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 SDH Atlanta, LLC

Premise Owner SDH Atlanta, LLC

Owner's mailing address 110 Village Trail Ste. 215

City Woodstock State Georgia Zip 30188

Location of Premises to be Transferred

Address Trinity Station Subdivision

Parcel ID: AU10 006A Lots 17-24, 79-104

City Auburn COUNTY Barrow Zip 30011

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

»» Does this transfer include a transfer of utility assets? ☒ 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*

Georgia Power Co. — Print Transferor / Utility Name

x Stephanie M. Gossman — Transferor Agent Signature

10/7/2025 — Date

Agent Title and email address: General Manager Planning & Policy; smizzell@southernco.com

Supplier *Transferee*

Jackson EMC — Print Transferee / Utility Name

x [signature] — Transferee Agent Signature

10/16/2025 — Date

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

Consumer and/or Owner

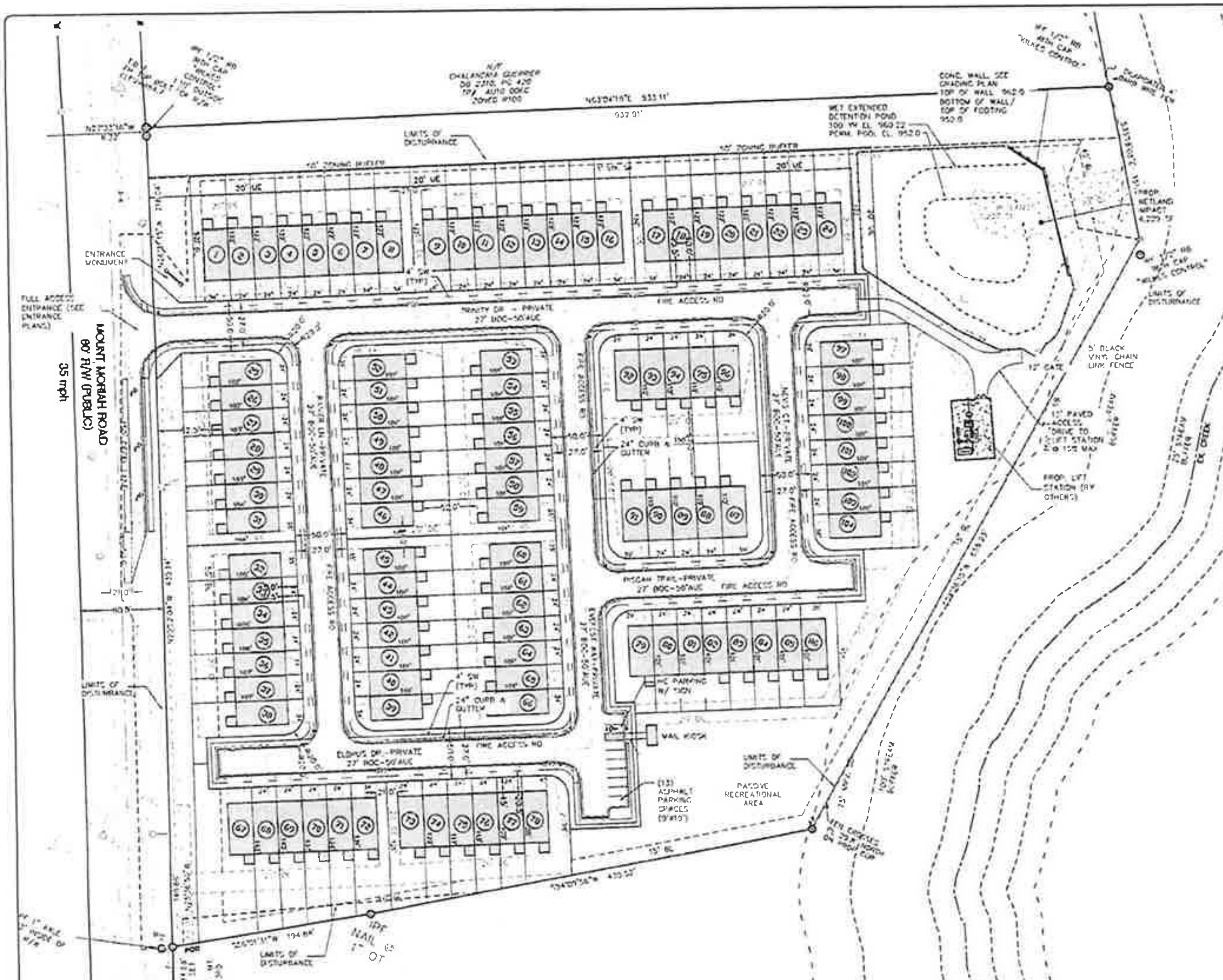
x [signature] — Consumer Signature

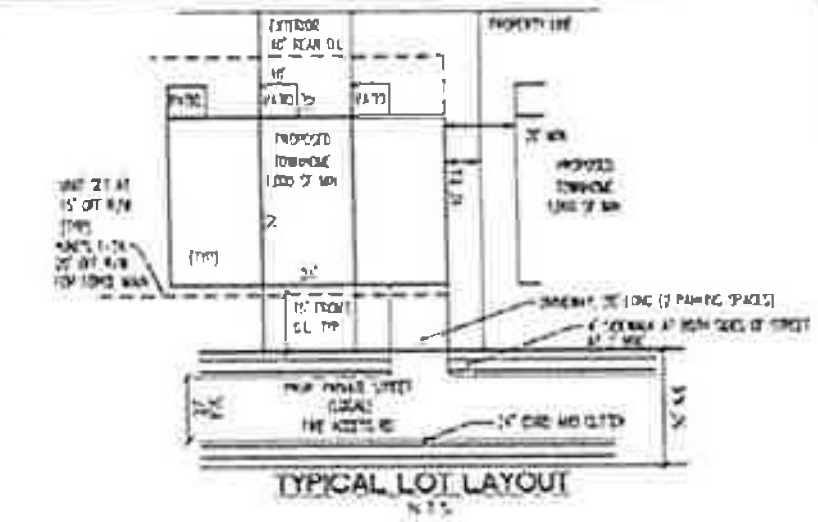
9.24.25 — Date

x [signature] — Owner Signature

9.24.25 — Date

GPSC Form TSI (3/21)





GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

NOTES
1. REFERENCE SURVEY FOR SDH ATLANTA, LLC BY ADAM AND LEE SURVEYING, DATED 5-30-24
2. TOPOGRAPHIC CONTOURS PROVIDED BY BARROW COUNTY GIS DEPARTMENT VIA ELECTRONIC TRANSFER ON 7/26/2022 SUPPLEMENTED WITH FIELD RUN TOPO
3. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No 13013C0040C, DATED 12/18/2009
4. FIRE ACCESS ROAD GRADES SHALL NOT EXCEED 10% ACCESS ROADWAY MUST BE CAPABLE OF SUPPORTING AN IMPOSED LOAD OF FIRE APPARATUS WEIGHING 75,000 POUNDS

TAX PARCEL: AU10 009A
SITE AREA: 14.08 AC
DISTURBED AREA: 13.1 AC
CURRENT ZONING: RM-8 (PS2400207)
PROPOSED USE: 104 SINGLE FAMILY ATTACHED TOWNHOMES
PROPOSED DENSITY: 7.39 UNITS PER ACRES

MIN. DWELLING UNIT AREA: 1,000 SF

MAX. BUILDING HEIGHT: 40'

OPEN SPACE REQUIRED: NA

PARKING REQUIRED: 208 SP (2 SP / UNIT)
PARKING PROVIDED: 230
TOWNHOMES: 208 SP
MAIL KIOSK: 2 SP
GUEST PARKING: 20 SP

AREA PER DWELLING UNIT REQUIRED: 5,445 SF
AREA PER DWELLING UNIT PROVIDED: 5,898 SF (613,402 SF/104 UNITS)

SETBACKS
FROM RIGHT OF WAY: 50 FEET
SIDE: 15 FEET
REAR: 40 FEET
MINIMUM BUILDING SEPARATION: 20 FEET
MAX BUILDING HEIGHT: 40 FEET

PREPARED BY
PRIMUS
3010 HAMILTON MILL RD
BUFORD, GA 30519
CONTACT
Byron J. Arceneaux, P.E.
678 858-3842
byron@primusatlanta.com

PREPARED FOR
SMITH DOUGLAS HOMES
110 VILLAGE TRAIL
SUITE 215
WOODSTOCK, GA 30188

24 HR CONTACT
KYLE COHEN
301 717-9030
kcohen@smithdouglas.com

TRINITY STATION SD
fka
MT. MORIAH RD. TRACT SD
PARCEL: AU10 009A
GMD 1740
CITY OF AUBURN
BARROW COUNTY, GEORGIA

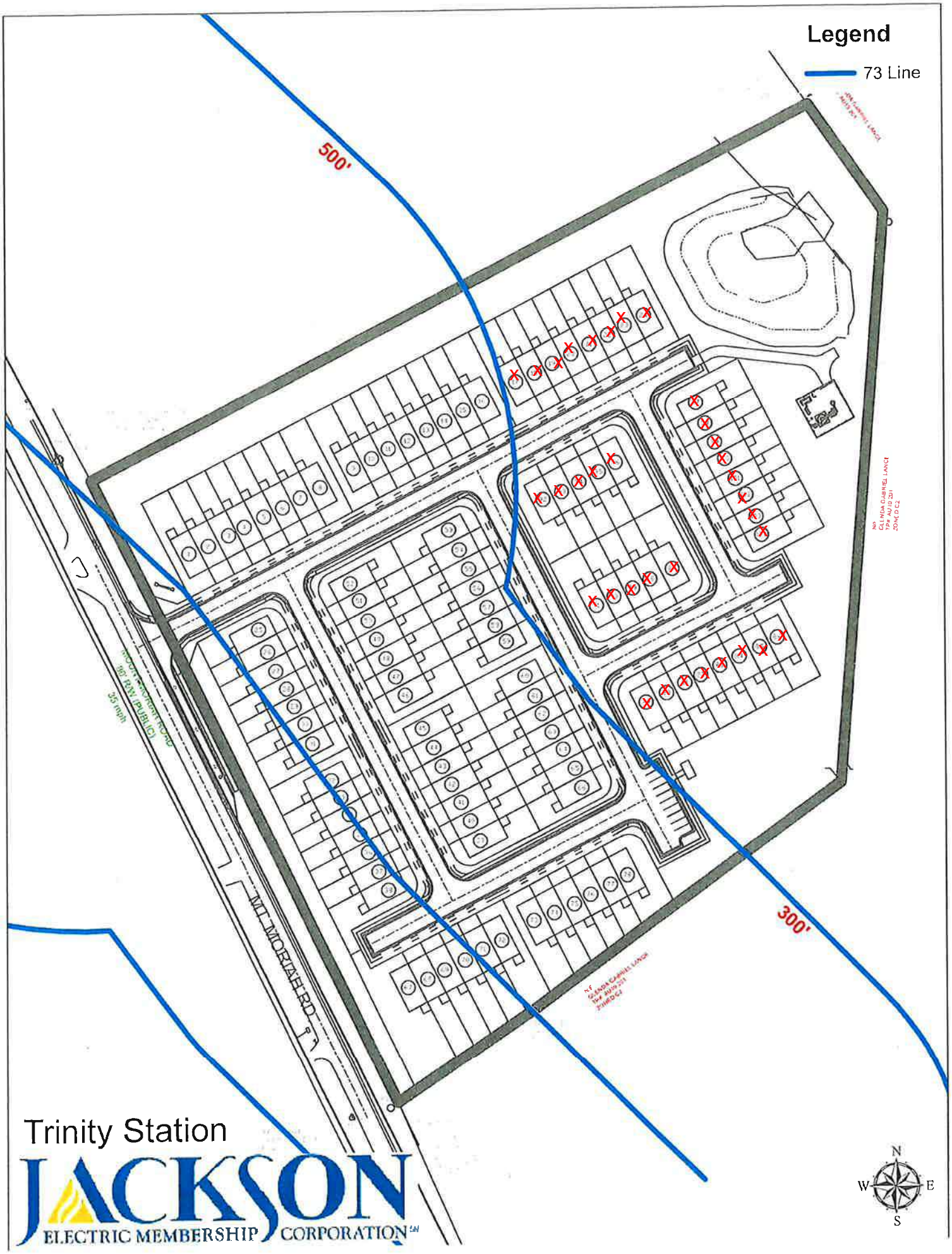
PRELIMINARY PLAT

SIGNED / SEALED

GSWCC CERTIFICATION NO. 0000000[illegible]

No.	REVISION	DATE
1	ADDRESS COMMENTS	9-3-24
2	REVISE TO ADD PARKING	10-10-24

REVIEWED BY: B.A. SCALE: 1"=50'
DRAWN BY: B.A. 03
CHECKED BY: B.A. SHEET
6-18-24 DATE 22023 PROJ. NO.


Legend
73 Line
500'
300'
MT MORIAH RD
35 mph
Trinity Station
JACKSON
ELECTRIC MEMBERSHIP CORPORATION
N
W
E
S

Church
AUBURN
191