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 Cagle/Lunsford Enterprises, LLC Premise Owner Cagle/Lunsford Enterprises, LLC Owner's mailing address 7726 B Hampton Place City Loganville State Georgia Zip 30052
Location of Premises to be Transferred	Address McDonald Bluff Subdivision Parcel ID: XX077 081 Lots 18-22, 58-79, 139-185, 201-207 City Bethlehem COUNTY Barrow Zip 30620

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.	x Stephanie M. Gossman	12/01/2025
	Print Transferor / Utility Name	Transferor Agent Signature	Date
	Agent Title and email address: Stephanie Gossman General Manager Planning & Policy; smizzell@southernco.com		
Supplier ***Transferee***	Jackson EMC	x Dalb Cle	12/08/2025
	Print Transferee / Utility Name	Transferee Agent Signature	Date
	Agent Title and email address: David B. Cleveland - Vice President, Marketing, Member Services & Governmental Affairs dcleveland@jacksonemc.com		
Consumer and/or Owner	x		
	Consumer Signature		Date
	x		08/16/2025
	Owner Signature		Date

GPSC Form TSI (3/21)

LOT CHART

LOT	AREA(SF)	AREA(AC)	LOT	AREA(SF)	AREA(AC)	LOT	AREA(SF)	AREA(AC)
1	5137.75	0.12	70	2616.00	0.06	139	5137.22	0.12
2	2595.41	0.06	71	2616.00	0.06	140	2656.78	0.06
3	2595.41	0.06	72	2616.00	0.06	141	3911.55	0.09
4	2595.41	0.06	73	2616.00	0.06	142	3815.00	0.09
5	2595.41	0.06	74	3815.00	0.09	143	2616.00	0.06
6	2595.41	0.06	75	3815.00	0.09	144	2616.00	0.06
7	2595.41	0.06	76	2616.00	0.06	145	2616.00	0.06
8	3930.80	0.09	77	2616.00	0.06	146	4021.08	0.09
9	3930.80	0.09	78	2616.00	0.06	147	4021.08	0.09
10	2595.41	0.06	79	2616.00	0.06	148	2616.00	0.06
11	2595.41	0.06	80	3815.00	0.09	149	2616.00	0.06
12	2595.41	0.06	81	3708.00	0.09	150	2616.00	0.06
13	2595.41	0.06	82	2616.00	0.06	151	2616.00	0.06
14	2595.41	0.06	83	2616.00	0.06	152	2616.00	0.06
15	2595.41	0.06	84	2617.16	0.06	153	2616.00	0.06
16	3925.68	0.09	85	3867.87	0.09	154	3815.00	0.09
17	3935.92	0.09	86	4150.63	0.10	155	4187.74	0.10
18	2595.41	0.06	87	2616.00	0.06	156	2753.77	0.06
19	4550.48	0.10	88	2616.00	0.06	157	2664.80	0.06
20	5452.30	0.13	89	3815.00	0.09	158	2636.84	0.06
21	2616.00	0.06	90	3815.00	0.09	159	2669.23	0.06
22	2616.00	0.06	91	2616.00	0.06	160	3588.32	0.13
23	2616.00	0.06	92	2616.00	0.06	161	4794.21	0.11
24	2616.00	0.06	93	2616.00	0.06	162	2636.51	0.06
25	2616.00	0.06	94	2616.00	0.06	163	3919.83	0.09
26	3815.00	0.09	95	4022.07	0.09	164	4055.11	0.09
27	3815.00	0.09	96	4818.68	0.11	165	2615.76	0.06
28	2624.67	0.06	97	2616.00	0.06	166	2616.00	0.06
29	2607.33	0.06	98	2616.00	0.06	167	2616.00	0.06
30	2616.00	0.06	99	2616.00	0.06	168	2616.00	0.06
31	2616.00	0.06	100	2616.00	0.06	169	2616.00	0.06
32	2616.00	0.06	101	2616.00	0.06	170	3803.80	0.09
33	2616.00	0.06	102	3815.00	0.09	171	3803.80	0.09
34	2616.00	0.06	103	3815.00	0.09	172	2616.00	0.06
35	3714.87	0.09	104	2616.00	0.06	173	2616.00	0.06
36	5584.59	0.13	105	2616.00	0.06	174	2616.00	0.06
37	3045.11	0.07	106	2616.00	0.06	175	2616.00	0.06
38	2993.51	0.07	107	4684.33	0.11	176	2616.00	0.06
39	2948.03	0.07	108	4170.53	0.10	177	2616.00	0.06
40	2908.66	0.07	109	2584.00	0.06	178	3803.80	0.09
41	2875.39	0.07	110	2584.00	0.06	179	3803.80	0.09
42	2847.35	0.07	111	2584.00	0.06	180	2616.00	0.06
43	4901.29	0.11	112	2584.00	0.06	181	2616.00	0.06
44	3816.91	0.09	113	2584.00	0.06	182	2616.00	0.06
45	2588.00	0.06	114	2584.00	0.06	183	2616.00	0.06
46	2588.00	0.06	115	4258.06	0.10	184	2616.00	0.06
47	2588.00	0.06	116	4535.04	0.10	185	3802.85	0.09
48	2588.00	0.06	117	2852.81	0.07	186	4407.80	0.10
49	2588.00	0.06	118	5147.16	0.12	187	3565.97	0.08
50	2588.00	0.06	119	5469.65	0.13	188	3976.06	0.09
51	3920.00	0.09	120	2809.31	0.06	189	6408.34	0.15
52	3920.00	0.09	121	4862.52	0.11	190	6812.08	0.16
53	2588.00	0.06	122	3860.67	0.09	191	4081.35	0.09
54	2588.00	0.06	123	2854.36	0.06	192	6695.34	0.15
55	2588.00	0.06	124	2851.91	0.06	193	3985.80	0.09
56	2588.00	0.06	125	2850.90	0.06	194	2817.23	0.06
57	2588.00	0.06	126	2868.67	0.06	195	2616.00	0.06
58	2588.00	0.06	127	2708.53	0.06	196	2616.00	0.06
59	4385.82	0.10	128	4700.05	0.11	197	2616.00	0.06
60	4774.98	0.11	129	4464.70	0.10	198	2616.00	0.06
61	2634.31	0.06	130	2647.17	0.06	199	3815.00	0.09
62	2616.59	0.06	131	2636.29	0.06	200	3815.00	0.09
63	2616.00	0.06	132	2855.51	0.06	201	2616.00	0.06
64	2616.00	0.06	133	4491.84	0.10	202	2616.00	0.06
65	2616.00	0.06	134	4233.37	0.10	203	2616.00	0.06
66	2616.00	0.06	135	2640.58	0.06	204	2616.00	0.06
67	3815.00	0.09	136	2640.00	0.06	205	2616.00	0.06
68	3815.00	0.09	137	2640.00	0.06	206	2618.08	0.06
69	2616.00	0.06	138	3795.00	0.09	207	4381.48	0.10

CERTIFICATE OF PROJECT APPROVAL

ALL APPLICABLE REQUIREMENTS OF THE BARROW COUNTY UNIFIED DEVELOPMENT CODE RELATIVE TO PROJECT APPROVAL HAVING BEEN FULFILLED, APPROVAL OF THIS PRELIMINARY PLAT IS HEREBY GRANTED BY THE BARROW COUNTY DIRECTOR OF PLANNING, SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT CODE.

DIRECTOR OF PLANNING (OR DESIGNEE):

DATE:

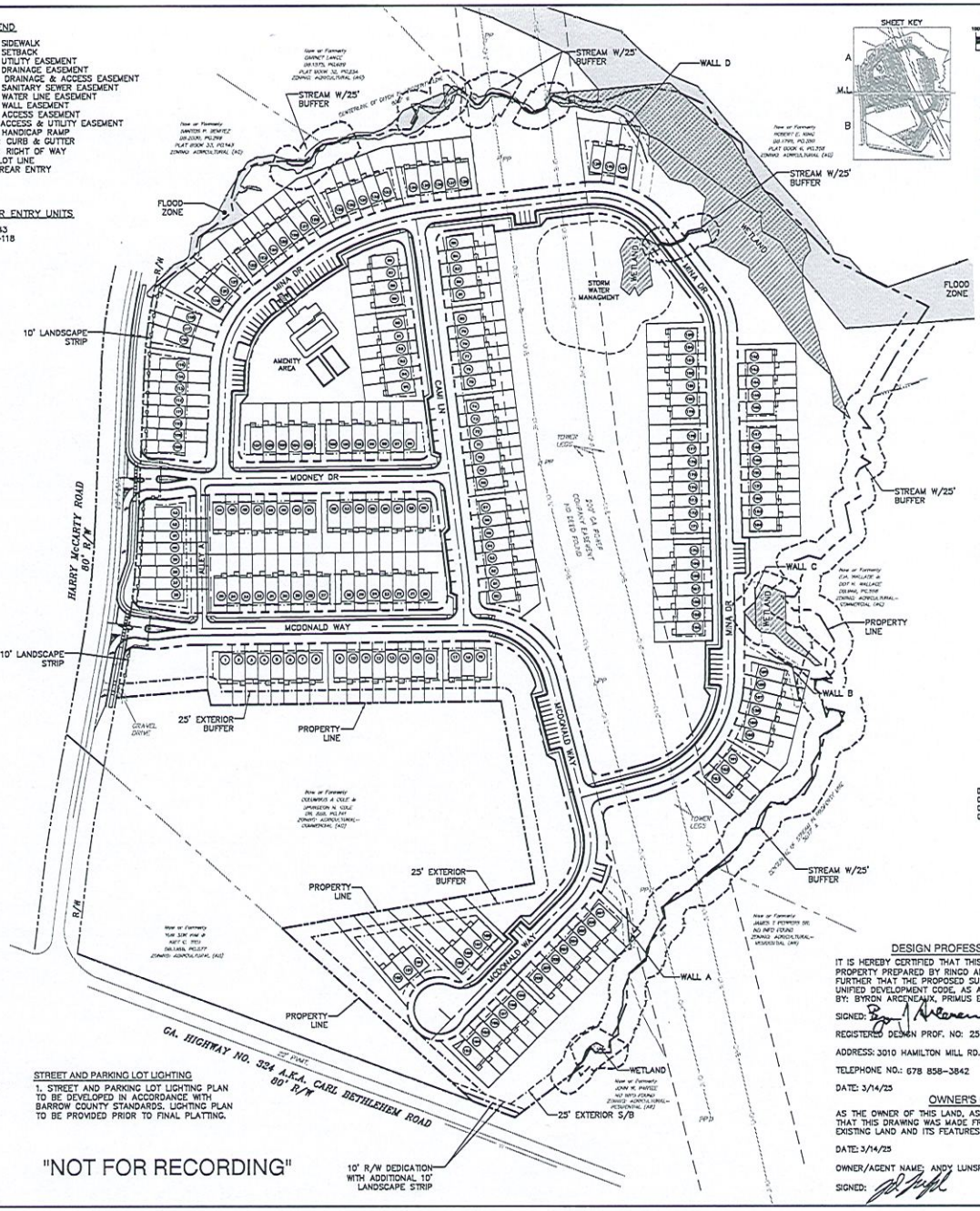
THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OF A DEVELOPMENT PERMIT OR OF A FINAL SUBDIVISION PLAT. THIS CERTIFICATE OF PROJECT APPROVAL SHALL EXPIRE 12 MONTHS FROM THE DATE OF APPROVAL IF A DEVELOPMENT PERMIT HAS NOT BEEN ISSUED OR A DEVELOPMENT PERMIT HAS BEEN ISSUED BUT DEVELOPMENT ACTIVITY HAS NOT BEEN COMMENCED.

LEGEND

SW: SIDEWALK
SB: SETBACK
UE: UTILITY EASEMENT
DE: DRAINAGE EASEMENT
DAE: DRAINAGE & ACCESS EASEMENT
SSE: SANITARY SEWER EASEMENT
WLE: WATER LINE EASEMENT
WE: WALL EASEMENT
AE: ACCESS EASEMENT
AUE: ACCESS & UTILITY EASEMENT
HCR: HANDICAP RAMP
C&G: CURB & GUTTER
R/W: RIGHT OF WAY
LL: LOT LINE
RE: REAR ENTRY

REAR ENTRY UNITS

36–43
108–118



SHEET KEY

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

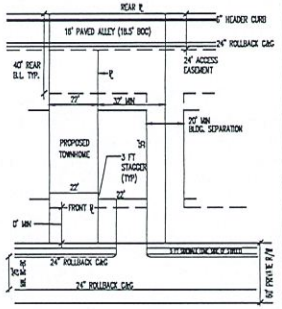
SUMMARY

PARCEL: XX077 081
TOTAL PROPERTY AREA: ±39.53 AC
TOTAL DISTURBED AREA: 33.6 AC

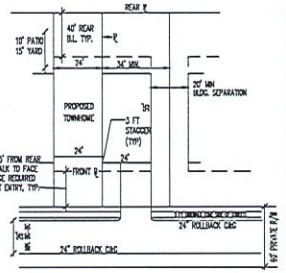
ZONING: R-3

PROPOSED LOTS: 207 (TOWNHOUSES)
PROPOSED DENSITY: 5.24 U/AC
MAX BUILDING/STRUCTURE HEIGHT: 40 FT

PARKING:
GUEST REQ'D: 52
(0.25 PER UNIT, DISPERSED)
GUEST PROVIDED: 52
AMENITY REQ'D: 21
(0.1 PER UNIT)
AMENITY PROVIDED: 21
TOTAL GUEST & AMENITY PROVIDED: 73



REAR LOAD TOWNHOME
TYPICAL LOT LAYOUT
N.T.S.



FRONT LOAD TOWNHOME
TYPICAL LOT LAYOUT
N.T.S.

STREET AND PARKING LOT LIGHTING

1. STREET AND PARKING LOT LIGHTING PLAN TO BE DEVELOPED IN ACCORDANCE WITH BARROW COUNTY STANDARDS. LIGHTING PLAN TO BE PROVIDED PRIOR TO FINAL PLATTING.

"NOT FOR RECORDING"

DESIGN PROFESSIONAL CERTIFCATION

IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY RINGO ABERNATHY & ASSOCIATES, RLS, AND DATED 06/29/2022; AND FURTHER THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OF THE BARROW COUNTY UNIFIED DEVELOPMENT CODE, AS APPLICABLE TO THE PROPERTY.
BY: BYRON ARCENEAUX, PRIMUS ENGINEERING

SIGNED:

REGISTERED DESIGN PROF. NO: 25785

ADDRESS: 3010 HAMILTON MILL RD., BUFORD, GA 30519

TELEPHONE NO.: 678 858-3842

DATE: 3/14/25

OWNER'S CERTIFCATION

AS THE OWNER OF THIS LAND, AS SHOWN ON THIS PRELIMINARY PLAT, OR HIS AGENT, I CERTIFY THAT THIS DRAWING WAS MADE FROM AN ACTUAL SURVEY, AND ACCURATELY PORTRAYS THE EXISTING LAND AND ITS FEATURES AND THE PROPOSED DEVELOPMENT AND IMPROVEMENTS THERETO.

DATE: 3/14/25

OWNER/AGENT NAME: ANDY LUNSFORD

SIGNED:

PREPARED BY

PRIMUS ENGINEERING INC
CIVIL ENGINEERING · LAND PLANNING · SITE DESIGN

3010 HAMILTON MILL RD.
BUFORD, GA 30519
CONTACT:
Byron J. Arceneaux, P.E.
(o) 678 858-3842
byron@primusatlanta.com

PREPARED FOR

CAGLE/LUNSFORD ENTERPRISES, LLC

7726B HAMPTON PL
LOGANVILLE, GA 30052

MCDONALD BLUFF
PARCEL: XX077 081
BARROW COUNTY, GEORGIA
GMD 249

PRELIMINARY PLAT OVERALL

SIGNED / SEALED

3/14/25
GEORGIA REGISTERED No. 25785 PROFESSIONAL BYRON J. ARCENEAUX

GSWCC CERTIFICATION NO. 0000005699

NO.	REVISION	DATE

DESIGNED BY: MDW
DRAWN BY: MDW
CHECKED BY: MDW
SCALE: 1"=100'
SHEET: 03
DATE: 04/26/24
PRIMUS PROJ NO: 22025

JACKSON ELECTRIC MEMBERSHIP CORPORATION

McDonald Bluff

