

SPECIAL USE PERMIT APPLICATION

Sweet Magnolia Solar  
Hancock County, GA

October 4, 2024



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# 1 Project Narrative & Application Summary

Sweet Magnolia Solar, LLC (the “**Applicant**”), a subsidiary of AES Clean Energy Development, LLC, hereby submits its application for a Special Use Permit (“**SUP**”) (the “**Application**”) to construct, operate, and maintain the Sweet Magnolia Solar Project, a proposed 165-megawatt (MW), alternating current (AC), photovoltaic (PV), utility-scale solar farm including an up to 100-MW battery energy storage system (BESS) (the “**Project**”) in unincorporated Hancock County, Georgia (the “**County**”).

The Project will be sited over approximately 1,831.1 acres of privately-owned property spanning ten (10) tax parcels that the Applicant has under lease and/or easement (the “**Property**”).<sup>1</sup> The Applicant has partnered with nine (9) landowners who collectively own the Property (see the owner parcel table in **Appendix B**) that will host the Project’s infrastructure. The Project is located approximately 1.8 miles south of the Devereux community located within the County’s Agricultural-Residential (A-R) zoned district. The Project is transected by Pearson Chapel Road, Smith Road, Beulah Highway, and Sheep Creek Road, located south of Hawkins Road, east of Milledgeville Highway (Georgia Highway 22), Beulah Cemetery Road, and Beulah Road, west of Harper Road, and north of Hitchcock Cemetery Road as shown on the **Site Maps**, (included as **Figures 1-3**). The Property is zoned A-R pursuant to the County’s zoning map and is located within the Countryside Character Area per the Hancock County Land Use Plan. A “**solar farm**”<sup>2</sup> is permitted as a special use within the A-R District per Section 5.1.4 of the Zoning Ordinance of Hancock County, Georgia (the “**Zoning Ordinance**”) as amended by ordinance dated May 4, 2016 which established zoning regulations concerning the location and operations of solar farms within the County (the “**Solar Ordinance**”).

The Project will interconnect to Georgia Power’s transmission system at an existing transmission line (JM Huber Corp Wrens – Harlee Branch, 230kv) via the proposed switchyard shown on the Applicant’s **Site Plan (Figure 4)**.

The Applicant submits this Application in compliance with the applicable Zoning Ordinance requirements. As described herein, the Project meets all requirements and standards set forth in the Zoning Ordinance for approval of a SUP for the Project by the Board of Commissioners of Hancock County (the “**Board**”).

## 1.1 SUP Review Standards (Section 16.9: Hancock County Zoning Ordinance)

Section 16.9 of the Zoning Ordinance sets forth seven standards that the County shall review and balance in considering approval of a SUP. As reflected in the below analysis and by all supporting materials, the Applicant has provided extensive evidence with respect to each of the seven standards, and the Applicant requests the Board approve the Application and grant a SUP for the Project.<sup>3</sup>

<sup>1</sup> The metes and bounds legal description of the Property is found in Appendix B.

<sup>2</sup> A solar farm is defined as “any and all components and subsystems referred to as solar energy equipment required to convert solar energy into electric or thermal energy suitable for use including land inside the perimeter of any system or equipment which extends to fencing”.

<sup>3</sup> Please be advised that Owners and Applicant have constitutional objections to any action by the County that does not result in the approval of the Application (without conditions attached that are not approved by Owners and Applicant) and the issuance of the requested SUP for a solar farm as a utility use on the property including that such action would: (i) be an arbitrary and unreasonable use of the County’s zoning and police powers; (ii) deprive Owners of their right and ability to use their property in accordance with its highest and best use; (iii) result in an unconstitutional taking of property rights; (iv) discriminate between Owners and other owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner; and (v) violate Owners’ and Applicant’s rights to substantive and procedural due process as guaranteed by the Georgia and United States Constitutions. We are confident that the County will consider and act upon the Application in a constitutional manner and raise these concerns out of an abundance of caution and without waiver of Applicant’s and Owners’ constitutional rights.

**A. Section 16.9.1: Whether a proposed Special Use Permit will permit a use that is suitable in view of the use and development of adjacent property.**

The Solar Ordinance allows for a utility-scale solar farm as a special use in only the A-R zoning district, reflecting a pre-determination of a limited area of the County in which a solar farm could be located.

Adjacent properties are primarily undeveloped wooded land, agricultural use land, rural residential use, and silviculture. The Project is designed to minimize impact on these neighboring properties by meeting or exceeding local ordinances. Selection of the Property for the Project involved a series of decision-making processes to identify a location for a solar farm that optimized the economic impact and interconnection viability while avoiding impacts to natural resources and the community through impactful community engagement and rigorous due diligence assessments. Solar panels will be set back from property lines compliant with the A-R District requirements, and 30-foot-wide vegetative buffers will be used to screen the view of the solar farm from adjacent properties. Section 5.1.4 vegetative buffers are described further in **Section 3.2**. The Project includes wildlife corridors (**Figure 4**) and wildlife friendly strategies to avoid habitat fragmentation and allow migration of onsite wildlife resources to adjacent properties, which minimizes the impact to activity such as hunting on adjacent properties. With the proposed screening, vegetation buffering, and setbacks, the development of a solar farm is suitable and will not impede the development of adjacent properties.

**B. Section 16.9.2: Whether a proposed Special Use Permit change will adversely affect the existing use or usability of adjacent or nearby property.**

The Project is being designed to avoid and minimize any impact to adjacent or nearby properties and this is described further in **Appendix D: Community Impact Assessment**. This is being achieved through siting and due diligence studies including a Phase I Environmental Site Assessment, Wetland Desktop & Delineation, Phase 1A Cultural Resources Assessment, and a Threatened and Endangered Species Desktop & Habitat Suitability Assessment, which are described further in **Section 4** to identify and minimize potential impacts during the design phase of the Project. The Project will implement best management practices (BMPs) during construction and operations to further minimize impacts to adjacent or nearby properties. Initial planning for this Project commenced approximately 2 years ago, with initial diligence and analysis to ensure compliance with County, state and federal guidelines using BMPs through design, construction, operating and ultimately decommissioning to ensure that approval of the requested special use will not adversely affect the existing use or usability of adjacent or nearby property.

Adjacent and nearby properties are undeveloped wooded land, agricultural use land, rural residential use, and silviculture. A solar farm use on the Property will not adversely affect the existing use or usability of adjacent or nearby property. The Project meets or exceeds all requirements, such as lot size, setbacks, and buffers, designed to ensure integration with the area in which it is proposed. Additionally, the Project's solar generating equipment will be enclosed by security fencing. The Applicant has evaluated the site and engaged in studies further described in **Section 4** to avoid and minimize impacts to adjacent properties in the design of the Project.

Rather than adversely affecting adjacent property, this Project will put agricultural land to an alternative land use which will ensure the properties are not otherwise developed with a higher intensity use. Additional information supporting the proposed use not adversely affecting the use

or development of adjacent properties or the general neighborhood, nor adversely affecting the health and safety of residents and workers is included in **Section 5** and **Appendix D (Community Impact Assessment)**.

**C. Section 16.9.3: Whether the property to be affected by a proposed Special Use Permit has a reasonable economic use as currently designated.**

A solar farm will have the greatest economic use for both the County and landowners for the County's current property designation. The property tax and other tax revenue will be exponentially higher than the current use of the property as agriculture and silviculture. The estimated tax revenue for Hancock County over the life of the Project is approximately \$35 million dollars, which would help support local schools, infrastructure, and other services. In addition, hundreds of jobs are expected to be created during peak construction, along with a few long-term operations and maintenance jobs throughout the life of the project. During peak construction, the local economy will be stimulated by additional people patronizing local businesses including restaurants, lodging, convenience stores, and gas stations.

**D. Section 16.9.4: Whether the proposed Special Use Permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools**

During the Project's operations, the number of people who will visit the facility is limited to approximately three to four full-time employees to conduct regular daily checks and standard maintenance of the Project. Attendance and vehicular movement noise is exceptionally limited and considered negligible post-construction. There will be a temporary increase in traffic associated with the construction phase of the Project. Project construction traffic will be mitigated through the implementation of an internal construction traffic management plan. Access to the Project will be via established curb cuts, which are sufficient for the minimal construction traffic generated by the Project.

During the operation phase, the Project will have an Operations & Maintenance (O&M) building on-site. The O&M building's electric usage is minimal and can be served by existing distribution infrastructure near the Project. Other than the O&M building electricity usage, the Project is estimated to draw approximately 300 kWh per month from the Georgia Power transmission line that the Project is connected into, due to slight power draw from inverters when it is not producing electricity. This is a typical arrangement for a utility-scale solar farm given the infrastructure that is in place, and AES will coordinate with Georgia Power on the specifics of the arrangement as the design progresses. Electric use is also addressed in **Appendix D Section 5.6**.

Given the limited operational traffic, number of employees, and utility use, the Project will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

**E. Section 16.9.5: Whether the proposed Special Use Permit is in conformity with the policy and intent of the Land Use Plan.**

Hancock County has two applicable Land Use Plans that were evaluated: Hancock County Comprehensive Plan: 2016-2026 and the Hancock County Joint Comprehensive Plan (with City of Sparta): 2021-2026. In both plans, under the economic development goals, Hancock County

wants to “recruit additional solar to the county” which conforms with the proposed use of this SUP application.

The Project is located within the Countryside Character Area. The Countryside Character Area covers the majority of the county, characterized by rural, undeveloped land, farms, and agricultural operations, low-density residential development, and commercial timber/pulpwood harvesting. For zoning purposes, the Project is located within the A-R District which is permitted as a special use within the A-R District as described in the Solar Ordinance. In addition, the Industrial Development Character Area is approximately 0.5 miles west of the Project at its closest. The Industrial Development Character Area is designated for land dedicated to a variety of industrial and commercial land uses including large-scale solar farms. For these Character Area boundaries, unlike a parcel-specific future land use map, character area boundaries are conceptual and may cross parcel lines. The Character Area boundaries represent approximate character area location and this flexibility allows the County government to make decisions based on changing conditions while reducing the need to continually amend the comprehensive plan.

The Project has been designed to integrate with the surrounding environment through sufficient setbacks, proper siting particularly around wildlife connectivity and adjacent properties, and sufficient landscape buffers (primarily existing, natural vegetation) for blending in the surrounding area aesthetic and proper screening. The Project’s integration with the surrounding area conforms with the Countryside Character Area of the Project and the land use plans.

**F. Section 16.9.6: Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the Special Use Permit.**

The use and development of the Property as a solar farm helps to address Georgia’s need for new electricity generation and provide a diverse, reliable, and clean source of electricity for citizens within the county and across the state. The Project, if approved, will provide energy sufficient to support approximately 30,000 households.

The Project conforms with the Hancock County Comprehensive Plan: 2016-2026 and the Hancock County Joint Comprehensive Plan (with City of Sparta): 2021-2026 and in addition, under economic development goals, Hancock County wants to “recruit additional solar to the county” which would be in line with this proposed development. AES is a nationwide developer and owner-operator of over 400 solar facilities that have a strong reputation of responsible and thoughtful development. AES approaches its solar farm development practices as a positive changing use that will provide ecological benefits as well as significant economic benefits to the County. Following the Project’s 30 years of operation as a solar farm, the property will be returned substantially to its existing use as outlined in the conceptual decommissioning plan in **Appendix C** and described further in **Section 7**.

**G. Section 16.9.7: Whether the proposed Special Use Permit will result in a use that will or could negatively impact the health or environment of the surrounding community, based upon the information contained in the Community Impact Assessment, if required.**

In the community impact assessment (“CIA”), the Applicant evaluated the required criteria described in Section 16.10 of the Zoning Ordinance. An overview of the CIA is provided below.

- **CIA Sections 1 through 4** provides background information for the Project, environmental setting, and the permits and approvals that will be needed for the



- Project.
- **CIA Section 5: Pre-Existing Environmental Conditions Description** evaluates facilities that report to the US Environmental Protection Agency (EPA) within a 2-mile radius of the site and only two listings came up related to stormwater permits
  - **CIA Section 6: Environmental Impact Description** states that the Project would not produce any air pollutants during operation and any production would be limited during the construction phase. The Project will comply with state stormwater regulations and will obtain the appropriate permits, will utilize numerous BMPs for erosion prevention and control sediment movement. The only toxic or hazardous material that would be stored on site would be fuel for operation of vehicles and equipment, the Project will obtain a Spill Prevention, Control, and Countermeasure Plan if fuel storage thresholds are exceeded. The Project will have BMPs in place to reduce dust generation and reduce nuisances to neighboring properties.
  - **CIA Section 7: Vulnerable Populations** outlines that the Project is not within a 2-mile radius of any vulnerable population according to the US EPA Environmental Justice Screen (EJScreen) tool.
  - **CIA Section 8: Socioeconomic and Demographic Data** outlines the demographic of the 2-mile radius of the Project according to the US EPA EJScreen tool.
  - **CIA Section 9 and 10** describes the public health data of the 2-mile radius of the Project according to the US EPA EJScreen tool. Environmental impacts from the Project development will be minimized through compliance with stormwater permit, vegetative buffering as required by Solar Ordinance, preservation of as much undeveloped forest area as feasible, among other activity.
  - **CIA Section 11: Public Engagement** discusses the community organizations that the Applicant has met with, canvassing efforts around the community, and the community open house meeting that incurred in August 2024.
  - **CIA Section 12** evaluates alternatives to the Project in and it determines the Project's location for meeting the needs of Georgia Power's renewable energy goals and proximity to transmission, the Project's location is ideal.

The Project, once operational, will generate electricity, without producing pollutants or greenhouse gases, to meet the regional market needs and will not have any significant adverse impact on the environment of the surrounding community. Further information is located in ***Appendix D (Community Impact Assessment)***.

## **1.2 Hancock County Solar Ordinance (Section 3.20: Solar Energy Equipment)**

The Solar Ordinance sets forth seven requirements concerning the location and operation of solar farms within the County. As reflected in the analysis below and the materials supporting the Application, each of the seven requirements have been met or the Applicant has requested a condition to be included with the SUP approval to modify a standard, specifically Section 3.20 where the Applicant is requesting to increase the allowable height of the ground-mounted solar energy equipment to sixteen (16) feet above the ground described further below.

- 1. Section 3.20.1: Solar energy equipment shall be located in the rear portion of the property or on a side or rear-facing roof, or upon receiving approval from the Zoning Administrator, in the least visibly obtrusive location where panels would be function.**

Part of this Solar Ordinance requirement appears to be related to commercial roof-top solar, which is not applicable with the Applicant's proposed use as a solar farm. The Applicant will meet or exceed the required A-R District setbacks, landscape buffer requirements, and is designed to be the least visibly obtrusive to adjacent properties.

- 2. Section 3.20.2: Solar energy equipment must comply with all setback or height requirements for principal structures for the zoning district in which the property is located.**

The Applicant will meet or exceed all setback requirements from property lines and public rights-of-way and meet height requirements for principal structure for the A-R District (Section 5.1.5) as illustrated in **Figure 4: Conceptual Site Plan**.

- 3. Section 3.20.3: Non-functioning solar energy equipment or systems shall be repaired, replaced, or completely removed in their entirety within twelve (12) months of becoming non-functional.**

The Applicant will comply with this requirement during operations and the decommissioning process. The conceptual decommissioning plan is provided in **Appendix C**.

- 4. Section 3.20.4: All solar panels shall be equipped with a non-reflective finish/coating.**

The Applicant confirms any solar panels installed for the Project will have a non-reflective finish/coating.

- 5. Section 3.20.5: All solar equipment shall be screened from sight from any street, publicway, or neighboring parcel subject to approval of Zoning administrator or his designee. The buffers shall be constructed of fencing, hedges/bushes, or combinations of these items. Ground-mounted solar energy equipment may not exceed a height of 10 feet above the ground. Solar energy equipment must be protected from unauthorized access or tampering by appropriate fencing, plantings, or a combination thereof, as determined by Zoning Administrator.**

Vegetative buffering will include existing vegetation and, where the existing vegetation is insufficient, additional vegetation will be planted to screen the Project. The Project design will comply with all setbacks (at least 50 feet from external property lines and public rights-of-ways) as established within the Solar Ordinance and/or agreed upon by the Applicant and the County during the SUP process. There will be a continuous fence no less than seven feet in height installed around the perimeter of the solar arrays to prevent the public or unauthorized members from exposure to electrical hazards and equipment.

The Applicant is requesting a condition to a SUP approval to increase the allowable height of the ground-mounted solar energy equipment to sixteen (16) feet above the ground. The condition is intended to account for topographic variability of the site and current solar tracking technology that allows the solar panel tracking system to tilt to track the sun throughout the day to maximize the amount of sunlight the solar panels receive.

- 6. Section 3.20.6: All installed equipment must meet applicable safety, power quality, and interconnection requirements established by the National Electrical Code, National Electrical Safety Code, Institute of Electrical and Electronic Engineers and Underwriters Laboratories as required by the state of Georgia (O.C.G.A § 46-3-60 et. seq.) as well as local electrical and safety codes.**

The Applicant confirms installed equipment will meet all codes referenced.

- 7. Section 5.1.4, 5.8.4, 5.9.2: A planted buffer strip at least thirty (30) feet wide is provided alongside and rear property lines of residential parcels.**

As reflected on the Site Plan, a thirty (30) foot wide landscape buffer strip along side and rear property lines of adjacent residential parcels is incorporated in the Project design. If existing vegetation does not provide an adequate landscape buffer, then supplemental vegetation will be installed in the 30 foot buffer, as agreed upon with the Zoning Administrator.

### 1.3 Project Need & Necessity

The approved Georgia Power 2022 Integrated Resource Plan (IRP) and updated in 2023 covers renewable expansion in Georgia Power’s service area and reflects a capacity need in 2029. The IRP also states in Section 11.9 that the capacity need grows sizably into 2030-31 due to expiring Power Purchase Agreements (PPAs) and expected retirement of current energy producing facilities. Section 14.1 of the IRP covers New Renewable Resources and identified locational reliability and resiliency challenges associated with future retirement of coal facilities.

The Project is an opportunity for Hancock County to help address Georgia’s need for new electricity generation and provide a diverse, reliable, and clean source of electricity for citizens within the county and across the state.

## 2 Proposed Project Area

The Project is transected by Pearson Chapel Road, Smith Road, Beulah Highway, and Sheep Creek Road, located south of Hawkins Road, east of Milledgeville Highway (Georgia Highway 22), Beulah Cemetery Road, and Beulah Road, west of Harper Road, and north of Hitchcock Cemetery Road, in the unincorporated western portion of Hancock County, Georgia, in the A-R Zoning District and approximately 1.8 miles due west of the Devereux community. **Figure 1** depicts the regional Project location within the state, **Figure 2** shows the local Project location within a more focused geographical area, and **Figure 3** depicts the Project location with an aerial photography base map. **Figure 4** is a conceptual site layout of the Project facilities. The parcels included in the Project have frontage on the roads referenced in the Table included in **Appendix A**. The County Assessor’s parcel numbers for the tracts of land that will be hosting the Project’s infrastructure are referenced in the Table included in **Appendix A**. Legal descriptions of parcels for the Project are included in **Appendix C (Property Legal Descriptions)**.

The Project site is approximately 1,831.1 acres in total area before consideration of siting restrictions. The Project fenced footprint is approximately 1,250 acres. Two parcels, 101-004 and 102-092 and a Hancock County right-of-way easement, will only be used for access and underground electric cables, and therefore, their acreage is not included in the total Project site acreage. The total Project fenced footprint would occupy approximately 68.3 percent of the total Project boundary. The acreages are based on the deeds, legal descriptions, and the current design reflected on the Site Plan.

The properties that will host the Project's infrastructure have historically been used for agriculture and silviculture. The area surrounding the Project site consists of pastures, livestock, row crops, silviculture, residential properties, and undeveloped forested land. The Project will not impact neighboring land uses in the area and supports a finding by the County that the standards set forth in Section 16.9.1 and 16.9.2 (as described above), have been met.

## 3 Project Design

Project construction is anticipated to start as soon as 2028 and last approximately 12 to 18 months, enabling the Project to reach commercial operation in 2029. The Project is expected to be in operation for at least 30 years.

### 3.1 Project Design

The Project will be a ground-mounted solar energy system comprised of solar PV modules, a racking system, inverters, and underground electrical conduits connecting PV array blocks with inverters to a project substation and interconnection switchyard, and a small operations and maintenance building. Access roads with gated entrances will be located throughout the site for access and maintenance of equipment during construction and operation of the site. A series of internal access roads will be used to access the facility equipment for future maintenance.

The Project, as reflected on the Site Plan, includes an up to 100-MW BESS as part of the development. The BESS modules will be housed in specifically engineered containers typically located on a concrete or gravel pad and include a battery management system. A continuous fence of no less than seven feet in height will be installed around the perimeter of the BESS, if the BESS is not included within the security fencing of a solar panel array, to prevent the public or unauthorized members from exposure to electrical hazards and equipment. The BESS would be connected to the Project substation through medium voltage underground cables and is part of the solar farm as proposed in this Application.

The Project is currently in the design phase and a site plan is included as **Figure 4**. The Project's layout, including whether a BESS will be incorporated, will be finalized after field surveys are completed and in coordination with County, state, and federal agencies. Once design and engineering are completed, construction plans will be submitted to the County. The current solar panel array layout, while conceptual and subject to adjustment as a result of field conditions, reflects the system size, general location of the equipment to be installed, and the Applicant's commitment to, among others noted, maintain SUP-approved perimeter buffers, incorporate wildlife corridors and other wildlife friendly strategies, avoid wetlands, and minimize wetland impacts to the extent practicable.



## 3.2 Vegetative Buffer & Screening Plan

Vegetative buffers will include existing vegetation and, where the existing vegetation is insufficient, additional vegetation will be planted to minimize visibility from neighboring properties. The Project design complies with all setbacks established within the Zoning Ordinance for the A-R District.

The Project area will be enclosed by security fencing not less than seven feet in height and installed on the interior of the vegetative buffer and maintained throughout the life of the Project. The vegetative buffer will be a minimum 30 feet width along the perimeter of developed Project parcels in compliance with the Solar Ordinance Section 5.1.4. The vegetative buffer will utilize existing vegetation where adequate to attain the minimum 30-foot depth. Where existing vegetation is not adequate to attain the 30-foot depth, supplemental vegetation will be planted. Vegetation will only be supplemented in upland areas and no supplemental vegetation will be planted within 50 feet of Waters of the United States as required by Georgia EPD. Fencing and landscaping will be monitored, maintained, and repaired as needed.

The landscape buffer will consist of a mixture of non-invasive plant species, pollinator-friendly and wildlife-friendly native plants, shrubs, trees grasses, forbs, and wildflowers. All cleared areas on the interior of the Project will be stabilized with vegetation. Vegetative stabilization of the site will help prevent erosion and sediment transport as well as create habitat for small mammals and ground nesting birds. The Applicant has included a landscaping buffer outline in the site plan in **Figure 4** for review and approval as part of the Application.

## 4 Natural & Cultural Resources Due Diligence

The following natural and cultural resource studies have been completed to date for the proposed site:

- Phase I Environmental Site Assessment
- Wetland Desktop Evaluation
- Wetland Delineation
- Threatened & Endangered Species (T&ES) Desktop Evaluation
- T&ES Habitat Suitability Survey
- Cultural Resources Phase IA Survey

Prior to final design, any proposed impacts to natural or cultural resources will be coordinated, approved, and permitted, as necessary, through the appropriate regulatory agency. Natural and cultural resource information are included in **Appendix D (Community Impact Assessment)**.

## 5 Neighbors & General Public

The Project is designed to minimize impact on neighboring properties (**Figure 4**) and the general public. The Applicant will develop an Emergency Response Plan (“ERP”) in collaboration with the local fire departments and emergency response personnel to address potential impacts to public health and safety during both construction and operations of the development. As part of this emergency management preparation, appropriate local fire and EMS personnel will be provided training on the solar and BESS equipment and emergency response protocols.

During construction, there will be a temporary increase in vehicular traffic and noise associated with construction activities at the Project. The Applicant will follow all Georgia Department of Transportation

(GDOT) and Hancock County procedures for site entrance approval and nearby roadway traffic safety/mitigation during construction. The Applicant will work with GDOT on a Transportation and Construction Plan. All points of ingress and egress will adhere to the Hancock County Zoning Ordinances and will be designed in compliance with GDOT regulations. A Project email address will be available for adjacent landowners to maintain communication with the local community regarding any concerns associated with construction, as necessary. The Project will have BMPs in place to reduce dust generation and reduce nuisances to neighboring properties during construction.

Once operational, solar is a low-impact land use with minimal to no impact on the County's resources. Other forms of development require additional services such as roads, utilities, schools, and law enforcement. The Project will not place any material burden on the County's resources.

The operational Project will be passive. During operations, the Project will not generate sound at levels that is a nuisance to or adversely impacts the use of adjacent property. For example, the inverters produce a low-level humming only during daylight hours when the system is generating energy. This noise level has been described as roughly equivalent to that of a dishwasher. The Project design locates inverters and other potential noise generating components internal to the site and a substantial distance from the perimeter of the Project to contain noise within the Project boundary and minimize or avoid adverse impacts to adjacent property.

The Applicant is committed to protecting receiving waters (e.g., streams and wetlands) and downstream properties from discharges of stormwater during and after construction that could pose water quality degradation and/or flooding risks in compliance with Georgia EPD permit requirements. The Project design avoids and minimizes impacts to such waters, provides for buffers around water features, and includes erosion control BMPs.

The Project design internally sites major equipment components (i.e. inverters, transformers and BESS) to the extent practical and incorporates setbacks from property lines and vegetative buffers, which reduces visibility, mitigates and attenuates potential noise, and integrates the Project with the surrounding area.

## 6 Economic Impact

During peak construction, the Project is expected to employ over 250 full-time equivalent workers, providing a one-time economic boost to the County. In its ongoing operational phase, the Project is anticipated to support three to four full-time jobs on the Project site. The Project is forecasted to generate significant fiscal contributions, with an estimated \$35 million in cumulative local property tax revenue over the 30+ year operational life, far exceeding the revenue generated by the current use of the property. These figures provide valuable context, as the average annual property tax revenue from the Project of approximately \$1 million represents a significant portion of Hancock County's general government fund and school district expenditures.

## 7 Site Decommissioning

The proposed utility scale solar energy producing system is expected to be capable of operation for a minimum of 30 years, with decommissioning at a time to be agreed upon by the system owner and the landowners leasing the land to the system owner. At the end of the Project's life, the system owner will

complete a list of activities to decommission the system, including to and this will include decommission the BESS if it has been incorporated into the solar farm development.

Decommissioning activities will be based on current procedures and experience, which will likely improve in the coming years as technology, construction processes, and recycling infrastructures. Decommissioning activities standardly consist of the physical removal of all solar energy system structures and equipment from the site, disposal of all waste in accordance with local, state, and federal disposal regulations, and stabilization/re-vegetation of the site. Decommissioning Plans are designed to outline specific activities and how they are to be carried out according to applicable regulations and industry best management practices, after obtaining any necessary permits for the decommissioning. Decommissioning Plans standardly include assurances that financial resources will be available to fully decommission the site to the agreed upon standard. A Conceptual Decommissioning Plan is in **Appendix C (Conceptual Decommissioning Plan)**. The Conceptual Decommissioning Plan is for illustrative purposes only.

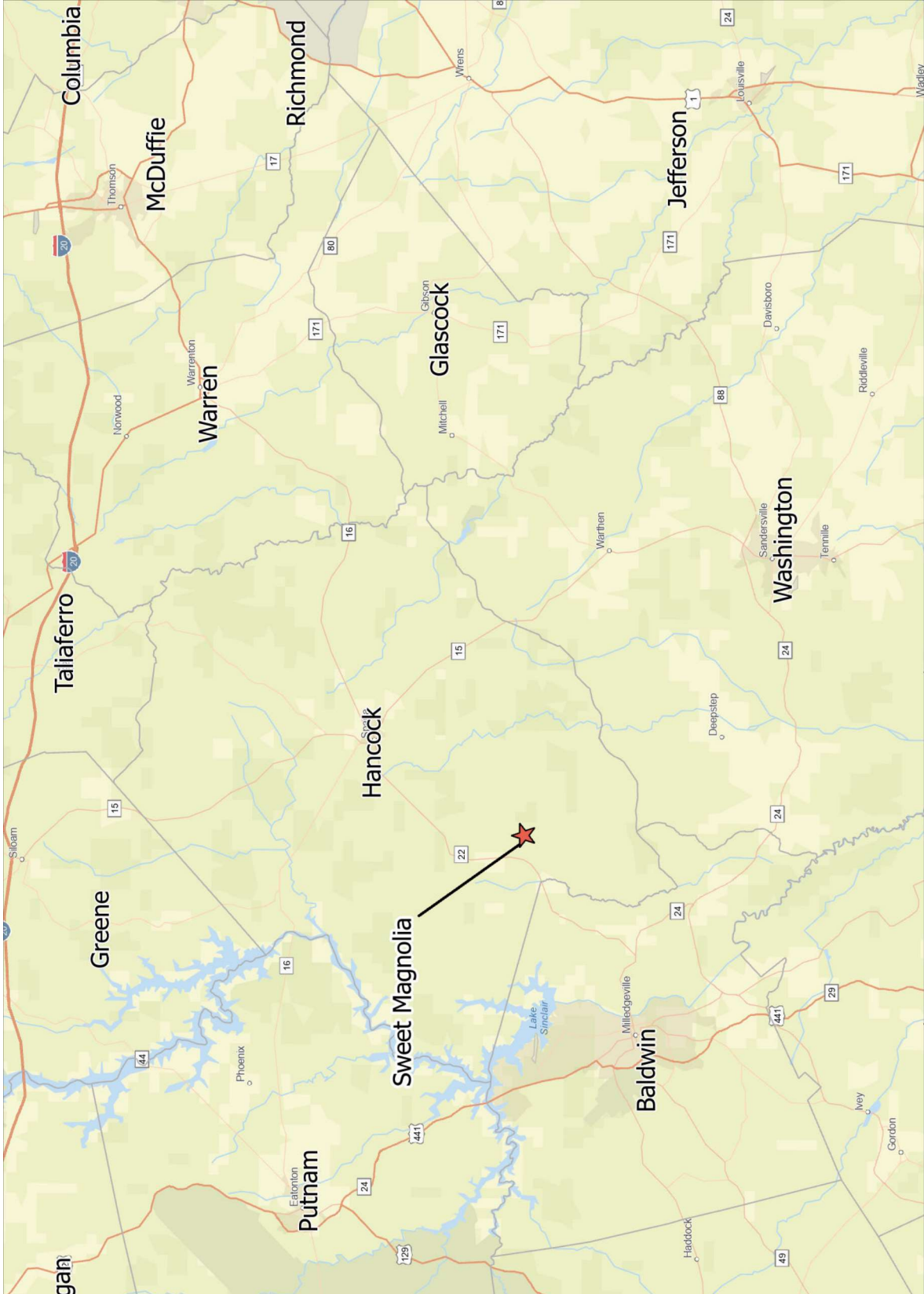
The Applicant will submit a final Decommissioning and Reclamation Plan for review and approval by the Hancock County Planning & Zoning Department in conjunction with the Building Permit application after the final Project design has been developed.

## 8 Conclusion

The Applicant has submitted the complete Application in compliance with the Zoning Ordinance. The Applicant respectfully requests approval of the Application by the Hancock County Board of Commissioners with the two requested conditions. The Applicant will be happy to provide any additional supplementary information and address any inquiries that may arise from the Hancock County Planning & Zoning Department, the Planning Commission, Board of Commissioners, and stakeholders.

## Figures

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★ Sweet Magnolia Solar



Site Location Map

Sweet Magnolia Solar  
Hancock County, GA

Date: 9/12/2024 Prepared by: WV



Figure No.

1





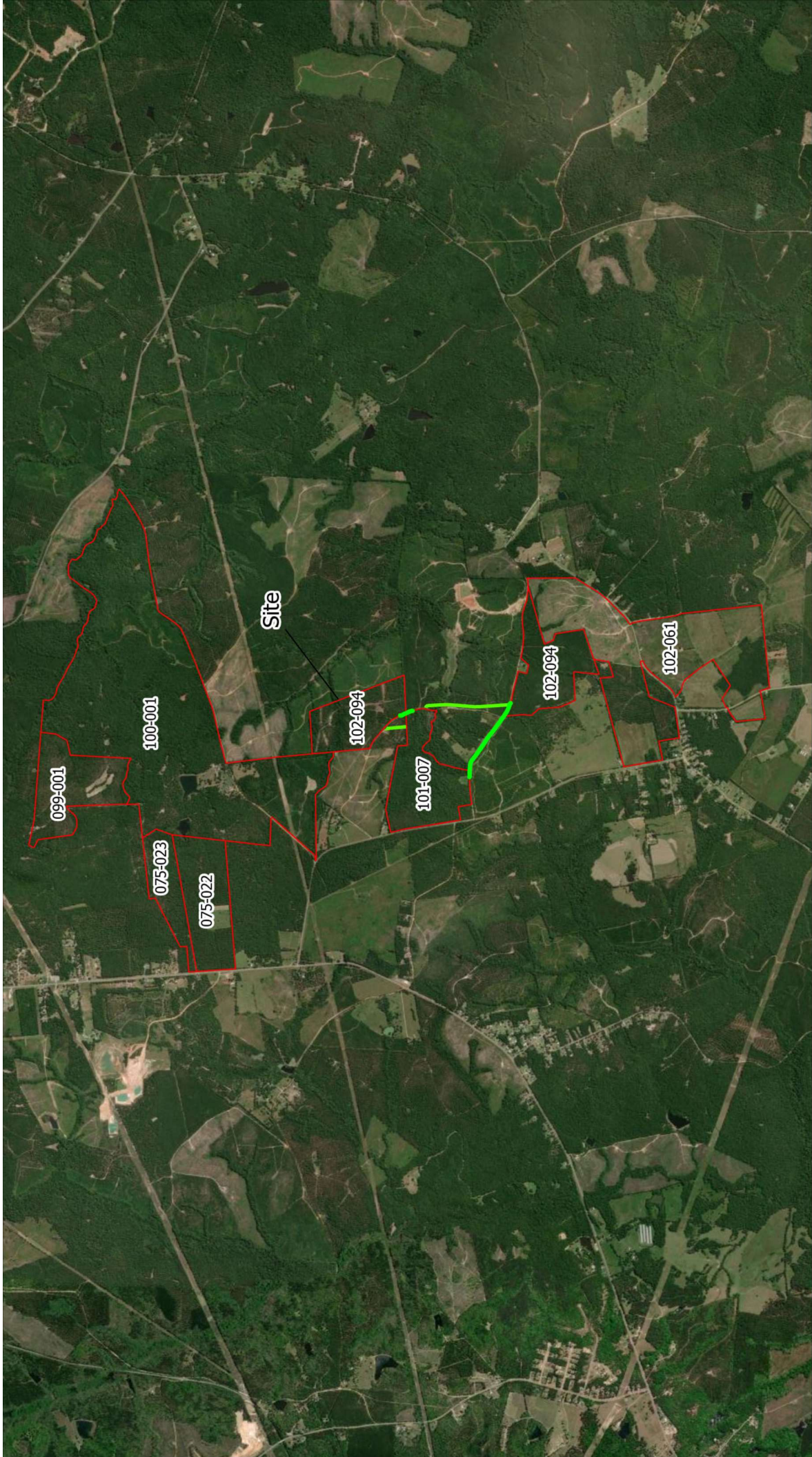
	<b>Site Map (Roadway)</b>		<b>Figure No.</b>
	Sweet Magnolia Solar Hancock County, GA		<b>2</b>
<b>Date:</b> 9/11/2024		<b>Prepared by:</b> WV	

 Sweet Magnolia Solar  
 Proposed MV Easements

0      2,500      5,000      10,000  
 Feet







Sweet Magnolia Solar  
 Proposed MW  
 Easements



Site Map (Aerial)

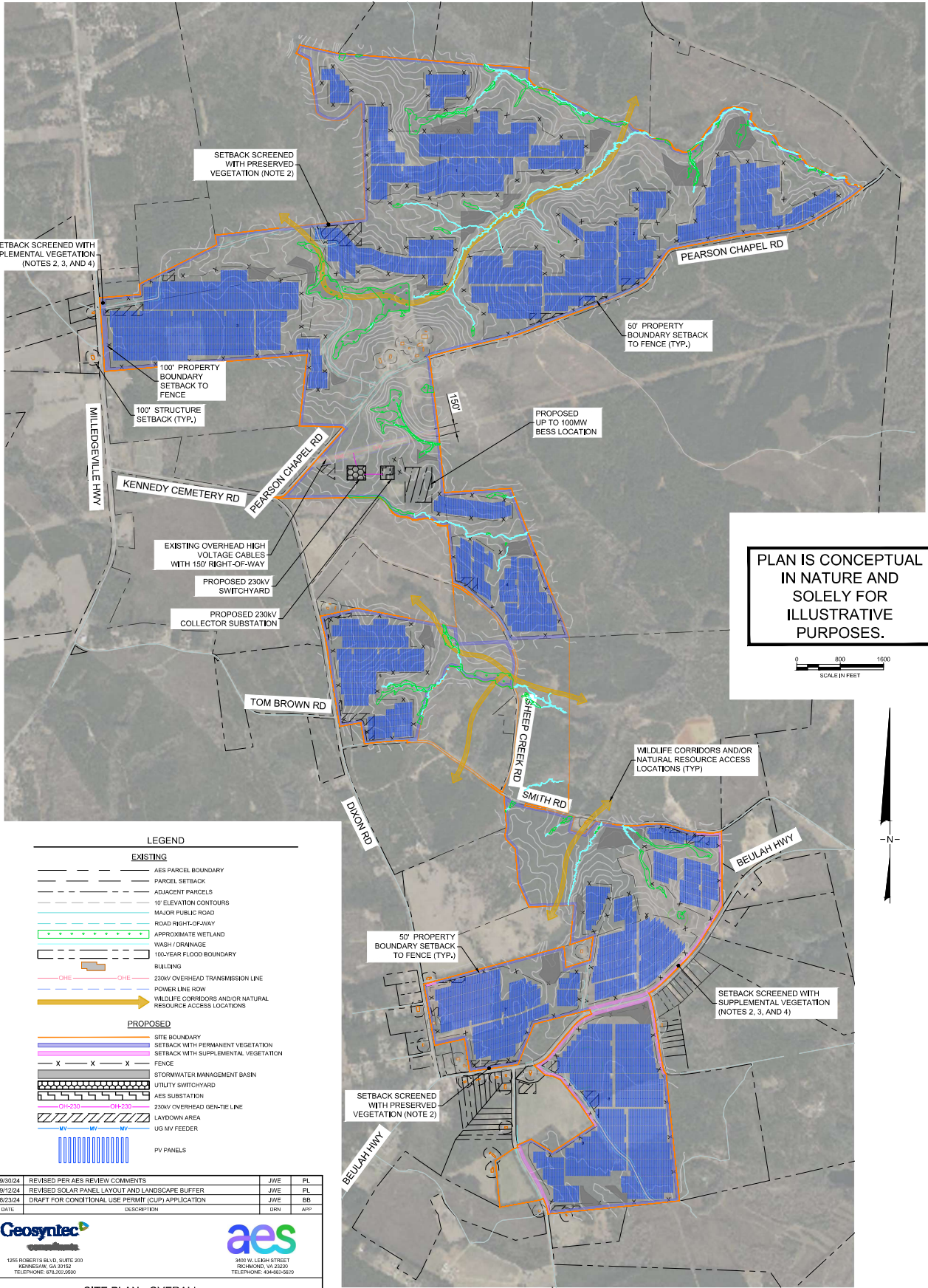
Sweet Magnolia Solar  
Hancock County, GA

Date: 9/11/2024      Prepared by: WV

Figure No.

3





**PLAN IS CONCEPTUAL  
IN NATURE AND  
SOLELY FOR  
ILLUSTRATIVE  
PURPOSES.**



**LEGEND**

EXISTING	
---	AES PARCEL BOUNDARY
---	PARCEL SETBACK
---	ADJACENT PARCELS
---	10' ELEVATION CONTOURS
---	MAJOR PUBLIC ROAD
---	ROAD RIGHT-OF-WAY
---	APPROXIMATE WETLAND
---	WASH / DRAINAGE
---	100-YEAR FLOOD BOUNDARY
---	BUILDING
---	230V OVERHEAD TRANSMISSION LINE
---	POWER LINE ROW
---	WILDLIFE CORRIDORS AND/OR NATURAL RESOURCE ACCESS LOCATIONS
PROPOSED	
---	SITE BOUNDARY
---	SETBACK WITH PERMANENT VEGETATION
---	SETBACK WITH SUPPLEMENTAL VEGETATION
---	FENCE
---	STORMWATER MANAGEMENT BASIN
---	UTILITY SWITCHYARD
---	AES SUBSTATION
---	230V OVERHEAD GEN-TIE LINE
---	LAYDOWN AREA
---	UG MV FEEDER
---	PV PANELS

REV	DATE	DESCRIPTION	DRN	APP
C	09/20/24	REVISED PER AES REVIEW COMMENTS	JWE	PL
B	09/12/24	REVISED SOLAR PANEL LAYOUT AND LANDSCAPE BUFFER	JWE	PL
A	08/23/24	DRAFT FOR CONDITIONAL USE PERMIT (CUP) APPLICATION	JWE	BB



TITLE: **SITE PLAN - OVERALL**

PROJECT: **SWEET MAGNOLIA SOLAR**

SITE: **HANCOCK COUNTY, GA**

**DRAFT**

DESIGN BY:	JWE	DATE:	SEPTEMBER 2024
DRAWN BY:	JWE	PROJECT NO.:	GXE10831
CHECKED BY:	PL	FILE:	1
REVIEWED BY:	BB	DRAWING NO.:	1 OF 3
APPROVED BY:	BB		

**GENERAL NOTES:**

- CONCEPTUAL SITE PLAN IS IN THE EARLY STAGES OF DEVELOPMENT AND WILL BE ADVANCED AS PART OF THE FINAL DESIGN.
- LANDSCAPE BUFFER WILL BE 30' WIDTH IN ACCORDANCE WITH THE HANCOCK COUNTY SOLAR ORDINANCE.
- VEGETATIVE BUFFER/SCREENINGS WILL UTILIZE EXISTING VEGETATION, WHERE EXISTING VEGETATION IS NOT ADEQUATE, ADDITIONAL VEGETATION WILL BE SUPPLEMENTED.
- TYPE AND PLANT HEIGHT OF SUPPLEMENTAL VEGETATION SHALL BE IN ACCORDANCE WITH HANCOCK COUNTY CODE OF ORDINANCES AND ZONING ADMINISTRATOR DIRECTION.
- PROJECT SITE BOUNDARY AREA IS APPROXIMATELY 1,631.1 ACRES.
- THE DETECTED WETLAND/STREAM FEATURES ARE A FIELD DELINEATED PRELIMINARY BOUNDARY THAT HAS NOT BEEN CONFIRMED BY THE US ARMY CORPS OF ENGINEERS.
- LOCATION OF THE OPERATIONS AND MAINTENANCE BUILDING WILL BE FINALIZED AT A LATER TIME.

**1 PLAN**  
**1 SITE PLAN - OVERALL**  
SCALE: 1" = 800'

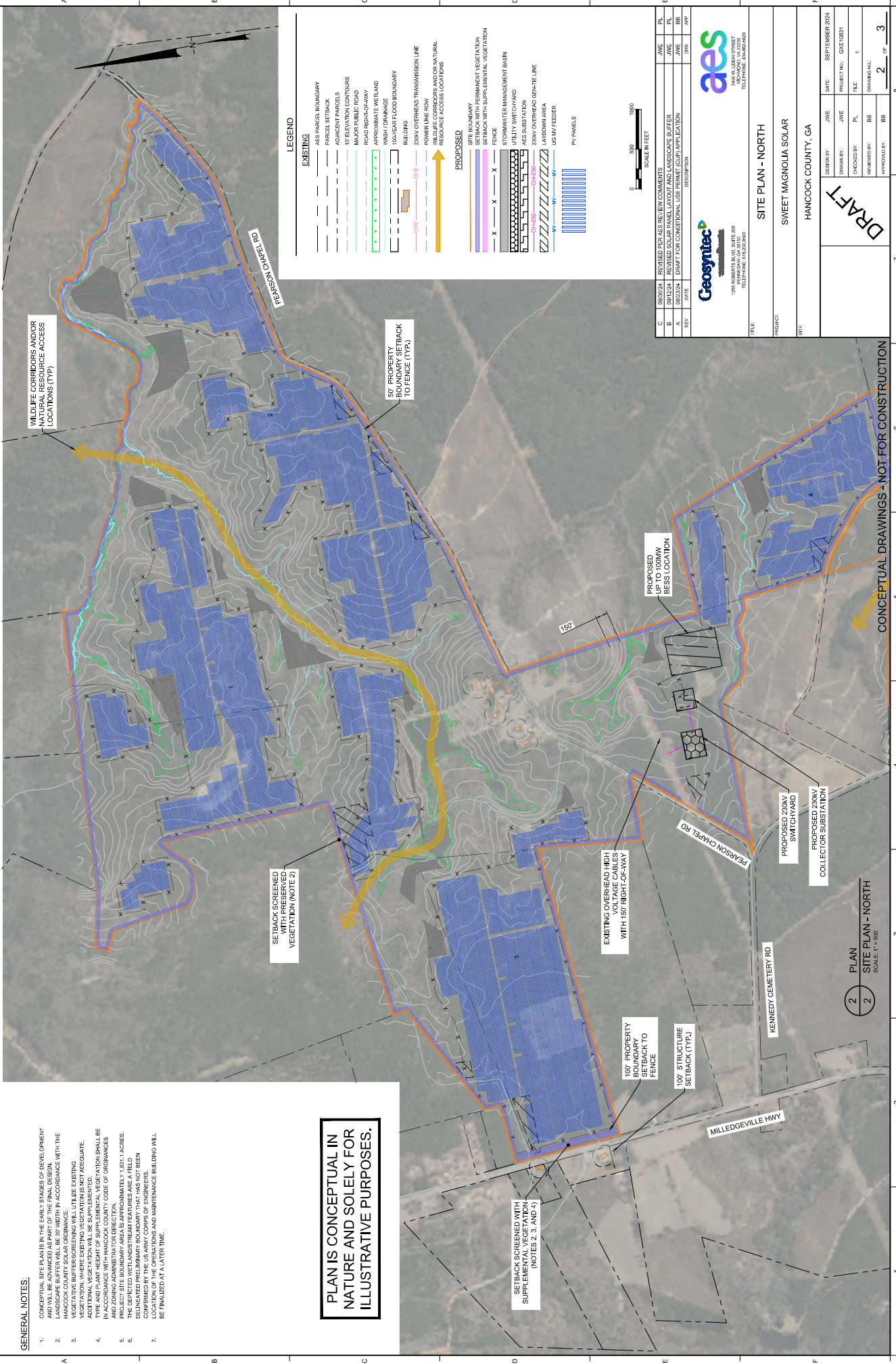
**CONCEPTUAL DRAWINGS - NOT FOR CONSTRUCTION**



**GENERAL NOTES:**

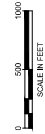
1. CONCEPTUAL SITE PLANS IN THE EARLY STAGES OF DEVELOPMENT SHALL BE CONSIDERED PRELIMINARY AND NOT TO BE USED FOR PERMITS OR REGULATORY SUBMISSIONS. ALL DISTANCES AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE HANCOCK COUNTY SOLAR ORDINANCE.
2. VEGETATIVE BUFFER SCREENINGS WILL UTILIZE EMITTING VEGETATION IN ACCORDANCE WITH HANCOCK COUNTY CODE OF ORDINANCES.
3. ADDITIONAL VEGETATION WILL BE SUPPLEMENTED / ADJUGATE, TYPE AND PLANT HEIGHT OF SUPPLEMENTAL VEGETATION SHALL BE IN ACCORDANCE WITH HANCOCK COUNTY CODE OF ORDINANCES.
4. THE DEPICTED WETLANDS STREAM FEATURES ARE A FIELD DELINEATED PRELIMINARY BOUNDARY THAT HAS NOT BEEN VERIFIED BY A LICENSED SURVEYOR. THE LOCATION OF THE OPERATIONS AND MAINTENANCE BUILDING WILL BE FINALIZED AT A LATER TIME.

**PLAN IS CONCEPTUAL IN NATURE AND SOLELY FOR ILLUSTRATIVE PURPOSES.**



**LEGEND**

- EXISTING**
- AES PARCEL BOUNDARY
  - PARCEL SETBACK
  - ADJACENT PARCELS
  - BY ELEVATION CONTOURS
  - MAJOR PUBLIC ROAD
  - ROAD HIGHWAY
  - APPROXIMATE WETLAND
  - WASH DRAINAGE
  - LOG BOUNDARY
  - BUILDING
  - 300W OVERHEAD TRANSMISSION LINE
  - POWER LINE ROW
  - WILDLIFE CORRIDORS AND/OR NATURAL RESOURCE ACCESS LOCATIONS
- PROPOSED**
- SITE BOUNDARY
  - SETBACK WITH PERMANENT VEGETATION
  - SETBACK WITH SUPPLEMENTAL VEGETATION
  - FENCE
  - STORMWATER MANAGEMENT BASIN
  - PERMITS AND REGULATORY SUBMISSIONS
  - 230KV OVERHEAD TRANSMISSION LINE
  - LANDOWN AREA
  - US MV FEEDER
  - PV PANELS



SCALE IN FEET

NO.	DATE	DESCRIPTION	BY	APP'D
C	09/03/24	REVISED PER AEA REVIEW COMMENTS	JWE	PL
B	09/17/24	REVISED SOLAR PANEL LAYOUT AND LANDSCAPE BUFFER	JWE	PL
A	08/22/24	DRAFT FOR CONDITIONAL USE PERMIT (CUP) APPLICATION	JWE	BB
1/01	08/21	ISSUED FOR PERMIT	JWE	JWD



**Geosyntec**  
1200 ROBERTS RD, SUITE 200  
DUBLIN, GA 31008  
TELEPHONE: 770.352.6600

**aes**  
1000 W. MARKET ST.  
SUITE 100  
DUBLIN, GA 31008  
TELEPHONE: 678.852.9200

FILE: **SITE PLAN - NORTH**  
PROJECT: **SWEET MAGNOLIA SOLAR**  
SITE: **HANCOCK COUNTY, GA**

NO.	DATE	DESCRIPTION	BY	APP'D
1	SEPTEMBER 2024	PROJECT M.L. GIVE 100811	JWE	PL
2		CHECKED BY: PL	PL	1
3		DESIGNED BY: BB	BB	
4		APPROVED BY: BB	BB	3

**DRAFT**

2 PLAN SITE PLAN - NORTH SCALE: 1" = 500'

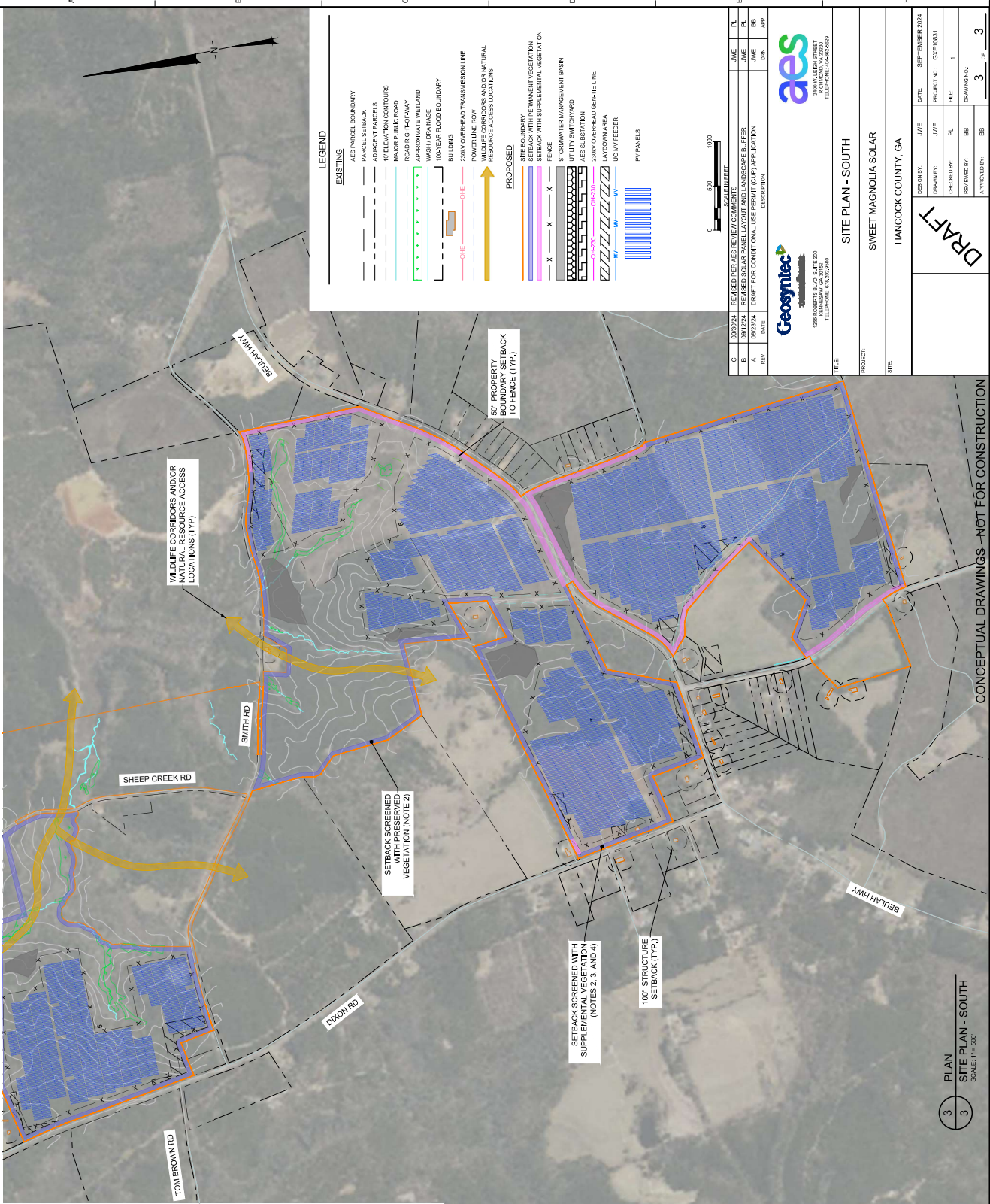
CONCEPTUAL DRAWINGS - NOT FOR CONSTRUCTION



**GENERAL NOTES:**

1. CONCEPTUAL SITE PLANS IN THE EARLY STAGES OF DEVELOPMENT ARE NOT TO BE CONSIDERED AS FINAL. THE FINAL DESIGN AND CONSTRUCTION SHALL BE DETERMINED BY THE FINAL PERMITTING AND REGULATORY AGENCIES.
2. HANCOCK COUNTY SOLAR ORDINANCE.
3. VEGETATIVE BUFFER SCREENINGS WILL UTILIZE EMITTING TYPE AND PLANT HEIGHT OF SUPPLEMENTAL VEGETATION SHALL BE IN ACCORDANCE WITH HANCOCK COUNTY CODE OF ORDINANCES.
4. ADDITIONAL VEGETATION WILL BE SUPPLEMENTED BY ADEQUATE TYPE AND PLANT HEIGHT OF SUPPLEMENTAL VEGETATION SHALL BE IN ACCORDANCE WITH HANCOCK COUNTY CODE OF ORDINANCES.
5. PROJECT SITE BOUNDARY AREAS APPROXIMATELY 1,031.3 ACRES.
6. THE DEPICTED WETLANDS/STREAM FEATURES ARE A FIELD DELINEATED PRELIMINARY BOUNDARY THAT HAS NOT BEEN VERIFIED BY A LICENSED SURVEYOR. THE LOCATION OF THE OPERATIONS AND MAINTENANCE BUILDING WILL BE FINALIZED AT A LATER TIME.
- 7.

**PLAN IS CONCEPTUAL IN NATURE AND SOLELY FOR ILLUSTRATIVE PURPOSES.**



**LEGEND**

**EXISTING**

- AES PARCEL BOUNDARY
- PARCEL SETBACK
- ADJACENT PARCELS
- 1% ELEVATION CONTOURS
- MAJOR PUBLIC ROAD
- ROAD HIGHWAY
- APPROXIMATE WETLAND
- WASH DRAINAGE
- 1% SLOPE BOUNDARY
- BUILDING
- 300V OVERHEAD TRANSMISSION LINE
- POWER LINE ROW
- WILDLIFE CORRIDORS AND/OR NATURAL RESOURCE ACCESS LOCATIONS

**PROPOSED**

- SITE BOUNDARY
- SETBACK WITH PERMANENT VEGETATION
- SETBACK WITH SUPPLEMENTAL VEGETATION
- FENCE
- STORMWATER MANAGEMENT BASIN
- 1% SLOPE BOUNDARY AND
- 1% SLOPE BOUNDARY
- 200V OVERHEAD DISTRIBUTION LINE
- LANDOWN AREA
- US MV FEEDER
- PV PANELS

**Geosyntec**  
 1200 ROBERTS BLVD, SUITE 200  
 WASHINGTON, VA 22192  
 TELEPHONE: 703.925.8900

**aes**  
 1000 W. MARKET ST.  
 SUITE 100  
 HANCOCK COUNTY, GA 30901  
 TELEPHONE: 404.982.9200

REV	DATE	BY	DESCRIPTION
C	09/03/24	JME	REVISED PER AEA REVIEW COMMENTS
B	09/17/24	JME	REVISED SOLAR PANEL LAYOUT AND LANDSCAPE BUFFER
A	08/22/24	JME	DRAFT FOR CONDITIONAL USE PERMIT (CUP) APPLICATION
0	08/22/24	JME	ISSUE FOR PERMIT

FILE: SITE PLAN - SOUTH  
 PROJECT: SWEET MAGNOLIA SOLAR  
 COUNTY: HANCOCK COUNTY, GA

DATE:	SEPTEMBER 2024
PROJECT NO.:	02410301
CHECKED BY:	PL
FILE:	1
DESIGNED BY:	BB
DRAWING NO.:	3
APPROVED BY:	BB
SCALE:	3" = 500'

3 PLAN  
 3 SITE PLAN - SOUTH  
 SCALE: 1" = 500'

CONCEPTUAL DRAWINGS - NOT FOR CONSTRUCTION

**DRAFT**

## **Appendix A**

---

### Special Use Permit Application Form

SPECIAL USE PERMIT APPLICATION

AN APPLICATION TO AMMEND THE OFFICIAL ZONING MAP OF HANCOCK COUNTY, GEORGIA (Please type or print using BLACK INK)

Applicant Sweet Magnolia Solar, LLC Owner Multiple Owners, See parcel table

Address 2180 S 1300 E, Suite 600, Salt Lake City, UT Address

Zip 84106 Zip

Phone 404-862-5629 Date 10/04/2024 Phone Date

Email will.vesely @aes.com Email

CONTACT PERSON Will Vesely PHONE 404-862-5629

.....

APPLICANT IS THE:

Property Owner Owner's Agent X Contract Purchaser

Present Zoning District Agricultural-Residential (A-R) Requested Zoning District No change

G.M.D. Number Map # Parcel # See Parcel Table Acreage 1,831.1 acres

Proposed Development An approximate 165-MWac Solar Farm including an up to 100-MW battery energy storage system

.....

Required Attachments

Please submit the following attachments to this application:

- 1. A typed Legal Description of the property & verification that property taxes are current
2. A Boundary Survey or Site Plan indicating the proposed development of the property.
3. A statement concerning campaign contributions.
4. The application filing/publication fees as follows:
A) Single Family (A-R, R-1, R-2, R-L).....\$800.00
B) Multi-Family (R-3, MHD).....\$900.00
C) Commercial (C-1, C-2).....\$1,000.00
D) Industrial (I-1).....\$1,500.00
E) Landfill (L-F).....\$3,500.00
F) Special Use Permit.....\$600.00

**Standards Governing Exercise of the Zoning Power**

Pursuant to Sections 15.9 & 16.9 of the 1988 Zoning Ordinance, The Board of Commissioners find that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided below or use an attachment as necessary:

A) Whether a proposed rezoning will permit a use that is suitable in view of the use & development of adjacent & nearby property:

See SUP Application Package Section 1.1\_\_\_\_\_

B) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

See SUP Application Package Section 1.1\_\_\_\_\_

C) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned:

See SUP Application Package Section 1.1\_\_\_\_\_

D) Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools:

See SUP Application Package Section 1.1\_\_\_\_\_

E) Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan:

See SUP Application Package Section 1.1\_\_\_\_\_

F) Whether there is other existing or changing conditions affecting the use & development of the property which give supporting grounds for either Approval or Denial of the proposed rezoning:

See SUP Application Package Section 1.1

---

**Once established, a Special Use Permit shall be in continuous operation. A Special Use Permit shall expire under the following circumstances:**

1. If operations or construction has not commenced within twelve (12) months of the date of approval by the Board of Commissioners.

Applicant is requesting this be modified to “within sixty (60) months of the date of approval” conditioned upon approval of the SUP. This condition will allow time to complete interconnection studies, consult with all applicable local, state, and federal regulatory agencies, and obtain all necessary governmental approvals for the solar farm, allowing the Project specifically on this property to remain active in solicitations for contracts with an off-taker to purchase the electricity it will produce. These processes are time-consuming and extend well beyond the typical 12-month period allotted for the commencement of construction after Board approval.

2. If Operations have ceased for a period of twelve (12) months.

**Special Use Permits are NOT transferrable to any new owner**



**APPLICANT CERTIFICATION**

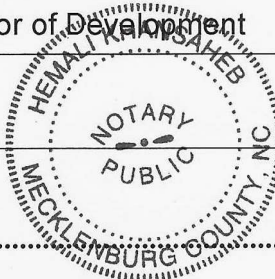
The undersigned, below, is authorized to make this application and is aware that no application or reapplication affecting the same property shall be acted upon within six (6) months from the date of the last action by The Board of Commissioners, if the applicant is denied.

Matthew Hooper 9/20/24  
SIGNATURE OF APPLICANT \_\_\_\_\_ DATE

Sweet Magnolia Solar, LLC - Matt Hooper, Director of Development  
TYPE OR PRINT NAME AND TITLE \_\_\_\_\_

Shankar 9/20/24  
SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_ DATE

Comm exp 08/10/2026



**PROPERTY OWNER CERTIFICATION**

The undersigned, below, or as attached, is the record owner of the property considered in the application and is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by The Board of Commissioners, if the application is denied.

\_\_\_\_\_  
SIGNATURE OF OWNER \_\_\_\_\_ DATE

\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_ DATE

**OFFICIAL USE ONLY**

CASE NUMBER SUP-\_\_\_\_-2023

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_

RECEIPT # \_\_\_\_\_ HEARING DATE \_\_\_\_\_





**APPLICANT CERTIFICATION**

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\_\_\_\_\_  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

\_\_\_\_\_  
DATE

.....  
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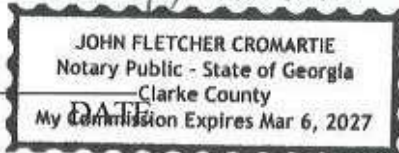
*[Signature]*  
\_\_\_\_\_  
SIGNATURE OF OWNER

*7/24/24*  
\_\_\_\_\_  
DATE

*Royal Atlanta Leasing Company, Inc. - Russell A. Crump, President*  
\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

*[Signature]*  
\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

*7/24/24*  
\_\_\_\_\_  
DATE



.....  
**OFFICIAL USE ONLY**

CASE NUMBER SUP-\_\_\_\_-2023

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_

RECEIPT # \_\_\_\_\_ HEARING DATE \_\_\_\_\_

**APPLICANT CERTIFICATION**

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SIGNATURE OF APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_  
*Melvin Puckett - owner*  
TYPE OR PRINT NAME AND TITLE \_\_\_\_\_

SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

**PROPERTY OWNER CERTIFICATION**

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*Melvin Puckett* \_\_\_\_\_ DATE *7-25-24*  
SIGNATURE OF OWNER \_\_\_\_\_

*Melvin Puckett - owner*  
TYPE OR PRINT NAME AND TITLE \_\_\_\_\_

*[Signature]* \_\_\_\_\_ DATE *7/25/24*  
SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_



**OFFICIAL USE ONLY**

CASE NUMBER SUP- \_\_\_\_\_ -2023

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_

RECEIPT # \_\_\_\_\_ HEARING DATE \_\_\_\_\_

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\_\_\_\_\_  
SIGNATURE OF APPLICANT \_\_\_\_\_ DATE

\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_ DATE

.....  
**PROPERTY OWNER CERTIFICATION**

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*Anna Puckett* \_\_\_\_\_ *8/22/24*  
SIGNATURE OF OWNER \_\_\_\_\_ DATE

ANNA C. PUCKETT  
TYPE OR PRINT NAME AND TITLE \_\_\_\_\_

*Julie Davis* \_\_\_\_\_ *8.22.24*  
SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_ DATE



.....  
**OFFICIAL USE ONLY** CASE NUMBER SUP- \_\_\_\_\_ -2023

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_

RECEIPT # \_\_\_\_\_ HEARING DATE \_\_\_\_\_



**APPLICANT CERTIFICATION**

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\_\_\_\_\_  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

\_\_\_\_\_  
DATE

.....  
**PROPERTY OWNER CERTIFICATION**

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*Danny Reed*  
\_\_\_\_\_  
SIGNATURE OF OWNER

*7/18/2024*  
\_\_\_\_\_  
DATE

*Danny Reed*  
\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

*[Signature]*  
\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

*7/18/2024*  
\_\_\_\_\_  
DATE

.....  
**OFFICIAL USE ONLY**

CASE NUMBER SUP-\_\_\_\_-2023

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_

RECEIPT # \_\_\_\_\_ HEARING DATE \_\_\_\_\_

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\_\_\_\_\_  
SIGNATURE OF APPLICANT DATE

\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC DATE

.....  
**PROPERTY OWNER CERTIFICATION**

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*Alan M. Reed* *7-18-2024*  
\_\_\_\_\_  
SIGNATURE OF OWNER DATE

*Alan M. Reed*  
\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

*Jack Choate* *7/18/2024*  
\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC DATE

.....  
**OFFICIAL USE ONLY**

CASE NUMBER SUP-\_\_\_\_-2023

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_

RECEIPT # \_\_\_\_\_ HEARING DATE \_\_\_\_\_

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\_\_\_\_\_  
SIGNATURE OF APPLICANT DATE

\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC DATE

**PROPERTY OWNER CERTIFICATION**

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x *John F. Hitchcock* 7/25/2024  
SIGNATURE OF OWNER DATE

HITCHCOCK FAMILY LIMITED LIABILITY LIMITED PARTNERSHIP - J. FRANKLIN  
TYPE OR PRINT NAME AND TITLE HITCHCOCK, GENERAL PARTNER

*John F. Hitchcock* 7/25/2024  
SIGNATURE OF NOTARY PUBLIC DATE



**OFFICIAL USE ONLY**

CASE NUMBER SUP-\_\_\_\_-2023

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_

RECEIPT # \_\_\_\_\_ HEARING DATE \_\_\_\_\_



**APPLICANT CERTIFICATION**

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\_\_\_\_\_  
SIGNATURE OF APPLICANT DATE

\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC DATE

.....  
**PROPERTY OWNER CERTIFICATION**

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\_\_\_\_\_  
SIGNATURE OF OWNER 8-6-2024  
DATE

CLIFFORD A. STRICKLAND  
\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

  
\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC 8/6/24  
DATE



.....  
**OFFICIAL USE ONLY**

CASE NUMBER SUP-\_\_\_\_-2023

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_

RECEIPT # \_\_\_\_\_ HEARING DATE \_\_\_\_\_

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\_\_\_\_\_  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

\_\_\_\_\_  
DATE

.....  
**PROPERTY OWNER CERTIFICATION**

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*Donna S. Ross*  
\_\_\_\_\_  
SIGNATURE OF OWNER

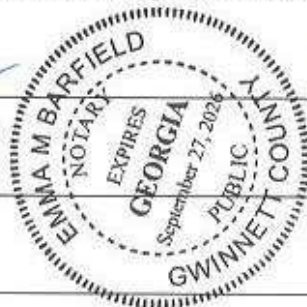
\_\_\_\_\_  
SIGNATURE OF OWNER

*DONNA S. ROSS*  
\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

*Emmalee Barfield*  
\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC



*8-6-24*  
\_\_\_\_\_  
DATE

\_\_\_\_\_  
DATE

*8/6/24*  
\_\_\_\_\_  
DATE

\_\_\_\_\_  
DATE

.....  
**OFFICIAL USE ONLY**

CASE NUMBER SUP-\_\_\_\_-2023

DATE RECEIVED \_\_\_\_\_

RECEIVED BY \_\_\_\_\_

FEE \_\_\_\_\_

RECEIPT # \_\_\_\_\_

HEARING DATE \_\_\_\_\_



**APPLICANT CERTIFICATION**

The undersigned, below, is authorized to make this application and is aware that no application or reapplication affecting the same property shall be acted upon within six (6) months from the date of the last action by The Board of Commissioners, if the applicant is denied.

\_\_\_\_\_  
SIGNATURE OF APPLICANT \_\_\_\_\_ DATE

\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_ DATE

.....  
**PROPERTY OWNER CERTIFICATION**

The undersigned, below, or as attached, is the record owner of the property considered in the application and is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by The Board of Commissioners, if the application is denied.

*[Handwritten Signature]* \_\_\_\_\_ 7/25/2024  
SIGNATURE OF OWNER \_\_\_\_\_ DATE

*[Handwritten Name]*  
TYPE OR PRINT NAME AND TITLE

*[Handwritten Signature]* \_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

7/25/2024



.....  
**OFFICIAL USE ONLY**

CASE NUMBER SUP- \_\_\_\_\_ -2023

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_

RECEIPT # \_\_\_\_\_ HEARING DATE \_\_\_\_\_

**APPLICANT CERTIFICATION**

The undersigned, below, is authorized to make this application and is aware that no application or reapplication affecting the same property shall be acted upon within six (6) months from the date of the last action by The Board of Commissioners, if the applicant is denied.

\_\_\_\_\_  
SIGNATURE OF APPLICANT DATE

\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC DATE

.....  
**PROPERTY OWNER CERTIFICATION**

The undersigned, below, or as attached, is the record owner of the property considered in the application and is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by The Board of Commissioners, if the application is denied.

*Blake Puckett* *7/25/2024*  
\_\_\_\_\_  
SIGNATURE OF OWNER DATE

*Blake Puckett*  
\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

*John Fitchcock* *7/25*  
\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC



.....  
**OFFICIAL USE ONLY** CASE NUMBER SUP-\_\_\_\_\_

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_

RECEIPT # \_\_\_\_\_ HEARING DATE \_\_\_\_\_

**APPLICANT CERTIFICATION**

The undersigned, below, is authorized to make this application and is aware that no application or reapplication affecting the same property shall be acted upon within six (6) months from the date of the last action by The Board of Commissioners, if the applicant is denied.

\_\_\_\_\_  
SIGNATURE OF APPLICANT DATE

\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC DATE

.....  
**PROPERTY OWNER CERTIFICATION**

The undersigned, below, or as attached, is the record owner of the property considered in the application and is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by The Board of Commissioners, if the application is denied.

  
SIGNATURE OF OWNER 8-14-24  
DATE

JAMES E. MAY  
TYPE OR PRINT NAME AND TITLE

  
SIGNATURE OF NOTARY PUBLIC 8-15-24  
DATE



.....  
**OFFICIAL USE ONLY**

CASE NUMBER SUP-\_\_\_\_-2023

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_

RECEIPT # \_\_\_\_\_ HEARING DATE \_\_\_\_\_



**APPLICANT CERTIFICATION**

The undersigned, below, is authorized to make this application and is aware that no application or reapplication affecting the same property shall be acted upon within six (6) months from the date of the last action by The Board of Commissioners, if the applicant is denied.

\_\_\_\_\_  
SIGNATURE OF APPLICANT DATE

\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC DATE

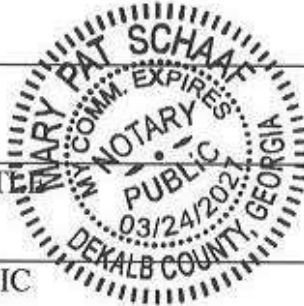
.....  
**PROPERTY OWNER CERTIFICATION**

The undersigned, below, or as attached, is the record owner of the property considered in the application and is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by The Board of Commissioners, if the application is denied.

Laura May 8/15/24  
SIGNATURE OF OWNER DATE

LAURA E. MAY  
TYPE OR PRINT NAME AND TITLE

M. Pat Schaefer 8/15/24  
SIGNATURE OF NOTARY PUBLIC DATE



.....  
**OFFICIAL USE ONLY**

CASE NUMBER SUP-\_\_\_\_-2023

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_

RECEIPT # \_\_\_\_\_ HEARING DATE \_\_\_\_\_

**APPLICANT CERTIFICATION**

The undersigned, below, is authorized to make this application and is aware that no application or reapplication affecting the same property shall be acted upon within six (6) months from the date of the last action by The Board of Commissioners, if the applicant is denied.

\_\_\_\_\_  
SIGNATURE OF APPLICANT DATE

\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC DATE

.....  
**PROPERTY OWNER CERTIFICATION**

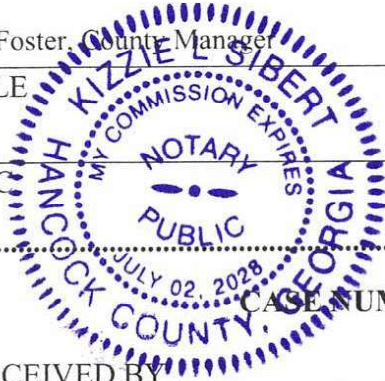
The undersigned, below, or as attached, is the record owner of the property considered in the application and is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by The Board of Commissioners, if the application is denied.

*Bm o 2l* *9-3-24*  
\_\_\_\_\_  
SIGNATURE OF OWNER DATE

Hancock County, Georgia - Borderick Foster, County Manager

\_\_\_\_\_  
TYPE OR PRINT NAME AND TITLE

*Kizzie L. Sibert* *9/3/24*  
\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC DATE



.....  
**OFFICIAL USE ONLY** CASE NUMBER SUP- \_\_\_\_\_-2023

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_

RECEIPT # \_\_\_\_\_ HEARING DATE \_\_\_\_\_

## **Appendix B**

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### Owner Parcel Table and Property Legal Descriptions



Sweet Magnolia Solar - Parcel Table					
Proposed Project Array Parcels					
Parcel ID	Owner	Owner Phone	Owner Email	Acreage	
075-022	Russell A. Crump	404-314-5024		116.76	
075-023	Royal Atlanta Leasing Company, Inc.	404-314-5024		59.93	
099-001	Royal Atlanta Leasing Company, Inc.	404-314-5024		131	
100-001	Royal Atlanta Leasing Company, Inc.	404-314-5024		812	
101-003	Melvin & Anna C. Puckett	770-893-7539		88	
101-007	Danny & Alan Reed	706-264-5666	alan.reed1964@yahoo.com	121.21	
102-061	Hitchcock Family Limited Liability Limited Partnership	478-453-3458 ext. 2	john@hitchcocklawfirm.com	399.5	
102-094	Clifford Strickland & Donna Ross	706-338-5394		102.74	
Proposed MV Lines Easement Parcels*					
Parcel ID	Owner	Owner Phone	Owner Email	Acreage	
101-004	Daniel & Blake Puckett	770-894-3185		13.9	
102-092	James & Laura E. May	404-510-5988	jim@andymayconstruction.com	376.86	
N/A	Hancock County, GA	706-444-5746	countyclerk@hancountyga.gov	N/A*	
*The MV line easement will be a linear corridor that will not encompass the full parcel acreage					
*Applicant has obtained easements on Hancock County Road ROWs, namely Smith Road and Sheep Creek Road					

## PROPERTY LEGAL DESCRIPTIONS

### PARCEL ID 075-022

All that certain tract or parcel of land in the 116<sup>th</sup> G.M. District of Hancock County, Georgia, containing one hundred sixteen and 76/100 (116.76) acres, more or less, and being that tract shown on a plat for Mrs. Elizabeth W. Kennedy dated November 11, 1959, recorded in the office of the Clerk of Hancock Superior Court in Plat Book 2, Page 459, said plat incorporated herein by reference in aid of this description.

### PARCEL ID 075-023

All that certain tract or parcel of land situate, lying and being in the 116th District, G.M. of Hancock County, Georgia, containing 59.93 acres, more or less, and being bounded generally on the North by lands now or formerly of Susie Warren and by lands of Willie Horton et al.; East by lands of Royal Atlanta Leasing (formerly Roy A. Stage); South by lands of Gerald Kennedy (formerly Elizabeth Kennedy); and West by the right-of-way of Georgia Highway #22 and by lands of Hancock Land Company. Said lands are further described as to shape, courses, metes and distances by reference to a plat thereof by P. E. Ogletree, L.S., dated July 14, 1989, a copy of which is now of record in Plat Book 9, page 242, Hancock County records.

### PARCEL ID 099-001

All that certain tract or parcel of land situate, lying and being in the 116th G.M.D. of Hancock County, Georgia, containing 131 acres, more or less, and being bounded generally, now or formerly, as follows: North by lands of Armstrong Cork Company and lands of Joe Coleman; East by lands of Royal Atlanta Leasing Co., Inc.; South by lands of Royal Atlanta Leasing Co., Inc. and lands of Warren Estate; and West by lands of Warren Estate. Said lands are further described as to shape, courses, metes and distances by reference to a plat thereof by H. M. Brown dated March 16, 1959, a copy of which is of record in Plat Book 2, page 379, Hancock County records.

Together with, without warranty, all of grantor's rights of ingress and egress from the above-described property, if any.

This conveyance is expressly subject to existing easements and rights-of-way, that certain outstanding mineral interest created by deed of record in Deed Book 5-R, page 781, Hancock County records, and that certain timber contract from W. H. Knight to Gilder Timber Company, Inc. dated April 14, 1993, of record in Deed Book , page , Hancock County records.

**PARCEL ID 100-001**

All that certain tract or parcel of land situate, lying and being in the 117th and 118th Districts, G.M. of Hancock County, Georgia, containing 812 acres, more or less, and being more fully described as to shape, courses, metes and distances by reference to a plat by Walter G. Dickson, Surveyor, dated July 18, 1958, a copy of which is now of record in Plat Book 2, page 351, Hancock County records, to which plat reference is specifically made as an aid to this description. Said lands are further described in a deed from Virginia Lineback to Norris Bryans et al. dated September 18, 1987, now of record in Deed Book 5-X, page 112, Hancock County records, to which deed and plat reference is specifically made as an aid to this description.

This sale and conveyance is made expressly subject to a certain security deed made by D. G. Loggins on the 19th day of February, 1988, in favor of Norris Bryans and Maxie Conner recorded in Deed Book 6-A, pages 208-209, Clerk's Office, Hancock Superior Court, said deed having been transferred and assigned by Norris Bryans and Maxie Conner to Trust Company Bank of Northeast Georgia, N.A. Madison, Georgia, by transfer and assignment dated February 19, 1988, of record in Deed Book 6-A, page 210, Clerk's Office, Hancock Superior Court, the heretofore described property being the same property given as collateral therefor, and party of the second part, as part of the consideration of this sale and conveyance, hereby assumes and agrees to pay the outstanding principal balance due on said note in the amount of approximately \$158,400.00 plus accrued interest to date.

**PARCEL ID 101-003**

*All that certain tract or parcel of land situate, lying and being in the 117<sup>th</sup> District G.M. of Hancock County, Georgia, containing eighty-eight (88) acres, more or less, being further described as all of that tract of land shown on plat by T. Larry Rachels, L. S., dated August 6, 1971, of record in Plat Book 5, Page 210, Hancock County records, which lies northerly and easterly of the centerline of Sheep Creek Road Shown on the aforesaid plat as "Dirt County Road." Said lands are further described in a deed from Jeffrey T. Lacksen et al. to Jack S. Collins, dated September 18, 2006, of record in Deed Book 317, Page 112, Hancock County records, to which plat and deed reference is made as an aid to this description.*

**PARCEL ID 101-007**

ALL THAT TRACT OR PARCEL of land situate, lying and being in the 117<sup>th</sup> District, G.M. of Hancock County, Georgia, containing 121.21 acres, more or less, and being more particularly described as all that tract of land shown on plat by T. Larry Rachels, L.S., dated November 1, 2002, of record in Plat Book 13 Page 103, Hancock County Records, with the exception of (1) 58.65 acres shown on plat by T. Larry Rachels, L.S., dated April 1, 2003, of record in Plat Book 13, Page 57, Hancock County Records; and (2) four acres shown as Parcels A & B on a plat by T. Larry Rachels, L.S., dated May 22, 2003, of record in Plat Book 13, Page 60, Hancock County Records. Said plats are by specific reference made a part of this description. Said tract of land is bounded generally, now or formerly, on the NORTH by lands of Evelyn Grant, lands of Elsie H. Smith, et al., and lands of Jeffrey T. Jackson; EAST by the centerline of a county dirt road and by land of Mark J. Tolcher and Kelly L. Tolcher; SOUTH by lands of Mark J. Tolcher and Kelly L. Tolcher, by the centerline of Smith Road, a county dirt road and by lands of Cynthia Cooper and the right-of-way of Beulah Road, a county paved road.

**PARCEL ID 102-094**

*All that certain tract or parcel of land situate, lying and being in the 117th District, G.M. of Hancock County, Georgia, containing 127.60 acres, more or less, and being all of the lands lying south of Smith Road as shown on two plats—one for Continental Timberlands, Inc., made by H. M. Brown, and recorded in Plat Book 4, page 75, and the other for Continental Timberlands, Inc., made by H. M. Brown, and recorded in Plat Book 4, page 78, Hancock County records, LESS AND EXCEPT 2.0 ACRES MORE PARTICULARLY DESCRIBED ON A PLAT BY H. M. BROWN DATED MAY 15, 1970, A COPY OF WHICH IS NOW OF RECORD IN PLAT BOOK 4, PAGE 131, HANCOCK COUNTY RECORDS. This is the same property conveyed to Newton Timber Company, Ltd. By limited warranty deed of William J. Alvarez d/b/a Atlas Timber Company dated May 22, 1996, of record in Deed Book 103, page 125, Hancock County records.*



**PARCEL ID 102-061**

**Tract I:**

*All that certain tract or parcel of land with improvements thereon situate, lying and being in the 117<sup>th</sup> District, G.M. of Hancock County, Georgia, containing 252 acres, more or less, and consisting of all of Lots 1, 2, 3, 4, 5 and 6 and all of Lots numbered 7 and 8, lying easterly of a paved county road known as Hitchcock Cemetery Road, all as shown on a plat thereof of lands of the Estate of Mrs. W. J. Hitchcock, said plat being made by P. N. Bivins, Surveyor, dated March 1, 1927, of record in Plat Book 1, page 204, Hancock County records, to which plat reference is particularly made as an aid to this description.*

**Tract II:**

*All that certain tract or parcel of land situate, lying and being in the 117<sup>th</sup> District, G.M. of Hancock County, Georgia, containing 194 1/2 acres, more or less, and being known as the A. D. Hitchcock Place and is more particularly shown as to shape, courses, metes and distances by reference to a plat thereof by Walter D. Dickson, Surveyor, dated May 21, 1952, now of record in Plat Book 1, page 408, Hancock County records, to which plat reference is particularly made as an aid to this description.*

**PARCEL ID 101-004**

*All that certain tract or parcel of land situate, lying and being in the 117<sup>th</sup> District G.M. of Hancock County, Georgia, containing 13.90 acres, more or less, and being further described as all of that tract of land shown on a plat by T. Larry Rachels, L. S., dated August 6, 1971, of record in Plat Book 5, Page 210, Hancock County records, which lies southerly and westerly of the centerline of Sheep Creek Road Shown on the aforesaid plat as "Dirt County Road." Said lands are further described as a portion of that tract of land conveyed to Jeffery T. Lacksen, et al. by deed of J. Milton Heard, III, of record in Deed Book 148, Page 5, Hancock County records, to which plat and deed reference is made as an aid to this description.*

*ALSO, all that certain tract or parcel of land situate, lying and being in the 117<sup>th</sup> G.M.D. of Hancock County, Georgia, containing 50.5 acres, more or less, being bounded generally, now or formerly, on the West by paved county road #217; Northwest and North by the centerline of county dirt road #111; East by the 13.90 acre tract described above; and South by Danny and Alan Reed and lands of Evelyn Grant. Said lands are further described as all of that tract of land conveyed to Linda Smith Bentley, et al. by deed of Elsie H. Chaffin, et al. dated December 15, 1994, of record in Deed Book 87, Page 239, Hancock County records, which lies northerly of the centerline of county dirt road #111. LESS AND EXCEPT, all that certain tract or parcel of land situate, lying and being in the 117<sup>th</sup> G.M.D. of Hancock County, Georgia, containing 6.94 acres, more or less, and being more fully described as to shape, courses, metes and distances on a plat thereof by Kirk A. Freemap, GRLS No. 2982, dated September 6, 2022, a copy of which is now of record in Plat Book 16, page 161, Hancock County records.*

**PARCEL ID 102-092**

All that certain tract or parcel of land situate, lying and being in the 117<sup>th</sup> District, G.M. of Hancock County, Georgia, containing 376.86 acres, more or less, and being more particularly described as to shape, courses, metes and distances on a plat thereof by James M. Boyd, GRLS No. 3036, dated May 11, 2021, a copy of which is now of record in Plat Book 16, page 58, Clerk's Office, Hancock County Superior Court, which survey is incorporated herein by reference to aid in this description.

**SMITH ROAD AND SHEEP CREEK ROAD (EASEMENTS ON COUNTY ROADS)**

All that certain tract or parcel of land situate, lying and being in the 117<sup>th</sup> District G.M. of Hancock County, Georgia being an approximately 0.5 mile portion of a dirt road known as county road #108, a forty foot (40') right of way also known as Smith Road, bounded generally now or formerly on the south by lands of Kezaredar Yisrael with the parcel number 102 050, as the same is described in Deed Book 540, Page 414 and depicted on Plat Book 16, Page 213, and by lands of Clifford A. Strickland and Donna S. Ross with the parcel number 102 094, as the same is described in Deed Book 607, Page 242 and depicted on Plat Book 4, Pages 75, 78 and 131, and bounded generally now or formerly on the north by lands of James E. May and Laura Elizabeth May with parcel number 102 092, as the same is described in Deed Book 567, Page 31 and depicted on Plat Book 16, Page 58, and by lands of Ty R. Bateman and Courtney M. Bateman with the parcel number 101 010, as the same is described in Deed Book 460, Page 348 and depicted on Plat Book 13, Page 57, and by lands of Danny Reed and Alan Reed with parcel number 101 007, as the same is described in Deed Book 537, Page 182 and depicted on Plat Book 13, Page 103.

AND

All that certain tract or parcel of land situate, lying and being in the 117<sup>th</sup> District G.M. of Hancock County, Georgia being an approximately 0.07 mile portion of a dirt road known as county road #111, a thirty foot (30') right of way also known as Sheep Creek Road, bounded generally now or formerly on the east by lands of James E. May and Laura Elizabeth May with parcel number 102 092, as the same is described in Deed Book 567, Page 31 and depicted on Plat Book 16, Page 58, and by lands of Melvin Puckett and Anna C. Puckett with the parcel number 101 003, as the same is described in Deed Book 422, Page 98 and depicted on Plat Book 5, Page 210, and bounded generally now or formerly on the west by lands of Danny Reed and Alan Reed with parcel number 101 007, as the same is described in Deed Book 537, Page 182 and depicted on Plat Book 13, Page 103, and by lands of Daniel Puckett and Blake Puckett with parcel number 101 004, as the same is described in Deed Book 589, Page 298 and depicted on Plat Book 5, Page 210.

## **Appendix C**

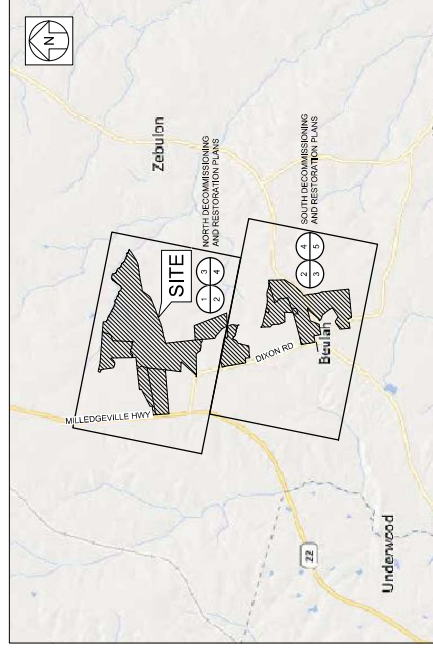
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### Conceptual Decommissioning Plan

# CONCEPTUAL DECOMMISSIONING PLAN SWEET MAGNOLIA SOLAR 165 MW SOLAR FACILITY HANCOCK COUNTY, GEORGIA

PROJECT NO. GXE10831  
SEPTEMBER 2024

# DRAFT



VICINITY MAP  
SCALE 1" = 500'

SOURCE: GOOGLE MAPS

DRAWING NO.	DRAWING TITLE
1	COVER SHEET
2	DECOMMISSIONING PLAN NORTH
3	DECOMMISSIONING PLAN SOUTH
4	FINAL RESTORATION PLAN NORTH
5	FINAL RESTORATION PLAN SOUTH

DECOMMISSIONING PLAN IS  
CONCEPTUAL IN NATURE AND  
SOLELY FOR ILLUSTRATIVE  
PURPOSES.

SYSTEM DETAILS	
DC CAPACITY	165.0 MW
DC RATIO	2.03 MW
DC VOLTAGE (V)	1,500
GRID INTERCONNECTOR (CIRCUIT)	4.17 69 kV C
CSI SOLAR ARRAY MODULE COUNT	387,210
STRING SIZE	27 MODULES
PITCH	19.25°
INTER-ROW SPACING (MODULE TO MODULE)	12.29'
GCR	38.09%
SUNSHADOW 3600 PCS COUNT	47
PCS NAMEPLATE RATING	4.40 MVA
INVERTER TYPE	NETMETERING IP
INVERTER MOTION COUNTY	2,038
3 STRING TRACKER ROWS	1,754
TRACKER SPACING	10.00'
TOTAL PARCEL ACREAGE	1,811.1
LINEAR FEET OF FENCE	103,942'
FENCED ACREAGE	1,261
NUMBER OF SITE ENTRANCES	11
LAYDOWN AREA (ACRES)	27.9
WATER QUALITY MANAGEMENT TOTAL AREA (ACRES)	65.2

### SITE INFORMATION:

- SITE ADDRESS:**  
 MAPLE LAKE  
 DEWBREAK, GA 31067  
 HANCOCK COUNTY  
 PARCEL NUMBERS: 075-002, 075-003, 069-001, 100-001, 100-003, 100-007, 100-009, 100-010
- OWNER:**  
 (COMPANY NAME)  
 (CITY, STATE, ZIP)
- DEVELOPER:**  
 SWEET MAGNOLIA SOLAR CORPORATION  
 3400 W. LEIGH STREET  
 RICHMOND, VA 23230  
 PHONE: (804) 788-8888  
 PHONE FAX: (804) 788-8888  
 EMAIL: WILL.VESSEY@AES.COM
- ACREAGE:**  
 TOTAL PARCEL ACREAGE: 1,811.1 ACRES  
 TOTAL FENCED ACREAGE: 1,260.92 ACRES
- ZONING:**  
 FOREST LAND, CONSERVATION USE
- USES:**  
 FOREST LAND, CONSERVATION USE  
 PROPOSED USAGE: SOLAR FARM

NO.	DATE	DESCRIPTION
1	SEPTEMBER 2024	PROJECT FINAL
2	SEPTEMBER 2024	PROJECT FINAL
3	SEPTEMBER 2024	PROJECT FINAL
4	SEPTEMBER 2024	PROJECT FINAL
5	SEPTEMBER 2024	PROJECT FINAL

**Geosyntec**  
 1225 W. MARKET STREET, SUITE 200  
 RICHMOND, VA 23220  
 TELEPHONE: (804) 352-6900

**aes**  
 1000 W. MARKET STREET, SUITE 200  
 RICHMOND, VA 23220  
 TELEPHONE: (804) 352-6900

NO.	DATE	DESCRIPTION
1	SEPTEMBER 2024	PROJECT FINAL
2	SEPTEMBER 2024	PROJECT FINAL
3	SEPTEMBER 2024	PROJECT FINAL
4	SEPTEMBER 2024	PROJECT FINAL
5	SEPTEMBER 2024	PROJECT FINAL

**Geosyntec**  
 1225 W. MARKET STREET, SUITE 200  
 RICHMOND, VA 23220  
 TELEPHONE: (804) 352-6900

NO.	DATE	DESCRIPTION
1	SEPTEMBER 2024	PROJECT FINAL
2	SEPTEMBER 2024	PROJECT FINAL
3	SEPTEMBER 2024	PROJECT FINAL
4	SEPTEMBER 2024	PROJECT FINAL
5	SEPTEMBER 2024	PROJECT FINAL

COVER SHEET  
 SWEET MAGNOLIA SOLAR  
 CONCEPTUAL DECOMMISSIONING PLAN  
 HANCOCK COUNTY, GA

CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION



# DRAFT

**DECOMMISSIONING PLAN NOTES (SEE GENERAL NOTE 1):**

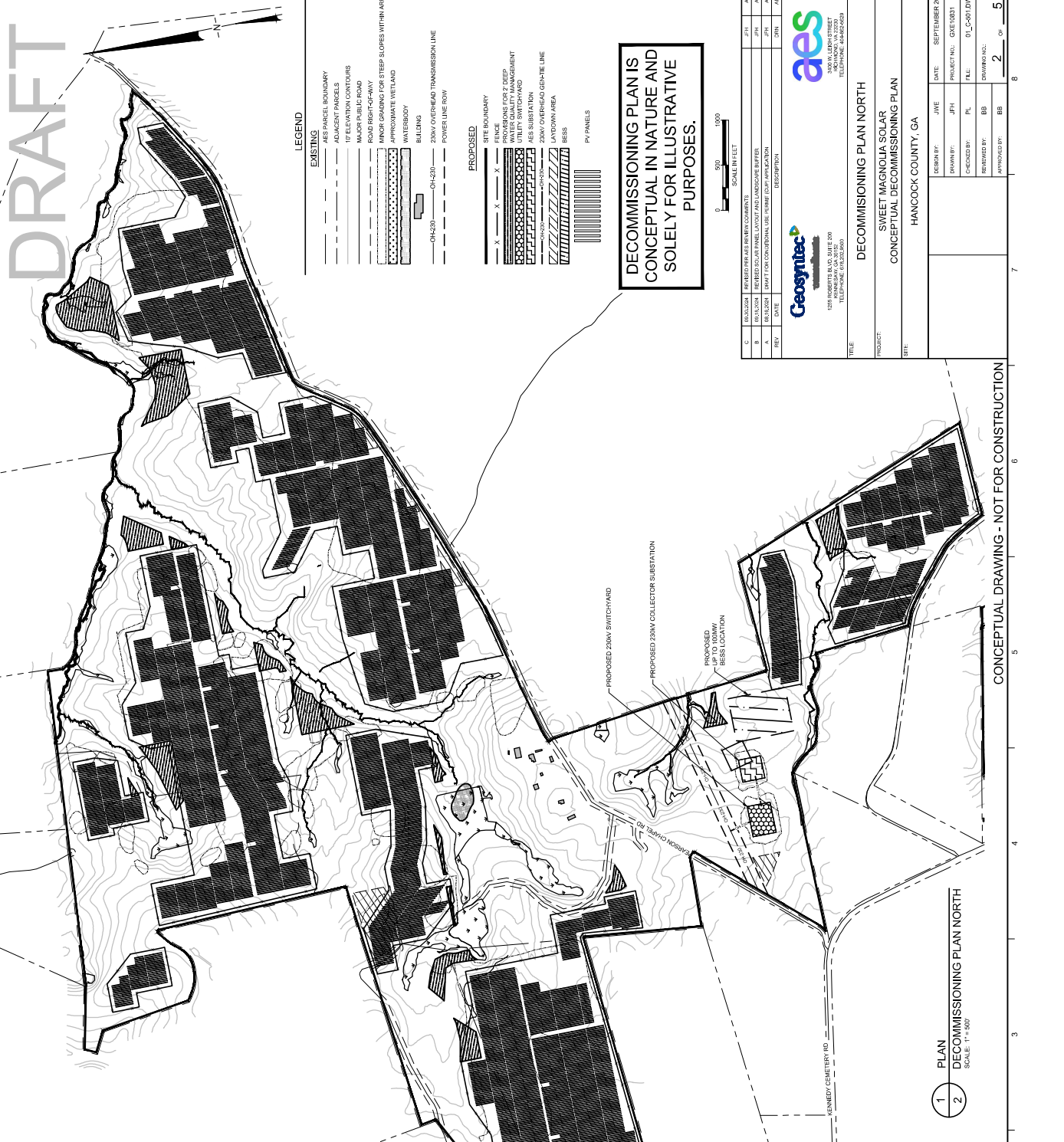
- THE MINIMUM OPERATIONAL LIFETIME OF THE SOLAR FACILITY IS ANTICIPATED TO BE 20-25 YEARS. HOWEVER, DEPENDING ON ECONOMIC OR OTHER UNFORESEEN CIRCUMSTANCES, THE LIFE OF THE PROJECT MAY BE LONGER OR SHORTER.
- ALL SOLAR PANELS, INVERTERS, TRANSFORMERS, AND OTHER INSTALLED COMPONENTS WILL BE REMOVED, REUSED, RECYCLED, OR RECYCLED WHERE POSSIBLE. REMOVAL OF EQUIPMENT WILL BE DONE IN ACCORDANCE WITH APPLICABLE REGULATIONS AND MANUFACTURER RECOMMENDATIONS.
- ENVIRONMENTAL IMPACTS WILL BE MITIGATED THROUGH THE IMPLEMENTATION OF ENVIRONMENTAL MANAGEMENT PROCEDURES SIMILAR TO THOSE EMPLOYED DURING THE CONSTRUCTION PHASE OF THE SOLAR FACILITY. THE DECOMMISSIONING PHASE OF THE SOLAR FACILITY WILL BE IMPLEMENTED TO REDUCE ENVIRONMENTAL IMPACTS DURING DECOMMISSIONING.
- AT THE END OF THE DECOMMISSIONING PHASE, THE SITE WILL BE RESTORED TO A STATE SIMILAR TO ITS ORIGINAL CONDITION. EXCESS MATERIALS AND WASTES WILL BE GENERATED, STORED, AND DISPOSED OF AT A PERMITTED FACILITY. REMAINING MATERIALS WILL BE REMOVED AND DISPOSED OF OFF-SITE AT A PERMITTED FACILITY.

**DECOMMISSIONING CONSTRUCTION SEQUENCE (SEE GENERAL NOTE 1):**

- THE SOLAR FACILITY WILL BE DISCONNECTED FROM THE UTILITY POWER GRID.
- SOLAR MODULES, INVERTERS, TRANSFORMERS, AND OTHER INSTALLED COMPONENTS WILL BE REMOVED, REUSED, RECYCLED, OR RECYCLED AT ANOTHER FACILITY. THE OWNER WILL PROVIDE PROOF OF DISPOSAL TO COUNTY UPON REQUEST.
- ABOVEGROUND AND UNDERGROUND ELECTRICAL INTERCONNECTION AND DISTRIBUTION CABLES WILL BE REMOVED, REUSED, RECYCLED, OR RECYCLED AT ANOTHER FACILITY. THE OWNER WILL PROVIDE PROOF OF DISPOSAL TO COUNTY UPON REQUEST.
- SOLAR PANEL SUPPORT AND RACKING SYSTEM SUPPORT POSTS WILL BE REMOVED AND RECYCLED OR DISPOSED OF OFF-SITE AT A PERMITTED FACILITY.
- UNDERGROUND UTILITY LINES WILL BE REMOVED AND RECYCLED OR DISPOSED OF OFF-SITE, AND ELECTRICAL AND ELECTRONIC DEVICES, INCLUDING TRANSFORMERS AND INVERTERS, WILL BE REMOVED, REUSED, RECYCLED, OR RECYCLED AT ANOTHER FACILITY. THE OWNER WILL PROVIDE PROOF OF DISPOSAL TO COUNTY UPON REQUEST.
- THE REMOVAL AND DISPOSAL OF SOLAR PANELS AND RACKING SYSTEMS WILL BE DETERMINED FROM THE CONSTRUCTION PHASE OF THE SOLAR FACILITY. THE DECOMMISSIONING PHASE OF THE SOLAR FACILITY WILL BE IMPLEMENTED TO REDUCE ENVIRONMENTAL IMPACTS DURING DECOMMISSIONING.
- HAZARDOUS WASTE, IF ENCOUNTERED, WILL BE HANDLED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. HAZARDOUS WASTE WILL BE REMOVED, REUSED, RECYCLED, OR RECYCLED AT ANOTHER FACILITY. THE OWNER WILL PROVIDE PROOF OF DISPOSAL TO COUNTY UPON REQUEST.
- ROADWAYS WILL REMAIN IN PLACE FOR INTERNAL SITE ACCESS. (GRAVING NOT SHOWN).
- THE SITE WILL BE REGRADED TO DRAIN TO THE EXTENT PRACTICAL. (GRAVING NOT SHOWN).
- PERMANENT VEGETATION COVER WILL BE ESTABLISHED OVER ALL AREAS DISTURBED DURING DECOMMISSIONING OF THE SITE. (SHEETS 4 AND 5 - FINAL RESTORATION PLANS).

**GENERAL NOTES:**

- DECOMMISSIONING NOTES AND CONSTRUCTION SEQUENCE ARE OF A GENERAL NATURE AND WILL BE FINALIZED WITH FINAL DESIGN.



**LEGEND**

EXISTING	
[Symbol]	ASSEMBLY BOUNDARY
[Symbol]	ADJACENT PARCELS
[Symbol]	MA SPS RAILROAD
[Symbol]	ROAD RIGHT-OF-WAY
[Symbol]	MINOR GRADING FOR STEEP SLOPES WITHIN ARRAY
[Symbol]	APPROXIMATE WETLAND
[Symbol]	WATERBODY
[Symbol]	BUILDING
[Symbol]	30kW OVERHEAD TRANSMISSION LINE
[Symbol]	POWER LINE ROW

PROPOSED	
[Symbol]	SITE BOUNDARY
[Symbol]	PROVISIONS FOR 2 DEEP WATER QUALITY MANAGEMENT
[Symbol]	WATER QUALITY MANAGEMENT
[Symbol]	ASSEMBLY BOUNDARY
[Symbol]	20kW OVERHEAD GEBTILE LINE
[Symbol]	LAYDOWN AREA
[Symbol]	BESS
[Symbol]	PV PANELS

**DECOMMISSIONING PLAN IS CONCEPTUAL IN NATURE AND SOLELY FOR ILLUSTRATIVE PURPOSES.**



NO.	DATE	BY	FOR
C	08/04/2024	JPH	REVISED PER PANEL COMMENTS
B	08/01/2024	JPH	REVISED FOR PANEL LAYOUT AND LANDSCAPE BUFFER
A	07/25/2024	JPH	START FOR CONSTRUCTION PERMIT APPLICATION
REV	07/25/2024	JPH	ISSUED FOR PERMIT



TITLE	DECOMMISSIONING PLAN NORTH
PRODUCT	SWEET MAGNOLIA SOLAR CONCEPTUAL DECOMMISSIONING PLAN
DATE	SEPTEMBER 2024
PROJECT NO.	0210831
FILE NO.	01_C-301.DWG
DRAWING NO.	2
APPROVAL	5

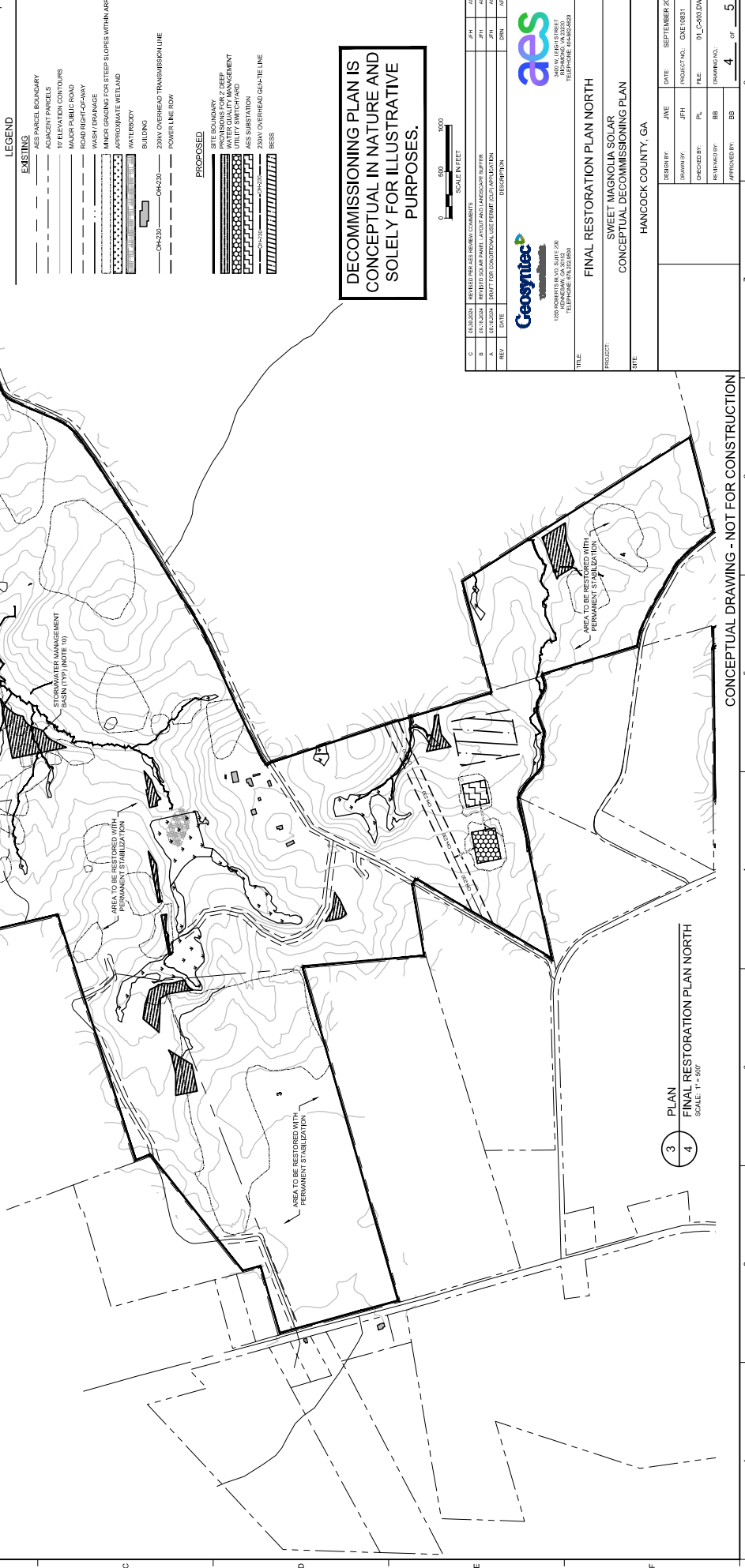
**1 PLAN**  
**2 DECOMMISSIONING PLAN NORTH**  
SCALE: 1" = 500'

CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION



# DRAFT

- PERMANENT STABILIZATION NOTES:**
- AREAS DISTURBED BY CONSTRUCTION WILL BE STABILIZED BY APPLYING PERMANENT SEEDING METHODS WITHIN 30 DAYS OF THE MANUAL EROSION CONTROL IN GEORGIA (MERC) MANUAL. PERMANENT STABILIZATION SHALL INCLUDE BUT IS NOT LIMITED TO:
1. ADDITION OF CLEAN, FERTILE TOPSOIL AS NEEDED, IN ACCORDANCE WITH 7c OF THE MERC MANUAL. PERMANENT SEEDING SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES WITHIN ONE INCH, TOPSOIL MAY BE AMENDED WITH COMPOST.
  2. APPLICATION OF AGRICULTURAL LIME AND/OR FERTILIZER AND ORGANIC MATERIAL (IN ACCORDANCE WITH 7d OF THE MERC MANUAL) TO ALL EXPOSED SOIL SURFACES TO IMPROVE SOIL FERTILITY AND EROSION CONTROL IN GEORGIA.
  3. SURFACE ROUGHENING (IN ACCORDANCE WITH 5a OF THE MANUAL FOR SEDIMENT AND EROSION CONTROL IN GEORGIA), WITH GRASS SEED, SEEDS, SEED MATS, AND EROSION CONTROL IN GEORGIA.
  4. SPECIFICATION AND SOURCE FOR APPROVAL BY OWNER AND ENGINEER.
  5. MULCHING IN ACCORDANCE WITH 6a OF THE MANUAL FOR SEDIMENT AND EROSION CONTROL IN GEORGIA.
  6. SOIL STABILIZATION BLANKETS & MATTING IN ACCORDANCE WITH 5a OF THE MANUAL FOR SEDIMENT AND EROSION CONTROL IN GEORGIA ON SLOPES STEEPER THAN 3:1, AND OTHER AREAS SUBJECT TO CONCENTRATED FLOW OF WATER.
  7. WATERING AS NEEDED TO ESTABLISH PLANTINGS.
  8. REGULAR MAINTENANCE UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN AWARDED.
  9. REGULAR MAINTENANCE OF SLOPES, TERRACING, WEEDING, WATERING, RE-SEEDING AS NECESSARY.
  10. ONCE UPSTREAM DRAINAGE AREAS HAVE BEEN PERMANENTLY STABILIZED, STORMWATER MANAGEMENT BASINS MAY BE REMOVED FROM SERVICE.



**LEGEND**

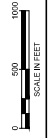
**EXISTINGS**

- AES PARCEL BOUNDARY
- ADJACENT PARCELS
- TO ELEVATION CONTOURS
- TO ELEVATION CONTOURS
- ROAD RIGHT-OF-WAY
- WASH / TERRACE
- ANKOR GRADING FOR STEEP SLOPES WITHIN ARRAY
- APPROXIMATE WETLAND
- WATER BODY
- CH-420
- 300V OVERHEAD TRANSMISSION LINE
- POWER LINE ROW

**PROPOSED**

- SITE BOUNDARY
- 2' DEEP WATER QUALITY MANAGEMENT UTILITY SWITCH PAD
- 300V OVERHEAD TRANSMISSION LINE
- 300V OVERHEAD CENTERLINE
- BESS

**DECOMMISSIONING PLAN IS CONCEPTUAL IN NATURE AND SOLELY FOR ILLUSTRATIVE PURPOSES.**



REV	DATE	DESCRIPTION
C	05/20/2024	REVISED PER AEA REVIEW COMMENTS
B	04/24/2024	PERMIT FOR AIR POLLUTANT AND HAZARDOUS WASTE
A	03/28/2024	DRAFT FOR CONDITIONAL USE PERMIT (CUL) APPLICATION

**Geosyntec**  
 1500 KENNEDY BLVD, SUITE 1700  
 FORT WORTH, TEXAS 76104  
 TELEPHONE: 817.552.2000

**aes**  
 300 WALLEN STREET  
 HANCOCK COUNTY, GA 30901  
 TELEPHONE: 706.882.6828

TITLE	FINAL RESTORATION PLAN NORTH
PROJECT	SWEET MAGNOLIA SOLAR CONCEPTUAL DECOMMISSIONING PLAN
SITE	HANCOCK COUNTY, GA

DESIGNED BY	JANE	DATE	SEPTEMBER 2024
DRAWN BY	JFH	PROJECT NO.	GAE 0031
CHECKED BY	PL	FILE	01_L_C-003.DWG
SCALE	AS SHOWN	DATE PLOTTED	09/24/2024
APPROVED BY	EB	SCALE	4 OF 5

**PLAN**  
 FINAL RESTORATION PLAN NORTH  
 SCALE: 1" = 50'

CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION



# DRAFT



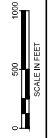
- PERMANENT STABILIZATION NOTES:**
- AREAS DISTURBED BY CONSTRUCTION WILL BE STABILIZED BY APPLYING PERMANENT SEEDING (WITH MULCH) TO THE SURFACE OF THE SOIL. PERMANENT SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA (MFC) AND SHALL INCLUDE THE FOLLOWING: PERMANENT STABILIZATION SHALL INCLUDE BUT IS NOT LIMITED TO:
    - ADDITION OF CLEAN, FERTILE TOPSOIL, AS NEEDED, IN ACCORDANCE WITH TABLE 10 OF THE MFC. TOPSOIL SHALL BE APPLIED TO A DEPTH OF 2 INCHES. TOPSOIL SHALL BE FREE OF TRASH AND ROOTS, BRANCHED STONES, AND CLUMPS OF BARK-LARGER THAN ONE INCH. TOPSOIL MAY BE AMENDED WITH COMPOST.
    - APPLICATION OF AGRICULTURAL LIME AND/OR FERTILIZER AND ORGANIC MATERIAL (IN ACCORDANCE WITH TABLE 10 OF THE MFC) TO A DEPTH OF 2 INCHES.
    - SURFACE ROUGHENING (IN ACCORDANCE WITH SECTION 10.01 OF THE MFC) FOR SEDIMENT CONTROL IN GEORGIA UNLESS SOIL TESTS INDICATE OTHERWISE.
    - SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 10.02 OF THE MFC FOR SEDIMENT AND EROSION CONTROL IN GEORGIA. SEEDS SHALL BE PLANTED AT A DEPTH OF 1/2 INCH.
    - SPECIFICATION AND SOURCE FOR APPROVAL BY OWNER AND ENGINEER.
    - MULCHING IN ACCORDANCE WITH SECTION 10.03 OF THE MFC FOR SEDIMENT AND EROSION CONTROL IN GEORGIA.
    - SOIL STABILIZATION BLANKETS & MATTING (IN ACCORDANCE WITH SECTION 10.04 OF THE MFC) FOR SEDIMENT AND EROSION CONTROL IN GEORGIA ON SLOPES STEEPER THAN 3:1.
    - WATERING AS NEEDED TO ESTABLISH PLANTINGS.
    - REGULAR MAINTENANCE UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN AWARDED.
    - UPSTREAM DRAINAGE AREAS SHALL BE STABILIZED, INCLUDING TERRACING, WEEDING, WATERING, RE-SEEDING AS NECESSARY.
    - ONCE UPSTREAM DRAINAGE AREAS HAVE BEEN PERMANENTLY STABILIZED, STORMWATER MANAGEMENT BASINS MAY BE REMOVED FROM SERVICE.



**LEGEND**

- EXISTINGS**
- RES PARCEL BOUNDARY
  - ADJACENT PARCELS
  - ELEVATION CONTOURS
  - ROAD RIGHT-OF-WAY
  - ROAD RESTRICTION
  - WASH DRAINAGE
  - ANKER GRADING FOR STEEP SLOPES WITHIN ARROYO
  - APPROXIMATE WETLAND
  - WATER BODY
  - BUILDING
  - 300V OVERHEAD TRANSMISSION LINE
  - POWER LINE ROW
- PROPOSED**
- SITE BOUNDARY
  - 2' DEEP WATER QUALITY MANAGEMENT UTILITY SWITCH PAD
  - 300V OVERHEAD TRANSMISSION LINE
  - BISS

**DECOMMISSIONING PLAN IS CONCEPTUAL IN NATURE AND SOLELY FOR ILLUSTRATIVE PURPOSES.**



REV	DATE	DESCRIPTION
C	03-20-2024	REVISED PER AIAI REVIEW COMMENTS
B	03-14-2024	PERMIT FOR AIR POLLUTANT, LAYOUT AND PROPOSED BUFFER
A	03-13-2024	DRIFT FOR CONDITIONAL USE PERMIT (CUL) APPLICATION

**Geosyntec**  
 1520 KIMBERLY AVE, SUITE 100  
 FORT WORTH, TEXAS 76104  
 TELEPHONE: 817.251.2000

**aes**  
 3400 WALLEN STREET  
 FORT WORTH, TEXAS 76109  
 TELEPHONE: 817.636.6669

TITLE	FINAL RESTORATION PLAN SOUTH
PROJECT	SWEET MAGNOLIA SOLAR CONCEPTUAL DECOMMISSIONING PLAN
SITE	HANCOCK COUNTY, GA

DESIGNED BY	JFH	DATE	SEPTEMBER 2024
DRAWN BY	JFH	PROJECT NO.	GAE 10331
CHECKED BY	PL	FILE	01_L_CAD.DWG
SCALE	AS SHOWN	DATE PLOTTED	09/10/2024
APPROVED BY	EB	DRAWING NO.	5
			OF 5

4 PLAN  
 5 FINAL RESTORATION PLAN SOUTH  
 SCALE: 1" = 500'

CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION



## **Appendix D**

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### Community Impact Assessment

COMMUNITY IMPACT ASSESSMENT

Sweet Magnolia Solar  
Hancock County, GA

October 4, 2024



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A EJScreen Community Report

B EJScreen ACS Summary Report



# 1 Introduction

Sweet Magnolia Solar, LLC, a subsidiary of AES Clean Energy, LLC (herein referred to as the “Applicant”), is proposing to construct, operate, and maintain the Sweet Magnolia Solar Project, an approximate 165-megawatt (MW) alternating current (AC) photovoltaic (PV) utility-scale solar energy facility, including an up to 100 MW battery energy storage system (BESS) (the “Project”), on private land spanning ten parcels in unincorporated Hancock County, Georgia (the “Project Area”). The Project Area consists of approximately 1,831.14 acres of predominantly agricultural and undeveloped natural forested land. The Applicant is seeking a special use permit (“SUP”) from Hancock County. This Community Impact Assessment (CIA) Report has been prepared in support of the SUP application and in compliance with Section 16.10 of the Zoning Ordinance of Hancock County, Georgia (the “Zoning Ordinance”). The Project aims to reduce the associated community and environmental impacts of the development and construction to the maximum extent practicable. This CIA provides:

- 1) a description of the proposed construction of the Project Area;
- 2) a description of the environmental setting;
- 3) an assessment of potential community and environmental impacts and potential applicable permits; and
- 4) a summary of this assessment.

Through the Project development process, numerous environmental and cultural resource studies have been conducted, and reports of findings generated. All currently available studies have been incorporated into this assessment. Applicant will consult with all applicable regulatory agencies regarding concurrence on findings, recommendations on avoidance, minimization, and mitigating measures, and if any additional surveys will be required. Applicant will obtain all necessary permits for regulated activities within the jurisdiction of those agencies.

## 2 Background

### 2.1 Project Description

The Project will be a ground mounted solar energy system comprised of solar PV modules, a racking system, inverters, and underground electrical conduits connecting PV array blocks with inverters to a project substation and interconnection switchyard, a small operations and maintenance building, and BESS. Access roads with gated entrances will be located throughout the site for access and maintenance of equipment during construction and operation of the site.

### 2.2 Environmental Setting

The Project is located south of Pearson Chapel Road, west of Linton Road, east of Milledgeville Highway, east of Dixon Road, and north of Hitchcock Cemetery Road, in the unincorporated south-central portion of Hancock County, Georgia, and approximately 1.8 miles south of the Devereux community. **Figure 1** depicts the Project location with an aerial photography base map. The properties that will host the Project’s infrastructure have historically been used for agriculture. The land surrounding the Project Area consists of pastures, livestock, row crops, silviculture, residential properties, and undeveloped forested land.

### 3 Permits (Ordinance Section 16.10.1)

Below is a list of permits and approvals needed for the Project from the United States Environmental Protection Agency (U.S. EPA), the United States Army Corps of Engineers (USACE), and/or the Georgia Environmental Protection Division (GA EPD) are as follows and will be refined as the design of the Project progresses. A complete list of the permits and approvals considered for other federal, state, and local agencies is provided in **Table 1**.

- Per the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), a Phase I Environmental Site Assessment (ESA) is required by the U.S. EPA to assess if contaminants are present on-site.
  - A Phase I ESA has been prepared by Geosyntec and dated September 2024.
- A Nationwide Permit (NWP) or Individual Permit (IP), depending upon the level of impacts to Waters of the United States (WOTUS), will be required by the USACE.
  - “Wetland Delineation Report Site Information Summary” prepared by Geosyntec and dated August 2024, approximately 49.56 acres of wetlands and approximately 34,733.76 linear feet of stream (includes perennial, intermittent, and ephemeral) exist on-site. These are a preliminary finding and will be confirmed by the USACE. The level of impacts, if any, and associated permitting requirements will be assessed as the design progresses at a later date.
- A National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP) for Discharges of Stormwater associated with general construction activities will be required by the GA EPD.
  - This permit will be applied for by the entity responsible for Engineering, Procurement, and Construction (EPC) closer to construction commencing.
- A Threatened and Endangered Species (T&ES) Habitat Survey is required by the United States Fish and Wildlife Service (USFWS) and the Georgia Department of Natural Resources (GA DNR).
  - A T&ES Habitat Survey has been completed by Geosyntec and dated September 2024. Concurrence letters from the USFWS and GA DNR are being sought in compliance with Section 7 of the Endangered Species Act (ESA).
- A Desktop Study and Cultural Resources Report is required by the Georgia Historic Preservation Division per National Historic Preservation Act (NHPA) Section 106.
  - A Cultural Report has been prepared by Goodwin & Associates and dated September 2024.

### 4 Pre-existing Environmental Conditions Description (Ordinance Section 16.10.2)

Within a two-mile radius of the site, there are two water dischargers, which are regulated by the U.S. EPA, per its EJScreen Tool (**see Appendix A**). Per the U.S. EPA Permit Compliance System (PCS) and Integrated Compliance Information System (ICIS) databases, these correspond to:

- The Dollar General store located at 5147 GA Highway 22, Sparta, GA 31087 with NPDES ID GAR152130. The prefix GAR corresponds to the Construction General Permit for stormwater discharges associated with construction activities. The permit associated with this address was terminated on 9/19/2017 signifying the completion of construction activities.

- The second water discharger is unknown as the location presented in the EJScreen map did not correspond to any of the locations listed in the PCS and ICIS database. The location presented in the EJScreen map was approximately 1,000 feet to the southwest of a lake located on the Austin’s Memorial Garden property at the intersection of Brookins Road and Milledgeville Highway in Sparta, GA.

Within a two-mile radius of the proposed Project Area, there are no known properties with air pollution emission permits from the federal or State governments. There are no known contaminated sites (e.g., listed as a federal Superfund site or on the State’s Hazardous Site Inventory) or properties storing toxic chemicals or other known sources of pollution.

## 5 Environmental Impact Description (Ordinance Section 16.10.3)

### 5.1 Air Pollution

#### Impact Evaluation Method

The Clean Air Act (CAA), first enacted in 1963, and amended several times, regulates air emissions from stationary and mobile sources. The CAA also required U.S. EPA to set National Ambient Air Quality Standards (NAAQS) for seven principal pollutants known as "criteria" air pollutants: sulfur dioxide (SO<sub>2</sub>), ozone (O<sub>3</sub>), nitrogen dioxide (NO<sub>2</sub>), particulate matter whose particles are less than or equal to 10 micrometers (PM<sub>10</sub>), particulate matter whose particles are less than or equal to 2.5 micrometers (PM<sub>2.5</sub>), carbon monoxide (CO), and lead (Pb).

#### Existing Conditions

An area can either be in “attainment” meaning the area complies with the NAAQS or “nonattainment” meaning the area exceeds one or more of the seven NAAQS. Per 40 CFR 81.311 of the Federal Register, Hancock County’s air quality is listed as ‘Better than national standards.’

#### Potential Impacts / Mitigation

During construction, only minimal air impacts would be expected, as construction might result in localized dust and fumes from equipment. The construction would likely involve using diesel-powered machinery that would create small amounts of airborne dust and debris. Internal combustion engine emissions associated with diesel fuels would generate local emissions, including CO, nitrogen oxides, and sulfur dioxide. Also, during clearing activities, trees may potentially be burned and result in a minor increase in Green House Gas emissions. The impacts on air quality would be expected to be minimal and short-lived and would remain well below the applicable ambient air quality standard.

During construction vehicle traffic on internal unpaved haul-roads and soil disturbance may create short-term fugitive dust issues; however, during the 30-year operation phase, vehicle traffic is expected to be minimal from the site’s two to three-person full-time staff. During construction, BMP control and suppression measures, including covered loads and wet suppression, will minimize fugitive dust emissions. In addition, standard erosion control measures, such as redistribution of removed topsoil and reseeded, would minimize the potential for wind erosion.

The operation of the solar facility would not emit any pollutants and is not anticipated to require any air permits.

## 5.2 Water Pollution

Prior to construction, the Project's design and engineering must conform to all applicable, local, state, and federal laws and regulations. This includes providing Best Management Practices (BMPs) to protect nearby waterways and neighboring property. The GA EPD is responsible for overseeing the issuance of permits within the National Pollutant Discharge Elimination System (NPDES) program that regulates construction stormwater discharges. A Storm Water Pollution Prevention Plan (SWPPP) is required for the Project, which is a site-specific document that outlines the measures a project will take to reduce pollutants in the stormwater discharges from a construction site. Stormwater controls reduce erosion and sediment movement during precipitation events.

Prior to construction, Applicant will prepare a SWPPP as well as erosion and sediment control plans for submittal and approval for an NPDES construction permit through the GA EPD. The SWPPP will ensure construction activity compliance with guidelines and regulations for erosion prevention and controlling sediment movement through the use of BMPs.

The SWPPP will include guidance regarding the implementation of vegetative stabilization as clearing and grading progresses throughout the construction process. As per the GA EPD "Guidance for Requests to Disturb 50 Acres or More under the NPDES Construction Stormwater Permits", AES will (i) establish, at minimum, temporary stabilization for the entire project before the installation of solar panels, or (ii) establish, at minimum, temporary stabilization on each segment of the site before the installation of panels and the commencement of the next segment.

## 5.3 Waterbodies

### Impact Evaluation Method

Existing drainage patterns, soil types, and substantial slopes were evaluated utilizing publicly available databases during the development phase of the Project. The databases listed below were reviewed to determine the current and historical landforms, landcovers, land uses, soil mapping, and sources of groundwater and surface water within the Project Area and assist in site development.

- USGS Topographic Maps
- USGS 3D elevation program (3DEP)
- National Wetland Inventory (NWI)
- National Hydrographic Database (NHD)
- United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey
- Federal Emergency Management Agency (FEMA) National Flood Hazard Tool
- National Landcover Database (NLCD)
- USGS Protected Areas Dataset (PAD-US)

In addition to the above, the GA EPD's GAR100001, the new official NPDES stormwater discharges associated with construction for standalone construction projects disturbing 50-acres or more approval guidance, the Manual for Erosion and Sediment Control in Georgia (2016), and the Recommended



Practices for the Responsible Siting and Design of Solar Development in Georgia were used in evaluation of the Sweet Magnolia Solar design.

## Existing Conditions

The topography within the current design footprint is relatively flat, and overall site elevation ranges from 460 feet above mean sea level (amsl) to 590 feet amsl. Groundwater flow direction likely varies across the Project Area. Groundwater flow direction is expected to mimic topography and flow toward the streams located throughout the Project Area. Multiple streams are located across the site. Based on the NHD, the Project is crossed by Sheep Creek and Mill Creek and bordered by Little Creek and Swift Creek which is a perennial waterway. In addition to the named streams, there are 6 unnamed tributaries, intersecting approximately 3.4 miles of the Project.

During the site delineation, which is preliminary and to be confirmed by the USACE, a total of approximately 34,733.76 linear feet of stream was identified breaking down as follows: 21,904.7 linear feet of perennial stream, approximately 12,176.02 linear feet of an intermittent stream, and approximately 653.04 linear feet of ephemeral stream was identified in the Project Area.

The NWI dataset indicated approximately 61.8 acres of palustrine wetlands and 2 acres of riverine systems are within the Project Area. Approximately 56.6 of those acres are classified as Freshwater Forested/Shrub Wetlands. The remaining acreage belonging to approximately 3.3 acres of Freshwater Emergent Wetlands and two Freshwater Ponds totaling approximately 1.9 acres.

During the site delineation, approximately 49.56 acres of wetlands were identified within the Project study area breaking down as follows: seven palustrine emergent (PEM) wetlands totaling approximately 1.25 acres, fifty-three palustrine forested (PFO) wetlands totaling approximately 38.94 acres, and two palustrine unconsolidated bottom (PUB) covering approximately 9.37 acres. The wetlands denoted as wetland AWS, BWE, BWG, BWH, CWH, CWK, DWA, DWB, and DWF are potentially non-jurisdictional, isolated features with no surface connection to any jurisdictional feature.

As depicted on the Federal Emergency Management Agency's (FEMA) online Flood Insurance Rate Maps (#13141C0300B effective date 01/26/2023), the project lies within an area of minimal flood hazard (Zone X).

## 5.4 Stormwater Retention & Discharge

The Site Plan (see **Figure 1**) for the Project, which is part of the SUP application, includes 24 stormwater management facilities for a total area of approximately 53.35 acres. Storage capacity of these stormwater management facilities has not been designed and will be performed at a later date as the design progresses. Assuming an average depth of four feet within the stormwater management facilities, a storage volume of approximately 213 acre-feet would be available. Treatment will be provided within the stormwater management facilities via settling of suspended solids. At this time, the ability to infiltrate detained stormwater into the subsurface soils is not known and will be performed at a later date as the design progresses. Detained stormwater which is not infiltrated will be released into downstream waterways in accordance with the required permits and design requirements. The site is located in a significant groundwater recharge zone, which may affect the design of retention facilities through the infiltration of stormwater.

---

## 5.5 Water Use

Water use for the Project during normal operations is anticipated to be minimal. Operations of the facility is anticipated to be performed by a team of three personnel. Water use may be on the order of 7,500 gallons per year (i.e., assumes a team of three people with each person using 10 gallons per day, for five days per week, for 50 weeks per year).

## 5.6 Energy Use

During the operation phase, the Project will have an Operations & Maintenance (O&M) building on-site. The O&M building's electric usage is minimal and can be served by existing distribution infrastructure near the Project. Other than the O&M building electricity usage, the Project is estimated to draw approximately 300 kWh per month from the Georgia Power transmission line that the Project is connected into, due to slight power draw from inverters when it is not producing electricity. This is a typical arrangement for a utility-scale solar farm given the infrastructure that is in place, and AES will coordinate with Georgia Power on the specifics of the arrangement as the design progresses.

## 5.7 Hazardous or Toxic Materials

No substances that must be registered with either the State or local emergency responder office pursuant to State or federal law, such as the Toxics Release Inventory, will be stored on-site. Materials, such as vehicle fuel, will be stored on-site and in conformance with a Spill Prevention, Control, and Countermeasure (SPCC) Plan as required.

### Impact Evaluation Method

The U.S. EPA's oil spill prevention program includes the SPCC Plan and the Facility Response Plan (FRP) rules. The SPCC rule currently states that if the facility's total aggregate capacity of aboveground storage is greater than 1,320 U.S. gallons of oil or the total aggregate capacity of completely buried storage is greater than 42,000 U.S. gallons of oil, then an SPCC plan is required and must be prepared. The SPCC rule helps facilities prevent the discharge of oil into navigable waters or adjoining shorelines. The FRP rule requires certain facilities to submit a response plan and prepare to respond to a worst-case oil discharge or threat of a discharge. Facilities that could reasonably cause "substantial harm" to the environment or navigable waters as the result of an oil discharge are required to prepare an FRP. The construction or operation of the proposed facility should not pose substantial harm and therefore an FRP will not be prepared for this facility.

As part of the requirements of 40 CFR Part 112, an SPCC Plan addresses devices and practices relevant to preventing releases of oil from reaching waters of the United States. Using 40 CFR Part 112 as a guide the standard procedures, methods, and equipment associated with the proposed facility have been evaluated for potential impacts from discharge of oil (i.e., petroleum oil and non-petroleum products) from non-transportation related onshore and offshore facilities into or upon the navigable Waters of the United States or adjoining shorelines.

### Existing Conditions

The total Project Area is approximately 1,831.1 acres, with the fenced area of power generating equipment totaling approximately 1,250 acres. The Project footprint would occupy approximately 68.3 percent of the total Project Area. Site drainage mimics the current topography and flows toward the

streams located throughout the Project Area. Multiple streams are located across the site including Sheep Creek and Mill Creek and bordered by Little Creek and Swift Creek which is a perennial waterway. In addition to the named streams, there are 6 unnamed tributaries, intersecting approximately 3.4 linear miles of the Project.

### **Potential Impacts / Mitigation**

In accordance with U.S. EPA SPCC rule, if the Project anticipates meeting or exceeding the thresholds for aboveground oil storage, then an SPCC plan will be developed. The total aggregate capacity of completely buried oil storage onsite will not exceed 42,000 U.S. gallons. Above-ground bulk storage containers and oil-filled equipment will be used to calculate the total volume of oil onsite.

## **5.8 Truck Trips**

Once operational, the solar facility will be staffed by three employees. Therefore, only three truck trips per day are anticipated during normal operations. The trucks will be owned by AES or be personal vehicles of employees.

## **5.9 Fuel Use**

Heating and cooling of the O&M building on-site will be performed using electricity. Reserve fuel (e.g., gasoline and/or diesel) will be stored on-site for operations of vehicles and equipment in an aboveground storage tank in accordance with the SPCC Plan.

## **5.10 Nuisance Issues**

The Project is anticipated to create minimal nuisances for neighboring properties. Dust generation during construction of the Project will be controlled by the SWPPP, which will include dust control BMPs. Once the site is vegetatively stabilized and construction has been terminated, dust generation, noise, and vibrations are anticipated to be minimal. Solar facilities do not emit light or odors under normal operation.

# **6 Vulnerable Populations (Ordinance Section 16.10.4)**

Section 16.10.4 of CIA requirements lists four examples of facilities which serve vulnerable populations, including schools, daycares, affordable housing developments, and senior centers. Vulnerable populations may be at an increased health risk due to their age, socio-economic status, disability, etc. There are no known vulnerable populations within a two-mile radius of the proposed Project Area, as that term is defined in the Zoning Ordinance. The closest type of facility listed in Section 16.10.4 of the Zoning Ordinance is:

- Senior Center - Hancock County Senior Citizens Center is approximately two miles away and located at 330 Water Work Road in Sparta, GA.

## 7 Socioeconomic and Demographic Data (Ordinance Section 16.10.5)

Within a two-mile radius of the site, racial demographic data per the U.S. EPA’s EJScreen Tool shows that the population is 37% white and 63% black with no other races constituting more than one percent (see **Appendix A**). Per capita income is \$23,778, and 35% of the population are considered low-income.

In this area, 6% of households have an income less than \$15,000, and 18% of households have an income between \$15,000 and \$25,000 (see **Appendix B**). The 2024 federal poverty level for a one-person household in the 48 contiguous states and the District of Columbia is \$15,060. The poverty guideline increases by \$5,380 for each additional household member.

One percent of people is listed as unemployed (see **Appendix A**). Three percent are listed as being under the age of 5, and 26% are listed as being over the age of 64.

For further information, please see **Appendices A and B** for the reports from the EJScreen Tool.

## 8 Public Health Data (Ordinance Section 16.10.6)

Within a two-mile radius of the site, the cancer prevalence value is 7.9, which is the 95<sup>th</sup> percentile in the State of Georgia and 82<sup>nd</sup> percentile in the United States, per the U.S. EPA’s EJScreen Tool. The asthma prevalence value is 10.9 is the 68<sup>th</sup> percentile in the State of Georgia and 72<sup>nd</sup> percentile in the United States. Low Life Expectancy has a value of 23%, which is the 65<sup>th</sup> percentile in the State of Georgia and the 78<sup>th</sup> percentile in the United States. Heart disease has a value 8.5, which is the 96<sup>th</sup> percentile in the State of Georgia and 92<sup>nd</sup> percentile in the United States.

For further information, please see **Appendix A** for the report from the EJScreen Tool.

## 9 Quality of Life and Public Health Protection Measures (Ordinance Section 16.10.7)

Applicant will seek to minimize environmental impacts during construction through the development of a SWPPP, which will include ESC BMPs to protect waterways and minimize the off-site discharge of sediment and other pollutants in stormwater runoff.

During normal operations, solar facilities do not generate air pollution emissions and are by nature a renewable energy source. They also consume little energy and water. Vegetative buffers with a minimum width of 30 feet, per Zoning Ordinance requirements, will be preserved around the site perimeter and along the right-of-way of roadways to minimize the visual impact of the Project. The goal is to preserve to the extent possible the perception of an undeveloped, forested area. Vegetative buffers will be supplemented by new plantings, as needed, in critical viewshed areas to increase tree density.



## 10 Public Engagement (Ordinance Section 16.10.8)

Applicant is actively engaging the public in the vicinity of the Project and surrounding areas of Hancock County. The following activities have been conducted or scheduled as of the writing of this CIA Report.

### **Meeting with Community Organizations:**

Applicant had a meeting with Hancock County 4-H on July 16, 2024 and is in the process of donating \$5,000 to Hancock County 4-H to offset the cost of 2025 summer camp program tuition for multiple 4-H youth participants. Applicant also met with Courson’s Winery in June 2024.

Applicant had a meeting with the Hancock County School District on September 19, 2024 and is in the process of donating \$10,000 for outdoor classrooms to provide students with a unique educational environment. Applicant has also contacted the CJE Foundation to introduce the Project to a local operating foundation; however, no meeting has been scheduled to date.

### **Community Meeting:**

A community meeting was held on August 29, 2024, in Sparta, Georgia at the Sparta-Hancock County Library. Applicant mailed invitations to a list of property owners in the immediate vicinity of the project. Additionally, Applicant provided a digital copy of the invitation, which included the project website that provides an overview of the proposed Project, to the Sparta-Hancock Library, Hancock County Clerk’s Office, and Sparta Ishmaelite newspaper for posting on digital platforms. Applicant also ran a print ad of the invitation in the Sparta Ishmaelite to inform community members.

### **Canvassing:**

Applicant completed canvassing in early August 2024. During canvassing efforts, Applicant provided residents in the immediate vicinity with a project fact sheet with pertinent information regarding the Project including location, scale, financial impact, facility design and environmental impact. The Applicant provided residents with the opportunity to share their sentiments on the Project and answered questions. The Applicant also informed residents of the upcoming community meeting during canvassing efforts as the canvassing efforts occurred two weeks prior.

## 11 Alternatives (Ordinance Section 16.10.9)

Alternate uses of the site, if the Project is not constructed, include remaining as a forested area, agricultural activities, and/or development as a residential, commercial, or industrial property. Given the need for over 1,000 acres of contiguous land adjacent to a Georgia Power transmission line, the selected site is considered optimal by AES, and alternative sites are not recommended. Following the approximate 30-year operation as a solar farm, the Project will be decommissioned and the land will be available for the future use of the landowner.

## 12 Conclusion

Based on the evaluation of Georgia’s natural, historical, and environmental resources and the local community conditions, it is our professional opinion that the proposed Project will not have any significant adverse impact on these resources or the community. Applicant has undertaken due diligence to assess the community in which the Project is proposed and to identify and address potential impacts that can be avoided or minimized during the design phase. The Project will implement best management practices during construction and operations to further minimize impacts. This CIA supports that the Project is well suited, avoids significant impacts, and minimizes human and environmental adverse impacts while meeting the regional market needs for electricity without producing pollutants or greenhouse gases.

## Tables

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**TABLE 1: Sweet Magnolia Solar - Permit Matrix**

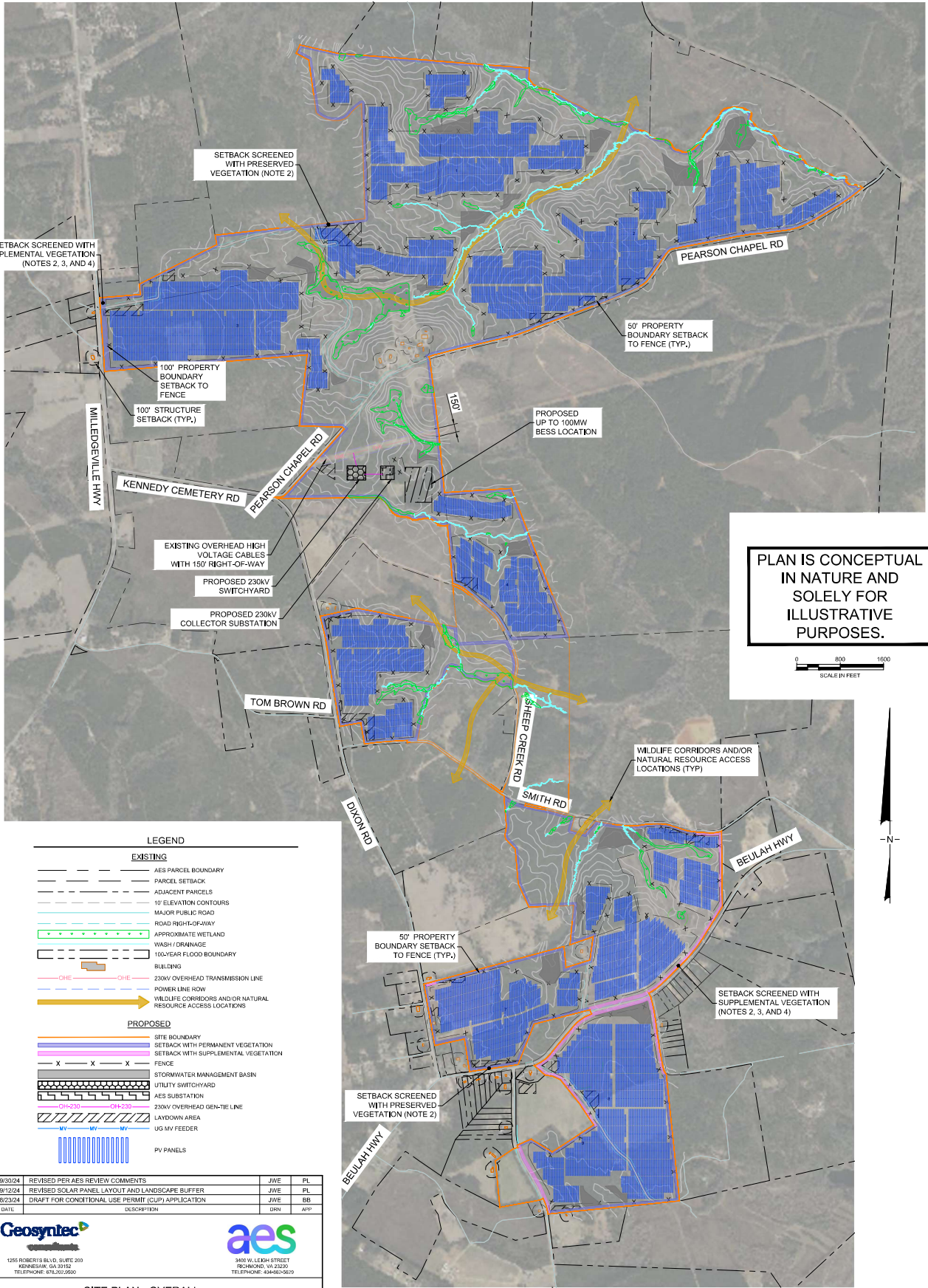
Study/Survey Report	Environmental Regulation/Permit/Approval	Regulatory Agency/Authority	Regulatory Trigger	Project Specific Trigger	Average Approval Time
<b>Federal</b>					
Wetland Delineation	Clean Water Act (CWA) Section 404	U.S. Army Corps of Engineers	Discharge of dredged, excavated, or fill material in wetlands, streams, rivers, and other U.S. waters. Less than a half an acre of permanent impact can be permitted with a Nationwide Permit (NWP). Any permanent impact of greater than a half an acre will require an Individual Permit.	Wetland delineation completed, TBD on any wetland impacts.	3-6 months for NWP, 6 to 24 months for Individual Permit (once application is accepted as complete)
Biological Survey Report	Endangered Species Act (ESA)	U.S. Fish and Wildlife Service	Must be consulted when any permits are applied for that may affect Threatened and Endangered (T&E) Species	TBD. Impacts to T&E suitable habitat will be avoided and minimized to the extent practicable. Additional studies and design are required.	6 months to 2 years
	Migratory Bird Treaty Act (MBTA)	U.S. Fish and Wildlife Service	Must be consulted when any permits are applied for that may affect migratory bird species	TBD. Impacts to migratory birds will be avoided and minimized to the extent practicable.	6 months (pre-con effort)
	Bald and Golden Eagle Protection Act (BGEPA)	U.S. Fish and Wildlife Service	If the project has the potential to "Take" Bald or Golden Eagles	TBD. Impacts to eagles will be avoided and minimized to the extent practicable.	3 to 10 years
	National Historic Preservation Act Section 106	State Historic Preservation Office; Local Tribes / Tribal Historic Preservation Offices	Review under Section 106 of the National Historic Preservation Act of 1966 if Project has a federal nexus (e.g., USACE, FWS, BLM permits).	TBD. Pedestrian-level - cultural resource survey has been completed and field-level survey will occur later. Cultural resources will be avoided and minimized to the extent practicable.	1 to 6 months
Bio / Cultural / Wetlands/AQ/ GHG/Noise/ Traffic/ ITP/HCP/ EIS	National Environmental Policy Act (NEPA)	Federal Agency that has jurisdiction over project and/or permit	Compliance with NEPA is triggered when a Federal Agency grants or approves a permit for a project (USACE, BLM, USFWS, USFS).	Not applicable	12 to 24 months
Phase I ESA Report	Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (ASTM Phase I Environmental Site Assessment)	Environmental Protection Agency (EPA)	Required for all projects to determine project buildable area and whether contamination on site. Also required for AAI, Bona Fide Property purchaser, legal, real estate, financing, and tax equity.	Completed, no identified recognized environmental conditions	2-4 weeks
FEMA Conditional Letter of Map Revision/Letter of Map Revision (CLOMR/LOMR)	Federal Emergency Management Agency (FEMA)	Federal Agency with jurisdiction over floodways and floodplains	Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). Must coordinate with FEMA when hydro model shows increase in 1 foot of flood level rise resulting from the project.	Not yet determined if applicable	1 year; can be done post-construction
FAA Notice	CFR Title 14 Part 77.9.	Federal Aviation Administration (FAA)	Any structure greater than 200 feet tall, within proximity to airport or navigation facility, emits frequencies, or FAA requests a filing	Does not exceed FAA notice criteria.	45 days prior to construction



State						
Certificate of Public Need and Necessity (CPCN)	Official Code of Georgia Annotated- 46-3A-3	Public Service Commission	Per CARES 2023 US RFP:Following completion of the 2023 RFP evaluation and award process, GPC will seek Commission Certification, pursuant to O.C.G.A. § 46-3A-4, of each of the Awarded Contracts executed in connection with this 2023 RFP	To be obtained by off-taker	To be obtained by off-taker	To be obtained by off-taker
Wetlands / Waters surveys	Section 401 of the Clean Water Act; Water Quality Certification	Georgia Environment Protection Division (GEPD)	Required if Section 404 permit is needed (required for any federally permitted or licensed activity that may result in a discharge to WOTUS)	Not yet started	Not yet started	60 days
State Wildlife	GA Rules & Regulations, 391-4-10	Georgia Department of Natural Resources (GDNR)	The purpose of these rules and regulations is to establish the organizational structure and administrative procedures to be followed in the protection of endangered species of plant and animal life.	Not yet started	Not yet started	Variable
State Cultural	Official Code of Georgia Annotated- 12-3-621	Georgia Historic Preservation Division	For non-federal projects, notifying the State Archaeologist is required by law (OCGA 12-3-621) when the surface of any archaeological site is disturbed for the purpose of investigating the site or discovering artifacts.	Not yet started	Not yet started	30 days
Stormwater	General National Pollutant Discharge Elimination System (NPDES) Permit for Discharges of Stormwater associated with general construction activities	Georgia Environment Protection Division (GEPD)	Applies to all discharges of stormwater associated with stand alone construction projects that will result in land disturbance equal to or greater than one (1) acre. (GAR100001-2018)	Not yet started (Permit)	Not yet started EPC Task (Permit)	14 days
Access Permit	Street and Driveway Access Permit	Georgia Department of Transportation (GDOT)	Required for any temporary or permanent driveway connections to state maintained roads	Not yet started (Permit)	Not yet started (Permit)	45 days
Local - Hancock County						
Special Use Permit (SUP)	Hancock County Article 16 Special Use Permits	Hancock County Board of Commissioners	Special use may be authorized, and as expressly permitted as a Special Use within a particular Zoning District, by the Board of Commissioners after notice and holding a public hearing and after receiving a recommendation from the Planning Commission.	Application submitted	Application submitted	Minimum 60 days - public hearing
Land Disturbance Permit	Sec. 7-003-V of the Code of Hancock County, Georgia	Hancock County Planning and Zoning Office	No person shall conduct any land-disturbing activity within the jurisdictional boundaries of Hancock County without first obtaining a permit from the Hancock County Planning and Zoning Office to perform such activity...	Not yet started	Not yet started	To be obtained before construction
Grading, Building, other Permits Needed for NTP						
Building Permit	Sec. 7-006 of the Code of Hancock County, Georgia	Hancock County Building Inspector Office	Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the codes, or to cause any such work to be done, shall first make application to the Building Inspector and obtain the required permit for the work	Not yet started (Permit)	Not yet started (Permit)	To be obtained before construction
Electrical Permit		Hancock County Planning and Zoning Office		Not yet started (Permit)	Not yet started (Permit)	To be obtained before construction
Utility Use of Public Right of Way Permit	Section 15-003 of the Code of Hancock County, Georgia	Hancock County	It shall be unlawful for any Utility to excavate or to construct, install, maintain, renew, remove or relocate Facilities in, on, along, over or under the roads of the County without a permit from the County per this Section	Not yet started (Permit)	Not yet started (Permit)	To be obtained before construction

## Figures

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**PLAN IS CONCEPTUAL  
IN NATURE AND  
SOLELY FOR  
ILLUSTRATIVE  
PURPOSES.**



LEGEND	
<b>EXISTING</b>	
---	AES PARCEL BOUNDARY
---	PARCEL SETBACK
---	ADJACENT PARCELS
---	10' ELEVATION CONTOURS
---	MAJOR PUBLIC ROAD
---	ROAD RIGHT-OF-WAY
---	APPROXIMATE WETLAND
---	WASH / DRAINAGE
---	100-YEAR FLOOD BOUNDARY
---	BUILDING
---	230V OVERHEAD TRANSMISSION LINE
---	POWER LINE ROW
---	WILDLIFE CORRIDORS AND/OR NATURAL RESOURCE ACCESS LOCATIONS
<b>PROPOSED</b>	
---	SITE BOUNDARY
---	SETBACK WITH PERMANENT VEGETATION
---	SETBACK WITH SUPPLEMENTAL VEGETATION
---	FENCE
---	STORMWATER MANAGEMENT BASIN
---	UTILITY SWITCHYARD
---	AES SUBSTATION
---	230V OVERHEAD GEN-TIE LINE
---	LAYDOWN AREA
---	UG MV FEEDER
---	PV PANELS

REV	DATE	DESCRIPTION	DRN	APP
C	09/20/24	REVISED PER AES REVIEW COMMENTS	JWE	PL
B	09/12/24	REVISED SOLAR PANEL LAYOUT AND LANDSCAPE BUFFER	JWE	PL
A	08/23/24	DRAFT FOR CONDITIONAL USE PERMIT (CUP) APPLICATION	JWE	BB



TITLE:	<b>SITE PLAN - OVERALL</b>		
PROJECT:	<b>SWEET MAGNOLIA SOLAR</b>		
SITE:	<b>HANCOCK COUNTY, GA</b>		

**DRAFT**

DESIGN BY:	JWE	DATE:	SEPTEMBER 2024
DRAWN BY:	JWE	PROJECT NO.:	GXE10831
CHECKED BY:	PL	FILE:	1
REVIEWED BY:	BB	DRAWING NO.:	
APPROVED BY:	BB	1	OF 3

- GENERAL NOTES:**
- CONCEPTUAL SITE PLAN IS IN THE EARLY STAGES OF DEVELOPMENT AND WILL BE ADVANCED AS PART OF THE FINAL DESIGN.
  - LANDSCAPE BUFFER WILL BE 30' WIDTH IN ACCORDANCE WITH THE HANCOCK COUNTY SOLAR ORDINANCE.
  - VEGETATIVE BUFFER/SCREENINGS WILL UTILIZE EXISTING VEGETATION. WHERE EXISTING VEGETATION IS NOT ADEQUATE, ADDITIONAL VEGETATION WILL BE SUPPLEMENTED.
  - TYPE AND PLANT HEIGHT OF SUPPLEMENTAL VEGETATION SHALL BE IN ACCORDANCE WITH HANCOCK COUNTY CODE OF ORDINANCES AND ZONING ADMINISTRATOR DIRECTION.
  - PROJECT SITE BOUNDARY AREA IS APPROXIMATELY 1,160.1 ACRES.
  - THE DETECTED WETLAND/STREAM FEATURES ARE A FIELD DELINEATED PRELIMINARY BOUNDARY THAT HAS NOT BEEN CONFIRMED BY THE US ARMY CORPS OF ENGINEERS.
  - LOCATION OF THE OPERATIONS AND MAINTENANCE BUILDING WILL BE FINALIZED AT A LATER TIME.

**1 PLAN  
1 SITE PLAN - OVERALL**  
SCALE: 1" = 800'

**CONCEPTUAL DRAWINGS - NOT FOR CONSTRUCTION**

## **Appendix A**

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### EJScreen Community Report

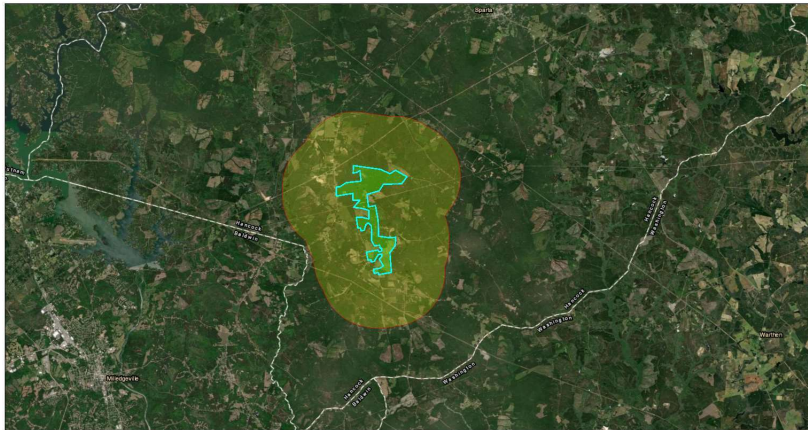


# EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

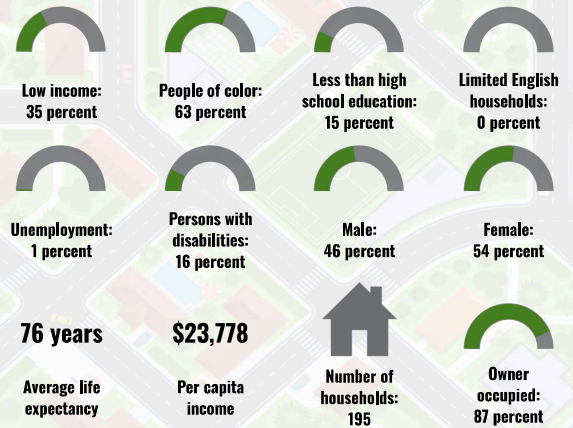
## Sweet Magnolia Solar

2 miles Ring around the Area  
 Population: 789  
 Area in square miles: 40.49

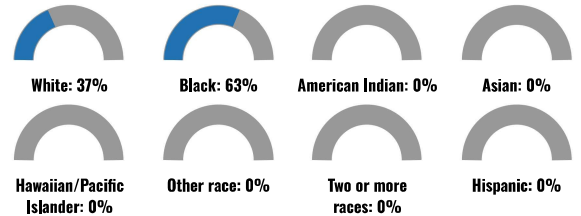


September 6, 2024  
 Sweet Magnolia Solar  
 1:144,448  
 0 1.5 3 4.5 9 mi  
 0 2.25 4.5 9 km  
 Esri, HERE, DeLorme, Garmin, Earthstar Geographics

### COMMUNITY INFORMATION



### BREAKDOWN BY RACE



### BREAKDOWN BY AGE



### LIMITED ENGLISH SPEAKING BREAKDOWN



### LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	100%

Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race. Source: U.S. Census Bureau, American Community Survey (ACS) 2018-2022. Life expectancy data comes from the Centers for Disease Control.

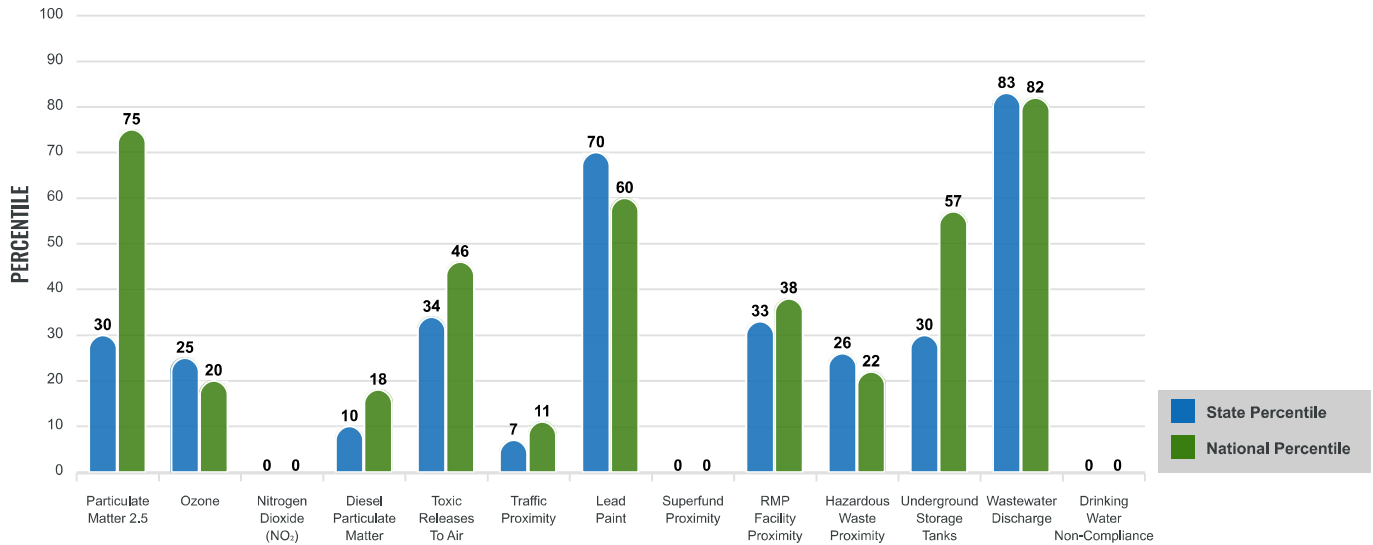
# Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the [EJScreen website](#).

## EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

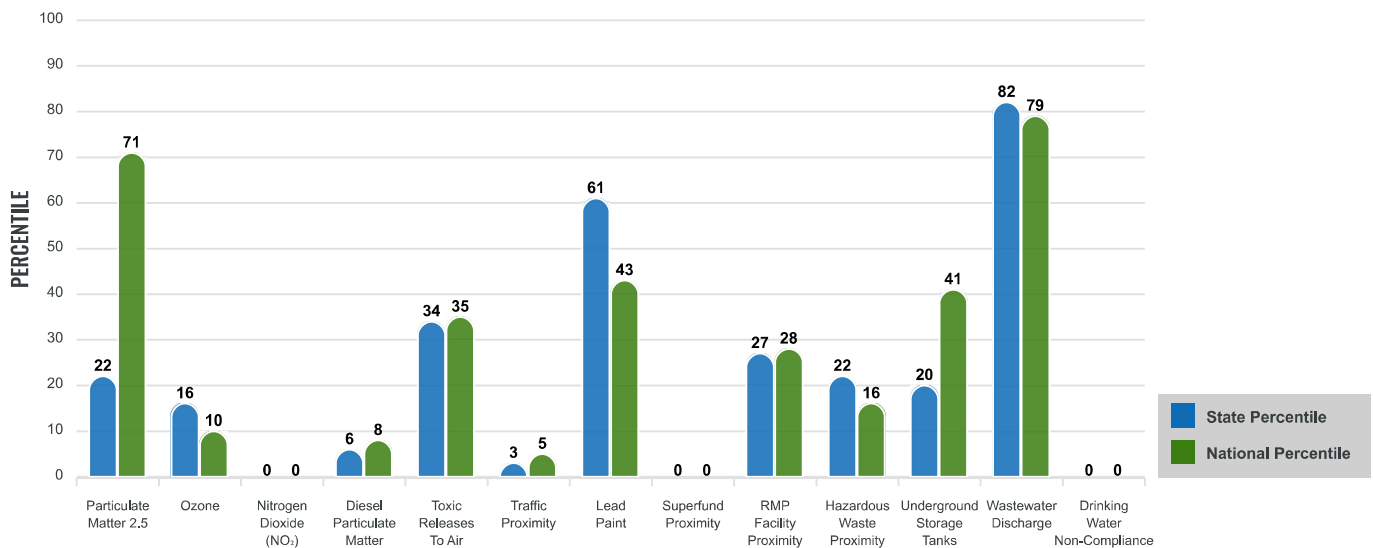
### EJ INDEXES FOR THE SELECTED LOCATION



## SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low income, percent persons with disabilities, percent less than high school education, percent limited English speaking, and percent low life expectancy with a single environmental indicator.

### SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



Report for 2 miles Ring around the Area

Report produced September 6, 2024 using EJScreen Version 2.3

# EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
<b>ENVIRONMENTAL BURDEN INDICATORS</b>					
Particulate Matter 2.5 ( $\mu\text{g}/\text{m}^3$ )	8.42	8.91	18	8.45	59
Ozone (ppb)	52.2	55.3	14	61.8	8
Nitrogen Dioxide (NO <sub>2</sub> ) (ppbv)	1.5	5.7	0	7.8	0
Diesel Particulate Matter ( $\mu\text{g}/\text{m}^3$ )	0.047	0.166	5	0.191	7
Toxic Releases to Air (toxicity-weighted concentration)	210	1,600	22	4,600	32
Traffic Proximity (daily traffic count/distance to road)	9,500	880,000	3	1,700,000	4
Lead Paint (% Pre-1960 Housing)	0.11	0.14	62	0.3	37
Superfund Proximity (site count/km distance)	0	0.068	0	0.39	0
RMP Facility Proximity (facility count/km distance)	0.03	0.52	26	0.57	28
Hazardous Waste Proximity (facility count/km distance)	0.031	0.84	20	3.5	15
Underground Storage Tanks (count/km <sup>2</sup> )	0.039	2.3	16	3.6	30
Wastewater Discharge (toxicity-weighted concentration/m distance)	610	1300	84	700000	70
Drinking Water Non-Compliance (points)	0	0.6	0	2.2	0
<b>SOCIOECONOMIC INDICATORS</b>					
Demographic Index USA	1.82	N/A	N/A	1.34	73
Supplemental Demographic Index USA	1.82	N/A	N/A	1.64	65
Demographic Index State	1.81	1.55	63	N/A	N/A
Supplemental Demographic Index State	1.55	1.46	58	N/A	N/A
People of Color	63%	49%	64	40%	73
Low Income	35%	33%	56	30%	63
Unemployment Rate	1%	6%	30	6%	25
Limited English Speaking Households	0%	3%	0	5%	0
Less Than High School Education	15%	12%	67	11%	72
Under Age 5	3%	6%	32	5%	31
Over Age 64	26%	16%	86	18%	82

\*Diesel particulate matter index is from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

## Sites reporting to EPA within defined area:

Superfund .....	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities .....	0
Water Dischargers .....	2
Air Pollution .....	0
Brownfields .....	0
Toxic Release Inventory .....	0

## Other community features within defined area:

Schools .....	0
Hospitals .....	0
Places of Worship .....	5

## Other environmental data:

Air Non-attainment .....	No
Impaired Waters .....	Yes

Selected location contains American Indian Reservation Lands* .....	No
Selected location contains a "Justice40 (CEJST)" disadvantaged community .....	Yes
Selected location contains an EPA IRA disadvantaged community .....	Yes

Report for 2 miles Ring around the Area

Report produced September 6, 2024 using EJScreen Version 2.3

# EJScreen Environmental and Socioeconomic Indicators Data

## HEALTH INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	23%	21%	65	20%	78
Heart Disease	8.5	5.4	96	5.8	92
Asthma	10.9	10.4	68	10.3	72
Cancer	7.9	5.7	95	6.4	82
Persons with Disabilities	15.6%	13.4%	67	13.7%	67

## CLIMATE INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	13%	9%	85	12%	75
Wildfire Risk	1%	4%	87	14%	79

## CRITICAL SERVICE GAPS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	30%	14%	87	13%	91
Lack of Health Insurance	12%	13%	45	9%	74
Housing Burden	No	N/A	N/A	N/A	N/A
Transportation Access Burden	Yes	N/A	N/A	N/A	N/A
Food Desert	Yes	N/A	N/A	N/A	N/A

Report for 2 miles Ring around the Area

Report produced September 6, 2024 using EJScreen Version 2.3



## **Appendix B**

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### EJScreen ACS Summary Report



Location: User-specified polygonal location  
 Ring (buffer): 2-miles radius  
 Description: Sweet Magnolia Solar

Summary of ACS Estimates		2018 - 2022
Population		789
Population Density (per sq. mile)		20
People of Color Population		496
% People of Color Population		63%
Households		195
Housing Units		468
Housing Units Built Before 1950		39
Per Capita Income		23,778
Land Area (sq. miles) (Source: SF1)		38.95
% Land Area		98%
Water Area (sq. miles) (Source: SF1)		0.74
% Water Area		2%

	2018 - 2022 ACS Estimates	Percent	MOE (±)
<b>Population by Race</b>			
Total	789	100%	462
Population Reporting One Race	786	100%	731
White	293	37%	186
Black	494	63%	489
American Indian	0	0%	14
Asian	0	0%	14
Pacific Islander	0	0%	14
Some Other Race	0	0%	14
Population Reporting Two or More Races	3	0%	28
Total Hispanic Population	1	0%	17
Total Non-Hispanic Population	788		
White Alone	293	37%	186
Black Alone	494	63%	489
American Indian Alone	0	0%	14
Non-Hispanic Asian Alone	0	0%	14
Pacific Islander Alone	0	0%	14
Other Race Alone	0	0%	14
Two or More Races Alone	1	0%	14
<b>Population by Sex</b>			
Male	363	46%	205
Female	426	54%	334
<b>Population by Age</b>			
Age 0-4	22	3%	60
Age 0-17	125	16%	134
Age 18+	665	84%	298
Age 65+	209	26%	166

**Data Note:** Detail may not sum to totals due to rounding. Hispanic population can be of any race.  
 N/A means not available. **Source:** U.S. Census Bureau, American Community Survey (ACS) 2018 - 2022 .



Location: User-specified polygonal location  
 Ring (buffer): 2-miles radius  
 Description: Sweet Magnolia Solar

	2018 - 2022 ACS Estimates	Percent	MOE (±)
<b>Population 25+ by Educational Attainment</b>			
Total	524	100%	333
Less than 9th Grade	56	11%	123
9th - 12th Grade, No Diploma	21	4%	66
High School Graduate	192	37%	150
Some College, No Degree	91	17%	149
Associate Degree	78	15%	111
Bachelor's Degree or more	86	16%	100
<b>Population Age 5+ Years by Ability to Speak English</b>			
Total	767	100%	461
Speak only English	767	100%	392
Non-English at Home <sup>1+2+3+4</sup>	0	0%	48
<sup>1</sup> Speak English "very well"	0	0%	48
<sup>2</sup> Speak English "well"	0	0%	48
<sup>3</sup> Speak English "not well"	0	0%	48
<sup>4</sup> Speak English "not at all"	0	0%	48
<sup>3+4</sup> Speak English "less than well"	0	0%	69
<sup>2+3+4</sup> Speak English "less than very well"	0	0%	84
<b>Limited English Speaking Households*</b>			
Total	0	0%	28
Speak Spanish	0	0%	14
Speak Other Indo-European Languages	0	0%	14
Speak Asian-Pacific Island Languages	0	0%	14
Speak Other Languages	0	0%	14
<b>Households by Household Income</b>			
Household Income Base	195	100%	179
< \$15,000	12	6%	89
\$15,000 - \$25,000	35	18%	76
\$25,000 - \$50,000	53	27%	73
\$50,000 - \$75,000	44	22%	68
\$75,000 +	51	26%	107
<b>Occupied Housing Units by Tenure</b>			
Total	195	100%	179
Owner Occupied	170	87%	180
Renter Occupied	25	13%	55
<b>Employed Population Age 16+ Years</b>			
Total	693	100%	376
In Labor Force	266	38%	244
Civilian Unemployed in Labor Force	2	1%	15
Not In Labor Force	427	62%	245

**Data Note:** Detail may not sum to totals due to rounding. Hispanic population can be of anyrace.

N/A means not available. **Source:** U.S. Census Bureau, American Community Survey (ACS)

\*Households in which no one 14 and over speaks English "very well" or speaks English only.

## **Appendix E**

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### Campaign Disclosure Forms



**STATEMENT CONCERNING CAMPAIGN CONTRIBUTIONS**

Has the \*applicant made, within two (2) years immediately preceding the filing of this application for Rezoning, Special Use Permit, or Variance, campaign contributions aggregating \$250.00 or more, or made gifts having in aggregate a value of \$250.00 or more to a member(s) of The Board of Commission who will consider the application?

No

If so, \*applicant and the attorney representing the \*applicant must file a disclosure report with The Board of Commissioners of Hancock County within ten (10) days after this application is first filed.

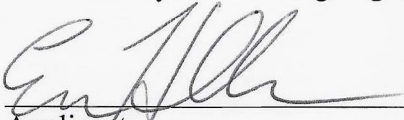
Please supply the following information which will be considered as the required disclosure:

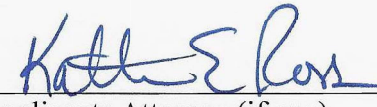
The name(s) of the member(s) of The Board of Commissioners or Planning Commission to whom the campaign contribution or gift was made

The dollar amount and description of EACH campaign contribution made by the \*applicant to the member(s) of The Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application, and the date of EACH such contribution

An enumeration and description of EACH gift having a value of \$250.00 or more made by the \*applicant to a member(s) of The Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application

We / I certify that the forgoing is true and accurate, this 17 day of September, 2024.

  
Applicant

  
Applicants Attorney (if any)

Sweet Magnolia Solar, LLC  
Print Name

Parker Poe Adams & Bernstein, LLP  
Print Name

\*Applicant means any Individual or Business Entity (Corporation, Partnership, Limited Partnership, Firm, Enterprise, Franchise, Association, or Trust) applying for Rezoning, Special Use or Variance Action.

**STATEMENT CONCERNING CAMPAIGN CONTRIBUTIONS**

Has the property owner made, within two (2) years immediately preceding the filing of this application for Rezoning, Special Use Permit, or Variance, campaign contributions aggregating \$250.00 or more, or made gifts having in aggregate a value of \$250.00 or more to a member(s) of The Board of Commission who will consider the application?

NO

If so, property owner must file a disclosure report with The Board of Commissioners of Hancock County within ten (10) days after this application is first filed.

Please supply the following information which will be considered as the required disclosure:

The name(s) of the member(s) of The Board of Commissioners or Planning Commission to whom the campaign contribution or gift was made

The dollar amount and description of EACH campaign contribution made by the property owner to the member(s) of The Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application, and the date of EACH such contribution

An enumeration and description of EACH gift having a value of \$250.00 or more made by the property owner to a member(s) of The Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application

We / I certify that the forgoing is true and accurate, this 24<sup>th</sup> day of July, 2024.

R A C  
Property Owner

Russell A Cramp  
Print Name

**STATEMENT CONCERNING CAMPAIGN CONTRIBUTIONS**

Has the property owner made, within two (2) years immediately preceding the filing of this application for Rezoning, Special Use Permit, or Variance, campaign contributions aggregating \$250.00 or more, or made gifts having in aggregate a value of \$250.00 or more to a member(s) of The Board of Commission who will consider the application?

no

If so, property owner must file a disclosure report with The Board of Commissioners of Hancock County within ten (10) days after this application is first filed.


Please supply the following information which will be considered as the required disclosure:

The name(s) of the member(s) of The Board of Commissioners or Planning Commission to whom the campaign contribution or gift was made

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We / I certify that the forgoing is true and accurate, this 24<sup>th</sup> day of July, 2024.

  
\_\_\_\_\_  
Property Owner

Royal Atlanta Leasing Company, Inc. - Russell A. Crump, President  
Print Name



**STATEMENT CONCERNING CAMPAIGN CONTRIBUTIONS**

Has the property owner made, within two (2) years immediately preceding the filing of this application for Rezoning, Special Use Permit, or Variance, campaign contributions aggregating \$250.00 or more, or made gifts having in aggregate a value of \$250.00 or more to a member(s) of The Board of Commission who will consider the application?

no

If so, property owner must file a disclosure report with The Board of Commissioners of Hancock County within ten (10) days after this application is first filed.


Please supply the following information which will be considered as the required disclosure:

The name(s) of the member(s) of The Board of Commissioners or Planning Commission to whom the campaign contribution or gift was made

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An enumeration and description of EACH gift having a value of \$250.00 or more made by the property owner to a member(s) of The Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application

We / I certify that the forgoing is true and accurate, this 25 day of July 2024



Property Owner

Melvin Puckett

Print Name

**STATEMENT CONCERNING CAMPAIGN CONTRIBUTIONS**

Has the property owner made, within two (2) years immediately preceding the filing of this application for Rezoning, Special Use Permit, or Variance, campaign contributions aggregating \$250.00 or more, or made gifts having in aggregate a value of \$250.00 or more to a member(s) of The Board of Commission who will consider the application?

No

If so, property owner must file a disclosure report with The Board of Commissioners of Hancock County within ten (10) days after this application is first filed.


Please supply the following information which will be considered as the required disclosure:

The name(s) of the member(s) of The Board of Commissioners or Planning Commission to whom the campaign contribution or gift was made

The dollar amount and description of EACH campaign contribution made by the property owner to the member(s) of The Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application, and the date of EACH such contribution

An enumeration and description of EACH gift having a value of \$250.00 or more made by the property owner to a member(s) of The Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application

We / I certify that the forgoing is true and accurate, this 22 day of August, 2024.

  
\_\_\_\_\_  
Property Owner

ANNA C. PUCKETT  
\_\_\_\_\_  
Print Name



**STATEMENT CONCERNING CAMPAIGN CONTRIBUTIONS**

Has the property owner made, within two (2) years immediately preceding the filing of this application for Rezoning, Special Use Permit, or Variance, campaign contributions aggregating \$250.00 or more, or made gifts having in aggregate a value of \$250.00 or more to a member(s) of The Board of Commission who will consider the application?

No

If so, property owner must file a disclosure report with The Board of Commissioners of Hancock County within ten (10) days after this application is first filed.

Please supply the following information which will be considered as the required disclosure:

The name(s) of the member(s) of The Board of Commissioners or Planning Commission to whom the campaign contribution or gift was made

The dollar amount and description of EACH campaign contribution made by the property owner to the member(s) of The Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application, and the date of EACH such contribution

An enumeration and description of EACH gift having a value of \$250.00 or more made by the property owner to a member(s) of The Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application

We/I certify that the forgoing is true and accurate, this 16<sup>th</sup> day of 2024 July.

Danny Reed  
Property Owner

Danny Reed  
Print Name

**STATEMENT CONCERNING CAMPAIGN CONTRIBUTIONS**

Has the property owner made, within two (2) years immediately preceding the filing of this application for Rezoning, Special Use Permit, or Variance, campaign contributions aggregating \$250.00 or more, or made gifts having in aggregate a value of \$250.00 or more to a member(s) of The Board of Commission who will consider the application?

No

If so, property owner must file a disclosure report with The Board of Commissioners of Hancock County within ten (10) days after this application is first filed.

Please supply the following information which will be considered as the required disclosure:

The name(s) of the member(s) of The Board of Commissioners or Planning Commission to whom the campaign contribution or gift was made

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We / I certify that the forgoing is true and accurate, this 18 day of July 2024

Alan M. Reed  
Property Owner

Alan M. Reed  
Print Name

**STATEMENT CONCERNING CAMPAIGN CONTRIBUTIONS**

Has the property owner made, within two (2) years immediately preceding the filing of this application for Rezoning, Special Use Permit, or Variance, campaign contributions aggregating \$250.00 or more, or made gifts having in aggregate a value of \$250.00 or more to a member(s) of The Board of Commission who will consider the application?

No

If so, property owner must file a disclosure report with The Board of Commissioners of Hancock County within ten (10) days after this application is first filed.

Please supply the following information which will be considered as the required disclosure:

The name(s) of the member(s) of The Board of Commissioners or Planning Commission to whom the campaign contribution or gift was made

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An enumeration and description of EACH gift having a value of \$250.00 or more made by the property owner to a member(s) of The Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application

We / I certify that the foregoing is true and accurate, this 25<sup>th</sup> day of July, 2026

Franklin Hitchcock  
Property Owner

Franklin Hitchcock  
Print Name FOR HITCHCOCK FAMILY LLLP AS GENERAL PARTNER



**STATEMENT CONCERNING CAMPAIGN CONTRIBUTIONS**

Has the property owner made, within two (2) years immediately preceding the filing of this application for Rezoning, Special Use Permit, or Variance, campaign contributions aggregating \$250.00 or more, or made gifts having in aggregate a value of \$250.00 or more to a member(s) of The Board of Commission who will consider the application?

No

If so, property owner must file a disclosure report with The Board of Commissioners of Hancock County within ten (10) days after this application is first filed.

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We / I certify that the forgoing is true and accurate, this 6 day of August 2024.



Property Owner

CLIFFORD A. STRICKLAND

Print Name



**STATEMENT CONCERNING CAMPAIGN CONTRIBUTIONS**

Has the property owner made, within two (2) years immediately preceding the filing of this application for Rezoning, Special Use Permit, or Variance, campaign contributions aggregating \$250.00 or more, or made gifts having in aggregate a value of \$250.00 or more to a member(s) of The Board of Commission who will consider the application?

No

If so, property owner must file a disclosure report with The Board of Commissioners of Hancock County within ten (10) days after this application is first filed.

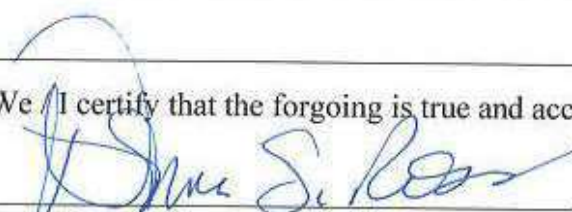
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We / I certify that the forgoing is true and accurate, this 6 day of August, 2024

  
Property Owner

DONNA S. ROSS  
Print Name

**STATEMENT CONCERNING CAMPAIGN CONTRIBUTIONS**

Has the property owner made, within two (2) years immediately preceding the filing of this application for Rezoning, Special Use Permit, or Variance, campaign contributions aggregating \$250.00 or more, or made gifts having in aggregate a value of \$250.00 or more to a member(s) of The Board of Commission who will consider the application?

no

If so, property owner must file a disclosure report with The Board of Commissioners of Hancock County within ten (10) days after this application is first filed.

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An enumeration and description of EACH gift having a value of \$250.00 or more made by the property owner to a member(s) of The Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application

We / I certify that the forgoing is true and accurate, this 25<sup>th</sup> day of July, 2024.

  
Property Owner

Daniel Puckett  
Print Name

**STATEMENT CONCERNING CAMPAIGN CONTRIBUTIONS**

Has the property owner made, within two (2) years immediately preceding the filing of this application for Rezoning, Special Use Permit, or Variance, campaign contributions aggregating \$250.00 or more, or made gifts having in aggregate a value of \$250.00 or more to a member(s) of The Board of Commission who will consider the application?

NO

If so, property owner must file a disclosure report with The Board of Commissioners of Hancock County within ten (10) days after this application is first filed.

Please supply the following information which will be considered as the required disclosure:

The name(s) of the member(s) of The Board of Commissioners or Planning Commission to whom the campaign contribution or gift was made

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We / I certify that the forgoing is true and accurate, this 25<sup>th</sup> day of July, 2024.

Blake Puckett

Property Owner

Blake Puckett

Print Name



**STATEMENT CONCERNING CAMPAIGN CONTRIBUTIONS**

Has the property owner made, within two (2) years immediately preceding the filing of this application for Rezoning, Special Use Permit, or Variance, campaign contributions aggregating \$250.00 or more, or made gifts having in aggregate a value of \$250.00 or more to a member(s) of The Board of Commission who will consider the application?

no

If so, property owner must file a disclosure report with The Board of Commissioners of Hancock County within ten (10) days after this application is first filed.

Please supply the following information which will be considered as the required disclosure:

The name(s) of the member(s) of The Board of Commissioners or Planning Commission to whom the campaign contribution or gift was made

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We / I certify that the forgoing is true and accurate, this 15<sup>th</sup> day of August, 2024.

  
\_\_\_\_\_  
Property Owner

JAMES E. MAY  
\_\_\_\_\_  
Print Name



**STATEMENT CONCERNING CAMPAIGN CONTRIBUTIONS**

Has the property owner made, within two (2) years immediately preceding the filing of this application for Rezoning, Special Use Permit, or Variance, campaign contributions aggregating \$250.00 or more, or made gifts having in aggregate a value of \$250.00 or more to a member(s) of The Board of Commission who will consider the application?

no

If so, property owner must file a disclosure report with The Board of Commissioners of Hancock County within ten (10) days after this application is first filed.

Please supply the following information which will be considered as the required disclosure:

The name(s) of the member(s) of The Board of Commissioners or Planning Commission to whom the campaign contribution or gift was made

The dollar amount and description of EACH campaign contribution made by the property owner to the member(s) of The Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application, and the date of EACH such contribution

An enumeration and description of EACH gift having a value of \$250.00 or more made by the property owner to a member(s) of The Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application

We / I certify that the forgoing is true and accurate, this 15<sup>th</sup> day of August, 2024.

Laura May  
Property Owner

LAURA E. MAY  
Print Name

**STATEMENT CONCERNING CAMPAIGN CONTRIBUTIONS**

Has the property owner made, within two (2) years immediately preceding the filing of this application for Rezoning, Special Use Permit, or Variance, campaign contributions aggregating \$250.00 or more, or made gifts having in aggregate a value of \$250.00 or more to a member(s) of The Board of Commission who will consider the application?

No

If so, property owner must file a disclosure report with The Board of Commissioners of Hancock County within ten (10) days after this application is first filed.

Please supply the following information which will be considered as the required disclosure:

The name(s) of the member(s) of The Board of Commissioners or Planning Commission to whom the campaign contribution or gift was made

The dollar amount and description of EACH campaign contribution made by the property owner to the member(s) of The Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application, and the date of EACH such contribution

An enumeration and description of EACH gift having a value of \$250.00 or more made by the property owner to a member(s) of The Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application

We / I certify that the forgoing is true and accurate, this 3 day of September, 2024

Bm O 21

Property Owner

Hancock County, Georgia - Borderick Foster, County Manager

Print Name

## **Appendix F**

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### Property Tax Payment Verification

Printed: 09/18/2024 15:52:24 PM

Logo of Hancock County, GA

**Official Tax Receipt**  
**Hancock County, GA**  
**9031 E Broad St.**  
**Sparta, 31087**  
**--Online Receipt--**

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-2479	075 022		\$925.92	\$0.00 Fees: \$50.00	\$0.00	\$975.92	\$0.00
<b>Totals:</b>			<b>\$925.92</b>	<b>\$50.00</b>	<b>\$0.00</b>	<b>\$975.92</b>	<b>\$0.00</b>

**Paid Date:** 11/29/2023

**Charge Amount:** \$975.92

CRUMP RUSSELL A



Scan this code with your mobile phone to view this bill



Printed: 09/18/2024 15:59:33 PM

Logo of Hancock County, GA

**Official Tax Receipt**  
Hancock County, GA  
9031 E Broad St.  
Sparta, 31087  
--Online Receipt--

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-9587	075 023		\$431.30	\$0.00 Fees: \$50.00	\$0.00	\$481.30	\$0.00
<b>Totals:</b>			<b>\$431.30</b>	<b>\$50.00</b>	<b>\$0.00</b>	<b>\$481.30</b>	<b>\$0.00</b>

**Paid Date:** 11/29/2023

**Charge Amount:** \$481.30

ROYAL ATLANTA LEASING



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Printed: 09/18/2024 16:00:52 PM

Logo of Hancock County, GA

**Official Tax Receipt**  
Hancock County, GA  
9031 E Broad St.  
Sparta, 31087  
--Online Receipt--

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-9589	099 001		\$903.04	\$0.00 Fees: \$50.00	\$0.00	\$953.04	\$0.00
<b>Totals:</b>			<b>\$903.04</b>	<b>\$50.00</b>	<b>\$0.00</b>	<b>\$953.04</b>	<b>\$0.00</b>

**Paid Date:** 11/29/2023

**Charge Amount:** \$953.04

ROYAL ATLANTA LEASING CO



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Printed: 09/18/2024 16:01:50 PM

Logo of Hancock County, GA

**Official Tax Receipt**  
**Hancock County, GA**  
**9031 E Broad St.**  
**Sparta, 31087**  
**--Online Receipt--**

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2024-275	100001		\$432.24	\$43.22 Fees: \$1.00	\$0.00	\$476.46	\$0.00
<b>Totals:</b>			<b>\$432.24</b>	<b>\$44.22</b>	<b>\$0.00</b>	<b>\$476.46</b>	<b>\$0.00</b>

**Paid Date:** 09/05/2024

**Charge Amount:** \$476.46

CRUMP RUSSELL



Scan this code with your mobile phone to view this bill

Printed: 09/18/2024 16:03:17 PM

Logo of Hancock County, GA

**Official Tax Receipt**  
**Hancock County, GA**  
**9031 E Broad St.**  
**Sparta, 31087**  
**--Online Receipt--**

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2024-950	100001		\$159.16	\$0.00 Fees: \$1.00	\$0.00	\$160.16	\$0.00
<b>Totals:</b>			<b>\$159.16</b>	<b>\$1.00</b>	<b>\$0.00</b>	<b>\$160.16</b>	<b>\$0.00</b>

**Paid Date:** 03/08/2024

**Charge Amount:** \$160.16

ROYAL ATLANTA LEASING CO.



Scan this code with your mobile phone to view this bill



Printed: 09/30/2024 10:59:27 AM

Logo of Hancock County, GA

**Official Tax Receipt**  
**Hancock County, GA**  
**9031 E Broad St.**  
**Sparta, 31087**  
**--Online Receipt--**

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2024-276	100001		\$189.24	\$0.00 Fees: \$1.00	\$0.00	\$190.24	\$0.00
<b>Totals:</b>			<b>\$189.24</b>	<b>\$1.00</b>	<b>\$0.00</b>	<b>\$190.24</b>	<b>\$0.00</b>

**Paid Date:** 03/08/2024

**Charge Amount:** \$190.24

CRUMP RUSSELL



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**Official Tax Receipt**  
**Hancock County, GA**  
**9031 E Broad St.**  
**Sparta, 31087**  
**--Online Receipt--**

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-9588	100 001		\$13,129.49	\$0.00 Fees: \$50.00	\$0.00	\$13,179.49	\$0.00
<b>Totals:</b>			<b>\$13,129.49</b>	<b>\$50.00</b>	<b>\$0.00</b>	<b>\$13,179.49</b>	<b>\$0.00</b>

**Paid Date:** 11/29/2023

**Charge Amount:** \$13,179.49

ROYAL ATLANTA LEASING CO



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Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-8940	101 003		\$796.75	\$0.00 Fees: \$50.00	\$0.00	\$846.75	\$0.00
<b>Totals:</b>			<b>\$796.75</b>	<b>\$50.00</b>	<b>\$0.00</b>	<b>\$846.75</b>	<b>\$0.00</b>

**Paid Date:** 11/03/2023

**Charge Amount:** \$846.75

PUCKETT MELVIN & ANNA C



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Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-8938	101 004		\$123.16	\$0.00 Fees: \$50.00	\$0.00	\$173.16	\$0.00
<b>Totals:</b>			<b>\$123.16</b>	<b>\$50.00</b>	<b>\$0.00</b>	<b>\$173.16</b>	<b>\$0.00</b>

**Paid Date:** 11/03/2023

**Charge Amount:** \$173.16

PUCKETT DANIEL & BLAKE



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Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-9166	101 007		\$909.27	\$0.00 Fees: \$50.00	\$0.00	\$959.27	\$0.00
<b>Totals:</b>			<b>\$909.27</b>	<b>\$50.00</b>	<b>\$0.00</b>	<b>\$959.27</b>	<b>\$0.00</b>

**Paid Date:** 11/01/2023

**Charge Amount:** \$959.27

REED DANNY & ALAN



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**Sparta, 31087**  
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Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-5196	102 061		\$2,034.93	\$0.00 Fees: \$50.00	\$0.00	\$2,084.93	\$0.00
<b>Totals:</b>			<b>\$2,034.93</b>	<b>\$50.00</b>	<b>\$0.00</b>	<b>\$2,084.93</b>	<b>\$0.00</b>

**Paid Date:** 09/25/2023

**Charge Amount:** \$2,084.93

HITCHCOCK FAMILY LIMITED LIABILITY  
LIMITED PARTNER



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Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-7315	102 092		\$2,855.73	\$49.98 Fees: \$50.00	\$0.00	\$2,955.71	\$0.00
<b>Totals:</b>			<b>\$2,855.73</b>	<b>\$99.98</b>	<b>\$0.00</b>	<b>\$2,955.71</b>	<b>\$0.00</b>

**Paid Date:** 01/16/2024

**Charge Amount:** \$2,955.71

MAY JAMES E & LAURA E



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**Sparta, 31087**  
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Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-6987	102 094		\$1,973.43	\$0.00 Fees: \$50.00	\$0.00	\$2,023.43	\$0.00
<b>Totals:</b>			<b>\$1,973.43</b>	<b>\$50.00</b>	<b>\$0.00</b>	<b>\$2,023.43</b>	<b>\$0.00</b>

**Paid Date:** 11/30/2023

**Charge Amount:** \$2,023.43

LONG RED DOG LLC



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