Georgia Public Service Commission

Request for Transfer of Retail Electric Service

Pursuant to Section 9(C)(2) of the Georgia Territorial Electric Service Act [Acts 1973, page 200; O.C.G.A. §46-3-8(c)(2)], the undersigned hereby files this joint (3-party) application for transfer of retail electric service. Commission approval of this request affects only the subject premise; no territorial assignments or unassignments are to change.

This application is not complete without: 1) a clear description of the premise(s) location (city/county map(s), plat(s), landmark location, etc.), *and* 2) a copy of the applicable territorial map "B" indicating the location of premise(s).

Consumer and/or Owner Address

Consumer SGW Properties, LLC

Premise Owner SGW Properties, LLC

Owner's mailing address PO Box 1076

City Jefferson State GA Zip 30549

Location of Premises to be Transferred

Address Cedar Ridge Subdivision

Parcel ID: 005 045 Lots: 3-9 and17-19

City Commerce COUNTY Franklin Zip 30530

Reason or cause for request: To avoid duplication of electrical facilities and mitigate safety issues.

»» Does this transfer include a transfer of utility assets? X No ☐ Yes If yes, list assets on a separate page. ««

The signatures hereon by the applicants indicate their agreement to this transfer of service.

Supplier *Transferor*

Hart EMC — Print Transferor / Utility Name

Edward Gatty — Transferor Agent Signature

7/18/25 — Date

Agent Title and email address:

Supplier *Transferee*

Jackson EMC — Print Transferee / Utility Name

Dale B. Cleveland — Transferee Agent Signature

7/29/2025 — Date

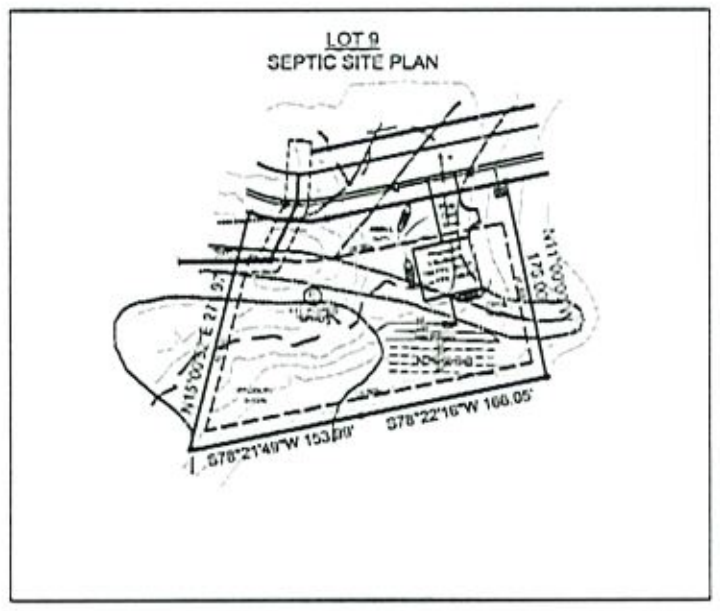
Agent Title and email address: David Cleveland, Vice President, Marketing, Member Services and Governmental Affairs dcleveland@jacksonemc.com

Consumer and/or Owner

x _____ Consumer Signature — Date

x _____ Owner Signature — 7/17/2025 Date

GPSC Form TSI (3/21)



PROPERTY OWNER/DEVELOPER:
SWG PROPERTIES
ADDRESS: 770 Jefferson Boulevard,
Jefferson, Ga 30549
PHONE NUMBER: 678-858-7092

24 HOUR CONTACT:
NAME: SHAWN WATSON
PHONE: 678-858-7092

- TAX PARCEL 005 045
- ZONED RR
- TOTAL ACREAGE - 30.51 ACRES
- TOTAL LOTS - 22
- SANITARY SEWAGE DISPOSAL SHALL BE SERVED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS FOR EACH PARTICULAR LOT.
- STORMWATER MANAGEMENT SHALL BE HANDLED ON EACH INDIVIDUAL LOT & SHALL MEET ALL MINIMUM STANDARDS FOR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION.
- WATER SERVICE PROVIDED BY BANKS COUNTY (SEE ATTACHED LETTER)
- NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS INDICATED ON F.I.R.M. MAP NO. 13119C0175C, dated 09-26-2008

HEALTH DEPARTMENT CERTIFICATION
The lots shown have been reviewed by the Franklin County Health Department as noted on each lot and plat legend. This review was performed based on information submitted by other professionals and any supplementary information provided therein. Each lot must be reviewed and approved for on-site sewage management system placement prior to the issuance of a construction permit.

DATED THIS__________ DAY OF ______________________, 2024

BY________________________________

TITLE______________________________

NOTES:
Must submit grading plans with septic tank application for any lots proposing slab construction or requiring extensive grade modification. In such case, further soil studies may be required prior to issuance of a septic tank permit or approval of an on-site sewage management system.

"No observed wells were found on the property except as shown hereon, and wells within 100 feet of the property are graphically shown hereon. Others may exist, no warranty is implied. Parties are put on notice: Any wells located or found on the property must be properly plugged by a state of Georgia licensed well driller."
No spring heads were observed within 100 feet of the property and any creeks/surface bodies of water within 50 feet of the property (lots) are shown hereon.

Regarding all lots, some on-site sewage management systems may be required to be pumped depending on the proposed placement of the home. Also, some septic systems may be required to be installed at the beginning of construction to ensure proper placement of the initial system and repair area. Please note that any grading, filling, digging trash pits, other landscaping, or construction activities may render approval of that lot void. Lot 4 will likely require pumping.

WATERSHED NOTES:

No portion of the subdivision lies in a ground water recharge area, pursuant to the Rules of the Department of Natural Resources, Environmental Protection Division Chapter 391-3-16.01

There are no perennial streams within or impacted by the subdivision that are upstream of a water supply reservoir/intake, pursuant to the Rules of the Department of Natural Resources, Environmental Protection Division Chapter 391-3-16.02 as shown hereon.

Storm water retention and detention facilities on the subject property are shown hereon.

Water meters will be placed along the Right-Of-Way of Cedar Ridge Circle for each individual Lot. Waterline placement will be determined at what time house placement is determined. Locations shown hereon is a representation of possible water meter locations.

Power to homes will be provided by Hart EMC and will be ran underground. Power line placement will be determined at what time house placement is determined.

Lot 9 is labeled with "SPHD" (Site Plan Required by Health Department)

"Health Department Legend"

All lots are to be served by on-site sewage management systems permitted by the Franklin County Health Department. This review was performed based on a typical 3-bedroom home with average appurtenances. Additional requirements are applied for permitting larger homes.

Lot 9 will require an engineered site plan prior to septic permit issuance. This lot will likely support less than a 3-bedroom septic system. House size and house/driveway location may be restricted. All site plans must adhere to the requirements outlined in Section F of the Georgia Department of Public Health's Manual for On-Site Sewage Management Systems.

Course	Bearing	Distance
L1	S 10°07'00" E	106.78'
L2	Rad: 370.00' Tan: 74.12' Chd: S21°26'38" E	Arc: 146.30' CA: 22°39'17" 145.35'
L3	S 32°46'17" E	40.24'
L4	S 32°46'17" E	216.00'
L5	S 32°46'17" E	216.00'
L6	S 32°46'17" E	215.00'
L7	S 32°46'17" E	162.02'
L8	Rad: 105.00' Tan: 22.69' Chd: S20°34'38" E	Arc: 44.69' CA: 24°23'17" 44.36'
L9	Rad: 30.00' Tan: 24.69' Chd: S47°50'28" E	Arc: 41.32' CA: 78°54'57" 38.13'
L10	Rad: 60.00' Tan: 98.52' Chd: S28°38'27" E	Arc: 122.85' CA: 117°18'58" 102.49'
L11	Rad: 60.00' Tan: 88.28' Chd: S85°48'58" W	Arc: 116.86' CA: 111°35'52" 99.26'
L12	Rad: 30.00' Tan: 18.25' Chd: N80°41'33" W	Arc: 32.79' CA: 62°38'54" 31.18'
L13	S 79°00'00" W	92.22'
L14	S 79°00'00" W	250.00'
L15	S 79°00'00" W	159.48'
L16	Rad: 120.00' Tan: 35.71' Chd: N84°25'35" W	Arc: 69.42' CA: 33°08'50" 68.46'
L17	Rad: 120.00' Tan: 62.10' Chd: N40°29'35" W	Arc: 114.60' CA: 54°43'10" 110.30'
L18	[illegible]	231.09'
L19	N 15°23'00" W	3.44'
L20	N 15°23'00" W	250.00'
L21	N 15°23'00" W	23.53'
L22	N 13°01'28" W	265.52'
L23	Rad: 150.00' Tan: 88.72' Chd: N17°34'39" E	Arc: 160.23' CA: 61°12'14" 152.72'
L24	Rad: 150.00' Tan: 34.51' Chd: N61°08'10" E	Arc: 67.84' CA: 25°54'48" 67.26'
L25	N 74°05'34" E	159.54'

Course	Bearing	Distance
L26	N 10°07'00" W	98.03'
L27	N 79°53'00" E	60.00'
L28	Rad: 30.00' Tan: 26.05' Chd: S84°56'01" E	Arc: 42.91' CA: 81°56'51" 39.34'
L29	Rad: 429.99' Tan: 33.19' Chd: S28°21'03" E	Arc: 66.25' CA: 8°49'40" 66.19'
L30	S 32°46'17" E	194.78'
L31	S 32°46'17" E	225.00'
L32	S 32°46'17" E	253.00'
L33	S 32°46'17" E	176.18'
L34	Rad: 45.00' Tan: 66.43' Chd: S23°06'52" W	Arc: 87.78' CA: 111°46'17" 74.51'
L35	S 79°00'00" W	234.04'
L36	S 79°00'00" W	234.04'
L37	Rad: 60.00' Tan: 57.81' Chd: N57°04'00" W	Arc: 92.01' CA: 87°52'00" 83.26'
L38	N 13°08'00" W	116.56'
L39	N 13°08'00" W	116.71'
L40	N 15°23'00" W	74.20'
L41	N 15°23'00" W	202.71'
L42	N 13°01'28" W	53.95'
L43	N 13°01'28" W	210.34'
L44	Rad: 90.00' Tan: 85.58' Chd: N30°32'03" E	Arc: 136.84' CA: 87°07'02" 124.04'
L45	N 74°05'34" E	51.35'
L46	N 74°05'34" E	109.43'

Course	Bearing	Distance
L47	N 40°15'00" W	88.30'
L48	N 17°07'00" W	84.00'
L49	N 07°31'00" E	183.00'
L50	N 04°12'00" E	210.00'
L51	N 03°08'00" E	77.70'
L52	N 11°08'00" W	283.60'
L53	N 15°23'00" W	250.00'
L54	N 15°23'00" W	30.00'
L55	N 11°08'00" W	157.00'
L56	N 08°23'00" W	172.74'
L57	N 08°23'00" W	357.66'
L58	S 84°48'00" E	73.90'
L59	S 89°35'00" E	54.58'
L60	S 89°35'00" E	91.08'
L61	N 85°58'00" E	103.56'
L62	N 82°54'00" E	94.81'
L63	N 79°53'00" E	58.12'
L64	N 79°53'00" E	7.95'
L65	N 78°21'00" E	81.84'
L66	N 70°18'16" E	41.92'

BUILDING SETBACKS
PER ZONING APPROVAL
FRONT - 35'
REAR - 15'
SIDE - 10'

Health Department Certificate.

"This final plat has been approved by the Franklin County Health Department as being consistent with applicable state and local environmental health requirements.

_______________________ Signature,
Manager, Franklin County Health Department

_______________ Date"

BANKS COUNTY PUBLIC
UTILITIES DEPARTMENT
150 Hudson Ridge · Suite 5 · Homer, Georgia 30547

December 4, 2023

RE: Water Availability Certification for Cedar Ridge Road

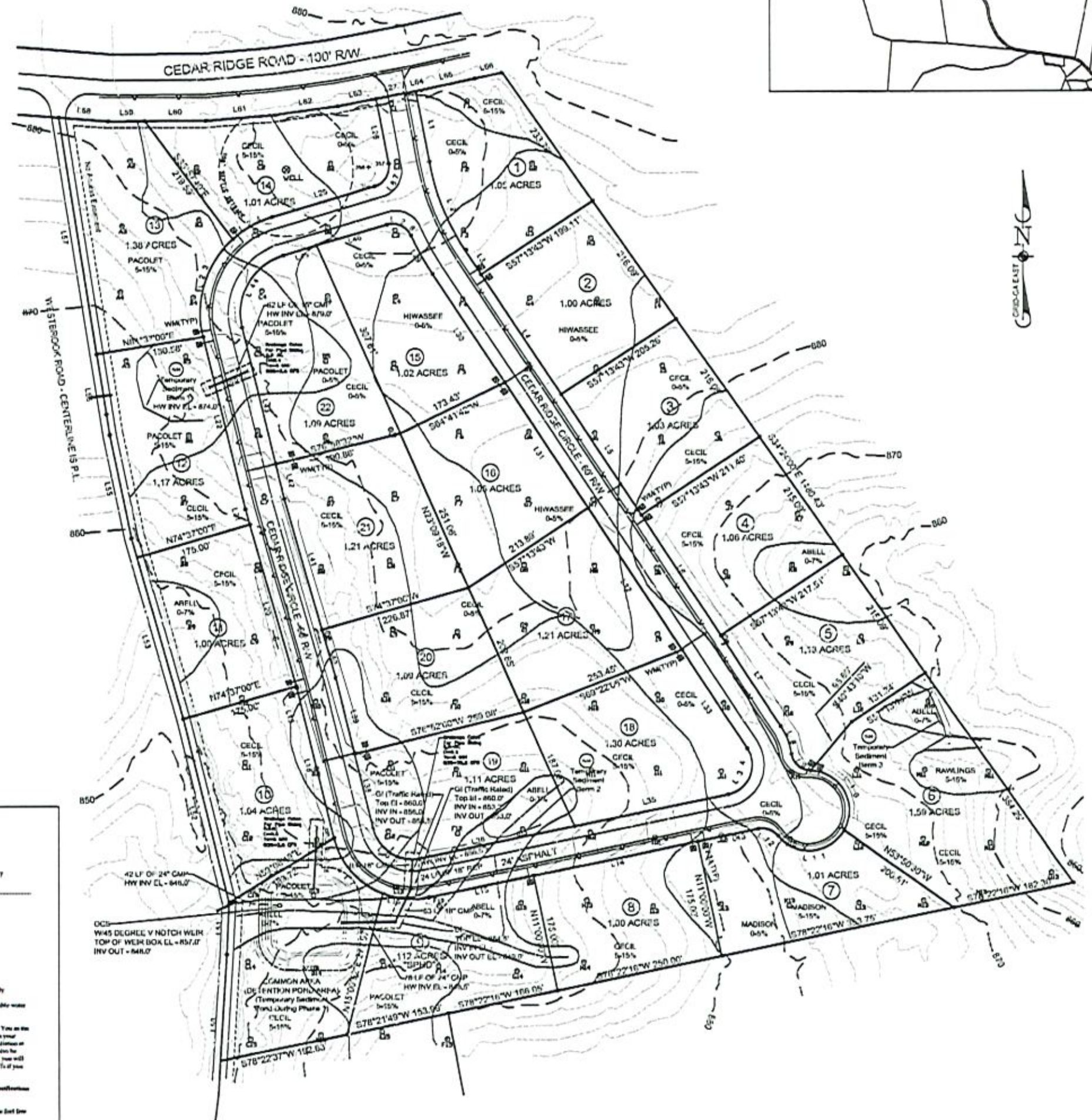
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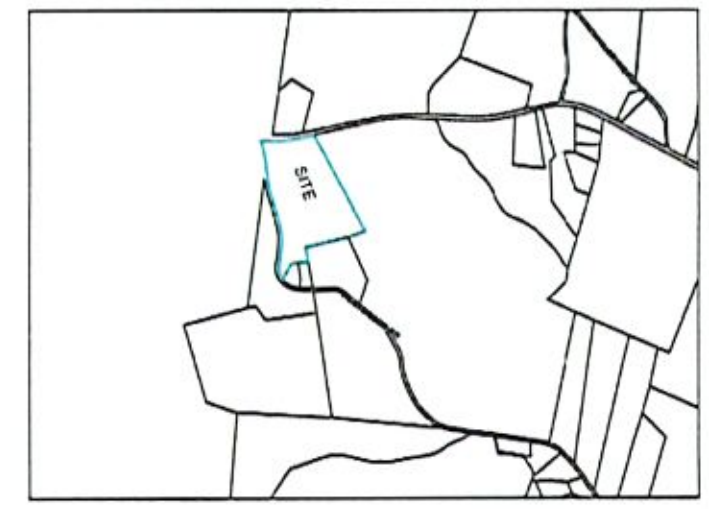
Sincerely,

BANKS COUNTY
PUBLIC UTILITIES DEPARTMENT

Director

Cc: [illegible], Banks County Planning and Zoning





0 100 200
SCALE: 1"= 100'

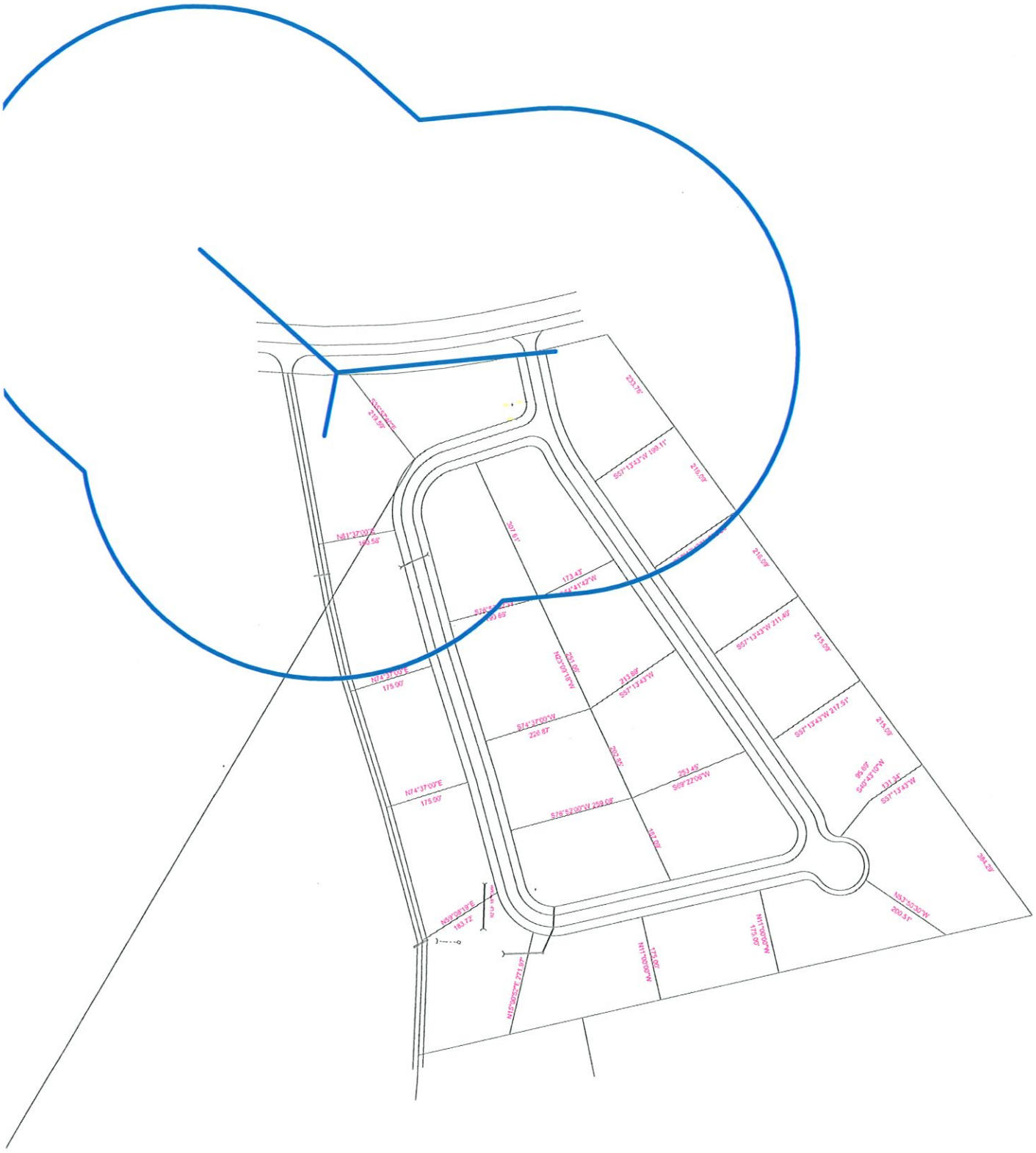
LandTec Surveying
205 WILLIAMS BRIDGE ROAD,
TOCCOA, GEORGIA 30577
PHONE: (678)780-8832

PRELIMINARY GRADING PLAN FOR:
CEDAR RIDGE SUBDIVISION
G.M.D. 1206 & 1386
FRANKLIN COUNTY, GEORGIA
05/20/2024

CC: JRG	
DRAWN BY: WJG	
SCALE: 1" = 100'	
PROJECT NO. - 21-105	
SHEET NO. 1 OF 3	

JACKSON
ELECTRIC MEMBERSHIP CORPORATION℠

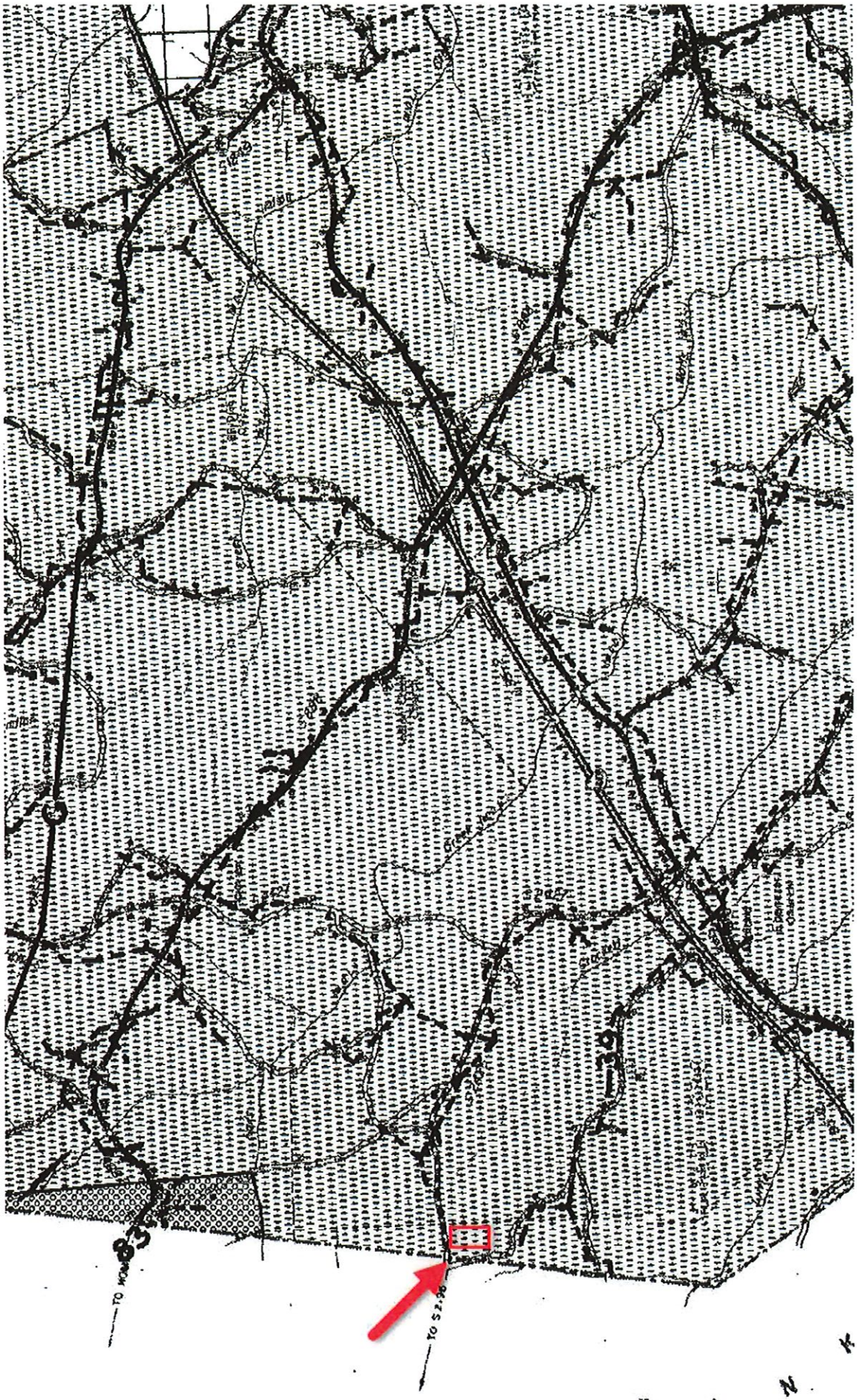
Cedar Ridge



Legend

73 Lines

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TO
TO
B A N K