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DOCKET NO. 41559

ORDER APPROVING ATLANTA GAS LIGHT COMPANY'S PETITION TO APPROVE GLYNN COUNTY PROJECT – BRUNSWICK

I. Background

On October 10, 2017, the Commission approved Atlanta Gas Light Company's ("AGL" or "Company") Economic Development Tariff ("ECON-1 Tariff") as part of efficiency changes to AGL's customer growth initiatives. The ECON-1 Tariff, Section 27, was approved for large economic development projects with economic development parameters based on customer class, capital investment, new jobs created, and new gas load. The initial Tariff allowed up to \$15 million per year for ECON-1 Tariff projects. On August 28, 2023, the Commission approved changes to the ECON-1 Tariff that increased the annual limit to \$25 million per year. ECON-1 projects were approved to be recovered through a surcharge mechanism similar to the i-CDP's SRR rider, a known and approved recovery mechanism, to recover the ECON-1 rate base.

II. Glynn County Project – Brunswick

On October 31, 2025, AGL filed a Petition (Docket No. 41559, Document No 224381) seeking approval of a proposed ECON-1 Project in Glynn County to serve developments that meet the requirements of the R-1 and G-11 rate class of AGL's ECON-1 Tariff. The Glynn County Project consists of DR Horton's Altama development and Forino Homes' Grand Dunes development, R-1 customers, and Hill Pointe's TradeWinds industrial park, a G-11 customer in Brunswick, Georgia.

The DR Horton's Altama development will eventually include over 1,900 homes. The first phase of the Altama development is planned to connect over 160 homes that will utilize space heating, water heating, and cooking. Additionally, there is a 130-acre commercial development to the east of the Altama development that will include yet-to-be determined retail establishments that may also be served by this extension. DR Horton is committed

to contracting natural gas service to all of the approximate 1,900 residences in the Altama development.

The Forino Homes Grand Dunes development will eventually include over 900 homes. Forino Homes is committed to contracting natural gas service for all of the approximate 900 residences in the development for space heating, water heating, and cooking. In addition, there is an elementary school planned adjacent to the Grand Dunes development along Golden Isles Parkway that could be served by this extension in the future.

The Hill Pointe TradeWinds industrial park will include a warehousing facility that is currently using liquid propane gas and has committed to convert to natural gas for space heating. In addition, there will be a 350,000 square foot warehouse will be completed later this year that will utilize natural gas. Finally, there is an Amazon facility under construction and additional lots within the TradeWinds industrial park that may utilize natural gas in the future.

DR Horton's Altama development and the Forino Homes Grand Dunes development's estimated total customer capital investment amount is \$270,000,000. These developments are customers in the R-1 rate class therefore, the addition of local jobs to the local community is not applicable. DR Horton's Altama development and the Forino Homes Grand Dunes development's facilities reasonably anticipate that the tax base for its project will be \$5,600,000. DR Horton's Altama development and the Forino Homes Grand Dunes development's facilities will add a total connected load on a Firm basis of approximately 630 dekatherms per year.

Hill Pointe TradeWinds industrial park's estimated total customer capital investment amount is \$40,200,000. It is expected that the Hill Pointe TradeWinds industrial park facilities will add approximately 50 jobs to the local community. The Hill Pointe TradeWinds industrial park's facilities reasonably anticipate that the tax base for its project will be \$3,000,000. The Hill Pointe TradeWinds industrial park facilities will add a total connected load on a Firm basis of approximately 2,250 dekatherms per year.

In order to serve **DR Horton's Altama development**, AGL proposes to tie-into existing 12" steel at the intersection of AGL's right-of-way and Crispin Road and install approximately 36,200 feet of 8" steel (MOAP 300 psi) along Cate Coad and Golden Isles Parkway to the intersection of Golden Isles Parkway and north along SR 99 to reach the Altama development and future commercial entities. AGL proposes to install a regulator station at the entrance of the Altama development and approximately 15,000 feet of 4" plastic (MOAP 60 psi) and 45,000 feet of 2" plastic (MOAP 60 psi) to serve the residences in the Altama development.

In order to serve **the Forino Homes Grand Dunes development**, AGL proposes to tie-into the new 8" steel at the intersection of Golden Isles Parkway and SR 99 and install approximately 13,450 feet of 6" steel (MOAP 300 psi) along Golden Isles Parkway and Green Swamp Road to reach the development. AGL proposes to install a regulator station south of the intersection of Green Swamp Road and Golden Isles Parkway and approximately 6,000 feet of 4" plastic (MOAP 60 psi) and 13,000 feet of 2" plastic (MOAP 60 psi) to serve the residences in the **west** section of the Grand Dunes development. AGL proposes to install a regulator station north of the intersection of Golden Isles Parkway and Green Swamp Road and install approximately 5,100 feet of 4" plastic (MOAP 60 psi) and 15,100 feet of 2" plastic (MOAP 60 psi) to serve the residences in the **east** section of the Grand Dunes development.

In order to serve the **Hill Pointe TradeWinds industrial park's** proposed industrial clients, the 8" steel described above serving the **DR Horton's Altama development** will also serve the industrial park.

AGL is certificated to serve the relevant area of Glynn County.

An analysis of this project under Rule 8 (Nonresidential Main and Service Extension) of the AGL Tariff indicates that the Customers would owe a contribution in aid of construction in excess of \$400,000 for the DR Horton/Forino Homes.

An analysis of this project under Rule 8 (Nonresidential Main and Service Extension) of the AGL Tariff indicates that the Customers would owe a contribution in aid of construction in excess of \$400,000 the Hill Pointe.

III. Staff's Analysis Project Analysis

The Staff reviewed the filing and confirmed that the required Minimum Filing Requirement ("MFR") information was provided as part of ECON-1 Tariff Section 3(C)(i-iv), and it was found to be whole and complete. Please see **Table 1** below:

Table 1: AGL's ECON-1 Tariff Section 3(C)(i-iv)

AGL ECON-1 Tariff Sheet 27(3)(c) Economic Development Benefit		
Requirements ("MBR")	Customer or Project ID	Altama/Grand Dunes
	Location	Glynn County
	AGL Certificated to Serve Location?	Yes
	Availability	New Customer
	Anticipated Rate Schedule	R-1
	Organization Requesting Service	AGL
	Customer Name	DR Horton/Forino Homes
Tariff Sheet 27(3)(c)(i): MBR-1	Estimated Total Customer Capital Investment	\$ 270,000,000
	Customer Capital Investment Purposes	
	Land	
	Plant	
	Equipment	
	Vehicles	
	Other (Explain)	
	Estimated Meters Addition	2,800
	Estimated Billing Units Addition	2,800
Tariff Sheet 27(3)(c)(ii): MBR-2	Estimated Job Additions	0
Tariff Sheet 27(3)(c)(iii): MBR-3	Estimated Local Tax Base Uplift	\$5,600,000
Tariff Sheet 27(3)(c)(iv): MBR-4	Estimated Firm Gas Load/Year (Dth)	630
	Governmental Entity Involved?	None

AGL ECON-1 Tariff Sheet 27(3)(c)

ECON-1 Project <u>Minimum Economic Development Benefit Requirements</u> ("MBR")	Customer or Project ID	TradeWinds Industrial Park	
	Location	Glynn County	
	AGL Certified to Serve Location?	Yes	
	Availability	New Customer	
	Anticipated Rate Schedule	G-11	
	Organization Requesting Service	AGL	
	Customer Name	Hill Pointe	
Tariff Sheet 27(3)(c)(i): MBR-1	Estimated Total Customer Capital Investment	\$	40,200,000
	Customer Capital Investment Purposes		
	Land	\$	2,200,000
	Plant	\$	35,000,000
	Equipment	\$	3,000,000
	Vehicles		
	Other (Explain)		
	Estimated Meters Addition		3
	Estimated Billing Units Addition		3
Tariff Sheet 27(3)(c)(ii): MBR-2	Estimated Job Additions		50
Tariff Sheet 27(3)(c)(iii): MBR-3	Estimated Local Tax Base Uplift		\$3,000,000
Tariff Sheet 27(3)(c)(iv): MBR-4	Estimated Firm Gas Load/Year (Dth)		2,250
	Governmental Entity Involved?		None

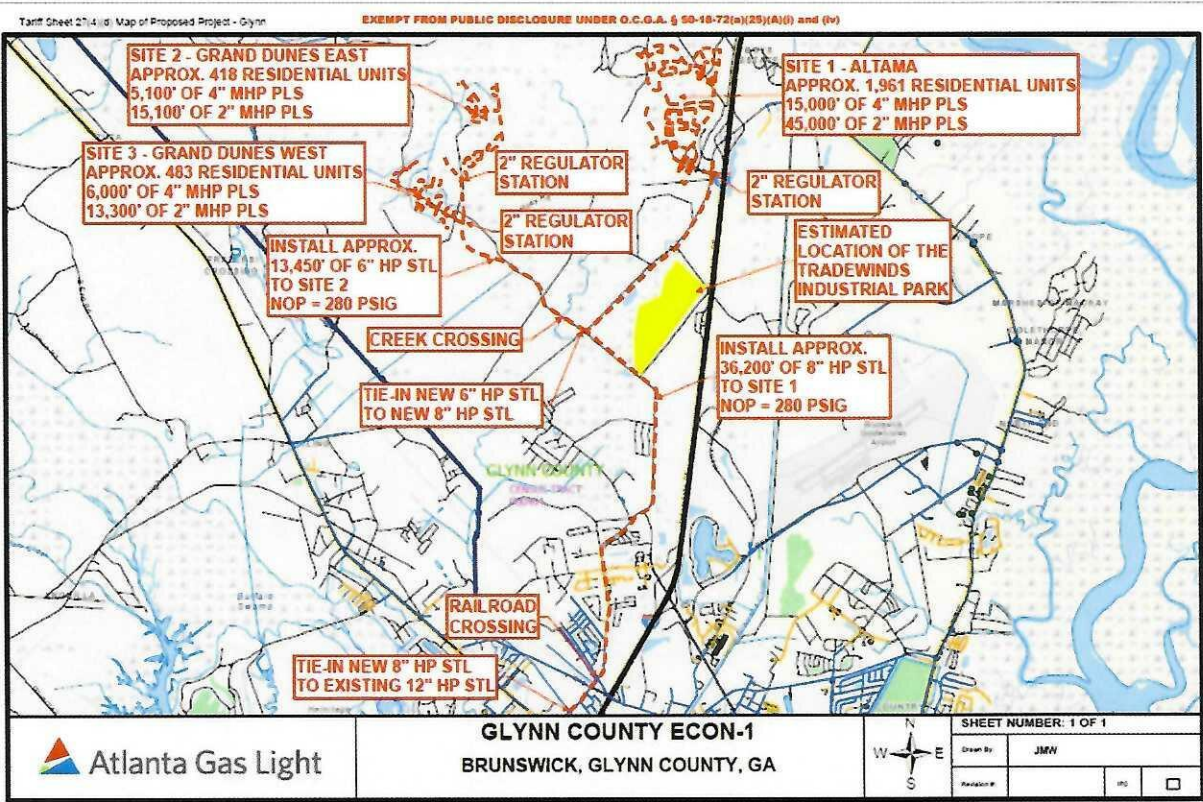
In Tariff Section 4(a-d), AGL was required to provide a technical description of the project, a statement affirming that the project meets the ECON-1 requirements, detailed engineering cost estimates, and a map of the project area. AGL provided this information. Please see **Table 2** below:

Table 2: AGL’s ECON-1 Tariff Section 4(a – d)

4. <u>Qualification</u>
The Company shall include the following information with any ECON-1 project proposal:
(a) A detailed description of the project to include the county name, size and type of pipe, estimated cost, estimated number of jobs created, and estimated dekatherms of new gas load added.
(b) An affirmative statement by the Company that the project complies with the ECON-1 tariff requirements and an identification of the applicable ECON-1 Tariff Section 3(A), 3(B), 3(C), or 3(D);
(c) A detailed estimated cost of the project in Excel; and
(d) A map of the proposed project.

The map can be seen as **Map 1** below.

Map 1



Although the AGL petition provided the required MFRs, the Staff requested supplemental information from the Company.

A. Supplemental Information Provided by AGL

The Staff reached out to AGL for clarification regarding the information included in the filing. AGL filed a supplemental filing addressing our concerns.

Table 3: Georgia Secretary of State Information

DR Horton:

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	D.R. Horton - Georgia, LLC	Control Number:	16071515
Business Type:	Foreign Limited Liability Company	Business Status:	Active/Compliance
NAICS Code:	Any legal purpose	NAICS Sub Code:	
Principal Office Address:	1341 Horton Circle, Arlington, TX, 76011, USA	Date of Formation / Registration Date:	7/27/2016
Jurisdiction:	Delaware	Last Annual Registration Year:	2025
Principal Record Address:	301 COMMERCE STREET, SUITE 500, FORT WORTH, TX, 76102, USA		

REGISTERED AGENT INFORMATION

Registered Agent Name: CT Corporation System
Physical Address: 289 S Culver St, Lawrenceville, GA, 30046-4805, USA
County: Gwinnett

Forino Co., L.P.:

BUSINESS INFORMATION

Business Name:	FORINO CO., L.P.	Control Number:	24188774
Business Type:	Foreign Limited Partnership	Business Status:	Active/Compliance
NAICS Code:	Any legal purpose	NAICS Sub Code:	
Principal Office Address:	555 Mountain Home Road, Sinking Spring, PA, 19608, USA	Date of Formation / Registration Date:	10/7/2024
Jurisdiction:	Pennsylvania	Last Annual Registration Year:	2025
Principal Record Address:	555 Mountain Home Road, Sinking Spring, PA, 19608, USA		

REGISTERED AGENT INFORMATION

Registered Agent Name: William Glass
Physical Address: Weiner, Shearouse, Weitz, Greenberg & Shawe, LLP, 14 East State Street, Savannah, GA, 31401, USA
County: Chatham

Hillpointe Residential LLC:

BUSINESS INFORMATION	
Business Name: Hillpointe Residential, LLC	Control Number: 19003482
Business Type: Domestic Limited Liability Company	Business Status: Active/Compliance
NAICS Code: Construction	NAICS Sub Code: New Single-Family Housing Construction (except For-Sale Builders)
Principal Office Address: 631 W. Morse Blvd., Unit 200, Winter Park, FL, 32789, USA	Date of Formation / Registration Date: 1/4/2019
State of Formation: Georgia	Last Annual Registration Year: 2025
REGISTERED AGENT INFORMATION	
Registered Agent Name: Universal Registered Agents, Inc.	
Physical Address: 900 Old Roswell Lakes Parkway, Suite 310, Roswell, GA, 30076, USA	
County: Fulton	

B. ECON-1 Recovery Rider Analysis

As seen in **Table 4** below, the 2025 beginning balance for funding projects is **\$25 million**. This Project is the third project approved for the year 2025. If this Project were approved with an estimated cost of **\$23,570,000**, the balance funds for 2025 would be **\$0**. With Commission approval, there are no issues with funding this project.

Table 4: 2025 ECON-1 Tariff Available Funds

			Authorized ECON-1 Cap & Balance
2025: ECON-1 Tariff	Date Approved	Estimated Cost	\$25,000,000.00
Hall County- Flowery Branch	April 15 2025	\$370,000.00	\$24,630,000.00
Bartow County - Cartersville	December 16 2024	\$1,060,000.00	\$23,570,000.00
Glynn County - Brunswick		\$23,570,000.00	\$0.00
2025 Approved Projects		\$25,000,000.00	\$0.00
Total 2025 ECON-1 Available Funds			\$0.00

Per the petition, AGL estimates that this project can be completed at an estimated cost of approximately \$29,978,240. AGL would like to allocate this project against 2025 ECON-1 available funds. The balance in the 2025 ECON-1 Fund is \$23,570,000. The remaining \$6,408,240 will be applied toward the 2026 ECON-1 cap. The 2026 ECON-1 cap is \$25 million; thus 2026 ECON-1 allocation will have \$18,591,760 funds available for projects.

Commission Decision

During the December 16th, 2025 Administrative Session, the Commission approved the Glynn County Project for DR Horton’s Altama development, Forino Homes’ Grand Dunes development, and Hill Pointe’s TradeWinds industrial park in Brunswick, Georgia, with an estimated cost of \$29,978,240. \$23,570.000 of the estimated cost will be allocated towards the 2025 ECON-1 Tariff projects. The outstanding \$6,408,240 requested allocated to the 2026 ECON-1 Tariff projects.

The Glynn County Project consists of DR Horton’s Altama development, Forino Homes’ Grand Dunes development, and Hill Pointe’s TradeWinds industrial park in Brunswick, Georgia.

* * * * *

IV. Ordering Paragraphs

WHEREFORE IT IS ORDERED, that the Commission approves AGL’s petition in Docket No. 41559 as filed with an estimated cost of **\$29,978,240**.

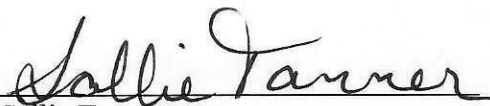
ORDERED FURTHER, \$23,570.000 of the estimated cost will be allocated towards the 2025 Econ-1 Tariff projects with the outstanding \$6,408,240 requested allocated to the 2026 Econ-Tariff projects

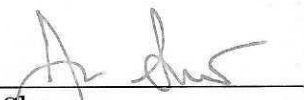
ORDERED FURTHER, that all findings, conclusions, statements, and directives made by the Commission and contained in the foregoing sections of this Order are hereby adopted as findings of fact, conclusions of law, statements of regulatory policy, and orders of this Commission.

ORDERED FURTHER, that a motion for reconsideration, rehearing, oral argument, or any other motion shall not stay the effective date of this Order, unless otherwise ordered by the Commission.

ORDERED FURTHER, that jurisdiction over this matter is expressly retained for the purpose of entering such further Order or Orders as the Commission may deem just and proper.

The above by action of the Commission in Administrative Session on the 16th day of December 2025.


Sallie Tanner
Executive Secretary


Jason Shaw
Chairman

12-18-25
Date

12-18-25
Date