FILED
09/01/2026
Executive Secretary G.P.S.C.

Docket # 75042
Document #

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. Section §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 premises location (city/county map(s), plat(s), landmark location, etc.) and 2) a copy of the applicable territorial map "B" indicating the location of premises(s).

Consumer and/or Owner Address

Consumer **The Providence Group**

Premise Owner **The Providence Group**

Owner's mailing addres: **11340 Lakefield Dr Building II, Suite 200**

City **Johns Creek** State **Georgia** Zip **30097**

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Location of Premises to be Transferred

Address **Market Place Blvd**

Land Lots 6, 7, 1254, 1255, 1266 and 1267, 2nd and 3rd District

City **Cumming** County **Forsyth** Zip **30041**

Reason or cause for request **To avoid duplication of electrical distribution facilities to serve lots 1, 6 - 8, 57-61, and 161-164 for Market Place Blvd & Turner Road Tract Subdivision at Market Place Blvd, as shown on the attached plat by Travis Pruitt & Associates, Inc., dated 05/09/2024**

Does the 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 Company	Stephanie M. Gossman	2/04/2026
Print Transferor / Utility Name	Transferor Agent Signature	Date
Agent Title and email address	General Manager Planning & Policy; smizzell@southernco.com	

Supplier Transferee

Sawnee EMC	x	8/27/26
Print Transferee / Utility Name	Transferee Agent Signature	Date
Agent Title and email address	Chief Operating Officer - gary.mauldin@sawnee.com	

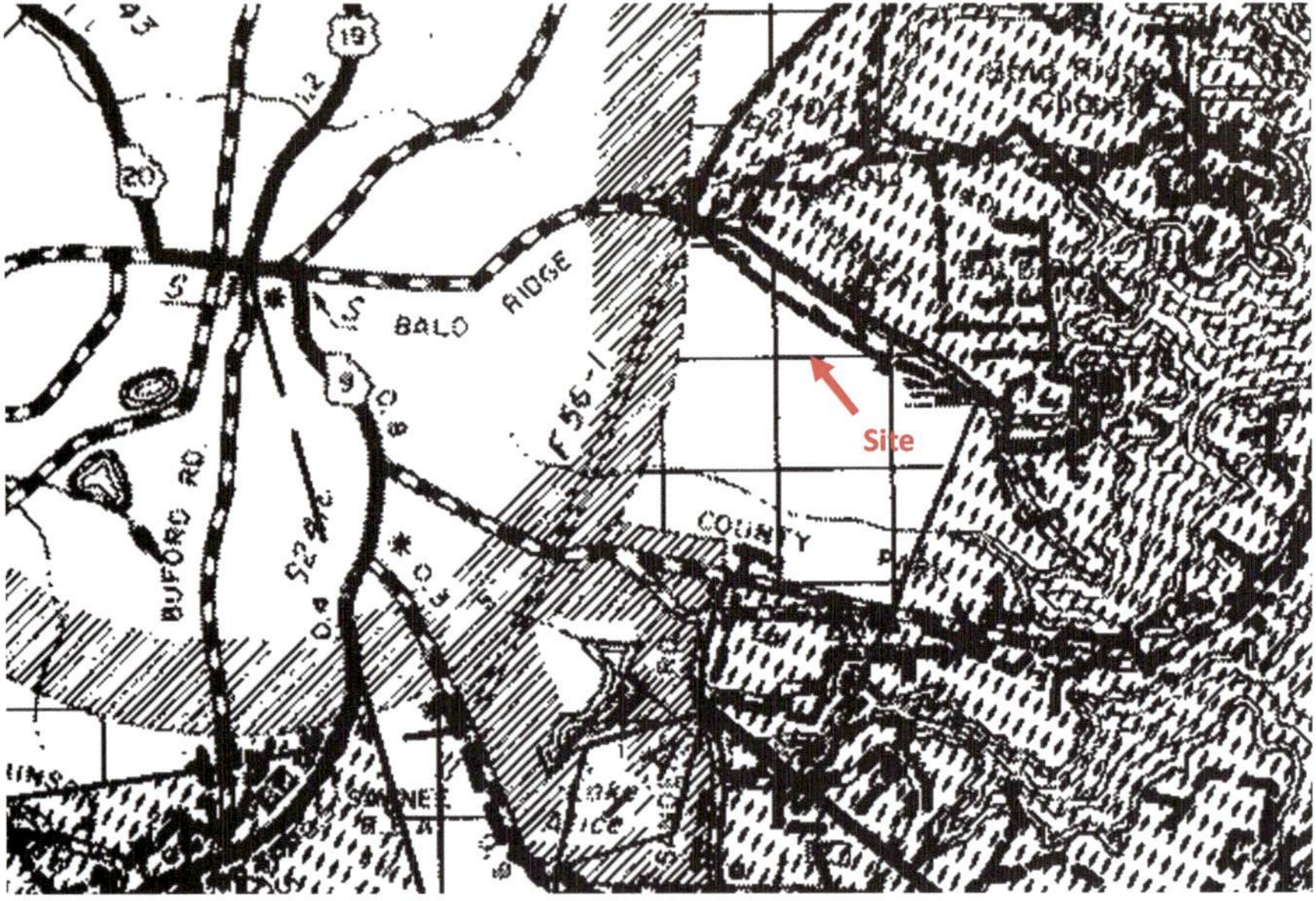
Consumer and/or Owner

x _____ _____
Consumer Signature Date

x _____ 5/16/25
Owner Signature (The Providence Group) Date
Mike Smith - VP of Development

GPSC Form TS1 (3/21)


Apartment
Toile & Bubble
Boutique Inn and Spa
Westshore
Ellianos Coffee
THRIVE | Coworking
Turner Rd
Site
Turner Ro
Westshore Dr
Willowcrest Wy
Waldon Xing
Windmill Pkwy
Market Pl Blvd
Winterhaven Dr
Bark and Laugh
Dog Training
Toll Brothers
at Westshore
Market Pl Blvd
Market Pl Blvd


19
20
BALO RIDGE
BUFORD RD
Site

LEGAL DESCRIPTION TRACT I

All that tract or parcel of land lying and being in Land Lots 4, 5, 6, 67 and 68 of the 2nd District and Land Lots 1264 and 1265 of the 3rd District, City of Cumming, Forsyth County, Georgia and being more particularly described as follows:

Beginning at a right of way monument found at the southwestern end of the mitered intersection of the southeastern right of way line of Market Place Boulevard (right of way width varies) and the southwestern right of way line of Turner Road (right of way width varies); thence proceeding along said right of way of Turner Road the following courses and distances: North 68 degrees 39 minutes 39 seconds East a distance of 52.88 feet to a 1/2 inch rebar set, South 60 degrees 44 minutes 10 seconds East a distance of 173.93 feet to a 1/2 inch rebar set, North 27 degrees 24 minutes 06 seconds East a distance of 5.46 feet to a 1/2 inch rebar set, South 59 degrees 50 minutes 09 seconds East a distance of 140.86 feet to a 1/2 inch rebar set, South 58 degrees 11 minutes 38 seconds East a distance of 100.67 feet to a 1/2 inch rebar set, South 57 degrees 21 minutes 52 seconds East a distance of 118.29 feet to a 1/2 inch rebar set, South 58 degrees 19 minutes 43 seconds East a distance of 173.26 feet to a 1/2 inch rebar set, South 56 degrees 13 minutes 59 seconds East a distance of 112.21 feet to a 1/2 inch rebar set, South 53 degrees 29 minutes 45 seconds East a distance of 82.13 feet to a 1/2 inch rebar set, South 52 degrees 39 minutes 57 seconds East a distance of 94.72 feet to a 1/2 inch rebar set, South 54 degrees 53 minutes 18 seconds East a distance of 92.70 feet to a 1/2 inch rebar set, South 57 degrees 28 minutes 42 seconds East a distance of 95.86 feet to a 1/2 inch rebar set and South 58 degrees 49 minutes 11 seconds East a distance of 55.68 feet to a 1/2 inch rebar set on the western margin of Old Gold Mine Road (uncertain status and width of right of way); thence leaving Turner Road and proceeding along the western margin of Old Gold Mine Road the following courses and distances: South 04 degrees 43 minutes 08 seconds East a distance of 242.01 feet to a 1/2 inch rebar set, South 07 degrees 03 minutes 18 seconds West a distance of 150.40 feet to a 1/2 inch rebar set, South 17 degrees 37 minutes 17 seconds West a distance of 146.12 feet to a 1/2 inch rebar set, South 14 degrees 32 minutes 36 seconds West a distance of 53.39 feet to a 1/2 inch rebar set, South 00 degrees 35 minutes 45 seconds East a distance of 35.61 feet to a 1/2 inch rebar set, South 17 degrees 23 minutes 46 seconds East a distance of 69.62 feet to a 1/2 inch rebar set, South 28 degrees 59 minutes 31 seconds East a distance of 73.86 feet to a 1/2 inch rebar set, South 22 degrees 50 minutes 08 seconds East a distance of 37.43 feet to a 1/2 inch rebar set, South 07 degrees 22 minutes 37 seconds West a distance of 32.45 feet to a 1/2 inch rebar set, South 18 degrees 12 minutes 19 seconds West a distance of 96.00 feet to a 1/2 inch rebar set, South 05 degrees 16 minutes 51 seconds West a distance of 43.84 feet to a 1/2 inch rebar set, South 01 degrees 38 minutes 14 seconds West a distance of 118.19 feet to a 1/2 inch rebar set, South 19 degrees 27 minutes 26 seconds West a distance of 44.02 feet to a 1/2 inch rebar set, South 27 degrees 35 minutes 03 seconds West a distance of 76.95 feet to a 1/2 inch rebar set, South 23 degrees 35 minutes 43 seconds West a distance of 103.64 feet to a 1/2 inch rebar set and South 18 degrees 04 minutes 00 seconds West a distance of 143.82 feet to a 1/2 inch rebar set on the land lot line common to Land Lots 4 and 69; thence leaving Old Gold Mine Road and proceeding along said land lot line South 89 degrees 37 minutes 25 seconds West a distance of 1020.22 feet to a 1/2 inch rebar set; thence proceeding South 06 degrees 05 minutes 27 seconds West a distance of 98.01 feet to a 1/2 inch rebar found; thence South 07 degrees 50 minutes 56 seconds West a distance of 53.01 feet to a 1/2 inch rebar found; thence South 07 degrees 23 minutes 00 seconds West a distance of 69.31 feet to a 1/2 inch rebar found; thence South 03 degrees 46 minutes 28 seconds West a distance of 99.77 feet to a 1/2 inch rebar set; thence South 05 degrees 30 minutes 03 seconds West a distance of 39.97 feet to a 1/2 inch rebar set; thence South 07 degrees 44 minutes 35 seconds West a distance of 76.88 feet to a 1/2 inch rebar set; thence South 10 degrees 03 minutes 41 seconds West a distance of 193.26 feet to a 1/2 inch rebar found; thence North 65 degrees 47 minutes 26 seconds West a distance of 66.52 feet to a 1/2 inch rebar set; thence North 73 degrees 47 minutes 37 seconds West a distance of 230.61 feet to a 1/2 inch rebar found; thence North 77 degrees 11 minutes 18 seconds West a distance of 299.34 feet to a 1/2 inch rebar found; thence North 85 degrees 03 minutes 53 seconds West a distance of 101.89 feet to a 1/2 inch rebar found; thence North 85 degrees 35 minutes 52 seconds West a distance of 97.47 feet to a 1/2 inch rebar found; thence North 85 degrees 01 minutes 23 seconds West a distance of 57.07 feet to a 1/2 inch rebar set; thence North 81 degrees 16 minutes 34 seconds West a distance of 114.95 feet to a 1/2 inch rebar set; thence North 87 degrees 46 minutes 50 seconds West a distance of 196.49 feet to a right of way monument found; thence South 86 degrees 16 minutes 45 seconds West a distance of 77.88 feet to a rock found; thence North 03 degrees 02 minutes 16 seconds East a distance of 306.48 feet to a point in the centerline of a creek; thence proceeding along the centerline of said creek 392± feet, more or less, to a point on the southeastern right of way line of Market Place Boulevard (right of way width varies); thence proceeding along said right of way line of Market Place Boulevard the following courses and distances: North 44 degrees 28 minutes 58 seconds East a distance of 136.85 feet to a right of way monument found, North 22 degrees 08 minutes 30 seconds West a distance of 86.35 feet to a right of way monument found, North 49 degrees 38 minutes 55 seconds East a distance of 1107.84 feet to a right of way monument found, along a curve to the left with a radius of 2050.00 feet and an arc length of 566.88 feet (said curve having a chord bearing of North 41 degrees 43 minutes 45 seconds East and a chord distance of 565.08 feet) to a 1/2 inch rebar set, along a curve to the left with a radius of 2050.00 feet and an arc length of 193.39 feet (said curve having a chord bearing of North 31 degrees 06 minutes 16 seconds East and a chord distance of 193.32 feet) to a 1/2 inch rebar set, North 28 degrees 24 minutes 06 seconds East a distance of 101.11 feet to a 1/2 inch rebar set, North 39 degrees 56 minutes 37 seconds East a distance of 31.03 feet to a 1/2 inch rebar set, North 28 degrees 24 minutes 05 seconds East a distance of 16.30 feet to a 1/2 inch rebar set, South 61 degrees 12 minutes 22 seconds East a distance of 31.06 feet to a 1/2 inch rebar set, North 30 degrees 11 minutes 16 seconds East a distance of 63.76 feet to a 1/2 inch rebar set, North 11 degrees 54 minutes 57 seconds West a distance of 60.65 feet to a right of way monument found and North 28 degrees 24 minutes 17 seconds East a distance of 413.92 feet to a right of way monument found, said point being the Point of Beginning.

Said tract contains 4,068,200± square feet or 93.393± acres, more or less.

The above described property is shown on a preliminary plat of ALTA/NSPS Land Title Survey for The Providence Group of Georgia, L.L.C., a Georgia Limited Liability Company, JBGL Builder Finance, LLC, a Texas limited liability company, and Fidelity National Title Insurance Company, prepared by Travis Pruitt & Associates, Inc., dated July 12, 2023. (FN: 217-E-154)

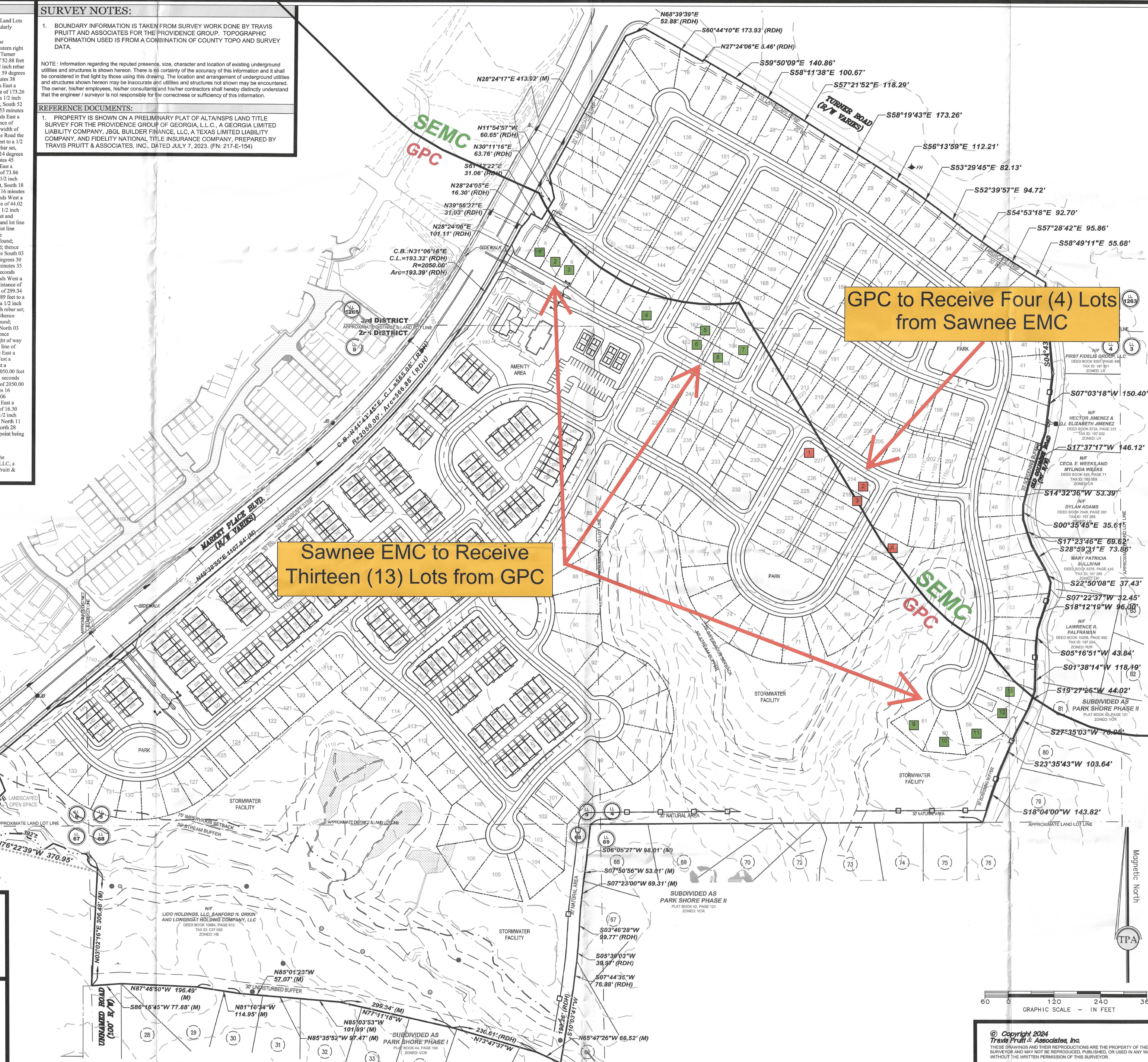
SURVEY NOTES:

1. BOUNDARY INFORMATION IS TAKEN FROM SURVEY WORK DONE BY TRAVIS PRUITT AND ASSOCIATES FOR THE PROVIDENCE GROUP. TOPOGRAPHIC INFORMATION USED IS FROM A COMBINATION OF COUNTY TOPO AND SURVEY DATA.

NOTE : Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

REFERENCE DOCUMENTS:

1. PROPERTY IS SHOWN ON A PRELIMINARY PLAT OF ALTA/NSPS LAND TITLE SURVEY FOR THE PROVIDENCE GROUP OF GEORGIA, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, JBGL BUILDER FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, PREPARED BY TRAVIS PRUITT & ASSOCIATES, INC., DATED JULY 7, 2023. (FN: 217-E-154)





VICINITY MAP
not to scale

SITE DATA:

TOTAL SITE AREA	93.393 ACRES

ZONING

EXISTING ZONING	HB
PROPOSED ZONING	R-3
ZONING JURISDICTION	CITYOF CUMMING

DEVELOPMENT TYPE

TOTAL UNITS	444
REAR ENTRY LOTS	115
50' FRONT ENTRY LOTS	129
REAR ENTRY TOWNHOMES	200
TOTAL DENSITY	4.75 U/A

BUFFERS & LANDSCAPED OPEN SPACE AREAS

LANDSCAPED OPEN SPACE PROVIDED (20% Required)	22.4 Ac.(24%)
LANDSCAPE STRIP ON MARKET PLACE	20 FEET
LANDSCAPE STRIP ON TURNER ROAD	15 FEET
SCREENING BUFFER ON OLD GOLDMINE	30 FEET
SCREENING BUFFER ADJACENT TO PARK SHORE	30 FEET

PARKING

REQUIRED	2 PER UNIT
SINGLE FAMILY DETACHED	502
TOWNHOMES	400
TOTAL SPACES	902
ON STREET SPACES	100

NOTES

1. SPEED LIMIT OF MARKET PLACE BLVD. IS 45 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FORSYTH COUNTY 13117C0155F DATED 3-4-2013 . THE PROPERTY DOES FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD) ON THE SOUTHERN PORTION OF THE SITE.
4. WATERS OF THE STATED ARE WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. FORSYTH COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY CITY OF CUMMING. EXISTING WATER SERVICE WILL BE USED
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF CUMMING. EXISTING SEWER WILL BE TAPPED ON SITE.
9. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.

OWNER/DEVELOPER

thePROVIDENCEgroup

Warren Jolly

11340 Lakefield Drive
Building II, Suite 200
Johns Creek, Georgia 30097
Tele: (678) 475-1800

Travis Pruitt & Associates, Inc.
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ZONING PLAN

Market Place Blvd & Turner Road Tract

City of Cumming

Land Lots 6, 7, 1254, 1255, 1266 & 1267 District 2nd and 3rd

Forsyth County, Georgia

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GEORGIA REGISTERED LANDSCAPE ARCHITECT EDWARD J. ANDERSON No. 1365

For The Firm Travis Pruitt & Associates, Inc.

DATE:	05-09-2024
SCALE:	1" = 120'
CN:	220167CP39
LSV:	
JN:	
FN:	

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