

Overall Height AMSL: 299.0 meters above mean sea level

This e-mail may contain trade secrets or privileged, undisclosed, or otherwise confidential information. If you have received this e-mail in error, you are hereby notified that any review, copying, or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

APPENDIX F

Floodplain Information

500 0 500 Feet

Date Generated: 5/1/2025

Source: FEMA's National Flood Hazard Layer

FEMA Floodplain Map

ECA ID: 25-000625

ECA

APPENDIX G

Wetland Information

500 0 500

Feet

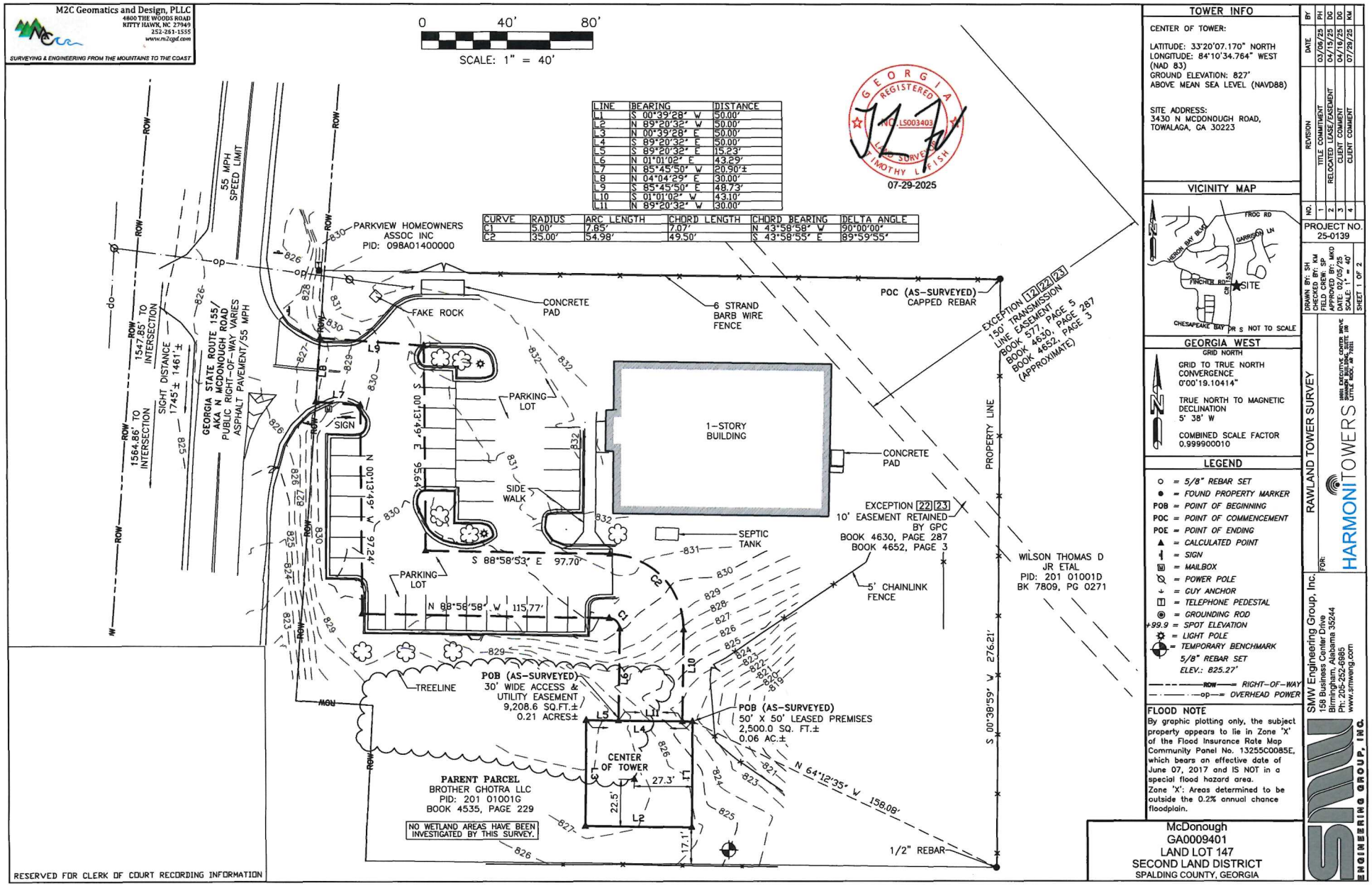
Date Generated: 5/1/2025

Source:

Wetlands

ECA ID: 25-000625

ECA


M2C Geomatics and Design, PLLC
4800 THE WOODS ROAD
KITTY HAWK, NC 27949
252-261-1555
www.m2cgd.com
SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST
0 40' 80'
SCALE: 1" = 40'
GEORGIA REGISTERED LAND SURVEYOR TIMOTHY L FISH NO. LS003403
07-29-2025
LINE BEARING DISTANCE
L1 S 00°39'28" W 50.00'
L2 N 89°20'32" W 50.00'
L3 N 00°39'28" E 50.00'
L4 S 89°20'32" E 50.00'
L5 S 89°20'32" E 15.29'
L6 N 01°01'02" E 43.29'
L7 N 85°45'50" W 20.50'±
L8 N 04°04'29" E 30.00'
L9 S 85°45'50" E 48.73'
L10 S 01°01'02" W 43.10'
L11 N 89°20'32" W 30.00'
CURVE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING DELTA ANGLE
C1 5.00' 7.85' 7.07' N 43°58'58" W 90°00'00"
C2 35.00' 54.98' 49.50' S 43°58'55" E 89°59'55"
PARKVIEW HOMEOWNERS ASSOC INC
PID: 098A01400000
55 MPH SPEED LIMIT
ROW 1547.85' TO INTERSECTION
ROW 1564.86' TO INTERSECTION
SIGHT DISTANCE 1745'± 1461'±
GEORGIA STATE ROUTE 155/ AKA N MCDONOUGH ROAD PUBLIC RIGHT-OF-WAY VARIES ASPHALT PAVEMENT/55 MPH
FAKE ROCK
CONCRETE PAD
6 STRAND BARB WIRE FENCE
POC (AS-SURVEYED) CAPPED REBAR
EXCEPTION 12 22 23 150' TRANSMISSION LINE EASEMENT BOOK 577, PAGE 5 BOOK 4630, PAGE 287 BOOK 4652, PAGE 3 (APPROXIMATE)
PARKING LOT
SIGN
1-STORY BUILDING
CONCRETE PAD
SIDE WALK
SEPTIC TANK
EXCEPTION 22 23 10' EASEMENT RETAINED BY GPC BOOK 4630, PAGE 287 BOOK 4652, PAGE 3
PROPERTY LINE
WILSON THOMAS D JR ETAL
PID: 201 01001D
BK 7809, PG 0271
5' CHAINLINK FENCE
S 88°58'53" E 97.70'
N 88°58'58" W 115.77'
N 00°13'49" W 97.21'
S 00°13'49" E 95.64'
S 00°38'59" W 276.21'
N 64°12'35" W 158.09'
1/2" REBAR
TREELINE
POB (AS-SURVEYED) 30' WIDE ACCESS & UTILITY EASEMENT 9,208.6 SQ.FT.± 0.21 ACRES±
POB (AS-SURVEYED) 50' X 50' LEASED PREMISES 2,500.0 SQ. FT.± 0.06 AC.±
CENTER OF TOWER
27.3'
22.5'
17.1'
PARENT PARCEL
BROTHER GHOTRA LLC
PID: 201 01001G
BOOK 4535, PAGE 229
NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.
RESERVED FOR CLERK OF COURT RECORDING INFORMATION
TOWER INFO
CENTER OF TOWER:
LATITUDE: 33°20'07.170" NORTH
LONGITUDE: 84°10'34.764" WEST
(NAD 83)
GROUND ELEVATION: 827'
ABOVE MEAN SEA LEVEL (NAVD88)
SITE ADDRESS:
3430 N MCDONOUGH ROAD,
TOWALAGA, GA 30223
VICINITY MAP
FROG RD
HERON BAY BLVD
GARRISON LN
FINCHER RD
SITE
CHESAPEAKE BAY DR S
NOT TO SCALE
GEORGIA WEST
GRID NORTH
GRID TO TRUE NORTH CONVERGENCE 0°00'19.10414"
TRUE NORTH TO MAGNETIC DECLINATION 5° 38' W
COMBINED SCALE FACTOR 0.999900010
LEGEND
○ = 5/8" REBAR SET
● = FOUND PROPERTY MARKER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POE = POINT OF ENDING
▲ = CALCULATED POINT
= SIGN
M = MAILBOX
= POWER POLE
= GUY ANCHOR
= TELEPHONE PEDESTAL
= GROUNDING ROD
+99.9 = SPOT ELEVATION
= LIGHT POLE
= TEMPORARY BENCHMARK 5/8" REBAR SET ELEV.: 825.27'
ROW = RIGHT-OF-WAY
op = OVERHEAD POWER
FLOOD NOTE
By graphic plotting only, the subject property appears to lie in Zone 'X' of the Flood Insurance Rate Map Community Panel No. 13255C0085E, which bears an effective date of June 07, 2017 and IS NOT in a special flood hazard area.
Zone 'X': Areas determined to be outside the 0.2% annual chance floodplain.
McDonough
GA0009401
LAND LOT 147
SECOND LAND DISTRICT
SPALDING COUNTY, GEORGIA
NO. REVISION DATE BY
1 TITLE COMMITMENT 03/06/25 PH
2 RELOCATED LEASE/EASEMENT 04/15/25 DG
3 CLIENT COMMENT 04/16/25 DG
4 CLIENT COMMENT 07/29/25 KM
PROJECT NO. 25-0139
DRAWN BY: SH
CHECKED BY: KM
FIELD CREW: SH
APPROVED BY: MWD
DATE: 02/05/25
SCALE: 1" = 40'
SHEET 1 OF 2
FOR: HARMONITOWERS
RAWLAND TOWER SURVEY
SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Phone: (205) 408-6985
www.smweng.com
SMW ENGINEERING GROUP, INC.

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

BROTHER GHOTRA LLC
225 HOME PLACE CIR
FAYETTEVILLE, GA 30215

Spalding COUNTY
Community Development

A request for a Special Exception application for property located at 3430 N McDonough Rd, Griffin, GA 30223; Land Lot 147 of the 2nd Land District, Parcel No. 201 01001G, consisting of 2 acres, has been received in the Spalding County Community Development Office. The applicant is seeking a special exception to place a cell tower on property. The review process requires several public hearings. The meetings will be held in Room 108, Spalding County Courthouse Annex, 119 E. Solomon Street, Room 108, Griffin on:

- **Tuesday, November 25, 2025, at 6:00 p.m.** – Planning Commission Public Hearing

We invite you to attend these meetings and make any comments which you feel are appropriate. If you have any questions, please do not hesitate to contact our office at (770) 467-4220.

c: File #25-16S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

WILSON THOMAS D JR ETAL
3147 HWY 155
LOCUST GROVE, GA 30248

Community Development

A request for a Special Exception application for property located at 3430 N McDonough Rd, Griffin, GA 30223; Land Lot 147 of the 2nd Land District, Parcel No. 201 01001G, consisting of 2 acres, has been received in the Spalding County Community Development Office. The applicant is seeking a special exception to place a cell tower on property. The review process requires several public hearings. The meetings will be held in Room 108, Spalding County Courthouse Annex, 119 E. Solomon Street, Room 108, Griffin on:

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c: File #25-16S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

STARLIGHT HOMES GEORGIA LLC
3820 MANSELL ROAD
SUITE 300
ALPHARETTA, GA 30022

Spalding COUNTY

Community Development

A request for a Special Exception application for property located at 3430 N McDonough Rd, Griffin, GA 30223; Land Lot 147 of the 2nd Land District, Parcel No. 201 01001G, consisting of 2 acres, has been received in the Spalding County Community Development Office. The applicant is seeking a special exception to place a cell tower on property. The review process requires several public hearings. The meetings will be held in Room 108, Spalding County Courthouse Annex, 119 E. Solomon Street, Room 108, Griffin on:

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c: File #25-16S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

FR HERON BAY LLC
C/O FUNDRUSE LLC
11 DUPONT CIRCLE NW
9TH FLOOR
WASHINGTON, DC 20036

Community Development

A request for a Special Exception application for property located at 3430 N McDonough Rd, Griffin, GA 30223; Land Lot 147 of the 2nd Land District, Parcel No. 201 01001G, consisting of 2 acres, has been received in the Spalding County Community Development Office. The applicant is seeking a special exception to place a cell tower on property. The review process requires several public hearings. The meetings will be held in Room 108, Spalding County Courthouse Annex, 119 E. Solomon Street, Room 108, Griffin on:

- **Tuesday, November 25, 2025, at 6:00 p.m.** – Planning Commission Public Hearing

We invite you to attend these meetings and make any comments which you feel are appropriate. If you have any questions, please do not hesitate to contact our office at (770) 467-4220.

c: File #25-16S 11/6/2025

Spalding COUNTY
COMMUNITY DEVELOPMENT
SPECIAL EXCEPTION NOTICE
A REQUEST FOR A SPECIAL EXCEPTION FOR DEVELOPMENT OF
CELL TOWER
HAS BEEN RECEIVED BY SPALDING COUNTY.
A PUBLIC HEARING TO CONSIDER THIS REQUEST WILL BE HELD
6 P.M. November 25 2025
ROOM 108,COURTHOUSE ANNEX,119 EAST SOLOMON STREET, GRIFFIN.
ADDITIONAL INFORMATION MAY BE OBTAINED BY CALLING:
(770)467-4220
SPALDING COUNTY

Spalding COUNTY
COMMUNITY DEVELOPMENT
SPECIAL EXCEPTION NOTICE
A REQUEST FOR A SPECIAL EXCEPTION FOR DEVELOPMENT OF
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HAS BEEN RECEIVED BY SPALDING COUNTY.
A PUBLIC HEARING TO CONSIDER THIS REQUEST WILL BE HELD
6 P.M. November 25 2025
ROOM 108,COURTHOUSE ANNEX,119 EAST SOLOMON STREET, GRIFFIN.
ADDITIONAL INFORMATION MAY BE OBTAINED BY CALLING:
(770)467-4220
SPALDING COUNTY

PUBLIC NOTICE

The Spalding County Planning Commission will conduct public hearings on Tuesday, November 25, 2025, at 6:00 p.m. in the Spalding County Annex Building, Room 108, 119 East Solomon Street, Griffin, GA, to consider the following:

Application 25-16S: Brother Ghotra, LLC owner, Harmoni Towers LLC, Agent, 3430 N McDonough Road (Parcel 201 01001G); located in Land Lot 147 of the 2nd Land District, consisting of 2 acres. The applicant is seeking a special exception to place a cell tower on the property.

Application 25-28Z: Jack Gilbert, Sarah Gilbert, et.al., owners, rear portion of 1075 Amelia Road (Parcel 200 01004); located in Land Lot 148 of the 2nd Land District, consisting of 50 acres. The applicant is requesting to rezone from R-2 (Single-Family Residential) to VN (Village Node) for an extension of an approved master planned community.

Application 25-29Z: Wallace Jackson, LLC, owner, 5745 and 5841 Jackson Road (Parcels 216 01004 and 216 01004A); both located in Land Lots 25 & 40 of the 2nd Land District, consisting of approximately 139.63 and 50.03 acres respectively. The applicant is requesting to rezone from C-2 (Manufacturing) to C-1C (Manufacturing - Light) for a data center campus.

Application 25-17S: Wallace Jackson, LLC, owner, 5745 and 5841 Jackson Road (Parcels 216 01004 and 216 01004A); both located in Land Lots 25 & 40 of the 2nd Land District, consisting of approximately 139.63 and 50.03 acres respectively. The applicant is seeking a special exception for a data center campus.

Application 25-18S: Medardo and Mae Rivera-Caraballo, owners, 220 Kilgore Road (Parcel 246 03004); located in Land Lot 124 of the 3rd Land District, consisting of 1 acre. The applicant is seeking a special exception for a general home occupation (hair salon).

Application 25-19S: Family Worship Center Ministries, Inc., owner, 1160 County Line Road (Parcel 228 03049); located in Land Lot 217 of the 2nd Land District, consisting of 5.08 acres. The applicant is seeking a special exception to have weekly church services and Bible study on the property.

ALL INTERESTED CITIZENS ARE ENCOURAGED TO ATTEND.

If you are in need of auxiliary aids or services due to a disability, please notify the Zoning Office at (770) 467-4220 at least 5 days prior to the meeting.

Submitted copy & e-mailed to GDN Wednesday, November 5, 2025.

Griffin Daily News: Please run as a legal ad on **Saturday, November 8, 2025.**

NOTE: AFFIDAVIT NOT NEEDED WITH THIS AD. THIS AD RUNS ONLY ONE TIME.

Received by: _____

Date: _____

POSTED: Courthouse _____

Annex _____

Contact David Allen - 770-467-4220; dallen@spaldingcounty.com
Charge to Acct. #5724

PLANNING COMMISSION

Application 25-19S: Family Worship Center Ministries, Inc., owner, 1160 County Line Road (Parcel 228 03049); located in Land Lot 217 of the 2nd Land District, consisting of 5.08 acres. The applicant is seeking a special exception to have weekly church services and Bible study on the property.

Requesting Agency
Spalding County Community Development

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?
Yes

Summary and Background

Fiscal Impact / Funding Source
Private

STAFF RECOMMENDATION
Approval, with conditions.

ATTACHMENTS:
Staff Report Case 25-19S 1160 County Line Rd 11.25.25.pdf
Application.pdf
25-19S Deed.pdf
25-19S Plat .pdf
Property Info.pdf
Property Pictures.pdf
25-19S Site Plan.pdf
25-19S - post card - property owner 1160 County Line Rd 11.25.25.doc
25-19S - post card - adj prop owner 1160 County Line Rd 11.25.25.doc
Zoning Sign - November 2025.pdf
Legal Ad template 11-25-2025 REV 3.pdf

SPALDING COUNTY, GA
Community Development Department
Staff Report
For Recommendation Only

Special Exception Case: 25-19S

Applicant:	Family Worship Center of Griffin 1160 County Line Road Griffin, GA 30224
Application:	**25-19S– Special Exception; Special Exception for Church, §503(B)(1)**
Address/Location:	1160 County Line Rd
Commissioner District:	2nd District – James Dutton
Meeting Date:	Planning Commission: November 25th, 2025

Subject Property:

Parcels:	228 03049	
Land lot/ District:	217 / 02	
Current Use:	Residential	
Current Zoning:	AR-1 (Agricultural and Residential)	
Proposed Zoning:	N/A	
Future Land Use Map Designation:	Rural Neighborhood	
Other Special Designations:	None	
Water Provider	Spalding Co. Water Authority	Available
Sewer Provider	Spalding Co. Water Authority	Not Available

Overview and History of Proposed Development:

The proposed Special Exception application involves property located at 1160 County Line Road (Parcel 228 03049). The applicant is requesting to open a church in the existing building (home) on the property. The church / home would also serve as a parsonage. The property was purchased by Family Worship Center Ministries this past summer. Per the applicant, 15 to 20 people would attend services, making it a small-scale church. No further modifications to the property are planned.

Surrounding Zoning

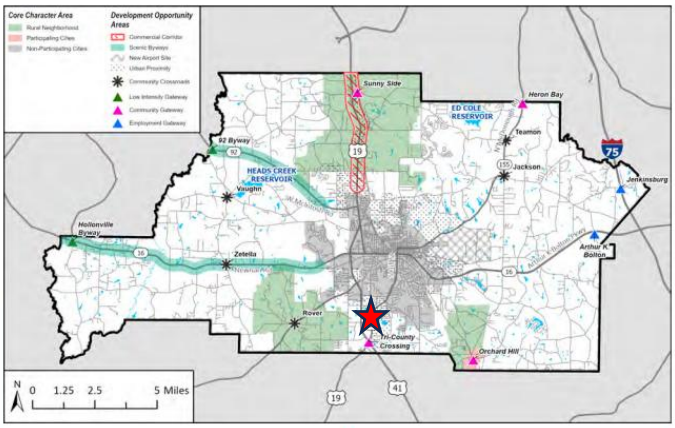
North Boundary
Zoned: AR-1 (Agricultural-Residential)
Land Use: County Line Road, Residential

East Boundary
Zoned: AR-1 (Agricultural-Residential)
Land Use: Residential

South Boundary
Zoned: AR-1 (Agricultural-Residential)
Land Use: Residential

West Boundary
Zoned: AR-1 (Agricultural-Residential)
Land Use: Wetlands

3 Rural Neighborhood Character Area



Vision

The Rural Neighborhood character area will enjoy modest development that preserves open space and the rural quality of life.

Future development is intended to support residential densities that are higher than are appropriate for Rural Community areas but less than the more densely developed areas classified as Suburban Transition. Minimum lot size should be no less than 1 acre.

General Characteristics

Rural Neighborhood areas are characterized by low-density single-family residential uses and large percentages of open space. Some agricultural uses are found in these areas, but to a lesser extent than is found in Rural Community areas. Smaller lot sizes are found in these areas, but residential densities are still fairly low as compared to Suburban Neighborhood areas. Future development should continue to reflect lower density detached single-family residential uses, and neighborhood design should incorporate a high percentage of open space (i.e., 'conservation subdivision' design) to ensure the overall character remains rural.

Application

Rural Neighborhood areas are found at the Rover community south of Griffin, the area around Sunny Side and U.S 19/41 North, and between the Tri-County Crossing area and Orchard Hill.

Primary Future Land Uses

- Detached single-family residential
- Low intensity agricultural uses

Compatible Active Zoning Districts

- AR-2
- R-1, R-1A, R-2, R-4, R-5 (2 acre mininum lot size, no allowance for 1 acre minimum lot size as a special exception)

Design Principles

Density/Intensity

- Low density (1 du/2 ac)
- Less intensive agricultural uses
- Deep building setbacks with open space on large lots, with the exception that lots may be smaller in density-neutral conservation subdivisions

Greenspace

- Natural landscape
- Agricultural land
- Informal landscaping
- Residential subdivision design should set aside a high percentage of open space

Connectivity

- Limited vehicular access
- Pedestrian connectivity with greenways, trails

Water & Wastewater Infrastructure

- Generally not applicable (no public sewer in any instance)
- Extension of sewer lines into Rural Neighborhood areas should be discouraged in order to limit development pressures.

Technology

- Enhance broadband

Special Exception Analysis:

The planning commission will consider the following points in arriving at a recommendation on the special exception:

1. It must not be detrimental to the use or development of adjacent properties, or to the general neighborhood; it must not adversely affect the health or safety of residents or workers.

   No significant threat to the public health, safety, and welfare is anticipated if this use is allowed.

2. It must not be that any possible depreciating effects and damages to the neighboring properties are greater than the benefits or need for the special exception.

   The proposed use will not cause any depreciating effects or damage to the neighboring properties.

3. It must not adversely affect existing uses, and it must be proposed to be placed on a lot of sufficient size to satisfy the space requirements of the use.

   Staff foresees no adverse effects, and the lot is of sufficient size.

4. It must meet all other requirements of this ordinance.

The following principal uses are permitted as special exceptions in AR-1 districts:

1. Church, synagogue, chapel, or other place of religious worship including educational building, parsonage, church-related nursery or kindergarten, and other related uses meeting the following development standards:

a. It must be located on either an arterial or collector road;

County Line Road is a collector road.

b. The lot must have a minimum road frontage of two hundred (200) feet;

The site meets this requirement (+/- 225 feet).

c. The lot must have an area of at least two (2) acres.

The site meets this requirement (5.08 acres).

d. All buildings must be located at least fifty (50) feet from any property line;

The site meets this requirement. 60 feet at the closest property line.

e. A buffer (as provided by section 405) must be provided along all side and rear property lines.

This is not in a commercial or industrial district. Nevertheless, the setbacks of the existing building and paving are well over 25 feet.

g. No additional approval shall be required for the expansion or modification of any facility, as defined in this section, which existed as of January 4, 1994 on the property on which it is presently located.

N/A; Hasn't ever been a church.

Other Notes:

Parking Requirements:

B. Auditorium, stadium, assembly hall, gymnasium, theater, community recreation center, or church: Whichever of the following three (3) standards is the greatest: **This is a small-scale church in a former home.**

1. One (1) space per four (4) fixed seats in largest assembly room or area or: **No fixed seats.**

2. One (1) space for each forty (40) square feet of floor area available for the accommodation of moveable seats or combination of fixed and moveable seats in the largest assembly room, or: **N/A (small-scale church)**

3. One (1) space per each one hundred fifty (150) square feet of gross floor area.

House is listed as 2170 heated square feet. 2170 / 200 = 11 spaces required. There is more than enough space to park on the property for a small church. However, whether of not the Planning Commission and Board of Commissioners will recommend paved parking is the issue. The existing driveway is paved and can easily accommodate 5 or 6 vehicles. There are also a parking pad and 3-car garage at end of the driveway.

Staff Recommendation for 25-19S Special Exception:

Staff recommends approval, with conditions, of the Special Exception request for 1160 County Line Road to allow the small-scale church as described, subject to the following conditions:

Conditions:

1. **The building is to be inspected for fire safety for conversion from a residence to an institutional use / place of gathering.**
2. **Changes to site must ensure that no disturbance is made to wetlands to the west of the property, i.e. addition of impervious surfaces.**
3. **Per Sec. 503 (B)(1)(g) above, any expansion or modification of the building shall be subject to additional parking requirements.**

Spalding

REQUEST FOR SPECIAL EXCEPTION
APPLICATION NO. 25-195

AGENT/DEVELOPER INFORMATION
(If not owner)

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Contact Person: _____

Phone: _____

Email: _____

PROPERTY OWNER INFORMATION

Name: Family Worship Center of Griffin

Address: 1160 County Line Road

City: Griffin

State: Ga. Zip: 30224

Phone: 678-858-6816

Email: littlefish1946@att.net

APPLICANT IS THE (Please Check One):

_____ Owner's Agent ____✓____ Property Owner _____ Developer

Acreage: 5.16 acres

Address of Property: 1160 County Line Rd. Griffin, Ga. 30224

Identify the use for which you seek a Special Exception and cite the section of the Spalding County Zoning Ordinance which provides that the Special Exception may be granted:

We would like to use this land and house structure to hold church services and Bible Study once a week.

Spalding

OTHER REQUIRED INFORMATION

Attach a statement describing the Special Exception and the reason you are requesting this Special Exception.

Attach 1 copy (11 x 17) of plat prepared by a Registered Land Surveyor and drawn to scale showing lot lines and location of existing structures and location of proposed structures.

Some developments (i.e. subdivisions. Church's. etc.) may require a 24 x 36 copy of the plat.

Please attach a deed, certified by the Clerk of Court, which includes a metes and bounds description of the property proposed.

Signature(s):

Charles Fisher
Agent/Developer

Family Worship Center Ministries Inc.
Property Owner

11-11-2025
Date

11-11-2025
Date

OFFICE USE ONLY

Present Zoning District(s): AR-1

Land District(s): 2 Land Lot(s): 217

Commissioner District: 2

Overly District (If applicable): _____

Date Received: 11/11/25 Amount of Fee: $500.00

Received By: Bailey Sewell Receipt Number: 001395

(Amended 10/03/11)

Spalding

SPECIAL EXCEPTION APPLICANT'S RESPONSE

Pursuant to Section 413 of the Zoning Ordinance, the Board of Commissioners of Spalding County finds that the following standards are relevant in granting a Special Exception.

Please respond to the following standards in the space provided or use an attachment as necessary:

(A) Whether granting a Special Exception would be detrimental to the use of development of adjacent properties or the general neighborhood: No IT will NOT Impact THEIR PROPERTIES AT ALL.

(B) Whether granting a Special Exception would adversely affect the health or safety of residents or workers: No IT will not.

(C) Whether granting a Special Exception would have depreciating effects and damages to the neighboring properties that are greater than the benefits or need for the Special Exception: No IT Will not have Any depreciating eff NOR will IT cause damag; To other properties

(D) Whether granting a Special Exception would adversely affect existing uses: IT will not adversely affect existing uses

(E) Whether the subject property is sufficient in size to satisfy the space requirements for the use: yes, the property is sufficient in size to satisfy The space Requirements for the proposed use.

(F) Whether granting a Special Exception will meet the requirements of the Spalding County Ordinance: Granting Family Worship center will meet the Requirement of the Spalding County Ordinance.

Spalding

PROPERTY OWNER'S CERTIFICATION OF OWNERSHIP AND ZONING COMPLIANCE

Certification is hereby made that the undersigned own(s) at least fifty-one (51) percent of the subject property.

The undersigned certifies that the subject property is presently in compliance with the current Zoning Ordinance for Spalding County, Georgia. The undersigned is aware that an application for a Rezoning, Variance, or Special Exception will not be received unless the subject property is in compliance with the Zoning Ordinance.

The undersigned certify that the agent, if different from the owner, is authorized to file this application.

Family Worship Center Ministries Inc. — Print Name of Owner(s)

Charles Fisher — Print Name of Agent, If Not Same as Owner

Family Worship Center ministries Inc. — Signature of Owner(s) or Signature of Authorized Officer or Agent (if applicable)

Date

Charles Fisher — Signature of Agent

Charles Fisher — Title of Authorized Officer or Agent (if applicable)

Terri Collier — Signature of Notary Public

11-12-2025 — Date

---Notary Seal---

my commission expires 11-14-2026

Spalding

REQUIREMENTS FOR SPECIAL EXCEPTION

- Please attach a deed, certified by the Clerk of Court, which includes a metes and bounds description of the property proposed.
- Other requirements will be delineated by staff.

(Revised 01/18/00)

Spalding

Spalding County Fee Schedule:

Appeal from Action of Administrative Officer:	$ 300.00
Variance:	$ 300.00
Special Exception:	$ 500.00

Multiple Parcel Rezoning: Multiple parcel rezoning of contiguous tracts will be allowed so long as all tracts are to be rezoned to the same zoning classification. All applicants owning property which is subject to the application are deemed to consent to rezoning of their property and to rezoning of any and all other tracts included within the Application. The following fees shall apply to multiple parcel rezoning applications: (#A-99-08 – 09/07/99; #A-00-11 - 07/17/00)

A. **Parcel 1** - $750.00

B. **Parcel 2-5** - $150.00 each, in addition to the fees stated in A; and

C. **Parcels 6+** - $100.00 each, in addition to the fees stated in A and B.

(Revised 07/01/18)

E-Filed By:
Spalding County Clerks Office
Clerk of Courts Debbie L. Brooks
07/21/2025 11:24 AM
Deed Book: 05339
Page: 0132-0133
$25.00 Base Filing Fee
$369.00 PT-61 Tax
PT61:126-2025-001855

Record and Return to:
Lueder, Larkin & Hunter, LLC
12345 Veterans Memorial Highway
Douglasville, GA 30134
File No.: GA-GR-25-0245-PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF SPALDING
APN/Parcel ID: 22803049

THIS INDENTURE, made this 18th day of July, 2025, between

Jason T. Crenshaw

as party or parties of the first part, hereinafter called Grantor, and

Family Worship Center Ministries Inc

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 217 OF THE 2 DISTRICT OF SPALDING COUNTY,GEORGIA, BEING TRACT"Y" CONTAINING 5.16ACRES, AS PER PLAT RECORDED IN PLAT BOOK 21, PAGE 335, SPALDING COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Subject to all easements and restrictions of record.

E-Filed By:
Spalding County Clerks Office
Clerk of Courts Debbie L. Brooks
07/21/2025 11:24 AM
Deed Book: 05339
Page: 0132-0133
$25.00 Base Filing Fee
$369.00 PT-61 Tax
PT61:126-2025-001855

Record and Return to:
Lueder, Larkin & Hunter, LLC
12345 Veterans Memorial Highway
Douglasville, GA 30134
File No.: GA-GR-25-0245-PUR

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COUNTY OF SPALDING
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Subject to all easements and restrictions of record.

E-Filed By: 07/21/2025 11:24 AM
Spalding County Clerks Office Deed Book: 05339
Clerk of Courts Debbie L. Brooks Page: 0133

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
My Commission Expires: 8-22-2025
[Notary Seal]

GRANTOR:

Jason T. Crenshaw (SEAL)

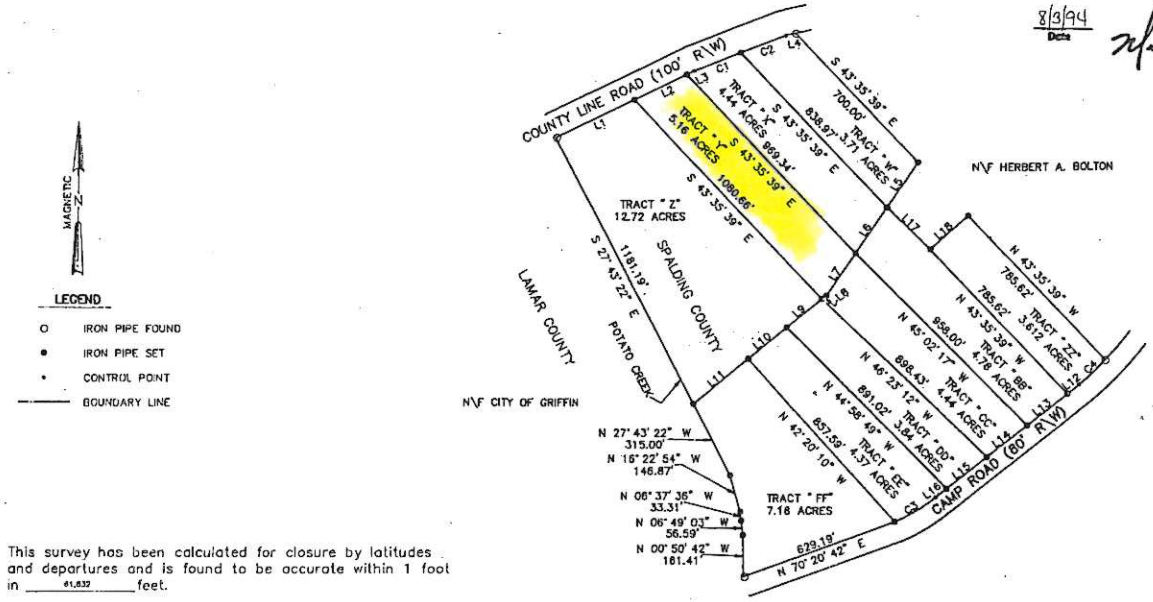
ZACHARY W DAVIS
NOTARY PUBLIC
MY COMMISSION EXPIRES
SPALDING COUNTY, GEORGIA

Property of Herbert A. Bolton III

NO APPROVAL OF THIS PLAT IS REQUIRED BY THE SPALDING COUNTY SUBDIVISION ORDINANCE

8/3/94
Date

Michael M. Ruffin
Michael M. Ruffin
County Manager



MAGNETIC N

LEGEND

- O IRON PIPE FOUND
- ● IRON PIPE SET
- • CONTROL POINT
- ——— BOUNDARY LINE

This survey has been calculated for closure by latitudes and departures and is found to be accurate within 1 foot in 61,632 feet.

Apparent angular error accumulated and recorded in this survey is 00° 00' 17" and an angular error of 00° 00' 01" per angle point was adjusted using CRANDALL rule.

Total linear error as calculated in field Traverse 0.175

Linear measurements made with TOPCON GMC-2

Angular measurements made with WILD T-2 THEODOLITE

This map or plat has been calculated for closure and is found to be accurate within 1 foot in 100,000 feet

NOTE:

1.) 100' FRONT SETBACK LINE ON ALL LOTS.

LINE	DIRECTION	DISTANCE
L1	N 64° 32' 49" E	343.84'
L2	N 64° 32' 49" E	230.00'
L3	N 64° 32' 49" E	32.58'
L4	N 77° 35' 36" E	39.70'
L5	S 34° 29' 25" W	213.78'
L6	S 34° 29' 25" W	218.21'
L7	S 34° 29' 25" W	200.79'
L8	S 50° 56' 33" W	22.17'
L9	S 50° 56' 33" W	177.27'
L10	S 50° 56' 33" W	196.57'
L11	S 50° 56' 33" W	277.98'
L12	S 52° 19' 29" W	59.17'
L13	S 52° 19' 33" W	200.00'
L14	S 52° 19' 29" W	200.00'
L15	S 52° 19' 29" W	200.00'
L16	S 52° 19' 29" W	54.27'
L17	N 45° 53' 55" W	237.94'
L18	S 48° 49' 43" W	199.76'

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	18827.39'	197.42'	197.42'	N 68° 47' 21" E
C2	18827.39'	190.30'	190.30'	N 69° 22' 45" E
C3	749.80'	187.83'	187.43'	S 59° 46' 14" W
C4	1328.13'	140.83'	140.77'	S 47° 21' 35" W

Transtech
230 West College St. • Griffin, Georgia 30223
404-228-8811 (Griffin) • 404-696-3295 (Atlanta)

Drawing No. 94118T11

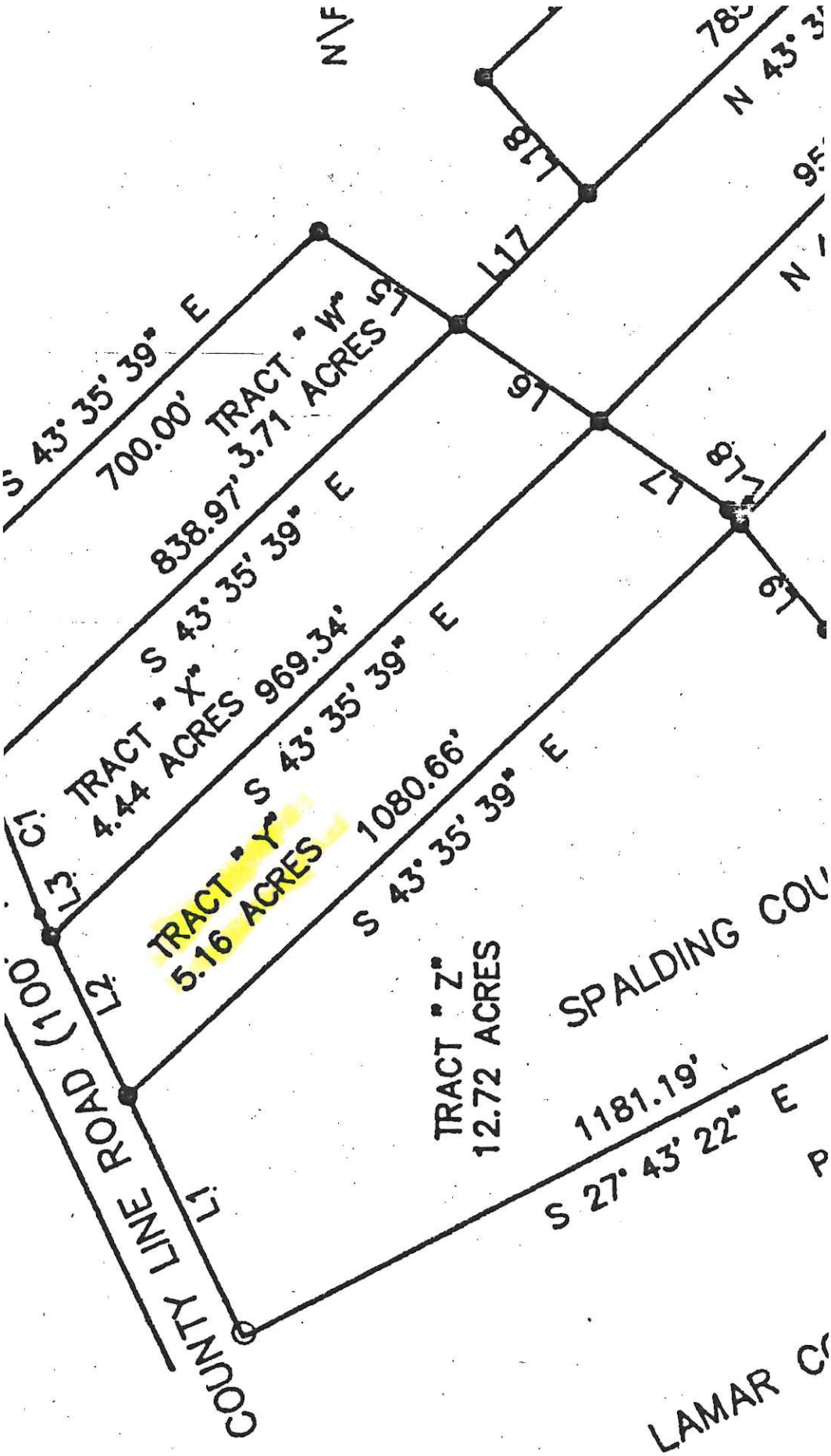
Scale: 1" = 300' -0"
Dwn. By: H.A.B.
Ckd. By: H.A.B.
Date: JUNE 27, 1994

SURVEY FOR
HERBERT A. BOLTON III
LOCATED IN LAND LOT 217 OF THE SECOND LAND DISTRICT
ORIGINAL MONROE, NOW SPALDING COUNTY, GEORGIA.

Book 21 Page 335

Recorded Aug. 3, 1994

Book 21 Page 335 Drawing No. 94118T11
Myrtle Z. Peeples, Clerk


N/F
78
N 43° 3
L18
L17
S 43° 35' 39" E
700.00'
TRACT "W"
3.71 ACRES
838.97'
L16
L15
L14
L13
C1
TRACT "X"
4.44 ACRES
969.34'
S 43° 35' 39" E
TRACT "Y"
5.16 ACRES
1080.66'
S 43° 35' 39" E
L12
L11
COUNTY LINE ROAD (100'
TRACT "Z"
12.72 ACRES
SPALDING COU
1181.19'
S 27° 43' 22" E
LAMAR C

Spalding County, GA

Summary

Parcel Number	228 03049
Account/Realkey	29099
Location Address	1160 COUNTY LINE RD
Legal Description	TR Y PB 21/335 5.08 AC (Note: Not to be used on legal documents)
Class	R4-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	SPALDING COUNTY (District 03)
Millage Rate	35.774
Acres	5.08
Homestead Exemption	No (S0)
Landlot/District	217 / 02

View Map

Owner

FAMILY WORSHIP CENTER MINISTRIES INC
1451 BIRDIE ROAD
GRIFFIN, GA 30223

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	County Line Rd & Camp(@ co lin	Acres	221,285	0	0	5.08	0

Residential Improvement Information

Style	One Family
Heated Square Feet	2170
Interior Walls	Sheetrock
Exterior Walls	Vinyl Siding
Foundation	Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	2005
Roof Type	Shingles - Asphalt
Flooring Type	Carpet/Hdwd/Tile
Heating Type	Central AC (Heat/Cool)
Number Of Rooms	7
Number Of Bedrooms	4
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	5
Value	$250,722
Condition	Average
House Address	1160 COUNTY LINE RD

Permits

Permit Date	Permit Number	Type
11/04/2004	23708	SINGLE FAMILY

Sales

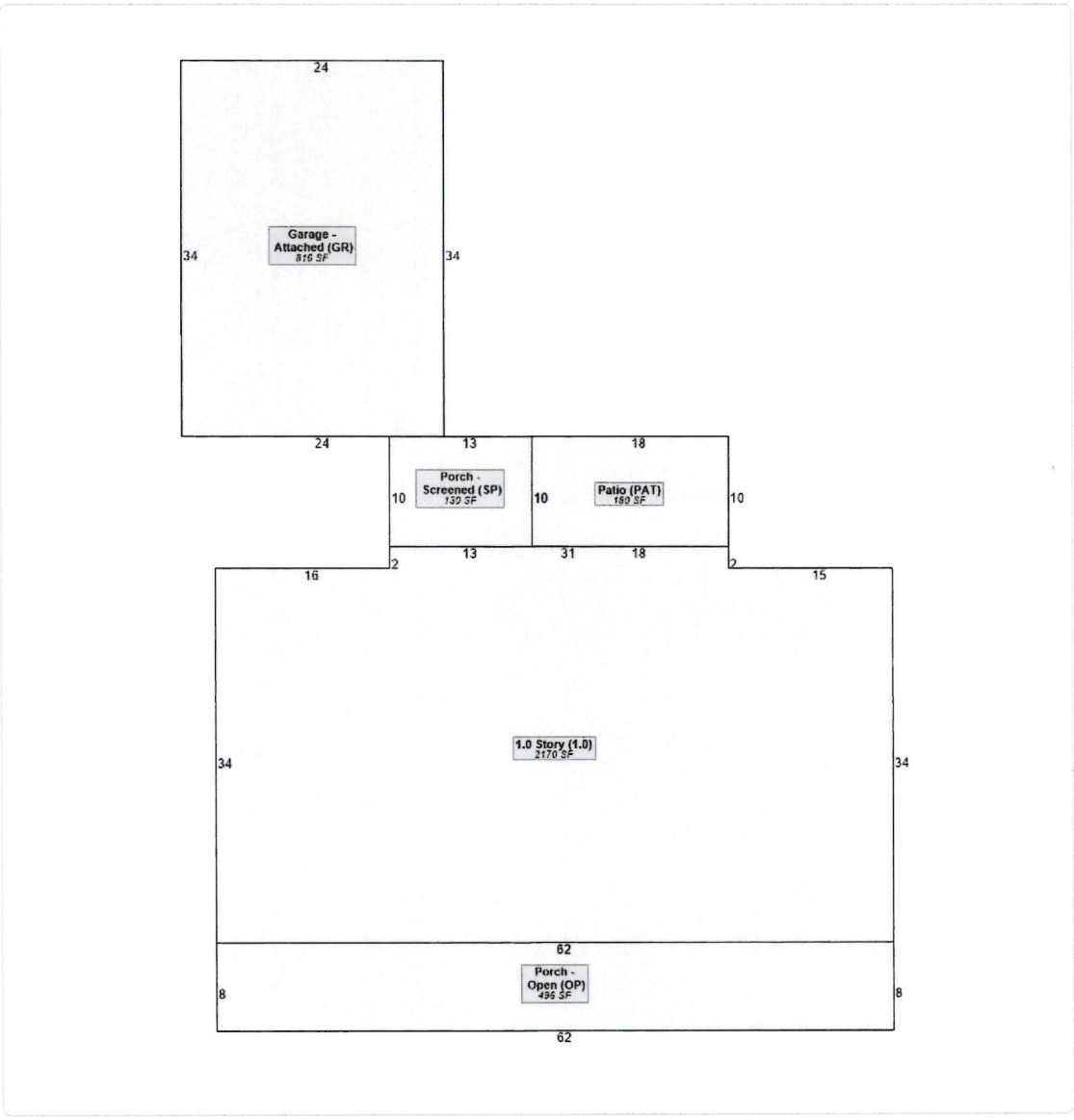
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/18/2025	5339 132	21 335	$369,000	FAIR MARKET - IMPROVED	CRENSHAW JASON T	FAMILY WORSHIP CENTER MINISTRIES INC
3/6/2024	5212 340		$0	GOVERNMENT	CRENSHAW JASON T	DEPARTMENT OF TRANSPORTATION
6/22/2007	3122 59	21 335	$0	QUIT CLAIM	CRENSHAW JASON T & MELISSIA L	CRENSHAW JASON T
9/8/2004	2555 262	21 335	$46,500	FAIR MARKET - VACANT	CHARRON BRITTANY B & HERBERT A	CRENSHAW JASON T & MELISSIA L
10/9/1997	1478 323		$0	NON FAIR MARKET VALUE	BOLTON HERBERT A III	CHARRON BRITTANY B & HERBERT A BOLTON IV

Valuation

		2025	2024	2023	2022
	Previous Value	$309,142	$309,142	$263,022	$188,200
	Land Value	$57,960	$58,420	$58,420	$50,800
+	Improvement Value	$250,722	$250,722	$250,722	$212,222
+	Accessory Value	$0	$0	$0	$0
=	**Current Value**	**$308,682**	**$309,142**	**$309,142**	**$263,022**

Photos

Sketches



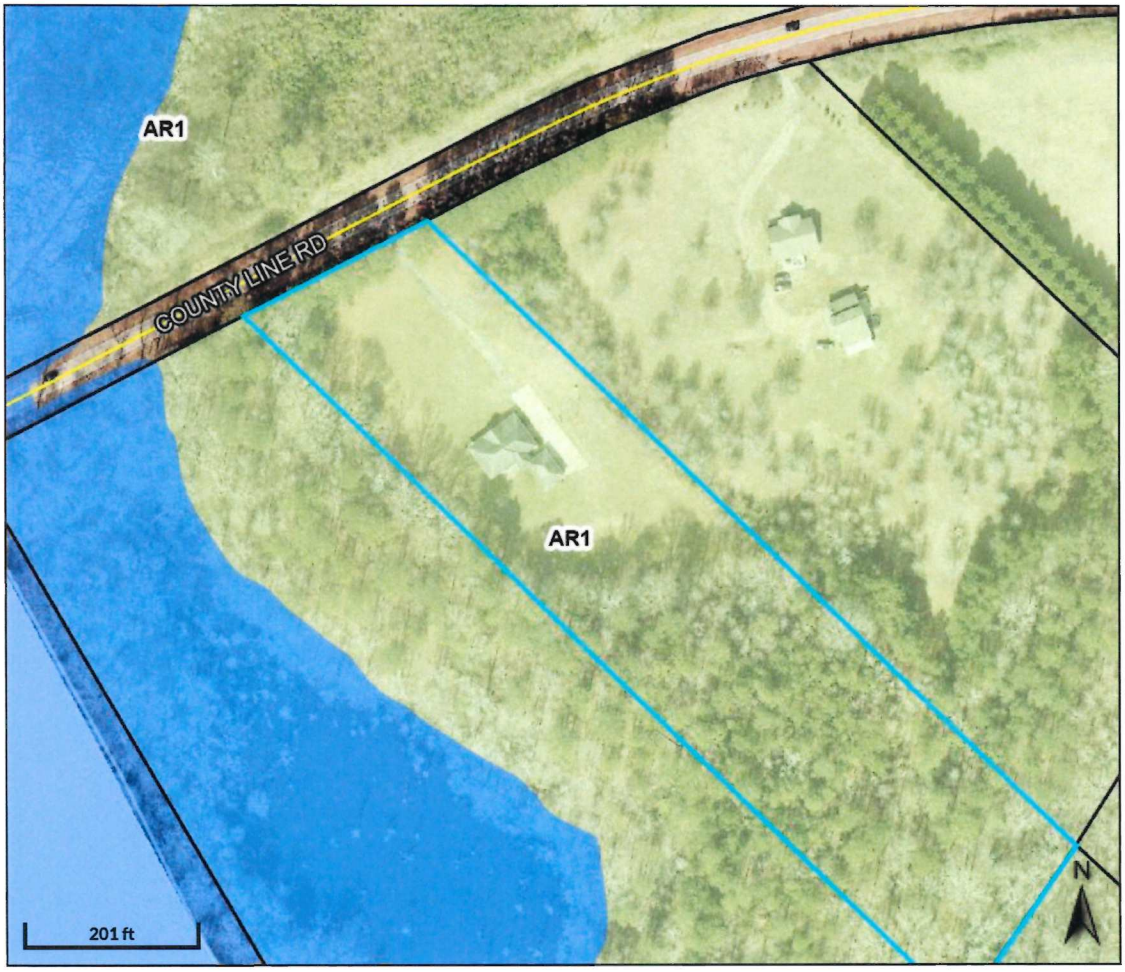
No data available for the following modules: Online Appeal, Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes.

The Spalding County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information shown is PRELIMINARY and has NOT BEEN APPROVED by the Board of Assessors. ALL data is subject to change. Zoning or Flood Map information should always be verified with the proper authorities before being relied upon.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 11/18/2025, 1:22:21 PM

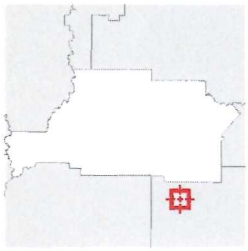
Contact Us

Developed by SCHNEIDER GEOSPATIAL

qPublic.net™ Spalding County, GA



Overview



Legend

- Parcels
- Roads
- Streams and Rivers (Large)
- Lakes

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID	228 03049
Class Code	Residential
Taxing District	SPALDING COUNTY
Acres	5.08

Owner	FAMILY WORSHIP CENTER MINISTRIES INC 1451 BIRDIE ROAD GRIFFIN, GA 30223
Physical Address	1160 COUNTY LINE RD
Assessed Value	Value $308682
Land Value	Value $57960

Last 2 Sales

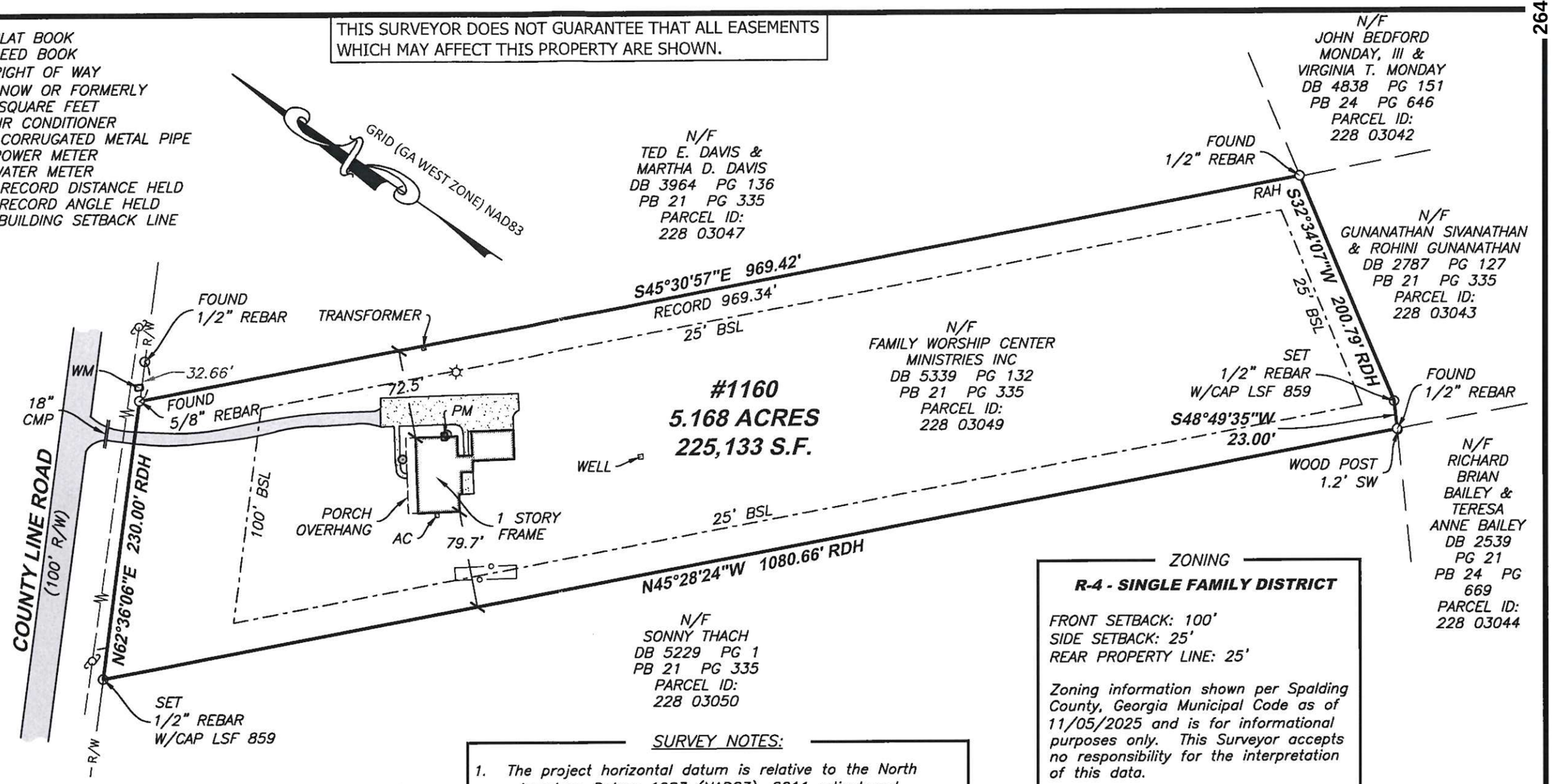
Date	Price	Reason	Qual
7/18/2025	$369000	FM	Q
3/6/2024	0	GV	U

(Note: Not to be used on legal documents)

PB = PLAT BOOK
DB = DEED BOOK
R/W= RIGHT OF WAY
N/F = NOW OR FORMERLY
S.F. = SQUARE FEET
AC = AIR CONDITIONER
CMP = CORRUGATED METAL PIPE
PM = POWER METER
WM = WATER METER
RDH = RECORD DISTANCE HELD
RAH = RECORD ANGLE HELD
BSL = BUILDING SETBACK LINE

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

GRID (GA WEST ZONE) NAD83



100' 50' 0' 100'

SCALE: 1" = 100'

LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- POWER POLE
- LIGHT POLE
- UTILITY METER
- CLEAN OUT
- PROPERTY LINE
- ADJOINER LINE
- R/W — RIGHT OF WAY
- OVERHEAD POWER LINE
- CHAIN LINK FENCE
- CONCRETE AREA
- ASPHALT AREA

THE FIELD DATA (APPROXIMATELY 100%) UPON WHICH THIS PLAT IS BASED, AND COMPLETED ON 11/04/2025, WAS OBTAINED USING A LEICA GS18I AND THE HXGN SMARTNET NETWORK (NETWORK ADJUSTED KINEMATIC). THE AVERAGE RELATIVE POSITIONAL ACCURACY IS 0.070 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS AN ACCURACY OF 1 FOOT IN 100,000+ FEET.

ZONING

R-4 - SINGLE FAMILY DISTRICT

FRONT SETBACK: 100'
SIDE SETBACK: 25'
REAR PROPERTY LINE: 25'

Zoning information shown per Spalding County, Georgia Municipal Code as of 11/05/2025 and is for informational purposes only. This Surveyor accepts no responsibility for the interpretation of this data.

SURVEY NOTES:

1. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plan Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 12B.
2. Unless otherwise specified, all distances shown are horizontal ground distances.
3. Exterior footprint of all buildings at ground level.
4. By graphic plotting only, this property DOES NOT lie within a 100 year flood hazard zone, and is depicted as Zone X, as defined by the F.E.M.A. Flood Insurance Rate Map of Spalding County Unincorporated Areas, Georgia and incorporated areas Map Numbers 13255C205E and 13255C0215E, effective date 06/07/2017.

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.
SCANLON ENGINEERING SERVICES, INC. LSF000859 (EXP. 06/30/2024)

JEFFERY M. WILLIS PLS GA #3595
jeffw@scanloneng.com

SES
ENGINEERING
PLANNING
SURVEYING

"THIS DRAWING IS THE PROPERTY OF SCANLON ENGINEERING SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN, AND IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, OR REPRODUCED IN WHOLE OR IN PART, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION."

SCANLON ENGINEERING SERVICES, INC.
221 EAST BANK STREET
GRIFFIN, GEORGIA 30223
PHONE: (678) 967-2051 www.scanloneng.com
★ LSF 000859 ★

Rev.	Description	Date
1	---	---
2	---	---
3	---	---

Project #:	Date:	Scale:	Drawn by:
S250422274	11/05/2025	1" = 100'	JWS

RETRACEMENT SURVEY
FOR
FAMILY WORSHIP CENTER

LOCATED IN LAND LOT 217 OF THE 2nd DISTRICT,
SPALDING COUNTY, GEORGIA

GEORGIA
PROFESSIONAL
NO. 3595
11/5/2025
LAND SURVEYOR
JEFFERY M. WILLIS

For The Firm
Scanlon Engineering Services, Inc.

SHEET DESCRIPTION
RETRACEMENT SURVEY
SHEET NUMBER
683B

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

FAMILY WORSHIP CENTER MINISTRIES INC
1451 BIRDIE ROAD
GRIFFIN, GA 30223

Spalding COUNTY
Community Development

Your Special Exception application has been received by the Spalding County Community Development Office. This review process requires several public meetings. These meetings will be held in the Spalding County Courthouse Annex, 119 East Solomon Street, Room 108, Griffin, on the following dates:

- **Tuesday, November 25, 2025, at 6:00 p.m.** – Planning Commission Public Hearing

We invite you to attend these meetings and make any comments, which you feel are appropriate. If you have any questions, please feel free to call this office at (770) 467-4220.

c: File #25-19S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

THACH SONNY
404 MEMPHIS ST
GREENSBORO, NC 27406

Spalding COUNTY

Community Development

A request for a Special Exception application for property located at 1160 County Line Rd, Griffin, GA 30224; Land Lot 217 of the 2nd Land District, Parcel No. 228 03049, consisting of 5.08 acres, has been received in the Spalding County Community Development Office. The applicant is seeking a special exception for a general home occupation (hair salon). The review process requires several public hearings. The meetings will be held in Room 108, Spalding County Courthouse Annex, 119 E. Solomon Street, Room 108, Griffin on:

- **Tuesday, November 25, 2025, at 6:00 p.m.** – Planning Commission Public Hearing

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c: File #25-19S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

FAYE ZOLA A & ANDERSON WALKES
310 HOPPIN BRANCH RD
GRIFFIN, GA 30224

Spalding COUNTY
Community Development

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c: File #25-19S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

HARRIS DEREK LANARD
HARRIS BURNDEAN
327 HOPPIN BRANCH RD
GRIFFIN, GA 30224

Spalding COUNTY
Community Development

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c: File #25-19S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

BOLTON LYNDA BROOKS
CHRISTIE LYNDSEY LATIMER BROOKS
300 CAMP RD
GRIFFIN, GA 30224

Spalding COUNTY
Community Development

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c: File #25-19S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

MONDAY III JOHN BEDFORD & VIRGINIA T
308 CAMP RD
GRIFFIN, GA 30224

Spalding COUNTY
Community Development

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c: File #25-19S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

SIVANATHAN GUNANATHAN &
ROHINI GUNANATHAN
1643 PARKER ST
BRONX, NY 10462

Spalding COUNTY

Community Development

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c: File #25-19S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

BAILEY RICHARD BRIAN
BAILEY TERESA ANNE
316 CAMP RD
GRIFFIN, GA 30224

Spalding COUNTY
Community Development

A request for a Special Exception application for property located at 1160 County Line Rd, Griffin, GA 30224; Land Lot 217 of the 2nd Land District, Parcel No. 228 03049, consisting of 5.08 acres, has been received in the Spalding County Community Development Office. The applicant is seeking a special exception for a general home occupation (hair salon). The review process requires several public hearings. The meetings will be held in Room 108, Spalding County Courthouse Annex, 119 E. Solomon Street, Room 108, Griffin on:

- **Tuesday, November 25, 2025, at 6:00 p.m.** – Planning Commission Public Hearing

We invite you to attend these meetings and make any comments which you feel are appropriate. If you have any questions, please do not hesitate to contact our office at (770) 467-4220.

c: File #25-19S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

LEONARD JOSETTE
15 DWIGHT AVE
SPRING VALLEY, NY 10977

Spalding COUNTY
Community Development

A request for a Special Exception application for property located at 1160 County Line Rd, Griffin, GA 30224; Land Lot 217 of the 2nd Land District, Parcel No. 228 03049, consisting of 5.08 acres, has been received in the Spalding County Community Development Office. The applicant is seeking a special exception for a general home occupation (hair salon). The review process requires several public hearings. The meetings will be held in Room 108, Spalding County Courthouse Annex, 119 E. Solomon Street, Room 108, Griffin on:

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c: File #25-19S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

DAVENPORT JEFFERY BART
238 MANLEY RD
GRIFFIN, GA 30223

Spalding COUNTY
Community Development

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c: File #25-19S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

DAVIS TED E & MARTHA D
1168 COUNTYLINE RD
GRIFFIN, GA 30224

Spalding COUNTY
Community Development

A request for a Special Exception application for property located at 1160 County Line Rd, Griffin, GA 30224; Land Lot 217 of the 3rd Land District, Parcel No. 228 03049, consisting of 5.08 acres, has been received in the Spalding County Community Development Office. The applicant is seeking a special exception for a general home occupation (hair salon). The review process requires several public hearings. The meetings will be held in Room 108, Spalding County Courthouse Annex, 119 E. Solomon Street, Room 108, Griffin on:

- **Tuesday, November 25, 2025, at 6:00 p.m.** – Planning Commission Public Hearing

We invite you to attend these meetings and make any comments which you feel are appropriate. If you have any questions, please do not hesitate to contact our office at (770) 467-4220.

c: File #25-19S 11/6/2025

Spalding
COMMUNITY DEVELOPMENT
SPECIAL EXCEPTION NOTICE
A REQUEST FOR A SPECIAL EXCEPTION FOR DEVELOPMENET OF
CHURCH
HAS BEEN RECEIVED BY SPALDING COUNTY.
A PUBLIC HEARING TO CONSIDER THIS REQUEST WILL BE HELD
6 PM November 25 2025
ROOM 108,COURTHOUSE ANNEX,119 EAST SOLOMON STREET, GRIFFIN.
ADDITIONAL INFORMATION MAY BE OBTAINED BY CALLING:
(770)467-4220
SPALDING COUNTY

Spalding
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ADDITIONAL INFORMATION MAY BE OBTAINED BY CALLING:
(770)467-4220
SPALDING COUNTY

PUBLIC NOTICE

The Spalding County Planning Commission will conduct public hearings on Tuesday, November 25, 2025, at 6:00 p.m. in the Spalding County Annex Building, Room 108, 119 East Solomon Street, Griffin, GA, to consider the following:

Application 25-16S: Brother Ghotra, LLC owner, Harmoni Towers LLC, Agent, 3430 N McDonough Road (Parcel 201 01001G); located in Land Lot 147 of the 2nd Land District, consisting of 2 acres. The applicant is seeking a special exception to place a cell tower on the property.

Application 25-28Z: Jack Gilbert, Sarah Gilbert, et.al., owners, rear portion of 1075 Amelia Road (Parcel 200 01004); located in Land Lot 148 of the 2nd Land District, consisting of 50 acres. The applicant is requesting to rezone from R-2 (Single-Family Residential) to VN (Village Node) for an extension of an approved master planned community.

Application 25-29Z: Wallace Jackson, LLC, owner, 5745 and 5841 Jackson Road (Parcels 216 01004 and 216 01004A); both located in Land Lots 25 & 40 of the 2nd Land District, consisting of approximately 139.63 and 50.03 acres respectively. The applicant is requesting to rezone from C-2 (Manufacturing) to C-1C (Manufacturing - Light) for a data center campus.

Application 25-17S: Wallace Jackson, LLC, owner, 5745 and 5841 Jackson Road (Parcels 216 01004 and 216 01004A); both located in Land Lots 25 & 40 of the 2nd Land District, consisting of approximately 139.63 and 50.03 acres respectively. The applicant is seeking a special exception for a data center campus.

Application 25-18S: Medardo and Mae Rivera-Caraballo, owners, 220 Kilgore Road (Parcel 246 03004); located in Land Lot 124 of the 3rd Land District, consisting of 1 acre. The applicant is seeking a special exception for a general home occupation (hair salon).

Application 25-19S: Family Worship Center Ministries, Inc., owner, 1160 County Line Road (Parcel 228 03049); located in Land Lot 217 of the 2nd Land District, consisting of 5.08 acres. The applicant is seeking a special exception to have weekly church services and Bible study on the property.

ALL INTERESTED CITIZENS ARE ENCOURAGED TO ATTEND.

If you are in need of auxiliary aids or services due to a disability, please notify the Zoning Office at (770) 467-4220 at least 5 days prior to the meeting.

Submitted copy & e-mailed to GDN Wednesday, November 5, 2025.

Griffin Daily News: Please run as a legal ad on **Saturday, November 8, 2025.**

NOTE: AFFIDAVIT NOT NEEDED WITH THIS AD. THIS AD RUNS ONLY ONE TIME.

Received by: _____

Date: _____

POSTED: Courthouse _____

Annex _____

Contact David Allen - 770-467-4220; dallen@spaldingcounty.com
Charge to Acct. #5724

PLANNING COMMISSION

Application 25-28Z: Jack Gilbert, Sarah Gilbert, et.al., owners, rear portion of 1075 Amelia Road (Parcel 200 01004); located in Land Lot 148 of the 2nd Land District, consisting of 50 acres. The applicant is requesting to rezone from R-2 (Single-Family Residential) to VN (Village Node) for an extension of an approved master planned community.

Requesting Agency
Spalding County Community Development

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?
Yes

Summary and Background

Fiscal Impact / Funding Source
Private

STAFF RECOMMENDATION
Approval, with conditions.

ATTACHMENTS:
Staff Report Case 25-28Z - Gilbert Parcel Rezoning 11.25.25.pdf
Minerva - Gilbert Parcel Rezoning Application.pdf
Deeds Combined.pdf
Location Map.pdf
Gilbert Parcel Concept Plan.pdf
P-Plat - Phase One.pdf
NORTH TOWALIGA CONCEPT PLAN 2025-03-19-25 - Phase One.pdf
25-28Z - post card - property owner 1075 Amelia Rd 11.25.25.doc
25-28Z - post card - adjacent property 1075 Amelia Rd 11.25.25.doc
Zoning Sign - November 2025.pdf
Legal Ad template 11-25-2025 REV 3.pdf

SPALDING COUNTY, GA
Community Development Department
Staff Report
For Recommendation Only

Rezoning Case: 25-28Z

Applicant:	Minerva USA, LLC 2292 Henderson Mill Road NE Atlanta, GA 30345
Application:	**25-28Z – Rezoning from R-2 to VN (Village Node District)**
Address/Location:	Portion of 1075 Amelia Road
Commissioner District:	5th District – Chairman Clay Davis
Meeting Date:	Planning Commission: November 25, 2025

Subject Property:

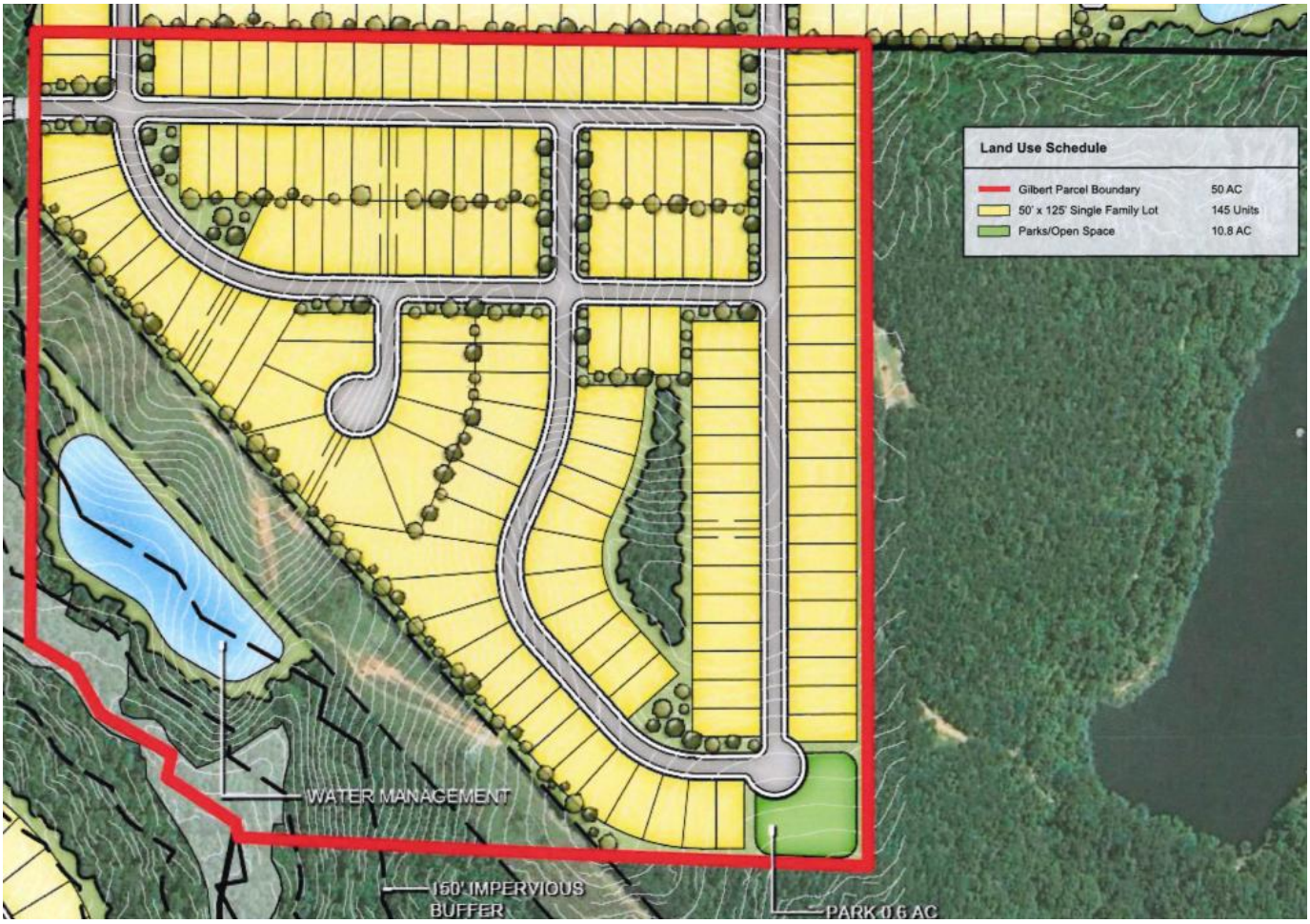
Tax Parcel:	Portion of parcel 201 01004
Land Lots / District:	148 of the Second District
Current Use:	Single-Family Residential and Agricultural Land
Current Zoning:	R-2 (Single-Family Residential)
Proposed Zoning:	**VN (Village Node District)**
Future Land Use Map Designation:	**Sun City / Heron Bay Character Area**
Other Special Designations:	Henry County Upper Towaliga Reservoir Protection Area

Water Provider	Spalding Co. Water Authority	Available
Sewer Provider	Private Company	Available

Overview and History of Proposed Development:

The applicant is seeking an extension of their previously approved residential development from March 2025 (same applicant). This would involve acquiring 50 acres due south of the initial development, the rear portion of the 95-acre parcel 200 01004 – 1075 Amelia Road.

This would be considered Phase Two of the approved North Towaliga Village Development. If approved, it would be 145 single-family detached lots, with a minimum width of 50 feet and a minimum depth of 125 feet, and 10.8 acres of park space.



Surrounding Zoning (of combined development)

North Boundary
Zoned: VN (Village Node)
Land Use: Future Single-family Residential

East Boundary
Zoned: R-2 Single-Family Residential
Land Use: Primarily Single-family Residential and some agriculture

South Boundary
Zoned: R-2 Single-Family Residential
Land Use: Primarily Single-family Residential and some agriculture

West Boundary
Zoned: VN (Village Node)
Land Use: Future Single-family Residential

Sec. 1701A. - Purpose.

The VN district is established to provide development design criteria and standards for comprehensive and coordinated development of areas identified on the Spalding County Future Land Use Map (a part of the Spalding County Comprehensive Plan) as being appropriate for greater residential densities and mixed-use development. The VN district encourages flexible site plans and building arrangements under a unified plan of development for retail, commercial and service uses for self-sufficient neighborhoods and to encourage and develop a sense of community. The VN district is established to provide a variety of residential development styles and community commercial services.

The VN district encourages development of residences in areas surrounding and adjoining commercial property. The residential areas will consist of quality housing constructed in compliance with high construction standards which focus on aesthetic appearance and co-existence with nearby commercial property. The VN district will encourage development of flex (live/work) units which consist of multi-storied structures with commercial uses and/or living space. The commercial area within the VN district shall be composed principally of neighborhood and community related commercial uses requiring less than thirty thousand (30,000) square feet. The commercial area must be developed in a manner consistent with adjoining residential properties.

The VN district encourages pedestrian access to commercial properties from residences. Retail centers shall be designed to provide pedestrian access from all areas of the village. The development benefits from better land utilization in the provision of roads, utilities, other infrastructure and overall site design. The VN district must have direct ingress and egress from a state highway or a county collector street. All property within the VN district must be served by public water and sewer.

Rezoning Analysis:

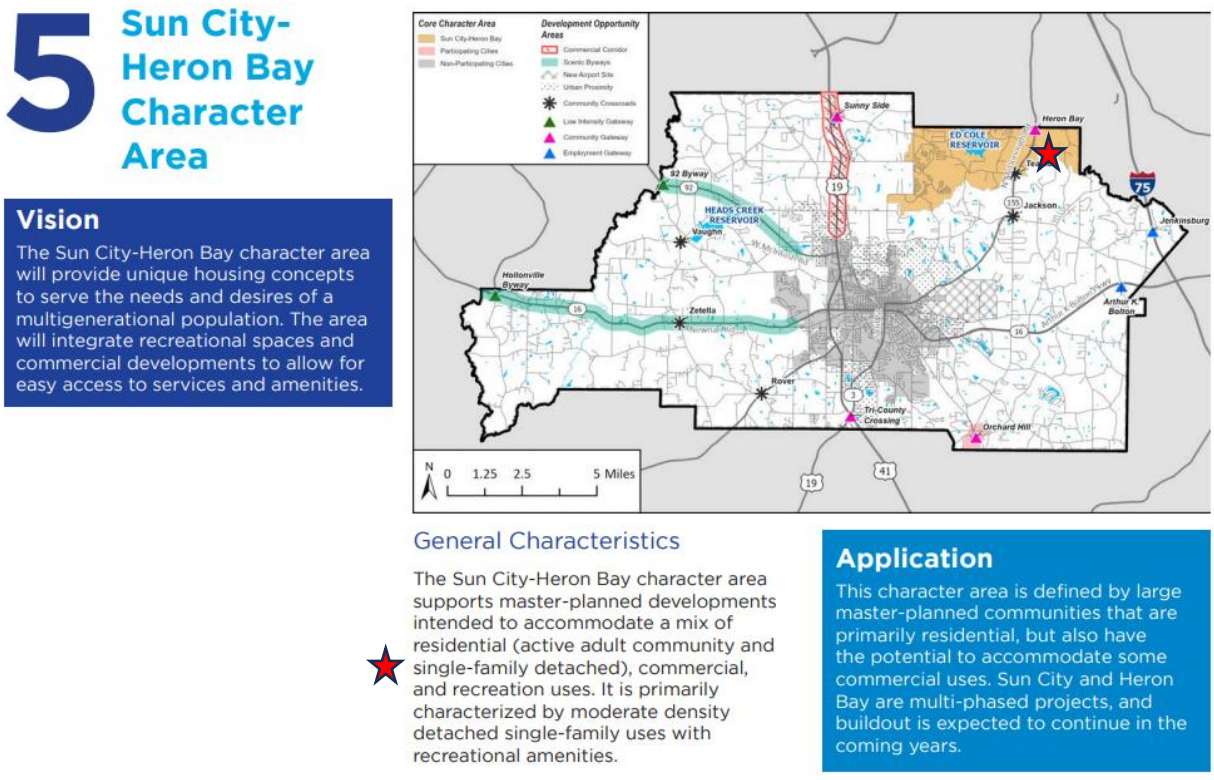
Zoning Ordinance, Section 414 (F) identifies the criteria by which a rezoning application will be reviewed, as follows:

1. **The existing use and zoning of nearby property.**

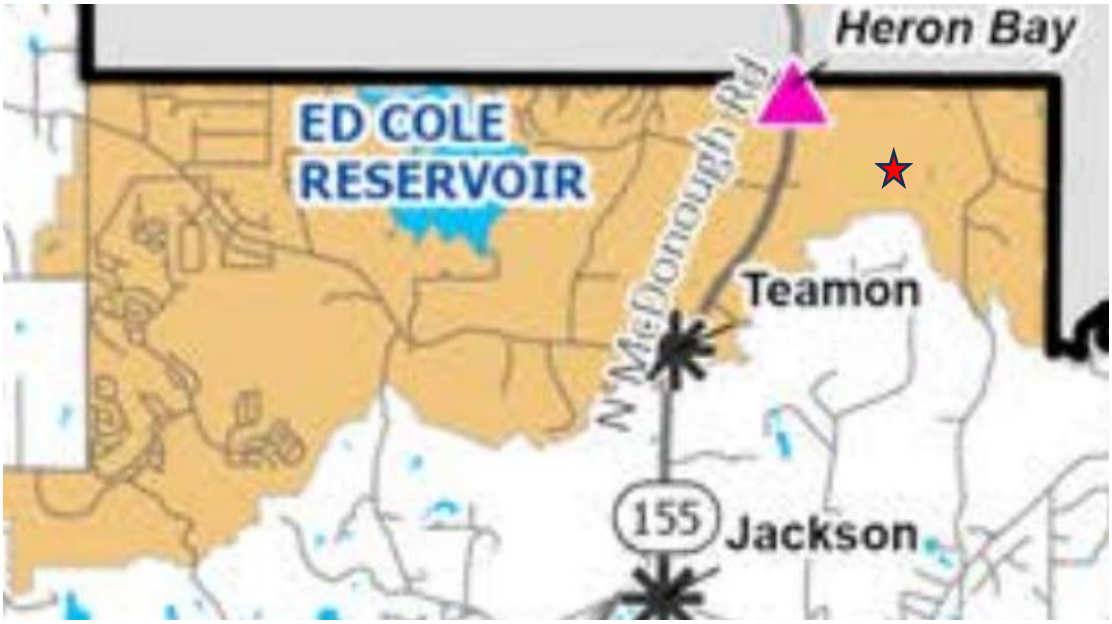
   Most of the nearby properties (in Spalding) to the east and south are zoned either R-2 Single-Family or Agricultural-Residential. There is a large swath of Henry County Water Authority Preservation Land that forms most of the southern border of the proposed development. There is another Village Node zoned development, Greyson Parc, with nearly finished single-family detached and townhome components. The commercial component of this VN zoned development is not yet developed. Of course, the parcels to the north are zoned VN as well, and this development, if approved, would simply be an extension of it.

2. **The suitability of the property for the proposed purpose.**

   The subject property is located within the Sun City - Heron Bay Character Area (Spalding County Comprehensive Plan (Comp Plan) dated October 17, 2022), allowing moderate densities in the 1 to 4 units per acre range.



Spalding COUNTY



Primary Future Land Uses

- Moderate to high density detached single-family
- Two-family dwellings
- Master-planned developments that are predominantly residential in use but provide recreation opportunities and accessible neighborhood commercial uses for residents
- Commercial (such as medical office buildings, pharmacies, and other neighborhood-serving retail)
- Civic benefit uses such as places of worship, public parks, schools, community centers and county services
- Greenways and trails

Compatible Active Zoning Districts

- R-1, R-1A, R-2, R-4, R-5, PDD
- AAAV, PDD, VN

Design Principles

Density/Intensity

- 1 – 4 du/ac

Greenspace

- Formal landscaping with built areas and informal landscaping with passive use areas; protected tree cover
- Residential subdivision design should set aside a high percentage of open space

Connectivity

- High pedestrian connectivity with sidewalks, greenways and trails and paths
- Implement recommendations of the Comprehensive Transportation Plan to provide multi-purpose paths between different uses. Conversion of inactive railways to trails should undergo a feasibility study.

Water & Wastewater Infrastructure

- Public water
- Private sewer

Technology

- Enhance broadband

T

The development is in harmony with the intent and the desired future land uses of the Sun City / Heron Bay Character Area. The original density of "Phase 1" was 2.10 units per acre. The revised density of Phase 1 and this Phase 2 would be 2.17 units / acre, which is still in the acceptable range above for the Sun City / Heron Bay area. The Comprehensive Plan is, in essence, dedicating this northeast corner of Spalding County as its highest density residential area, in an effort to preserve other areas of the County as more rural. Village Node is already approved for this area.

3. **The length of time the property has been vacant.**

   The subject property has been primarily private, family farmland since the creation of the County.

4. **The threat to the public health, safety, and welfare if rezoned.**

   There would be no dangerous uses involved with the development if the rezoning was approved. This would not change the required GDOT improvements along North McDonough Road nor the required County improvements along Amelia Road. There will be a relatively small uptick in the traffic count prepared for Phase One.

5. **The extent to which the value of the property is diminished by the present zoning.**

   The subject property is under an agricultural CUVA (conservation) tax category, and the value of the property would be considerably enhanced with moderate-density residential development.

6. **The balance between the hardship on the property owner and the benefit to the public if not rezoning.**

   As stated before, the value of the property would be considerably enhanced with residential development. The County will receive more property taxes and fees. The houses will not be able to be seen from Amelia Road or North McDonough Road. There will be a relatively small uptick in the traffic count prepared for Phase One.

The Planning Commission may also consider whether development of the property in the zoning classification sought would do any of the following:

1. **Have an adverse effect on the insurance rating of the county, or any substantial portion of the county, issued by the insurance service office or similar rating agency.**

   It would not have an adverse effect on most, or any, of the County's insurance rating, being located in the extreme northeast corner of the County.

2. **Overtax any streets presently existing to serve the site, or other public facilities and utilities.**

   Both Amelia Road and North McDonough Road are undergoing necessary improvements due to the approval of Phase One.

   There is adequate drinking water and sanitary sewer capacity in this area for this development.

3. Have a substantial adverse impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

The development will observe the same increased water buffers as required in Phase One.

Selected Village Node Development Standards:

- *Minimum lot width: Forty (40) feet (alley access); fifty (50) feet (driveway)*
- *Minimum square footage: One thousand, five hundred (1,500) square feet*
- *Common space: A minimum of seven hundred fifty (750) square feet for each residential dwelling unit or flex unit.* **750 x 145 = 2.50 acres required. Over 10 acres of amenities open space provided for this one parcel.**
  1. *Allowed uses within common space:*
     a. *Parks (active and passive).*
     b. *Walking trails.*
     c. *Greenspace.*
     d. *Public art.*
     e. *Playgrounds.*
     f. *Gazebos.*
     g. *Fountains.*
     h. *Swimming pools.*
     i. *Putting greens.*

     A central park area shall be required in the center of the commercial and/or flex unit area of the village node which complements the use of the commercial/flex units and provides for a central location for community activities.

     The common space must be dispersed throughout the village node, with no more than twenty (20) percent of the total common space contained within the village node being concentrated in any one (1) location. **While the amenities spaces (pink) are concentrated, the green / open space is evenly dispersed throughout the development.**

     Common space shall also include a landscaped divided lane traffic entrance into the village node from the state highway or county collector street.

Other Points to Consider:

- **House architecture will have to conform to the architectural standards of the rezoning for Phase One approved in March 2025.**
- **It is presumed that this phase will share the amenities provided in Phase One.**
- **The original development approved in March 2025 was capped at 1137 dwelling units, so this proposed rezoning of an additional 50 acres will have to definitely considered a "Phase Two."**

Staff Recommendation for 25-28Z Rezoning

Approval of Rezoning; It is in line with the Sun City / Heron Bay Character Area and its density parameters. The Comprehensive Plan shows that any appreciable concentrations of future residential are more suited to the northeast quadrant of the County. Water and sewer capacity are adequate for the proposed development.

Should the Board choose to approve the application, the following minimum approval conditions shall apply:

1. **All relevant requirements of the rezoning conditions for Phase One approved in March 2025 shall apply to this property.**
2. **This rezoned parcel shall be considered "Phase Two" of the approved North Towaliga Village development. Building permits for Phase Two shall not be approved until at least xx% of the house lots for Phase One are occupied.**

MINERVA

October 17, 2025

Sent via email to: dallen@spaldingcounty.com
Original to follow via Hand Delivery

Mr. David Allen
Community Development Director
Spalding County
119 E. Solomon Street
Suite 203
Griffin, GA 30223

RE: 50 acres of 95.22± acres located at 1075 Amelia Road

Dear David:

We appreciate the County's consideration of our proposal to rezone 50 acres out of an existing 95.22± acres located at 1075 Amelia Road from R-2 (Single Family Residential) to VN (Village Node). The site will act as an additional pod to the adjacent North Towaliga Village Node.

The concept plan calls for the development of 145 traditional single family residential homes on 50' lots with three points of connection to the primary North Towaliga development. We believe that our proposal is consistent with the 2042 Comprehensive Plan dated October 17, 2022 as the property is located within the Sun City-Heron Bay Character Area.

We look forward to working with the County and the surrounding community to create a high-quality development that will complement the existing neighborhoods and further Spalding County's housing goals.

If you have any questions, please feel free to call me at any time.

Best regards,

By: Minerva-USA, LLC

Brian Davison
Managing Partner

Spalding

REQUEST FOR ZONING MAP CHANGE
APPLICATION NO. _____

AGENT/DEVELOPER INFORMATION
(If not owner)

Name: Minerva USA, LLC

Address: 2292 Henderson Mill Rd NE

City: Atlanta

State: GA Zip: 30345

Contact Person: Chad Jacobs

Phone: (678) 808-8000

Email: cjacobs@minerva-usa.com

PROPERTY OWNER INFORMATION

Name: Multiple - see below*
c/o Jack W. Gilbert

Address: 1125 Amelia Road

City: Locust Grove

State: GA Zip: 30248

Phone: (678) 808-8000

Email: (678) 808-8000

APPLICANT IS THE:

_____ Owner's Agent _____ Property Owner _X_ Developer

Acreage: 50

Address of Property: 1075 Amelia Road

Proposed Zoning: VN, Village Node

Proposed Development: Single Family Residential Pod which is part of a Master Planned Community

* Property Owners: Collectively Jack W. Gilbert, Cheryl A. Gilbert, and Sarah F. Gilbert

Spalding

OTHER REQUIRED INFORMATION

Checklist

✓ Attach 1 copy of plat prepared by a registered land surveyor and drawn to scale showing lot lines and location of existing structures and location of proposed structures.

✓ Please attach a statement describing the proposed development.

✓ Please attach a deed, certified by the Clerk of Court, of the property proposed for rezoning.

✓ Please attach a copy of metes and bound description of the property for rezoning.

✓ Please attach 1 copy (24 x 36) and 1 copy (11 x 17) of the conceptual site plan, if applicable (see Page 7).

✓ If proposed property is within the S-2 Sensitive Land-Watershed Protection District, please submit a plat or drawing to scale showing the exact location of any surface water that is located on or within 250 feet of the subject property.

✓ Is the property recorded as one (1) or multiple parcel(s)?

OFFICE USE ONLY

Present Zoning District(s): _____

Land District(s): _____ Land Lot(s): _____

Commissioner District: _____

Overly District (If applicable): _____

Date Received: _____ Amount of Fee: _____

Received By: _____ Receipt Number: _____

Spalding
ZONING MAP
CHANGE PAGE 3

REZONING APPLICANT'S RESPONSE

Pursuant to Section 414 of the Zoning Ordinances, The Board of Commissioners find that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary:

(A) Whether a proposed rezoning (or special use permit) will permit a use that is suitable in view of the use and zoning of adjacent and nearby property:

Yes, the proposed use is suitable and similar to the use and zoning of abutting property to the west and north which will include single family residential homes on 50' lots. The proposed zoning also adheres to the Spalding County 2042 Comprehensive Plan Future Land Use.

(B) Whether the property is suitable for the proposed use:

Yes, the property is ideally suited for the proposed use as it will be located adjacent to residential pods of a recently approved village node community. The residential subdivision will also have three points of access to the adjacent village node.

(C) What is the length of time the property has been vacant?:

The property has been vacant and undeveloped for over 30 years.

(D) What is the threat to the public health, safety, and welfare, if any, if the property is rezoned?:

There should be no threats to the public health, safety, and welfare from the proposed zoning.

(E) Whether and to what extent is the subject property value diminished under the present zoning?:

The requested zoning would allow for a more appropriate and economically viable use, restoring the property's value potential consistent with nearby development and county planning objectives.

(F) What is the balance between the hardship on the property owner and the benefit to the public in not rezoning?:

The current property owner has minimal options for generating positive revenues as the property is currently zoned. Since it has been in a conversation use program, the property tax currently paid to the county is minimal compared to the revenues that will be generated with the proposed development.

Use Additional Pages, If Necessary

OFFICE USE ONLY

Date Received: _____ Received By:

PROPERTY OWNER'S CERTIFICATION OF OWNERSHIP AND ZONING COMPLIANCE

Certification is hereby made that the undersigned own(s) at least fifty-one (51) percent of the subject property.

The undersigned certifies that the subject property is presently in compliance with the current Zoning Ordinance for Spalding County, Georgia. The undersigned is aware that an application for a Rezoning, Variance, or Special Exception will not be received unless the subject property is in compliance with the Zoning Ordinance.

The undersigned property owners certify that **MINERVA USA, LLC** (the agent) is authorized to file the following applications on our behalf: zoning map changes (rezoning), special exceptions, & variances.

PROPERTY OWNERS:

- _____
  Jack W. Gilbert
  Date: October 6, 2025
- _____
  Cheryl A. Gilbert
  Date: October 6, 2025

(FOR AGENT)

- _____
  Sarah F. Gilbert
  2025
  Date: October 6, 2025

NOTARY PUBLIC (FOR OWNERS)

_____ (seal)
Date: October 6, 2025

LAKEYSHA WALLACH NOTARY PUBLIC DEKALB COUNTY, GA EXP. Oct. 23, 2025

AGENT

_____
Minerva USA, LLC, by:
Brian Davison, Manager
Date: October 6, 2025

NOTARY PUBLIC (FOR AGENT)

_____ (seal)
Date: October 6, 2025

STACEY WALLACH NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES DEC. 7, 2026

OFFICE USE ONLY

Date Received: _____ Received by: _____

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

A. OWNERS' DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of the rezoning application, made campaign contributions aggregating $250.00 or more to a member of the Spalding County Board of Commissioners, a member of the Planning Commission, or any other government official who will consider the application?

__NO___(Yes/No)

If the answer is Yes, please complete the following section:

Name and Official Position Of Government Official	Contributions (List all which aggregate to $250.00 or more	Date Contribution Was Made (within last two years)
(1) _____	(1) _____	(1) _____
(2) _____	(2) _____	(2) _____

Attach additional sheets if necessary to disclose or describe all contributions.

B. DISCLOSURE OF CAMPAIGN CONTRIBUTIONS OF AGENT

Have you, within the two years immediately preceding the filing of the rezoning application, made campaign contributions aggregating $250.00 or more to a member of the Spalding County Board of Commissioners, a member of the Planning Commission, or any other government official who will consider the application?

_NO_ (Yes/No)

The undersigned below, making application for rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

PROPERTY OWNERS

- _____
  Jack W. Gilbert
  Date: October 6, 2025
- _____
  Cheryl A. Gilbert
  Date: October 6, 2025
- _____
  Sarah F. Gilbert
  Date: October 6, 2025

AGENT

_____
Minerva USA, LLC by:
Brian Davison, Manager
Date: October 6, 2025

OFFICE USE ONLY

Date Received: _____ Case # _____ Accepted by: _____

LEGEND

AIF	–	ANGLE IRON FOUND
AKA	–	ALSO KNOWN AS
BC	–	BACK OF CURB
BL	–	BUILDING SETBACK LINE
BLDG	–	BUILDING
BWF	–	BARBED WIRE FENCE
C&G	–	CURB & GUTTER
CBH	–	CABLE BOX
CCN	–	CONCRETE MAIL
CTP	–	CRIMP TOP PIPE
CI	–	CURB INLET
CL	–	CENTER LINE
CLF	–	CHAIN LINK FENCE
CMF	–	CONCRETE MONUMENT FOUND
CMP	–	CORRUGATED METAL PIPE
CO	–	CLEANOUT
CONC	–	CONCRETE
CTF	–	CRIMP TOP PIPE FOUND
DB/PG	–	DEED BOOK, PAGE
DE	–	DRAINAGE EASEMENT
DI	–	DROP INLET
DIP	–	DUCTILE IRON PIPE
DIR	–	DIRECTION
DWCB	–	DOUBLE-WING CATCH BASIN
EP	–	EDGE OF PAVEMENT
FES	–	FLARED END SECTION
FFE	–	FINISHED FLOOR ELEVATION
FH	–	FIRE HYDRANT
-G-	–	GAS LINE
GM	–	GAS METER
GP	–	GUY POLE
GT	–	GREASE TRAP
GV	–	GAS VALVE
GW	–	GUY WIRE
HC	–	HANDICAP PARKING SPACE
HW	–	HEADWALL
INV	–	INVERT
IPF	–	IRON PIN FOUND
IPS	–	IRON PIN SET (1/2"REBAR)
JB	–	JUNCTION BOX
LL	–	LAND LOT
LLL	–	LAND LOT LINE
LP	–	LIGHT POLE
MH	–	MANHOLE
MON	–	MONUMENT
N/F	–	NOW OR FORMERLY
-OC-	–	OVERHEAD COMMUNICATION LINE
OCS	–	OUTLET CONTROL STRUCTURE
-OE-	–	OVERHEAD POWER LINE
OTP	–	OPEN TOP PIPE
-P-	–	POWER LINE
-P/T-	–	POWER & TELEPHONE LINE
PBX	–	POWER BOX
PF	–	PIPE FOUND
P/L	–	PROPERTY LINE
PM	–	POWER METER
POB	–	POINT OF BEGINNING
PP	–	POWER POLE
PS	–	PARKING SPACES
PLP	–	POWER & LIGHT POLE
PLP	–	POWER, TELEPHONE & LIGHT POLE
PTP	–	POWER & TELEPHONE POLE
PVC	–	POLYVINYLCHLORIDE PIPE
PVMT	–	PAVEMENT
RB	–	REBAR
RCP	–	REINFORCED CONCRETE PIPE
RET.	–	RETAINING
R/W	–	RIGHT OF WAY
-S-	–	SANITARY SEWER LINE
SE	–	SANITARY SEWER EASEMENT
S/W	–	SIDEWALK
SWCB	–	SINGLE-WING CATCH BASIN
TBM	–	TEMPORARY BENCHMARK
TBX	–	TELEPHONE BOX
TFR	–	TRANSFORMER
TMH	–	TELEPHONE MANHOLE
TP	–	TELEPHONE POLE
TPOB	–	TRUE POINT OF BEGINNING
TSP	–	TRAFFIC SIGNAL POLE
-T-	–	TELEPHONE LINE
-UC-	–	UNDERGROUND COMMUNICATION
-UE-	–	UNDERGROUND ELECTRIC
-UP-	–	UNDERGROUND POWER
-UT-	–	UNDERGROUND TELEPHONE
WI	–	WEIR INLET
-W-	–	WATER LINE
WFL	–	WETLAND FLAG
WM	–	WATER METER
WMH	–	WATER MANHOLE
WV	–	WATER VALVE
(#)	–	PARKING SPACE NUMBER

SURVEY NOTES

1. THE FIELD DATA DATED 11/14/2023–12/01/2023 & 10/08/2025. THIS PLAT IS BASED UPON GPS OBSERVATIONS WHICH WERE ESTABLISHED USING A TRIMBLE T-12K RECEIVER USING REAL TIME KINEMATIC OBSERVATIONS. THE RELATIVE POSITIONAL ACCURACY ACHIEVED IS BETTER THAN 0.02 FEET PER OBSERVATION POINT. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/NSPS LAND TITLE SURVEYS PER THE MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND NSPS.

2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 374,025 FEET.

3. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE) AND THE VERTICAL DATUM USED IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R-12I GNSS GPS RECEIVER WITH A TRIMBLE TSC7 DATA COLLECTION RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POSITIONS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL. THESE VALUES WERE DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.

4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

5. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

6. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THIS SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. A QUALIFIED WETLAND SPECIALIST OR BIOLOGIST, PRIOR TO ANY LAND DISTURBANCE, SHOULD PERFORM WETLAND IDENTIFICATION AND DELINEATION.

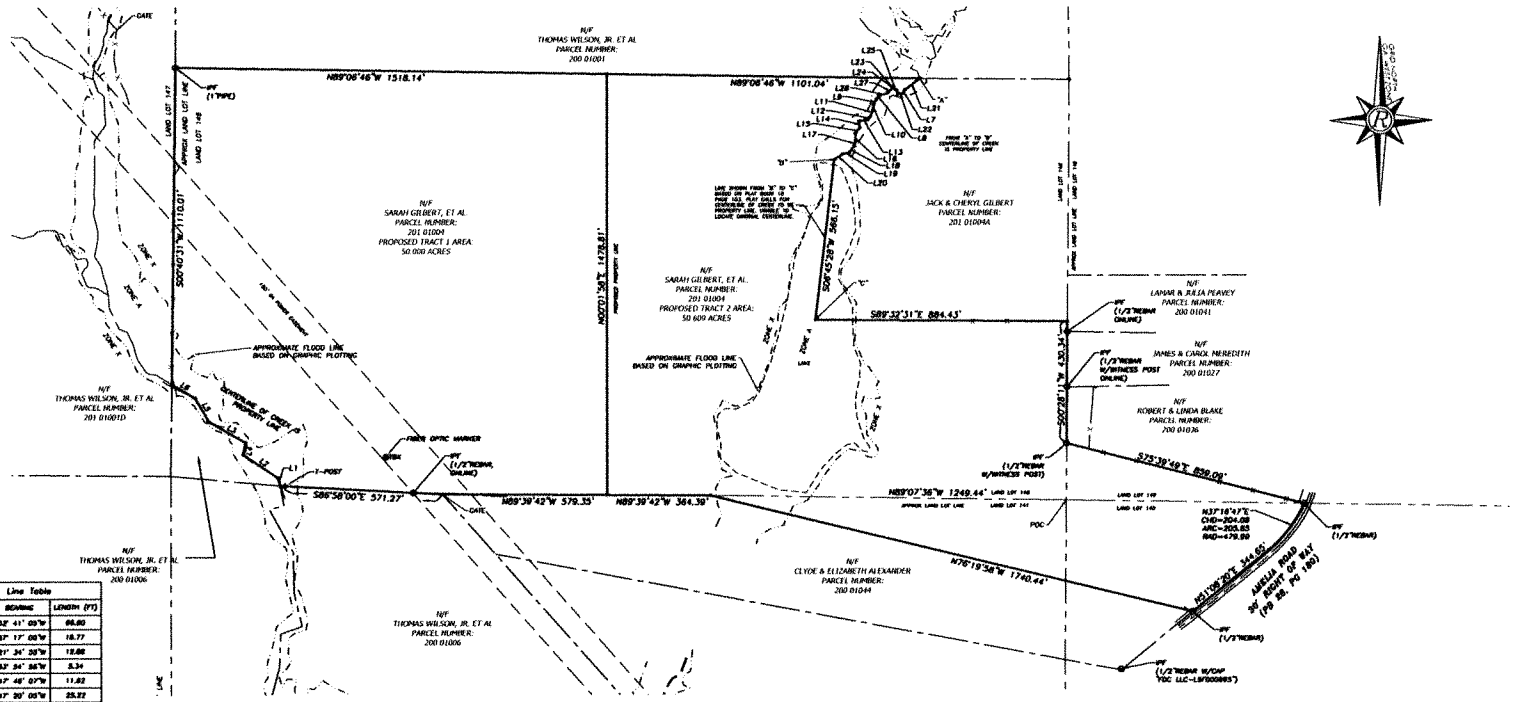
7. CENTERLINE OF CREEK AS FIELD LOCATED IS THE PROPERTY LINE WHERE NOTED ON THE SURVEY. NATURAL WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LAW OF TITLE.

8. PORTIONS OF THIS PROPERTY ARE LOCATED IN A FLOOD HAZARD ZONE "A" AS PER F.E.M.A. INSURANCE RATE MAP OF SPALDING COUNTY, GEORGIA. MAP NO. 13255C0085E, MAP REVISED JUNE 7, 2017. FLOOD LINES ARE SHOWN BASED ON GRAPHICALLY PLOTTING THE MAP ON THIS SURVEY.

10. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED

11. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

12. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER)



Line Table		
LINE #	BEARING	LENGTH (FT)
L1	S11° 01' 39"E	27.47
L2	S56° 32' 25"E	149.69
L3	S80° 14' 13"E	148.22
L4	S11° 24' 22"W	43.23
L5	S39° 43' 48"E	95.85
L6	S28° 47' 14"E	98.57
L7	S32° 48' 48"W	14.34
L8	S33° 31' 34"W	13.33
L9	S28° 08' 49"W	21.38
L10	S04° 27' 58"W	18.42
L11	S24° 38' 51"W	37.76
L12	S38° 55' 02"W	12.73
L13	S61° 26' 01"W	30.36
L14	S04° 08' 30"E	23.28
L15	S36° 00' 44"W	23.12
L16	S01° 11' 13"E	38.16
L17	S17° 25' 04"W	16.94
L18	S33° 45' 47"W	20.28
L19	S60° 25' 42"W	23.41
L20	S58° 55' 38"W	35.51

Line Table		
LINE #	BEARING	LENGTH (FT)
L21	S52° 41' 09"W	66.80
L22	S82° 17' 08"W	18.77
L23	N21° 24' 32"W	12.66
L24	S83° 54' 56"W	5.34
L25	N47° 48' 07"W	11.82
L27	S47° 20' 05"W	25.22
L28	S70° 33' 08"W	31.09

LEGAL DESCRIPTION PROPOSED TRACT 1

All that tract or parcel of land lying and being in Land Lot 148 of the 2nd district, Spalding County, Georgia and being more particularly described as follows:

Commencing at the common corner of land lots 140, 141, 148 and 149 said point being the Point of Commencement;
Thence along the southern line of land lot 148 North 89°07'36" West, a distance of 1249.44 feet to a point and the POINT OF BEGINNING for this tract of land;
Thence continuing along said southern line of land lot 148 North 89°39'42" West, a distance of 579.35 feet to a point; Thence North 86°58'00" West, a distance of 571.27 feet to a point located in the centerline of a creek; Thence along said creek North 11°01'39" West, a distance of 27.47 feet to a point; Thence North 39°38'25" West, a distance of 148.69 feet to a point; Thence North 11°24'22" East, a distance of 43.23 feet to a point; Thence North 80°14'13" West, a distance of 148.22 feet to a point; Thence North 28°43'48" West, a distance of 95.85 feet to a point; Thence North 38°47'14" West, a distance of 98.57 feet to a point located on the western line of land lot 148; Thence leaving said centerline of creek and along said land lot 148 North 00°40'31" East, a distance of 1110.01 feet to a 1" pipe found; Thence along the southern line of property now or formerly Thomas Wilson, et al South 89°08'46" East, a distance of 1518.14 feet to a point; Thence leaving said Thomas Wilson Property South 00°01'36" West, a distance of 1478.81 feet to a point and the POINT OF BEGINNING.

Said tract containing 30.000 acres more or less.

Rochester DCCM
Rochester and Associates, LLC
1240 Hwy 54 W, Ste 707, Fayetteville, GA 30214
770.716.9960 p | www.rochester-assoc.com

RECORDING SHEET FOR
MINERVA LAND, LLC
GILBERT TRACT
LAND LOTS 140, 141, 148 & 149
SPALDING COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

GRAPHIC SCALE
0' 100' 200' 400' 800'

SHEET 1 OF 1
DATE: 10/08/2025
SCALE: 1" = 200'
JOB NO.: 5223.38JAM
DRAWN BY: BDH
CHKD BY: JAM

Legal Description
All that tract or parcel of land lying and being in Land Lot 148 of the 2nd district, Spalding County, Georgia and being more particularly described as follows:

Commencing at the common corner of land lots 140, 141, 148 and 149 said point being the Point of Commencement;
Thence along the southern line of land lot 148 North 89°07'36" West, a distance of 1249.44 feet to a point, Thence North 89°39'42" West, a distance of 364.39 feet to a point and the POINT OF BEGINNING for this tract of land;
Thence continuing along said southern line of land lot 148 North 89°39'42" West, a distance of 579.35 feet to a point; Thence North 86°58'00" West, a distance of 571.27 feet to a point located in the centerline of a creek; Thence along said creek North 11°01'39" West, a distance of 27.47 feet to a point; Thence North 56°32'25" West, a distance of 149.69 feet to a point; Thence North 11°24'22" East, a distance of 43.23 feet to a point; Thence North 60°14'13" West, a distance of 148.22 feet to a point; Thence North 29°43'46" West, a distance of 95.85 feet to a point; Thence North 58°47'14" West, a distance of 96.57 feet to a point located on the western line of land lot 148; Thence leaving said centerline of creek and along said land lot 148 North 00°40'31" East, a distance of 1110.01 feet to a 1" pipe found; Thence along the southern line of property now or formerly Thomas Wilson, et al. South 89°06'46" East, a distance of 1518.14 feet to a point; Thence leaving said Thomas Wilson Property South 00°01'58" West, a distance of 1478.81 feet to a point and the POINT OF BEGINNING.

Said tract containing 50.000 acres more or less.

P.O. Box 1087
Griffin, GA 30224

spalding county SCWA water authority

Wade Cannon
Chairman

Joseph Johnson, PE
General Manager

Date: 10/16/2025

Minerva USA, LLC
2292 Henderson Mill Road
Atlanta, GA 30345

RE: Water & Sewer Availability Letter Request for
Project – 1075 Amelia Road (Gilbert Parcel – 148 Homes)
Tax Parcel – 200 01004, Address – 1075 Amelia Road

Dear Minerva USA, LLC,

I am writing to inform you that the subject parcel – 200 01004 for Project: 1075 Amelia Road (Gilbert Parcel – 148 Homes) is located within the Spalding County Water and Sewerage Facilities Authority (SCWA) water service area. As of the date of this letter, the SCWA has a 12-inch DI water main running along the east side of N McDonough Rd. SCWA does not have a water main along Amelia Rd. The proposed development on subject parcel – 200 01004 for Project: 1075 Amelia Road (Gilbert Parcel – 148 Homes) is conditionally approved for an average daily water flow of 26,640 GPD (18.5 GPM) and a peak flow of 53,280 GPD (37 GPM) of water. The conditional approval is contingent on the construction of a water main connecting N McDonough Rd from North Towaliga LP's development.

Please be advised that this letter is valid for 12 months from the date of issuance and confirms that the SCWA can accommodate the requested average and peak day water demands for the proposed project. A detailed engineering analysis will be required to determine what system improvements, if any, will be necessary to meet the fire flow requirement established by the Spalding County Fire Department.

1075 Amelia Road (Gilbert Parcel – 148 Homes) development application indicates that wastewater will be treated by Community Services L.L.L.P., which operates a private wastewater utility. All private wastewater treatment systems in Georgia are required by the Environmental Protection Division of the Georgia Department of Natural Resources to have a Trust Indenture, approved by the EPD, with a third-party Trustee who has agreed to be responsible for the operations of the facility should the private operator cease to do so. In January 2024, the Spalding County Board of Commissioners voted to be removed as Trustee of the current Trust Indenture and to substitute the Spalding County Water and Sewerage Facilities Authority as Trustee. As of this date, SCWSFA has been advised that Community Services L.L.L.P. objects to the County assigning its rights and responsibilities under the Trust Indenture to SCWSFA. In the absence of a valid

P.O. Box 1087
Griffin, GA 30224

spalding county SCWA water authority

Wade Cannon
Chairman

Joseph Johnson, PE
General Manager

Trust Indenture, SCWSFA cannot comment on either the ability or the sufficiency of the developer's assertion that sewer is available.

Should you have any other questions or need additional information, please do not hesitate to contact our office at (770) 467-4777.

Sincerely,

Joseph Johnson, PE
General Manager

Cc: File

BOOK 5011 PAGE 300

Real Estate Transfer Tax
Paid $ -0-
Date 8-5-2022
PT - 61 126 - 2022-2752
Debbie L. Brooks
Clerk of Superior Court

FILED & RECORDED
CLERK, SUPERIOR COURT
SPALDING COUNTY, GA.
2022 AUG -5 P 2:13
DEBBIE L. BROOKS, CLERK

Return to:
EUGENE W. DABBS IV, LLC
ATTORNEY AT LAW
P. O. BOX 60
GRIFFIN, GEORGIA 30224
(770) 229-1234

GEORGIA

SPALDING COUNTY

LIMITED WARRANTY DEED WITH RIGHT OF SURVIVORSHIP & RESERVING A LIFE INTEREST (NO TITLE CHECK)

THIS INDENTURE, made this 4th day of July in the year of our Lord Two Thousand and Twenty-two between **Sarah F. Gilbert** of the County of Henry and State of Georgia, hereafter referred to as the Party of the First Part, and **Jack W. Gilbert** and **Cheryl A. Gilbert** of the County of Henry and State of Georgia, respectively, hereafter referred to as the Parties of the Second Part:

WITNESSETH, that said Parties of the First Part, for and in consideration of the love and affection for my daughter and son-in-law, for estate planning purposes and other valuable consideration, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said Parties of the Second Part as tenants in common for and during their joint lives and, upon the death of either of them, then to the survivor of them pursuant to Title 44-6-190 O.C.G.A., in fee simple, together with every contingent remainder and right of reversion and to the heirs, executors and administrators of said survivor, to wit:

TRACT 1: All that tract or parcel of land in Cabin District and in the 2nd Land District of Spalding County, Georgia, being in the South half of Land Lot 148, containing 101-1/2 acres, more or less, (Being Tract 4 in said land lot as shown by Tax Map 200, Spalding County Tax Commissioner's Office), said land being bounded now or formerly on North, East, South and West by lands of T. D. Wilson, and being all the land formerly owned by the heirs of J. O. Maddox in said Land Lot 148.

LESS AND EXCEPTING: All that tract or parcel of land lying and being in Land Lot 148 of the 2nd Land District of Spalding County, Georgia, containing 15.71 acres of land, and being more particularly described with reference to a plat of survey made for Eldred G. Ballew and Sara C. Ballew, prepared by Kenneth E. Presley, R.L.S., dated November 6, 1973, a copy of said plat of survey being recorded in Plat Book 10, page 103, of the records of the Clerk of Superior Court, Spalding County, Georgia, which said plat of survey together with the courses, distances, metes and bounds and shown thereon is incorporated herein and made a part of this description by reference, being more fully described according to said plat of survey as follows:

BEGINNING at an iron pin located on the East land lot line of Land Lot 148, which point is located 600 feet Northerly from the Southeast boundary of Land Lot 141, and from said point of beginning running thence South 89 degrees 58 minutes 00 seconds West 884.43 feet to an iron pin; running thence along center line of creek North 5 degrees 48 minutes 56 seconds East 571.81 feet; running thence North 54 degrees 56 minutes 35 seconds East 87.89 feet; running thence North 14 degrees 12 minutes 17 seconds East 90.53 feet; running thence 43 degrees 27 minutes 06 seconds East 126.97 feet; running thence North 67 degrees 08 minutes 22 seconds East 131.02 feet to an iron pin located on the bank of creek; running thence North 89 degrees 58 minutes East 523.77 feet to an iron pin located on the east land lot line of Land Lot 148; running thence South 00 degrees 02 seconds East 850 feet to the point of beginning.

Said tract of land is bounded now or formerly as follows: On the North by land of Thomas D. Wilson, Jr., William T. Wilson, and Frank S. Wilson; on the East by Thomas D. Wilson, Jr., and on the South and West by lands of William B. Gilbert.

This is the same real property as conveyed by Warranty Deed from William B. Gilbert to Sarah F. Gilbert dated February 5, 1976 and recorded on April 6, 1976 in Deed Book 445, page 291 and by Warranty Deed from Mrs. J. O. (Mary E.)Maddox to William B. Gilbert dated 1966 and recorded on February 15, 1966 in Deed Book 250, page 764, of the records of the Clerk of the Superior Court of Spalding County, Georgia.

TRACT 2: All that tract of parcel of land lying and being in Land Lots 140 & 141 of the 2nd Land District of Spalding County, Georgia, containing 6.263 acres, more or less, and being more particularly shown on a plat of survey prepared for William B. Gilbert by Joe Rowan, Jr., R.L.S., dated October 14, 1994, a copy of said plat of survey being attached to the Executor's Deed referenced below as Exhibit "A" recorded in Deed Book 2329, page 15, of the records of the Clerk of the Superior Court of Spalding County, Georgia, which said plat of survey together with the courses, distances, metes and bounds and shown thereon is incorporated herein and made a part of this description by reference.

This is the same real property as conveyed by Executor's Deed from Sarah Farrar Gilbert a/k/a Sarah F. Gilbert as Executor of the Last Will and Testament of William Brackston Gilbert to Sarah F. Gilbert dated July 23, 2003 and recorded on July 25, 2003 in Deed Book 2329, page 15, of the records of the Clerk of the Superior Court of Spalding County, Georgia.

TRACT 3: All that tract of parcel of land lying and being in Land Lots 140 & 141 of the 2nd Land District of Spalding County, Georgia, containing 5.076 acres, more or less, and being more particularly shown on a plat of survey prepared for W. B. Gilbert and Sarah F. Gilbert by Joe Rowan, Jr., R.L.S., dated April 10, 1996, a copy of said plat of survey being attached to the Executor's Deed referenced below as Exhibit "A" recorded in Deed Book 2329, page 11, of the records of the Clerk of the Superior Court of Spalding County, Georgia, which said plat of survey together with the courses, distances, metes and bounds and shown thereon is incorporated herein and made a part of this description by reference.

This is the same real property as conveyed by Executor's Deed from Sarah Farrar Gilbert a/k/a Sarah F. Gilbert as Executor of the Last Will and Testament of William Brackston Gilbert to Sarah F. Gilbert dated July 23, 2003 and recorded on July 25, 2003 in Deed Book 2329, page 11, of the records of the Clerk of the Superior Court of Spalding County, Georgia.

NOTE: The party of the first part, Sarah F. Gilbert, hereby reserves a life interest in the above-referenced tracts of land for the remainder of her natural life.

BOOK 5011 PAGE 302

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of **Jack W. Gilbert** and **Cheryl A. Gilbert** , the said Parties of the Second Part as tenants in common for and during their joint lives and, upon the death of either of them, then to the survivor of them, forever in **fee simple**, together with every contingent remainder and right of reversion and to the heirs, executors and administrators of said survivor.

And the said Party of the First Part, for her heirs, executors and administrators will warrant and forever defend the right and title to the above described property, subject to permitted exceptions, unto the said Parties of the Second Part, their heirs, executors and administrators, against the lawful claims of all persons owning, holding or claiming by, through or under the Party of the First Part.

IN WITNESS WHEREOF the undersigned Party of the First Part has hereunto set her hand and affixed her seal the day and year first above written.

Sarah F. Gilbert (SEAL)
Sarah F. Gilbert

Signed, sealed and delivered
in the presence of:

Witness

Notary Public (SEAL)
Pike County, Georgia
My commission expires: 11-01-2022

EUGENE W DABBS IV NOTARY PUBLIC My Commission Expires PIKE COUNTY, GEORGIA

02329
00015

BOOK 2329 PAGE 15

Sarah F. Gilbert
173 Burg Rd.
Jenkinsburg, GA 30234

Real Estate Transfer Tax
Paid $ 5
Date 7-25-03
Myrtle F. Peeples
Clerk of Superior Court, Spalding Co., Ga.

FILED & RECORDED
CLERK, SUPERIOR COURT
SPALDING COUNTY, GA.
'03 JUL 25 PM 12 39
BY
MYRTLE F. PEEPLES, CLERK

STATE OF GEORGIA
FULTON COUNTY

EXECUTOR'S DEED

THIS INDENTURE, made and entered into this 23rd day of July, 2003, between SARAH FARRAR GILBERT, a/k/a SARAH F. GILBERT, of the State of Georgia, County of Butts, duly constituted Executor of the Last Will and Testament of William Brackston Gilbert, late of Butts County, in the State of Georgia, party of the first part, and SARAH F. GILBERT, of the State of Georgia, County of Butts, party of the second part.

WITNESSETH: That pursuant to and in conformity with the powers and authority granted in said Will which has been duly probated in solemn form in the Probate Court of Butts County, Georgia and in consideration of none, in hand paid, the receipt whereof is hereby acknowledged, the party of the first part has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto said party of the second part, her heirs and assigns, the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 140 & 141 OF THE 2ND LAND DISTRICT OF SPALDING COUNTY, GEORGIA, CONTAINING 6.263 ACRES AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A PLAT OF SURVEY PREPARED FOR W. B. GILBERT BY JOE ROWAN, JR. DATED OCTOBER 14, 1994. SAID PLAT IS MARKED EXHIBIT "A" AND IS INCORPORATED HEREIN AND MADE A PART HEREOF. PARCEL BEING TRACT 9W ACCORDING TO PLAT.

RESTRICTIVE COVENANTS PERTAINING TO SAID PROPERTY ARE MARKED EXHIBIT "B" AND ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is pursuant to the provisions of Item III of the Last Will and Testament of William Brackston Gilbert . All debts of the estate have been paid or provision made for same.

TO HAVE AND TO HOLD the same, together with her rights, members and appurtenances thereunto belonging, or in anywise appertaining, to SARAH F. GILBERT, the said party of the second part, her own proper use, benefit and behoof forever, in as full and as ample a manner as the same was possessed or enjoyed by the said deceased, in his/her lifetime.

IN WITNESS WHEREOF, the said party of the first part has set her hand and seal, the day and year first above written.

Sarah Farrar Gilbert (Seal)
Sarah Farrar Gilbert, a/k/a Sarah F. Gilbert
As Executor of the Last Will and Testament
of: William Brackston Gilbert

Signed, sealed and delivered
in the presence of:

Donna Cook
Witness

Notary Public Commission Expires 08-24-2004

Deed Only – No Title Search

02329
00017

EXHIBIT "A" BOOK 1278 PAGE 28

BOOK 2329 PAGE # 17

EXHIBIT "A"

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN _____ FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,140 FEET AND ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING TRANSIT RULE.

SURVEY MADE FOR:

WILLIAM B. GILBERT

PROPERTY LOCATED IN:
LAND LOTS 140 & 141 * 2nd. Dist.
SPALDING COUNTY, GEORGIA
Scale: 1" = 200.0' * Oct. 14, 1994

200 0 200 400 600
GRAPHIC SCALE - FEET

GEORGIA REGISTERED LAND SURVEYOR No. 2404 JOE ROWAN, JR.

N/F WILSON PROPERTY

N 76°29'36" W 1240.34'

6.263 ACRES

S 21°28'38" E 641.58'

N/F WILSON PROPERTY

N/F GILBERT PROPERTY

N 89°15'37" E 1056.00'

LAND LOT LINE

IPP

200.0'

L.L. 148
L.L. 149

L.L. 141
L.L. 140

MAGNETIC

IPP

S 51°06'38" E 200.00'

IPP

30' R/W AMELIA ROAD

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW.

Joe Rowan, Jr. R.L.S. 2404

Prepared by:
Joe B. Rowan, Jr.
Henry Co. Surveyor
McDonough, Georgia
Tel. # 957-4614

DRAWN BY JOE JOB #05119-4W1 TRACT5W1

02329
00018. BOOK 2329 PAGE 18
BOOK 1278 PAGE 286

EXHIBIT "B"

RESTRICTIVE COVENANTS

Title shall be conveyed subject to restrictive covenants which shall apply to subject property and shall be binding to all persons owning subject property hereafter for a period of twenty five (25) years from date of closing.

(a) Subject property shall not be used for any purpose which does not comply with R-2 Zoning uses as set out by the Spalding County Unified Development Ordinance.

(b) No residence shall be constructed on subject property having less than 1500 square feet of heated living area. Only conventionally constructed stick-built housing is permitted. No previously existing residence, mobile home, modular home, DCA home or industrialized home shall be permitted to be moved or erected upon subject property.

(c) Subject property shall not be used for any purpose or in any manner which will cause a nuisance or anything which will create unpleasant odors. No animals, livestock, or poultry shall be raised, bred or kept on subject property for any commercial purposes.

(d) No inoperable vehicles shall be placed, situated or stored on subject property.

(e) All structures shall have a minimum set-back of one hundred fifty (150) feet from public road rights-of-way.

RECORDED JAN 23 1995 Myrtle J Peeples, Clerk

Form No. 213 WARRANTY DEED (Short Form)

STATE OF GEORGIA, County of Spalding

This INDENTURE, Made this 5th day of February in the Year of Our Lord One Thousand Nine Hundred and Seventy-six between WILLIAM B. GILBERT of the State of Georgia and County of Henry of the first part, and SARAH F. GILBERT of the State of Georgia and County of Henry of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Love and Affection Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, her heirs and assigns, ~~all that tract or parcel of land lying and being in~~ a one-half undivided interest in the following described parcel of land:

All that tract or parcel of land in Cabin District and in the 2nd Land District of Spalding County, Georgia, being the South half of Land Lot 148, containing 101-1/2 acres, more or less, (Being Tract 4 in said land lot as shown by Tax Map 200, Spalding County Tax Commissioner's Office), said land being bounded on North, East, South and West by lands of T. D. Wilson, and being all the land owned by the heirs of J. O. Maddox in said Land Lot 148.

Grantor herein further conveys any right, title or interest she may have, by prescription or otherwise, in and to a field road being approximately 15-feet in width and running Northerly from the North line of the above described property through the property now or formerly owned by T. D. Wilson, to its intersection with the Southwesterly side of Wisso Road.

WITH THE EXCEPTION: All that tract or parcel of land lying and being in Land Lot 148 of the 2nd Land District of Spalding County,

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, her heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, her heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:

Philip T. Keer — William B. Gilbert (Seal)

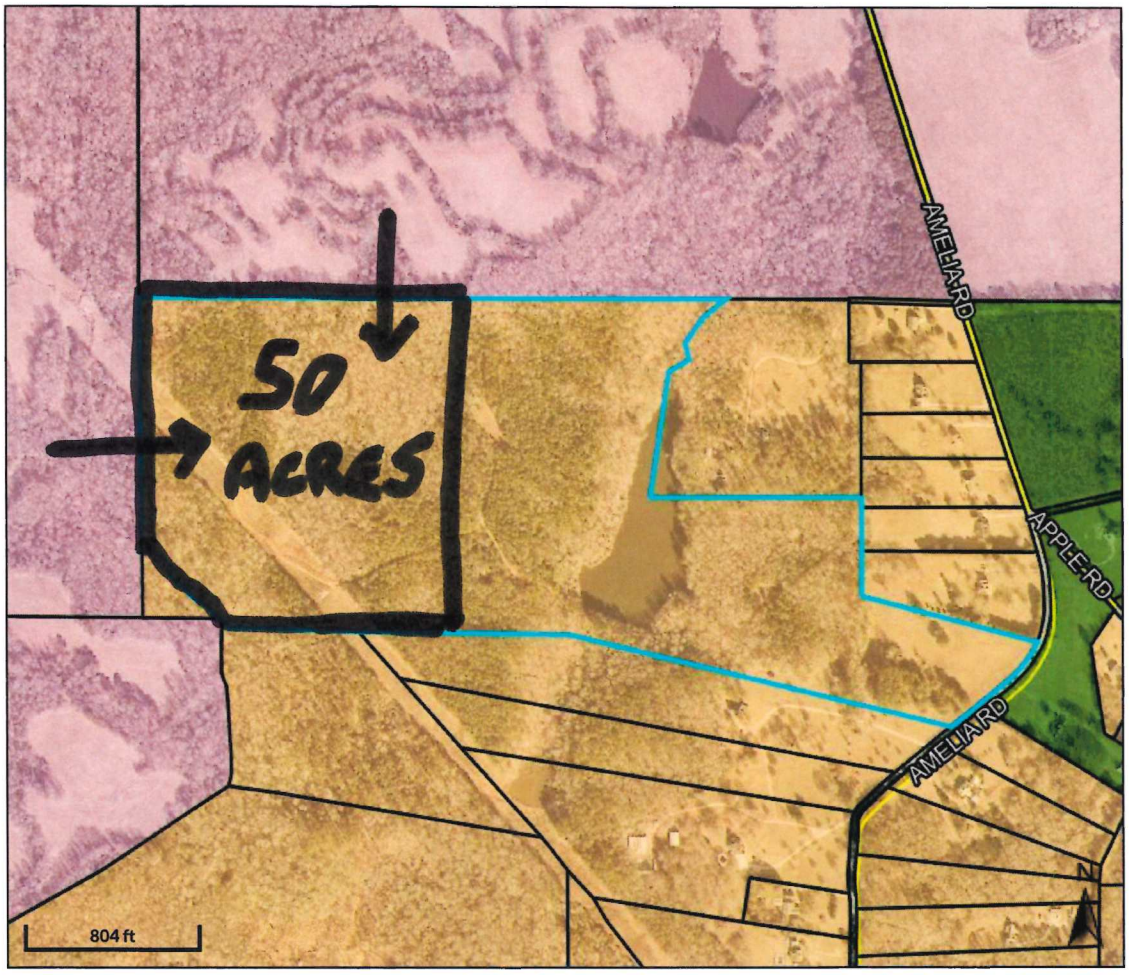
(Seal)

Susan Craig — (Seal)

SUSAN CRAIG NOTARY PUBLIC GEORGIA, STATE AT LARGE

Notary Public, Georgia, State at Large
My Commission Expires Aug. 4, 1979

qPublic.net™ Spalding County, GA



Overview

Legend

- Parcels
- Roads

Parcel ID	200 01004
Class Code	Consv Use
Taxing District	SPALDING COUNTY
Acres	95.22

Owner	GILBERT SARAH F ET AL
	GILBERT JACK W
	1125 AMELIA RD
	LOCUST GROVE, GA 30248
Physical Address	1075 AMELIA RD
Assessed Value	Value $386000
Land Value	Value $366778

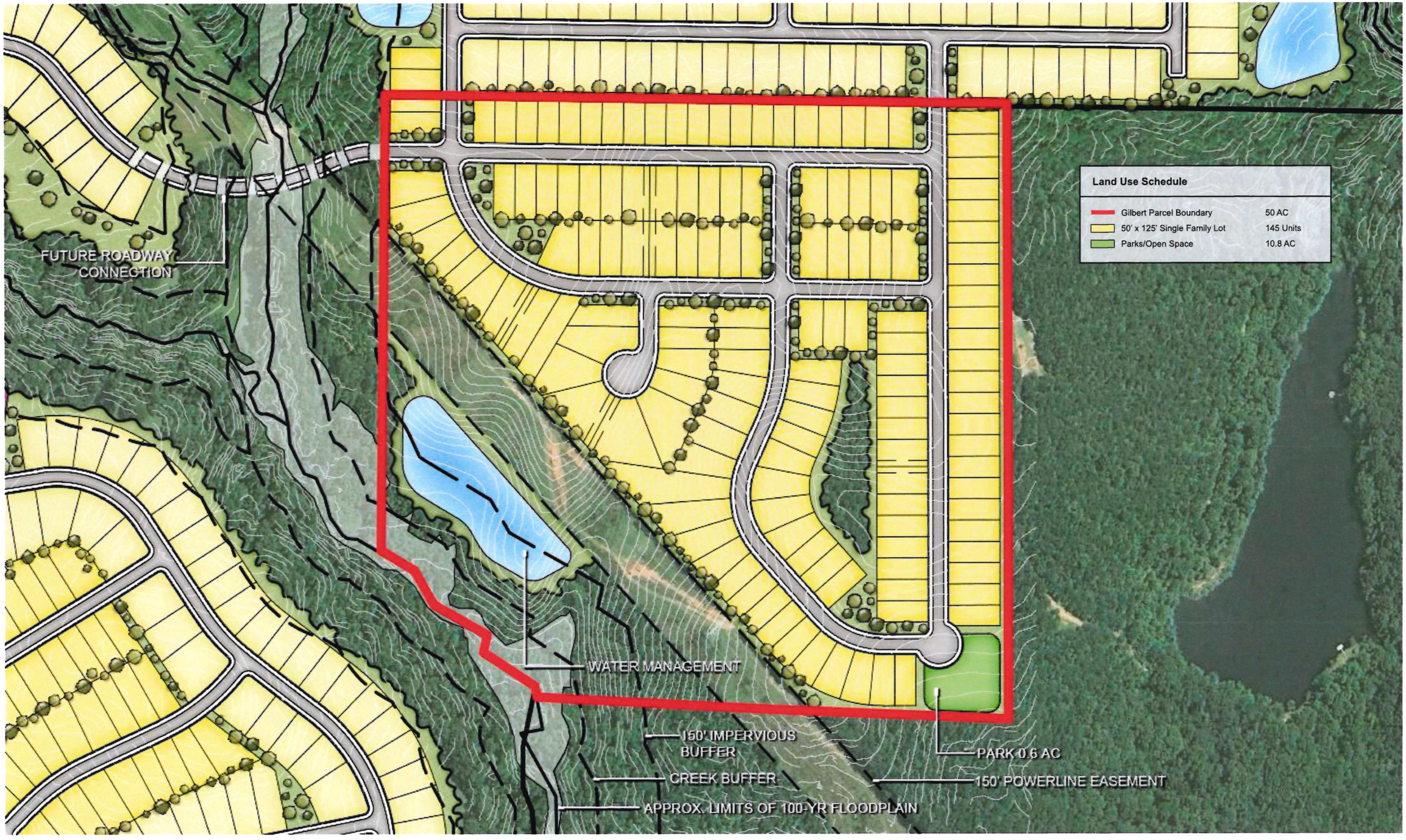
Last 2 Sales

Date	Price	Reason	Qual
8/5/2022	0	LE	U
7/23/2003	0	ES	U

(Note: Not to be used on legal documents)

Date created: 11/19/2025
Last Data Uploaded: 11/19/2025 6:21:52 AM

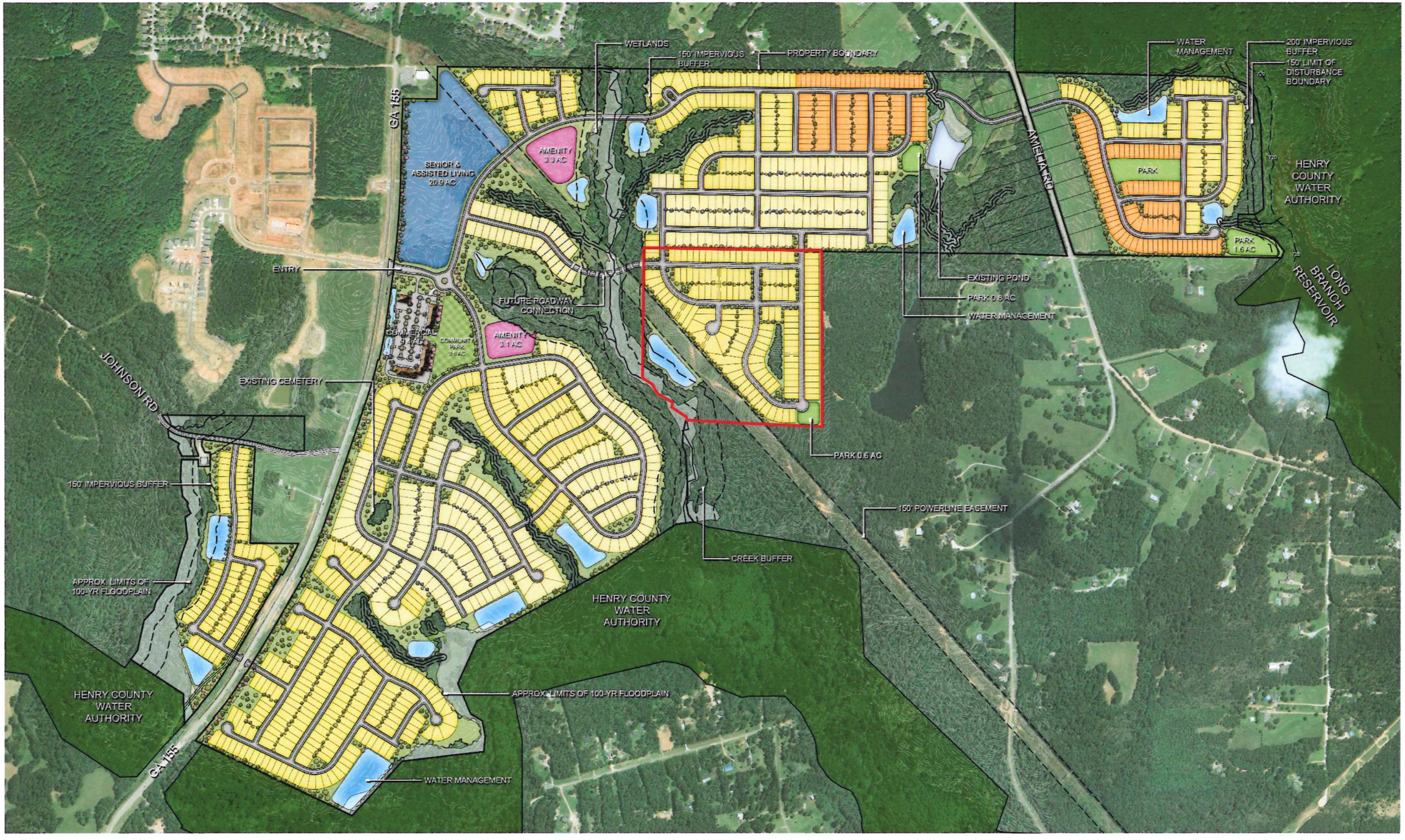
Developed by SCHNEIDER GEOSPATIAL



RVi

GILBERT PARCEL • CONCEPT PLAN

Spalding County, GA
October 17, 2025
24003823
Property Owners: Jack W. Gilbert, Cheryl A. Gilbert, and Sarah F. Gilbert
Developer: Minerva USA, LLC, 2292 Henderson Mill Road NE, Atlanta, GA 30345



RVi

GILBERT PARCEL (SHOWING CONNECTIVITY TO NORTH TOWALIGA VILLAGE NODE)

- Spalding County, GA
- October 17, 2025
- 24003823
- Property Owners: Jack W. Gilbert, Cheryl A. Gilbert, and Sarah F. Gilbert
  Developer: Minerva USA, LLC, 2292 Henderson Mill Road NE, Atlanta, GA 30345

0 175' 350' 700'

PRELIMINARY PLAT FOR
NORTH TOWALIGA VILLAGE

LAND LOTS 115, 116, 141,142, 147, 148, AND 149
2ND DISTRICT
SPALDING COUNTY, GEORGIA

ZONED VILLAGE NODE DISTRICT
REZONING APPLICATION 24-32Z, SPECIAL EXCEPTION #24-31S &
VARIANCE #24-13VB & #24-13VD

CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY UPON START OF CONSTRUCTION IN ORDER FOR ENGINEER TO SCHEDULE THE INITIAL 7-DAY EROSION CONTROL INSPECTION. THE CONTRACTOR SHALL VERIFY THAT ALL EXISTING INITIAL BMP'S ARE INSTALLED PROPERLY. ALL CONSTRUCTION FOR DESIGN ENGINEER'S RE-INSPECTION TO VERIFY THAT THE INITIAL BMPS ARE INSTALLED WILL BE THE RESPONSIBILITY OF THE CONTRACTOR."

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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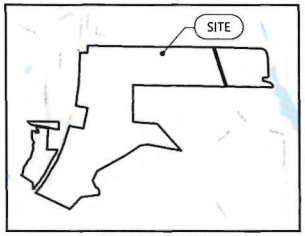
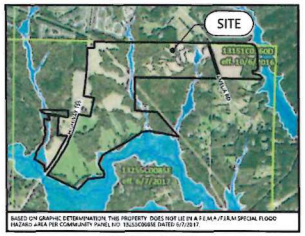


VICINITY MAP
NTS



FEMA MAP
NTS

AERIAL MAP
NTS

NOTES

1. ZONING: VN
   SPECIAL EXCEPTION #24-31S
   VARIANCE #24-13VA, #24-13VB, #24-13VC, #24-13VD
2. PRELIMINARY PLAT. NOT TO BE RECORDED
3. SANITARY SEWER SYSTEM TO BE PRIVATE AND OWNED BY COMMUNITY SERVICES, L.L.L.P.

DEVELOPMENT TEAM

APPLICANT
NORTH TOWALIGA, LP
2292 HENDERSON MILL ROAD
ATLANTA, GA 30345
CONTACT : JOHN BONANNO
PHONE: 770-367-9552

CIVIL ENGINEER
ATWELL, LLC
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
PHONE: (770) 423-0807
FAX: (770) 423-1262

SURVEYOR
ROCHESTER/DCCM
425 OAK STREET NW,
GAINESVILLE, GA 30501
PHONE: 770-716-8123

SUBMITTAL RECORD

1ST SUBMITTAL -

PRELIMINARY PLAT CERTIFICATES

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS A TRUE REPRESENTATION OF THE RESULTS OF AN ACTUAL SURVEY BY ROCHESTER & ASSOCIATES AAS REFERENCED ON THESE PLANS, CONFORMING TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL SURVEYORS PRACTICING IN THE STATE OF GEORGIA AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED "FUTURE" AND THAT THE SURVEYING REQUIREMENTS FOR PRELIMINARY PLATS OF THE SUBDIVISION ORDINANCE OF SPALDING COUNTY HAVE BEEN FULFILLED.

REGISTERED PROFESSIONAL ENGINEER _____ LICENSE NUMBER _____ DATE _____

I HEREBY CERTIFY THAT THE ENGINEERING REQUIREMENTS FOR THIS PRELIMINARY PLAT AS PRESCRIBED BY THE SUBDIVISION ORDINANCE OF SPALDING COUNTY HAVE BEEN FULFILLED.

REGISTERED PROFESSIONAL ENGINEER _____ LICENSE NUMBER _____ DATE _____

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS APPROVED BY THE SPALDING COUNTY PLANNING COMMISSION ON _____.

CHAIRMAN, SPALDING COUNTY PLANNING COMMISSION _____ DATE _____

ACREAGE NOTES	
RESIDENTIAL LOTS	232.92 AC ±
COMMON SPACE (INCLUDING CEMETARY)	213.58 AC ±
R/W	60.72 AC ±
COMMERCIAL	9.87 AC ±
SHARIA & ASSISTED LIVING	28.15 AC ±

Site Area	540.88 AC+/-
Zoning	VN Village Node
Ordinance	2025-SRD-001
Rezoning Application	24-32Z
Special Exception	24-31S
Variances	24-13VD and 24-13 VB
Lots	1137

Development Standards for Village Node District (Not under Special Exception No. 24-31S)

Land Use	Traditional Single Family Detached
Designated Neighborhoods Locations	
Neighborhoods (minimum)	NA
Neighborhoods (maximum)	B,C,D and E
Lot Dimensions	
Minimum Road Frontage	40 (Alley Access) ;50(Driveway) ;26' (Cul-de-sac)
Lots Fronting Amelia Road	100'
Minimum Lot Width	40 (Alley Access) ;50 (Driveway)
Lots Fronting Amelia Road	Estate Lots
Setbacks	
Minimum Front Yard	5'
Maximum Front Yard	15', 25' on Collector Roads
Minimum Side Yard	10' (Between Structures), 20' (Corners)
Minimum Rear Yard	25'
Building	
Minimum Square Footage	1500 SF (Conditional)
Maximum units less than 1600 SF	30%
Minimum units 2100 SF and greate	35%
Height Limit	35'
Land Use	Non-Residential
Lot Dimensions	
Minimum Road Frontage	20'
Setbacks	
Maximum Front Yard	10'
Minimum Side Yard	20' between buildings
Minimum Rear Yard	0'
Building	
Height Limit	35' (60' Serviced by an approved sprinkler fire suppression syst

Development Standards for Village Node District -Special Exception No. 24-31S

Land Use	Age-Restricted Single Family Detached
Variances	No. 24-13VB and No. 24-13VD
Designated Neighborhoods Locations	
Neighborhoods (minimum)	A, F and G
Neighborhoods (maximum)	N/A
Lot Dimensions	
Minimum Road Frontage	
Minimum 40'	30% of residences
Minimum 50'	30% of residences
Minimum 60' or greater	35% of residences
Minimum Lot Width	40'
Setbacks	
Minimum Front Yard	5'
Maximum Front Yard	15', 25' on Collector Roads
Minimum Side Yard	10' (Between Structures), 20' (Corners)
Minimum Rear Yard	25'
Building	
Minimum Square Footage	1200 SF (Conditional)
Maximum units less than 1500 SF	30%
Only on lots 40' (width) x 125' (depth)	
Minimum units 1800 SF and greater	35%
Height Limit	35'

Sheet List Table

Sheet Number	Sheet Title
C000	COVER
C200	BOUNDARY LINE AND CURVE TABLES
C201	OVERALL PRELIMINARY PLAT
C202	PRELIMINARY PLAT
C203	PERLIMINARY PLAT
C204	PERLIMINARY PLAT
C205	PERLIMINARY PLAT
C206	PERLIMINARY PLAT
C207	OVERALL PHASE PLAN

ATWELL
866.850.4200 www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
770.423.0807

PROJECT ADDRESS
PROJECT
LOCUST GROVE, GA 30248
SPALDING COUNTY

24 HOUR EMERGENCY CONTACT

PRELIMINARY PLAT
NORTH TOWALIGA VILLAGE
NORTH TOWALIGA, LP
COVER

NO.	DATE	PLAN REVISIONS & RELEASES

PROJECT NO 25000505
SHEET NO. C000

Line / Curve Table

LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
C3	S76° 56' 20"E	106.97	107.00	1502.91
C5	S82° 15' 49"E	224.53	225.19	842.68
C6	S77° 01' 25"E	213.72	213.89	1542.91
C7	S51° 59' 09"E	231.34	238.47	280.13
C12	S23° 37' 31"W	519.53	520.60	2963.00
C13	S29° 10' 00"W	62.88	62.88	3077.27
C14	S10° 08' 22"E	14.10	14.26	27.00
C15	S57° 39' 28"E	7.47	7.88	7.00
C16	N39° 31' 42"E	422.51	423.18	2184.21
C17	S33° 25' 19"W	453.03	453.73	2305.00
C18	S03° 36' 17"E	106.83	108.90	656.28
C22	N28° 50' 52"E	299.57	299.57	2792.99
C27	N09° 48' 03"E	201.34	201.38	2954.75
C30	N04° 41' 41"E	812.48	812.94	5829.93
C32	N02° 08' 05"E	190.78	190.79	3044.29
L6	S82°15'30"E	171.62	171.62	
L7	S82°47'53"E	173.67	173.67	
L8	S78°28'35"E	84.26	84.26	
L9	S82°15'30"E	172.44	172.44	
L10	S82°47'53"E	179.55	179.55	

Line / Curve Table

LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
L11	S84°44'34"E	30.42	30.42	
L12	S87°03'36"E	42.70	42.70	
L13	S80°23'09"E	58.62	58.62	
L14	S77°10'46"E	30.24	30.24	
L15	N00°39'57"E	276.26	276.26	
L16	S53°03'33"W	73.26	73.26	
L17	S89°20'18"E	296.14	296.14	
L23	S18°52'47"W	341.15	341.15	
L24	N18°43'14"E	185.28	185.29	
L25	S18°52'47"W	292.34	292.34	
L26	S01°47'34"E	16.01	16.01	
L27	S29°52'58"W	439.25	439.25	
L28	N01°42'08"W	84.12	84.12	
L29	N00°28'59"E	60.26	60.26	
L30	S05°02'09"W	47.03	47.03	
L31	S25°16'52"E	51.90	51.90	
L32	N90°00'00"E	36.36	36.36	
L33	S00°00'00"E	119.64	119.64	
L34	N90°00'00"W	52.08	52.08	
L35	N90°00'00"W	47.92	47.92	

Line / Curve Table

LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
L36	N00°00'00"E	58.50	58.50	
L37	N90°00'00"W	143.53	143.53	
L38	N90°00'00"E	141.76	141.76	
L39	N05°44'34"W	69.02	69.02	
L40	N58°07'33"W	103.59	103.59	
L41	N21°22'12"E	33.39	33.39	
L42	N24°07'30"W	76.33	76.33	
L43	N03°22'24"E	30.05	30.05	
L44	N03°22'24"E	105.10	105.10	
L45	N58°39'15"W	145.83	145.83	
L46	N40°14'45"W	74.89	74.89	
L47	N16°15'18"E	28.69	28.69	
L49	N24°02'09"W	68.29	68.29	
L49	N52°50'38"E	58.44	58.44	
L50	N05°56'58"W	181.38	181.38	
L51	N20°07'33"E	123.02	123.02	
L52	N15°31'26"E	279.00	279.00	
L53	N83°45'47"E	67.82	67.82	
L54	N34°58'12"E	154.50	154.50	
L55	N15°29'31"E	74.66	74.66	

Line / Curve Table

LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
L56	N42°37'59"E	120.28	120.28	
L57	N13°40'09"E	170.65	170.65	
L58	N36°48'06"E	99.83	99.83	
L59	N56°39'59"W	535.94	535.94	
L60	N02°10'09"W	253.11	253.11	
L62	N51°30'21"W	4.96	4.96	
L63	S59°07'53"E	9.30	9.30	
L64	N29°56'05"E	449.46	449.46	
L65	N60°04'43"W	11.00	11.00	
L66	N05°37'19"W	9.95	9.95	
L67	S29°56'17"W	449.26	449.26	
L68	S49°05'12"E	7.00	7.00	
L69	S40°01'38"W	247.17	247.17	
L70	S64°17'52"E	1475.91	1475.91	
L71	N42°39'38"E	631.04	631.04	
L72	N83°16'36"E	701.14	701.14	
L73	N04°37'12"E	126.87	126.87	
L74	N10°01'25"W	136.49	136.49	
L75	N59°27'08"W	114.40	114.40	
L76	N22°43'32"W	282.11	282.11	

Line / Curve Table

LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
L77	N34°02'33"E	396.49	396.49	
L78	N61°00'50"E	1290.05	1290.05	
L79	N61°00'50"E	1290.05	1290.05	
L80	N56°36'43"E	680.22	680.22	
L81	N83°40'56"E	297.22	297.22	
L82	S79°21'11"E	1083.44	1083.44	
L83	S33°33'49"E	338.49	338.49	
L84	S02°33'08"E	676.12	676.12	
L85	S45°01'38"E	190.50	190.50	
L86	S45°34'22"E	1141.43	1141.43	
L87	S45°30'30"E	190.14	190.14	
L88	S45°34'03"E	190.27	190.27	
L89	N01°56'23"W	223.44	223.44	
L90	N05°47'25"E	54.05	54.05	
L91	S03°07'59"W	130.21	130.21	
L92	N41°24'53"W	1861.26	1861.26	
L93	S41°30'25"E	1410.65	1410.65	
L94	S84°58'00"E	571.27	571.27	
L95	S11°01'25"E	27.47	27.47	
L96	S56°32'25"E	149.69	149.69	

Line / Curve Table

LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
L97	S11°24'22"W	43.23	43.23	
L98	S89°14'13"E	148.22	148.22	
L99	S29°43'48"E	95.85	95.85	
L100	S56°47'16"E	96.57	96.57	
L101	S09°40'31"W	1110.01	1110.01	
L102	N89°08'46"W	2619.17	2619.17	
L103	N89°37'07"W	323.77	323.77	
L104	N87°37'19"W	465.26	465.26	
L105	S17°59'22"E	268.48	268.48	
L106	S17°16'44"E	273.10	273.10	
L107	S17°42'28"E	315.04	315.04	
L108	S17°42'44"E	160.90	160.90	
L109	S16°35'31"E	356.31	356.31	
L110	S17°21'10"E	213.28	213.28	
L111	S18°54'16"E	67.09	67.09	
L112	S20°55'47"E	61.22	61.22	
L113	S18°54'16"E	67.85	67.85	
L114	S17°21'10"E	213.75	213.75	
L115	S16°33'31"E	358.30	358.30	
L116	S17°42'44"E	160.68	160.68	

Line / Curve Table

LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
L117	S17°42'28"E	215.13	215.15	
L118	S17°16'44"E	273.01	273.01	
L119	S17°59'30"E	264.71	264.71	
L120	S89°03'18"E	1770.12	1770.12	
L121	S21°21'21"W	61.55	61.55	
L122	S37°40'07"E	138.92	138.92	
L123	S73°24'35"E	167.90	167.90	
L124	S73°30'06"E	157.91	157.91	
L125	S01°26'40"W	111.20	111.20	
L126	N89°02'43"W	140.31	140.31	
L127	S83°51'51"W	66.05	66.05	
L128	S02°01'33"E	200.00	200.00	
L129	S02°06'25"E	199.89	199.89	
L130	S02°01'04"E	199.95	199.95	
L131	S02°00'30"E	118.70	118.70	
L132	S09°32'24"E	205.67	205.67	
L133	S27°18'28"E	147.63	147.63	
L134	S89°46'33"E	192.63	192.63	
L135	S88°28'32"E	134.95	134.95	
L136	S88°33'06"E	136.48	136.49	

Line / Curve Table

LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
L137	S88°45'31"E	1527.52	1527.52	
L138	S88°39'33"E	3102.69	3102.69	
L139	S89°20'38"E	1756.06	1756.06	
L144	S01°05'39"W	299.69	299.69	
L146	S12°22'41"W	535.79	535.79	
L147	S79°28'05"E	473.49	473.49	
L152	S60°04'43"E	15.00	15.00	
L153	N28°55'17"E	438.97	438.97	
L154	N83°00'01"E	821.99	821.99	
L155	N89°30'11"W	410.36	410.36	
L156	S24°26'49"E	629.07	629.07	
L158	S51°53'11"E	16.73	16.73	
L159	S68°39'48"E	20.49	20.49	
L160	S85°23'34"E	19.17	19.17	
L161	N72°43'15"E	21.95	21.95	
L162	N57°11'57"E	16.80	16.80	
L163	N40°20'48"E	17.48	17.48	
L164	N28°15'10"E	20.20	20.20	
L165	N22°49'44"E	15.40	15.40	
L166	N27°36'17"E	16.73	16.73	

Line / Curve Table

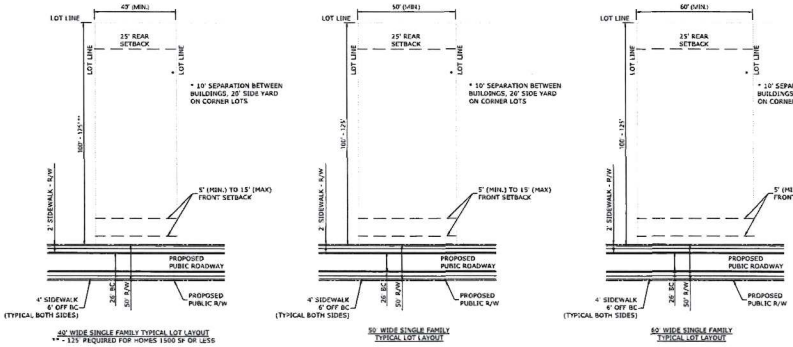
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
L167	N20°00'26"E	21.33	21.33	
L168	N09°01'31"W	17.24	17.24	
L169	N09°58'05"W	21.26	21.26	
L170	N13°36'45"W	18.86	18.86	
L171	N20°42'19"W	18.44	18.44	
L172	S78°14'10"W	16.87	16.87	
L173	S87°04'15"W	19.82	19.82	
L174	S57°10'13"W	21.06	21.06	
L175	S53°55'11"W	20.46	20.46	
L178	S48°47'26"W	18.42	18.42	
L177	S30°14'54"W	20.47	20.47	
L178	S12°35'40"W	15.13	15.13	
L179	S13°39'19"W	16.77	16.77	
L180	S16°15'31"W	22.46	22.46	
L181	S21°33'07"W	19.59	19.59	
L182	S02°10'28"W	17.34	17.34	
L183	N00°18'41"E	1525.07	1525.07	
L184	N79°02'24"W	540.53	540.53	
L185	S12°22'41"W	284.48	284.48	
L186	S89°27'05"E	1852.83	1852.83	

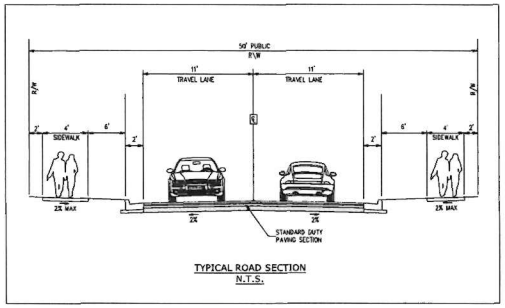
Line / Curve Table

LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
L187	S09°46'48"W	324.60	324.60	
L188	S84°30'14"E	365.75	365.75	
L189	S11°01'38"E	72.02	72.02	
L190	S78°12'40"W	54.20	54.20	
L191	S28°56'02"E	176.09	176.09	
L192	S00°31'41"E	139.67	139.67	
L193	S13°10'55"E	123.31	123.31	
L194	S71°03'33"W	79.76	79.76	
L195	S01°47'39"W	117.23	117.23	
L196	S15°10'30"W	103.61	103.61	
L197	S09°41'21"E	123.35	123.35	
L198	S11°01'55"E	11.33	11.33	
L199	S71°56'17"W	323.11	323.11	
L200	N05°15'07"W	161.82	161.82	
L201	N02°31'53"W	209.45	209.45	
L202	N02°28'33"E	46.29	46.29	
L203	S83°32'13"E	118.86	118.86	
L204	S50°46'24"E	272.38	272.38	
L205	S00°00'00"E	125.13	125.13	
L207	S79°21'11"E	238.36	238.36	

Line / Curve Table

LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
L208	N58°05'01"E	425.33	425.33	
L209	N83°23'44"W	5.73	5.73	
L210	N01°25'33"E	456.74	456.79	
L211	N61°00'50"E	1290.05	1290.05	





TYPICAL ROAD SECTION
N.T.S.

Spalding

April 7, 2025

Wilson Family
3147 Hwy 155
Locust Grove, Georgia 30248

RE: Rezoning Application 24-3SZ, Special Exception Application 24-3SX, Variance Application 24-13VB and Variance Application 24-14VD

Dear Property Owner,

This letter serves as official notification that the Spalding County Board of Commissioners, at their meeting held on Wednesday, March 19, 2025 at 6 pm, approved your Rezoning Application 24-3SZ, Special Exception Application 24-3SX, Variance Application 24-13VB and Variance Application 24-14VD for a Village Style development at 3120 North McDonough Road, Griffin, Georgia, 30223 and adjacent parcels 201 01001, 201 01001A, 201 01001B, 201 01001, 201 01001B, and 201 01001F. Approval conditions for the rezoning, special exception, and variances were all included in an Ordinance, which was approved by the Board of Commissioners at their meeting held on Thursday, March 27, 2025 at 6 pm.

If you have further questions, or desire additional information, please do not hesitate to contact this office at 770-467-4228.

Sincerely,

David Allen
Director Community Development
File #24-3SZ, 24-3SX, 24-13VB, and 24-14VD

Cc: Dr. Steve Ledbetter, Spalding County Manager
Newton Galloway, Spalding County Zoning Attorney

DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 1087 • GRIFFIN, GEORGIA 30224 • TEL. 770-467-4227

Roadway	Name
A	Oakshade Court
B	Hearthstone Drive
C	Heritage Trail
D	Stonegate Lane
E	Riverbend Lane
F	Overlook Ridge Road
G	Shoalstone Drive
H	Loblolly Lane
I	Mossy Hollow Pass
J	Riverstone Way
K	Brookhaven Trail
L	Millpond Court
M	Clearstream Drive
N	Waterleaf Lane
O	Foxglove Path
P	Deer Haven Drive
Q	Redbird Trail
R	Wildflower Court
S	Stonebridge Way
T	Grand Oak Boulevard
U	Willowcrest Lane
V	Cedarstone Drive
W	Hickory Bluff Drive
X	Wild Fern Lane
Y	Cedar Brook Drive
Z	Stone Bridge Road
AA	Birchwater Court
BB	Driftwood Trail
CC	Granit Ridge Way
DD	Horizon Ridge Drive
EE	Fern Hollow Court
FF	Timberline Trail
GG	Hawk Ridge Way
HH	Brookstone Lane
II	Roxboro Road
JJ	Cider Mill Lane
KK	Eddy Way
LL	Roaring Brook Lane
MM	Winding Creek Road
NN	Long Lake Overpass

ATWELL
866.850.4200 www.atwell.com
1930 Parkway Place, Suite 600
Marietta, GA 30067
FAX 470.507.1301

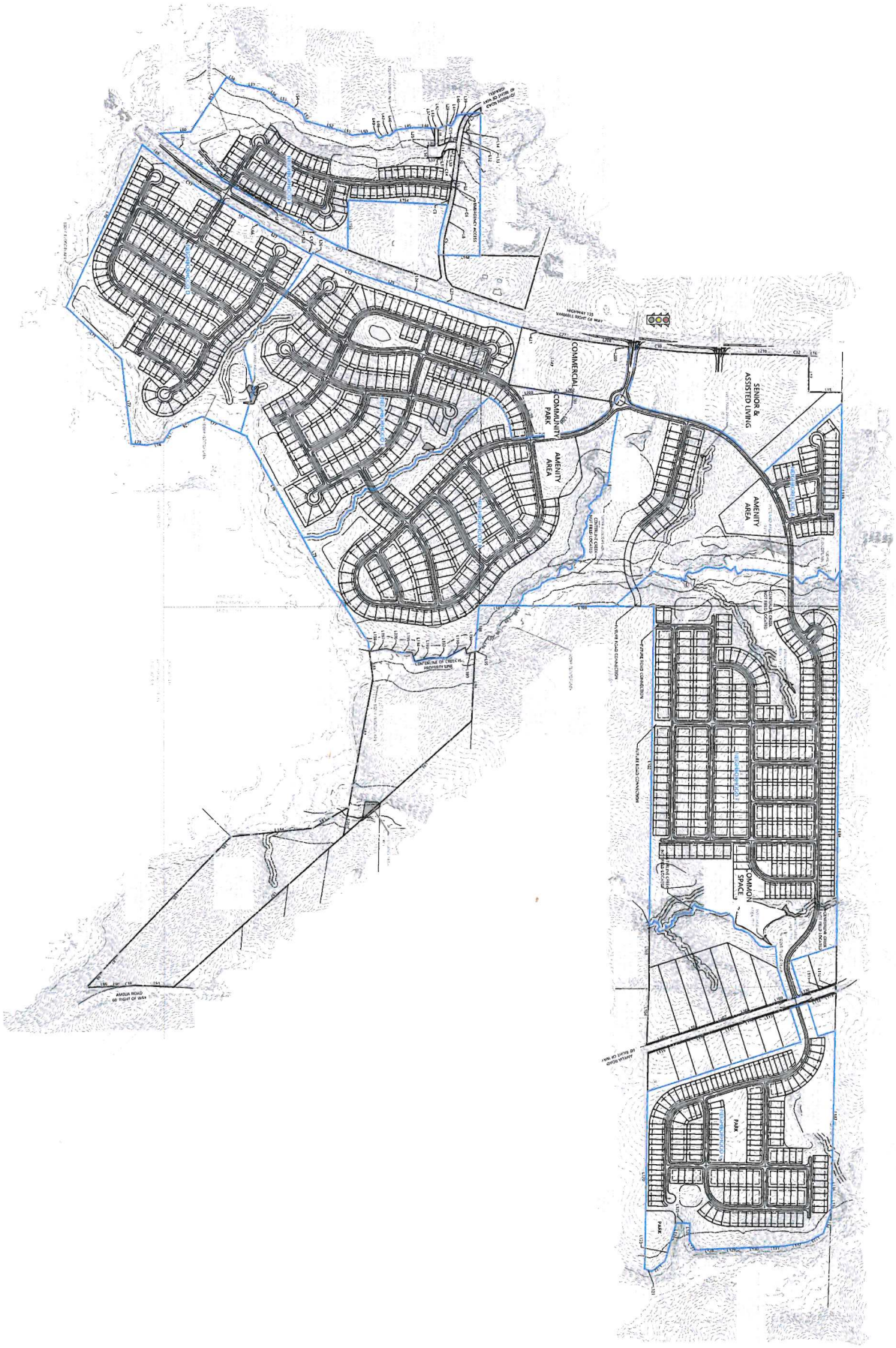
PROJECT ADDRESS
HIGHWAY 155
LOCUST GROVE, GA 30248
SPALDING COUNTY
24 HOUR
EMERGENCY CONTACT

NORTH TOWALIGA VILLAGE
NORTH TOWALIGA, LP
BOUNDARY LINE AND CURVE TABLES

NO.	DATE	DESCRIPTION

PROJECT NO. 25002520
SHEET NO. C200

FILE Name: K:\25035535 North Towaliga Village, Spalding County, Ga\ENG\Engineering\Cad PRODUCTION\25035535-C200 SITE PLAN-09.dwg LAST SAVED BY: cbrett 10/9/2025 4:32 AM PLOTTED BY: Chris Nash 10/9/2025 PAPER: ARCH E1 (30.00 X 42.00) PATH/REFS/DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB



SHEET NO	PROJECT NO
C201	25035535

REV	DATE	PLAN REVISIONS & RECORDS
	10/9/2025	

NORTH TOWALIGA VILLAGE

NORTH TOWALIGA, LP

OVERALL PRELIMINARY PLAT

EMERGENCY CONTACT

PROJECT ADDRESS
GOUST GROVE, GA 30248
SPALDING COUNTY

ATWELL
866.850.4200 www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0800

ATWELL
868.850.4200 www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
770.427.0117
ISO 9001:2015

PROJECT ADDRESS
HIGHWAY 155
LOCUST GROVE, GA 30248
GRADING COUNTY

24 HOUR EMERGENCY CONTACT

NORTH TOWALIGA VILLAGE

NORTH TOWALIGA LP

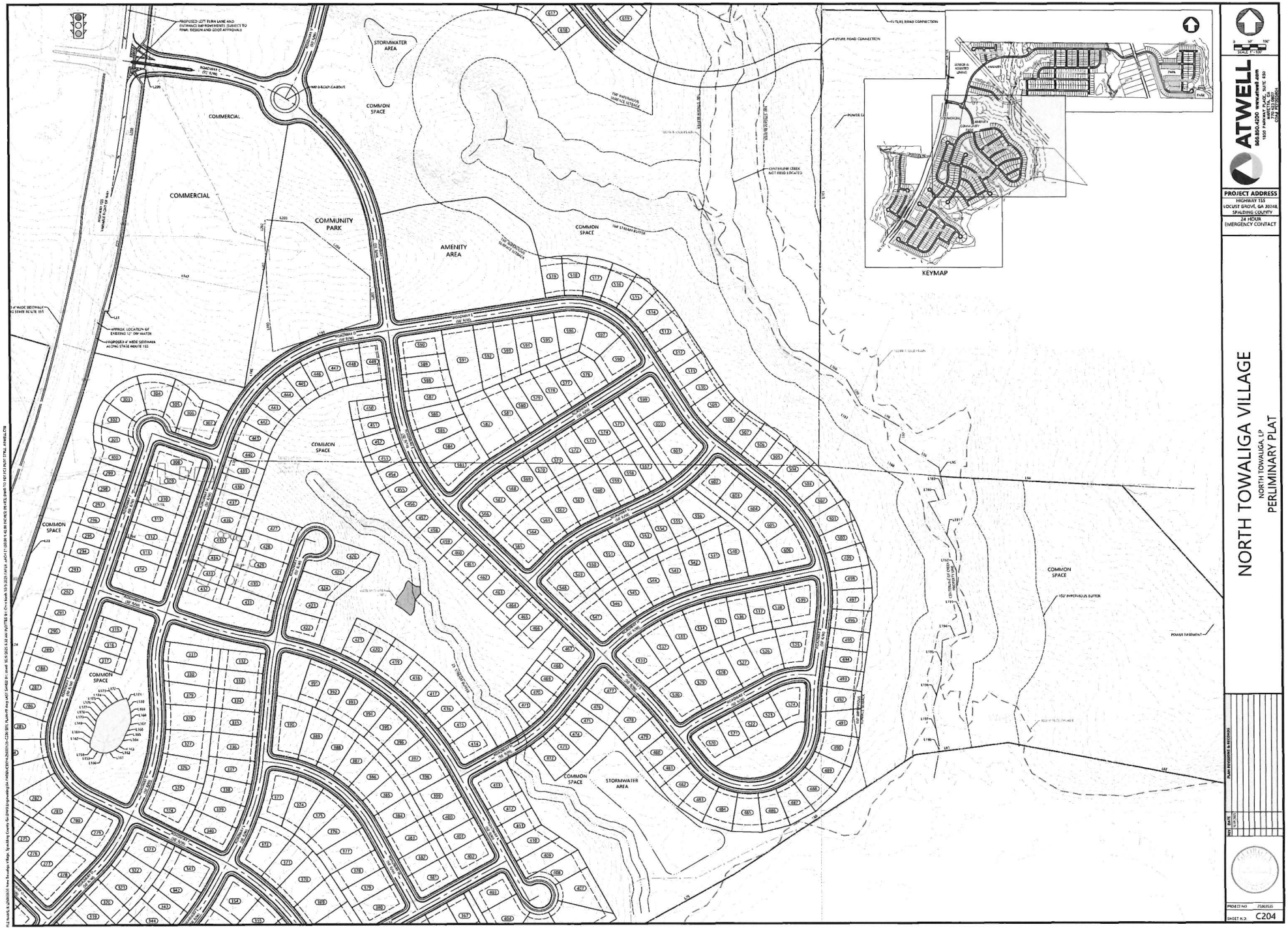
PRELIMINARY PLAT

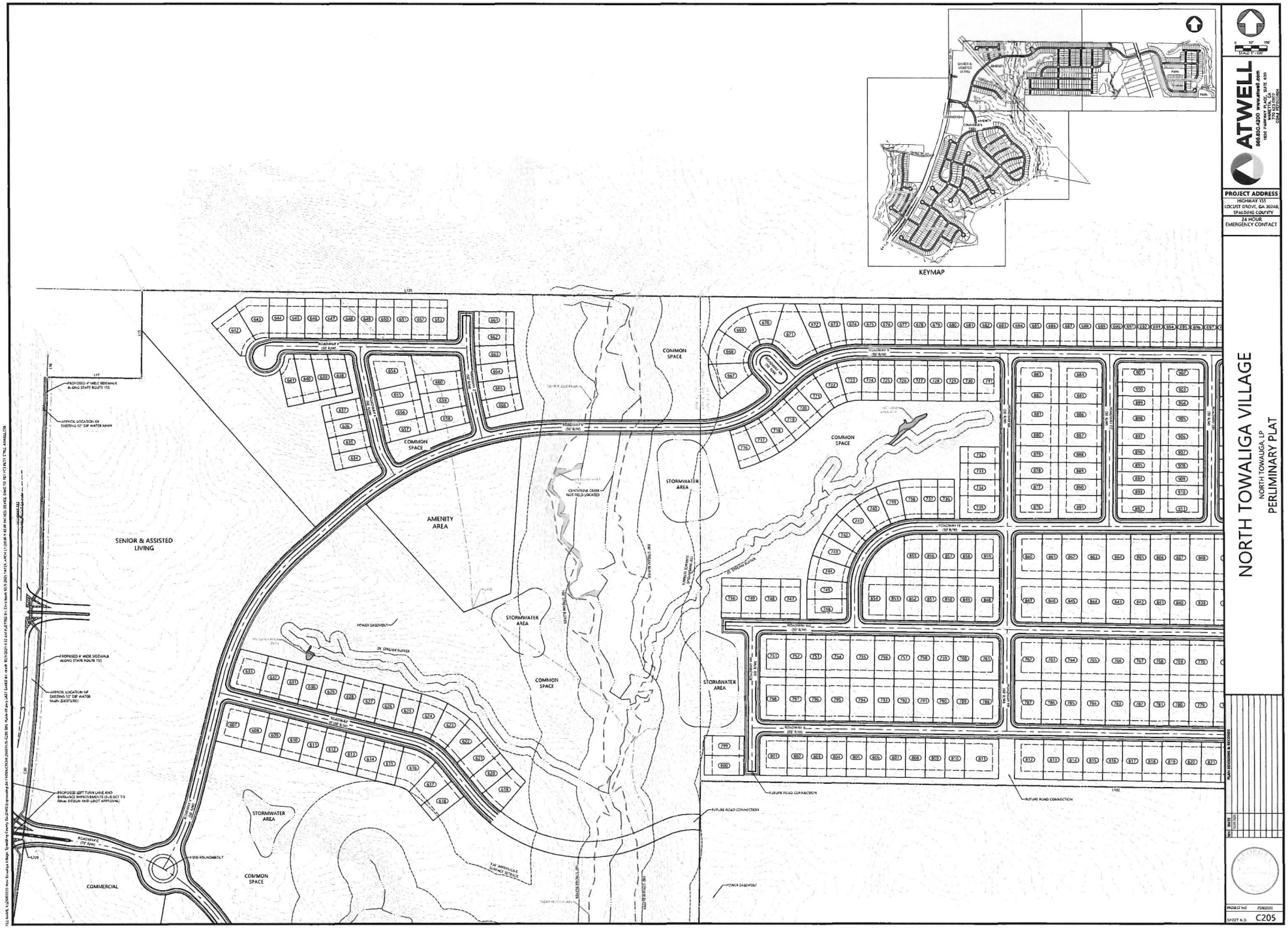
NO.	DATE	PLAN REVISIONS & RECORDS

PROJECT NO 15001515

SHEET NO C202

KEYMAP
SENIOR & ASSISTED LIVING
COMMERCIAL
COMMERCIAL
COMMUNITY PARK
AMENITY AREA
STORMWATER AREA
COMMON SPACE
COMMON SPACE
COMMON SPACE
COMMON SPACE
COMMON SPACE
COMMON SPACE
COMMON SPACE
PROPOSED 4' WIDE SIDEWALK ALONG STATE ROUTE 155
PROPOSED LEFT TURN LANE AND ENTRANCE IMPROVEMENTS (SUBJECT TO FINAL LUCIDEN AND GDOT APPROVAL)
ROUNDABOUT
PROPOSED 4' WIDE SIDEWALK ALONG STATE ROUTE 155
PROPOSED 4' WIDE SIDEWALK ALONG STATE ROUTE 155
150FT IMPERVIOUS BUFFER
EMERGENCY ACCESS
PROPOSED 4' WIDE SIDEWALK ALONG STATE ROUTE 155
25' STREAM BUFFER
ATWELL
PROJECT ADDRESS
HIGHWAY 155
LOCUST GROVE, GA 30248
SPALDING COUNTY
24 HOUR
EMERGENCY CONTACT
NORTH TOWALIGA VILLAGE
NORTH TOWALIGA, LP
PERLIMINARY PLAT
PROJECT NO: 35020535
SHEET NO: C203


COMMERCIAL
COMMUNITY PARK
AMENITY AREA
COMMON SPACE
STORMWATER AREA
KEYMAP
NORTH TOWALIGA VILLAGE
NORTH TOWALIGA, LP
PERLIMINARY PLAT
ATWELL
PROJECT ADDRESS
HIGHWAY 155
LOCUST GROVE, GA 30248
SPALDING COUNTY
24 HOUR
EMERGENCY CONTACT
PLAN REVISIONS & RECORDS
PROJECT NO
SHEET NO
C204



ATWELL
866.850.4200 www.atwell.com
1850 PARKWAY PLACE, SUITE 1030
MARIETTA, GA
770.423.6000
CIVIL ENGINEER

PROJECT ADDRESS
HIGHWAY 155
LOCUST GROVE, GA 30248
SPALDING COUNTY

24 HOUR EMERGENCY CONTACT

NORTH TOWALIGA VILLAGE

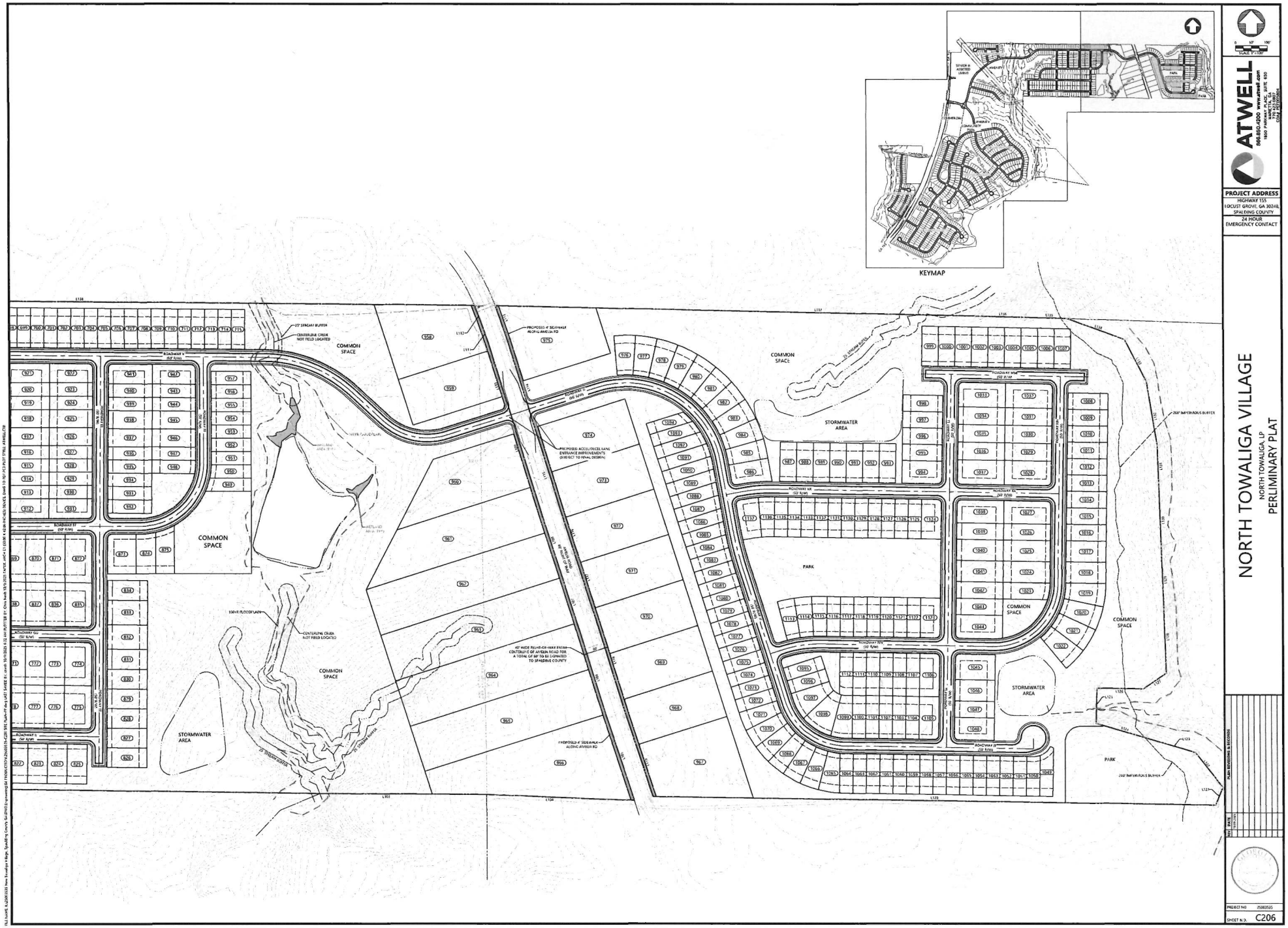
NORTH TOWALIGA, LP

PERLIMINARY PLAT

NO.	DATE	PLAN REVISIONS & RECORDS

PROJECT NO: 15003515

SHEET NO: C205



ATWELL
866.850.4200 www.atwell.com
1850 PARKWAY PLACE, SUITE 800
MARIETTA, GA 30067
770.427.0155
FAX 770.427.0157

PROJECT ADDRESS
HIGHWAY 155
LOCUST GROVE, GA 30248
SPALDING COUNTY

24 HOUR EMERGENCY CONTACT

NORTH TOWALIGA VILLAGE

NORTH TOWALIGA, LP

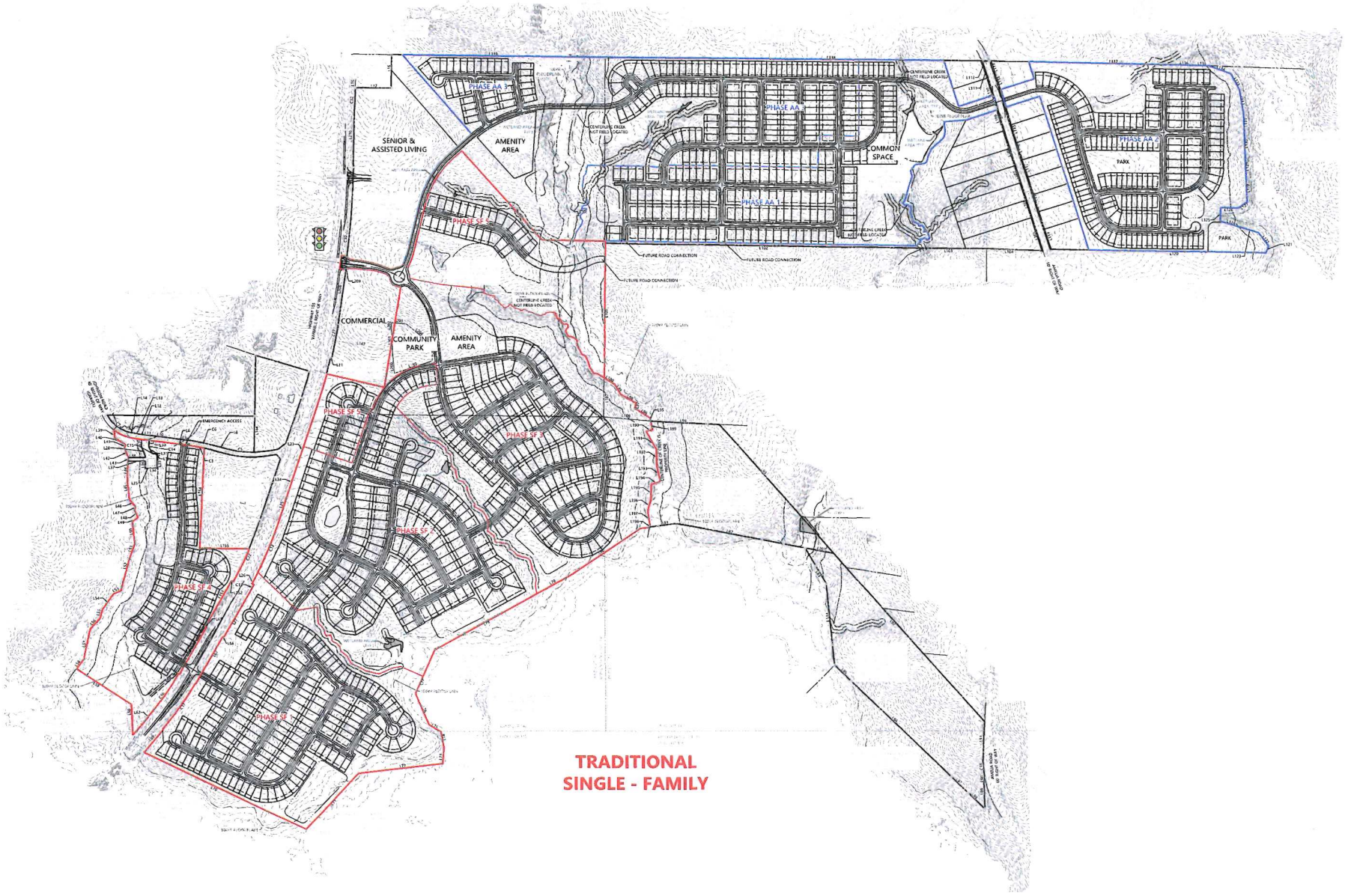
PERLIMINARY PLAT

PLAN REVISIONS & RECORDS

NO.	DATE	DESCRIPTION

PROJECT NO. 25003535

SHEET NO. C206



ATWELL
888.850.4200 www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
770.427.5660
FAX 427.5865

PROJECT ADDRESS
HIGHWAY 155
LOCUST GROVE, GA 30248
SPALDING COUNTY

24 HOUR EMERGENCY CONTACT

NORTH TOWALIGA VILLAGE

NORTH TOWALIGA, LP

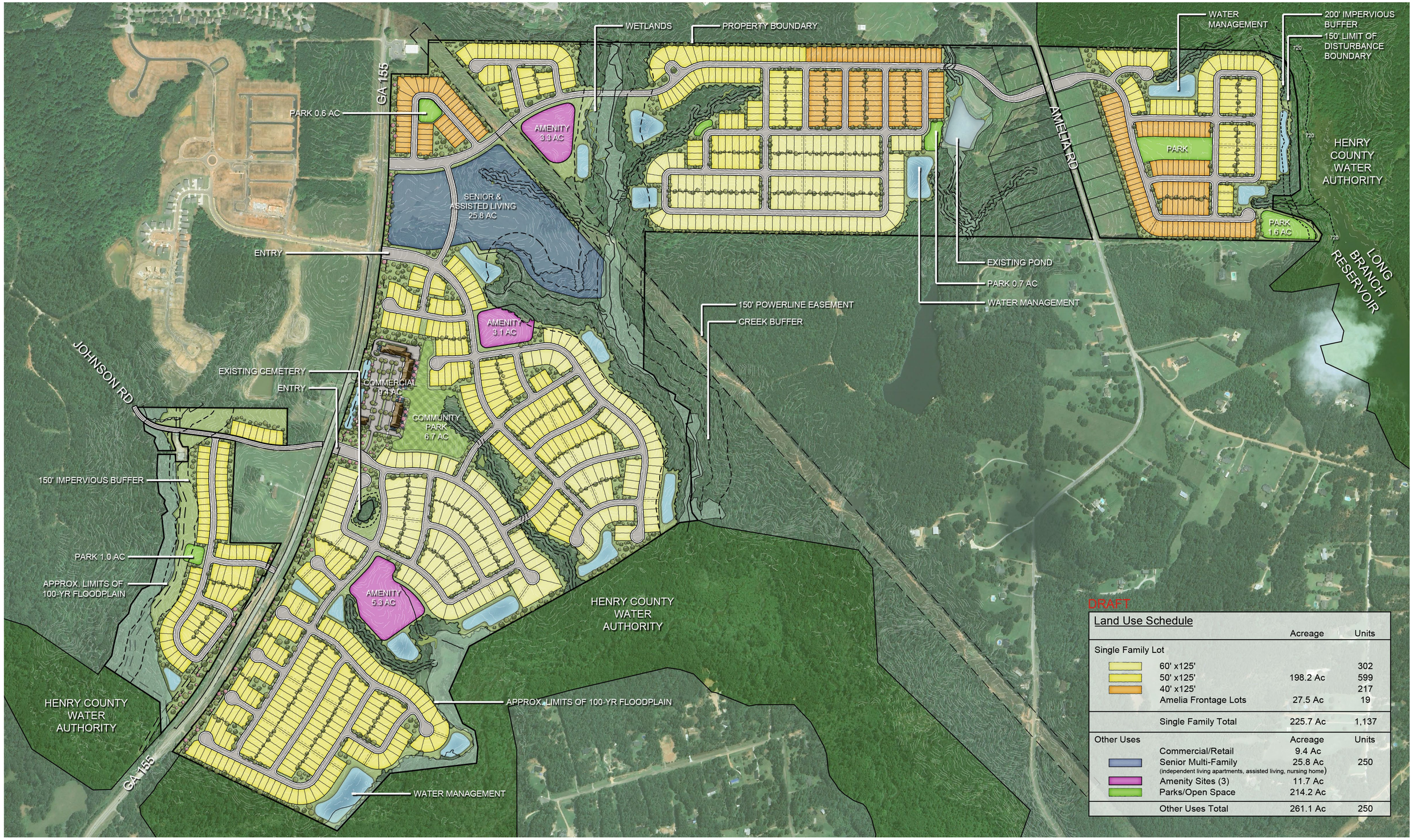
OVERALL PHASE PLAN

NO. DATE REVISIONS

PLAN REVISIONS & RECORDS

PROJECT NO 23003535

SHEET NO. C207



DRAFT

Land Use Schedule

		Acreage	Units
Single Family Lot			
	60' x125'		302
	50' x125'	198.2 Ac	599
	40' x125'		217
	Amelia Frontage Lots	27.5 Ac	19
	Single Family Total	225.7 Ac	1,137
Other Uses		Acreage	Units
	Commercial/Retail	9.4 Ac	
	Senior Multi-Family (independent living apartments, assisted living, nursing home)	25.8 Ac	250
	Amenity Sites (3)	11.7 Ac	
	Parks/Open Space	214.2 Ac	
	Other Uses Total	261.1 Ac	250

Copyright RVi

RVi
22 S. Pack Square, Suite 900
Asheville, North Carolina 28801
Tel: 828.683.8500
www.rviplanning.com
Services in North Carolina are contracted through and provided by Atwell, PLLC dba RVI Planning + Landscape Architecture under North Carolina C-481

NORTH TOWALIGA VILLAGE NODE • **CONCEPT PLAN**

Spalding County, GA

March 19, 2025

24003823

Property Owners: Collectively, the Estate of Thomas D. Wilson, Jr., Georgia Wilson Jones, the William P. Wilson Trust, and Mary Elizabeth Griffin

Developer: North Towaliga,LP, by Minerva Land LLC, its general partner, 2292 Henderson Mill Road NE, Atlanta GA 30345

0 175' 350' 700'

For illustrative purposes only.
Subject to change without notice.

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

SARAH GILBERT
JACK GILBERT
1125 AMELIA ROAD
LOCUST GROVE, GA 30248

Spalding COUNTY
Community Development

A request for a Rezoning application for the rear portion of property located at 1075 Amelia Rd, Locust Grove, GA 30248; Land Lot 148 of the 2nd Land District, Parcel No. 200 01004, consisting of 50 acres, has been received in the Spalding County Community Development Office. The applicant is requesting to rezone from R-2 (Single-Family Residential) to VN (Village Node) for an extension of an approved master planned community. The review process requires several public hearings. The meetings will be held in Room 108, Spalding County Courthouse Annex, 119 E. Solomon Street, Room 108, Griffin on:

- **Tuesday, November 25, 2025, at 6:00 p.m.** – Planning Commission Public Hearing

We invite you to attend these meetings and make any comments which you feel are appropriate. If you have any questions, please do not hesitate to contact our office at (770) 467-4220.

c: File #25-28Z 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

WILSON THOMAS D JR ETAL
3147 HWY 155
LOCUST GROVE, GA 30248

Spalding COUNTY
Community Development

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c: File #25-28Z 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

JACK W AND CHERYL GILBERT
1125 AMELIA ROAD
LOCUST GROVE, GA 30248

Spalding COUNTY
Community Development

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Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

DANIEL W GILBERT
AMANDA KAY GILBERT
1121 AMELIA ROAD
LOCUST GROVE, GA 30248

Spalding COUNTY
Community Development

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Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

KATIE LYNN MEREDITH
1115 AMELIA ROAD
LOCUST GROVE, GA 30248

Spalding COUNTY
Community Development

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c: File #25-28Z 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

LEE R AND PATRICIA PETERSON
1105 AMELIA ROAD
LOCUST GROVE, GA 30248

Spalding COUNTY
Community Development

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c: File #25-28Z 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

LAMAR W AND JULIA H PEAVEY
1099 AMELIA ROAD
LOCUST GROVE, GA 30248

Spalding COUNTY
Community Development

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Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

JAMES H MEREDITH
CAROL F MEREDITH
1095 AMELIA ROAD
LOCUST GROVE, GA 30248

Spalding COUNTY
Community Development

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c: File #25-28Z 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

ROBERT GREGORY BLAKE
LINDA E BLAKE
1077 AMELIA ROAD
LOCUST GROVE, GA 30248

Spalding COUNTY
Community Development

A request for a Rezoning application for the rear portion of property located at 1075 Amelia Rd, Locust Grove, GA 30248; Land Lot 148 of the 2nd Land District, Parcel No. 200 01004, consisting of 50 acres, has been received in the Spalding County Community Development Office. The applicant is requesting to rezone from R-2 (Single-Family Residential) to VN (Village Node) for an extension of an approved master planned community. The review process requires several public hearings. The meetings will be held in Room 108, Spalding County Courthouse Annex, 119 E. Solomon Street, Room 108, Griffin on:

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c: File #25-28Z 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

JAMES M AND PATRICIA B CASTELAW
1010 AMELIA ROAD
LOCUST GROVE, GA 30248

Spalding COUNTY
Community Development

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c: File #25-28Z 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

C R IACONIS
950 AMELIA ROAD
LOCUST GROVE, GA 30248

Spalding COUNTY
Community Development

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c: File #25-28Z 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

CHRISTOPHER R IACONIS
950 AMELIA ROAD
LOCUST GROVE, GA 30248

Spalding COUNTY
Community Development

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- **Tuesday, November 25, 2025, at 6:00 p.m.** – Planning Commission Public Hearing

We invite you to attend these meetings and make any comments which you feel are appropriate. If you have any questions, please do not hesitate to contact our office at (770) 467-4220.

c: File #25-28Z 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

CLYDE MANUEL ALEXANDER JR
ELIZABETH A ALEXANDER
935 AMELIA ROAD
LOCUST GROVE, GA 30248

Spalding COUNTY
Community Development

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c: File #25-28Z 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

MICHAEL AND TAMMY BROWN
935 AMELIA ROAD
LOCUST GROVE, GA 30248

Community Development

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c: File #25-28Z 11/6/2025

Spalding COMMUNITY DEVELOPMENT
ZONING NOTICE
A REQUEST TO RE-ZONE THIS PROPERTY FROM R-2
TO VN HAS BEEN RECEIVED BY SPALDING COUNTY.
A PUBLIC HEARING TO CONSIDER THIS REQUEST WILL BE HELD
6pm November 25 2025
ROOM 108,COURTHOUSE ANNEX,119 EAST SOLOMON STREET, GRIFFIN.
ADDITIONAL INFORMATION MAY BE OBTAINED BY CALLING:
(770)467-4220
SPALDING COUNTY

Spalding COMMUNITY DEVELOPMENT
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ADDITIONAL INFORMATION MAY BE OBTAINED BY CALLING:
(770)467-4220
SPALDING COUNTY

PUBLIC NOTICE

The Spalding County Planning Commission will conduct public hearings on Tuesday, November 25, 2025, at 6:00 p.m. in the Spalding County Annex Building, Room 108, 119 East Solomon Street, Griffin, GA, to consider the following:

Application 25-16S: Brother Ghotra, LLC owner, Harmoni Towers LLC, Agent, 3430 N McDonough Road (Parcel 201 01001G); located in Land Lot 147 of the 2nd Land District, consisting of 2 acres. The applicant is seeking a special exception to place a cell tower on the property.

Application 25-28Z: Jack Gilbert, Sarah Gilbert, et.al., owners, rear portion of 1075 Amelia Road (Parcel 200 01004); located in Land Lot 148 of the 2nd Land District, consisting of 50 acres. The applicant is requesting to rezone from R-2 (Single-Family Residential) to VN (Village Node) for an extension of an approved master planned community.

Application 25-29Z: Wallace Jackson, LLC, owner, 5745 and 5841 Jackson Road (Parcels 216 01004 and 216 01004A); both located in Land Lots 25 & 40 of the 2nd Land District, consisting of approximately 139.63 and 50.03 acres respectively. The applicant is requesting to rezone from C-2 (Manufacturing) to C-1C (Manufacturing - Light) for a data center campus.

Application 25-17S: Wallace Jackson, LLC, owner, 5745 and 5841 Jackson Road (Parcels 216 01004 and 216 01004A); both located in Land Lots 25 & 40 of the 2nd Land District, consisting of approximately 139.63 and 50.03 acres respectively. The applicant is seeking a special exception for a data center campus.

Application 25-18S: Medardo and Mae Rivera-Caraballo, owners, 220 Kilgore Road (Parcel 246 03004); located in Land Lot 124 of the 3rd Land District, consisting of 1 acre. The applicant is seeking a special exception for a general home occupation (hair salon).

Application 25-19S: Family Worship Center Ministries, Inc., owner, 1160 County Line Road (Parcel 228 03049); located in Land Lot 217 of the 2nd Land District, consisting of 5.08 acres. The applicant is seeking a special exception to have weekly church services and Bible study on the property.

ALL INTERESTED CITIZENS ARE ENCOURAGED TO ATTEND.

If you are in need of auxiliary aids or services due to a disability, please notify the Zoning Office at (770) 467-4220 at least 5 days prior to the meeting.

Submitted copy & e-mailed to GDN Wednesday, November 5, 2025.

Griffin Daily News: Please run as a legal ad on **Saturday, November 8, 2025.**

NOTE: AFFIDAVIT NOT NEEDED WITH THIS AD. THIS AD RUNS ONLY ONE TIME.

Received by: _____

Date: _____

POSTED: Courthouse _____

Annex _____

Contact David Allen - 770-467-4220; dallen@spaldingcounty.com
Charge to Acct. #5724

Spalding COUNTY **PLANNING COMMISSION**

Application 25-29Z: Wallace Jackson, LLC, owner, 5745 and 5841 Jackson Road (Parcels 216 01004 and 216 01004A); both located in Land Lots 25 & 40 of the 2nd Land District, consisting of approximately 139.63 and 50.03 acres respectively. The applicant is requesting to rezone from C-2 (Manufacturing) to C-1C (Manufacturing - Light) for a data center campus.

Requesting Agency
Spalding County Community Development

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?
Yes

Summary and Background

Fiscal Impact / Funding Source
Private

STAFF RECOMMENDATION
Approval, with conditions.

ATTACHMENTS:
Staff Report Case 25-29Z Jackson Road BOC 11.25.25 PC.pdf
Rezoning Application.pdf
BOOK 5224, PAGE 282 Wallace Jackson Simpson Trust Warranty Deed 1.pdf
BOOK 5224, PAGE 288 Wallace Jackson Simpson Trust Quitclaim Deed 1.pdf
BOOK 5224, PAGE 294 Wallace Jackson Jackass Warranty Deed.pdf
BOOK 5224, PAGE 299 Wallace Jackson Jackass Quitclaim Deed.pdf
Legal Description - West.pdf
Wallace & Jackson Road Alta Survey (WEST ONLY).pdf
Property Pictures.pdf
LOI Wallace Jackson Spalding.pdf
Wallace & Jackson Site Plan.pdf
25-29Z post card - property owner 5745 & 5841 Jackson Rd 11.25.25.doc
25-29Z - adj prop owner - postcards - 5745 & 5841 Jackson Rd 11.25.25.doc
Zoning Sign - November 2025.pdf
Legal Ad template 11-25-2025 REV 3.pdf

SPALDING COUNTY, GA
Community Development Department
Staff Report
For Recommendation Only

Rezoning Case: 25-29Z

Applicant:	Wallace Jackson, LLC 235 Corporate Center Drive, Suite 100 Stockbridge, GA 30281
Application:	**25-29Z– Rezoning; Rezoning from C-2 (Manufacturing) to C-1C (Manufacturing Light) for a data center campus.**
Address/Location:	5745 and 5841 Jackson Road
Commissioner District:	5th District – Clay Davis
Meeting Date:	Planning Commission: November 25, 2025

Subject Property:

Parcels:	216 01004 and 216 01004A
Land lot / District:	25 / 40
Current Use:	Vacant
Current Zoning:	C-2 (Manufacturing)
Proposed Zoning:	**C-1C, for data center campus**
Future Land Use Map Designation:	Employment
Other Special Designations:	Butts County/Towaliga River Intake Water Supply Watershed

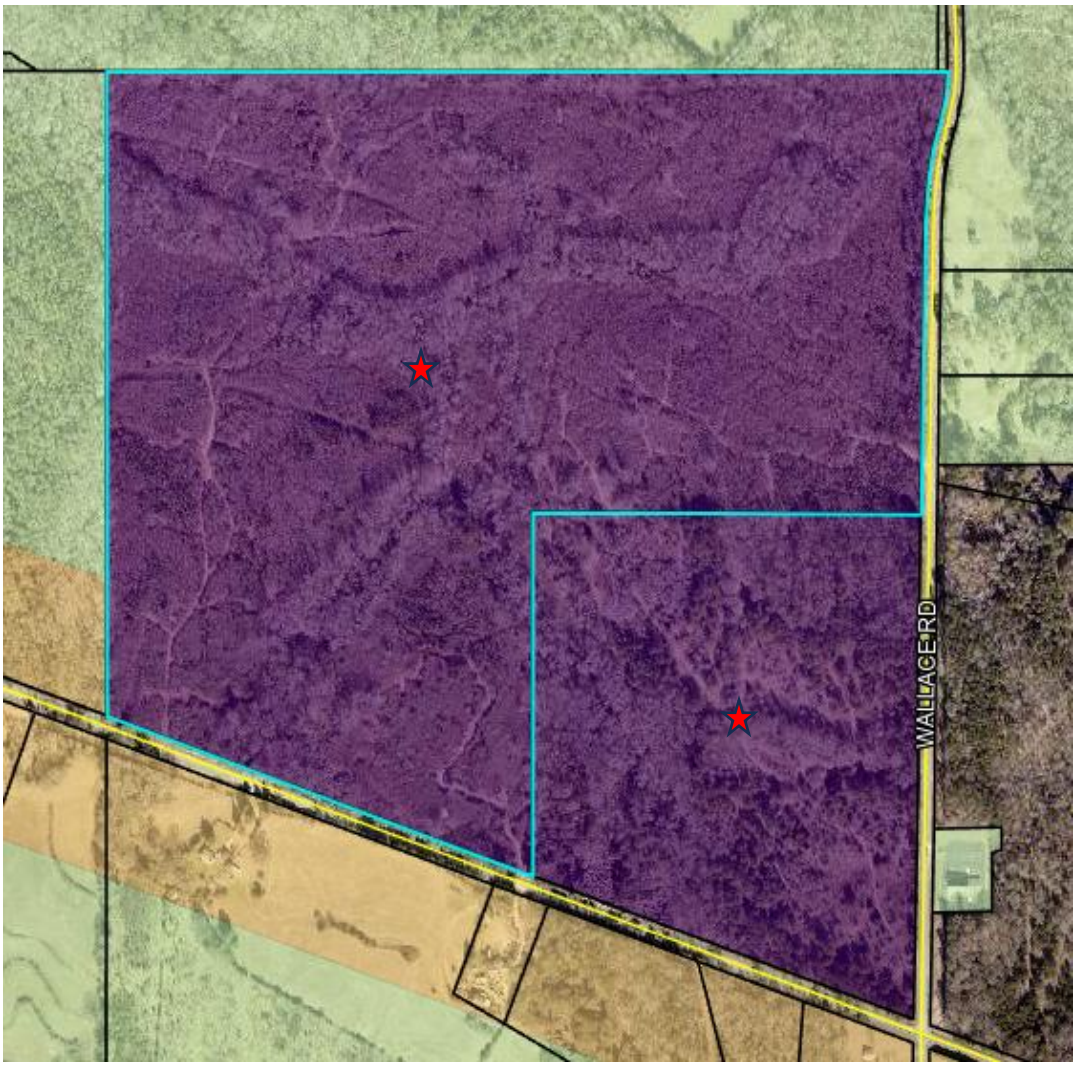
Water Provider	Spalding Co. Water Authority	Available
Sewer Provider	Spalding Co. Water Authority	Available (Future)

Overview and History of Proposed Development:

The proposed rezoning application involves 5745 and 5841 Jackson Road, parcels 216 01004 and 216 01004A along Jackson Road and Wallace Road for a light industrial use – data center campus. **The required special exception for a data center for the parcels, with all required data center code standards, will be addressed in a separate staff report. The rezoning staff report will address the general suitability of the parcel to be rezoned, given the surrounding area, the Comprehensive Plan, and the Future Land Use Map.** The subject property is currently zoned C-2 (Manufacturing), so this rezoning would actually make the zoning less intense. If approved, both parcels would be combined into one campus parcel. **The property is in an Employment Character Area on the Future Land Use Map. The**

property is well outside and east of the future Airport Overlay Zone. The property contains 189.64 acres.

Surrounding Zoning



North Boundary
Zoned: AR-1 (Agricultural-Residential)
Land Use: Residential and Agricultural

East Boundary
Zoned: AR-1 (Agricultural-Residential) and C-1C (Manufacturing-Light)
Land Use: Residential, Church, Warehousing

South Boundary
Zoned: R-2 (Single-Family Residential) and AR-1 (Agricultural-Residential)
Land Use: Residential and Agricultural

West Boundary
Zoned: R-2 (Single-Family Residential) and AR-1 (Agricultural-Residential)
Land Use: Residential and Agricultural

Spalding COUNTY

Parcel is also in an Employment Character Area on the Future Land Use Map.

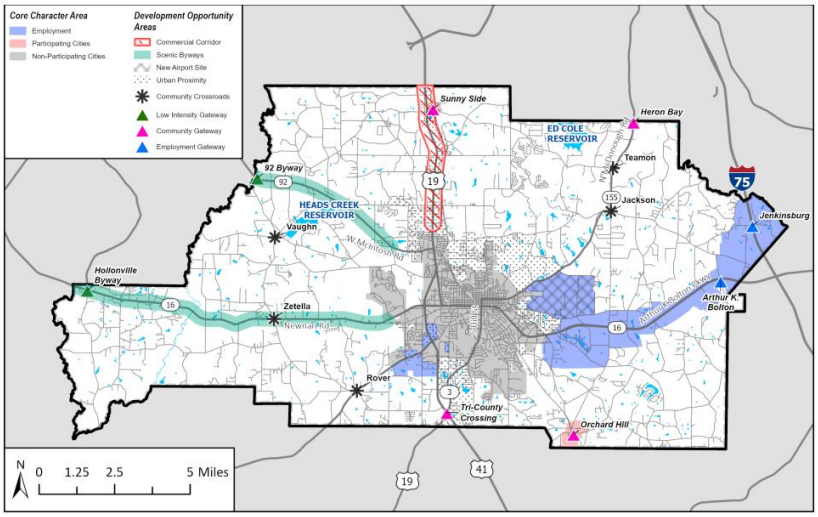
7 Employment Character Area

Vision

The Employment character area will host sustainably developed industrial businesses and office developments, which will benefit from access to key transportation routes and the planned airport.

The site of the planned airport relocation also presents opportunities for nearby complementary uses such as tech and e-commerce businesses that would benefit from access to air shipping.

The Lakes at Green Valley is a model for future industrial development.



General Characteristics

The Employment character area is characterized by its major roadways that have potential to accommodate high-quality industrial growth similar to the existing Lakes at Green Valley industrial park and planned High Falls Logistics Center.

Application

The Employment character area includes the following sub-areas:

1. Area southwest of Griffin
2. Arthur K. Bolton Highway (State Route 16)
3. Jenkinsburg/I-75 Area
4. New Airport Site east of Griffin (north of East Griffin Census Designated Place)

Spalding COUNTY

Primary Future Land Uses

Southwest side of Griffin
- Public buildings
- Light industrial

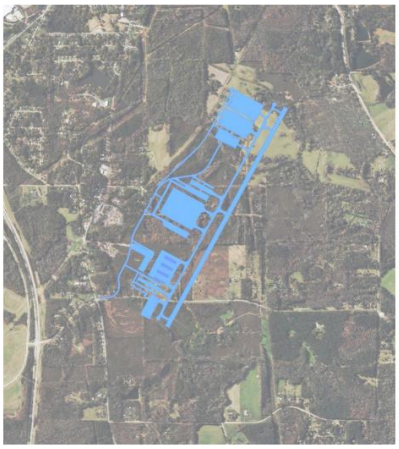
Arthur K. Bolton Highway (State Route 16)
- Master-planned / campus-style business park or industrial park
- Mid-rise office

Jenkinsburg/I-75 Area
- Master-planned / campus-style business park or industrial park
- Light industrial
- Mid-rise office
- Master-planned commercial or mixed-use
- Hospitality and lodging
- Conference/event center

New Airport Area
- Hangar space for auxiliary airport operations
- Hospitality and lodging
- Mid-rise office
- Industrial
- Tech and e-commerce

Compatible Active Zoning Districts

- PDD
- Arthur K. Bolton Parkway Overlay District standards where applicable



Location for the new Griffin-Spalding County airport, bordered by High Falls Road to the south, Jackson Road to the northwest, and Musgrove Road to the southeast.

Design Principles

Density/Intensity
- High intensity (Industrial development should be prioritized over commercial development)

Greenspace
- Formal landscaping with built areas
- Vegetative buffers to minimize impacts on adjacent uses

Connectivity
- Vehicular oriented
- Access management measures (e.g., interparcel access, limited curb cuts) are important so as not to impede traffic flow

Wastewater Infrastructure
- No existing public sewer, but feasibility for extending sewer along Arthur K. Bolton Highway will be analyzed during Phase 1 of the Wastewater Master Plan implementation in 2023 - 2024

Technology
- Enhance broadband

Primary Future Land Uses

New Airport Area

- *Hangar space for auxiliary airport operations*
- *Hospitality and lodging*
- *Mid-rise office*
- *Industrial*
- *Tech and e-commerce*

Arthur K. Bolton Highway (State Route 16)

Master-planned / campus style business park or industrial park

Mid-rise office

Compatible Active Zoning Districts

- *PDD*
- *Arthur K. Bolton Parkway Overlay District standards where applicable*

Per a text amendment last year, development standards for data centers were approved and they were allowed to be developed in C-1C and PDD zoning districts, with an approved special exception. They are considered "light industrial" uses. While C-1C zoning is not listed as a compatible zoning district for the employment area on the previous images, it is listed as compatible on the following table:

Table 3. Character Area & Zoning Compatibility Matrix[1]

	Rural Community	Rural Neighborhood	Towalaga Residential Area	Suburban Transition	Sun City - Heron Bay	Sun City Village	Heron Bay Village	Tri-County Crossing[3]	Experiment[4]	East[4] Griffin	Wyomia Tyus	Employment[5]
AR-1 Agricultural and residential	X											
AR-2 Rural Reserve	X	X										
A-T Agriculture-Tourism District	X											
R-1 Single-family residential		X	X	X	X			X			X	
R-1A Single-family residential		X	X	X	X			X			X	
R-2 Single-family residential		X	X	X	X			X		X	X	
R-2A Single-family and two-family residential				X[2]					X			
R-3 Multiple-family residential				X[2]					X			
R-4 Single-family residential		X	X	X	X			X	X	X	X	
R-5 Single-family residential		X	X	X	X			X	X	X	X	
R-6 Planned residential community				X[2]				X				
C-1 Highway commercial								X				
C-1A Neighborhood commercial						X	X	X	X	X		
C-1B Heavy commercial												X
C-1C Manufacturing light												X
C-2 Manufacturing												X
C-3 Used vehicle parts dealers, automobile and truck repair facilities, junkyards, and used vehicle processing facilities												
PDD Planned development district				X	X						X	X
VN Village node				X[2]	X	X	X					
AAR Active adult residential					X						X	
PRRRD Planned residential and recreational resort development	X											
O & I Office and institutional district												

Footnotes:

1 This matrix is intended only as a guide. Rezoning applications must also be reviewed against criteria that is outlined in the Spalding County Zoning Ordinance.
2 May be appropriate in the Urban Proximity area.
3 Tri-County Overlay District also applies, depending on property location.
4 Mill Village Overlay District also applies, depending on property location.
5 AKB Arthur K. Bolton Parkway Overlay District & A-O Griffin-Spalding County Airport Overlay District also apply, depending on property location.

Data centers, as an industrial and technological use, are compatible with the Employment Area adjacent to the New Airport Area. The data centers present an opportunity to generate more local jobs, in line with the Employment Character Area.

Beyond the Comp. Plan, in terms of suitability of rezoning, in terms of the surrounding area, there are is a large C-1C zoned development (warehouse) just to the east; There is also much PDD-zoned manufacturing parcels further down the AKB Parkway. Interstate 75 is within a third of a mile from the subject properties. The future intent of this area is not quiet, agricultural-residential areas like other parts of the County – it is light industrial with a corresponding commercial highway nearby.

Rezoning Analysis:

Zoning Ordinance, Section 414 (F) identifies the criteria by which a rezoning application will be reviewed, as follows:

1. **The existing use and zoning of nearby property.**
   Most adjacent parcels are zoned AR-1 and R-2. Some are vacant and some have houses. Most of the residences are across the street to the east of the subject property. There is also an active church due east of the property and a large warehouse facility under construction.

2. **The suitability of the property for the proposed purpose.**

   The subject property and the immediate surrounding parcels are located within an Employment Character Area (Spalding County Comprehensive Plan dated October 17, 2022). Table 3 (shown previously) indicates that C-1C zoning is compatible with the Employment Character Area.

3. **The length of time the property has been vacant.**

   The subject property has been vacant for many years.

4. **The threat to the public health, safety, and welfare if rezoned.**

   No significant threat to the public health, safety, and welfare is anticipated if this property is developed for light industry (data centers). No explosive chemicals will be used. There may be some noise generation, detectable outside of the building; however, the new airport, Interstate 75, and the warehouse facility under construction will provide noise as well. The data center buildings are not within the takeoff and landing zones of the future airport, so their height will not be a factor.

5. **The extent to which the value of the property is diminished by the present zoning.**

   The property has no real use as a future residential subdivision or an agricultural property due its proximity to warehouse buildings and Interstate 75. The intent of the properties along the busy AKB corridor is light industrial and large offices.

6. **The balance between the hardship on the property owner and the benefit to the public if not rezoning.**

   The property has no real use as a future residential subdivision or an agricultural property due its proximity to warehouse buildings and Interstate 75. The developed

property could achieve higher tax revenues and potentially more employment for County citizens.

G. The Planning Commission may also consider whether development of the property in the zoning classification sought would do any of the following:

1. Have an adverse effect on the insurance rating of the county, or any substantial portion of the county, issued by the insurance service office or similar rating agency.

No adverse effect is foreseen.

2. Overtax any streets presently existing to serve the site, or other public facilities and utilities.

Streets and utilities are already in the area to accommodate the development. While the initial construction traffic would be significant, the daily traffic when the data center buildings would be lighter than a typical logistics warehouse. The main entrance will be off of Jackson Road, not Wallace Road, and there is direct and close proximity to the Interstate via Jackson Road and the AKB Parkway. A closed loop system can cut down on the water use.

3. Have a substantial adverse impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

No adverse impact is foreseen. All proper erosion measures will be implemented. Streams on the property will be adequately buffered, as the property is within the Butts County/Towaliga River Intake Water Supply Watershed. While it will generate some noise, it will not generate fumes. Water needs will be serviced by a closed system. If the data center ceases, it will have to follow a specific decommissioning process adopted by Spalding County.

Other Points:

- **When compared to the other two data center sites, this application has the least amount of residences around it.**
- **This property was already rezoned to C-2 a few years ago. By right, there could be any number of manufacturing uses worse than a data center campus on the property, including building material yard, repair garage, textile manufacturing plant, truck terminal, petroleum plant, concrete manufacture, and foundry.**
- **The site across the street will have an even larger warehouse facility in 2026.**
- **The Airport Overlay height restrictions are not a factor for this site, being over 5 miles from the airport.**
- **Having the entrance to most of the buildings off of Wallace Road is a concern.**

This will need to have the same conditional standards as the other two, recently approved data centers, with some adjusted for this particular site.

Staff Recommendation for 25-29Z Rezoning:

Approval of rezoning to C-1C; However, data centers, which were recently regulated in the Spalding County zoning code, would require a further special exception. (See Application 25-17S.) (The approval conditions are the same for the rezoning and the special exception.)

Should the Board approve the application, the following minimum approval conditions shall apply:

1. **The Property shall be rezoned to C-1C only for a data center campus.**

2. **The data center campus shall be developed in general compliance with the Zoning Site Plan (the "Concept Plan") dated October 6, 2025, prepared by Falcon Design Consultants, and attached hereto as Exhibit "A", for a planned data center campus development, including, but not limited to the buildings, driveways, entrances, sidewalks, berms, and other improvements shown on the Concept Plan or otherwise required by Spalding County.**

3. **The development and construction of the data center campus shall comply with all requirements set forth in UDO Section 1403A(B)(8), including exterior architectural requirements, provided that tilt up masonry walls shall constitute a "masonry façade" as that term is used in UDO Section 1403A(B)(8), provided such walls are similar to buildings within the Green Valley Industrial Park.**

4. **The development and construction of the data center campus shall comply with the buffering and landscaping requirements of UDO Section 1403A(B)(8) and UDO Appendix K (Landscaping, including Tree Preservation), and include perimeter landscape berms and entrance planting areas. Final landscape plans for the buffers, berms, and entrance areas, as part of the construction drawings, for a land disturbance permit for the data center campus, shall be approved by the Community Development Director prior to the start of construction.**

5. **A tree protection plan shall be approved by the Community Development Director prior to the start of any future clearing.**

6. **Any outdoor lighting constructed within the data center campus shall be dark sky lighting compliant.**

7. **Paving on frontage on Wallace Road shall be to County "super paving" specifications, UDO, Appendix A, § 502(Q) (Arterial Column), from the Wallace Road entrance to the intersection of Wallace Road and Jackson Road.**

8. **Wallace Road north of the data center entrance on Wallace Road shall not be used by data center vehicles.**

9. **An acoustic/noise study shall be provided to the Department of Community Development prior to issuance of a land disturbance permit for the data center campus. Acoustic/noise minimizing walls may be required on main buildings per the requirements of the noise study.**

10. **Regardless of the finding of the acoustic noise study, there shall be acoustic walls around the perimeter of any generator area. Minimum Tier 4F generators shall be used.**

11. **Confirmation of utility availability to serve the Data Center Campus, including but not limited to, water, sewer, natural gas, and electricity, shall be provided to the Department of Community Development prior to the issuance of a land disturbance permit for the data center campus.**

12. **The data center campus shall comply with all regulations of the Spalding County Fire Marshal.**

13. **A closed-loop water cooling system shall be used.**

14. **The area between the stream buffer and the eastern property boundary, as shown on the Concept Plan, shall remain as an undisturbed, natural area to the maximum extent possible, subject to encroachment as necessary to develop the property in compliance with the Concept Plan.**

15. **The area between the stream buffer and the northern property boundary, as shown on the Concept Plan, shall remain as an undisturbed, natural area to the maximum extent possible, subject to encroachment as necessary to develop the property in compliance with the Concept Plan.**

16. **There shall be a minimum 50-foot-wide undisturbed buffer along the Jackson Road and Wallace Road frontages, retaining as much as possible existing trees; provided that (a) such buffer shall be disturbed to provide at least 10 feet of the front width of the buffer (i.e., along such frontages) with a six-foot-high, grassed berm with planted evergreen trees (6 feet high and 2 feet wide at time of planting) or an opaque fence on top of such berm; (b) such buffer may be crossed as necessary for entrances, sidewalks, driveways, and/or utilities; and (c) to the extent feasible and subject to these conditions, existing trees along this frontage shall be retained as is and supplemented with evergreen tree plantings as determined to be necessary by the Community Development Director.**

17. **5-foot-wide, concrete sidewalks shall be installed along the entire property frontages of Jackson Road and Wallace Road and prior to approval of any Certificates of Occupancy for the buildings.**

18. In the event that a land disturbance permit is not issued for the development within six (6) years after the Board of Commissioners approves 25-29Z and 25-17S, the Board of Commissioners may, but shall not be required to, initiate a rezoning of the Property.

19. Upon cessation of use of the Property as a Data Center Campus, it shall be decommissioned as set forth below:

A. Decommissioning is the process of safely closing and dismantling a data warehouse, including the removal of all equipment, hazardous materials, and restoration of the site.

B. Decommissioning Plan:

1. Submission Requirement: Developers must submit a decommissioning plan to the Spalding County Community Development Department prior to the issuance of a building permit for a data warehouse.

2. Plan Contents: The decommissioning plan shall include, at a minimum:

• Timeline: A detailed timeline for the decommissioning process, including key milestones and estimated completion dates for each phase of the decommissioning activities.

• Equipment and Material Removal Procedures: Specific procedures for the safe dismantling and removal of all equipment, materials, and structures from the data warehouse site. This should include methods for handling and transporting equipment to prevent damage and ensure safety.

• Hazardous Materials Management: Detailed methods for identifying, handling, and disposing of hazardous materials in compliance with federal, state, and local regulations. This should include a list of all hazardous materials present on-site and the procedures for their safe removal and disposal.

• Site Remediation Plan: A comprehensive plan for site remediation, including soil and groundwater testing, identification of any contamination, and proposed cleanup measures. This should also include a timeline for remediation activities and methods for monitoring and verifying the effectiveness of the remediation efforts.

• Site Restoration Plan: A detailed plan for restoring the site to a condition suitable for future use. This should include the removal of any remaining structures, re-vegetation, landscaping, and any other necessary measures to ensure the site is safe and aesthetically pleasing.

• Health and Safety Measures: Procedures to ensure the health and safety of workers and the surrounding community during the decommissioning process. This should include measures for dust control, noise reduction, and protection from hazardous materials.

• Compliance and Reporting: A plan for ensuring compliance with all applicable regulations and the approved decommissioning plan. This should include procedures for regular reporting to the Spalding County Community Development Department, including progress reports and a final decommissioning report.

C. Decommissioning Compliance: Compliance during the decommissioning process will be monitored through several key methods to ensure that all activities adhere to the approved decommissioning plan and applicable regulations. Here are the primary methods:

1. Regular Inspections: The Spalding County Community Development Department will conduct regular inspections of the data warehouse site. These inspections will verify that decommissioning activities are being carried out according to the approved plan and identify any deviations or non-compliance issues early on.

2. Progress Reports: Developers are required to submit quarterly progress reports detailing the decommissioning activities completed during the reporting period. These reports will include summaries of work done, any deviations from the plan, reasons for deviations, and updated timelines for remaining activities. This ensures continuous oversight and accountability.

3. Final Report: Upon completion of the decommissioning process, developers must submit a comprehensive final report. This report will include a detailed account of all decommissioning activities, documentation of equipment and hazardous materials removal, evidence of site remediation and restoration, compliance certification, financial summary, and a community impact assessment.

4. Documentation and Record-Keeping: Maintaining thorough documentation and records of all decommissioning activities is crucial.

This includes records of equipment removal, hazardous materials disposal, site remediation efforts, and compliance with data protection regulations. Proper documentation ensures transparency and traceability.

5. **Third-Party Audits: In some cases, third-party audits may be conducted to provide an independent assessment of the decommissioning process. These audits can help verify compliance with regulations and industry standards, ensuring that all activities are performed responsibly and safely.**

D. Financial Assurance:

1. **Decommissioning Bond Requirement: Developers must provide a decommissioning bond to cover the cost of decommissioning, removal, remediation, and mitigation of the property. The bond amount shall be adequate to ensure the complete decommissioning of the data warehouse and restoration of the site.**

2. **Bond Amount Determination: The amount of the decommissioning bond shall be determined by the Spalding County Board of Commissioners based on an estimate provided by a qualified independent engineer. The estimate shall include:**

   - **Costs for the removal of all equipment and materials.**
   - **Costs for the disposal of hazardous materials.**
   - **Costs for site remediation and mitigation, including soil and groundwater testing and cleanup if necessary.**
   - **Costs for site restoration, including re-vegetation and any necessary landscaping.**

3. **Bond Review and Adjustment: The bond amount shall be reviewed and adjusted periodically, as determined by the Spalding County Board of Commissioners, to ensure it remains adequate to cover the decommissioning costs.**

4. **Form of Financial Assurance: The financial assurance may be provided in the form of a bond, escrow account, letter of credit, or other financial instrument acceptable to the Spalding County Board of Commissioners. The form of financial assurance must be sufficient to cover the estimated costs of decommissioning, removal, remediation, and site restoration.**

5. **Release of Financial Assurance: The financial assurance shall not be released until the Spalding County Community Development Department has verified that the decommissioning, removal, remediation, and site restoration have been completed in accordance with the approved decommissioning plan and all applicable regulations. A final inspection and approval by the Spalding County Community Development Department are required before the release of the financial assurance.**

6. **Use of Financial Assurance: In the event that the developer fails to complete the decommissioning, removal, remediation, and site restoration as required, the Spalding County Board of Commissioners shall have the right to use financial assurance to cover the costs of completing the decommissioning process. Any remaining funds after the completion of the decommissioning process shall be returned to the developer.**

E. Reporting Requirements:

1. **Progress Reports: Developers must submit quarterly progress reports to the Spalding County Community Development Department during the decommissioning process. These reports shall include:**

   - **A summary of decommissioning activities completed during the reporting period.**
   - **Any deviations from the approved decommissioning plan and the reasons for such deviations.**
   - **An updated timeline for the remaining decommissioning activities.**

2. **Final Report: Upon completion of the decommissioning process, developers must submit a final report to the Spalding County Community Development Department. The final report shall include:**

   - **Detailed Account of Decommissioning Activities: A comprehensive description of all decommissioning activities performed, including the dismantling and removal of equipment, structures, and materials.**
   - **Documentation of Removal and Disposal: Records and receipts documenting the removal and proper disposal of all equipment, materials, and hazardous substances in accordance with federal, state, and local regulations.**

• Site Remediation and Restoration Evidence: Evidence of site remediation and restoration efforts, including soil and groundwater testing results, photographs of the site before and after decommissioning, and any necessary environmental cleanup reports.

• Compliance Certification: A statement certifying that the decommissioning was completed in accordance with the approved decommissioning plan and all applicable regulations. This certification should be signed by a qualified independent engineer or environmental consultant.

• Financial Summary: A financial summary detailing the costs incurred during the decommissioning process, including the use of decommissioning bond funds.

• Community Impact Assessment: An assessment of the impact of the decommissioning on the surrounding community, including any measures taken to mitigate negative effects and feedback from community stakeholders. This assessment should include:

• Community Engagement: Documentation of any community meetings or consultations held during the decommissioning process, including feedback received and how it was addressed.

• Mitigation Measures: Details of any measures taken to mitigate negative impacts on the community, such as noise reduction, traffic management, and dust control.

• Post-Decommissioning Use: Information on the intended future use of the site and any plans for redevelopment or repurposing.

F. Compliance and Enforcement:

1. Inspections: The Spalding County Community Development Department shall have the right to inspect the data warehouse site at any time during the decommissioning process to ensure compliance with the approved decommissioning plan and all applicable regulations. Inspections may be scheduled or unscheduled and shall include, but are not limited to, the following:

• Initial Inspection: An initial inspection to verify that the decommissioning plan is being followed and that all necessary preparations have been made.

• Periodic Inspections: Regular inspections throughout the decommissioning process to monitor progress and ensure ongoing compliance with the decommissioning plan.

• Final Inspection: A final inspection upon completion of the decommissioning process to verify that all activities have been carried out in accordance with the approved plan and that the site has been properly restored.

2. Penalties: Failure to comply with the decommissioning requirements may result in penalties, including fines and revocation of permits. Specific penalties may include:

• Fines: Monetary fines imposed for each day of non-compliance or for specific violations of the decommissioning plan or applicable regulations.

• Permit Revocation: Revocation of permits issued for the data warehouse, which may result in the cessation of all decommissioning activities until compliance is achieved.

• Legal Action: The Spalding County Board of Commissioners may pursue legal action to enforce compliance with the decommissioning requirements, including seeking court orders to compel compliance or recover costs incurred by the county in completing the decommissioning process.

• Bond Call Penalty: In the event that the Spalding County Board of Commissioners is required to call the decommissioning bond to complete the work, the developer shall be liable for an additional penalty. This penalty shall be equal to 10% of the bond amount and shall be used to cover administrative costs and any additional expenses incurred by the county in managing the decommissioning process.

Spalding
Community Development

REQUEST FOR ZONING MAP CHANGE
APPLICATION NO. _____

AGENT/DEVELOPER INFORMATION
(If not owner)

Name: Steven L. Jones, Esq.

Address: 1600 Parkwood Circle, Suite 200

City: Atlanta

State: GA Zip: 30339

Contact Person: Steven L. Jones

Phone: 404-218-2756

Email: sjones@taylorduma.com

PROPERTY OWNER INFORMATION

Name: Wallace Jackson, LLC

Address: 235 Corporate Center Dr., Suite 100

City: Stockbridge

State: GA Zip: 30281

Phone: 404-218-2756

Email: doug@havenwoodholdings.com

APPLICANT IS THE:

_____ Owner's Agent X Property Owner _____ Developer

Acreage: 189.64 (Land Lots 25 & 40; 2nd District)

Address of Property: 5745 Jackson Road (TPN 216 01004); 5841 Jackson Road (TPN 216 01004A)

Proposed Zoning: C-1C Manufacturing - Light

Proposed Development: Data Center Campus

Spalding
Community Development

OTHER REQUIRED INFORMATION

Checklist

☑ Attach 1 copy of plat prepared by a registered land surveyor and drawn to scale showing lot lines and location of existing structures and location of proposed structures.

☑ Please attach a statement describing the proposed development.

☑ Please attach a deed, certified by the Clerk of Court, of the property proposed for rezoning.

☑ Please attach a copy of metes and bound description of the property for rezoning.

☑ Please attach 1 copy (24 x 36) and 1 copy (11 x 17) of the conceptual site plan, if applicable (see Page 7).

☑ If proposed property is within the S-2 Sensitive Land-Watershed Protection District, please submit a plat or drawing to scale showing the exact location of any surface water that is located on or within 250 feet of the subject property.

☑ Is the property recorded as one (1) or multiple parcel(s)? multiple parcels

---

OFFICE USE ONLY

Present Zoning District(s): _____

Land District(s): _____ Land Lot(s): _____

Commissioner District: _____

Overly District (If applicable): _____

Date Received:_____ Amount of Fee: _____

Received By: _____ Receipt Number: _____

Spalding
Community Development

REZONING APPLICANT'S RESPONSE

Pursuant to Section 414 of the Zoning Ordinances, The Board of Commissioners find that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary:

(A) (C) What is the length of time the property has been vacant? See attached Letter of Intent

(B) Whether the property is suitable for the proposed use? See attached Letter of Intent

(C) Whether a proposed rezoning (or special use permit) will permit a use that is suitable in view of the use and zoning of adjacent and nearby property? See attached Letter of Intent

(D) What is the threat to the public health, safety, and welfare, if any, if the property is rezoned? See attached Letter of Intent

(E) Whether and to what extent is the subject property value diminished under the present zoning? See attached Letter of Intent

(F) What is the balance between the hardship on the property owner and the benefit to the public in not rezoning? See attached Letter of Intent

Use Additional Pages, If Necessary

Spalding
Community Development

PROPERTY OWNER'S CERTIFICATION OF OWNERSHIP AND ZONING COMPLIANCE

Certification is hereby made that the undersigned own(s) at least fifty-one (51) percent of the subject property.

The undersigned certifies that the subject property is presently in compliance with the current Zoning Ordinance for Spalding County, Georgia. The undersigned is aware that an application for a Rezoning, Variance, or Special Exception will not be received unless the subject property is in compliance with the Zoning Ordinance.

The undersigned certifies that the agent, if different from the owner, is authorized to file this application.

Wallace Jackson, LLC
Print Name of Owner(s)

Steven L. Jones, Esq.
Print Name of Agent, If Not Same as Owner

10/28/25
Signature of Owner(s) Authorized Signature Date
or Signature of Authorized Officer or Agent
(if applicable)

/s/ Steven L. Jones
Signature of Agent

Signature of Notary Public

10/28/2025
Date

CHARLES BREWER
Notary Public - State of Georgia
Dekalb County
My Commission Expires Jun 26, 2026

-Notary Seal-

Spalding
Community Development

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

A. APPLICANT'S DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of the rezoning application, made campaign contributions aggregating $250.00 or more to a member of the Spalding County Board of Commissioners, a member of the Planning Commission, or any other government official who will consider the application?

No (Yes/No)

If the answer is Yes, please complete the following section:

Name and Official Position Of Government Official	Contributions (List all which aggregate to $250.00 or more)	Date Contribution Was Made (within last two years)
(1) N/A	(1) N/A	(1) N/A
(2) N/A	(2) N/A	(2) N/A

Attach additional sheets if necessary to disclose or describe all contributions.

B. DISCLOSURE OF CAMPAIGN CONTRIBUTIONS OF APPLICANT'S ATTORNEY OR REPRESENTATIVE

Have you, within the two years immediately preceding the filing of the rezoning application, made campaign contributions aggregating $250.00 or more to a member of the Spalding County Board of Commissioners, a member of the Planning Commission, or any other government official who will consider the application?

No (Yes/No)

Spalding
Community Development

If the answer is Yes, please complete the following section:

Name and Official Position Of Government Official	Contributions (List all which aggregate to $250.00 or more)	Date Contribution Was Made (within last two years)
(1) N/A	(1) N/A	(1) N/A
(2) N/A	(2) N/A	(2) N/A

Attach additional sheets if necessary to disclose or describe all contributions.

The undersigned below, making application for rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

/s/ Steven L. Jones	10/21/25	Steven L. Jones, Authorized Signatory
Signature of Applicant	Date	Type or Print Name and Title

/s/ Steven L. Jones	10/21/25	Steven L. Jones, Authorized Signatory
Signature of Applicant's Attorney Or Representative	Date	Type or Print Name and Title

Spalding
Community Development

SITE PLAN REQUIREMENTS FOR ZONING

Section 416: Site Plan Requirements for Rezoning. Any Applicant seeking rezoning of property to the following zoning districts of Spalding County, Georgia, C-1, C-1A, C-1B, C-1C, C-2, C-3, PDD, PRRRD, and O-I or seeking rezoning for any property subject to the requirements of the Spalding County Subdivision Ordinance, Zoning Ordinance of Spalding County, Appendix A for residential development within the following zoning districts of Spalding County, Georgia, AR-1, AR-2, R-1, R-2, R-2A, R-3, R-4, R-5 and R-6 shall submit a conceptual site plan depicting the proposed use of the property including: (#A-03-28, 10/06/03)

A. Vicinity map: ☑
B. Correct scale: ☑
C. The proposed land use and building outline as it would appear should the rezoning be approved ☑
D. The present zoning classification of all adjacent property ☑
E. The building outline and maximum proposed height of all buildings ☑
F. The proposed location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement ☑
G. The location of all required off street parking and loading areas ☑
H. Required yard setbacks appropriately dimensioned ☑
I. The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation, if required ☑
J. Topography at twenty (20) foot contour intervals (USGS Quad Sheets may be used) ☑
K. Location and elevation of the 100-year flood plain on the property which is the subject of the proposed zoning ☑
L. Delineation and dimensions of the boundary of the proposed district ☑
M. Date, north arrow and datum ☑
N. Location and acreage of all major utility easements greater than twenty (20) feet in width ☑
O. Approximate location (outline), height, and use of all other proposed drives, parking areas, buildings, structures and other improvements ☑
P. For all property for which ingress and egress must be obtained by access from a road within the state highway system, a permit from the Georgia Department of Transportation for access to the state highway system ☑

Spalding
Community Development

Spalding County Fee Schedule:

Appeal from Action of Administrative Officer:	$ 300.00
Variance:	$ 300.00
Special Exception:	$ 500.00

Multiple Parcel Rezoning: Multiple parcel rezoning of contiguous tracts will be allowed so long as all tracts are to be rezoned to the same zoning classification. All applicants owning property which is subject to the application are deemed to consent to rezoning of their property and to rezoning of any and all other tracts included within the Application. The following fees shall apply to multiple parcel rezoning applications: (#A-99-08 – 09/07/99; #A-00-11 - 07/17/00)

A. **Parcel 1** - $750.00

B. **Parcel 2-5** - $150.00 each, in addition to the fees stated in A; and

C. **Parcels 6+** - $100.00 each, in addition to the fees stated in A and B.

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DATE: 4/18/2024
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DEED BOOK: 05224
PAGE: 00282 - 00287
RECORDING FEES: $25.00
TRANSFER TAX: $2813.20
PARTICIPANT ID: 8840855492,7067927936
CLERK: Debbie L. Brooks
Spalding County, GA
PT61: 126-2024-001039

[Space above line reserved for Recorder's use]

After Recording, Return to:
Slutzky, Wolfe and Bailey, LLP
2255 Cumberland Parkway
Building 1300
Attention: Robert L. Laney

Tax Parcel: 216 01003A
216 01004

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF _____

THIS INDENTURE, made as of this 16th day of April, 2024, between SIMPSON REAL PROPERTY, LLC, a Georgia limited liability company, as Trustee of the L Simpson Charitable Remainder UniTrust dated June 3, 1999, having an address of c/o James Hart, 37 Lake Villa Dr, Roswell, GA 30076 ("Grantor") and WALLACE JACKSON, LLC, a Georgia limited liability company, having an address of 235 Corporate Center Drive, Suite 100, Stockbridge, GA 30281 (herein called "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof, and all improvements situated thereon ("Property").

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=85732415&key1=5224&key2=282&county=126&countyname=SPALDING&userid=544205&...

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TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, improvements, and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, IN FEE SIMPLE.

This Limited Warranty Deed and the warranty of title contained herein are made subject to the matters set forth on Exhibit B attached hereto.

Except with respect to matters set forth on Exhibit B, hereto, Grantor will warrant and forever defend the right and title to the Property, unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.

[Signature(s) commence on following page]

eFiled & eRecorded
DATE: 4/18/2024
TIME: 4:58 PM
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PAGE: 00284

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

SIMPSON REAL PROPERTY, LLC, a Georgia limited liability company, as Trustee of the L. Simpson Charitable Remainder Unitrust, dated June 3, 1999, by its two (2) Managers

By: _____(SEAL)
Celia Sellers Gordon, its Manager

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____ 04/15/2024
Notary Public

(NOTARY SEAL)

SUNIL PATEL Gwinnett County Notary Public Expires 08-16-2026 STATE OF GEORGIA

My Commission Expires:
08/16/2026

SIGNATURES CONTINUED ON NEXT PAGE

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DEED BOOK: 05224
PAGE: 00285

SIMPSON REAL PROPERTY, LLC, a Georgia limited liability company, as Trustee of the L. Simpson Charitable Remainder Unitrust, dated June 3, 1999, by its two (2) Managers

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

(NOTARY SEAL)

My Commission Expires:

March 21, 2028

Susan Stephenson
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 03/21/2028

By: _____ (SEAL)
Senbao Lu, its Manager

eFiled & eRecorded
DATE: 4/18/2024
TIME: 4:58 PM
DEED BOOK: 05224
PAGE: 00286

EXHIBIT A

Legal Description

Tract 1

All that lot, tract or parcel of land situate, lying and being in Land Lot 26 and 39 of the 2nd District of Spalding County, Georgia, containing 53.96 acres and being identified as Tract One on that certain Boundary Survey for Dollar General Corporation, TP Acquisitions 1, LLC and Margaret L. Simpson Charitable Trust, recorded in Plat Book 26, Page 465, Spalding County, Georgia records. Said plat is incorporated herein by reference thereto.

LESS AND EXCEPT from Tract One any portion of property conveyed in that certain Quitclaim Deed from L. Simpson Charitable Remainder Trust to Bethel Grove Church, dated June 12, 2000. Recorded July 5, 2000 in Deed Book 1775, Page 151, Spalding County, Georgia records; as affected by Corrective Scrivener's Affidavit recorded in Deed Book 3663, Page 154, Spalding County, Georgia records.

ok

Tract 2

All that lot, tract or parcel of land situate, lying and being in Land Lot 25 and Land Lot 40 of the Second Land District of originally Henry, now Spalding County, Georgia, containing 189.656 acres on a plat of survey entitled "Survey for Griffin Spalding County Development Authority", dated July 30, 2002, prepared by Stanley L. Colwell & Assoc., In., and recorded in Plat Book 24, Page 262, in the Clerk of the Superior Court of Spalding County. Said plat is incorporated herein by reference thereto.

This being the identical property described in that certain Trustee's Deed from Martha Almond as Trustee of the L. Simpson Charitable Remainder Unitrust to the Griffin Spalding County Development Authority dated October 18, 2002 and recorded at Deed Book 2164, Page 104, aforesaid records.

LESS AND EXCEPT:

All that tract or parcel of land lying, situate and being in Land Lots 25 and 40 of the 2nd Land District of Spalding County, Georgia, containing 50.03 acres being more particularly identified as "50.03 ACRES, A portion of Tax Parcel 216-01004" on that certain plat prepared for Spalding Realty Inc. by Brewer & Dudley L.L.C., Registered Land Surveyor No. 2905, dated December 10, 2012, and recorded in Plat Book 26, Page 214, Office of Clerk, Spalding County Superior Court. Said plat and its descriptive data are incorporated herein by reference to same.

LESS AND EXCEPT from Tract Two any portion of property conveyed int that certain Limited Warranty Deed from Griffin-Spalding County Development Authority to Spalding Realty Inc., dated January 18, 2013, recorded January 28, 2013 in Deed Book 3704, Page 311, Spalding County, Georgia records.

ok

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DATE: 4/18/2024
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EXHIBIT B
Permitted Exceptions

1. Real property taxes for the year 2024 and subsequent years, a lien not yet due and payable

As to Tract 1

2. Electrical easement as set forth in that certain conveyance from G. W. Greene to The Central Georgia Electric Membership Corporation, dated October 25, 1937, recorded March 4, 1938, in Deed Book 80, page 136, Records of the Clerk of the Superior Court of Spalding County, Georgia.

3. Electrical easement as set forth in that certain conveyance from Mrs. J. F. Wallace to The Central Georgia Electric Membership Corporation, dated September 11, 1937, recorded March 4, 1937, in Deed Book 80, page 179, aforesaid records.

4. Drainage easements contained within Right of Way Deed from Miriam Strickman Levitas to Spalding County, Georgia, dated July 1988, recorded August 18, 1988, in Deed Book 907, page 87, aforesaid records.

5. Drainage easements contained within Trustees' Right of Way Deed from Gertrude P. Bressler, Nancy B. Lipoff and Rhalda Prystowsky, as Trustee under the Will of Simon Bressler to Spalding County, Georgia, dated July 17, 1988, recorded August 18, 1988, in Deed Book 907, page 88, aforesaid records.

6. Drainage easements contained within Right of Way Deed from Dr. Malcolm H. Williams to Spalding County, Georgia, dated July, 1988, recorded August 18, 1988, in Deed Book 907, page 90, aforesaid records.

7. Drainage easements contained within Right of Way Deed from Margaret Serra to Spalding County, Georgia, dated July, 1988, recorded August 18, 1988, in Deed Book 907, page 91, aforesaid records.

8. Drainage easements contained within Right of Way Deed from Jerome Gilbert to Spalding County, Georgia, dated July, 1988, recorded August 18, 1988, in Deed Book 907, page 92, aforesaid records.

9. Drainage easements contained within Right of Way from Robert Shuster to Spalding County, Georgia, dated July, 1988, recorded August 18, 1988, in Deed Book 907, page 93, aforesaid records.

10. Drainage easements contained within Right of Way Deed from Harvey L. Bennett to Spalding County, Georgia, dated August 15, 1988, recorded August 18, 1988, in Deed Book 907, page 94, aforesaid records.

11. Drainage easements contained within Right of Way Deed from Irvin Greenwood (deceased) to Spalding County, Georgia, dated July 18, 1988, recorded September 6, 1988, in Deed Book 909, page 262, aforesaid records.

12. ALTA/NSPS Land Title Survey for Wallace & Jackson Tract 1, prepared by Falcon Design Consultants, dated April 4, 2024, bearing the seal of Kevin M. Brown, GRLS. No. 2960 delineates the following: Electric line running along the western boundary line and creek traversing the interior of the property and crossing the various boundary lines.

Tract 2

13. 10' wide easement contiguous to Jackson Road for public water utility purposes, together with a 15' wide easement contiguous thereto for construction and maintenance of water lines and other improvements of water system both as set forth in Water Main Easement and Right of Way from Abrams, Norman & Rothenberg to Spalding County Water and Sewage Facilities Authority, dated September 27, 1993, recorded October 5, 1993, in Deed Book 1195, page 88, aforesaid records.

14. In addition to Item 13 above, ALTA/NSPS Land Title Survey for Wallace & Jackson Tract 2, prepared by Falcon Design Consultants, dated April 4, 2024, bearing the seal of Kevin M. Brown. GRLS. No. 2960 delineates the following: Creek traversing the interior of the property and crossing the boundary lines.

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DATE: 4/18/2024
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PAGE: 00288 - 00293
RECORDING FEES: $25.00
TRANSFER TAX: $0.00
PARTICIPANT ID: 8840855492,7067927936
CLERK: Debbie L. Brooks
Spalding County, GA
PT61: 126-2024-001040

[Space above line reserved for Recorder's use]

After Recording, Return to:
Slutzky, Wolfe and Bailey, LLP
2255 Cumberland Parkway
Building 1300
Attention: Robert L. Laney

Tax Parcel: 216 01004
216 01003A

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF _____

THIS INDENTURE, made as of this 16th day of April 2024, between SIMPSON REAL PROPERTY, LLC, a Georgia limited liability company, as Trustee of the L Simpson Charitable Remainder UniTrust dated June 3, 1999 having an address of c/o James Hart, 37 Lake Villa Dr, Roswell, GA 30076 ("Grantor") and WALLACE JACKSON, LLC, a Georgia limited liability company, having an address of 235 Corporate Center Drive, Suite 100, Stockbridge, GA 30281 (herein called "Grantee").

WITNESSETH, Grantor for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, convey and forever quit-claim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof.

Together with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

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TO HAVE AND TO HOLD the said described premises unto Grantee, so that neither Grantor nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.

[Signature(s) commence on following page]

eFiled & eRecorded
DATE: 4/18/2024
TIME: 4:58 PM
DEED BOOK: 05224
PAGE: 00290

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

SIMPSON REAL PROPERTY, LLC, a Georgia limited liability company, as Trustee of the L. Simpson Charitable Remainder Unitrust, dated June 3, 1999, by its two (2) Managers

By: _____ (SEAL)
Celia Sellers Gordon, its Manager

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____ 04/15/2024
Notary Public

(NOTARY SEAL)

SUNIL PATEL Gwinnett County Notary Public Expires 08-16-2026 STATE OF GEORGIA

My Commission Expires:

08/16/2026

SIGNATURES CONTINUED ON NEXT PAGE

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SIMPSON REAL PROPERTY, LLC, a Georgia limited liability company, as Trustee of the L. Simpson Charitable Remainder Unitrust, dated June 3, 1999, by its two (2) Managers

By: _____ (SEAL)
Senbao Lu, its Manager

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public

(NOTARY SEAL)

My Commission Expires:

March 21, 2028

Susan Stephenson
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 03/21/2028

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DATE: 4/18/2024
TIME: 4:58 PM
DEED BOOK: 05224
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EXHIBIT A

Legal Description

Tract 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 26 & 39, 2ND DISTRICT, SPALDING COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH REBAR AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF WALLACE ROAD (90 FOOT RIGHT-OF-WAY WIDTH) WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON ROAD (100 FOOT RIGHT-OF-WAY WIDTH);

THENCE, WITH THE EASTERLY RIGHT-OF-WAY LINE OF WALLACE ROAD, NORTH 01 DEGREES 04 MINUTES 55 SECONDS EAST, 399.38 FEET TO A 1/2 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 17 MINUTES 32 SECONDS EAST, 187.14 FEET TO A 1/2 INCH REBAR;
THENCE, NORTH 00 DEGREES 33 MINUTES 48 SECONDS EAST, 210.06 FEET TO A 1/2 INCH REBAR;
THENCE, NORTH 83 DEGREES 26 MINUTES 34 SECONDS EAST, 2.75 FEET TO A 1/2 INCH REBAR AND CAP (GASKINS LSF789);
THENCE, NORTH 01 DEGREES 59 MINUTES 48 SECONDS EAST, 104.86 FEET TO A 1/2 INCH REBAR;
THENCE, SOUTH 89 DEGREES 19 MINUTES 44 SECONDS WEST, 189.93 FEET TO A 1/2 INCH REBAR ON THE EASTERLY RIGHT-OF-WAY LINE OF WALLACE ROAD;
THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 51 MINUTES 05 SECONDS EAST, 655.33 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 00 DEGREES 59 MINUTES 53 SECONDS EAST, 358.47 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 00 DEGREES 39 MINUTES 49 SECONDS EAST, 317.58 FEET TO A 1/2 INCH REBAR AND CAP (GASKINS LSF789);
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 76 DEGREES 30 MINUTES 21 SECONDS EAST, 1,036.32 FEET TO A 1/2 INCH REBAR AND CAP (GASKINS LSF789);
THENCE, NORTH 89 DEGREES 59 MINUTES 03 SECONDS EAST, 432.30 FEET TO A 1/2 INCH REBAR AND CAP (GASKINS LSF789);
THENCE, SOUTH 00 DEGREES 15 MINUTES 06 SECONDS EAST, 371.11 FEET TO A 1/2 INCH REBAR AND CAP (GASKINS LSF789);
THENCE, SOUTH 24 DEGREES 06 MINUTES 58 SECONDS WEST, 1,892.25 FEET TO A 1/2 INCH REBAR AND CAP (GASKINS LSF789) ON THE NORTHEASTERLY RIGHT-OF WAY LINE OF JACKSON ROAD;
THENCE, WITH SAID RIGHT-OF-WAY LINE, 343.53 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1,966.05 FEET AND A CHORD BEARING NORTH 64 DEGREES 30 MINUTES 00 SECONDS WEST, 343.09 FEET) TO A POINT;
THENCE, NORTH 69 DEGREES 30 MINUTES 20 SECONDS WEST, 418.15 FEET TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***53.94 ACRES (2,349,571 SQUARE FEET)***

eFiled & eRecorded
DATE: 4/18/2024
TIME: 4:58 PM
DEED BOOK: 05224
PAGE: 00293

Tract 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 40 & 25, 2ND DISTRICT, SPALDING COUNTY, GEORGIA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH OPEN TOP PIPE AT THE COMMON CORNER OF LAND LOTS 40, 41, 56 & 57;
THENCE WITH THE NORTHERN LINE OF LAND LOT 40, SOUTH 89 DEGREES 19 MINUTES 34 SECONDS EAST, 2,970.24 FEET TO A 1/2 INCH REBAR AND CAP (GASKINS LSF789);
THENCE, SOUTH 01 DEGREES 40 MINUTES 35 SECONDS WEST, 156.15 FEET TO A 1/2 INCH REBAR AND CAP (GASKINS LSF789) ON THE WESTERLY RIGHT-OF-WAY LINE OF WALLACE ROAD (80 FOOT RIGHT-OF-WAY WIDTH);
THENCE, WITH SAID RIGHT-OF-WAY LINE, 318.81 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1,503.09 FEET AND A CHORD BEARING SOUTH 07 DEGREES 01 MINUTES 35 SECONDS WEST, 318.21 FEET) TO A CONCRETE MONUMENT;
THENCE, SOUTH 00 DEGREES 57 MINUTES 00 SECONDS WEST, 1,065.30 FEET TO A 1/2 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 18 MINUTES 40 SECONDS WEST, 1,399.33 FEET TO A 1/2 INCH REBAR;
THENCE, SOUTH 00 DEGREES 07 MINUTES 08 SECONDS WEST, 1,318.75 FEET TO A 1/2 INCH REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON ROAD (60 FOOT RIGHT-OF-WAY WIDTH);
THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 69 DEGREES 25 MINUTES 17 SECONDS WEST, 1,614.11 FEET TO A 1/2 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 06 MINUTES 16 SECONDS EAST, 2,306.57 FEET TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***139.62 ACRES (6,081,964 SQUARE FEET)***.

eFiled & eRecorded
DATE: 4/18/2024
TIME: 4:58 PM
DEED BOOK: 05224
PAGE: 00294 - 00298
RECORDING FEES: $25.00
TRANSFER TAX: $1640.00
PARTICIPANT ID: 8840855492,7067927936
CLERK: Debbie L. Brooks
Spalding County, GA
PT61: 126-2024-001041

[Space above line reserved for Recorder's use]

After Recording, Return to:
Slutzky, Wolfe and Bailey, LLP
2255 Cumberland Parkway
Building 1300
Attention: Robert L. Laney

Tax Parcel: 216 01004A

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF _____

THIS INDENTURE, made this 16th day of April 2024, between JACKASS ENTERPRISES LLC, a Georgia limited liability company, having an address of 1745 Walkers Mill Rd., Griffin, GA 30223 ("Grantor") and WALLACE JACKSON, LLC, a Georgia limited liability company, having an address of 235 Corporate Center Dr., Suite 100, Stockbridge, GA 30281 (herein called "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof, and all improvements situated thereon ("Property").

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, improvements, and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, IN FEE SIMPLE.

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=85732417&key1=5224&key2=294&county=126&countyname=SPALDING&userid=544205&...

eFiled & eRecorded
DATE: 4/18/2024
TIME: 4:58 PM
DEED BOOK: 05224
PAGE: 00295

This Limited Warranty Deed and the warranty of title contained herein are made subject to the matters set forth on Exhibit B attached hereto.

Except with respect to matters set forth on Exhibit B, hereto, Grantor will warrant and forever defend the right and title to the Property, unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.

[Signature(s) commence on following page]

eFiled & eRecorded
DATE: 4/18/2024
TIME: 4:58 PM
DEED BOOK: 05224
PAGE: 00296

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

JACKASS ENTERPRISES LLC, a Georgia limited liability company

Signed, sealed and delivered in the presence of:

By: _____ (SEAL)
Brian Ratt sole member

Unofficial Witness

Notary Public

(NOTARY SEAL)

My Commission Expires:

MEREDITH HUMPHREY NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA JAN 2, 2028

Limited Warranty Deed

eFiled & eRecorded
DATE: 4/18/2024
TIME: 4:58 PM
DEED BOOK: 05224
PAGE: 00297

EXHIBIT A

Legal Description

All that tract or parcel of land together with improvements to be constructed thereon, situate, lying and being in Land Lots 25 and 40 of the 2nd Land District of Spalding County, Georgia, containing 50.03 acres, more or less, being more particularly identified as "50.03 ACRES, a portion of Tax Parcel 216 01004", on that certain plat prepared for Spalding Realty Inc. by Brewer & Dudley L.L.C., Registered Land Surveyor No. 2905, dated December 10, 2012, and recorded in Plat Book 26, page 214, in the Office of the Clerk of Superior Court of Spalding County, Georgia, said plat being incorporated herein by reference.

This being the same property described in that certain Limited Warranty Deed recorded in Deed Book 4287, page 339, aforesaid records.

eFiled & eRecorded
DATE: 4/18/2024
TIME: 4:58 PM
DEED BOOK: 05224
PAGE: 00298

EXHIBIT B

Permitted Exceptions

1. Real property taxes for the year 2024 and subsequent years, a lien not yet due and payable

2. Right of Way Deed from Norman Abram & Marvin Rothenberg to Spalding County, Georgia, dated June 27, 1984, recorded March 7, 1985, in Deed Book 747, page 178, aforesaid records.

3. Water Main Easement and Right of Way from Abrams, Norman & Rothenberg to Spalding County Water and Sewage Facilities Authority, dated September 27, 1993, recorded October 5, 1993, in Deed Book 1195, page 88, aforesaid records.

4. Application and Questionnaire for Current Use Assessment filed September 9, 2014, recorded at Deed Book 3881, page 194, aforesaid records, as continued at Deed Book 4412, page 7, aforesaid records.

5. In addition to Item 3 above, ALTA/NSPS Land Title Survey for Wallace & Jackson Tract 3, prepared by Falcon Design Consultants, bearing the seal of Kevin M. Brown, GRLS. No. 2960 delineates the following: Creek traversing the subject property and crossing the boundary lines.

eFiled & eRecorded
DATE: 4/18/2024
TIME: 4:58 PM
DEED BOOK: 05224
PAGE: 00299 - 00302
RECORDING FEES: $25.00
TRANSFER TAX: $0.00
PARTICIPANT ID: 8840855492,7067927936
CLERK: Debbie L. Brooks
Spalding County, GA
PT61: 126-2024-001043

[Space above line reserved for Recorder's use]

After Recording, Return to:
Slutzky, Wolfe and Bailey, LLP
2255 Cumberland Parkway
Building 1300
Attention: Robert L. Laney

Tax Parcel: 216 01004A

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF _____

THIS INDENTURE, made this 16th day of April 2024, between JACKASS ENTERPRISES LLC a Georgia limited liability company, having an address of 1745 Walkers Mill Rd., Griffin, GA 30223 ("Grantor") and WALLACE JACKSON, LLC, a Georgia limited liability company, having an address of 235 Corporate Center Dr., Suite 100, Stockbridge, GA 30281 (herein called "Grantee").

WITNESSETH, Grantor for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, convey and forever quit-claim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof.

Together with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

eFiled & eRecorded
DATE: 4/18/2024
TIME: 4:58 PM
DEED BOOK: 05224
PAGE: 00300

The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.

[Signature(s) commence on following page]

eFiled & eRecorded
DATE: 4/18/2024
TIME: 4:58 PM
DEED BOOK: 05224
PAGE: 00301

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

JACKASS ENTERPRISES LLC
a Georgia limited liability company

Signed, sealed and delivered
in the presence of:

By: _____ (SEAL)
Brian Ray, Sole member

Unofficial Witness

Notary Public

(NOTARY SEAL)

My Commission Expires:

_____

eFiled & eRecorded
DATE: 4/18/2024
TIME: 4:58 PM
DEED BOOK: 05224
PAGE: 00302

EXHIBIT A

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 40 & 25, 2ND DISTRICT, SPALDING COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR AND CAP (GASKINS LSF789) AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF WALLACE ROAD (80 FOOT RIGHT-OF-WAY WIDTH) WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON ROAD (60 FOOT RIGHT-OF-WAY WIDTH);
THENCE, WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 69 DEGREES 22 MINUTES 42 SECONDS WEST, 1,467.27 FEET TO A 1/2 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 07 MINUTES 08 SECONDS EAST, 1,318.75 FEET TO A 1/2 INCH REBAR;
THENCE, SOUTH 89 DEGREES 18 MINUTES 40 SECONDS EAST, 1,399.33 FEET TO A 1/2 INCH REBAR ON THE WESTERLY RIGHT-OF-WAY LINE OF WALLACE ROAD;
THENCE, WITH SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 54 MINUTES 16 SECONDS WEST, 1,518.91 FEET TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***50.02 ACRES (2,178,822 SQUARE FEET)***.

SURVEY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 40 & 25, 2ND DISTRICT, SPALDING COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH OPEN TOP PIPE AT THE COMMON CORNER OF LAND LOTS 40, 41, 56 & 57;
THENCE WITH THE NORTHERN LINE OF LAND LOT 40, SOUTH 89 DEGREES 19 MINUTES 34 SECONDS EAST, 2,970.24 FEET TO A 1/2 INCH REBAR AND CAP (GASKINS LSF789);
THENCE, SOUTH 01 DEGREES 40 MINUTES 35 SECONDS WEST, 156.15 FEET TO A 1/2 INCH REBAR AND CAP (GASKINS LSF789) ON THE WESTERLY RIGHT-OF-WAY LINE OF WALLACE ROAD (80 FOOT RIGHT-OF-WAY WIDTH);
THENCE, WITH SAID RIGHT-OF-WAY LINE, 318.81 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1,503.09 FEET AND A CHORD BEARING SOUTH 07 DEGREES 01 MINUTES 35 SECONDS WEST, 318.21 FEET) TO A CONCRETE MONUMENT;
THENCE, SOUTH 00 DEGREES 57 MINUTES 00 SECONDS WEST, 1,065.30 FEET TO A 1/2 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 18 MINUTES 40 SECONDS WEST, 1,399.33 FEET TO A 1/2 INCH REBAR;
THENCE, SOUTH 00 DEGREES 07 MINUTES 08 SECONDS WEST, 1,318.75 FEET TO A 1/2 INCH REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON ROAD (60 FOOT RIGHT-OF-WAY WIDTH);
THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 69 DEGREES 25 MINUTES 17 SECONDS WEST, 1,614.11 FEET TO A 1/2 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 06 MINUTES 16 SECONDS EAST, 2,306.57 FEET TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***139.62 ACRES (6,081,964 SQUARE FEET)***.

TOGETHER WITH:

SURVEY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 40 & 25, 2ND DISTRICT, SPALDING COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR AND CAP (GASKINS LSF789) AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF WALLACE ROAD (80 FOOT RIGHT-OF-WAY WIDTH) WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON ROAD (60 FOOT RIGHT-OF-WAY WIDTH);
THENCE, WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 69 DEGREES 22 MINUTES 42 SECONDS WEST, 1,467.27 FEET TO A 1/2 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 07 MINUTES 08 SECONDS EAST, 1,318.75 FEET TO A 1/2 INCH REBAR;
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THENCE, WITH SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 54 MINUTES 16 SECONDS WEST, 1,818.91 FEET TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***50.02 ACRES (2,178,822 SQUARE FEET)***.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

RECORD DESCRIPTION

All that lot, tract or parcel of land situate, lying and being in Land Lot 25 and Land Lot 40 of the Second Land District of originally Henry, now Spalding County, Georgia, containing 189.656 acres on a plat of survey entitled "Survey for Griffin Spalding County Development Authority", dated July 30, 2002, prepared by Stanley L. Colwell & Assoc., In., and recorded in Plat Book 24, Page 262, in the Clerk of the Superior Court of Spalding County. Said plat is incorporated herein by reference thereto.

This being the identical property described in that certain Trustee's Deed from Martha Almond as Trustee of the L. Simpson Charitable Remainder Unitruss to the Griffin Spalding County Development Authority dated October 18, 2002 and recorded at Deed Book 2164, Page 104, aforesaid records.

LESS AND EXCEPT:

All that tract or parcel of land lying, situate and being in Land Lots 25 and 40 of the 2nd Land District of Spalding County, Georgia, containing 50.03 acres being more particularly identified as "50.03 ACRES. A portion of Tax Parcel 216-01004" on that certain plat prepared for Spalding Realty Inc. by Brewer & Dudley L.L.C. , Registered Land Surveyor No. 2905, dated December 10, 2012, and recorded in Plat Book 26, Page 214, Office of Clerk , Spalding County Superior Court. Said plat and its descriptive data are incorporated herein by reference to same.

LESS AND EXCEPT from Tract Two any portion of property conveyed int that certain Limited Warranty Deed from Griffin-Spalding County Development Authority to Spalding Realty Inc., dated January 18, 2013, recorded January 28, 2013 in Deed Book 3704, Page 311, Spalding County, Georgia records.

SURVEY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 40 & 25, 2ND DISTRICT, SPALDING COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4' INCH OPEN TOP PIPE AT THE COMMON CORNER OF LAND LOTS 40, 41, 56 & 57;
THENCE WITH THE NORTHERN LINE OF LAND LOT 40, SOUTH 89 DEGREES 19 MINUTES 34 SECONDS EAST, 2,970.24 FEET TO A 1/2 INCH REBAR AND CAP (GASKINS LSF789);
THENCE, SOUTH 01 DEGREES 40 MINUTES 35 SECONDS WEST, 156.15 FEET TO A 1/2 INCH REBAR AND CAP (GASKINS LSF789) ON THE WESTERLY RIGHT-OF-WAY LINE OF WALLACE ROAD (80 FOOT RIGHT-OF-WAY WIDTH);
THENCE, WITH SAID RIGHT-OF-WAY LINE, 318.81 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1,503.09 FEET AND A CHORD BEARING SOUTH 07 DEGREES 01 MINUTES 33 SECONDS WEST, 318.21 FEET) TO A CONCRETE MONUMENT;
THENCE, SOUTH 00 DEGREES 57 MINUTES 00 SECONDS WEST, 1,065.30 FEET TO A 1/2 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 18 MINUTES 40 SECONDS WEST, 1,399.33 FEET TO A 1/2 INCH REBAR;
THENCE, SOUTH 00 DEGREES 07 MINUTES 08 SECONDS WEST, 1,318.75 FEET TO A 1/2 INCH REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON ROAD (60 FOOT RIGHT-OF-WAY WIDTH);
THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 69 DEGREES 25 MINUTES 17 SECONDS WEST, 1,614.11 FEET TO A 1/2 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 06 MINUTES 16 SECONDS EAST, 2,306.57 FEET TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***139.62 ACRES (6,081,964 SQUARE FEET)***.

LEGEND

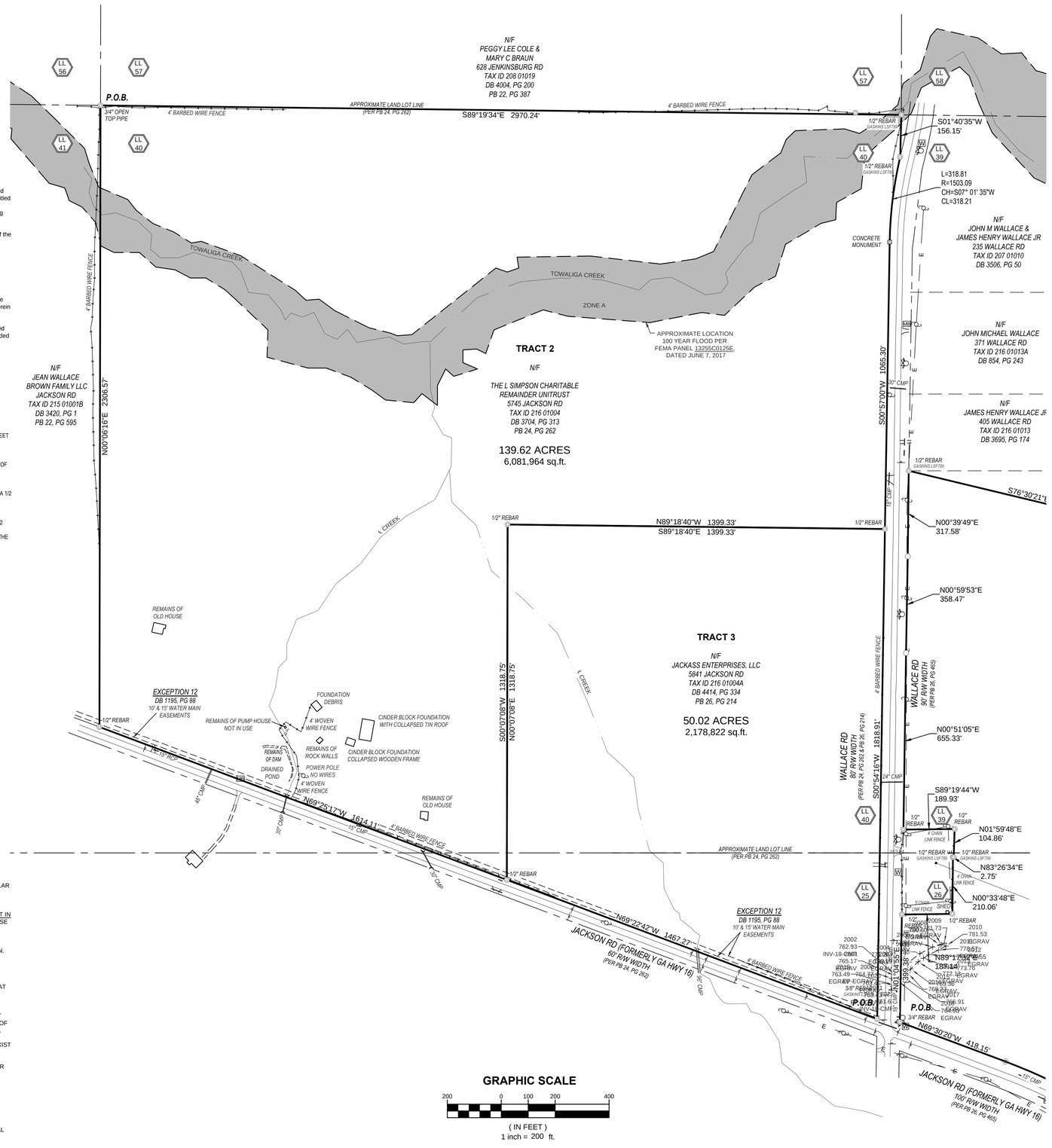
DB	DEED BOOK	L	LINE LABEL
PB	PLAT BOOK	PKS	PK NAIL SET
PG	PAGE	SSE	SANITARY SEWER EASEMENT
LL	LAND LOT	UE	UTILITY EASEMENT
OTP	OPEN TOP PIPE	REF	REFERENCE
RB	REBAR	C/O	SEWER CLEAN OUT
IPF	IRON PIN FOUND	SQ. FT.	SQUARE FOOT
IPS	1/2" REBAR W/C FDC 000995		
CTP	CRIMP TOP PIPE		IRON PIN FOUND
C&G	CURB & GUTTER		IRON PIN SET
R/W	RIGHT OF WAY		CALCULATED POINT
N/F	NOW OR FORMERLY		POWER POLE
-E-	OVERHEAD POWER LINE		FIRE HYDRANT
CMP	CORRUGATED METAL PIPE		WATER VALVE
SWMF	STORMWATER MANAGEMENT FACILITY		WATER METER
TBM	TEMPORARY BENCHMARK		JUNCTION BOX
POB	POINT OF BEGINNING		SANITARY SEWER MANHOLE
POC	POINT OF COMMENCEMENT		DROP INLET
RCP	REINFORCED CONCRETE PIPE		R/W MONUMENT
DIP	DUCTILE IRON PIPE		SINGLE WING CATCH BASIN
PVC	POLYVINYL CHLORIDE PIPE		DOUBLE WING CATCH BASIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CURB INLET
℞	PROPERTY LINE		HEADWALL
℄	CENTERLINE		FLARED END SECTION
ID	IDENTIFICATION		GAS METER
B.S.L.	BUILDING SETBACK LINE		GAS VALVE
BOC	BACK OF CURB		ELECTRIC TRANSFORMER
C	CURVE LABEL		TELEPHONE PEDESTAL
CI	CURB INLET		LIGHT POST
DE	DRAINAGE EASEMENT		ASPHALT
EOP	EDGE OF PAVEMENT		CONCRETE
FH	FIRE HYDRANT		

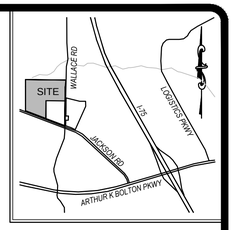
SURVEY NOTES

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED APRIL 3, 2024 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY J. WOLF, USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,207 FEET, AND AN ANGULAR ERROR OF 00" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3,810,772 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A ½" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
5. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
6. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HxGN SMARTNET.
7. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF SPALDING COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13255C0125E EFFECTIVE DATE JUNE 7, 2017, THIS PROPERTY IS LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.





GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE SCHEDULE B - SECTION II - EXCEPTIONS

Commitment No.: 1427.502-O(Tract 2)
Revision Number: 4 March 18, 2024
Commitment Date: March 12, 2024

10. Intentionally Deleted.
11. Intentionally Deleted.
12. 10' wide easement contiguous to Jackson Road for public water utility purposes, together with a 15' wide easement contiguous thereto for construction and maintenance of water lines and other improvements of water system both as set forth in Water Main Easement and Right of Way from Abrams, Norman & Rothenberg to Spalding County Water and Sewage Facilities Authority, dated September 27, 1993, recorded October 5, 1993, in Deed Book 1195, page 88, aforesaid records.

    10' AND 15' EASEMENTS AFFECT SUBJECT PROPERTY, AS SHOWN.

13. Intentionally Deleted.
14. Intentionally Deleted.

TABLE A - OPTIONAL ITEMS

1. PROPERTY CORNER MONUMENTS FOUND OR SET, AS SHOWN.
2. ADDRESS OF THE SUBJECT PROPERTY PER TAX RECORDS.
3. FLOOD ZONE NOTED AND SHOWN GRAPHICALLY.
4. GROSS LAND AREA = 139.62 ACRES
11a. OBSERVED EVIDENCE OF UTILITIES SHOWN.
13. ADJOINING OWNER NAMES SHOWN PER TAX RECORDS.

SURVEYOR'S CERTIFICATION

TO **WALLACE JACKSON, LLC,** a Georgia limited liability company, **James F. Hart,** as Receiver for the L. Simpson Charitable Remainder Unitrust and **FIDELITY NATIONAL TITLE INSURANCE COMPANY:**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11a, 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON APRIL 3, 2024.

DATE OF PLAT OR MAP: APRIL 4, 2024 (REVISED APRIL 12, 2024).

KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2960
4/12/2024 DATE

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

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FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2960
4/12/2024 DATE

CIVIL ENGINEERING COA NO. PEB 001758
LAND SURVEYING COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
215 CORP. CTR. DR., STE. 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8666 - Fax (770)389-8656

NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 716-8908

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7100

www.fdc-llc.com

ALTA/NSPS LAND TITLE SURVEY
WALLACE & JACKSON TRACT 2
LAND LOTS 25 & 40, 2ND DISTRICT
SPALDING COUNTY, GEORGIA

REVISIONS		
1.	REVISED PER ATTORNEY COMMENTS	4-08-24
2.	ADDRESSED NEW TITLE COMMITMENT	4-10-24
3.	ADDRESSED NEW TITLE COMMITMENT	4-12-24
4.		

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON AND THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR MAKING SAID PERSON.

DATE:	4-04-2024
SCALE:	1" = 200'
FILE NUMBER:	057.040
DRAWN BY:	CG
REVIEWED BY:	K. BROWN

GEORGIA REGISTERED No. 2960 PROFESSIONAL LAND SURVEYOR KEVIN M. BROWN
4/12/24

COA# LSF 000995
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
1 of 1

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THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

RECORD DESCRIPTION

All that tract or parcel of land together with improvements to be constructed thereon, situate, lying and being in Land Lots 25 and Land Lot 40 of the 2nd Land District of Spalding County, Georgia, containing 50.03 acres, more or less, being more particularly identified as "50.03 ACRES, a portion of Tax Parcel 216 01004", on that certain plat prepared for Spalding Realty Inc. by Brewer & Dudley L.L.C., Registered Land Surveyor No. 2905, dated December 10, 2112, and recorded in Plat Book 26. page 214, in the Office of the Clerk of Superior Court of Spalding County, Georgia, said plat being incorporated herein by reference.

This being the same property described in that certain Limited Warranty Deed recorded in Deed Book 4287, page 339, aforesaid records.

SURVEY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 40 & 25, 2ND DISTRICT, SPALDING COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR AND CAP (GASKINS LSF789) AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF WALLACE ROAD (80 FOOT RIGHT-OF-WAY WIDTH) WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON ROAD (60 FOOT RIGHT-OF-WAY WIDTH);
THENCE, WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 69 DEGREES 22 MINUTES 42 SECONDS WEST, 1,467.27 FEET TO A 1/2 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 07 MINUTES 08 SECONDS EAST, 1,318.75 FEET TO A 1/2 INCH REBAR;
THENCE, SOUTH 89 DEGREES 18 MINUTES 40 SECONDS EAST, 1,399.33 FEET TO A 1/2 INCH REBAR ON THE WESTERLY RIGHT-OF-WAY LINE OF WALLACE ROAD;
THENCE, WITH SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 54 MINUTES 16 SECONDS WEST, 1,818.91 FEET TO THE ***POINT OF BEGINNING***

SAID TRACT OR PARCEL CONTAINING ***50.02 ACRES (2,178,822 SQUARE FEET)***.

LEGEND

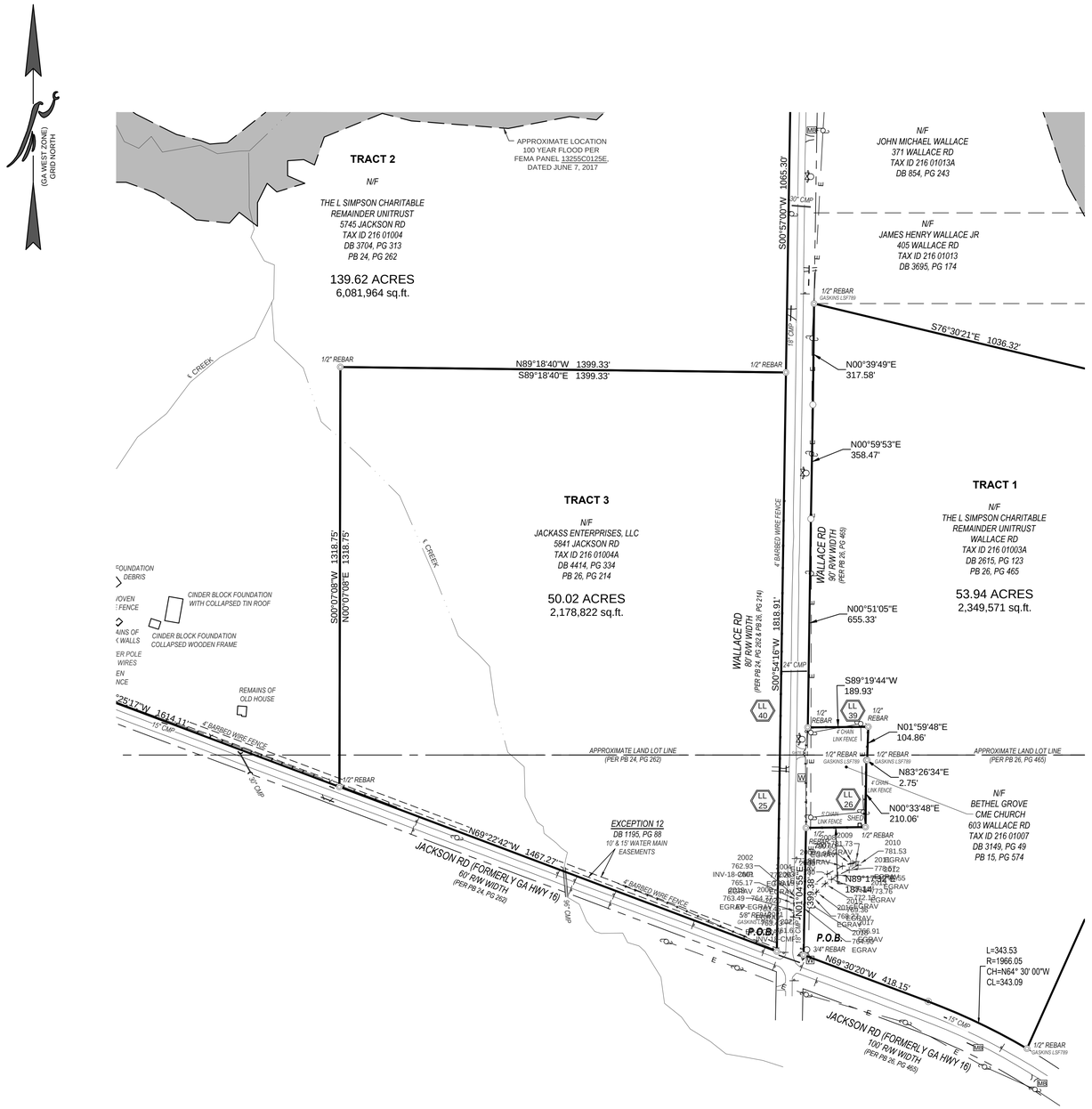
DB	DEED BOOK	L	LINE LABEL
PB	PLAT BOOK	PKS	PK NAIL SET
PG	PAGE	SSE	SANITARY SEWER EASEMENT
LL	LAND LOT	UE	UTILITY EASEMENT
OTP	OPEN TOP PIPE	REF	REFERENCE
RB	REBAR	C/O	SEWER CLEAN OUT
IPF	IRON PIN FOUND	SQ. FT.	SQUARE FOOT
IPS	1/2" REBAR W/C FDC 000995		
CTP	CRIMP TOP PIPE		IRON PIN FOUND
C&G	CURB & GUTTER		IRON PIN SET
R/W	RIGHT OF WAY		CALCULATED POINT
N/F	NOW OR FORMERLY		POWER POLE
-E-	OVERHEAD POWER LINE		FIRE HYDRANT
CMP	CORRUGATED METAL PIPE		WATER VALVE
SWMF	STORMWATER MANAGEMENT FACILITY		WATER METER
TBM	TEMPORARY BENCHMARK		JUNCTION BOX
POB	POINT OF BEGINNING		SANITARY SEWER MANHOLE
POC	POINT OF COMMENCEMENT		DROP INLET
RCP	REINFORCED CONCRETE PIPE		R/W MONUMENT
DIP	DUCTILE IRON PIPE		SINGLE WING CATCH BASIN
PVC	POLYVINYL CHLORIDE PIPE		DOUBLE WING CATCH BASIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CURB INLET
℄	PROPERTY LINE		HEADWALL
℄	CENTERLINE		FLARED END SECTION
ID	IDENTIFICATION		GAS METER
B.S.L.	BUILDING SETBACK LINE		GAS VALVE
BOC	BACK OF CURB		ELECTRIC TRANSFORMER
C	CURVE LABEL		TELEPHONE PEDESTAL
CI	CURB INLET		LIGHT POST
DE	DRAINAGE EASEMENT		ASPHALT
EOP	EDGE OF PAVEMENT		CONCRETE
FH	FIRE HYDRANT		

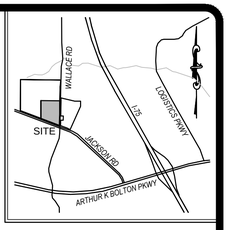
SURVEY NOTES

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED MARCH 28, 2024 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY J. WOLF, USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,207 FEET, AND AN ANGULAR ERROR OF 00" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 969,407 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A ½" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
5. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
6. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HxGN SMARTNET.
7. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF SPALDING COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13255C0125E EFFECTIVE DATE JUNE 7, 2017, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.





FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION II - EXCEPTIONS

Commitment No.: 1427.502-O(Tract 3)
Revision Number: 3 March 19 2024
Commitment Date: March 13, 2024

10. Intentionally Deleted.

11. Right of Way Deed from Norman Abram & Marvin Rothenberg to Spalding County, Georgia, dated June 27, 1984, recorded March 7, 1985, in Deed Book 747, page 178, aforesaid records.

1984 RIGHT-OF-WAY TAKE APPEARS TO AFFECT SUBJECT PROPERTY.
LOCATION CAN NOT BE DETERMINED WITHOUT REVIEW OF CONSTRUCTION PLANS.

12. Water Main Easement and Right of Way from Abrams, Norman & Rothenberg to Spalding County Water and Sewage Facilities Authority, dated September 27, 1993, recorded October 5, 1993, in Deed Book 1195, page 88, aforesaid records.

10' AND 15' EASEMENTS AFFECT SUBJECT PROPERTY, AS SHOWN.

13. Intentionally Deleted.

14. Intentionally Deleted.

TABLE A - OPTIONAL ITEMS

1. PROPERTY CORNER MONUMENTS FOUND OR SET, AS SHOWN.
2. ADDRESS OF THE SUBJECT PROPERTY PER TAX RECORDS.
3. FLOOD ZONE NOTED AND SHOWN GRAPHICALLY.
4. GROSS LAND AREA = 50.02 ACRES

11a. OBSERVED EVIDENCE OF UTILITIES SHOWN.
13. ADJOINING OWNER NAMES SHOWN PER TAX RECORDS.

SURVEYOR'S CERTIFICATION

TO **WALLACE JACKSON, LLC,** a Georgia limited liability company,
Jackass Enterprises LLC, a Georgia limited liability company
and **FIDELITY NATIONAL TITLE INSURANCE COMPANY:**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11a, 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON APRIL 3, 2024.

DATE OF PLAT OR MAP: APRIL 4, 2024 (REVISED APRIL 12, 2024).

KEVIN M. BROWN — *4/12/2024* DATE
REGISTERED LAND SURVEYOR #2960

SURVEYOR'S CERTIFICATION

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KEVIN M. BROWN — *4/12/2024* DATE
REGISTERED LAND SURVEYOR #2960

CIVIL ENGINEERING COA NO. PLB 001756
LAND SURVEYING COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

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Ph. (470) 807-7100

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ALTA/NSPS LAND TITLE SURVEY
WALLACE & JACKSON TRACT 3
LAND LOTS 25 & 40, 2ND DISTRICT SPALDING COUNTY, GEORGIA

REVISIONS		
1.	REVISED PER ATTORNEY COMMENTS	4-08-24
2.	ADDRESSED NEW TITLE COMMITMENT	4-10-24
3.	ADDRESSED NEW TITLE COMMITMENT	4-12-24
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4/12/24
COA# LSF 000995
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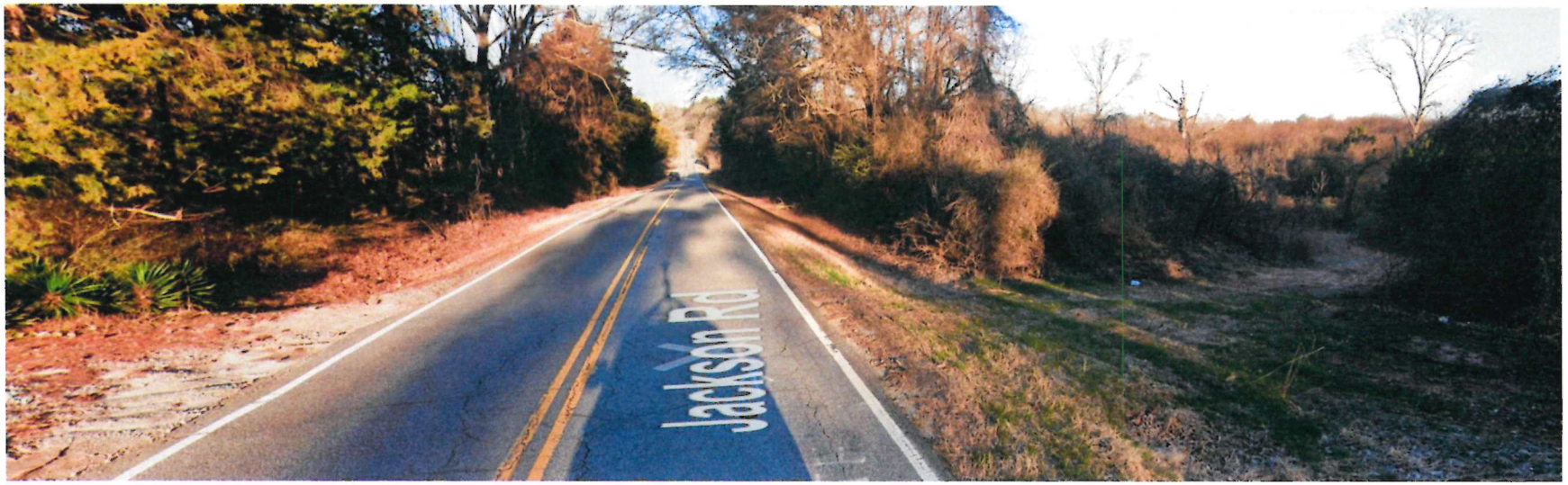
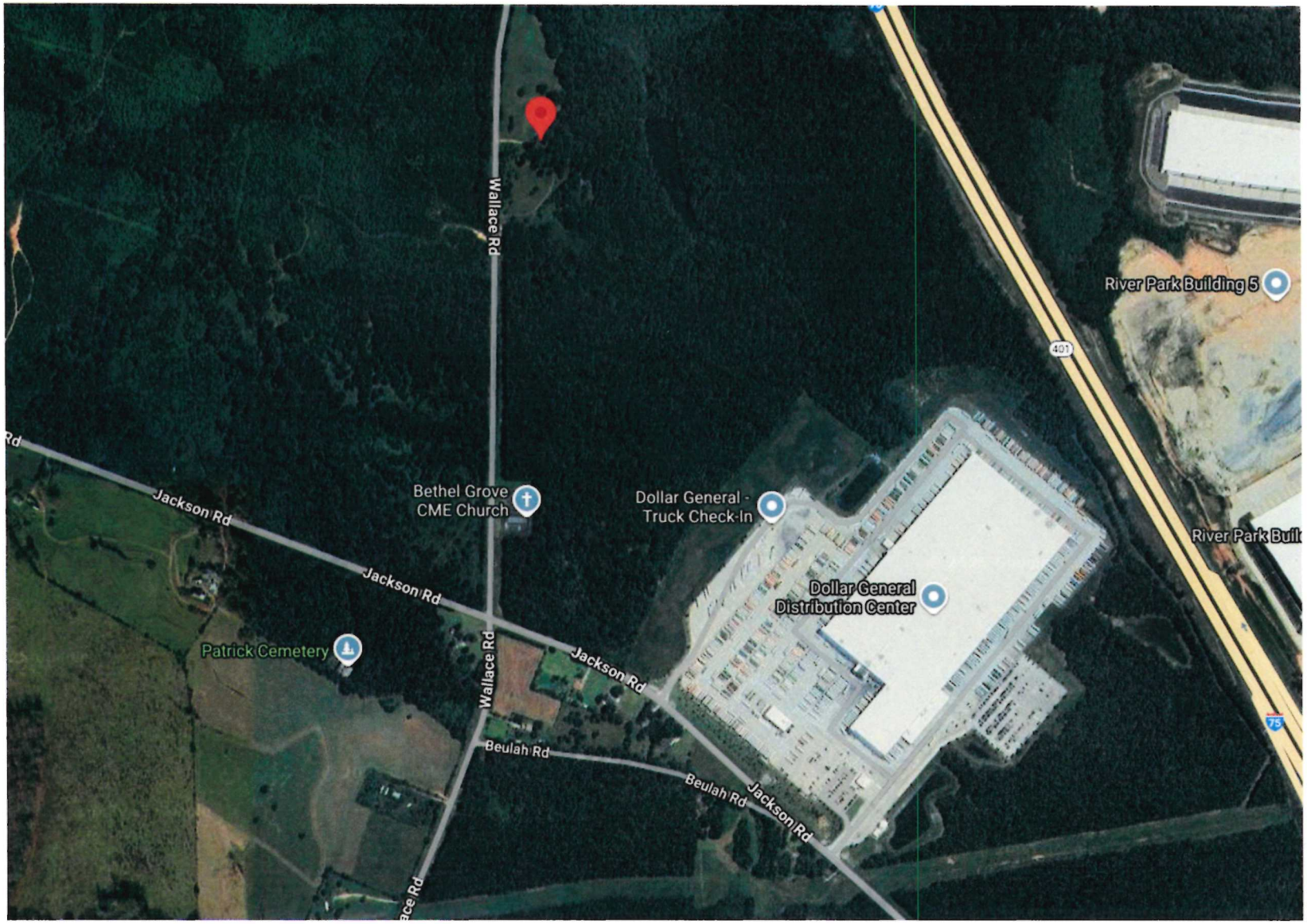
FOR SALE
Wallace Jackson
Industrial Park
Tim Abney
678-341-7400
KW Commercial
BETHEL GROVE
CME
CHURCH

NO
THRU
TRUCKS

Rd


Jackson Rd


Wallace Rd
Jackson Rd
Jackson Rd
Jackson Rd
Jackson Rd
Bethel Grove
CME Church
Dollar General -
Truck Check-In
Dollar General
Distribution Center
River Park Building 5
River Park Built
401
75
Patrick Cemetery
Wallace Rd
Beulah Rd
Beulah Rd
Jackson Rd

taylor | duma

Taylor Duma LLP
1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339
Main: 770.434.6868 | Fax: 770.434.7376 | www.taylorduma.com

Steven L. Jones | Partner
Direct Dial: 678.336.7282
Cell Phone: 404.218.2756
E-mail: sjones@taylorduma.com

October 28, 2025

VIA EMAIL: dallen@spaldingcounty.com
Spalding County, Georgia Board of Commissioners
c/o Community Development Office
attn: David Allen, Community Director
119 East Solomon Street
Suite 203
Griffin, Georgia 30223

Re: Letter of Intent;
Spalding County Tax Parcel Identification Numbers ("TPN(s)") 216 01004 and 216 01004A (collectively, the "Property");
Request for Zoning Map Change Application (the "Rezoning Application");
Request for Special Exception Application (the "Special Exception Application" and, collectively with the Rezoning Application, the "Applications").

Dear Mr. Allen:

On behalf of our client, Wallace Jackson, LLC (the "**Applicant**" or the "**Owner**"), this letter serves as a letter of intent for the Applications filed herewith for consideration by the Planning Commission (the "**P&Z Commission**") and the Board of Commissioners (the "**BOC**") of Spalding County, Georgia. The Applications propose a data center campus which will add significantly to the tax base and add quality, tech jobs to the local economy. Enclosed with this Application are the following:

(1) The Rezoning Application which seeks to rezone the Property from the C-2 Manufacturing ("**C-2**") zoning district to the C-1C (Manufacturing-Light) ("**C-1C**") zoning district, all under the Zoning Ordinance of Spalding County, Georgia (the "**Zoning Ordinance**");[1]

(2) The Special Exception Application which requests a special exception to permit a Data Center on the Property under Sections 413 and 1403A(B)(8) of the Zoning Ordinance;

[1] The Zoning Ordinance is codified at Appendix IV of the Code of Ordinances of Spalding County, Georgia.

(3) A conceptual site plan showing the proposed data center (the "**Concept Plan**");

(4) A letter from the property owner authorizing the Applications;

(5) Vesting deeds for the Property;

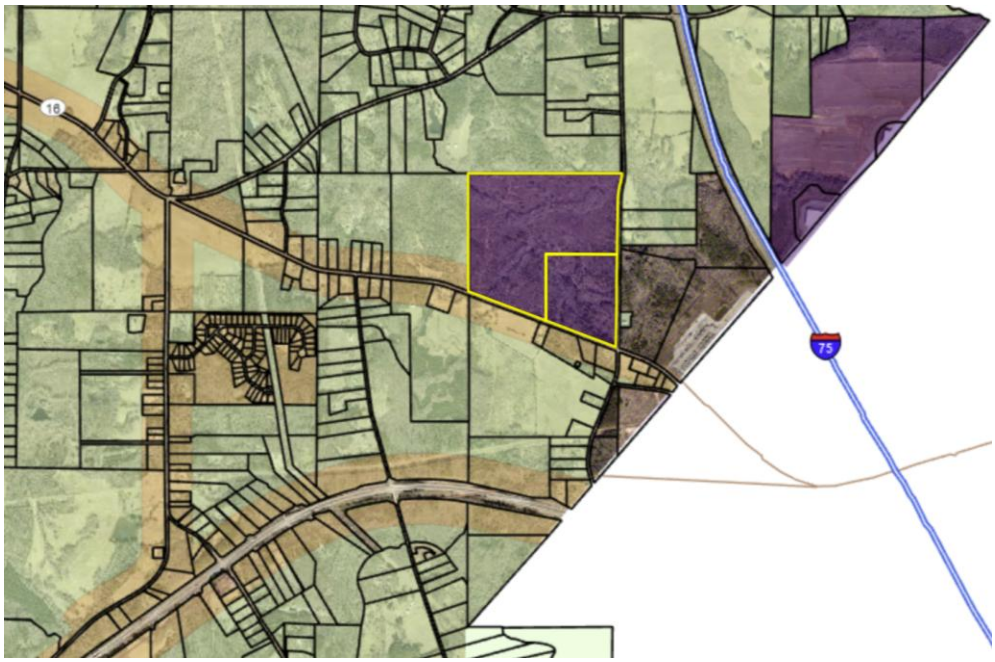
(6) A metes and bounds legal description of the Property; and

(7) A survey of the Property.

I. Overview of the Property

The Property is owned by the Applicant/the Owner, consists of 189.64 +/- acres, and is currently zoned within the C-2 zoning district. The Rezoning Application proposes to rezone the Property to the C-1C zoning district, and the Special Exception Application requests approval for the development of a data center campus on the Property. The data center campus use requires a special exception in the C-1C zoning district under Section 1403A(B)(8) of the Zoning Ordinance.

Below is an aerial view of the Property (with a yellow border) showing the C-2 (shown in purple below) zoning district presently applied to the Property. As presently zoned, the Property could be used for a variety of heavy industrial purposes. It has not been developed or utilized for such purposes. As presently zoned, the Property cannot be utilized for a data center campus.



II. The Rezoning Application & Factors

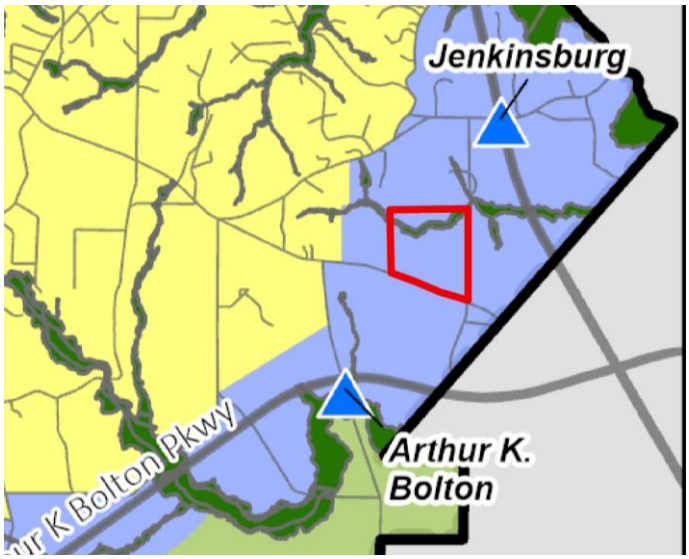
Section 414 of the Zoning Ordinance sets out the criteria (the "**Rezoning Factors**") by which the Planning Commission and, finally, the BOC must evaluate the Rezoning Application. In applying the Rezoning Factors, the Planning Commission and the BOC must "first determine whether the limitation imposed by such an amendment, if any, on the right to unrestricted use of property which might result from the proposed amendment is necessary to promote the public health, safety, or general welfare." Zoning Ordinance § 414(F). Additionally, the Planning Commission must "balance the benefit to the public of the present zoning classification on the [P]roperty against the detriment to the . . . [O]wner, and scrutinize the [Rezoning] [A]pplication in light of the character of the land in question and the effect of the zoning decision upon the . . . [O]wner's rights." *Id*. In making these determinations the Planning Commission and the BOC may consider the following:

(1) The existing uses and zoning of nearby property;
(2) The suitability of the Property for the proposed use;
(3) The length of time the Property has been vacant
(4) The threat to the public health, safety, and welfare if rezoned;
(5) The extent to which the value of the property is diminished by the present zoning; and
(6) The balance between the hardship on the Owner and the benefit to the public in not rezoning the Property.

Below the Rezoning Factors are restated along with the Applicant's analysis of each. First, as an initial matter, and as detailed below, not approving the Rezoning Application will impose a significant detriment on the Property and will not promote the public health, safety, or general welfare of the citizens of Spalding County.

(1) The existing uses and zoning of nearby property.

The majority of the land surrounding the Property is underdeveloped, but as shown in the excerpt of the Future Development Map of the 2024 Spalding County Comprehensive Plan Update (the "**Comp. Plan**"), the Property and the area surrounding the Property are within the Employment character area. Comp. Plan, p. 22, 28.



Adjacent to the Property to the north, west, and south are large, 100+ acre tracts. Some of those parcels contain dwellings. However, to the east of the Property, the Board of Commissioners, consistent with the Comp. Plan, recently rezoned approximately 54 acres to the C1-C zoning district, which is the zoning district sought by the Application for the Property. Additionally, and as noted, the Comp. Plan plans for the Property and the surrounding area are anticipated to be developed for employment uses.

(2) The suitability of the Property for the proposed use.

The Property is suitable for the proposed use. The Property's attributes make it an ideal location for the proposed data center campus, both in terms of size and geographical placement. The Property is a large acreage tract that allows the data center campus to be laid out in a logical, productive manner that is respectful of adjacent uses and environmental features. Additionally, existing or under construction transmission infrastructure and existing telecommunications facilities will provide the Property with the infrastructure needed to develop and operate such a campus.

The proposed rezoning and special exception align with the Spalding County Comp. Plan, an essential element in evaluating a rezoning request. This alignment ensures that the development fits within the County's strategic vision for growth and land use.

Under the County's Future Development Map, which is part of the Comp. Plan, the property is situated within the "Employment" character area. Comp. Plan, p. 22. According to the Comprehensive Plan's Character Area & Zoning Compatibility Matrix (*Id.*, pg. 30, Table 3), C-1C is listed as a suitable zoning designation for the "Employment" character area.

For the foregoing reasons, this factor supports approval of the Rezoning Application.

(3) The length of time the Property has been vacant.

Upon information and belief, the Property has always been vacant; it has never been developed. As a result, the current zoning classification applied to the Property has proven to be a detriment to the development and economic viability of the Property. Therefore, the length of time the Property has been vacant supports approval of the Rezoning Application.

(4) The threat to the public health, safety, and welfare if rezoned.

The proposed use, a state-of-the-art data center campus, poses no threat to the public health, safety, and welfare, if the Rezoning Application is approved. In fact, as stated above, the data center campus will promote public health, safety, and welfare. Therefore, this factor supports approval of the Rezoning Application.

(5) The extent to which the value of the property is diminished by the present zoning.

The Property has not been developed under the current zoning designations. Market forces have shown that the Property is prime for development as a data center campus. But the Property cannot be developed for a data center as presently zoned. Therefore, as presently zoned, the Property has a diminished value. Accordingly, this factor supports approval of the Rezoning Application.

(6) The balance between the hardship on the Owner and the benefit to the public in not rezoning the Property.

As previously noted, the Property has a diminished value as currently zoned and has never been developed. The approval of the Rezoning Application will allow the Property to be sold and developed as a valuable addition to the community. If the Rezoning Application is not approved, the Owner/the Applicant will experience a hardship as the Property's value is diminished as presently zoned. On the other hand, as noted above, the public will benefit greatly if the Rezoning Application is granted by way of increased tax revenue and quality job opportunities. There is no benefit to the public in the Property remaining zoned as it presently is and fallow. Therefore, the Owner respectfully requests, that the Planning Commission recommended approval of, and the BOC approve, the Rezoning Application.

III. The Special Exception Application & Factors

Section 413 of the Zoning Ordinance sets forth the criteria (the "**Special Exception Factors**") by which the Spalding County Board of Appeals and, ultimately, the BOC must evaluate the Special Exception Application. The Special Exception Factors are as follows:

(1) [The Special Exception Application] must not be detrimental to the use or

development of adjacent properties, or to the general neighborhood; it must not adversely affect the health or safety of residents or workers;

(2) It must not be that any possible depreciating effects and damages to the neighboring properties are greater than the benefit or need for the special exception;

(3) [The Special Exception Application] must not adversely affect existing uses, and [the development] must be proposed to be placed on a lot of sufficient size to satisfy the space requirements of the use; and

(4) [The Special Exception Application] must meet all other requirements of [the Zoning Ordinance].

Below, this letter restates each of the Special Exception Factors and shows why each is satisfied.

(1) [The Special Exception Application] must not be detrimental to the use or development of adjacent properties, or to the general neighborhood; it must not adversely affect the health or safety of residents or workers.

Granting the Special Exception Application would not be detrimental to the use or development of adjacent properties or the general neighborhood as the proposed use of a data center campus is not intrusive, is well separated and screened from adjacent properties, and will not create an excessive burden on current infrastructure. As noted above, the data center will be a valuable addition to the area and will support the health, safety, and welfare of the community.

(2) It must not be that any possible depreciating effects and damages to the neighboring properties are greater than the benefit or need for the special exception;

Granting the Special Exception Application will not have depreciating effects and damages to the neighboring properties because the proposed use of a data center will not be intrusive, will follow all applicable laws, rules, and regulations, and will meet all the requirements of the Spalding County data center ordinance and the Zoning Ordinance. The addition of the data center campus will be beneficial to the area and all of Spalding County. The data center campus will operate with minimal employees and roadway use, as compared to industrial facilities of comparable size, while contributing greatly to the tax base of the County. At the same time, the data center campus will add tech jobs to the local economy.

(3) [The Special Exception Application] must not adversely affect existing uses, and [the development] must be proposed to be placed on a lot of sufficient size to satisfy the space requirements of the use; and

Granting the Special Exception Application will not adversely affect existing uses as it will meet the requirements of the Spalding County data center ordinance and will bring substantial tax base and jobs to the area. Additionally, the data center campus is on sufficient acreage such that it would be screened and set back on the Property so that it is separated from the few nearby

agricultural-residential uses.

(4) [The Special Exception Application] must meet all other requirements of [the Zoning Ordinance].

Granting the Special Exception Application will meet the requirements of the County's zoning ordinance, as shown by the Concept Plan submitted with this application.

Conclusion

As shown in this letter, the Special Exception Factors and the Rezoning Factors support approval of the Applications. Therefore, the Applicant respectfully requests that the Applications be approved without conditions, other than those consented to by the Applicant/the Owner.

Sincerely,

Steven L. Jones

Enclosures
cc: Mr. Steve Ledbetter, County Manager
Mr. Newton M. Galloway, County Zoning Attorney

EXHIBIT "A"

CONSTITUTIONAL OBJECTION

As applied to the real property of Wallace Jackson, LLC (the "Owner") which is identified as Spalding County Tax Assessor Parcel Nos. ("TPN"): 216 01004 and 216 01004A (collectively, the "Property") and is the subject of the Request for Zoning Map Change Application (the "Rezoning Application") and the Request for Special Exception Application (the "Special Exception" and, collectively with the Rezoning Application, the "Application") filed herewith by Wallace Jackson, LLC (the "Applicant"), and facially, the Zoning Ordinance of Spalding County, Georgia (the "Zoning Ordinance"), codified at Appendix IV of the Code of Ordinances of Spalding County, Georgia (the "Code of Ordinances") is unconstitutional in that the Applicant's/the Owner's property rights in and to the Property, which is currently zoned C-2 Manufacturing ("C-2") under the Zoning Ordinance, have been destroyed without first receiving fair, adequate, and just compensation for such property rights. As applied to the Property, the Zoning Ordinance deprives the Applicant/the Owner of constitutionally protected rights in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant/the Owner, such action on the Application, application of the Zoning Ordinance to the Property, and the Zoning Ordinance facially will be unconstitutional, illegal, arbitrary, capricious, null, and void, constitute a taking of the Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States of America thereby denying the Applicant/the Owner an economically viable use of the Property while not substantially advancing legitimate state interests.

Inasmuch as it is impossible for the Applicant/the Owner to use the Property and simultaneously comply with the Zoning Ordinance and in the event the Application is not approved or is approved with condition(s) not consented to by the Applicant/the Owner, such action on the Application, application of the Zoning Ordinance to the Property, and the Zoning Ordinance facially will constitute arbitrary, capricious, and unreasonable acts by Spalding County, Georgia by and through the Board of Commissioners of the County, without any rational basis therefor and constitute abuses of discretion in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant/the Owner, such action on the Application, application of the Zoning Ordinance to the Property, and the Zoning Ordinance facially will be unconstitutional and discriminate against the

Applicant/the Owner in an arbitrary, capricious, and unreasonable manner between the Applicant/the Owner and others similarly situated in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States of America.

The Zoning Ordinance constitutes a significant detriment imposed on the Property and/or the Applicant/the Owner insubstantially related to the public, health, safety, morality, and general welfare.

WHEREFORE, the Applicant/the Owner requests that the County (by and through the Board of Commissioners of the County) approve the Application, as specified and designated therein, without conditions or with only condition(s) consented to by the Applicant/the Owner.

Respectfully submitted this 28th day of October 2025.

TAYLOR DUMA LLP
Counsel for the Applicant/the Owner

/s/ Steven L. Jones
Steven L. Jones
Georgia State Bar No.: 639038

1600 Parkwood Circle
Suite 200
Atlanta, Georgia 30339
(678) 336-7282
sjones@taylorduma.com

EXHIBIT "B"

OBJECTION TO AND FOR ZONING HEARINGS BASED ON
YORK V. ATHENS COLLEGE OF MINISTRY, INC.

As applied to the real property of Wallace Jackson, LLC (the "Owner") which is identified as Spalding County Tax Assessor Parcel Nos. ("TPN"): 216 01004 and 216 01004A (the "Property") and is the subject of the Request for Zoning Map Change Application (the "Rezoning Application") and the Request for Special Exception Application (the "Special Exception" and, collectively with the Rezoning Application, the "Application") filed herewith by Wallace Jackson, LLC (the "Applicant"), the public and other hearing(s) and meeting(s) regarding and any action of the County of Spalding, Georgia (the "County"), by and through the Board of Commissioners (the "BOC") of the County, on the Application are objected to by the Applicant/the Owner based on, but not limited to, the reasons set forth herein (collectively, the "York Objection" and each an "Objection"), in accordance with *York v. Athens College of Ministry, Inc.,* 348 Ga. App. 58 (2018):

Contemporaneous with the filing of this York Objection, the Applicant/the Owner is filing a Constitutional Objection, and all Objections set forth therein are incorporated herein by reference as if fully restated.

The Applicant/the Owner objects to the public and other hearing(s) and meeting(s) before the County's Planning Commission (the "P&Z Commission") and the BOC on the Application because the time limitation, if any, imposed on the presentation of evidence and testimony in support of, and in rebuttal to evidence and/or testimony in opposition to, the Application deprives the Applicant/the Owner a meaningful opportunity to be heard and preserve issues, in violation of the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraphs I, II, XI, and XII of the Constitution of Georgia of 1983. Likewise, the Applicant/the Owner objects to any and all members of the public (and/or other persons) who appear (or otherwise give testimony or opinion) at any public and/or other hearing(s) and/or meeting(s), if any, before the P&Z Commission and/or the BOC to the extent that (but not limited to) said individuals (a) do not satisfy the substantial interest-aggrieved citizen test; (b) are not under oath; (c) are not subject to cross-examination; (d) present evidence on and/or make statements that qualify as (or must or should be assessed with the aid of) expert opinion without any or all individuals being qualified as expert witnesses; (e) present evidence on and/or make statements that are not germane to the purview of the P&Z Commission and/or the BOC with respect to the Application as set out in the Spalding County Zoning Ordinance (the "Zoning Ordinance"), codified at Appendix VI of The Code of Ordinances, Spalding County, Georgia (the "Code of Ordinances"); and/or (f) present evidence and/or make statements that are founded, wholly or in part, upon inadmissible, unreliable, nonprobative, hearsay, insubstantial, and/or lay, nonexpert opinion evidence.

Additionally, the Applicant/the Owner objects to any BOC action that does not approve the Application or approves the Application with condition(s) not consented to by the Applicant/the Owner to the extent that (but not limited to) such action is: (a) in violation of Section 50-13-19(h) of the Official Code of Georgia Annotated or otherwise: (1) in violation of any constitutional, statutory, and/or ordinance provisions; (2) in excess of the constitutional, statutory, and/or ordinance authority of the P&Z Commission and/or the BOC; (3) made upon unlawful

procedure; (4) affected by other error of law; (5) clearly erroneous in view of the reliable, probative, and substantial evidence on the whole record; or (6) arbitrary or capricious or characterized by abuse of discretion or clearly unwarranted exercise of discretion; (b) founded, wholly or in part, upon inadmissible, unreliable, nonprobative, hearsay, insubstantial, and/or lay, nonexpert opinion evidence; (c) contrary to or outside of the purview of the P&Z Commission and/or the BOC, and/or procedure, for the Application set out in the Zoning Ordinance; (d) based, in whole or part, on evidence or other information received outside of the hearing(s) on the Application and/or in any manner which does not afford the Applicant an opportunity to review or respond to the same; (e) not made pursuant and in conformance with the Zoning Ordinance; the Code of Ordinances; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*, and/or any other law of the state of Georgia or the United States of America; and/or (f) pursuant to an ordinance, resolution, zoning map, and/or the like not adopted in compliance with the Code of Ordinances; the Zoning Ordinance; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq*.; and/or any other law, including the Constitutions of the State of Georgia or the United States of America, which the Applicant contends is the case for the applicable ordinances, resolutions, and maps, including, but not limited to, the Zoning Ordinance; and/or (g) not sustained by sufficient evidence

By and through this York Objection, the Applicant/the Owner hereby preserves all the above and incorporated Objections, and any and all evidence, arguments, and objections made and/or tendered by the Applicant at or prior to the P&Z Commission and/or BOC's hearing(s) and/or meeting(s) on the Application, and asserts them on and within the record before, and for consideration and resolution (prior to any formal decision) by, the BOC.

WHEREFORE, the Applicant/the Owner requests that the County (by and through the Board of Commissioners of the County) approve the Application, as specified and designated therein, without conditions or with only condition(s) consented to by the Applicant/the Owner.

Respectfully submitted this 28th day of October 2025.

TAYLOR DUMA LLP
Counsel for the Applicant/the Owner

/s/ Steven L. Jones
Steven L. Jones
Georgia State Bar No.: 639038

1600 Parkwood Circle
Suite 200
Atlanta, Georgia 30339
(678) 336-7282
sjones@taylorduma.com

LAND USE SUMMARY

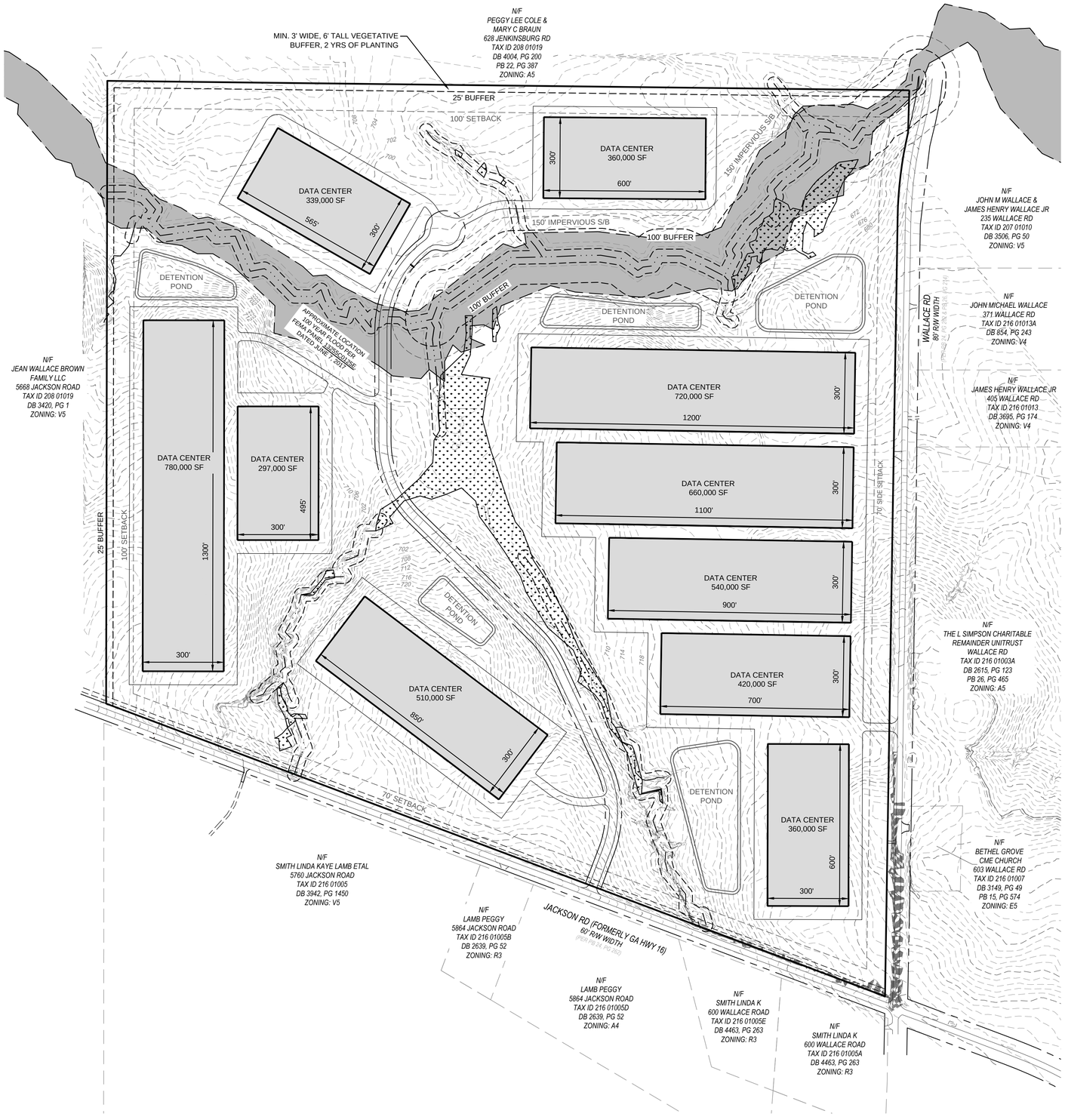
TOTAL SITE AREA: 189.64ac

TOTAL SQUARE FOOTAGE: 4,986,000 SF
**BASED ON ALL UNITS BEING 2 STORIES.*

NOTES:

PROPERTY IS WITHIN THE S-2 SENSITIVE LAND-WATERSHED PROTECTION DISTRICT.

MAX. BUILDING HEIGHT: 60'



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

CIVIL ENGINEERING
COA NO. PER 004700
LAND SURVEYING
COA NO. LSF 000993
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8666 - Fax (770)389-8656

NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 755-7978

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7100

www.fdc-llc.com

CONCEPTUAL PLAN FOR PLANNED DATA CENTER DEVELOPMENT LOCATED IN: SPALDING COUNTY, GEORGIA

REVISIONS

DATE	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER
(800) 282-7411 (TOLL FREE)
GA 811

DATE:	10/6/25
SCALE:	1" = 200'
PROJ NUMBER:	057.040
DRAWN BY:	NF
REVIEWED BY:	JP
REVISED BY:	

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

1

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Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

WALLACE JACKSON LLC
235 CORPORATE CENTER DR
SUITE 100
STOCKBRIDGE, GA 30281

Spalding COUNTY
Community Development

Your Re-Zoning application has been received by the Spalding County Community Development Office. This review process requires several public meetings. These meetings will be held in the Spalding County Courthouse Annex, 119 East Solomon Street, Room 108, Griffin, on the following dates:

- **Tuesday, November 25, 2025, at 6:00 p.m.** – Planning Commission Public Meeting

We invite you to attend these meetings and make any comments, which you feel are appropriate. If you have any questions, please feel free to call this office at (770) 467-4220.

c: File #25-29Z 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

WALLACE JACKSON LLC
235 CORPORATE CENTER DRIVE
SUITE 100
STOCKBRIDGE, GA 30281

Spalding COUNTY

Community Development

A request for a Re-Zoning application for property located at 5745 and 5841 Jackson Rd, Griffin, GA 30223; located in Land Lots 25 & 40 of the 2nd Land District, Parcel Nos. 216 01004 and 216 01004A, consisting of approximately 139.63 and 50.03 acres respectively, has been received in the Spalding County Community Development Office. The applicant is requesting to rezone from C-2 (Manufacturing) to C-1C (Manufacturing - Light) for a data center campus. The review process requires several public hearings. The meeting will be held in Room 108, Spalding County Courthouse Annex, 119 E. Solomon Street, Room 108, Griffin on:

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c: File #25-29Z 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

JAMES R AND VALERIE P JENNINGS
500 JENKINSBURG ROAD
GRIFFIN, GA 30223

Spalding COUNTY

Community Development

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Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

PEGGY LEE COLE AND MARY C BRAUN
CO-TRUSTEES
628 JENKINSBURG ROAD
LOCUST GROVE, GA 30248

Spalding COUNTY

Community Development

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Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

JOHN M WALLACE AND JAMES HENRY
WALLACE JR
235 WALLACE ROAD
GRIFFIN, GA 30223

Spalding COUNTY

Community Development

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Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

JOHN MICHAEL WALLACE
371 WALLACE ROAD
GRIFFIN, GA 30223

Spalding COUNTY

Community Development

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c: File #25-29Z 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

JAMES HENRY WALLACE JR
1063 WEAT 3RD STREET
JACKSON, GA 30233

Spalding COUNTY

Community Development

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c: File #25-29Z 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

BETHEL GROCE CME CHURCH
603 WALLACE ROAD
GRIFFIN, GA 30223

Spalding COUNTY

Community Development

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c: File #25-29Z 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

KIMBERLY GARLIN
6006 JACKSON ROAD
JACKSON, GA 30233

Spalding COUNTY

Community Development

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Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

TRACY L AND CYNTHIA J POLIZZI
6002 JACKSON ROAD
JACKSON, GA 30233

Spalding COUNTY

Community Development

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Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

LINDA K SMITH
600 WALLACE ROAD
GRIFFIN, GA 30223

Spalding COUNTY

Community Development

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Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

PEGGY LAMB
5864 JACKSON ROAD
GRIFFIN, GA 30223

Spalding COUNTY

Community Development

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c: File #25-29Z 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

SMITH LINDA KAYE LAMB
CO-TRUSTEES LAMB FAMILY TRUST
5760 JACKSON ROAD
GRIFFIN, GA 30223

Spalding COUNTY

Community Development

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Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

JEAN WALLACE BROWN FAMILY LLC
5668 JACKSON ROAD
GRIFFIN, GA 30223

Spalding COUNTY

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c: File #25-29Z 11/6/2025

6 P.M. November 25 2025
Spalding COMMUNITY DEVELOPMENT
ZONING NOTICE
A REQUEST TO RE-ZONE THIS PROPERTY FROM C-2
TO C-1C HAS BEEN RECEIVED BY SPALDING COUNTY.
A PUBLIC HEARING TO CONSIDER THIS REQUEST WILL BE HELD
November 25 2025 6 P
ROOM 108,COURTHOUSE ANNEX,119 EAST SOLOMON STREET, GRIFFIN.
ADDITIONAL INFORMATION MAY BE OBTAINED BY CALLING:
(770)467-4220
SPALDING COUNTY

Spalding COMMUNITY DEVELOPMENT
ZONING NOTICE
A REQUEST TO RE-ZONE THIS PROPERTY FROM C-2
TO C-1C HAS BEEN RECEIVED BY SPALDING COUNTY.
A PUBLIC HEARING TO CONSIDER THIS REQUEST WILL BE HELD
November 25 2025 6PM
ROOM 108,COURTHOUSE ANNEX,119 EAST SOLOMON STREET, GRIFFIN.
ADDITIONAL INFORMATION MAY BE OBTAINED BY CALLING:
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SPALDING COUNTY

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SPALDING COUNTY

PUBLIC NOTICE

The Spalding County Planning Commission will conduct public hearings on Tuesday, November 25, 2025, at 6:00 p.m. in the Spalding County Annex Building, Room 108, 119 East Solomon Street, Griffin, GA, to consider the following:

Application 25-16S: Brother Ghotra, LLC owner, Harmoni Towers LLC, Agent, 3430 N McDonough Road (Parcel 201 01001G); located in Land Lot 147 of the 2nd Land District, consisting of 2 acres. The applicant is seeking a special exception to place a cell tower on the property.

Application 25-28Z: Jack Gilbert, Sarah Gilbert, et.al., owners, rear portion of 1075 Amelia Road (Parcel 200 01004); located in Land Lot 148 of the 2nd Land District, consisting of 50 acres. The applicant is requesting to rezone from R-2 (Single-Family Residential) to VN (Village Node) for an extension of an approved master planned community.

Application 25-29Z: Wallace Jackson, LLC, owner, 5745 and 5841 Jackson Road (Parcels 216 01004 and 216 01004A); both located in Land Lots 25 & 40 of the 2nd Land District, consisting of approximately 139.63 and 50.03 acres respectively. The applicant is requesting to rezone from C-2 (Manufacturing) to C-1C (Manufacturing - Light) for a data center campus.

Application 25-17S: Wallace Jackson, LLC, owner, 5745 and 5841 Jackson Road (Parcels 216 01004 and 216 01004A); both located in Land Lots 25 & 40 of the 2nd Land District, consisting of approximately 139.63 and 50.03 acres respectively. The applicant is seeking a special exception for a data center campus.

Application 25-18S: Medardo and Mae Rivera-Caraballo, owners, 220 Kilgore Road (Parcel 246 03004); located in Land Lot 124 of the 3rd Land District, consisting of 1 acre. The applicant is seeking a special exception for a general home occupation (hair salon).

Application 25-19S: Family Worship Center Ministries, Inc., owner, 1160 County Line Road (Parcel 228 03049); located in Land Lot 217 of the 2nd Land District, consisting of 5.08 acres. The applicant is seeking a special exception to have weekly church services and Bible study on the property.

ALL INTERESTED CITIZENS ARE ENCOURAGED TO ATTEND.

If you are in need of auxiliary aids or services due to a disability, please notify the Zoning Office at (770) 467-4220 at least 5 days prior to the meeting.

Submitted copy & e-mailed to GDN Wednesday, November 5, 2025.

Griffin Daily News: Please run as a legal ad on **Saturday, November 8, 2025.**

NOTE: AFFIDAVIT NOT NEEDED WITH THIS AD. THIS AD RUNS ONLY ONE TIME.

Received by: _____

Date: _____

POSTED: Courthouse _____

Annex _____

Contact David Allen - 770-467-4220; dallen@spaldingcounty.com
Charge to Acct. #5724

PLANNING COMMISSION

Application 25-17S: Wallace Jackson, LLC, owner, 5745 and 5841 Jackson Road (Parcels 216 01004 and 216 01004A); both located in Land Lots 25 & 40 of the 2nd Land District, consisting of approximately 139.63 and 50.03 acres respectively. The applicant is seeking a special exception for a data center campus.

Requesting Agency
Spalding County Community Development

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?
Yes

Summary and Background

Fiscal Impact / Funding Source
Private

STAFF RECOMMENDATION
Approval, with conditions.

ATTACHMENTS:
Staff Report Case 25-17S Jackson Road 11.25.25 PC.pdf
Special Exception App - 2025.pdf
Wallace & Jackson Road Alta Survey (WEST ONLY) (1).pdf
LOI Wallace Jackson Spalding (1).pdf
S-2 Watershed.pdf
Wallace & Jackson Site Plan.pdf
25-17S post card - property owner 5745 & 5841 Jackson Rd 11.25.25.doc
25-17S - adj prop owner - postcards - 5745 & 5841 Jackson Rd 11.25.25.doc
Zoning Sign - November 2025.pdf
Legal Ad template 11-25-2025 REV 3.pdf

SPALDING COUNTY, GA
Community Development Department
Staff Report
For Recommendation Only

Special Exception Case: 25-17S

Applicant:	Wallace Jackson, LLC 235 Corporate Center Drive, Suite 100 Stockbridge, GA 30281
Application:	**25-29Z – Special Exception; Special Exception for data center campus in C-1C (Manufacturing Light) zoning.**
Address/Location:	5745 and 5841 Jackson Road
Commissioner District:	5th District – Clay Davis
Meeting Date:	Planning Commission: November 25, 2025

Subject Property:

Parcels:	216 01004 and 216 01004A
Land lot / District:	25 / 40
Current Use:	Vacant
Current Zoning:	C-2 (Manufacturing)
Proposed Zoning:	**C-1C, for data center campus**
Future Land Use Map Designation:	Employment
Other Special Designations:	Butts County/Towaliga River Intake Water Supply Watershed

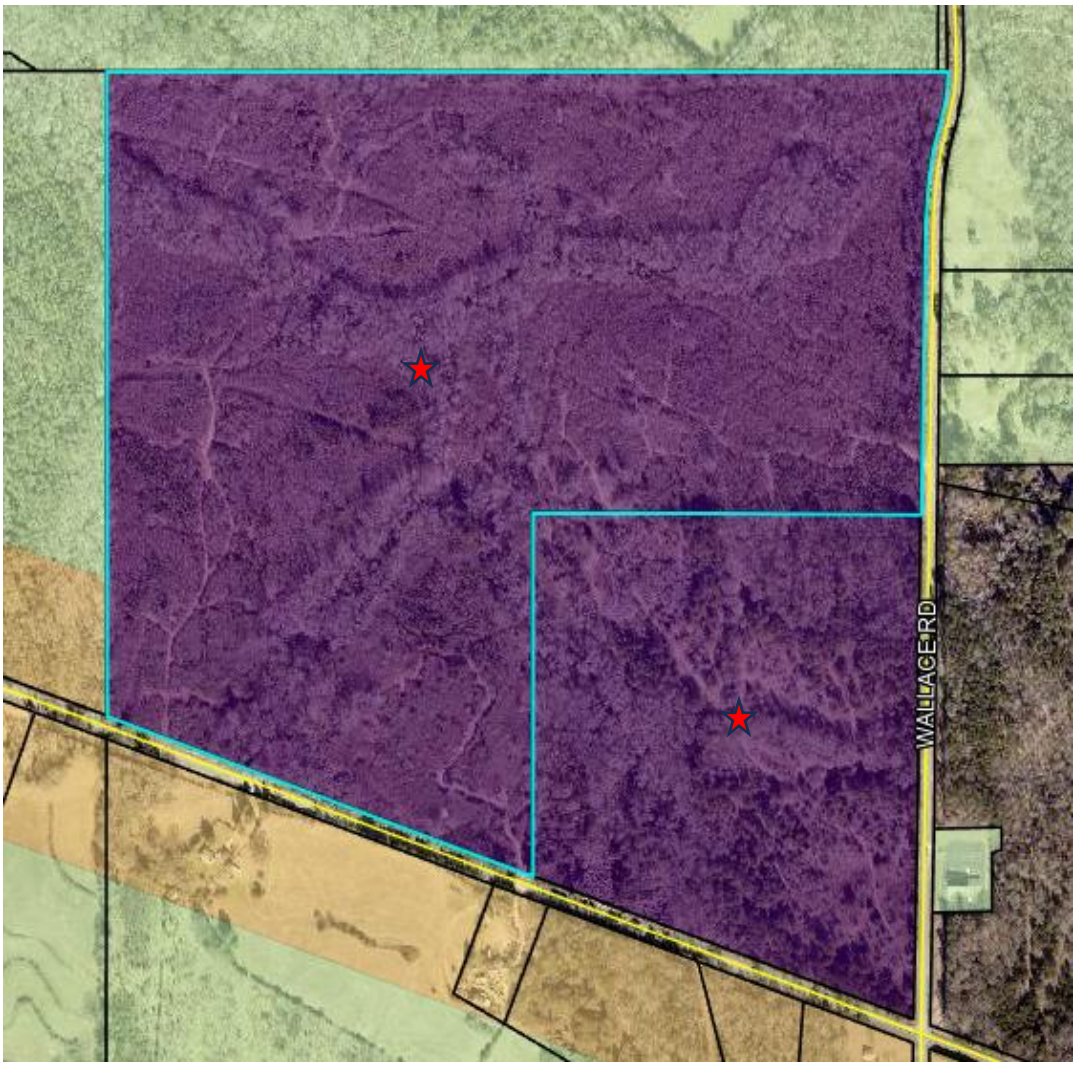
Water Provider	Spalding Co. Water Authority	Available
Sewer Provider	Spalding Co. Water Authority	Available (Future)

Overview and History of Proposed Development:

The proposed special exception application involves 5745 and 5841 Jackson Road, parcels 216 01004 and 216 01004A along Jackson Road and Wallace Road for a light industrial use – data center campus. **The required rezoning application for a data center for the parcels, with all required data center code standards, will be addressed in a separate staff report. The special exception staff report will address specific site requirements of the use.** The subject property is currently zoned C-2 (Manufacturing), so this rezoning would actually make the zoning less intense. If approved, both parcels would be combined into one campus parcel. **The property is in an Employment Character Area on the Future Land Use Map. The**

property is well outside and east of the future Airport Overlay Zone. The property contains 189.64 acres.

Surrounding Zoning



North Boundary
Zoned: AR-1 (Agricultural-Residential)
Land Use: Residential and Agricultural

East Boundary
Zoned: AR-1 (Agricultural-Residential) and C-1C (Manufacturing-Light)
Land Use: Residential, Church, Warehousing

South Boundary
Zoned: R-2 (Single-Family Residential) and AR-1 (Agricultural-Residential)
Land Use: Residential and Agricultural

West Boundary
Zoned: R-2 (Single-Family Residential) and AR-1 (Agricultural-Residential)
Land Use: Residential and Agricultural

Spalding COUNTY

Parcel is also in an Employment Character Area on the Future Land Use Map.

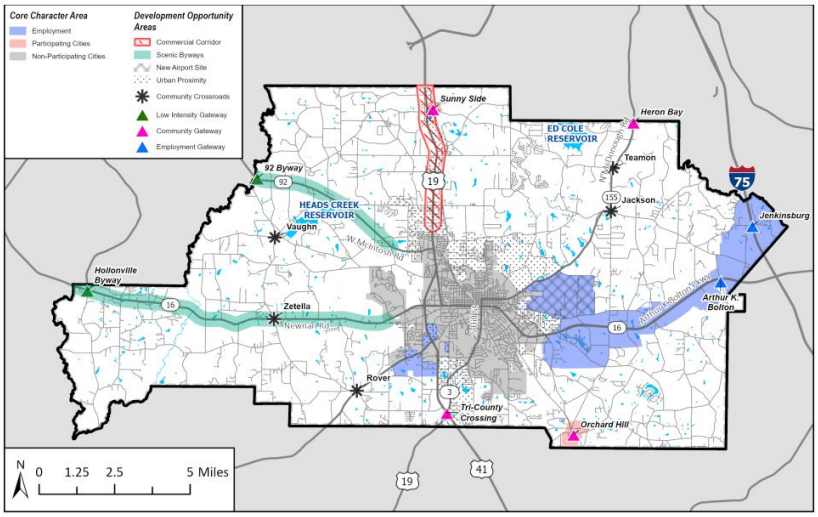
7 Employment Character Area

Vision

The Employment character area will host sustainably developed industrial businesses and office developments, which will benefit from access to key transportation routes and the planned airport.

The site of the planned airport relocation also presents opportunities for nearby complementary uses such as tech and e-commerce businesses that would benefit from access to air shipping.

The Lakes at Green Valley is a model for future industrial development.



General Characteristics

The Employment character area is characterized by its major roadways that have potential to accommodate high-quality industrial growth similar to the existing Lakes at Green Valley industrial park and planned High Falls Logistics Center.

Application

The Employment character area includes the following sub-areas:

1. Area southwest of Griffin
2. Arthur K. Bolton Highway (State Route 16)
3. Jenkinsburg/I-75 Area
4. New Airport Site east of Griffin (north of East Griffin Census Designated Place)

Spalding COUNTY

Primary Future Land Uses

Southwest side of Griffin
- Public buildings
- Light industrial

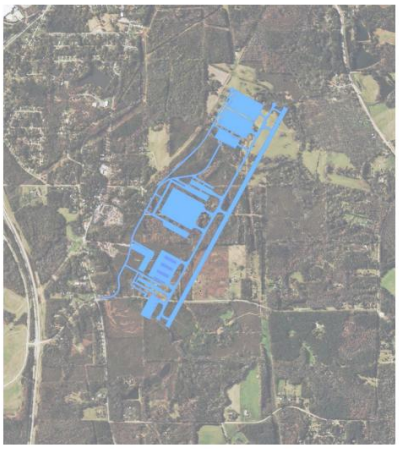
Arthur K. Bolton Highway (State Route 16)
- Master-planned / campus-style business park or industrial park
- Mid-rise office

Jenkinsburg/I-75 Area
- Master-planned / campus-style business park or industrial park
- Light industrial
- Mid-rise office
- Master-planned commercial or mixed-use
- Hospitality and lodging
- Conference/event center

New Airport Area
- Hangar space for auxiliary airport operations
- Hospitality and lodging
- Mid-rise office
- Industrial
- Tech and e-commerce

Compatible Active Zoning Districts

- PDD
- Arthur K. Bolton Parkway Overlay District standards where applicable



Location for the new Griffin-Spalding County airport, bordered by High Falls Road to the south, Jackson Road to the northwest, and Musgrove Road to the southeast.

Design Principles

Density/Intensity
- High intensity (Industrial development should be prioritized over commercial development)

Greenspace
- Formal landscaping with built areas
- Vegetative buffers to minimize impacts on adjacent uses

Connectivity
- Vehicular oriented
- Access management measures (e.g., interparcel access, limited curb cuts) are important so as not to impede traffic flow

Wastewater Infrastructure
- No existing public sewer, but feasibility for extending sewer along Arthur K. Bolton Highway will be analyzed during Phase 1 of the Wastewater Master Plan implementation in 2023 - 2024

Technology
- Enhance broadband

Primary Future Land Uses

New Airport Area

- *Hangar space for auxiliary airport operations*
- *Hospitality and lodging*
- *Mid-rise office*
- *Industrial*
- *Tech and e-commerce*

Arthur K. Bolton Highway (State Route 16)

Master-planned / campus style business park or industrial park

Mid-rise office

Compatible Active Zoning Districts

- *PDD*
- *Arthur K. Bolton Parkway Overlay District standards where applicable*

Spalding COUNTY

Per a text amendment last year, development standards for data centers were approved and they were allowed to be developed in C-1C and PDD zoning districts, with an approved special exception. They are considered "light industrial" uses. While C-1C zoning is not listed as a compatible zoning district for the employment area on the previous images, it is listed as compatible on the following table:

Table 3. Character Area & Zoning Compatibility Matrix[1]

	Rural Community	Rural Neighborhood	Towalaga Residential Area	Suburban Transition	Sun City - Heron Bay	Sun City Village	Heron Bay Village	Tri-County Crossing[3]	Experiment[4]	East[4] Griffin	Wyomia Tyus	Employment[5]
AR-1 Agricultural and residential	X											
AR-2 Rural Reserve	X	X										
A-T Agriculture-Tourism District	X											
R-1 Single-family residential		X	X	X	X			X			X	
R-1A Single-family residential		X	X	X	X			X			X	
R-2 Single-family residential		X	X	X	X			X		X	X	
R-2A Single-family and two-family residential				X[2]					X			
R-3 Multiple-family residential				X[2]					X			
R-4 Single-family residential		X	X	X	X			X	X	X	X	
R-5 Single-family residential		X	X	X	X			X	X	X	X	
R-6 Planned residential community				X[2]				X				
C-1 Highway commercial								X				
C-1A Neighborhood commercial						X	X	X	X	X		
C-1B Heavy commercial												X
C-1C Manufacturing light												X
C-2 Manufacturing												X
C-3 Used vehicle parts dealers, automobile and truck repair facilities, junkyards, and used vehicle processing facilities												
PDD Planned development district				X	X						X	X
VN Village node				X[2]	X	X	X					
AAR Active adult residential					X						X	
PRRRD Planned residential and recreational resort development	X											
O & I Office and institutional district												

Footnotes:

1 This matrix is intended only as a guide. Rezoning applications must also be reviewed against criteria that is outlined in the Spalding County Zoning Ordinance.
2 May be appropriate in the Urban Proximity area.
3 Tri-County Overlay District also applies, depending on property location.
4 Mill Village Overlay District also applies, depending on property location.
5 AKB Arthur K. Bolton Parkway Overlay District & A-O Griffin-Spalding County Airport Overlay District also apply, depending on property location.

Data centers, as an industrial and technological use, are compatible with the Employment Area adjacent to the New Airport Area. The data centers present an opportunity to generate more local jobs, in line with the Employment Character Area.

Beyond the Comp. Plan, in terms of suitability of rezoning, in terms of the surrounding area, there are is a large C-1C zoned development (warehouse) just to the east; There is also much PDD-zoned manufacturing parcels further down the AKB Parkway. Interstate 75 is within a third of a mile from the subject properties. The future intent of this area is not quiet, agricultural-residential areas like other parts of the County – it is light industrial with a corresponding commercial highway nearby.

Special Exception Analysis:

The Planning Commission will consider the following points in arriving at a recommendation on the special exception:

1. It must not be detrimental to the use or development of adjacent properties, or to the general neighborhood; it must not adversely affect the health or safety of residents or workers.

   No significant threat to the public health, safety, and welfare is anticipated if this property is developed for light industry (data centers). No explosive chemicals will be used. There may be some noise generation, detectable outside of the building; however, the new airport, Interstate 75, and the warehouse facility under construction will provide noise as well. The data center buildings are not within the takeoff and landing zones of the future airport, so their height will not be a factor.

2. It must not be that any possible depreciating effects and damages to the neighboring properties are greater than the benefits or need for the special exception.

   The subject property and the surrounding parcels are located within an Employment Character Area (Spalding County Comprehensive Plan dated October 17, 2022) and outside of the new Airport Overlay Zone. The developed property could achieve higher tax revenues and potentially more employment for County citizens.

3. It must not adversely affect existing uses, and it must be proposed to be placed on a lot of sufficient size to satisfy the space requirements of the use.

   Property is vacant. The 189 total acres are of sufficient size for this data center campus, with its primary and accessory buildings.

4. It must meet all other requirements of this ordinance.

   In the fall of 2024, Spalding County approved definitions, standards and processes for data centers, allowing them in C-1C and PDD zonings, with approved special exceptions and meeting the following minimum development standards:

   Sec. 1403 – Permitted Uses

   B. The following principal uses are permitted as special exceptions in C-1C districts:

   8. Data Centers, but not Bitcoin Mining, meeting the following minimum general development standards:

a. Shall only be located within a planned commercial or industrial development.

b. Shall not be located within any S-2, S-3, or S-4 Sensitive Land Protection Districts.

c. Shall meet all relevant development standards of any Overlay Districts they may be located within, including any Airport Overlay District restrictions.

d. Exterior walls facing roads or residential properties shall not be all metal and shall consist of 40% stone or masonry facades.

e. All exterior lighting shall be night-sky friendly.

f. All mechanical equipment shall be fully screened with opaque fencing, per Section 407. Rooftop equipment shall be screened with parapets.

g. Minimum building setback for any property line adjacent to residential

properties shall be 100 feet for principal data center buildings. Otherwise, 50 feet minimum from all property lines adjacent to non-residential properties.

h. Power transfer stations, generators and / or other appurtenances associated with data centers shall have a minimum 50-foot-wide buffer between them and adjacent residential properties with evergreen plant material. Buffer plan to be approved by the Community Development Director.

i. A water service capacity letter shall be provided by the relevant water service authority.

j. All relevant Fire Marshal regulations shall apply.

The proposed data center campus will be spread over 189 acres. The ten main data center buildings will comprise 4.9 million square feet total. The development will involve considerable water and electricity usage; however, a closed-loop water system is required and will considerably reduce the water usage.

8. Data Centers, but not Bitcoin Mining, meeting the following minimum general

development standards:

a. *Shall only be located within a planned commercial or industrial development.*

   This is intended to be an organized data center campus, solely for that purpose.

b. *Shall not be located within any S-2, S-3, or S-4 Sensitive Land Protection Districts.* **Per County map enclosed, this site is at the end of the Butts County/Towaliga River Intake Water Supply Watershed, right before the watershed gets to Interstate 75 and the Butts County Line. The intent of this condition was to**

group potential data centers into the AKB corridor area and not introduce them into the northern and western parts of the County, which are dominated by streams and rivers and their watersheds. The Butts County/Towaliga River Intake Water Supply Watershed criteria require a 100-foot buffer along all streams and an additional 50-foot impervious setback. The Concept Plan shows compliance with these criteria. Wetlands on the site shall be field located and protected. No septic will be used.

c. *Shall meet all relevant development standards of any Overlay Districts they may be located within, including any Airport Overlay District restrictions.*

This is outside of the new Airport Overlay.

d. *Exterior walls facing roads or residential properties shall not be all metal and shall consist of 40% stone or masonry facades.*

The documents provided do not show exterior materials in detail, but this will be a requirement during the building permit process.

e. *All exterior lighting shall be night-sky friendly.*

The documents provided do not show exterior materials in detail, but this will be a requirement during the building permit process.

f. *All mechanical equipment shall be fully screened with opaque fencing, per Section 407. Rooftop equipment shall be screened with parapets.*

The documents need to show screening of rooftop equipment. This will be a requirement during the building permit process on the actual construction drawings. Fencing around mechanical equipment is not shown and will be a requirement during the building permit process.

g. *Minimum building setback for any property line adjacent to residential properties shall be 100 feet for principal data center buildings. Otherwise, 50 feet minimum from all property lines adjacent to non-residential properties.*

The provided concept plan shows compliance with these setbacks.

h. *Power transfer stations, generators and / or other appurtenances associated with data centers shall have a minimum 50-foot-wide buffer between them and adjacent residential properties with evergreen plant material. Buffer plan to be approved by the Community Development Director.*

Main buildings are on perimeter.

i. *A water service capacity letter shall be provided by the relevant water service authority.*

This will be provided at the time of land disturbance permitting.

j. All relevant Fire Marshal regulations shall apply.

This has been forwarded to the Fire Marshal for advanced review.

Other Points:

- **When compared to the other two data center sites, this application has the least amount of residences around it.**
- **The site across the street will have an even larger warehouse facility in 2026.**
- **Having the entrance to most of the buildings off of Wallace Road is a concern.**

This will need to have the same conditional standards as the other two, recently approved data centers, with some adjusted for this particular site.

Staff Recommendation for 25-17S Special Exception:

Approval of special exception; (See related Application 25-29Z.) (The approval conditions are the same for the rezoning and the special exception.)

Should the Board approve the application, the following minimum approval conditions shall apply:

1. **The Property shall be rezoned to C-1C only for a data center campus.**

2. **The data center campus shall be developed in general compliance with the Zoning Site Plan (the "Concept Plan") dated October 6, 2025, prepared by Falcon Design Consultants, and attached hereto as Exhibit "A", for a planned data center campus development, including, but not limited to the buildings, driveways, entrances, sidewalks, berms, and other improvements shown on the Concept Plan or otherwise required by Spalding County.**

3. **The development and construction of the data center campus shall comply with all requirements set forth in UDO Section 1403A(B)(8), including exterior architectural requirements, provided that tilt up masonry walls shall constitute a "masonry façade" as that term is used in UDO Section 1403A(B)(8), provided such walls are similar to buildings within the Green Valley Industrial Park.**

4. **The development and construction of the data center campus shall comply with the buffering and landscaping requirements of UDO Section 1403A(B)(8) and UDO Appendix K (Landscaping, including Tree Preservation), and include perimeter landscape berms and entrance planting areas. Final landscape plans for the buffers, berms, and entrance areas, as part of the construction drawings, for a land disturbance permit for the data center campus, shall be approved by the Community Development Director prior to the start of construction.**

5. **A tree protection plan shall be approved by the Community Development Director prior to the start of any future clearing.**

6. **Any outdoor lighting constructed within the data center campus shall be dark sky lighting compliant.**

7. **Paving on frontage on Wallace Road shall be to County "super paving" specifications, UDO, Appendix A, § 502(Q) (Arterial Column), from the Wallace Road entrance to the intersection of Wallace Road and Jackson Road.**

8. **Wallace Road north of the data center entrance on Wallace Road shall not be used by data center vehicles.**

9. **An acoustic/noise study shall be provided to the Department of Community Development prior to issuance of a land disturbance permit for the data center campus. Acoustic/noise minimizing walls may be required on main buildings per the requirements of the noise study.**

10. **Regardless of the finding of the acoustic noise study, there shall be acoustic walls around the perimeter of any generator area. Minimum Tier 4F generators shall be used.**

11. **Confirmation of utility availability to serve the Data Center Campus, including but not limited to, water, sewer, natural gas, and electricity, shall be provided to the Department of Community Development prior to the issuance of a land disturbance permit for the data center campus.**

12. **The data center campus shall comply with all regulations of the Spalding County Fire Marshal.**

13. **A closed-loop water cooling system shall be used.**

14. The area between the stream buffer and the eastern property boundary, as shown on the Concept Plan, shall remain as an undisturbed, natural area to the maximum extent possible, subject to encroachment as necessary to develop the property in compliance with the Concept Plan.

15. The area between the stream buffer and the northern property boundary, as shown on the Concept Plan, shall remain as an undisturbed, natural area to the maximum extent possible, subject to encroachment as necessary to develop the property in compliance with the Concept Plan.

16. There shall be a minimum 50-foot-wide undisturbed buffer along the Jackson Road and Wallace Road frontages, retaining as much as possible existing trees; provided that (a) such buffer shall be disturbed to provide at least 10 feet of the front width of the buffer (i.e., along such frontages) with a six-foot-high, grassed berm with planted evergreen trees (6 feet high and 2 feet wide at time of planting) or an opaque fence on top of such berm; (b) such buffer may be crossed as necessary for entrances, sidewalks, driveways, and/or utilities; and (c) to the extent feasible and subject to these conditions, existing trees along this frontage shall be retained as is and supplemented with evergreen tree plantings as determined to be necessary by the Community Development Director.

17. 5-foot-wide, concrete sidewalks shall be installed along the entire property frontages of Jackson Road and Wallace Road and prior to approval of any Certificates of Occupancy for the buildings.

18. In the event that a land disturbance permit is not issued for the development within six (6) years after the Board of Commissioners approves 25-29Z and 25-17S, the Board of Commissioners may, but shall not be required to, initiate a rezoning of the Property.

19. Upon cessation of use of the Property as a Data Center Campus, it shall be decommissioned as set forth below:

    A. Decommissioning is the process of safely closing and dismantling a data warehouse, including the removal of all equipment, hazardous materials, and restoration of the site.

    B. Decommissioning Plan:

        1. Submission Requirement: Developers must submit a decommissioning plan to the Spalding County Community Development Department prior to the issuance of a building permit for a data warehouse.

2. **Plan Contents: The decommissioning plan shall include, at a minimum:**

- **Timeline: A detailed timeline for the decommissioning process, including key milestones and estimated completion dates for each phase of the decommissioning activities.**
- **Equipment and Material Removal Procedures: Specific procedures for the safe dismantling and removal of all equipment, materials, and structures from the data warehouse site. This should include methods for handling and transporting equipment to prevent damage and ensure safety.**
- **Hazardous Materials Management: Detailed methods for identifying, handling, and disposing of hazardous materials in compliance with federal, state, and local regulations. This should include a list of all hazardous materials present on-site and the procedures for their safe removal and disposal.**
- **Site Remediation Plan: A comprehensive plan for site remediation, including soil and groundwater testing, identification of any contamination, and proposed cleanup measures. This should also include a timeline for remediation activities and methods for monitoring and verifying the effectiveness of the remediation efforts.**
- **Site Restoration Plan: A detailed plan for restoring the site to a condition suitable for future use. This should include the removal of any remaining structures, re-vegetation, landscaping, and any other necessary measures to ensure the site is safe and aesthetically pleasing.**
- **Health and Safety Measures: Procedures to ensure the health and safety of workers and the surrounding community during the decommissioning process. This should include measures for dust control, noise reduction, and protection from hazardous materials.**
- **Compliance and Reporting: A plan for ensuring compliance with all applicable regulations and the approved decommissioning plan. This should include procedures for regular reporting to the Spalding County Community Development Department, including progress reports and a final decommissioning report.**

C. **Decommissioning Compliance: Compliance during the decommissioning process will be monitored through several key methods to ensure that all activities adhere to the approved decommissioning plan and applicable regulations. Here are the primary methods:**

1. **Regular Inspections: The Spalding County Community Development Department will conduct regular inspections of the data warehouse site. These inspections will verify that decommissioning activities are being carried out according to the approved plan and identify any deviations or non-compliance issues early on.**

2. **Progress Reports: Developers are required to submit quarterly progress reports detailing the decommissioning activities completed during the reporting period. These reports will include summaries of work done, any deviations from the plan, reasons for deviations, and updated timelines for remaining activities. This ensures continuous oversight and accountability.**

3. **Final Report: Upon completion of the decommissioning process, developers must submit a comprehensive final report. This report will include a detailed account of all decommissioning activities, documentation of equipment and hazardous materials removal, evidence of site remediation and restoration, compliance certification, financial summary, and a community impact assessment.**

4. **Documentation and Record-Keeping: Maintaining thorough documentation and records of all decommissioning activities is crucial. This includes records of equipment removal, hazardous materials disposal, site remediation efforts, and compliance with data protection regulations. Proper documentation ensures transparency and traceability.**

5. **Third-Party Audits: In some cases, third-party audits may be conducted to provide an independent assessment of the decommissioning process. These audits can help verify compliance with regulations and industry standards, ensuring that all activities are performed responsibly and safely.**

D. Financial Assurance:

1. **Decommissioning Bond Requirement: Developers must provide a decommissioning bond to cover the cost of decommissioning, removal, remediation, and mitigation of the property. The bond amount shall be adequate to ensure the complete decommissioning of the data warehouse and restoration of the site.**

2. **Bond Amount Determination: The amount of the decommissioning bond shall be determined by the Spalding County Board of Commissioners**

based on an estimate provided by a qualified independent engineer. The estimate shall include:

- Costs for the removal of all equipment and materials.
- Costs for the disposal of hazardous materials.
- Costs for site remediation and mitigation, including soil and groundwater testing and cleanup if necessary.
- Costs for site restoration, including re-vegetation and any necessary landscaping.

3. Bond Review and Adjustment: The bond amount shall be reviewed and adjusted periodically, as determined by the Spalding County Board of Commissioners, to ensure it remains adequate to cover the decommissioning costs.

4. Form of Financial Assurance: The financial assurance may be provided in the form of a bond, escrow account, letter of credit, or other financial instrument acceptable to the Spalding County Board of Commissioners. The form of financial assurance must be sufficient to cover the estimated costs of decommissioning, removal, remediation, and site restoration.

5. Release of Financial Assurance: The financial assurance shall not be released until the Spalding County Community Development Department has verified that the decommissioning, removal, remediation, and site restoration have been completed in accordance with the approved decommissioning plan and all applicable regulations. A final inspection and approval by the Spalding County Community Development Department are required before the release of the financial assurance.

6. Use of Financial Assurance: In the event that the developer fails to complete the decommissioning, removal, remediation, and site restoration as required, the Spalding County Board of Commissioners shall have the right to use financial assurance to cover the costs of completing the decommissioning process. Any remaining funds after the completion of the decommissioning process shall be returned to the developer.

E. Reporting Requirements:

1. Progress Reports: Developers must submit quarterly progress reports to the Spalding County Community Development Department during the decommissioning process. These reports shall include:

- **A summary of decommissioning activities completed during the reporting period.**
- **Any deviations from the approved decommissioning plan and the reasons for such deviations.**
- **An updated timeline for the remaining decommissioning activities.**

2. **Final Report: Upon completion of the decommissioning process, developers must submit a final report to the Spalding County Community Development Department. The final report shall include:**

   - **Detailed Account of Decommissioning Activities: A comprehensive description of all decommissioning activities performed, including the dismantling and removal of equipment, structures, and materials.**
   - **Documentation of Removal and Disposal: Records and receipts documenting the removal and proper disposal of all equipment, materials, and hazardous substances in accordance with federal, state, and local regulations.**
   - **Site Remediation and Restoration Evidence: Evidence of site remediation and restoration efforts, including soil and groundwater testing results, photographs of the site before and after decommissioning, and any necessary environmental cleanup reports.**
   - **Compliance Certification: A statement certifying that the decommissioning was completed in accordance with the approved decommissioning plan and all applicable regulations. This certification should be signed by a qualified independent engineer or environmental consultant.**
   - **Financial Summary: A financial summary detailing the costs incurred during the decommissioning process, including the use of decommissioning bond funds.**
   - **Community Impact Assessment: An assessment of the impact of the decommissioning on the surrounding community, including any measures taken to mitigate negative effects and feedback from community stakeholders. This assessment should include:**
   - **Community Engagement: Documentation of any community meetings or consultations held during the decommissioning process, including feedback received and how it was addressed.**

• Mitigation Measures: Details of any measures taken to mitigate negative impacts on the community, such as noise reduction, traffic management, and dust control.

• Post-Decommissioning Use: Information on the intended future use of the site and any plans for redevelopment or repurposing.

F. Compliance and Enforcement:

1. Inspections: The Spalding County Community Development Department shall have the right to inspect the data warehouse site at any time during the decommissioning process to ensure compliance with the approved decommissioning plan and all applicable regulations. Inspections may be scheduled or unscheduled and shall include, but are not limited to, the following:

• Initial Inspection: An initial inspection to verify that the decommissioning plan is being followed and that all necessary preparations have been made.

• Periodic Inspections: Regular inspections throughout the decommissioning process to monitor progress and ensure ongoing compliance with the decommissioning plan.

• Final Inspection: A final inspection upon completion of the decommissioning process to verify that all activities have been carried out in accordance with the approved plan and that the site has been properly restored.

2. Penalties: Failure to comply with the decommissioning requirements may result in penalties, including fines and revocation of permits. Specific penalties may include:

• Fines: Monetary fines imposed for each day of non-compliance or for specific violations of the decommissioning plan or applicable regulations.

• Permit Revocation: Revocation of permits issued for the data warehouse, which may result in the cessation of all decommissioning activities until compliance is achieved.

• Legal Action: The Spalding County Board of Commissioners may pursue legal action to enforce compliance with the decommissioning requirements, including seeking court orders to compel compliance or

recover costs incurred by the county in completing the decommissioning process.

• Bond Call Penalty: In the event that the Spalding County Board of Commissioners is required to call the decommissioning bond to complete the work, the developer shall be liable for an additional penalty. This penalty shall be equal to 10% of the bond amount and shall be used to cover administrative costs and any additional expenses incurred by the county in managing the decommissioning process.

Spalding
Community Development

REQUEST FOR SPECIAL EXCEPTION
APPLICATION NO. 25-17S

AGENT/DEVELOPER INFORMATION
(If not owner)

Name: Steven L. Jones, Esq.

Address: 1600 Parkwood Circle, Suite 200

City: Atlanta

State: GA Zip: 30339

Contact Person: Steven L. Jones

Phone: 404-218-2756

Email: sjones@taylorduma.com

PROPERTY OWNER INFORMATION

Name: Wallace Jackson, LLC

Address: 235 Corporate Center Dr., Suite 100

City: Stockbridge

State: GA Zip: 30281

Phone: 404-218-2756

Email: sjones@taylorduma.com

APPLICANT IS THE (Please Check One):

____ Owner's Agent X Property Owner ____ Developer

Acreage: 189.64 (Land Lots 25 & 40; 2nd District)

Address of Property: 5745 Jackson Road (TPN 216 01004); 5841 Jackson Road (TPN 216 01004A)

Identify the use for which you seek a Special Exception and cite the section of the Spalding County Zoning Ordinance which provides that the Special Exception may be granted:

Data Center Campus - Zoning Ordinance Section 1403A(B)(8)

Spalding

OTHER REQUIRED INFORMATION

A. Attach a statement describing the Special Exception and the reason you are requesting this Special Exception. ☑ - See attached Letter of Intent

B. Attach 1 copy (11 x 17) of plat prepared by a Registered Land Surveyor and drawn to scale showing lot lines and location of existing structures and location of proposed structures. ☑

C. Some developments (i.e. subdivisions, Church's, etc.) may require a 24 x 36 copy of the plat. ☑

D. Please attach a deed, certified by the Clerk of Court, which includes a metes and bounds description of the property proposed. ☑

E. Proposed site plan to include location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement ☑

F. The location of all required off-street parking and loading areas. ☑

G. Required yard setbacks appropriately dimensioned. ☑

H. The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation, if required. ☑

Signature(s):

/s/ Steven L. Jones
Agent/Developer

October 21, 2025
Date

/s/ Steven L. Jones,
authorized signatory
Property Owner

October 21, 2025
Date

Spalding

SPECIAL EXCEPTION APPLICANT'S RESPONSE

Pursuant to Section 413 of the Zoning Ordinance, the Board of Commissioners of Spalding County finds that the following standards are relevant in granting a Special Exception.

Please respond to the following standards in the space provided or use an attachment as necessary:

(A) Whether granting a Special Exception would be detrimental to the use of development of adjacent properties or the general neighborhood: See attached letter of intent

(B) Whether granting a Special Exception would adversely affect the health or safety of residents or workers: See attached letter of intent

(C) Whether granting a Special Exception would have depreciating effects and damages to the neighboring properties that are greater than the benefits or need for the Special Exception: See attached letter of intent

(D) Whether granting a Special Exception would adversely affect existing uses: See attached letter of intent

(E) Whether the subject property is sufficient in size to satisfy the space requirements for the use: See attached letter of intent

(F) Whether granting a Special Exception will meet the requirements of the Spalding County Ordinance: See attached letter of intent

Spalding

PROPERTY OWNER'S CERTIFICATION OF OWNERSHIP AND ZONING COMPLIANCE

Certification is hereby made that the undersigned own(s) at least fifty-one (51) percent of the subject property.

The undersigned certifies that the subject property is presently in compliance with the current Zoning Ordinance for Spalding County, Georgia. The undersigned is aware that an application for a Rezoning, Variance, or Special Exception will not be received unless the subject property is in compliance with the Zoning Ordinance.

The undersigned certify that the agent, if different from the owner, is authorized to file this application.

Wallace Jackson, LLC	Steven L. Jones, Esq.
Print Name of Owner(s)	Print Name of Agent, If Not Same as Owner
Signature of Owner(s) Authorized Signatory 10/28/25 Date or Signature of Authorized Officer or Agent (if applicable)	Signature of Agent

Authorized Signatory
Title of Authorized Officer or Agent (if applicable)

Signature of Notary Public — Date: 10/28/2025

-Notary Seal-
CHARLES BREWER
Notary Public - State of Georgia
Dekalb County
My Commission Expires Jun 26, 2026

Spalding

Spalding County Fee Schedule:

Appeal from Action of Administrative Officer: $ 300.00

Variance: $ 300.00

Special Exception: $ 500.00

Multiple Parcel Rezoning: Multiple parcel rezoning of contiguous tracts will be allowed so long as all tracts are to be rezoned to the same zoning classification. All applicants owning property which is subject to the application are deemed to consent to rezoning of their property and to rezoning of any and all other tracts included within the Application. The following fees shall apply to multiple parcel rezoning applications: (#A-99-08 – 09/07/99; #A-00-11 - 07/17/00)

A. **Parcel 1** - $750.00

B. **Parcel 2-5** - $150.00 each, in addition to the fees stated in A; and

C. **Parcels 6+** - $100.00 each, in addition to the fees stated in A and B.

OFFICE USE ONLY

Present Zoning District(s): C-2- Manufacturing

Land District(s): _____ Land Lot(s): _____

Commissioner District: 5th District- Clay Davis

Overly District (If applicable): _____

Date Received: 10/29/2025 Amount of Fee: 500.00

Received By: _____ Receipt Number: _____

Application Signed off by Planning Technician: ____/____/____ Initial:_____

Application Signed off by Planner: ____/____/____ Initial:_____

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

RECORD DESCRIPTION

All that lot, tract or parcel of land situate, lying and being in Land Lot 25 and Land Lot 40 of the Second Land District of originally Henry, now Spalding County, Georgia, containing 189.656 acres on a plat of survey entitled "Survey for Griffin Spalding County Development Authority", dated July 30, 2002, prepared by Stanley L. Colwell & Assoc., In., and recorded in Plat Book 24, Page 262, in the Clerk of the Superior Court of Spalding County. Said plat is incorporated herein by reference thereto.

This being the identical property described in that certain Trustee's Deed from Martha Almond as Trustee of the L. Simpson Charitable Remainder Unitruss to the Griffin Spalding County Development Authority dated October 18, 2002 and recorded at Deed Book 2164, Page 104, aforesaid records.

LESS AND EXCEPT:

All that tract or parcel of land lying, situate and being in Land Lots 25 and 40 of the 2nd Land District of Spalding County, Georgia, containing 50.03 acres being more particularly identified as "50.03 ACRES. A portion of Tax Parcel 216-01004" on that certain plat prepared for Spalding Realty Inc. by Brewer & Dudley L.L.C. , Registered Land Surveyor No. 2905, dated December 10, 2012, and recorded in Plat Book 26, Page 214, Office of Clerk , Spalding County Superior Court. Said plat and its descriptive data are incorporated herein by reference to same.

LESS AND EXCEPT from Tract Two any portion of property conveyed int that certain Limited Warranty Deed from Griffin-Spalding County Development Authority to Spalding Realty Inc., dated January 18, 2013, recorded January 28, 2013 in Deed Book 3704, Page 311, Spalding County, Georgia records.

SURVEY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 40 & 25, 2ND DISTRICT, SPALDING COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4' INCH OPEN TOP PIPE AT THE COMMON CORNER OF LAND LOTS 40, 41, 56 & 57;
THENCE WITH THE NORTHERN LINE OF LAND LOT 40, SOUTH 89 DEGREES 19 MINUTES 34 SECONDS EAST, 2,970.24 FEET TO A 1/2 INCH REBAR AND CAP (GASKINS LSF789);
THENCE, SOUTH 01 DEGREES 40 MINUTES 35 SECONDS WEST, 156.15 FEET TO A 1/2 INCH REBAR AND CAP (GASKINS LSF789) ON THE WESTERLY RIGHT-OF-WAY LINE OF WALLACE ROAD (80 FOOT RIGHT-OF-WAY WIDTH);
THENCE, WITH SAID RIGHT-OF-WAY LINE, 318.81 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1,503.09 FEET AND A CHORD BEARING SOUTH 07 DEGREES 01 MINUTES 33 SECONDS WEST, 318.21 FEET) TO A CONCRETE MONUMENT;
THENCE, SOUTH 00 DEGREES 57 MINUTES 00 SECONDS WEST, 1,065.30 FEET TO A 1/2 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 18 MINUTES 40 SECONDS WEST, 1,399.33 FEET TO A 1/2 INCH REBAR;
THENCE, SOUTH 00 DEGREES 07 MINUTES 08 SECONDS WEST, 1,318.75 FEET TO A 1/2 INCH REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON ROAD (60 FOOT RIGHT-OF-WAY WIDTH);
THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 69 DEGREES 25 MINUTES 17 SECONDS WEST, 1,614.11 FEET TO A 1/2 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 06 MINUTES 16 SECONDS EAST, 2,306.57 FEET TO THE ***POINT OF BEGINNING***

SAID TRACT OR PARCEL CONTAINING ***139.62 ACRES (6,081,964 SQUARE FEET)***

LEGEND

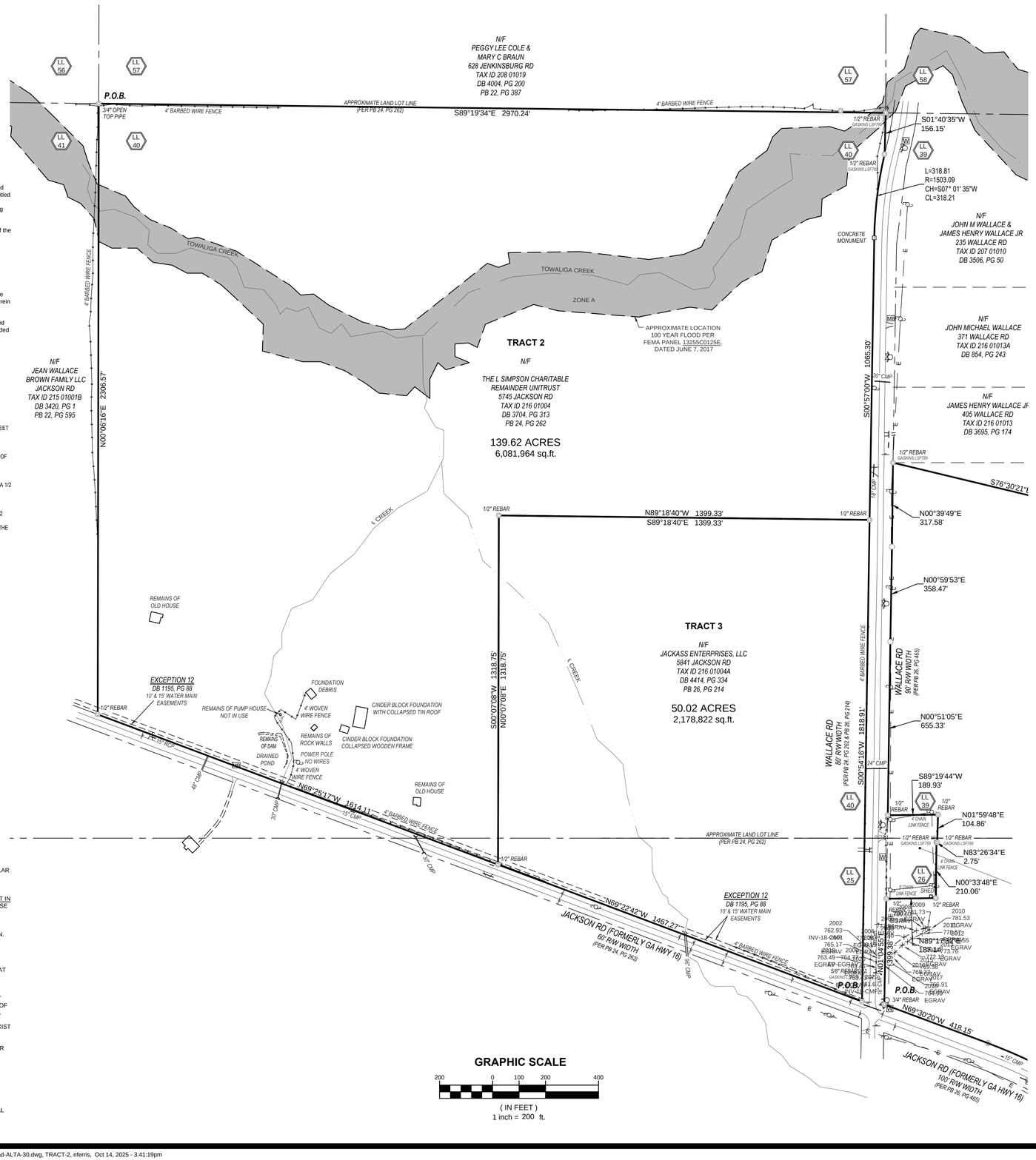
DB	DEED BOOK	L	LINE LABEL
PB	PLAT BOOK	PKS	PK NAIL SET
PG	PAGE	SSE	SANITARY SEWER EASEMENT
LL	LAND LOT	UE	UTILITY EASEMENT
OTP	OPEN TOP PIPE	REF	REFERENCE
RB	REBAR	C/O	SEWER CLEAN OUT
IPF	IRON PIN FOUND	SQ. FT.	SQUARE FOOT
IPS	1/2" REBAR W/C FDC 000995		
CTP	CRIMP TOP PIPE		IRON PIN FOUND
C&G	CURB & GUTTER		IRON PIN SET
R/W	RIGHT OF WAY		CALCULATED POINT
N/F	NOW OR FORMERLY		POWER POLE
-E-	OVERHEAD POWER LINE		FIRE HYDRANT
CMP	CORRUGATED METAL PIPE		WATER VALVE
SWMF	STORMWATER MANAGEMENT FACILITY		WATER METER
TBM	TEMPORARY BENCHMARK		JUNCTION BOX
POB	POINT OF BEGINNING		SANITARY SEWER MANHOLE
POC	POINT OF COMMENCEMENT		DROP INLET
RCP	REINFORCED CONCRETE PIPE		R/W MONUMENT
DIP	DUCTILE IRON PIPE		SINGLE WING CATCH BASIN
PVC	POLYVINYL CHLORIDE PIPE		DOUBLE WING CATCH BASIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CURB INLET
℞	PROPERTY LINE		HEADWALL
℄	CENTERLINE		FLARED END SECTION
ID	IDENTIFICATION		GAS METER
B.S.L.	BUILDING SETBACK LINE		GAS VALVE
BOC	BACK OF CURB		ELECTRIC TRANSFORMER
C	CURVE LABEL		TELEPHONE PEDESTAL
CI	CURB INLET		LIGHT POST
DE	DRAINAGE EASEMENT		ASPHALT
EOP	EDGE OF PAVEMENT		CONCRETE
FH	FIRE HYDRANT		

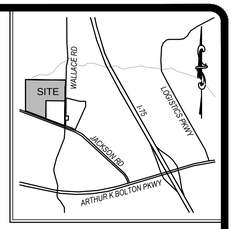
SURVEY NOTES

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED APRIL 3, 2024 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY J. WOLF, USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,207 FEET, AND AN ANGULAR ERROR OF 00" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3,810,772 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A ½" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
5. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
6. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HxGN SMARTNET.
7. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF SPALDING COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13255C0125E EFFECTIVE DATE JUNE 7, 2017, THIS PROPERTY IS LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.





GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE SCHEDULE B - SECTION II - EXCEPTIONS

Commitment No.: 1427.502-O(Tract 2)
Revision Number: 4 March 18, 2024
Commitment Date: March 12, 2024

10. Intentionally Deleted.
11. Intentionally Deleted.
12. 10' wide easement contiguous to Jackson Road for public water utility purposes, together with a 15' wide easement contiguous thereto for construction and maintenance of water lines and other improvements of water system both as set forth in Water Main Easement and Right of Way from Abrams, Norman & Rothenberg to Spalding County Water and Sewage Facilities Authority, dated September 27, 1993, recorded October 5, 1993, in Deed Book 1195, page 88, aforesaid records.

10' AND 15' EASEMENTS AFFECT SUBJECT PROPERTY, AS SHOWN.

13. Intentionally Deleted.
14. Intentionally Deleted.

TABLE A - OPTIONAL ITEMS

1. PROPERTY CORNER MONUMENTS FOUND OR SET, AS SHOWN.
2. ADDRESS OF THE SUBJECT PROPERTY PER TAX RECORDS.
3. FLOOD ZONE NOTED AND SHOWN GRAPHICALLY.
4. GROSS LAND AREA = 139.62 ACRES
11a. OBSERVED EVIDENCE OF UTILITIES SHOWN.
13. ADJOINING OWNER NAMES SHOWN PER TAX RECORDS.

SURVEYOR'S CERTIFICATION

TO **WALLACE JACKSON, LLC,** a Georgia limited liability company, **James F. Hart,** as Receiver for the L. Simpson Charitable Remainder Unitrust and **FIDELITY NATIONAL TITLE INSURANCE COMPANY:**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11a, 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON APRIL 3, 2024.

DATE OF PLAT OR MAP: APRIL 4, 2024 (REVISED APRIL 12, 2024).

KEVIN M. BROWN — 4/12/2024 DATE
REGISTERED LAND SURVEYOR #2960

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

KEVIN M. BROWN — 4/12/2024 DATE
REGISTERED LAND SURVEYOR #2960

CIVIL ENGINEERING COA NO. PEB 001758
LAND SURVEYING COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
215 CORP. CTR. DR., STE. 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8666 - Fax (770)389-8656

NEWNAN OFFICE
40 GREENWAY CT., STE. A
NEWNAN, GEORGIA 30265
Ph. (770) 716-8908

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7100

www.fdc-llc.com

ALTA/NSPS LAND TITLE SURVEY

WALLACE & JACKSON TRACT 2

LAND LOTS 25 & 40, 2ND DISTRICT
SPALDING COUNTY, GEORGIA

REVISIONS		
1.	REVISED PER ATTORNEY COMMENTS	4-08-24
2.	ADDRESSED NEW TITLE COMMITMENT	4-10-24
3.	ADDRESSED NEW TITLE COMMITMENT	4-12-24
4.		

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON AND THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR MAKING SAID PERSON.

DATE:	4-04-2024
SCALE:	1" = 200'
FILE NUMBER:	057.040
DRAWN BY:	CG
REVIEWED BY:	K. BROWN

GEORGIA REGISTERED No. 2960 PROFESSIONAL LAND SURVEYOR KEVIN M. BROWN
4/12/24

COA# LSF 000995
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

1 of 1

FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC. IS EXPRESSLY PROHIBITED.

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

RECORD DESCRIPTION

All that tract or parcel of land together with improvements to be constructed thereon, situate, lying and being in Land Lots 25 and Land Lot 40 of the 2nd Land District of Spalding County, Georgia, containing 50.03 acres, more or less, being more particularly identified as "50.03 ACRES, a portion of Tax Parcel 216 01004", on that certain plat prepared for Spalding Realty Inc. by Brewer & Dudley L.L.C., Registered Land Surveyor No. 2905, dated December 10, 2112, and recorded in Plat Book 26. page 214, in the Office of the Clerk of Superior Court of Spalding County, Georgia, said plat being incorporated herein by reference.

This being the same property described in that certain Limited Warranty Deed recorded in Deed Book 4287, page 339, aforesaid records.

SURVEY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 40 & 25, 2ND DISTRICT, SPALDING COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR AND CAP (GASKINS LSF789) AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF WALLACE ROAD (80 FOOT RIGHT-OF-WAY WIDTH) WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON ROAD (60 FOOT RIGHT-OF-WAY WIDTH);
THENCE, WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 69 DEGREES 22 MINUTES 42 SECONDS WEST, 1,467.27 FEET TO A 1/2 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 07 MINUTES 08 SECONDS EAST, 1,318.75 FEET TO A 1/2 INCH REBAR;
THENCE, SOUTH 89 DEGREES 18 MINUTES 40 SECONDS EAST, 1,399.33 FEET TO A 1/2 INCH REBAR ON THE WESTERLY RIGHT-OF-WAY LINE OF WALLACE ROAD;
THENCE, WITH SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 54 MINUTES 16 SECONDS WEST, 1,818.91 FEET TO THE ***POINT OF BEGINNING***

SAID TRACT OR PARCEL CONTAINING ***50.02 ACRES (2,178,822 SQUARE FEET)***.

LEGEND

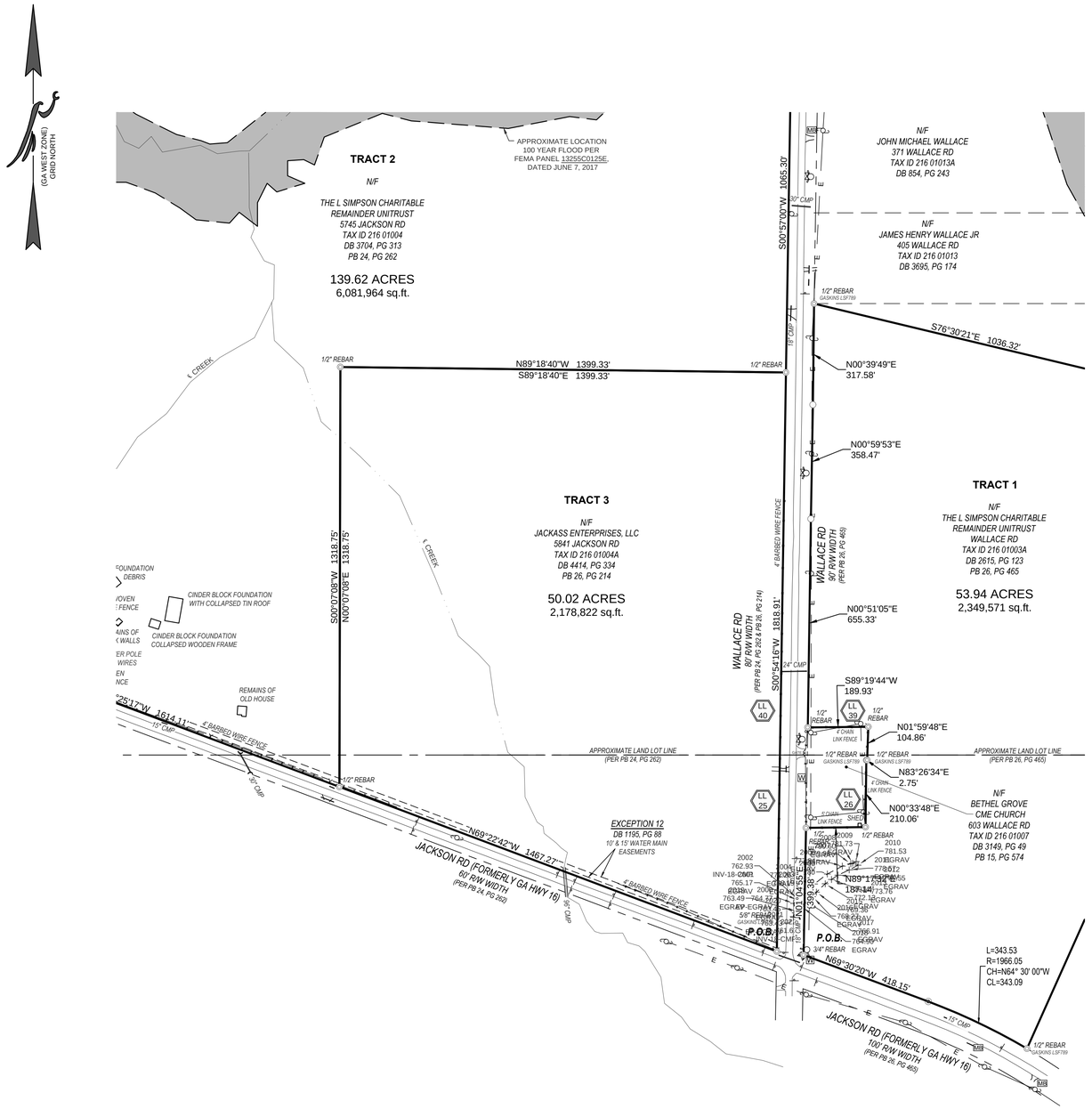
DB	DEED BOOK	L	LINE LABEL
PB	PLAT BOOK	PKS	PK NAIL SET
PG	PAGE	SSE	SANITARY SEWER EASEMENT
LL	LAND LOT	UE	UTILITY EASEMENT
OTP	OPEN TOP PIPE	REF	REFERENCE
RB	REBAR	C/O	SEWER CLEAN OUT
IPF	IRON PIN FOUND	SQ. FT.	SQUARE FOOT
IPS	1/2" REBAR W/C FDC 000995		
CTP	CRIMP TOP PIPE		IRON PIN FOUND
C&G	CURB & GUTTER		IRON PIN SET
R/W	RIGHT OF WAY		CALCULATED POINT
N/F	NOW OR FORMERLY		POWER POLE
-E-	OVERHEAD POWER LINE		FIRE HYDRANT
CMP	CORRUGATED METAL PIPE		WATER VALVE
SWMF	STORMWATER MANAGEMENT FACILITY		WATER METER
TBM	TEMPORARY BENCHMARK		JUNCTION BOX
POB	POINT OF BEGINNING		SANITARY SEWER MANHOLE
POC	POINT OF COMMENCEMENT		DROP INLET
RCP	REINFORCED CONCRETE PIPE		R/W MONUMENT
DIP	DUCTILE IRON PIPE		SINGLE WING CATCH BASIN
PVC	POLYVINYL CHLORIDE PIPE		DOUBLE WING CATCH BASIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CURB INLET
℄	PROPERTY LINE		HEADWALL
℄	CENTERLINE		FLARED END SECTION
ID	IDENTIFICATION		GAS METER
B.S.L.	BUILDING SETBACK LINE		GAS VALVE
BOC	BACK OF CURB		ELECTRIC TRANSFORMER
C	CURVE LABEL		TELEPHONE PEDESTAL
CI	CURB INLET		LIGHT POST
DE	DRAINAGE EASEMENT		ASPHALT
EOP	EDGE OF PAVEMENT		CONCRETE
FH	FIRE HYDRANT		

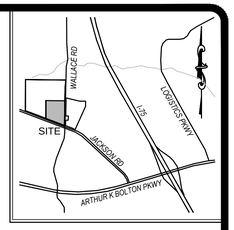
SURVEY NOTES

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED MARCH 28, 2024 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY J. WOLF, USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,207 FEET, AND AN ANGULAR ERROR OF 00" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 969,407 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A ½" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
5. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
6. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HxGN SMARTNET.
7. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF SPALDING COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13255C0125E EFFECTIVE DATE JUNE 7, 2017, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.





FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION II - EXCEPTIONS

Commitment No.: 1427.502-O(Tract 3)
Revision Number: 3 March 19 2024
Commitment Date: March 13, 2024

10. Intentionally Deleted.

11. Right of Way Deed from Norman Abram & Marvin Rothenberg to Spalding County, Georgia, dated June 27, 1984, recorded March 7, 1985, in Deed Book 747, page 178, aforesaid records.

1984 RIGHT-OF-WAY TAKE APPEARS TO AFFECT SUBJECT PROPERTY.
LOCATION CAN NOT BE DETERMINED WITHOUT REVIEW OF CONSTRUCTION PLANS.

12. Water Main Easement and Right of Way from Abrams, Norman & Rothenberg to Spalding County Water and Sewage Facilities Authority, dated September 27, 1993, recorded October 5, 1993, in Deed Book 1195, page 88, aforesaid records.

10' AND 15' EASEMENTS AFFECT SUBJECT PROPERTY, AS SHOWN.

13. Intentionally Deleted.

14. Intentionally Deleted.

TABLE A - OPTIONAL ITEMS

1. PROPERTY CORNER MONUMENTS FOUND OR SET, AS SHOWN.
2. ADDRESS OF THE SUBJECT PROPERTY PER TAX RECORDS.
3. FLOOD ZONE NOTED AND SHOWN GRAPHICALLY.
4. GROSS LAND AREA = 50.02 ACRES

11a. OBSERVED EVIDENCE OF UTILITIES SHOWN.
13. ADJOINING OWNER NAMES SHOWN PER TAX RECORDS.

SURVEYOR'S CERTIFICATION

TO **WALLACE JACKSON, LLC,** a Georgia limited liability company,
Jackass Enterprises LLC, a Georgia limited liability company
and **FIDELITY NATIONAL TITLE INSURANCE COMPANY:**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11a, 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON APRIL 3, 2024.

DATE OF PLAT OR MAP: APRIL 4, 2024 (REVISED APRIL 12, 2024).

KEVIN M. BROWN — *4/12/2024 DATE*
REGISTERED LAND SURVEYOR #2960

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

KEVIN M. BROWN — *4/12/2024 DATE*
REGISTERED LAND SURVEYOR #2960

CIVIL ENGINEERING COA NO. PLB 001756
LAND SURVEYING COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
225 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8666 - Fax (770)389-8656

NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 716-8068

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (470) 807-7100

www.fdc-llc.com

ALTA/NSPS LAND TITLE SURVEY
WALLACE & JACKSON TRACT 3
LAND LOTS 25 & 40, 2ND DISTRICT SPALDING COUNTY, GEORGIA

REVISIONS		
1.	REVISED PER ATTORNEY COMMENTS	4-08-24
2.	ADDRESSED NEW TITLE COMMITMENT	4-10-24
3.	ADDRESSED NEW TITLE COMMITMENT	4-12-24
4.		

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

DATE:	4-04-2024
SCALE:	1" = 200'
FILE NUMBER:	057.040
DRAWN BY:	CG
REVIEWED BY:	K. BROWN

GEORGIA REGISTERED No. 2960 PROFESSIONAL LAND SURVEYOR KEVIN M. BROWN
4/12/24
COA# LSF 000995
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
1 of 1

FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC IS EXPRESSLY PROHIBITED.

taylor | duma

Taylor Duma LLP
1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339
Main: 770.434.6868 | Fax: 770.434.7376 | www.taylorduma.com

Steven L. Jones | Partner
Direct Dial: 678.336.7282
Cell Phone: 404.218.2756
E-mail: sjones@taylorduma.com

October 28, 2025

VIA EMAIL: dallen@spaldingcounty.com
Spalding County, Georgia Board of Commissioners
c/o Community Development Office
attn: David Allen, Community Director
119 East Solomon Street
Suite 203
Griffin, Georgia 30223

Re: Letter of Intent;
Spalding County Tax Parcel Identification Numbers ("TPN(s)") 216 01004 and 216 01004A (collectively, the "Property");
Request for Zoning Map Change Application (the "Rezoning Application");
Request for Special Exception Application (the "Special Exception Application" and, collectively with the Rezoning Application, the "Applications").

Dear Mr. Allen:

On behalf of our client, Wallace Jackson, LLC (the "**Applicant**" or the "**Owner**"), this letter serves as a letter of intent for the Applications filed herewith for consideration by the Planning Commission (the "**P&Z Commission**") and the Board of Commissioners (the "**BOC**") of Spalding County, Georgia. The Applications propose a data center campus which will add significantly to the tax base and add quality, tech jobs to the local economy. Enclosed with this Application are the following:

(1) The Rezoning Application which seeks to rezone the Property from the C-2 Manufacturing ("**C-2**") zoning district to the C-1C (Manufacturing-Light) ("**C-1C**") zoning district, all under the Zoning Ordinance of Spalding County, Georgia (the "**Zoning Ordinance**");[1]

(2) The Special Exception Application which requests a special exception to permit a Data Center on the Property under Sections 413 and 1403A(B)(8) of the Zoning Ordinance;

[1] The Zoning Ordinance is codified at Appendix IV of the Code of Ordinances of Spalding County, Georgia.

(3) A conceptual site plan showing the proposed data center (the "**Concept Plan**");

(4) A letter from the property owner authorizing the Applications;

(5) Vesting deeds for the Property;

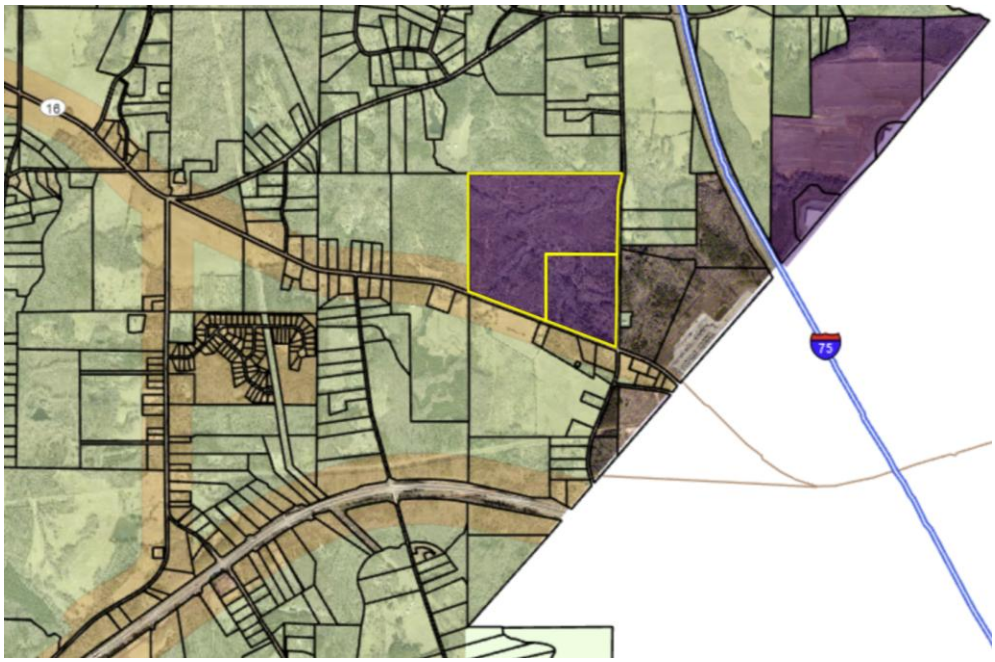
(6) A metes and bounds legal description of the Property; and

(7) A survey of the Property.

I. Overview of the Property

The Property is owned by the Applicant/the Owner, consists of 189.64 +/- acres, and is currently zoned within the C-2 zoning district. The Rezoning Application proposes to rezone the Property to the C-1C zoning district, and the Special Exception Application requests approval for the development of a data center campus on the Property. The data center campus use requires a special exception in the C-1C zoning district under Section 1403A(B)(8) of the Zoning Ordinance.

Below is an aerial view of the Property (with a yellow border) showing the C-2 (shown in purple below) zoning district presently applied to the Property. As presently zoned, the Property could be used for a variety of heavy industrial purposes. It has not been developed or utilized for such purposes. As presently zoned, the Property cannot be utilized for a data center campus.



II. The Rezoning Application & Factors

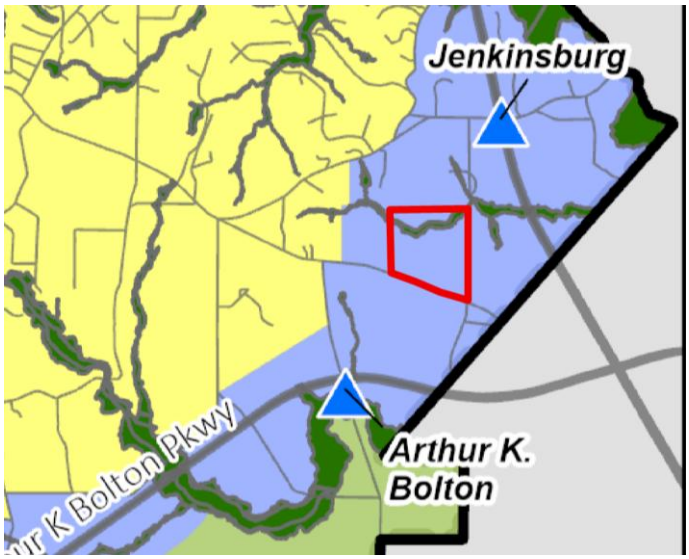
Section 414 of the Zoning Ordinance sets out the criteria (the "**Rezoning Factors**") by which the Planning Commission and, finally, the BOC must evaluate the Rezoning Application. In applying the Rezoning Factors, the Planning Commission and the BOC must "first determine whether the limitation imposed by such an amendment, if any, on the right to unrestricted use of property which might result from the proposed amendment is necessary to promote the public health, safety, or general welfare." Zoning Ordinance § 414(F). Additionally, the Planning Commission must "balance the benefit to the public of the present zoning classification on the [P]roperty against the detriment to the . . . [O]wner, and scrutinize the [Rezoning] [A]pplication in light of the character of the land in question and the effect of the zoning decision upon the . . . [O]wner's rights." *Id*. In making these determinations the Planning Commission and the BOC may consider the following:

(1) The existing uses and zoning of nearby property;
(2) The suitability of the Property for the proposed use;
(3) The length of time the Property has been vacant
(4) The threat to the public health, safety, and welfare if rezoned;
(5) The extent to which the value of the property is diminished by the present zoning; and
(6) The balance between the hardship on the Owner and the benefit to the public in not rezoning the Property.

Below the Rezoning Factors are restated along with the Applicant's analysis of each. First, as an initial matter, and as detailed below, not approving the Rezoning Application will impose a significant detriment on the Property and will not promote the public health, safety, or general welfare of the citizens of Spalding County.

(1) The existing uses and zoning of nearby property.

The majority of the land surrounding the Property is underdeveloped, but as shown in the excerpt of the Future Development Map of the 2024 Spalding County Comprehensive Plan Update (the "**Comp. Plan**"), the Property and the area surrounding the Property are within the Employment character area. Comp. Plan, p. 22, 28.



Adjacent to the Property to the north, west, and south are large, 100+ acre tracts. Some of those parcels contain dwellings. However, to the east of the Property, the Board of Commissioners, consistent with the Comp. Plan, recently rezoned approximately 54 acres to the C1-C zoning district, which is the zoning district sought by the Application for the Property. Additionally, and as noted, the Comp. Plan plans for the Property and the surrounding area are anticipated to be developed for employment uses.

(2) The suitability of the Property for the proposed use.

The Property is suitable for the proposed use. The Property's attributes make it an ideal location for the proposed data center campus, both in terms of size and geographical placement. The Property is a large acreage tract that allows the data center campus to be laid out in a logical, productive manner that is respectful of adjacent uses and environmental features. Additionally, existing or under construction transmission infrastructure and existing telecommunications facilities will provide the Property with the infrastructure needed to develop and operate such a campus.

The proposed rezoning and special exception align with the Spalding County Comp. Plan, an essential element in evaluating a rezoning request. This alignment ensures that the development fits within the County's strategic vision for growth and land use.

Under the County's Future Development Map, which is part of the Comp. Plan, the property is situated within the "Employment" character area. Comp. Plan, p. 22. According to the Comprehensive Plan's Character Area & Zoning Compatibility Matrix (*Id.*, pg. 30, Table 3), C-1C is listed as a suitable zoning designation for the "Employment" character area.

For the foregoing reasons, this factor supports approval of the Rezoning Application.

(3) The length of time the Property has been vacant.

Upon information and belief, the Property has always been vacant; it has never been developed. As a result, the current zoning classification applied to the Property has proven to be a detriment to the development and economic viability of the Property. Therefore, the length of time the Property has been vacant supports approval of the Rezoning Application.

(4) The threat to the public health, safety, and welfare if rezoned.

The proposed use, a state-of-the-art data center campus, poses no threat to the public health, safety, and welfare, if the Rezoning Application is approved. In fact, as stated above, the data center campus will promote public health, safety, and welfare. Therefore, this factor supports approval of the Rezoning Application.

(5) The extent to which the value of the property is diminished by the present zoning.

The Property has not been developed under the current zoning designations. Market forces have shown that the Property is prime for development as a data center campus. But the Property cannot be developed for a data center as presently zoned. Therefore, as presently zoned, the Property has a diminished value. Accordingly, this factor supports approval of the Rezoning Application.

(6) The balance between the hardship on the Owner and the benefit to the public in not rezoning the Property.

As previously noted, the Property has a diminished value as currently zoned and has never been developed. The approval of the Rezoning Application will allow the Property to be sold and developed as a valuable addition to the community. If the Rezoning Application is not approved, the Owner/the Applicant will experience a hardship as the Property's value is diminished as presently zoned. On the other hand, as noted above, the public will benefit greatly if the Rezoning Application is granted by way of increased tax revenue and quality job opportunities. There is no benefit to the public in the Property remaining zoned as it presently is and fallow. Therefore, the Owner respectfully requests, that the Planning Commission recommended approval of, and the BOC approve, the Rezoning Application.

III. The Special Exception Application & Factors

Section 413 of the Zoning Ordinance sets forth the criteria (the "**Special Exception Factors**") by which the Spalding County Board of Appeals and, ultimately, the BOC must evaluate the Special Exception Application. The Special Exception Factors are as follows:

(1) [The Special Exception Application] must not be detrimental to the use or

development of adjacent properties, or to the general neighborhood; it must not adversely affect the health or safety of residents or workers;

(2) It must not be that any possible depreciating effects and damages to the neighboring properties are greater than the benefit or need for the special exception;

(3) [The Special Exception Application] must not adversely affect existing uses, and [the development] must be proposed to be placed on a lot of sufficient size to satisfy the space requirements of the use; and

(4) [The Special Exception Application] must meet all other requirements of [the Zoning Ordinance].

Below, this letter restates each of the Special Exception Factors and shows why each is satisfied.

(1) [The Special Exception Application] must not be detrimental to the use or development of adjacent properties, or to the general neighborhood; it must not adversely affect the health or safety of residents or workers.

Granting the Special Exception Application would not be detrimental to the use or development of adjacent properties or the general neighborhood as the proposed use of a data center campus is not intrusive, is well separated and screened from adjacent properties, and will not create an excessive burden on current infrastructure. As noted above, the data center will be a valuable addition to the area and will support the health, safety, and welfare of the community.

(2) It must not be that any possible depreciating effects and damages to the neighboring properties are greater than the benefit or need for the special exception;

Granting the Special Exception Application will not have depreciating effects and damages to the neighboring properties because the proposed use of a data center will not be intrusive, will follow all applicable laws, rules, and regulations, and will meet all the requirements of the Spalding County data center ordinance and the Zoning Ordinance. The addition of the data center campus will be beneficial to the area and all of Spalding County. The data center campus will operate with minimal employees and roadway use, as compared to industrial facilities of comparable size, while contributing greatly to the tax base of the County. At the same time, the data center campus will add tech jobs to the local economy.

(3) [The Special Exception Application] must not adversely affect existing uses, and [the development] must be proposed to be placed on a lot of sufficient size to satisfy the space requirements of the use; and

Granting the Special Exception Application will not adversely affect existing uses as it will meet the requirements of the Spalding County data center ordinance and will bring substantial tax base and jobs to the area. Additionally, the data center campus is on sufficient acreage such that it would be screened and set back on the Property so that it is separated from the few nearby

agricultural-residential uses.

(4) [The Special Exception Application] must meet all other requirements of [the Zoning Ordinance].

Granting the Special Exception Application will meet the requirements of the County's zoning ordinance, as shown by the Concept Plan submitted with this application.

Conclusion

As shown in this letter, the Special Exception Factors and the Rezoning Factors support approval of the Applications. Therefore, the Applicant respectfully requests that the Applications be approved without conditions, other than those consented to by the Applicant/the Owner.

Sincerely,

Steven L. Jones

Enclosures
cc: Mr. Steve Ledbetter, County Manager
Mr. Newton M. Galloway, County Zoning Attorney

EXHIBIT "A"

CONSTITUTIONAL OBJECTION

As applied to the real property of Wallace Jackson, LLC (the "Owner") which is identified as Spalding County Tax Assessor Parcel Nos. ("TPN"): 216 01004 and 216 01004A (collectively, the "Property") and is the subject of the Request for Zoning Map Change Application (the "Rezoning Application") and the Request for Special Exception Application (the "Special Exception" and, collectively with the Rezoning Application, the "Application") filed herewith by Wallace Jackson, LLC (the "Applicant"), and facially, the Zoning Ordinance of Spalding County, Georgia (the "Zoning Ordinance"), codified at Appendix IV of the Code of Ordinances of Spalding County, Georgia (the "Code of Ordinances") is unconstitutional in that the Applicant's/the Owner's property rights in and to the Property, which is currently zoned C-2 Manufacturing ("C-2") under the Zoning Ordinance, have been destroyed without first receiving fair, adequate, and just compensation for such property rights. As applied to the Property, the Zoning Ordinance deprives the Applicant/the Owner of constitutionally protected rights in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant/the Owner, such action on the Application, application of the Zoning Ordinance to the Property, and the Zoning Ordinance facially will be unconstitutional, illegal, arbitrary, capricious, null, and void, constitute a taking of the Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States of America thereby denying the Applicant/the Owner an economically viable use of the Property while not substantially advancing legitimate state interests.

Inasmuch as it is impossible for the Applicant/the Owner to use the Property and simultaneously comply with the Zoning Ordinance and in the event the Application is not approved or is approved with condition(s) not consented to by the Applicant/the Owner, such action on the Application, application of the Zoning Ordinance to the Property, and the Zoning Ordinance facially will constitute arbitrary, capricious, and unreasonable acts by Spalding County, Georgia by and through the Board of Commissioners of the County, without any rational basis therefor and constitute abuses of discretion in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant/the Owner, such action on the Application, application of the Zoning Ordinance to the Property, and the Zoning Ordinance facially will be unconstitutional and discriminate against the

Applicant/the Owner in an arbitrary, capricious, and unreasonable manner between the Applicant/the Owner and others similarly situated in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States of America.

The Zoning Ordinance constitutes a significant detriment imposed on the Property and/or the Applicant/the Owner insubstantially related to the public, health, safety, morality, and general welfare.

WHEREFORE, the Applicant/the Owner requests that the County (by and through the Board of Commissioners of the County) approve the Application, as specified and designated therein, without conditions or with only condition(s) consented to by the Applicant/the Owner.

Respectfully submitted this 28th day of October 2025.

TAYLOR DUMA LLP
Counsel for the Applicant/the Owner

/s/ Steven L. Jones
Steven L. Jones
Georgia State Bar No.: 639038

1600 Parkwood Circle
Suite 200
Atlanta, Georgia 30339
(678) 336-7282
sjones@taylorduma.com

EXHIBIT "B"

OBJECTION TO AND FOR ZONING HEARINGS BASED ON
YORK V. ATHENS COLLEGE OF MINISTRY, INC.

As applied to the real property of Wallace Jackson, LLC (the "Owner") which is identified as Spalding County Tax Assessor Parcel Nos. ("TPN"): 216 01004 and 216 01004A (the "Property") and is the subject of the Request for Zoning Map Change Application (the "Rezoning Application") and the Request for Special Exception Application (the "Special Exception" and, collectively with the Rezoning Application, the "Application") filed herewith by Wallace Jackson, LLC (the "Applicant"), the public and other hearing(s) and meeting(s) regarding and any action of the County of Spalding, Georgia (the "County"), by and through the Board of Commissioners (the "BOC") of the County, on the Application are objected to by the Applicant/the Owner based on, but not limited to, the reasons set forth herein (collectively, the "York Objection" and each an "Objection"), in accordance with *York v. Athens College of Ministry, Inc.,* 348 Ga. App. 58 (2018):

Contemporaneous with the filing of this York Objection, the Applicant/the Owner is filing a Constitutional Objection, and all Objections set forth therein are incorporated herein by reference as if fully restated.

The Applicant/the Owner objects to the public and other hearing(s) and meeting(s) before the County's Planning Commission (the "P&Z Commission") and the BOC on the Application because the time limitation, if any, imposed on the presentation of evidence and testimony in support of, and in rebuttal to evidence and/or testimony in opposition to, the Application deprives the Applicant/the Owner a meaningful opportunity to be heard and preserve issues, in violation of the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraphs I, II, XI, and XII of the Constitution of Georgia of 1983. Likewise, the Applicant/the Owner objects to any and all members of the public (and/or other persons) who appear (or otherwise give testimony or opinion) at any public and/or other hearing(s) and/or meeting(s), if any, before the P&Z Commission and/or the BOC to the extent that (but not limited to) said individuals (a) do not satisfy the substantial interest-aggrieved citizen test; (b) are not under oath; (c) are not subject to cross-examination; (d) present evidence on and/or make statements that qualify as (or must or should be assessed with the aid of) expert opinion without any or all individuals being qualified as expert witnesses; (e) present evidence on and/or make statements that are not germane to the purview of the P&Z Commission and/or the BOC with respect to the Application as set out in the Spalding County Zoning Ordinance (the "Zoning Ordinance"), codified at Appendix VI of The Code of Ordinances, Spalding County, Georgia (the "Code of Ordinances"); and/or (f) present evidence and/or make statements that are founded, wholly or in part, upon inadmissible, unreliable, nonprobative, hearsay, insubstantial, and/or lay, nonexpert opinion evidence.

Additionally, the Applicant/the Owner objects to any BOC action that does not approve the Application or approves the Application with condition(s) not consented to by the Applicant/the Owner to the extent that (but not limited to) such action is: (a) in violation of Section 50-13-19(h) of the Official Code of Georgia Annotated or otherwise: (1) in violation of any constitutional, statutory, and/or ordinance provisions; (2) in excess of the constitutional, statutory, and/or ordinance authority of the P&Z Commission and/or the BOC; (3) made upon unlawful

procedure; (4) affected by other error of law; (5) clearly erroneous in view of the reliable, probative, and substantial evidence on the whole record; or (6) arbitrary or capricious or characterized by abuse of discretion or clearly unwarranted exercise of discretion; (b) founded, wholly or in part, upon inadmissible, unreliable, nonprobative, hearsay, insubstantial, and/or lay, nonexpert opinion evidence; (c) contrary to or outside of the purview of the P&Z Commission and/or the BOC, and/or procedure, for the Application set out in the Zoning Ordinance; (d) based, in whole or part, on evidence or other information received outside of the hearing(s) on the Application and/or in any manner which does not afford the Applicant an opportunity to review or respond to the same; (e) not made pursuant and in conformance with the Zoning Ordinance; the Code of Ordinances; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*, and/or any other law of the state of Georgia or the United States of America; and/or (f) pursuant to an ordinance, resolution, zoning map, and/or the like not adopted in compliance with the Code of Ordinances; the Zoning Ordinance; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq*.; and/or any other law, including the Constitutions of the State of Georgia or the United States of America, which the Applicant contends is the case for the applicable ordinances, resolutions, and maps, including, but not limited to, the Zoning Ordinance; and/or (g) not sustained by sufficient evidence

By and through this York Objection, the Applicant/the Owner hereby preserves all the above and incorporated Objections, and any and all evidence, arguments, and objections made and/or tendered by the Applicant at or prior to the P&Z Commission and/or BOC's hearing(s) and/or meeting(s) on the Application, and asserts them on and within the record before, and for consideration and resolution (prior to any formal decision) by, the BOC.

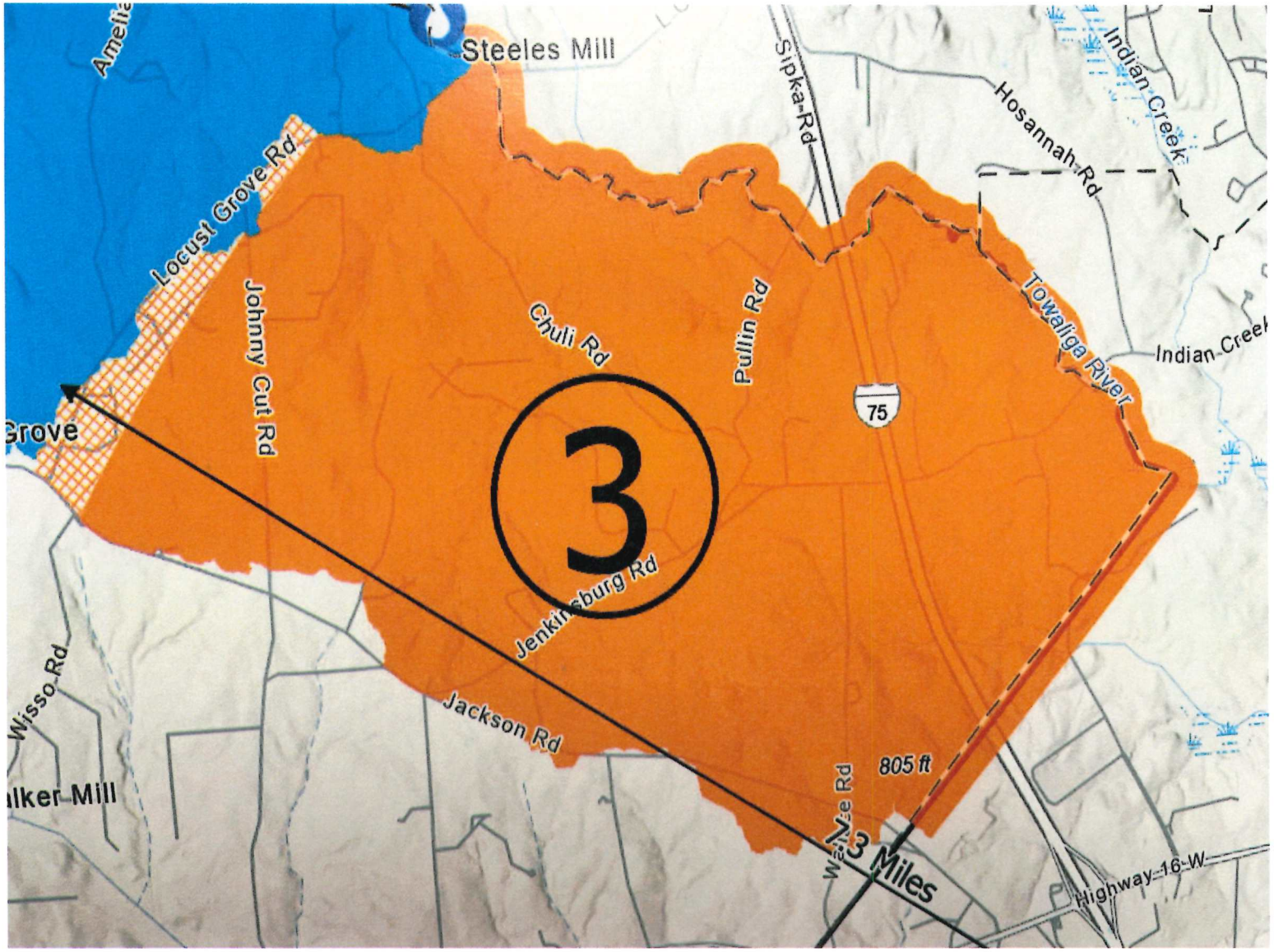
WHEREFORE, the Applicant/the Owner requests that the County (by and through the Board of Commissioners of the County) approve the Application, as specified and designated therein, without conditions or with only condition(s) consented to by the Applicant/the Owner.

Respectfully submitted this 28th day of October 2025.

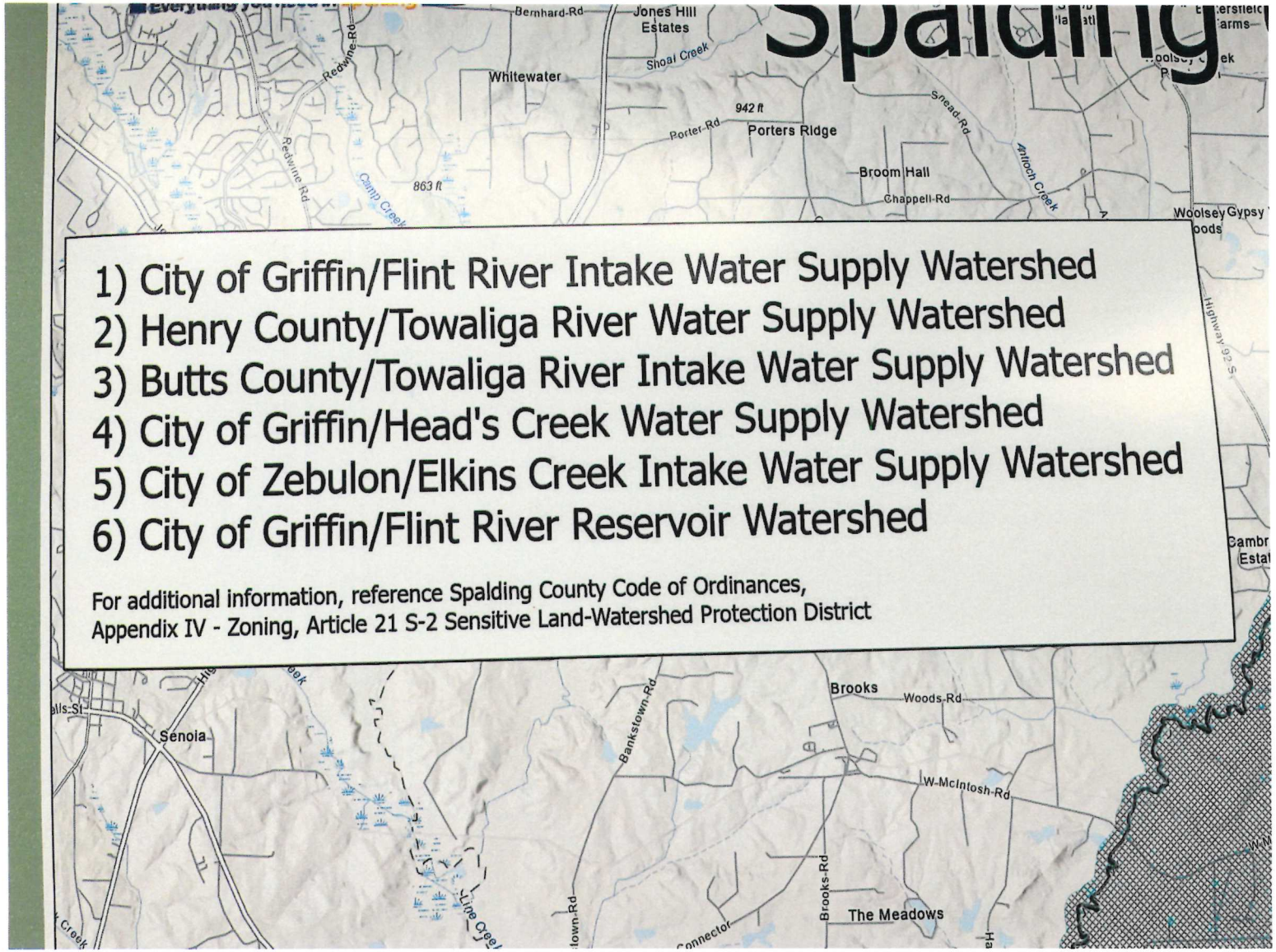
TAYLOR DUMA LLP
Counsel for the Applicant/the Owner

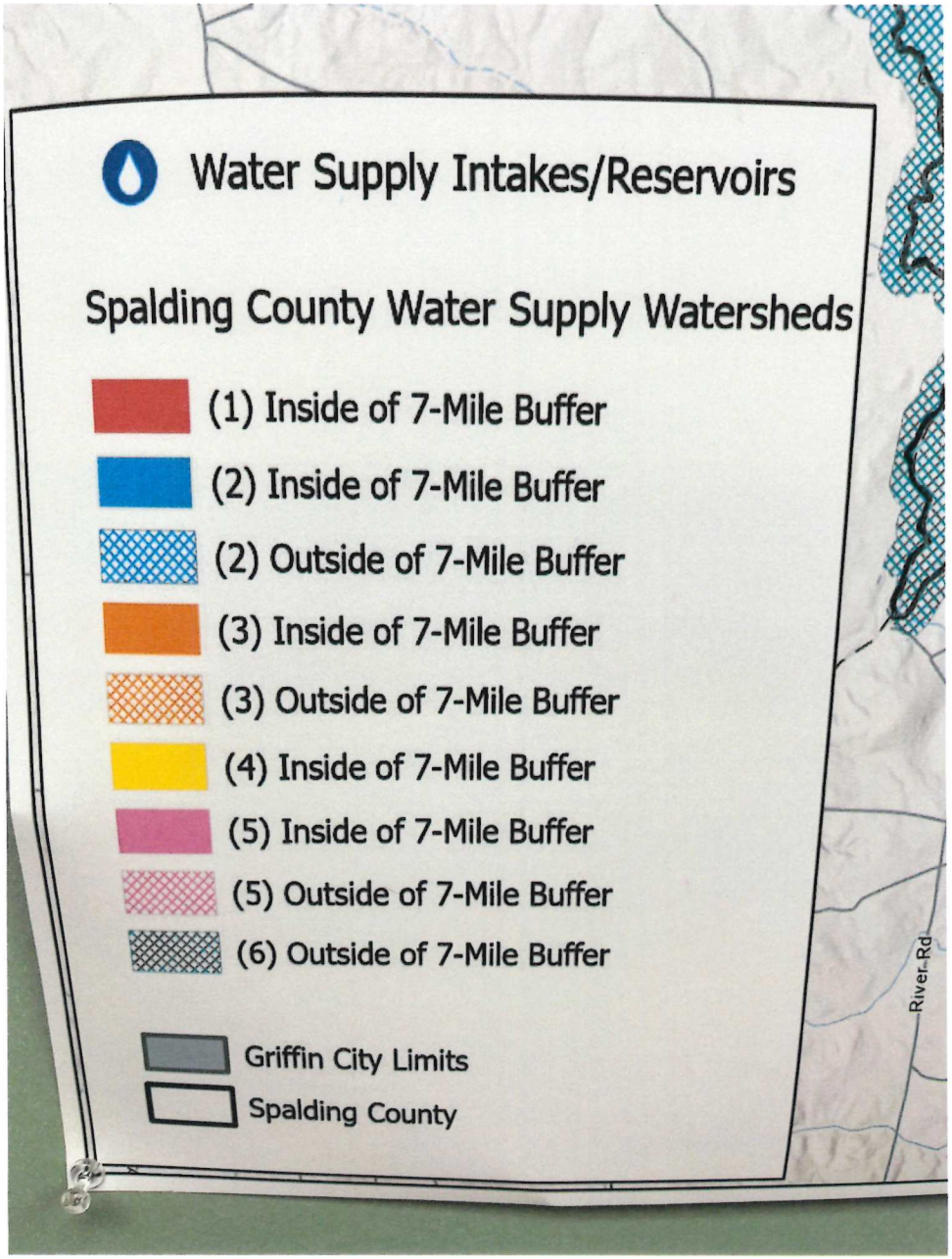
/s/ Steven L. Jones
Steven L. Jones
Georgia State Bar No.: 639038

1600 Parkwood Circle
Suite 200
Atlanta, Georgia 30339
(678) 336-7282
sjones@taylorduma.com


Steeles Mill
Sipka Rd
Hosannah Rd
Indian Creek
Locust Grove Rd
Johnny Cut Rd
Chuli Rd
Pullin Rd
Towaliga River
Indian Creek
75
3
Jenkinsburg Rd
Jackson Rd
Wisso Rd
805 ft
3 Miles
Highway 16 W

Steeles Mill
Towaliga River
Indian Creek
Hosannah Rd
Indian Creek Rd
Dean Patrick Rd
Lee Creek
Locust Rd
L G Griffin Rd
Sipka Rd
Mill Rd
Dean
Deans Ln
Highway 16 W
Joe Lane Rd
Kinards Mill
Pullin Rd
Chuli Rd
Johnny Cut Rd
Locust Grove Rd
Jenkinsburg Rd
3
805 ft
7.3 Miles
Jackson Rd
Glade Rd
Colwell Rd
Water Works Rd
Cabin Creek
Bailey Jester Rd
Wani Rd
679 ft
Walker Mill
Wisso Rd
75


Spalding
1) City of Griffin/Flint River Intake Water Supply Watershed
2) Henry County/Towaliga River Water Supply Watershed
3) Butts County/Towaliga River Intake Water Supply Watershed
4) City of Griffin/Head's Creek Water Supply Watershed
5) City of Zebulon/Elkins Creek Intake Water Supply Watershed
6) City of Griffin/Flint River Reservoir Watershed
For additional information, reference Spalding County Code of Ordinances,
Appendix IV - Zoning, Article 21 S-2 Sensitive Land-Watershed Protection District
Bernhard-Rd
Jones Hill Estates
Whitewater
Shoal Creek
Redwine-Rd
942 ft
Porter-Rd
Porters Ridge
Snead-Rd
Broom Hall
Chappell-Rd
Antioch Creek
863 ft
Camp Creek
Woolsey Gypsy
Highway 92 S
Senoia
Bankstown-Rd
Brooks
Woods-Rd
W-McIntosh-Rd
Brooks-Rd
The Meadows


Water Supply Intakes/Reservoirs
Spalding County Water Supply Watersheds
(1) Inside of 7-Mile Buffer
(2) Inside of 7-Mile Buffer
(2) Outside of 7-Mile Buffer
(3) Inside of 7-Mile Buffer
(3) Outside of 7-Mile Buffer
(4) Inside of 7-Mile Buffer
(5) Inside of 7-Mile Buffer
(5) Outside of 7-Mile Buffer
(6) Outside of 7-Mile Buffer
Griffin City Limits
Spalding County
River Rd

LAND USE SUMMARY

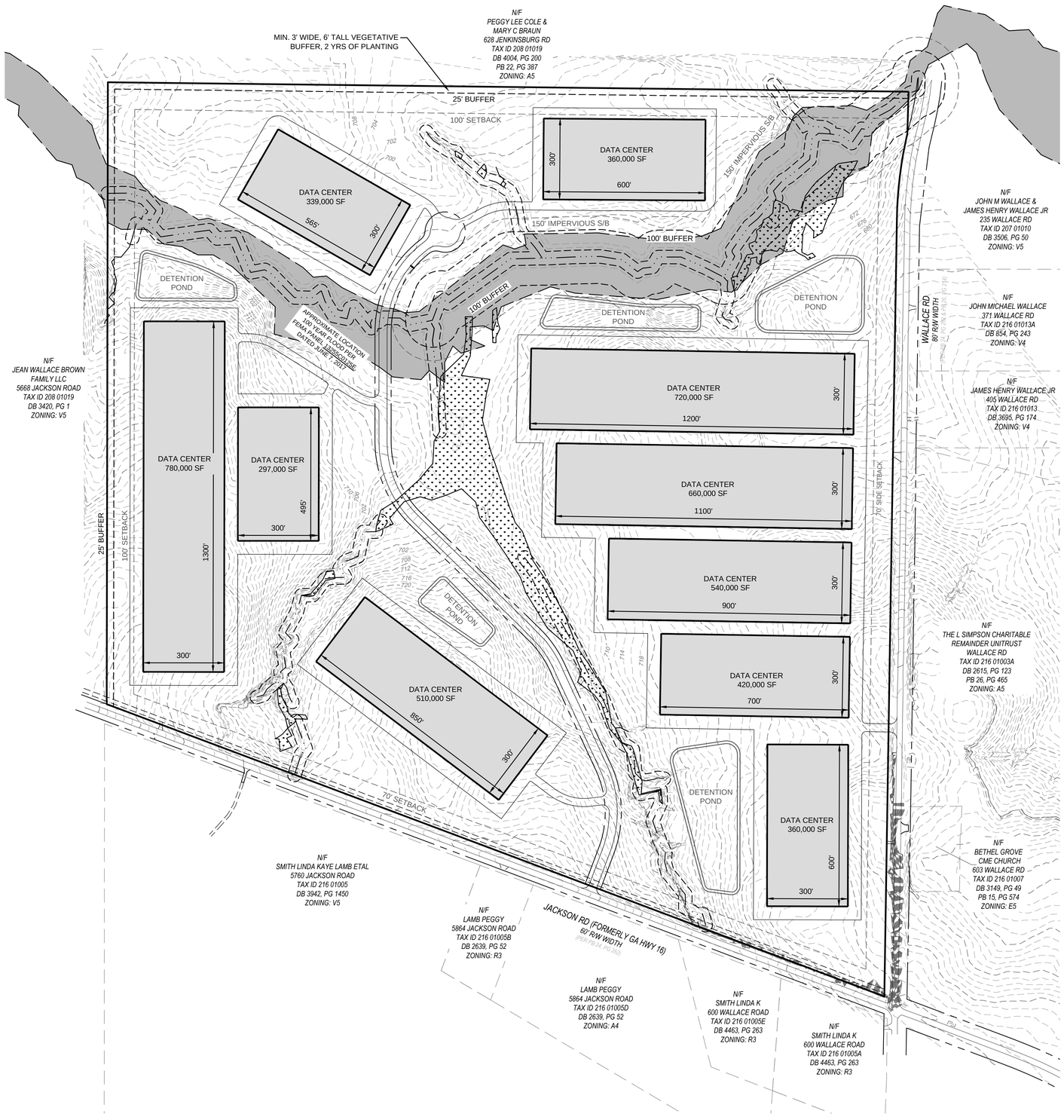
TOTAL SITE AREA: 189.64ac

TOTAL SQUARE FOOTAGE: 4,986,000 SF
**BASED ON ALL UNITS BEING 2 STORIES.*

NOTES:

PROPERTY IS WITHIN THE S-2 SENSITIVE LAND-WATERSHED PROTECTION DISTRICT.

MAX. BUILDING HEIGHT: 60'



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

CIVIL ENGINEERING
COA NO. PER 004700
LAND SURVEYING
COA NO. LSF 000993
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8666 - Fax (770)389-8656

NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 755-7978

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7100

www.fdc-llc.com

CONCEPTUAL PLAN FOR PLANNED DATA CENTER DEVELOPMENT LOCATED IN: SPALDING COUNTY, GEORGIA

REVISIONS

DATE	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER
(800) 282-7411 (TOLL FREE)
GA 811 OR DIAL 811

DATE:	10/6/25
SCALE:	1" = 200'
PROJ NUMBER:	057.040
DRAWN BY:	NF
REVIEWED BY:	JP
REVISED BY:	

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

1

FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC. IS EXPRESSLY PROHIBITED.

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

WALLACE JACKSON LLC
235 CORPORATE CENTER DR
SUITE 100
STOCKBRIDGE, GA 30281

Spalding COUNTY
Community Development

Your Special Exception application has been received by the Spalding County Community Development Office. This review process requires several public meetings. These meetings will be held in the Spalding County Courthouse Annex, 119 East Solomon Street, Room 108, Griffin, on the following dates:

- **Tuesday, November 25, 2025, at 6:00 p.m.** – Planning Commission Public Meeting

We invite you to attend these meetings and make any comments, which you feel are appropriate. If you have any questions, please feel free to call this office at (770) 467-4220.

c: File #25-17S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

WALLACE JACKSON LLC
235 CORPORATE CENTER DRIVE
SUITE 100
STOCKBRIDGE, GA 30281

Spalding COUNTY

Community Development

A request for a Special Exception application for property located at 5745 and 5841 Jackson Rd, Griffin, GA 30223; located in Land Lots 25 & 40 of the 2nd Land District, Parcel Nos. 216 01004 and 216 01004A, consisting of approximately 139.63 and 50.03 acres respectively, has been received in the Spalding County Community Development Office. The applicant is seeking a special exception for a data center campus. The review process requires several public hearings. The meeting will be held in Room 108, Spalding County Courthouse Annex, 119 E. Solomon Street, Room 108, Griffin on:

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c: File #25-17S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

JAMES R AND VALERIE P JENNINGS
500 JENKINSBURG ROAD
GRIFFIN, GA 30223

Spalding COUNTY
Community Development

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Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

PEGGY LEE COLE AND MARY C BRAUN
CO-TRUSTEES
628 JENKINSBURG ROAD
LOCUST GROVE, GA 30248

511

Spalding COUNTY
Community Development

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Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

JOHN M WALLACE AND JAMES HENRY
WALLACE JR
235 WALLACE ROAD
GRIFFIN, GA 30223

Spalding COUNTY

Community Development

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Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

JOHN MICHAEL WALLACE
371 WALLACE ROAD
GRIFFIN, GA 30223

Spalding COUNTY

Community Development

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c: File #25-17S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

JAMES HENRY WALLACE JR
1063 WEAT 3RD STREET
JACKSON, GA 30233

Spalding COUNTY
Community Development

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c: File #25-17S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

BETHEL GROCE CME CHURCH
603 WALLACE ROAD
GRIFFIN, GA 30223

Spalding COUNTY
Community Development

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c: File #25-17S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

KIMBERLY GARLIN
6006 JACKSON ROAD
JACKSON, GA 30233

Spalding COUNTY
Community Development

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c: File #25-17S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

TRACY L AND CYNTHIA J POLIZZI
6002 JACKSON ROAD
JACKSON, GA 30233

Spalding COUNTY
Community Development

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c: File #25-17S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

LINDA K SMITH
600 WALLACE ROAD
GRIFFIN, GA 30223

Spalding COUNTY
Community Development

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c: File #25-17S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

PEGGY LAMB
5864 JACKSON ROAD
GRIFFIN, GA 30223

Spalding COUNTY
Community Development

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c: File #25-17S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

SMITH LINDA KAYE LAMB
CO-TRUSTEES LAMB FAMILY TRUST
5760 JACKSON ROAD
GRIFFIN, GA 30223

Spalding COUNTY

Community Development

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c: File #25-17S 11/6/2025

Community Development
119 East Solomon Street, Room 203
Post Office Box 1087
Griffin, Georgia 30224

JEAN WALLACE BROWN FAMILY LLC
5668 JACKSON ROAD
GRIFFIN, GA 30223

Spalding COUNTY
Community Development

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c: File #25-17S 11/6/2025

ZONING NOTICE
Spalding COMMUNITY DEVELOPMENT
SPECIAL EXCEPTION NOTICE
A REQUEST FOR A SPECIAL EXCEPTION FOR DEVELOPMENET OF
DATA Center HAS BEEN RECEIVED BY SPALDING COUNTY.
A PUBLIC HEARING TO CONSIDER THIS REQUEST WILL BE HELD
6 P.M. November 25 2025
ROOM 108,COURTHOUSE ANNEX,119 EAST SOLOMON STREET, GRIFFIN.
ADDITIONAL INFORMATION MAY BE OBTAINED BY CALLING:
(770)467-4220
SPALDING COUNTY

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(770)467-4220
SPALDING COUNTY

PUBLIC NOTICE

The Spalding County Planning Commission will conduct public hearings on Tuesday, November 25, 2025, at 6:00 p.m. in the Spalding County Annex Building, Room 108, 119 East Solomon Street, Griffin, GA, to consider the following:

Application 25-16S: Brother Ghotra, LLC owner, Harmoni Towers LLC, Agent, 3430 N McDonough Road (Parcel 201 01001G); located in Land Lot 147 of the 2nd Land District, consisting of 2 acres. The applicant is seeking a special exception to place a cell tower on the property.

Application 25-28Z: Jack Gilbert, Sarah Gilbert, et.al., owners, rear portion of 1075 Amelia Road (Parcel 200 01004); located in Land Lot 148 of the 2nd Land District, consisting of 50 acres. The applicant is requesting to rezone from R-2 (Single-Family Residential) to VN (Village Node) for an extension of an approved master planned community.

Application 25-29Z: Wallace Jackson, LLC, owner, 5745 and 5841 Jackson Road (Parcels 216 01004 and 216 01004A); both located in Land Lots 25 & 40 of the 2nd Land District, consisting of approximately 139.63 and 50.03 acres respectively. The applicant is requesting to rezone from C-2 (Manufacturing) to C-1C (Manufacturing - Light) for a data center campus.

Application 25-17S: Wallace Jackson, LLC, owner, 5745 and 5841 Jackson Road (Parcels 216 01004 and 216 01004A); both located in Land Lots 25 & 40 of the 2nd Land District, consisting of approximately 139.63 and 50.03 acres respectively. The applicant is seeking a special exception for a data center campus.

Application 25-18S: Medardo and Mae Rivera-Caraballo, owners, 220 Kilgore Road (Parcel 246 03004); located in Land Lot 124 of the 3rd Land District, consisting of 1 acre. The applicant is seeking a special exception for a general home occupation (hair salon).

Application 25-19S: Family Worship Center Ministries, Inc., owner, 1160 County Line Road (Parcel 228 03049); located in Land Lot 217 of the 2nd Land District, consisting of 5.08 acres. The applicant is seeking a special exception to have weekly church services and Bible study on the property.

ALL INTERESTED CITIZENS ARE ENCOURAGED TO ATTEND.

If you are in need of auxiliary aids or services due to a disability, please notify the Zoning Office at (770) 467-4220 at least 5 days prior to the meeting.

Submitted copy & e-mailed to GDN Wednesday, November 5, 2025.

Griffin Daily News: Please run as a legal ad on **Saturday, November 8, 2025.**

NOTE: AFFIDAVIT NOT NEEDED WITH THIS AD. THIS AD RUNS ONLY ONE TIME.

Received by: _____

Date: _____

POSTED: Courthouse _____

Annex _____

Contact David Allen - 770-467-4220; dallen@spaldingcounty.com
Charge to Acct. #5724

PLANNING COMMISSION

Consider the approval of the meeting minutes for the meeting held on October 28, 2025.

Requesting Agency
Spalding County Community Development

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?
Yes

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION
Approval

ATTACHMENTS:
Minutes - PC 10.28.25.pdf

SPALDING COUNTY PLANNING COMMISSION
Meeting Minutes
October 28, 2025

The Spalding County Planning Commission held its regular monthly meeting on October 28, 2025, convening at 6:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were Chair MaryLouise Upshaw, Doug Hardwick, Frank Harris, and Bill Bryant. Vice Chair Bruce Ballard was absent.

Also present were County Manager Steve Ledbetter, PhD, David Allen, Community Development Director and Planner Eva Morales, assisting with the recording. David Penland filled in for the County Zoning Attorney Newton Gallaway, who was absent.

Chair MaryLouise Upshaw called the meeting to order at 6:00 p.m.

A. Call to Order.
B. Invocation by Board Member Doug Hardwick.
C. Pledge to Flag by Chair Mary Louise Upshaw.

D. Old Business – None

E. New Business:

1. **Application 25-32V:** InHouse Real Estate, LLC, owner, 2547 Locust Grove Road (Parcel 209 01038D); located in Land Lot 76 of the 2nd Land District, consisting of approximately 31.3 acres. The applicant is requesting a variance for the reduction of a required 200-foot perimeter setback for an event center to 100 feet.

   David Allen gave introduction.

   Motion to open public hearing by Doug Hardwick and seconded by Frank Harris. The motion passed unanimously.

   The applicant, Dot Brown and her engineer, Darrell Johnson came forward to speak. Since use was approved last month, variance is now needed for 200-foot perimeter setback.

   Ann Dawson, who lives across from the property, spoke against.

   No one else came forward to speak.

   Motion to close public hearing by Frank Harris and seconded by Bill Bryant. The motion passed unanimously.

   David Allen gave his staff report. Development is not possible without variance.

Frank Harris asked where the nearest houses were.

Bill Bryant noted that there were buffers already on the south side and east side. Keep these at 200-foot setback. There is a lot of woods on the north side.

Commissioner Bryant made the motion to approve the variance, keeping the 200-foot setback on the west, east, and south sides (to the pond) and having a 100-foot setback on the north side with an undisturbed buffer and a fence within the setback, seconded by Commissioner Harris. Vote: 2-2; No action by Planning Commission, forwarded to Board of Commissioners.

2. **Application 25-25Z:** 715 W W Hall, LLC, owner, 4 Sixth Street (Parcel 123 11001); located in Land Lot 207 of the 2nd Land District, consisting of approximately 9.66 acres. County initiated rezoning to restore Mill Village District Overlay designation (and associated standards) onto the subject property, per Section 414.

   David Allen gave introduction. This was tabled from September for more information about possible new owner.

   Motion to open public hearing by Frank Harris and seconded by Doug Hardwick. The motion passed unanimously.

   Marshall Lucas, owner, said that this would just be a tire business, and nothing else. He would like more time to make it happen.

   Motion to close public hearing by Doug Hardwick and seconded by Bill Bryant. The motion passed unanimously.

   David Allen gave staff report. He reiterated that there was not a definite timeline for Mr. Lucas to finish his work, but that a new owner and different uses were the triggers for possibly reverting back to the Mill Village Overlay.

   Mary Louise Upshaw asked if the parked trucks out there were full of tires.

   Frank Harris said that outside storage was not allowed, even in trailers. Doug Hardwick asked what was the difference between that and having them in a building? Sprinklers.

   Commissioner Bryant made the motion to deny the County initiated rezoning back to the Mill Village Overlay, seconded by Commissioner Harris. The motion passed unanimously. NOT FORWARDED TO BOARD OF COMMISSIONERS.

3. Preliminary Plat Review for North Towaliga Village Node development, North McDonough Road and Amelia Road.

David Allen gave introduction. No public hearing required.

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David Allen gave staff report. Development was approved back in March. Except for some GDOT required modifications to the entrances and some flipping of lot areas, the design is the same. The lot yield has not changed.

Chard Jacobs, representing the developer Minerva, gave a presentation.

Frank Harris asked if there would be front garages and how many.

Bill Bryant asked about wetlands and cemetery protection.

Chad Jacobs reminded the Board about the approval conditions from March.

Commissioner Bryant made the motion to approve the preliminary plat with staff conditions, seconded by Commissioner Harris. The motion passed unanimously.

4. **Application 25-26Z:** John Shepherd, owner, 120 Airport Road (Parcel 142 03026); located in Land Lot 140 of the 2nd Land District, consisting of approximately 0.41 acres. The applicant is requesting to rezone from R-1 (Single-Family Residential) to PDD (Planned Development District) for placement of a commercial driveway for an existing business to an adjacent parcel.

   David Allen gave introduction.

   Motion to open public hearing by Doug Hardwick and seconded by Bill Bryant. The motion passed unanimously.

   John Shepherd, owner – 1113 Zebulon Road, spoke about the request. He bought the main property (which is in the City of Griffin) back in 2021. He purchased the Airport Road property back in 2023. He needs the driveway due to the driveway on Zebulon Road being hampered by cable wires hitting large trucks entering the site.

   Angel and Brian Adams of 123 Bobolink Drive came forward to speak against. They represent parents who live next door at 114 Airport Road and cannot attend the meeting. It is not good to have big trucks on Airport Road. Also concerned about noise. The creek running through the property will have to be addressed.

   No one else came forward to speak.

   Motion to close public hearing by Bill Bryant and seconded by Doug Hardwick. The motion passed unanimously.

Mary Louise Upshaw asked if the State needed to look at the stream. Does there need to be a landscape buffer between the drive and adjacent houses? Does there need to be enhanced paving on Airport Road?

Frank Harris asked if they could just relocate the wires at the main entrance? Airport Road is bad for trucks.

The applicant responded that the main entrance on Zebulon Road also has a narrow width.

Bill Bryant asked if an accel / decel lane should be required? How many trucks? 2 to 3 per week.

Doug Hardwick said that an accel / decel lane would require eminent domain.

Commissioner Harris made the motion to deny the rezoning. Motion died for lack of a second.

Commissioner Bryant made the motion to approve the rezoning, with staff conditions plus the requirement for an accel / decel lane and a 25-foot-wide landscape buffer on either side of the driveway, seconded by Commissioner Harris. The motion passed unanimously.

5. **Application 25-27Z:** John Shepherd, owner, 121 and 123 Oak Avenue (Parcels 142 03010 and 142 03009); both located in Land Lot 140 of the 2nd Land District, consisting of approximately 0.38 and 0.41 acres respectively. The applicant is requesting to rezone from R-1 (Single-Family Residential) to PDD (Planned Development District) for expansion of a storage yard for an existing business on an adjacent parcel.

   David Allen gave introduction.

   Motion to open public hearing by Frank Harris and seconded by Bill Bryant. The motion passed unanimously.

   John Shepherd, owner – 1113 Zebulon Road, spoke about the request. He bought the main property (which is in the City of Griffin) back in 2021. He also purchased these two parcels on Oak Avenue behind him in 2021. He needs the extra space for storage and parking vehicles.

   Angel and Brian Adams of 123 Bobolink Drive came forward to speak against. They represent parents who live next door at 114 Airport Road and cannot attend the meeting. This will lead to an increase in traffic and noise. Couldn't the driveway be moved down to the strip at 124 Airport Road?

Motion to close public hearing by Bill Bryant and seconded by Doug Hardwick. The motion passed unanimously.

Bill Bryant said the proposal to relocate the driveway to 124 Airport Road was a good idea.

Frank Harris said the residential property owners need to be kept in consideration.

Bill Bryant asked what is allowed in PDD zoning?

Commissioner Bryant made the motion to approve the rezoning, with staff conditions plus an additional condition that the use on the parcels be for storage only, seconded by Commissioner Hardwick. The motion passed unanimously.

6. **Application 25-16S:** Brother Ghotra, LLC owner- Harmoni Towers LLC, Agent, 3430 N McDonough Road (Parcel 201 01001G); located in Land Lot 147 of the 2nd Land District, consisting of 2 acres. The applicant is seeking a special exception to place a cell tower on property.

   Tabled at request of applicant before meeting.

7. **Proposed text amendment** to Appendix IV, Zoning Ordinance of Spalding County, Articles 16 through 19, pertaining to necessary corrections, clarifications, and improvements to uses and standards in certain portions of the Zoning Ordinance.

   David Allen gave introduction.

   Motion to open public hearing by Bill Bryant and seconded by Frank Harris. The motion passed unanimously.

   No one came forward to speak.

   Motion to open public hearing by Bill Bryant and seconded by Frank Harris. The motion passed unanimously.

   David Allen gave staff report. Changes made since last meeting.

   Commissioner Hardwick made the motion to approve the revised Article 16, with changes noted in meeting, seconded by Commissioner Bryant. The motion passed unanimously.

   Commissioner Bryant made the motion to approve the revised Article 17A, with changes noted in meeting, seconded by Commissioner Hardwick. The motion passed unanimously.

Commissioner Bryant made the motion to approve the revised Article 17B, with changes noted in meeting, seconded by Commissioner Hardwick. The motion passed unanimously.

Commissioner Bryant made the motion to approve the revised Article 18, with changes noted in meeting, seconded by Commissioner Harris. The motion passed unanimously.

Commissioner Bryant made the motion to approve the revised Article 19, with changes noted in meeting, seconded by Commissioner Hardwick. The motion passed unanimously.

F. Minutes:

1. Approval/denial of the meeting minutes of the September 30, 2025 meeting.

   Commissioner Bryant made the motion to approve the meeting minutes for the September 30, 2025 meeting, and Commissioner Harris seconded. The motion passed unanimously.

G. Report of Commissioners:

- Commissioner Harris offered GAZA applications for Planning Board member training.

H. Adjournment:

Commissioner Bryant made the motion to adjourn, and Commissioner Hardwick seconded. The motion passed unanimously.

The Meeting adjourned at 7:32 pm.