



Anthony O.L. Powell, P.C.
John James Crowley, P.C.

208 Brook Stone Place
Social Circle, Georgia 30025
(770) 962.0100

Mailing Address
P.O. Box 1390
Lawrenceville, GA 30046

November 7, 2024

VIA FEDERAL EXPRESS OVERNIGHT MAIL

Chairman David Thompson
Commissioner Bo Warren
Commissioner Mark Banks
Chairman Kirklyn Dixon

Commissioner Timmy Shelnut
Commissioner Lee Bradford
Commissioner Jeremy Adams

The Board of Commissioners of Walton County
303 South Hammond Drive
Monroe, GA 30655

Dear Chairman & Commissioners:

Please be advised that the City of Social Circle, Georgia, by the authority vested in the Mayor and the Council of the City of Social Circle, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to annex the property hereinafter described in Exhibit "A" ("Property") by ordinance at a regular meeting of the Mayor and the City Council.

This letter has been sent to you by overnight mail within five (5) business days of acceptance of an application for annexation by the City of Social Circle, Georgia, in accordance with O.C.G.A. § 36-36-6 and O.C.G.A. § 36-36-9 and after receipt of the application for zoning pursuant to O.C.G.A. § 36-36-111. The Property owner's annexation application is attached hereto as Exhibit "B." The Property owner's rezoning application is attached as Exhibit "C." The Property owner's special use permit application is attached as Exhibit "D."

The Property owners have requested the zoning of parcels currently zoned Agriculture (AG) in Walton County to a zoning of Light Industrial (LI) within Social Circle. In addition, the Property owner has requested a special use permit as outlined in Exhibit "D."

Pursuant to O.C.G.A. § 36-36-7 and O.C.G.A. § 36-36-9, you must notify the Mayor and Council of the City of Social Circle, Georgia, in writing and by certified mail, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter.

Pursuant to O.C.G.A. § 36-36-4 a public hearing before Planning Commission will be held on the annexation, rezoning, and special use permit of the Property will be held on December 19, 2024, at 6:00 PM and will take place in the Social Circle Community Room, located at 138 East Hightower Trail, Social Circle, Georgia, 30025. A public hearing before the Mayor and Council

will be held on the annexation, rezoning, and special use permit of the Property will be held on January 21, 2025, at 6:30 PM and will take place in the Social Circle Community Room, located at 138 East Hightower Trail, Social Circle, Georgia, 30025. If the county has an objection under O.C.G.A. § 36-36-113, in accordance with the objection and resolution process, you must notify Ashley Davis, Planning Administrator for the City of Social Circle, within thirty (30) calendar days of receipt of this notice.

Sincerely,



John J. Crowley
City Attorney for the City of Social Circle

Cc: Via Federal Express and Email

Chip Ferguson
118 Court St
Monroe, GA 30655
cferguson@atkinsonferguson.com

EXHIBIT

“A”

*Exhibit "A" - Legal description***TRACT 1:**

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Social Circle, located in Land Lot 69 of the 1st Land District, 418th G.M.D., being designated as "Parcel A-2", containing 22.25 acres, more or less, according to a survey entitled, "Plat for SCRE Holdings, LLC," dated April 7, 1995, prepared by Cranston, Robertson & Whitehurst, P.C., certified by John Thomas Attaway, Georgia Registered Land Surveyor No. 2612. Reference to said survey is hereby made and the same is incorporated herein and attached hereto as Exhibit "A-1" for a more complete description of the property conveyed.

TRACT 2:

ALL THAT TRACT or parcel of land lying and being in Land Lots 47 and 48, 1st Land District, Walton County, Georgia (also being located in Social Circle District, G.M.D. 418) containing 172.556 acres, and more particularly described according to said plat as follows:

TO LOCATE THE TRUE PLACE OR POINT OF BEGINNING, begin at a point in the center of Amber Stapp Studdard Road, a/k/a Old Rutledge Road, (having a 70-foot right of way) located 480 feet northeast as measured along the centerline of said road from its intersection with the centerline of Georgia Railroad; run thence North 31 degrees 16 minutes 00 seconds West 35 feet, more or less, to a point marked by a 1/2" iron pipe set on the northwest line of Amber Stapp Studdard Road, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING; from said beginning point as thus established, run thence North 29 degrees 46 minutes 00 seconds West a distance of 1604.10 feet to a point marked by a 1/2" pipe found; run thence North 59 degrees 45 minutes 00 seconds East 3315.48 feet to a point marked by a 1/2" pipe set; run thence South 30 degrees 23 minutes 45 seconds East 1217.15 feet to a point marked by a 1/2" pipe found; run thence South 59 degrees 78 minutes 70 seconds West 1427.98 feet to a point marked by a 1-1/2" bar found; run thence South 12 degrees 31 minutes 40 seconds East 2455.52 feet to a point marked by a 1/2" pipe set on the northwest right of way line of Amber Stapp Studdard Road; run thence along said right of way line South 72 degrees 26 minutes 30 seconds West 233.71 feet to a point, South 69 degrees 20 minutes 27 seconds West 516.43 feet to a point, and South 69 degrees 58 minutes 00 seconds West 389.70 feet to a point marked by a 1/2" iron pipe set, which is the place or point of beginning.

-Continued-

*Exhibit "A" - Legal description (Continued)***TRACT 3:**

All that tract or parcel of land lying and being in Land Lot 47 of the First Land District, Social Circle G.M.D., No. 418, Walton County, Georgia, being designated as Lot 10 of Hard Labor Creek Farms Division, containing 4.26 acres, more or less, as more particularly shown on plat of survey dated July 15, 1976, certified by W.T. Dunahoo, Ga. R.L.S. No. 1577, which is recorded at Plat Book 19, page 91, Walton County Records. Said plat of survey and the record thereof are incorporated herein by reference for a more complete description of the subject property.

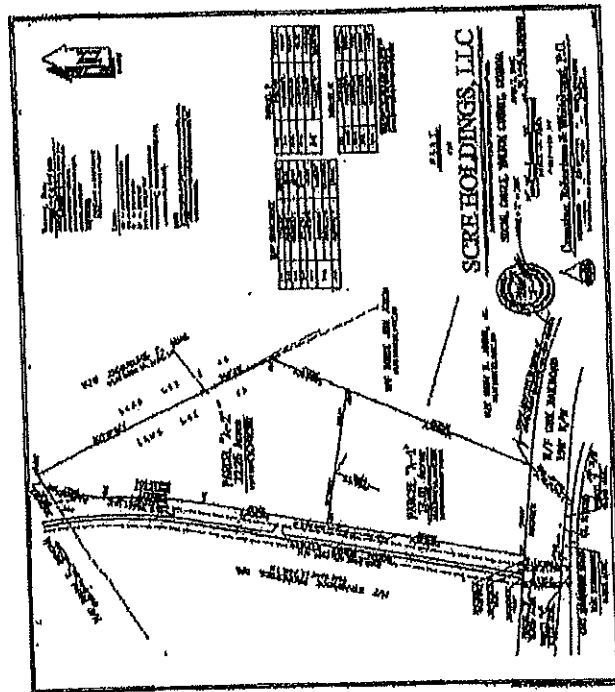
TRACT 4:

ALL THAT TRACT or parcel of land lying and being in Land Lots 39, 47 and 48, 1st Land District, Social Circle G.M.D. 418, Walton County, Georgia, containing 145.020 acres according to a Plat of Survey by Kenneth C. Sims, Georgia Registered Land Surveyor No. 1763, dated November 7, 1996, and more particularly described as follows:

BEGINNING at a point marked by an iron pin found at the original corner common to Land Lots 39, 40, 47 and 48 of the 1st Land District, Walton County, Georgia; run thence along the line of property now or formerly owned by Hard Labor Creek Farms South 20 degrees 47 minutes 00 seconds West 2309.20 feet to a point on the northeast right of way line of Amber Stapp Studdard Road (70-foot right of way); run thence along said right of way line North 47 degrees 27 minutes 00 seconds West 281.17 feet to a point, North 64 degrees 36 minutes 48 seconds West 106.48 feet to a point, North 86 degrees 12 minutes 30 seconds West 97.58 feet to a point, and South 77 degrees 14 minutes 45 seconds West 184.14 feet to an iron pin set; thence leaving said right of way line, run North 12 degrees 31 minutes 40 seconds West 2455.52 feet to a point marked by an iron pin found; run thence North 59 degrees 18 minutes 10 seconds East 1427.98 feet to a point marked by an iron pin found; run thence North 30 degrees 23 minutes 45 seconds West 1217.15 feet to a point; run thence North 30 degrees 23 minutes 45 seconds West 318.00 feet to a point; run thence North 00 degrees 34 minutes 48 seconds East 81.90 feet, more or less, to a point; thence North 00 degrees 34 minutes 48 seconds East 57.00 feet, more or less, to a point located in the center line of a creek (said point being herein designated Point "A"); thence in a northeasterly, southeasterly, easterly and northeasterly direction along the centerline of said creek a distance of 1789.8 feet, more or less to a point (said point being herein designated Point "B") (the distance between Point A and Point B being described for survey purposes only by a traverse line having a point of beginning located North 00 degrees 30 minutes West 39.9 feet from Point A and having the following courses and distances: North 57 degrees 33 minutes 10 seconds East 236.00 feet to a point; North 87 degrees 50 minutes 00 seconds East 288.00 feet to a point; South 75 degrees 41 minutes 00 seconds East 185.00 feet to a point; South 51 degrees 24 minutes 00 seconds East 150.00 feet to a point; South 72 degrees 51 minutes 00 seconds East 124.00 feet to a point; South 60 degrees 40 minutes 00 seconds East 564.00 feet to a point; South 30 degrees 01 minutes 00 seconds East 154.20 feet to a point; due East 100.00 feet to a point, and North 65 degrees 00 minutes 00 seconds East 70.00 feet to a point in the center of a branch; run thence along the center line of said branch 1209.90 feet, more or less (said distance being described for survey purposes by a 1209.90 foot chord bearing South 13 degrees 30 minutes 00 seconds East and having as its end point an iron pin set South 20 degrees 47 minutes West 10.00 feet from the centerline of said branch; run thence South 20 degrees 47 minutes 00 seconds West 1122.00 feet to a point marked by an iron pin found at the original corner common to Land Lots 39, 40, 47 and 48, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING.

-Continued-

Exhibit "A-1"



[Handwritten signature]

EXHIBIT

“B”

APPLICATION FOR ANNEXATION CITY OF SOCIAL CIRCLE
Community Planning & Development

Social Circle, GA

APPLICATION FOR ANNEXATION

Tax Map Numbers: C152000000001000, C172000000041000, C172000000027B00 Date:

Anticipated Date Annexation will become effective and official:

01/01/2025

Address of subject property: 1705 AMBER STAPP STUDDARD RD

1599 AMBER STAPP STUDDARD RD

0 PARTEE TRL

Owner of Property: ZMS, LLC

Owner's Address: 2145 Duluth Hwy, Ste A Duluth Georgia,

30097

Telephone Number: 678 665 8928

Housing Other

Units: none to be proposed Buildings: existing structures to be removed

Population: na

- A. If the owner and the applicant are not the same, please complete Attachment I. (included)
- B. Site Plan - Showing the location of existing buildings and other improvements. (included)
- C. Property Description - A legal description and plat. (included)
- D. Meeting Dates and Processing of Applications - (Provided by city staff)
- E. Fee - No fee required.
- F. Authorization to Inspect Premises - I hereby authorize the Social Circle City Commission, the Planning Commission and their staff to inspect the premises which is the subject of this annexation application.
- G. Petition Requesting Annexation - Owners must complete Attachment 3.

Signature

Authorized Applicant

A handwritten signature in black ink, appearing to be 'RH' with a horizontal line extending to the right.

Sailfish Investors Acquisitions LLC
Ryan Hughes
Managing Partner

**100 PERCENT METHOD OF ANNEXATION
PETITION REQUESTING ANNEXATION**

11/4/2024

To the Mayor and Council of the City of Social Circle, Georgia.

I. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Mayor and Council of the City of Social Circle, Georgia annex this territory to the City of Social Circle, Georgia, and extend the city boundaries to include the same.

2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Social Circle, Georgia, and the description of such territory is as follows:

L E G A L D E S C R I P T I O N (not surveyed)

All that tract or parcel of land lying and being in Land Lots 39, 47 and 48, 1st District, Walton County, Georgia and being more particularly described as follows:

Beginning at a point of intersection of the centerline of Amber Stapp Studdard Road and the centerline of Georgia Railroad; THENCE northeasterly along said centerline of Amber Stapp Studdard Road 480 feet to a point, said point being THE TRUE POINT OF BEGINNING;

THENCE North 31 degrees 16 minutes 00 seconds West a distance of 704.79 feet leaving said centerline to a point;

THENCE along a curve to the left for an arc length of 3024.82 feet, having a radius of 10561.93 feet, being subtended by a chord bearing North 04 degrees 40 minutes 12 seconds West a distance of 3014.49 feet to a point;

THENCE North 59 degrees 45 minutes 00 seconds East a distance of 2005.57 feet to a point;

THENCE North 30 degrees 24 minutes 14 seconds West a distance of 322.05 feet to a point located at the centerline of a creek;

THENCE North 00 degrees 25 minutes 00 seconds East a distance of 132.14 feet to a point;

THENCE North 61 degrees 23 minutes 00 seconds East a distance of 204.80 feet to a point;

THENCE North 87 degrees 45 minutes 00 seconds East a distance of 286.00 feet to a point;




THENCE North 85 degrees 25 minutes 45 seconds East a distance of 121.78 feet to a point;

THENCE South 61 degrees 29 minutes 00 seconds East a distance of 150.00 feet to a point;

THENCE South 72 degrees 56 minutes 00 seconds East a distance of 124.00 feet to a point;

THENCE South 60 degrees 45 minutes 00 seconds East a distance of 564.00 feet to a point;
THENCE South 50 degrees 06 minutes 00 seconds East a distance of 154.20 feet to a point;
THENCE North 89 degrees 55 minutes 00 seconds East a distance of 100.00 feet to a point;
THENCE South 65 degrees 05 minutes 00 seconds East a distance of 70.00 feet to a point;
THENCE South 13 degrees 35 minutes 00 seconds East a distance of 1209.90 feet leaving said creek centerline to a point;
THENCE South 20 degrees 42 minutes 00 seconds West a distance of 1122.00 feet to a point;
THENCE South 20 degrees 42 minutes 00 seconds West a distance of 997.30 feet to a point;
THENCE South 69 degrees 18 minutes 00 seconds East a distance of 64.50 feet to a point;
THENCE along a curve to the left for an arc length of 99.41 feet, having a radius of 50.00 feet, being subtended by a chord bearing South 35 degrees 42 minutes 34 seconds East a distance of 83.83 feet to a point;
THENCE South 40 degrees 40 minutes 00 seconds East a distance of 262.50 feet to a point;
THENCE South 41 degrees 52 minutes 00 seconds West a distance of 685.00 feet to a point;
THENCE North 41 degrees 40 minutes 00 seconds West a distance of 132.50 feet to a point;
THENCE South 20 degrees 42 minutes 00 seconds West a distance of 611.00 feet to a point;
THENCE North 48 degrees 33 minutes 00 seconds West a distance of 257.10 feet to a point;
THENCE North 59 degrees 36 minutes 00 seconds West a distance of 100.00 feet to a point;
THENCE North 73 degrees 27 minutes 00 seconds West a distance of 100.00 feet to a point;
THENCE South 75 degrees 54 minutes 00 seconds West a distance of 200.00 feet to a point;
THENCE South 68 degrees 41 minutes 00 seconds West a distance of 273.30 feet to a point;
THENCE South 69 degrees 12 minutes 00 seconds West a distance of 857.00 feet to a point, said point being the TRUE POINT OF BEGINNING.

The above-described tract contains an area of 279.43 acres.

Parcel ID	Owner's Name	Address	Signature	Date
C15200000001000	ZMS, LLC	2145 Duluth Hwy, Ste A Duluth Georgia, 30097	 <small>Aziz Dhanani (Nov 1, 2024 13:49 EDT)</small>	11/1/24
C172000000041000	ZMS, LLC	2145 Duluth Hwy, Ste A Duluth Georgia, 30097	 <small>Aziz Dhanani (Nov 1, 2024 13:49 EDT)</small>	11/1/24
C172000000027B00	ZMS, LLC	2145 Duluth Hwy, Ste A Duluth Georgia, 30097	 <small>Aziz Dhanani (Nov 1, 2024 13:49 EDT)</small>	11/1/24






100 PERCENT METHOD OF ANNEXATION

Final Audit Report

2024-11-01

Created:	2024-11-01
By:	Ryan Hughes (ryan@sailfishinvestors.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAARz_XuBTHmagZbHjhGjCgx6TZIM9qXlbj

"100 PERCENT METHOD OF ANNEXATION" History

-  Document created by Ryan Hughes (ryan@sailfishinvestors.com)
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2024-11-01 - 5:10:38 PM GMT
-  Email viewed by Aziz Dhanani (aziz@premierpetroleum.com)
2024-11-01 - 5:48:33 PM GMT
-  Document e-signed by Aziz Dhanani (aziz@premierpetroleum.com)
Signature Date: 2024-11-01 - 5:49:58 PM GMT - Time Source: server
-  Agreement completed.
2024-11-01 - 5:49:58 PM GMT

CITY OF SOCIAL CIRCLE ANNEXATION INFORMATION APPLICATION FOR ANNEXATION

TO THE MAYOR AND COUNCIL OF THE CITY OF SOCIAL CIRCLE:

NOW COMES ZMS, LLC BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY, CONTIGUOUS TO PRESENT CITY LIMITS:

All that tracts or parcels of land situate, lying and being in Land Lots 39, 47, and 48 of the 1st Land District of Walton County, Georgia, and being more particularly described as containing 4.26, 145.37, and 173.771 acres, as shown on a plat of survey prepared by W. T. Dunahoo, and Pecan Grove Inc Associates, Georgia Registered Land Surveyors, dated 8/10/1976, 11/29/73, and 5/3/1971, and recorded in Plat Book 19, Page 91, Plat Book 17, Page 194 and Plat Book 16, Page 31 Clerk's Office, Walton Superior Court. Said plats and the recorded copies thereof are hereby made a part of this description by reference for all purposes.


ADDRESS: 1705 Amber Stapp Studdard Rd, 1599 Amber Stapp Studdard Rd, 0 Partee Trl

THIS APPLICATION IS MADE UNDER THE PROVISIONS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED Section 3 6-36-20 ET SEQ, AND IS MADE FOR THE PURPOSE OF ANNEXING THE ABOVE DESCRIBED LANDS SO THAT THEY MAY, BY ORDINANCE, BE INCLUDED WITHIN THE CORPORATE LIMITS OF SAID MUNICIPALITY AND MADE A PART THEREOF.

SUBMITTED HEREWITH IS A COMPLETE SURVEY BY A COMPETENT SURVEYOR SHOWING THE LOCATION OF SAID PROPERTY WITH REGARD TO THE EXISTING CITY LIMITS AS WELL AS AN ATTORNEY'S CERTIFICATE OF TITLE SHOWING THE UNDERSIGNED TO BE SOLE OWNER(S) OF SAID PROPERTY.

THIS THE 1 DAY OF November, 2024.

HAVE YOU MADE CAMPAIGN CONTRIBUTIONS OR GIVEN ANY GIFTS TO THE MAYOR, ANY MEMBER OF THE CITY COUNCIL, OR ANY MEMBER OF THE PLANNING AND ZONING COMMISSION IN THE AGGREGATE AMOUNT OF \$250.00 OR MORE WITHIN THE PAST TWO (2) YEARS?

By: 
As Its: Member

By: _____
As Its: _____






CITY OF SOCIAL CIRCLE ANNEXATION INFORMATION APPLICATION FOR ANNEXATION

Final Audit Report

2024-11-01

Created:	2024-11-01
By:	Ryan Hughes (ryan@sailfishinvestors.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJIN8aZAcLbvd5aY6IELFBqakvWv8-6Ug

"CITY OF SOCIAL CIRCLE ANNEXATION INFORMATION APP PLICATION FOR ANNEXATION" History

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2024-11-01 - 5:35:01 PM GMT
-  Document e-signed by Aziz Dhanani (aziz@premierpetroleum.com)
Signature Date: 2024-11-01 - 5:36:22 PM GMT - Time Source: server
-  Agreement completed.
2024-11-01 - 5:36:22 PM GMT

PETITION REQUESTING ANNEXATION CITY OF SOCIAL CIRCLE, GEORGIA

Date:

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SOCIAL CIRCLE, GEORGIA

1. The undersigned, acting as agent for the owner of all real property of the territory described herein, respectfully requests that the City Commission annex this territory to the City of Social Circle, Georgia, and extend the City boundaries to include the same.

2. The territory to be annexed abuts the existing boundary of Social Circle, Georgia, and the description of such territory area is as follows:

Address/Location of Property:

1705 Amber Stapp Studdard Rd, 1599 Amber Stapp Studdard Rd, 0 Partee Trl

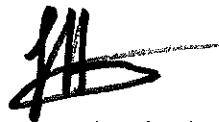
Tax Map Numbers: C152000000001000, C172000000041000, C172000000027B00

See description attached.

3. It is requested that this territory to be annexed shall be zoned: Light Industrial with a special use. For the following reasons: to establish an industrial campus focused on data center facilities and associated public utilities, including electric, water, and sewer services, along with accessory uses.

WHEREFORE, the Petitioners pray that the City Commission of the City of Social Circle, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, 1946, do by proper ordinance annex said property to the City Limits of the City of Social Circle, Georgia.

Respectfully Submitted,



Applicant/Authorized Agent
Sailfish Investors Acquisitions LLC
Managing Partner

November, 2024

LETTER OF OWNERSHIP GRANTING AUTHORIZATION TO ACT

The undersigned, Aziz Dhanani, being the authorized signatory of ZMS, LLC, owner of premises known as Parcel Numbers C15200000001000, C172000000041000, C172000000027B00, C15200010DP, and SC220009A00 of the County of Walton, State of Georgia, hereby authorize Sailfish Investors Acquisitions, LLC to proceed with rezoning, future land use map amendment application, annexation, and special use application of aforesaid premises.


Aziz Dhanani (Nov 1, 2024 12:17:50)

Signature

11/01/24

Date

Member

Address

Sworn to before me this 1 day of November 2024






Authorization Letter_ZMS LLC

Final Audit Report

2024-11-01

Created:	2024-11-01
By:	Ryan Hughes (ryan@sailfishinvestors.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAASRdJTidLgoy5RzKIFCBWR7ZIPwFRq3Y

"Authorization Letter_ZMS LLC" History

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2024-11-01 - 5:45:26 PM GMT
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Signature Date: 2024-11-01 - 5:47:23 PM GMT - Time Source: server
-  Agreement completed.
2024-11-01 - 5:47:23 PM GMT

BK:5180 PG:221-224
Filed and Recorded
Jul-22-2022 12:00 AM
DOC# 2022 - 011457
Real Estate Transfer Tax
Paid: \$ 0.00
1472022003644
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 1433177263

Walton County Tax Parcel No.: (i) SC220-00000-009-A00;
(ii) C1520-00000-001-00;
(iii) C1520-00000-001-0DP;
(iv) C1720-00000-027-B00; and
(v) C1720-00000-041-000.

STATE OF GEORGIA
COUNTY OF GWINNETT

Please Return to: Mills & Hoopes, LLC
1550 North Brown Rd, Ste. 130
Lawrenceville, Georgia 30043

LIMITED WARRANTY DEED

THIS INDENTURE is made effective the 30th day of June, 2022, by and between CUMMING INVESTMENTS INC., a Georgia corporation (hereinafter referred to as the "Grantor"), and ZMS, LLC, a Georgia limited liability company (hereinafter referred to as the "Grantee").

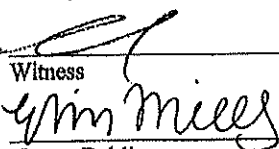
WITNESSETH:

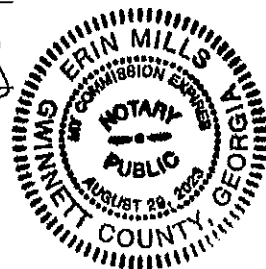
THAT Grantor for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise and convey to Grantee, its successors and assigns, all the right, title, interest, claim, or demand which Grantor has or may have had in and to the 344.24 +/- acres located at 1599, 1677, and 1705 Amber Stapp Studdard Road, Social Circle, Georgia 30025 (the "Property"), being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property together with all singular rights, members and appurtenances thereof, unto the Grantee, its successors and assigns, IN FEE SIMPLE, and Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness

Erin Mills
Notary Public



GRANTOR:
CUMMING INVESTMENTS INC.


By: Aziz Dhanani
Its: CEO

(Corporate Seal)

*Exhibit "A" - Legal description***TRACT 1:**

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Social Circle, located in Land Lot 69 of the 1st Land District, 418th G.M.D., being designated as "Parcel A-2", containing 22.25 acres, more or less, according to a survey entitled, "Plat for SCRE Holdings, LLC," dated April 7, 1995, prepared by Cranston, Robertson & Whitehurst, P.C., certified by John Thomas Attaway, Georgia Registered Land Surveyor No. 2612. Reference to said survey is hereby made and the same is incorporated herein and attached hereto as Exhibit "A-1" for a more complete description of the property conveyed.

TRACT 2:

ALL THAT TRACT or parcel of land lying and being in Land Lots 47 and 48, 1st Land District, Walton County, Georgia (also being located in Social Circle District, G.M.D. 418) containing 172.556 acres, and more particularly described according to said plat as follows:

TO LOCATE THE TRUE PLACE OR POINT OF BEGINNING, begin at a point in the center of Amber Stapp Studdard Road, a/k/a Old Rutledge Road, (having a 70-foot right of way) located 480 feet northeast as measured along the centerline of said road from its intersection with the centerline of Georgia Railroad; run thence North 31 degrees 16 minutes 00 seconds West 35 feet, more or less, to a point marked by a 1/2" iron pipe set on the northwest line of Amber Stapp Studdard Road, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING; from said beginning point as thus established, run thence North 29 degrees 46 minutes 00 seconds West a distance of 1604.10 feet to a point marked by a 1/2" pipe found; run thence North 59 degrees 45 minutes 00 seconds East 3315.48 feet to a point marked by a 1/2" pipe set; run thence South 30 degrees 23 minutes 45 seconds East 1217.15 feet to a point marked by a 1/2" pipe found; run thence South 59 degrees 78 minutes 70 seconds West 1427.98 feet to a point marked by a 1-1/2" bar found; run thence South 12 degrees 31 minutes 40 seconds East 2455.52 feet to a point marked by a 1/2" pipe set on the northwest right of way line of Amber Stapp Studdard Road; run thence along said right of way line South 72 degrees 26 minutes 30 seconds West 233.71 feet to a point, South 69 degrees 20 minutes 27 seconds West 516.43 feet to a point, and South 69 degrees 58 minutes 00 seconds West 389.70 feet to a point marked by a 1/2" iron pipe set, which is the place or point of beginning.

-Continued-

*Exhibit "A" -- Legal description (Continued)***TRACT 3:**

All that tract or parcel of land lying and being in Land Lot 47 of the First Land District, Social Circle G.M.D., No. 418, Walton County, Georgia, being designated as Lot 10 of Hard Labor Creek Farms Division, containing 4.26 acres, more or less, as more particularly shown on plat of survey dated July 15, 1976, certified by W.T. Dunahoo, Ga. R.L.S. No. 1577, which is recorded at Plat Book 19, page 91, Walton County Records. Said plat of survey and the record thereof are incorporated herein by reference for a more complete description of the subject property.

TRACT 4:

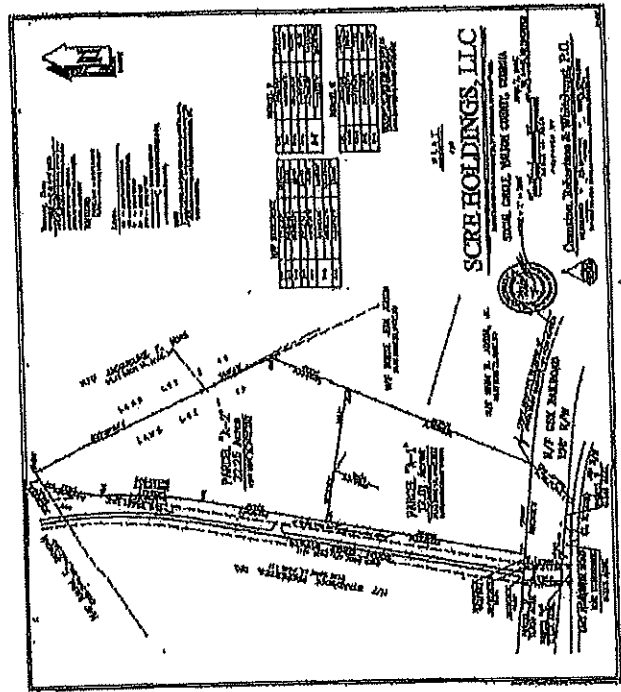
ALL THAT TRACT or parcel of land lying and being in Land Lots 39, 47 and 48; 1st Land District, Social Circle G.M.D. 418, Walton County, Georgia, containing 145.020 acres according to a Plat of Survey by Kenneth C. Sims, Georgia Registered Land Surveyor No. 1763, dated November 7, 1996, and more particularly described as follows:

BEGINNING at a point marked by an iron pin found at the original corner common to Land Lots 39, 40, 47 and 48 of the 1st Land District, Walton County, Georgia; run thence along the line of property now or formerly owned by Hard Labor Creek Farms South 20 degrees 47 minutes 00 seconds West 2309.20 feet to a point on the northeast right of way line of Amber Stapp Studdard Road (70-foot right of way); run thence along said right of way line North 47 degrees 27 minutes 00 seconds West 281.17 feet to a point, North 64 degrees 36 minutes 48 seconds West 106.48 feet to a point, North 86 degrees 12 minutes 30 seconds West 97.58 feet to a point, and South 77 degrees 14 minutes 45 seconds West 184.14 feet to an iron pin set; thence leaving said right of way line, run North 12 degrees 31 minutes 40 seconds West 2455.52 feet to a point marked by an iron pin found; run thence North 59 degrees 18 minutes 10 seconds East 1427.98 feet to a point marked by an iron pin found; run thence North 30 degrees 23 minutes 45 seconds West 1217.15 feet to a point; run thence North 30 degrees 23 minutes 45 seconds West 318.00 feet to a point; run thence North 00 degrees 34 minutes 48 seconds East 81.90 feet, more or less, to a point; thence North 00 degrees 34 minutes 48 seconds East 57.00 feet, more or less, to a point located in the center line of a creek (said point being herein designated Point "A"); thence in a northeasterly, southeasterly, easterly and northeasterly direction along the centerline of said creek a distance of 1789.8 feet, more or less to a point (said point being herein designated Point "B") (the distance between Point A and Point B being described for survey purposes only by a traverse line having a point of beginning located North 00 degrees 30 minutes West 39.9 feet from Point A and having the following courses and distances: North 57 degrees 33 minutes 10 seconds East 236.00 feet to a point; North 87 degrees 50 minutes 00 seconds East 288.00 feet to a point; South 75 degrees 41 minutes 00 seconds East 135.00 feet to a point; South 51 degrees 24 minutes 00 seconds East 150.00 feet to a point; South 72 degrees 51 minutes 00 seconds East 124.00 feet to a point; South 60 degrees 40 minutes 00 seconds East 564.00 feet to a point; South 30 degrees 01 minutes 00 seconds East 154.20 feet to a point; due East 100.00 feet to a point, and North 65 degrees 00 minutes 00 seconds East 70.00 feet to a point in the center of a branch; run thence along the center line of said branch 1209.90 feet, more or less (said distance being described for survey purposes by a 1209.90 foot chord bearing South 13 degrees 30 minutes 00 seconds East and having as its end point an iron pin set South 20 degrees 47 minutes West 10.00 feet from the centerline of said branch; run thence South 20 degrees 47 minutes 00 seconds West 1122.00 feet to a point marked by an iron pin found at the original corner common to Land Lots 39, 40, 47 and 48, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING.

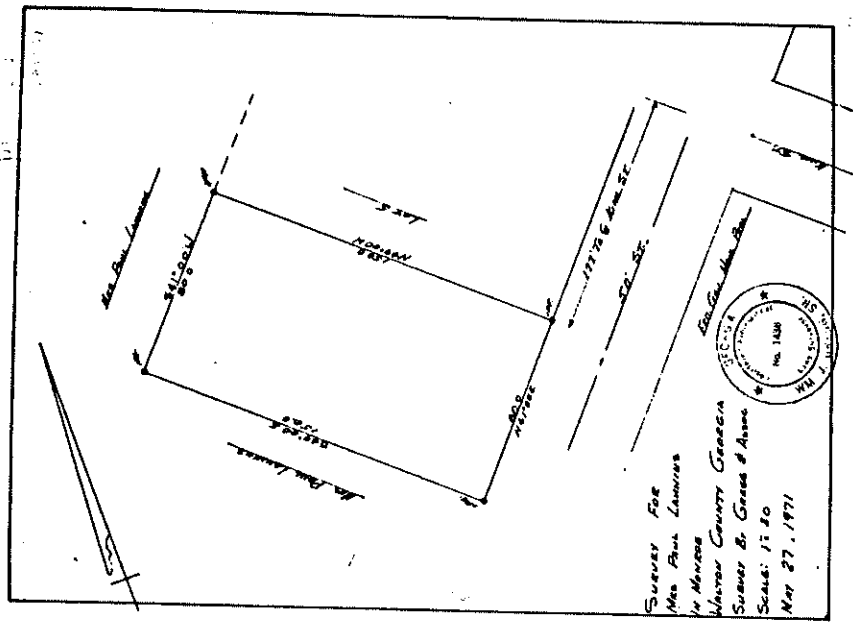
-Continued-



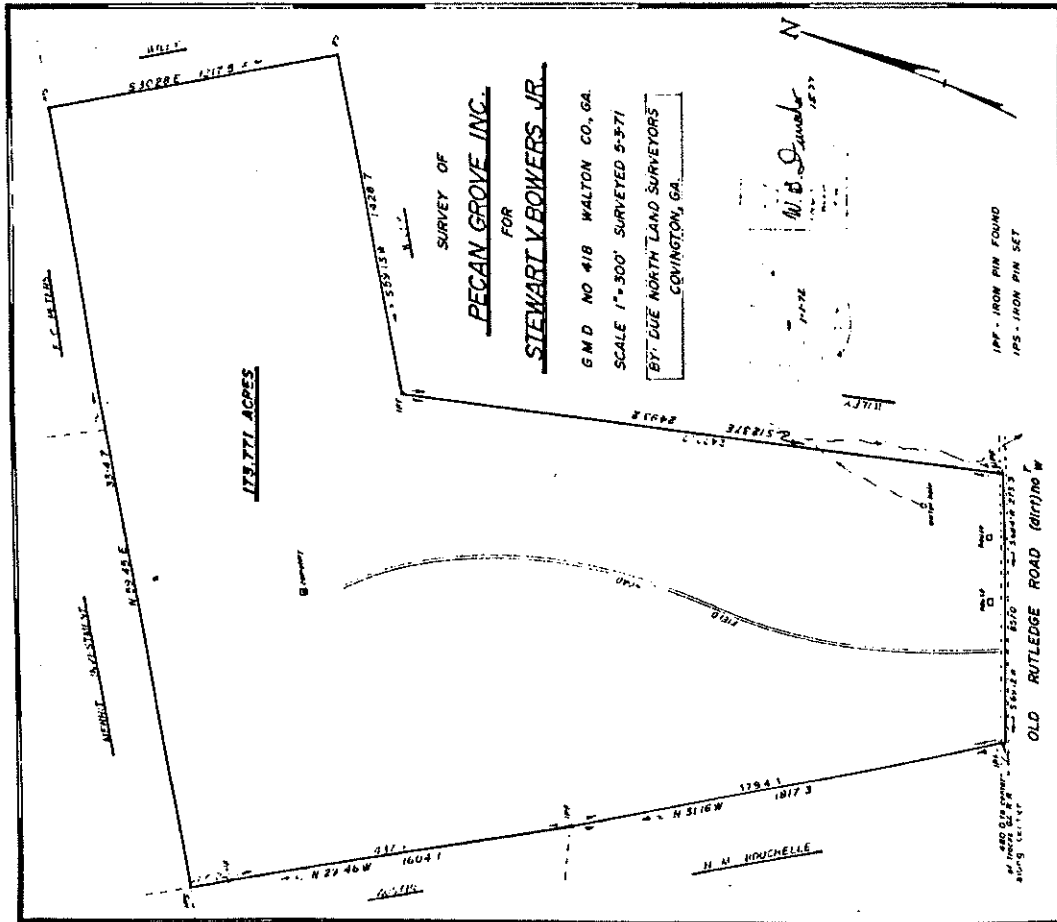
Exhibit "A-1"



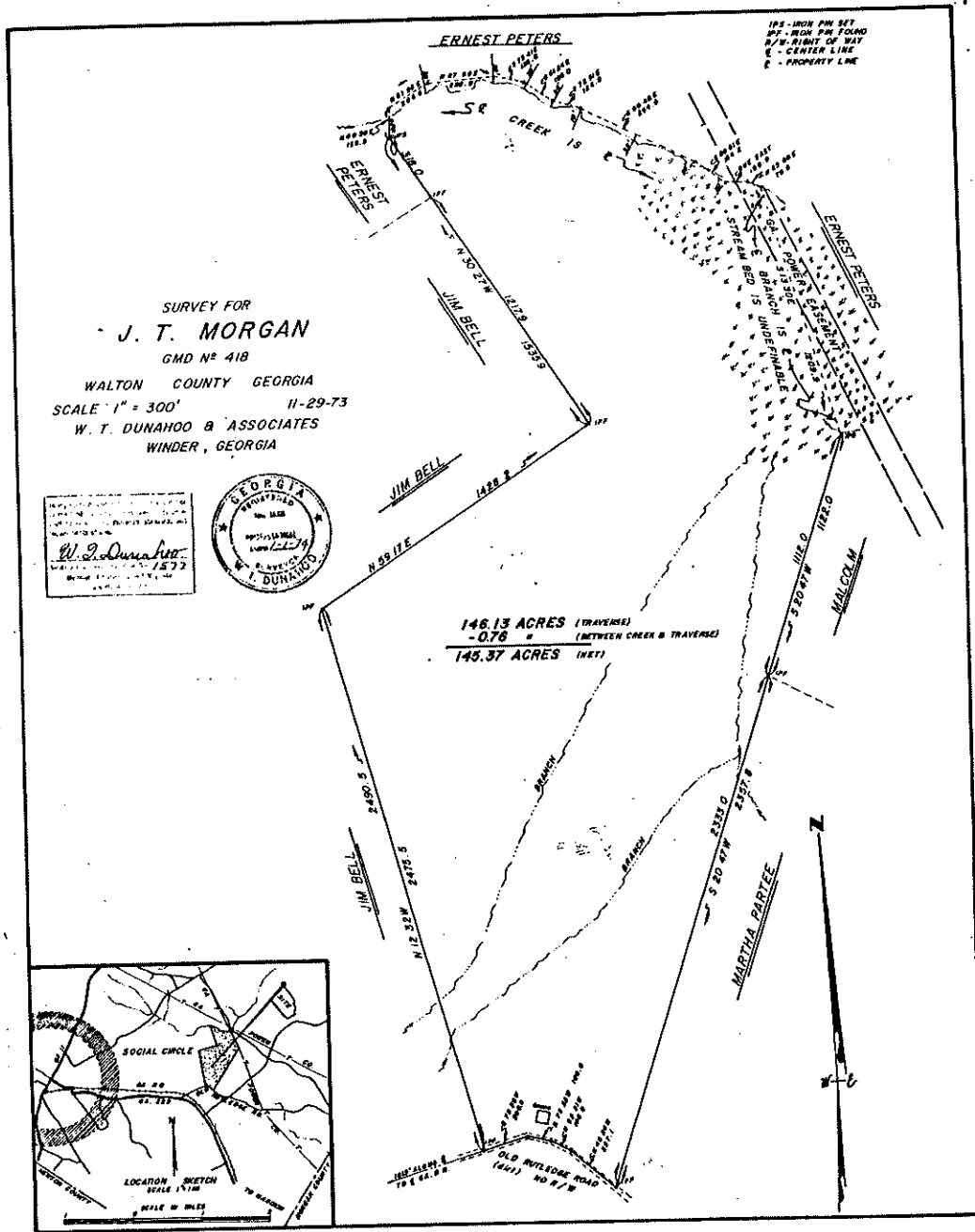
[Handwritten signature or initials]

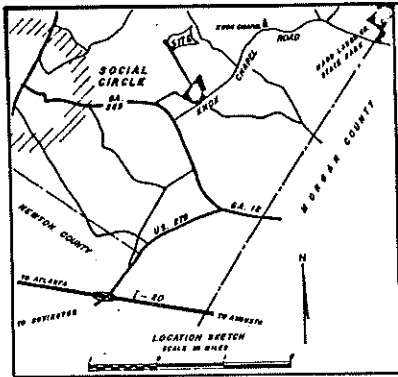


RECORD TO BE MADE BY THE GRANTEE
Approved: James S. ¹⁹⁷¹ [Signature]



IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Walton, Georgia, this 14th day of May, 1971.
James S. ¹⁹⁷¹ [Signature]





CERTIFICATE OF APPROVAL AND DEDICATION
 I HEREBY CERTIFY THAT I HAVE ADDED THE PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKWAYS, AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED.

SUBDIVISION: HARD LABOR CREEK FARMS
 DATE: 8-10-76
 Robert A. Hand
 CHIEFMAN, COUNTY COMMISSIONERS
 OF WALTON COUNTY, GEORGIA

HARD LABOR CREEK FARMS
 PHASE II
 GMD # 418
 LAND LOT 47 - 1st LAND DISTRICT
 WALTON COUNTY, GEORGIA
 SCALE: 1" = 200' JULY 15, 1976
 W. T. DUNAHOO and ASSOCIATES
 WINDER, GEORGIA

CERTIFICATE OF APPROVAL OF STREETS
 I HEREBY CERTIFY THAT THE STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS IN THE SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND MEET ALL THE REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE FOR WALTON COUNTY, GEORGIA.

DATE: 8-10-76
 Robert A. Hand
 CHIEFMAN, COUNTY COMMISSIONERS
 OF WALTON COUNTY, GEORGIA

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE WALTON COUNTY PLANNING COMMISSION FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

DATE: 8-13-76
 M. J. Dunahoo
 SECRETARY, WALTON COUNTY PLANNING COMMISSION

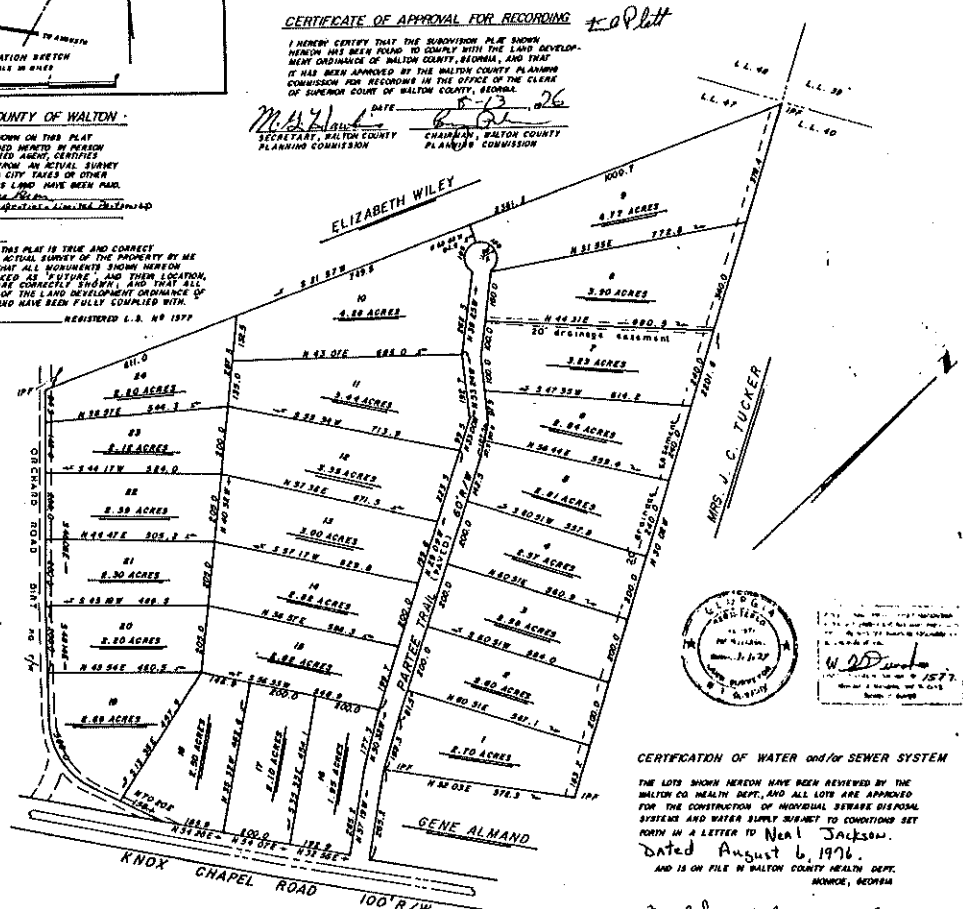
STATE OF GEORGIA, COUNTY OF WALTON

THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBSCRIBED HEREIN IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY THAT ALL STATE, COUNTY AND CITY TAXES ON OTHER ACRESHOLDERS NOW ON THIS LAND HAVE BEEN PAID.

AGENT: W. T. Dunahoo
 OWNER: W. T. Dunahoo
 DATE: 8-10-76

SURVEYORS CERTIFICATION
 IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS FUTURE; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND HAVE BEEN FULLY COMPLIED WITH.

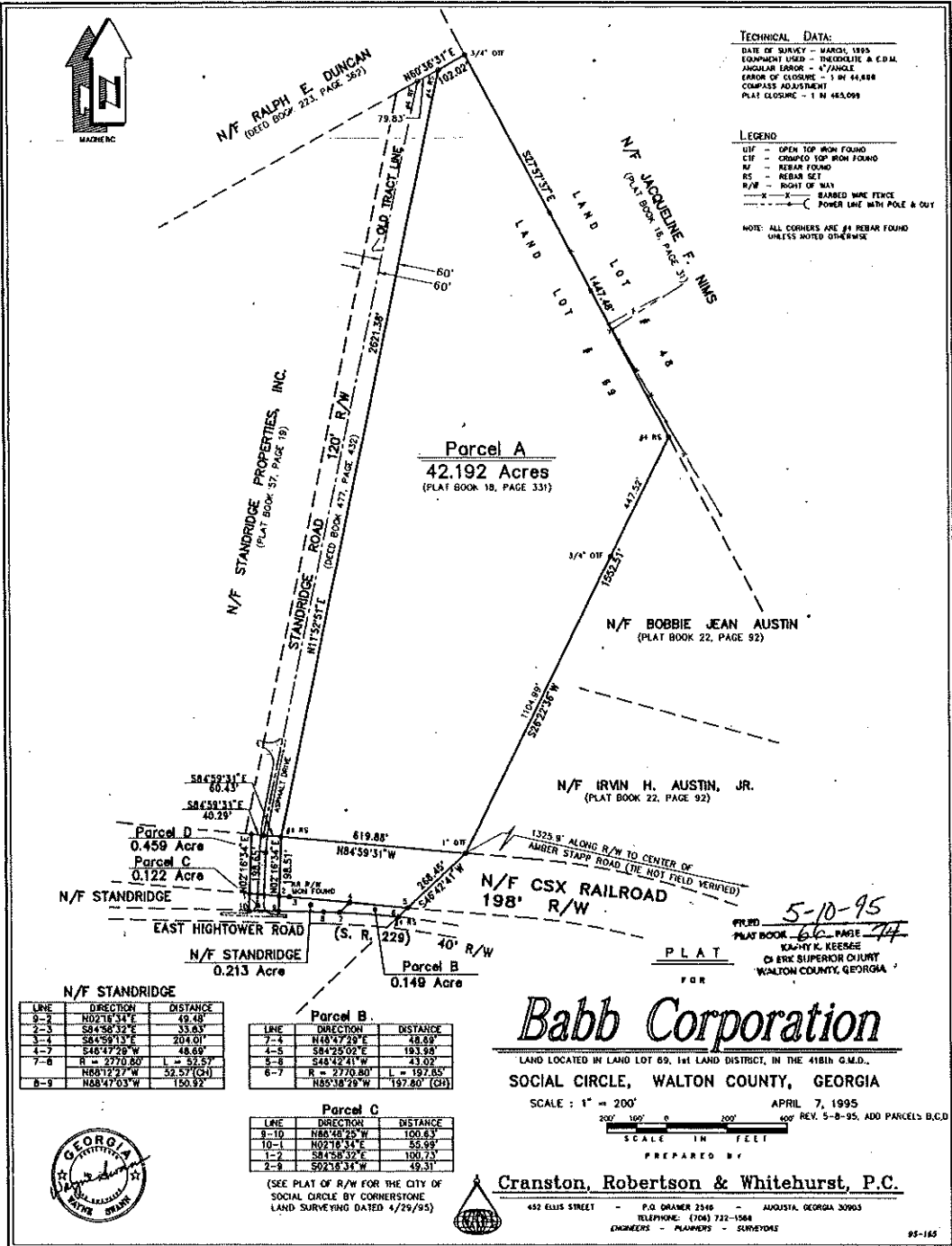
BY: W. T. Dunahoo
 REGISTERED L.S. NO. 1977



CERTIFICATION OF WATER and/or SEWER SYSTEM
 THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE WALTON CO. HEALTH DEPT. AND ALL LOTS ARE APPROVED FOR THE CONSTRUCTION OF INDIVIDUAL SEWER DISPOSAL SYSTEMS AND WATER SUPPLY SUBJECT TO CONDITIONS SET FORTH IN A LETTER TO Neal Jackson.
 Dated August 6, 1976.
 AND IS ON FILE IN WALTON COUNTY HEALTH DEPT. WINDER, GEORGIA

M. J. Dunahoo
 COUNTY SANITARIAN
 DATE: 8-6-76

RECORDED ON 11/11/76
 Thomas S. Hutchins
 CLERK OF SUPERIOR COURT



RECORDED: MAY 16 1995
KATHY K. KEESER, CLERK

Babb Corporation

LAND LOCATED IN LAND LOT 69, 1st LAND DISTRICT, IN THE 418th C.M.D.,
SOCIAL CIRCLE, WALTON COUNTY, GEORGIA
SCALE: 1" = 200'
APRIL 7, 1995
609 REV. 5-8-95. ADD PARCELS B,C,D.

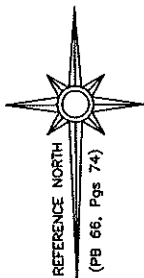
Cranston, Robertson & Whitehurst, P.C.
452 ELLIS STREET - P.O. DRAWER 2516 - AUGUSTA, GEORGIA 30903
TELEPHONE: (706) 722-1568
ENGINEERS - PLANNERS - SURVEYORS



L. W. HENSON, 814 N. 11th St., L.A.C.

REC-147 PB-05-13
 Filed and Recorded
 Dec-08-2019 12:40 PM
 DOC# 2019-00051
 WALKER COUNTY SUPERIOR COURT
 WALKON COUNTY, GA
 Participant ID: 827986566

For Clerk of Courts Stamp



SCORE Holdings, LLC
 TMP: SC22009400
 DB 1597, Pg 96
 PSL 66, Pg 74

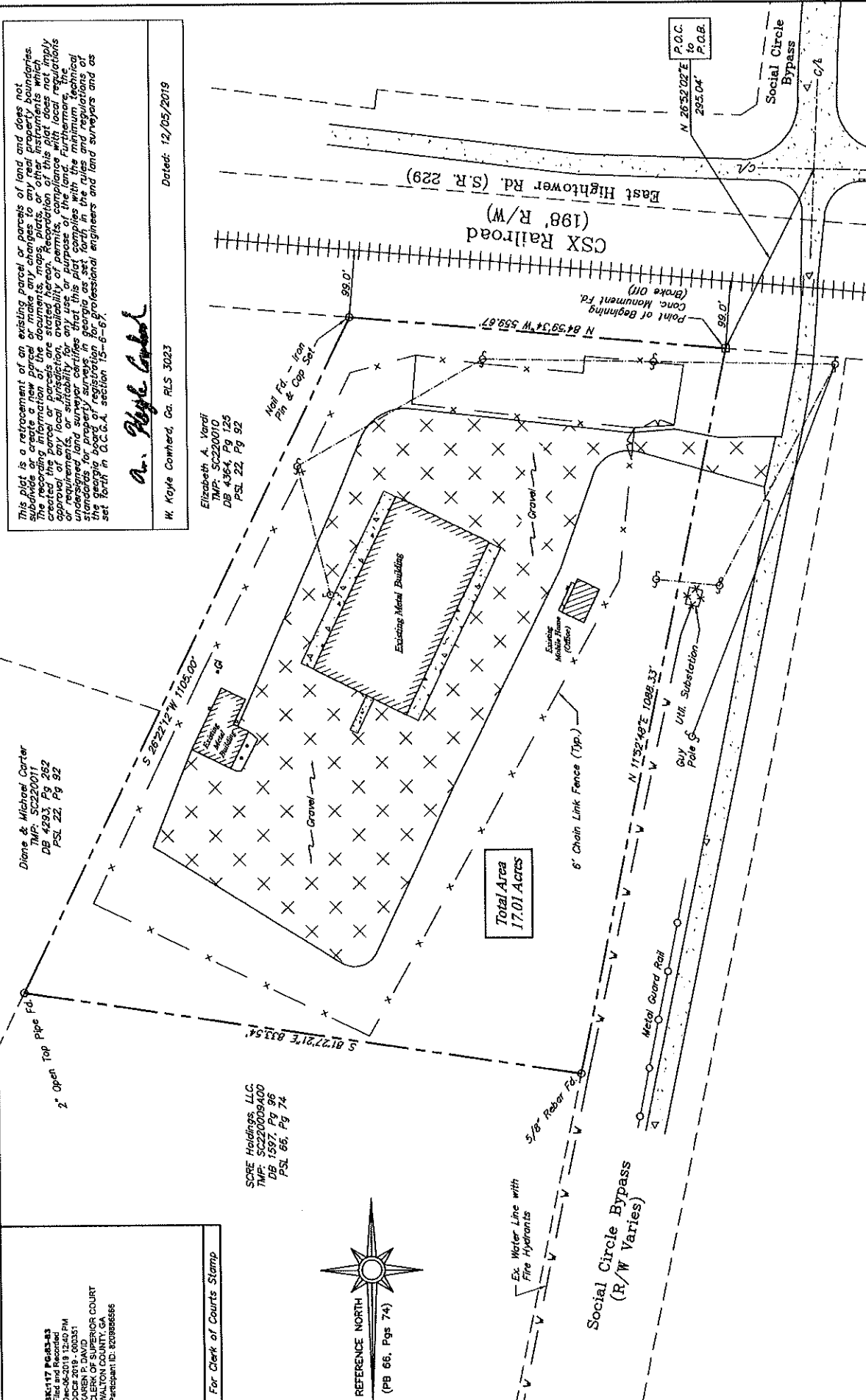
Dione & Michael Carter
 TMP: SC220011
 DB 4293, Pg 262
 PSL 22, Pg 92

A. Popple Cowherd

W. Kayle Cowherd, Ga. RLS 3023

Dated: 12/05/2019

This Plat is a retrocession of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are subject to the availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this Plat complies with the minimum technical standards for property surveys in Georgia as set forth in the current edition of the Georgia Professional Engineers and Land Surveyors and as set forth in P.C.G.C. section 15-6-6.



Total Area
 17.01 Acres

Survey For:

G.M.D. 418	Walton County, Georgia
Land Lot 69	City of Social Circle
1 st Land District	3860 Social Circle PKWY
Job No. 2019-236	Social Circle, GA 30025
Tax Map Parcel Number	SC220009
Field work date:	12/05/2019
Final Plat date:	12/05/2019
Plat Revision Date:	

Scale: 1" = 100'

Legend

- Iron Pin & Cap Set
- Iron Pin & Cap Set
- I.P.F. Conc. Monument
- △ P.K. Nail
- ⊙ Computed Point On Plo
- ⊕ Power Pole
- ⊖ Power Pole
- ⊗ Telephone Pedestal
- ⊘ Light Pole
- ⊙ Water Valve
- ⊕ Fire Hydrant
- ⊖ Water Meter
- ⊗ Manhole
- ⊘ Tree
- ⊙ Swamp

Flood Hazard Note:
 No portion of this property lies within a Flood Hazard Zone "A" as shown on F.I.R.M. Map #1329700240E & 250E with an Effective Date of December 8, 2016.

Equipment Used:
 Carlson Robotic Total Sta.
 Carlson 211D
 Carlson GPS w/RTK

Found:
 Iron Pin & Cap Found
 I.P.F. Iron Pin & Cap Set
 P.K. Nail Found
 Conc. Monument Found
 Chain Top Pipe Found
 Conc. Monument Found

The public records referenced on this plat are the only ones used and/or necessary to the establishment of the minimum utility lines within this plat. This plat is subject to all legal easements, right-of-ways, and covenants public and private. No portion of this plat is intended for the sole use of the names listed hereon any other use is strictly prohibited in any jurisdiction. The field data upon which this map or plat is based has a closure precision of 3 CM per 50 points per million. This map or plat has been calculated for closure and is found to be accurate to within the 3 CM per 50 points per million. The surveyor does not certify or guarantee the size, shape, material, and direction of any underground utility.

Other:
 R/W = Right of Way
 P.O.B. = Point of Beginning
 P.A. = Property Line
 C.A. = Centerline
 C.C.S. = Chain Link Fence
 C.C.S. = Chain Link Fence
 C.C.S. = Chain Link Fence

Survey For: DPI of Ga, LLC & First American Title Insurance Company

C&A Cowherd & Associates
Land Surveyors

Site Planning - Boundary surveys - Tree Surveys
 Plot Plans - Topographical Surveys - Subdivisions
 2880 Maxey Road - Union Point, Ga 30669 - (706)-817-8201

CDP/RIGHT © 2019 BY Cowherd & Cowherd, LLC
 Georgia Certificate of Authorization No. LSF000739
 dba Cowherd & Associates Land Surveyors
 ALL RIGHTS RESERVED

Summary

Parcel Number C1520001
 Location Address 1705 AMBER STAPP STUDDARD RD
 Legal Description 125.09AC
 Class A5-Agricultural
 Zoning A1 WP2
 Tax District Walton County (District 04)
 Millage Rate 33.44
 Acres 125.09
 Neighborhood RURAL AREA 4-04000 (04000)
 Homestead Exemption No (S0)
 Landlot/District 48 / 1



[View Map](#)

Owner

[ZMS LLC](#)
 2145 DULUTH HWY 120
 SUITE A
 DULUTH, GA 30097

[Skip to main content](#)
Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open	Rural	1	2
RUR	Woodland	Rural	2	17.36
RUR	Woodland	Rural	5	34.38
RUR	Woodland	Rural	7	29.14
RUR	Open	Rural	4	2.53
RUR	Open	Rural	5	16.06
RUR	Open	Rural	6	14.94
RUR	Open	Rural	8	8.68

Residential Improvement Information

Style Single Family
 Heated Square Feet 3928
 Exterior Walls Stone
 Foundation Masonry
 Basement Square Feet 1058 Unfinished
 Year Built 1974
 Roof Type Composite Shingle
 Heating Type Central Heat/ AC
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 0
 Value \$184,300
 Fireplaces\Appliances Standard Fireplace 3
 House Address 1705 AMBER STAPP STUDDARD RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Barn-Economy	2003	70x100 / 0	1	\$28,400
Shed	2003	25x100 / 0	1	\$5,800
SV/BLDG	1900	1x900 / 0	1	\$190
SV/BLDG	1900	1x1370 / 0	1	\$290

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/30/2022	5180 221	016 031	\$0	Related Indiv/Corps	CUMMING INVESTMENTS INC	ZMS LLC
6/30/2022	5180 216	016 031	\$13,000,000	Multi-Parcel Sale	BRITT DARRON P	CUMMING INVESTMENTS INC
6/3/2005	2218 014	016 031	\$0	Unqualified - Improved	WILLIAMS MICHAEL D	BRITT DARRON P
12/6/1996	701 494	016 031	\$0	Fair Market - Improved	NIMS JACQUELINE F	WILLIAMS MICHAEL D
	217 553	016 031	\$0	Unqualified Sale		NIMS JACQUELINE F

Valuation

	2024	2023	2022	2021	2020
Previous Value	\$1,153,380	\$1,021,180	\$825,980	\$932,880	\$879,080
Land Value	\$988,400	\$939,200	\$878,600	\$683,400	\$592,700
+ Improvement Value	\$184,300	\$179,500	\$107,900	\$107,900	\$305,500
+ Accessory Value	\$34,680	\$34,680	\$34,680	\$34,680	\$34,680
= Current Value	\$1,207,380	\$1,153,380	\$1,021,180	\$825,980	\$932,880
10 Year Land Covenant (Agreement Year / Value)				2018 / \$112,005	2018 / \$108,818

Photos



Sketches

Walton County, GA

Summary

Parcel Number C1720027B00
 Location Address PARTEE TRL
 Legal Description 4.26AC
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning A1 WP2
 Tax District Walton County (District 04)
 Millage Rate 33.44
 Acres 4.26
 Neighborhood RURAL AREA 4-04000 (04000)
 Homestead Exemption No (S0)
 Landlot/District 47 / 1

[View Map](#)

Owner

[ZMS LLC](#)
 2145 DULUTH HWY 120
 SUITE A
 DULUTH, GA 30097

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Rural Sm Tract	Rural	1	4.26

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/30/2022	5180 221	019 091	\$0	Related Indiv/Corps	CUMMING INVESTMENTS INC	ZMS LLC
6/30/2022	5180 216	019 091	\$13,000,000	Multi-Parcel Sale	BRITT DARRON P	CUMMING INVESTMENTS INC
12/16/1998	914 443	019 091	\$25,000	Land Market - Vacant	HAMES CLAUDE D JR ETAL	BRITT DARRON P

Valuation

	2024	2023	2022	2021	2020
Previous Value	\$92,800	\$83,200	\$64,700	\$56,100	\$52,100
Land Value	\$97,900	\$92,800	\$83,200	\$64,700	\$56,100
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$97,900	\$92,800	\$83,200	\$64,700	\$56,100

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Manufactured Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 10/21/2024, 3:54:10 AM

[Contact Us](#)



[Skip to main content](#)

Summary

Walton County, GA

Parcel Number: C1720041
 Location Address: 1699 AMBER STAPP STUDDARD RD
 Legal Description: 145.02AC
 Class: A5-Agricultural
 Zoning: A1 WP2
 Tax District: Walton County (District 04)
 Millage Rate: 33.44
 Acres: 145.02
 Neighborhood: RURAL AREA 4-04000 (04000)
 Homestead Exemption: No (S0)
 Landlot/District: 48 / 1

[View Map](#)

Owner

ZMS LLC
 2145 DULUTH HWY 120
 SUITE A
 DULUTH, GA 30097

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open	Rural	2	9.2
RUR	Open	Rural	4	7.44
RUR	Open	Rural	6	11.36
RUR	Woodland	Rural	2	28.52
RUR	Woodland	Rural	5	30.84
RUR	Woodland	Rural	7	57.66

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Utility Building	1995	10x12 / 0	1	\$390

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/30/2022	5180 221	017 194	\$0	Related Indiv/Corps	CUMMING INVESTMENTS INC	ZMS LLC
6/30/2022	5180 216	017 194	\$13,000,000	Multi-Parcel Sale	BRITT DARRON P	CUMMING INVESTMENTS INC
7/9/1997	752 398	017 194	\$105,894	Land Market - Vacant	GRAYMONT CORPORATION	BRITT DARRON P
11/11/1996	698 300	017 194	\$261,036	Land Market - Vacant	FAIN JOHN M &	GRAYMONT CORPORATION
12/13/1994	563 054	017 194	\$0	Unqualified - Vacant		FAIN JOHN M &

Valuation

	2024	2023	2022	2021	2020
Previous Value	\$1,129,490	\$1,056,690	\$821,990	\$712,990	\$661,890
Land Value	\$1,189,700	\$1,129,100	\$1,056,300	\$821,600	\$712,600
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$390	\$390	\$390	\$390	\$390
= Current Value	\$1,190,090	\$1,129,490	\$1,056,690	\$821,990	\$712,990
10 Year Land Covenant (Agreement Year / Value)				2018 / \$117,070	2018 / \$113,721

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Manufactured Homes, Prebill Mobile Homes, Permits, Photos, Sketches.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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[Contact Us](#)





EXISTING SITE RESOURCES MAP
SOCIAL CIRCLE
 WALTON COUNTY, GA
 OCTOBER 24, 2024





EMPLOYEE PARKING
(276 SPACES)
BUILDING 1- 92 SPACES
BUILDING 2- 92 SPACES
BUILDING 3- 46 SPACES
BUILDING 4- 46 SPACES

BUILDING (TYP.)
TWO STORY
200MW
362' x 1,234'
446,708 SF

PROPOSED SITE
± 341 ACRES
30% IMPERVIOUS AREA

LOADING DOCK (TYP)

TRANSMISSION
LINES (250 KV)

TRANSMISSION
LINE (115 KV)

TEMPORARY
CONSTRUCTION
LOT

EXISTING CEMETERY

SOCIAL CIRCLE PARKWAY

PRIMARY ACCESS

WETLAND IMPACT

MAIN ENTRANCE/EXIT GATE

TEMPORARY
CONSTRUCTION
LOT

GATE

CONSTRUCTION/SECONDARY
ACCESS

ARNS STAMP BUSINESS ROAD

HIGHWAY 92

HIGHWAY 160

BUILDING TABLE

4	200MW BUILDINGS	446,708sf
TOTAL	800 MW	1,786,832sf

PROPERTY SETBACK	---
1% CHANCE FLOOD	---
75' STREAM BUFFER	---
PROPERTY BUFFER	---
50' STREAM BUFFER	---
25' WETLAND BUFFER	---
150' BUFFER	---
PROPERTY BOUNDARY	---

CONCEPTUAL SITE LAYOUT
SOCIAL CIRCLE
WALTON COUNTY, GA
OCTOBER 14, 2024

EXHIBIT

“C”



The City Of

SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

REZONE APPLICATION

Evidence of a Pre-Application Meeting Schedule a Pre-Application Meeting.



Signed Pre-Application Meeting Notes

Property Owner Authorization



Property Owner Authorization Letter

Site Plan, *if applicable.*



Site Plan

Letter of Intent



Letter of Intent

Typed Legal Metes and Bounds or Recorded Deed



Typed Legal Metes and Bounds / Recorded Deed

Existing Site Resources Map, showing changes in elevation, topographical conditions, and existing structures upon the tract or Recorded Plat



Existing Site Resources Map / Recorded Plat

Traffic Study. *Only for projects with an estimated ADT of 1,000 or more trips as estimated by the area dedicated to each land use.*



Traffic Study

Community Meeting Report, *submitted at least 7 days prior to the first scheduled public hearing and shall include a copy of any mailers sent to the community, if any of the following apply:*

- a. *Request is for a more intensive use and/or zoning district;*
- b. *Request impacts 16 or more single-family residential;*
- c. *Request impacts more than five (5) acres; or*
- d. *As determined necessary by the Community Development Director*



The City Of

SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

APPLICANT INFORMATION

Name: Sailfish Investors Acquisitions LLC

Address: 13280 Machiavelli Way

Phone Number: 6172403700 Email: ryan@sailfishinvestors.com

Applicant is the Owner's Agent Property Owner Contract Purchaser

Other: _____

PROPERTY OWNER INFORMATION (if different than the applicant)

Name: _____

Address: 2145 Duluth Hwy, Ste A, Duluth, GA 30097

Phone Number: 6786658928 Email: aziz@premierpetroleum.com

Who will be the main point of contact for this application?

Applicant

Property Owner



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

SUBJECT PROPERTY INFORMATION

Location / Address of the Subject Property:

C152000000001000, C172000000041000, C172000000027B00, and C15200010DP consisting of approximately 322 acres, (collectively, the "Property")

Tax Parcel ID: C152000000001000, C172000000041000, C172000000027B00, C15 Sewage Disposal: Septic Public Sewer

Council District: District 2

Current Zoning District: AG - Agricultural District

Proposed Zoning District: LI - Light Industrial

Proposed Overlay (if applicable): No Additional Overlay

Current Future Land Use Character Area: Industrial Character Area

Is the request consistent with the Future Land Use Character Area? Yes No

If no, state the proposed Future Land Use Map Character Area:

Briefly describe the request:

The Applicant and Owner seek to rezone the Property located off Social Circle Bypass and Amber Stapp Studdard Road, from Agricultural (Ag") to Light Industrial ("LI"). The aim is to establish an industrial campus focused on data center facilities and associated public utilities, including electric, water, and sewer services, along with accessory uses.



The City Of

SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

REVIEW STANDARDS (SECTION 13.5.8 OF THE UNIFIED DEVELOPMENT CODE)

Please answer the following questions to the best of your ability.

A. Suitability and Community Need

1. Is the range of uses permitted by the proposed zoning district more suitable than the range of uses that is permitted by the current zoning district?

Yes. The current zoning does not support the proposed land use of data center. The future land use code for City of Social Circle is "industrial character area" aligns with the rezoning request to Light Industrial.

2. Does the proposed zoning district address a specific need in the County or City?

Yes, it provides an additional diverse revenue stream for the city tax base.

B. Compatibility

1. Does the proposed zoning adversely affect the existing use or usability of adjacent or nearby properties?

No.

2. Is the proposed use compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area?

Yes. The future land use code for this area within the City of Social Circle is "industrial character area" which aligns with the rezoning request to Light Industrial.



The City Of

SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

3. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

The property has remained vacant for nearly 50 years. The development of a modern data center will provide a high tax base for the city while keeping traffic and school board growth low. Data centers also offer high wage positions for the local job force.

C. Consistency

1. Is the zoning proposal in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan?

Yes. The property to be rezoned will be located in the industrial character area according to the Social Circle Comprehensive Plan.

D. Reasonable Use

1. Does the property to be affected by the zoning proposal have a reasonable use as currently zoned?

One of the parcels is zoned Light Industrial, while the rest are Agricultural. A reasonable use of the property under light industrial zoning is the special use of data center. The current zoning could not support reasonable uses in accordance with the future land use plan of City of Social Circle.

E. Adequate Public Services

1. Are there adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply, and stormwater drainage facilities available for the uses and densities that are permitted within the zoning district?

Data centers do not require significant public service needs outside of electric service which will be provided by either Walton EMC or Georgia Power. It is our understanding that the City is making investments to upgrade water and wastewater infrastructure in this area which could be utilized to provide additional capacity to these parcels.



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

This application filed for action by the Planning Commission and Mayor and Council for zoning action requiring a public hearing on property address:

Parcel Numbers C15200000001000, C172000000041000, C172000000027B00, C15200010DP, and SC220009A00 of the County of Walton, State of Georgia

The applicant has complied with O.C.G.A. Section 36-67A-1, et. Seq., Conflict of Interest in Zoning Actions, and has been submitted the required information on this form as provided.

All individuals, business entities, or other organizations* having a property or other interest in said property subject of this application are as follows:

Sailfish Investors Acquisitions LLC (Applicant); ZMS LLC (Owner)

Have you as the applicant, agent for applicant, or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the City of Social Circle Mayor and Council or the City of Social Circle Planning Commission? Yes No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (within last 2 years)

** Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust. While other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church foundation, club, charitable organization, or educational organization.*



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

I do hereby certify that the information provided herein is both complete and accurate to the best of my knowledge. I agree to electronically sign this application.


Ryan Hughes (Nov 4, 2024 12:00 EST)

Applicant Signature

Nov 4, 2024

Date

OFFICE USE ONLY

Case Number: REZ-2024-009 Date of Application Review: 11/4/2024
Date of Planning Commission Meeting: 12/19/2024
Date of Mayor and Council Meeting: 01/21/2025

C.E.
C.E.



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

PRE-APPLICATION MEETING NOTES
ZONING APPLICATION

Date of Meeting: 10/31/2024

Applicant Name: Scott Greene

Applicant E-mail: greene.s@tandh.com

Subject Property Address: 0 Social Circle Pkwy

Future Land Use Character Area: Industrial Character Area

Current Zoning: AG - Agricultural District

Will a Special Use be needed? Yes No

Will a Future Land Use Map Amendment be needed? Yes No

If yes, what is the Character Area needed to meet this request? Industrial Character Area

Will a Variance be needed? Yes No

If yes, which Code Section will the applicant need a Variance from? _____

Briefly describe the request:

The applicant would like to annex in the property and rezone for a data center.

Staff Notes:

Recommended rezoning to light industrial with a special use for the data center, and a future land use map amendment because of the annexation. The special use application is separate from the rezone application. THIS WILL SERVE AS THE PRE-APP MEETING NOTES FOR ALL APPLICATIONS.

The undersigned have attended the Pre-Application Meeting to discuss next steps and procedures regarding a zoning application. This signed document shall be included with the zoning application.

Applicant Signature: Scott Greene Date: Oct 31, 2024
Scott Greene (Oct 31, 2024 13:26 EDT)

Staff Signature: Amy Dair Date: Oct 31, 2024

Community Development Director










Pre-Application Meeting Notes - Zoning Application

Final Audit Report

2024-10-31

Created:	2024-10-31
By:	Ashley Davis (adavis@socialcirclega.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5U6OTz8XPKPQiYeolfgShAX4IDwsl1La

"Pre-Application Meeting Notes - Zoning Application" History

-  Document created by Ashley Davis (adavis@socialcirclega.gov)
2024-10-31 - 5:15:14 PM GMT
-  Document emailed to greene.s@tandh.com for signature
2024-10-31 - 5:16:47 PM GMT
-  Email viewed by greene.s@tandh.com
2024-10-31 - 5:17:12 PM GMT
-  Signer greene.s@tandh.com entered name at signing as Scott Greene
2024-10-31 - 5:26:19 PM GMT
-  Document e-signed by Scott Greene (greene.s@tandh.com)
Signature Date: 2024-10-31 - 5:26:21 PM GMT - Time Source: server
-  Document emailed to Ashley Davis (adavis@socialcirclega.gov) for signature
2024-10-31 - 5:26:23 PM GMT
-  Email viewed by Ashley Davis (adavis@socialcirclega.gov)
2024-10-31 - 5:29:55 PM GMT
-  Document e-signed by Ashley Davis (adavis@socialcirclega.gov)
Signature Date: 2024-10-31 - 5:30:06 PM GMT - Time Source: server
-  Agreement completed.
2024-10-31 - 5:30:06 PM GMT



November, 2024

LETTER OF OWNERSHIP GRANTING AUTHORIZATION TO ACT

The undersigned, Aziz Dhanani, being the authorized signatory of ZMS, LLC, owner of premises known as Parcel Numbers C15200000001000, C172000000041000, C172000000027B00, C15200010DP, and SC220009A00 of the County of Walton, State of Georgia, hereby authorize Sailfish Investors Acquisitions, LLC to proceed with rezoning, future land use map amendment application, annexation, and special use application of aforesaid premises.


Aziz Dhanani (Nov 1, 2024 12:47 EDT)

Signature

11/01/24

Date

Member

Address

Sworn to before me this 1 day of November 2024






Authorization Letter_ZMS LLC

Final Audit Report

2024-11-01

Created:	2024-11-01
By:	Ryan Hughes (ryan@sailfishinvestors.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAASRdJTidLgoy5RzKIFCBWR7ZIPwFRq3Y

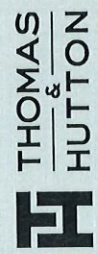
"Authorization Letter_ZMS LLC" History

-  Document created by Ryan Hughes (ryan@sailfishinvestors.com)
2024-11-01 - 5:11:36 PM GMT
-  Document emailed to Aziz Dhanani (aziz@premierpetroleum.com) for signature
2024-11-01 - 5:11:39 PM GMT
-  Email viewed by Aziz Dhanani (aziz@premierpetroleum.com)
2024-11-01 - 5:45:26 PM GMT
-  Document e-signed by Aziz Dhanani (aziz@premierpetroleum.com)
Signature Date: 2024-11-01 - 5:47:23 PM GMT - Time Source: server
-  Agreement completed.
2024-11-01 - 5:47:23 PM GMT



PROPERTY SETBACK	---
1% CHANGE FLOOD	---
75' STREAM BUFFER	---
PROPERTY BUFFER	---
50' STREAM BUFFER	---
25' WETLAND BUFFER	---
150' BUFFER	---
PROPERTY BOUNDARY	---

BUILDING TABLE	
4	200MW BUILDINGS
	800 MW
TOTAL	446,708sf 1,786,832sf



CONCEPTUAL SITE LAYOUT
SOCIAL CIRCLE
 WALTON COUNTY, GA
 OCTOBER 14, 2024



REZONING LETTER OF INTENT

Owner: ZMS, LLC
2145 Duluth Hwy, Ste A Duluth Georgia, 30097
678 665 8928

Applicant: Sailfish Investors Acquisitions, LLC
13280 Machiavelli Way, Palm Beach Gardens, Florida, 33418
617 240 3700
Ryan@Sailfishinvestors.com

Project Name: Project Sailfish

Property: Walton County Tax Parcels C15200000001000, C172000000041000,
C172000000027B00, and C15200010DP consisting of approximately 322
acres, (collectively, the "Property")

Rezoning Request: Rezoning from Agricultural ("Ag") to Light Industrial ("LI")

Date: November 4, 2024

The Applicant and Owner have a joint proposal to rezone the Property located off Social Circle Bypass and Amber Stapp Studdard Road, from Agricultural (Ag) to Light Industrial ("LI"). The aim is to establish an industrial campus focused on data center facilities and associated public utilities, including electric, water, and sewer services, along with accessory uses.

Specifically, the envisioned Project encompasses the development of a data center and its related infrastructure, such as electric substations, transmission lines, and distribution facilities. The plan also includes public water and sewer utilities, as well as accessory structures. The projected data center space is approximately 4 million square feet, as outlined in the Site Plan.

The Property will be allocated solely for data center and Electric Utility Uses, along with accessory structures essential for their operations. These accessories encompass various components like air handlers, power generators, water cooling, storage facilities, and water storage tanks, among others, necessary to support the primary functions.

The Project is anticipated to create new technical skilled jobs and is expected to have minimal effects on existing infrastructure like schools and parks.

The Applicant will collaborate with either Georgia Power or Walton EMC to develop of an electrical substation and associated equipment within the parcel. The electrical substation and the

associated equipment will be built on approximately 10 acres with plans to enclose these facilities with security fencing and will not add additional access points nor traffic to the site.

The Property currently comprises open farm fields with natural features like wetlands and two ponds located near the northern and southern property boundaries. The Project design aims to preserve the natural topography and vegetation to minimize adverse environmental impacts. Wetlands impacts remain under the nationwide limits established by the Army Corp of Engineers.

It is anticipated that an application for impervious surface ratio variance will be submitted after rezoning approval has been achieved. The current impervious surface ratio maximum is 25%. An impervious surface ratio closer to 30% may be required to support the current site plan.

Access to the site will primarily be from Social Circle Bypass, with a secondary emergency access point located off Amber Stapp Studdard Road. Primary Site access to Social Circle Bypass will be coordinated and permitted through GDOT. Emergency access point driveway at Amber Stapp Studdard Road will be coordinated and permitted through Walton County. The Project's development will involve extending water and sewer services, following guidance received from City of Social Circle Water Authority.

Construction of the Project is expected to occur in phases over several years, with an emphasis on local hiring and collaboration with city and county authorities to address environmental and traffic concerns.

In summary, the proposed Project seeks to transform the Property into a modern data center campus while adhering to zoning regulations and minimizing impacts on the surrounding community and environment.

BK:5180 PG:221-224
Filed and Recorded
Jul-22-2022 12:00 AM
DOC# 2022 - 011457
Real Estate Transfer Tax
Paid: \$ 0.00
1472022003644
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 1433177263

Walton County Tax Parcel No.: (i) SC220-00000-009-A00;
(ii) C1520-00000-001-00;
(iii) C1520-00000-001-0DP;
(iv) C1720-00000-027-B00; and
(v) C1720-00000-041-000.

STATE OF GEORGIA
COUNTY OF GWINNETT

Please Return to: Mills & Hoopes, LLC
1550 North Brown Rd, Ste. 130
Lawrenceville, Georgia 30043

LIMITED WARRANTY DEED

THIS INDENTURE is made effective the 30th day of June, 2022, by and between CUMMING INVESTMENTS INC., a Georgia corporation (hereinafter referred to as the "Grantor"), and ZMS, LLC, a Georgia limited liability company (hereinafter referred to as the "Grantee").

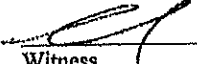
WITNESSETH:

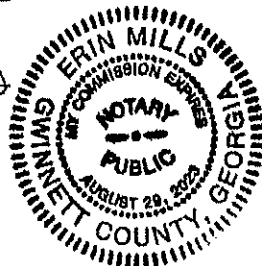
THAT Grantor for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise and convey to Grantee, its successors and assigns, all the right, title, interest, claim, or demand which Grantor has or may have had in and to the 344.24 +/- acres located at 1599, 1677, and 1705 Amber Stapp Studdard Road, Social Circle, Georgia 30025 (the "Property"), being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property together with all singular rights, members and appurtenances thereof, unto the Grantee, its successors and assigns, IN FEE SIMPLE, and Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness

Erin Mills
Notary Public



GRANTOR:
CUMMING INVESTMENTS INC.


By: Aziz Dhanani
Its: CEO

(Corporate Seal)

*Exhibit "A" - Legal description***TRACT 1:**

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Social Circle, located in Land Lot 69 of the 1st Land District, 418th G.M.D., being designated as "Parcel A-2", containing 22.25 acres, more or less, according to a survey entitled, "Plat for SCRE Holdings, LLC," dated April 7, 1995, prepared by Cranston, Robertson & Whitehurst, P.C., certified by John Thomas Attaway, Georgia Registered Land Surveyor No. 2612. Reference to said survey is hereby made and the same is incorporated herein and attached hereto as Exhibit "A-1" for a more complete description of the property conveyed.

TRACT 2:

ALL THAT TRACT or parcel of land lying and being in Land Lots 47 and 48, 1st Land District, Walton County, Georgia (also being located in Social Circle District, G.M.D. 418) containing 172.556 acres, and more particularly described according to said plat as follows:

TO LOCATE THE TRUE PLACE OR POINT OF BEGINNING, begin at a point in the center of Amber Stapp Studdard Road, a/k/a Old Rutledge Road, (having a 70-foot right of way) located 480 feet northeast as measured along the centerline of said road from its intersection with the centerline of Georgia Railroad; run thence North 31 degrees 16 minutes 00 seconds West 35 feet, more or less, to a point marked by a 1/2" iron pipe set on the northwest line of Amber Stapp Studdard Road, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING; from said beginning point as thus established, run thence North 29 degrees 46 minutes 00 seconds West a distance of 1604.10 feet to a point marked by a 1/2" pipe found; run thence North 59 degrees 48 minutes 00 seconds East 3315.48 feet to a point marked by a 1/2" pipe set; run thence South 30 degrees 23 minutes 45 seconds East 1217.15 feet to a point marked by a 1/2" pipe found; run thence South 59 degrees 78 minutes 70 seconds West 1427.98 feet to a point marked by a 1-1/2" bar found; run thence South 12 degrees 31 minutes 40 seconds East 2455.52 feet to a point marked by a 1/2" pipe set on the northwest right of way line of Amber Stapp Studdard Road; run thence along said right of way line South 72 degrees 26 minutes 30 seconds West 233.71 feet to a point, South 69 degrees 20 minutes 27 seconds West 516.43 feet to a point, and South 69 degrees 58 minutes 00 seconds West 389.70 feet to a point marked by a 1/2" iron pipe set, which is the place or point of beginning.

-Continued-

*Exhibit "A" - Legal description (Continued)***TRACT 3:**

All that tract or parcel of land lying and being in Land Lot 47 of the First Land District, Social Circle G.M.D., No. 418, Walton County, Georgia, being designated as Lot 10 of Hard Labor Creek Farms Division, containing 4.26 acres, more or less, as more particularly shown on plat of survey dated July 15, 1976, certified by W.T. Dunahoo, Ga. R.L.S. No. 1577, which is recorded at Plat Book 19, page 91, Walton County Records. Said plat of survey and the record thereof are incorporated herein by reference for a more complete description of the subject property.

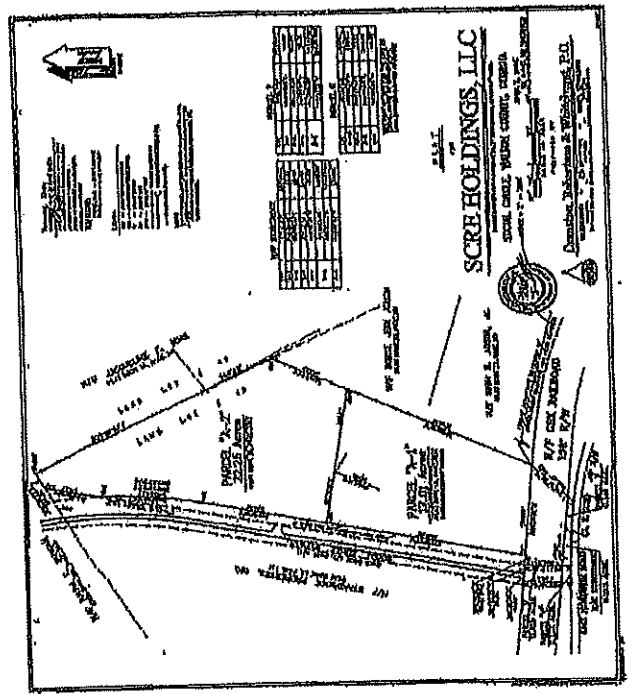
TRACT 4:

ALL THAT TRACT or parcel of land lying and being in Land Lots 39, 47 and 48, 1st Land District, Social Circle G.M.D. 418, Walton County, Georgia, containing 145.020 acres according to a Plat of Survey by Kenneth C. Sims, Georgia Registered Land Surveyor No. 1763, dated November 7, 1996, and more particularly described as follows:

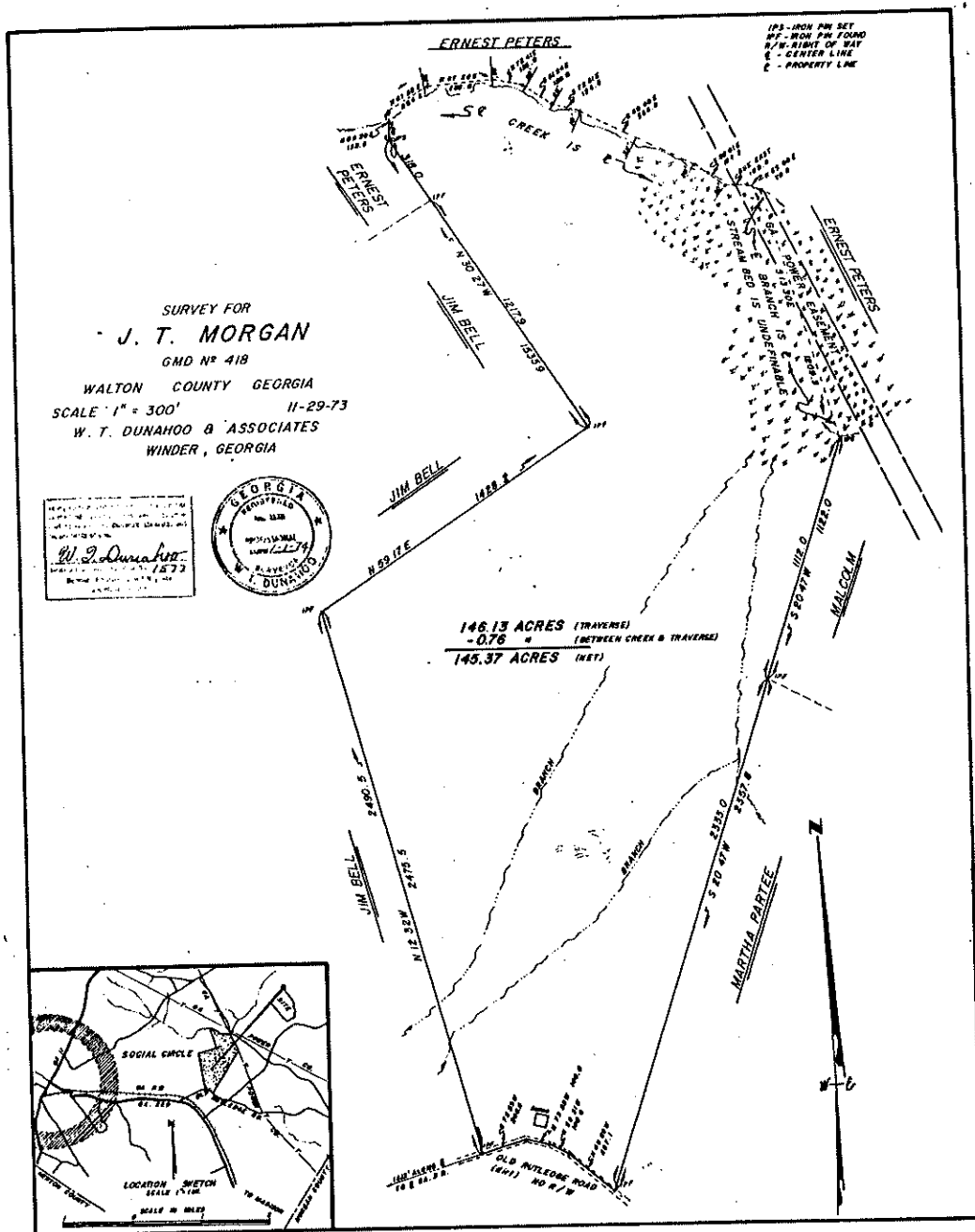
BEGINNING at a point marked by an iron pin found at the original corner common to Land Lots 39, 40, 47 and 48 of the 1st Land District, Walton County, Georgia; run thence along the line of property now or formerly owned by Hard Labor Creek Farms South 20 degrees 47 minutes 00 seconds West 2309.20 feet to a point on the northeast right of way line of Amber Stapp Studdard Road (70-foot right of way); run thence along said right of way line North 47 degrees 27 minutes 00 seconds West 281.17 feet to a point, North 64 degrees 36 minutes 48 seconds West 106.48 feet to a point, North 86 degrees 12 minutes 30 seconds West 97.58 feet to a point, and South 77 degrees 14 minutes 45 seconds West 184.14 feet to an iron pin set; thence leaving said right of way line, run North 12 degrees 31 minutes 40 seconds West 2455.52 feet to a point marked by an iron pin found; run thence North 59 degrees 18 minutes 10 seconds East 1427.98 feet to a point marked by an iron pin found; run thence North 30 degrees 23 minutes 45 seconds West 1217.15 feet to a point; run thence North 30 degrees 23 minutes 45 seconds West 318.00 feet to a point; run thence North 00 degrees 34 minutes 48 seconds East 81.90 feet, more or less, to a point; thence North 00 degrees 34 minutes 48 seconds East 57.00 feet, more or less, to a point located in the center line of a creek (said point being herein designated Point "A"); thence in a northeasterly, southeasterly, easterly and northeasterly direction along the centerline of said creek a distance of 1789.8 feet, more or less to a point (said point being herein designated Point "B") (the distance between Point A and Point B being described for survey purposes only by a traverse line having a point of beginning located North 00 degrees 30 minutes West 39.9 feet from Point A and having the following courses and distances: North 57 degrees 39 minutes 10 seconds East 236.00 feet to a point; North 87 degrees 50 minutes 00 seconds East 288.00 feet to a point; South 75 degrees 41 minutes 00 seconds East 135.00 feet to a point; South 51 degrees 24 minutes 00 seconds East 150.00 feet to a point; South 72 degrees 51 minutes 00 seconds East 124.00 feet to a point; South 60 degrees 40 minutes 00 seconds East 564.00 feet to a point; South 90 degrees 01 minutes 00 seconds East 154.20 feet to a point; due East 100.00 feet to a point, and North 65 degrees 00 minutes 00 seconds East 70.00 feet to a point in the center of a branch; run thence along the center line of said branch 1209.90 feet, more or less (said distance being described for survey purposes by a 1209.90 foot chord bearing South 13 degrees 30 minutes 00 seconds East and having as its end point an iron pin set South 20 degrees 47 minutes West 10.00 feet from the centerline of said branch; run thence South 20 degrees 47 minutes 00 seconds West 1122.00 feet to a point marked by an iron pin found at the original corner common to Land Lots 39, 40, 47 and 48, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING.

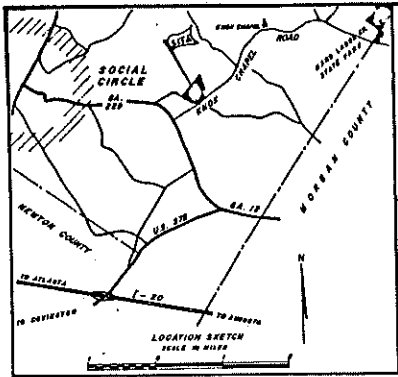
-Continued-

Exhibit "A-1"



[Handwritten signature or mark]





CERTIFICATE OF PLANNING AND INDICATION
 I HEREBY CERTIFY THAT I HAVE ADDED THIS PLAN OF SUBDIVISION, ESTABLISH THE VARIOUS BUILDING SETBACK LINES, AND INDICATE ALL STREETS, ALLEYS, WALKWAYS, AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED.

DATE: 8-10-76
 S. J. DUNAHOO, Chairman, Planning Commission
 WALTER DUNAHOO, Owner

CERTIFICATE OF APPROVAL OF STAKEES
 I HEREBY CERTIFY THAT THE STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS IN THE SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND MEET ALL THE REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE FOR WALTON COUNTY, GEORGIA.

DATE: 8-10-76
 Robert H. Hawk, Chairman, County Commission
 Robert H. Hawk, Signature

HARD LABOR CREEK FARMS
 PHASE II
 GMD # 418
 LAND LOT 47 - 1st LAND DISTRICT
 WALTON COUNTY, GEORGIA
 SCALE: 1" = 200' JULY 15, 1976
 W. T. DUNAHOO and ASSOCIATES
 WINDER, GEORGIA

STATE OF GEORGIA, COUNTY OF WALTON

THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBMITTED HEREIN IN PERSON OR THROUGH A STATE AUTHORIZED AGENT, CERTIFIES THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY THAT ALL STATE, COUNTY AND CITY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

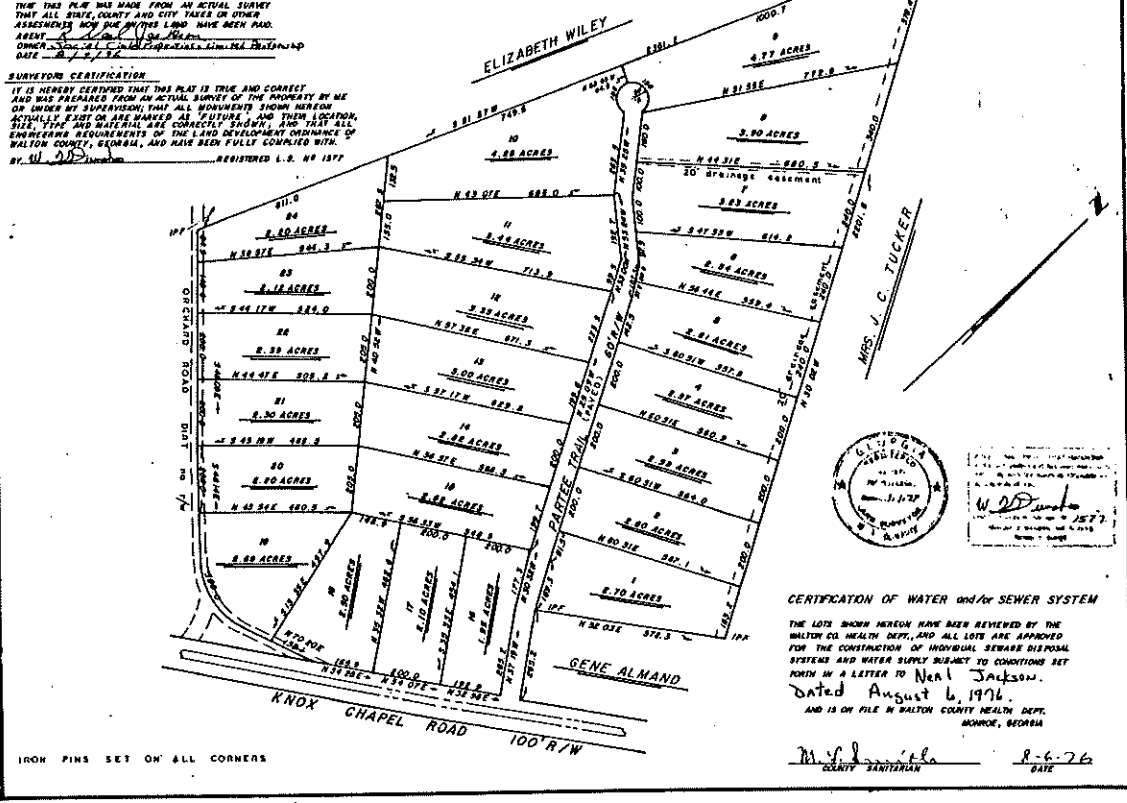
AGENT: W. T. DUNAHOO
 OWNER: W. T. DUNAHOO
 DATE: 8/10/76

SURVEYORS CERTIFICATION
 IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MOVEMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS 'FUTURE' AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERS REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND HAVE BEEN FULLY COMPLIED WITH.

BY: W. T. DUNAHOO REGISTERED L.S. # 1577

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE WALTON COUNTY PLANNING COMMISSION FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

DATE: 8-13-76
 M. J. J. J. J., Secretary, Walton County Planning Commission
 M. J. J. J. J., Chairman, Walton County Planning Commission



W. T. DUNAHOO
 1577

CERTIFICATION OF WATER and/or SEWER SYSTEM
 THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE WALTON CO. HEALTH DEPT. AND ALL LOTS ARE APPROVED FOR THE CONSTRUCTION OF INDIVIDUAL SEWER DISPOSAL SYSTEMS AND WATER SUPPLY SYSTEM TO CONDITIONS SET FORTH IN A LETTER TO Neal Jackson.
 Dated August 6, 1976.
 AND IS ON FILE IN WALTON COUNTY HEALTH DEPT. MONROE, GEORGIA

M. J. J. J. J. COUNTY SANITARIAN
 8-6-76 DATE

IRON PINS SET ON ALL CORNERS

RECORDED ON 11/16/76
 WALTER DUNAHOO
 COUNTY CLERK

Summary

Parcel Number C1520001
 Location Address 1705 AMBER STAPP STUDDARD RD
 Legal Description 125.09AC
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning A1 WP2
 Tax District Walton County (District 04)
 Millage Rate 33.44
 Acres 125.09
 Neighborhood RURAL AREA 4-04000 (04000)
 Homestead Exemption No (S0)
 Landlot/District 48 / 1



[View Map](#)

Owner

[ZMS LLC](#)
 2145 DULUTH HWY 120
 SUITE A
 DULUTH, GA 30097

[Skip to main content](#)
Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open	Rural	1	2
RUR	Open	Rural	2	17.36
RUR	Woodland	Rural	5	34.38
RUR	Woodland	Rural	7	29.14
RUR	Open	Rural	4	2.53
RUR	Open	Rural	5	16.06
RUR	Open	Rural	6	14.94
RUR	Open	Rural	8	8.68

Residential Improvement Information

Style Single Family
 Heated Square Feet 3928
 Exterior Walls Stone
 Foundation Masonry
 Basement Square Feet 1058 Unfinished
 Year Built 1974
 Roof Type Composite Shingle
 Heating Type Central Heat/ AC
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 0
 Value \$184,300
 Fireplaces/Appliances Standard Fireplace 3
 House Address 1705 AMBER STAPP STUDDARD RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Barn-Economy	2003	70x100 / 0	1	\$28,400
Shed	2003	25x100 / 0	1	\$5,800
SV/BLDG	1900	1x900 / 0	1	\$190
SV/BLDG	1900	1x1370 / 0	1	\$290

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/30/2022	5180 221	016 031	\$0	Related Indiv/Corps	CUMMING INVESTMENTS INC	ZMS LLC
6/30/2022	5180 216	016 031	\$13,000,000	Multi-Parcel Sale	BRITT DARRON P	CUMMING INVESTMENTS INC
6/3/2005	2218 014	016 031	\$0	Unqualified - Improved	WILLIAMS MICHAEL D	BRITT DARRON P
12/6/1996	701 494	016 031	\$0	Fair Market - Improved	NIMS JACQUELINE F	WILLIAMS MICHAEL D
	217 553	016 031	\$0	Unqualified Sale		NIMS JACQUELINE F

Valuation

	2024	2023	2022	2021	2020
Previous Value	\$1,153,380	\$1,021,180	\$825,980	\$932,880	\$879,080
Land Value	\$988,400	\$939,200	\$878,600	\$683,400	\$592,700
+ Improvement Value	\$184,300	\$179,500	\$107,900	\$107,900	\$305,500
+ Accessory Value	\$34,680	\$34,680	\$34,680	\$34,680	\$34,680
= Current Value	\$1,207,380	\$1,153,380	\$1,021,180	\$825,980	\$932,880
10 Year Land Covenant (Agreement Year / Value)				2018 / \$112,005	2018 / \$108,818

Photos



Sketches

Walton County, GA

Summary

Parcel Number C1720027B00
 Location Address PARTEE TRL
 Legal Description 4.26AC
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning A1 WP2
 Tax District Walton County (District 04)
 Millage Rate 33.44
 Acres 4.26
 Neighborhood RURAL AREA 4-04000 (04000)
 Homestead Exemption No (S0)
 Landlot/District 47 / 1

[View Map](#)

Owner

[ZMS LLC](#)
 2145 DULUTH HWY 120
 SUITE A
 DULUTH, GA 30097

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Rural Sm Tract	Rural	1	4.26

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/30/2022	5180 221	019 091	\$0	Related Indiv/Corps	CUMMING INVESTMENTS INC	ZMS LLC
6/30/2022	5180 216	019 091	\$13,000,000	Multi-Parcel Sale	BRITT DARRON P	CUMMING INVESTMENTS INC
12/16/1998	914 443	019 091	\$25,000	Land Market - Vacant	HAMES CLAUDE D JR ETAL	BRITT DARRON P

Valuation

	2024	2023	2022	2021	2020
Previous Value	\$92,800	\$83,200	\$64,700	\$56,100	\$52,100
Land Value	\$97,900	\$92,800	\$83,200	\$64,700	\$56,100
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$97,900	\$92,800	\$83,200	\$64,700	\$56,100

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Manufactured Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 10/21/2024, 3:54:10 AM

Contact Us



[Skip to main content](#)

Summary

Walton County, GA

Parcel Number	C1720041
Location Address	1699 AMBER STAPP STUDDARD RD
Legal Description	145.02AC <i>(Note: Not to be used on legal documents)</i>
Class	A5-Agricultural <i>(Note: This is for tax purposes only. Not to be used for zoning.)</i>
Zoning	A1 WP2
Tax District	Walton County (District 04)
Millage Rate	33.44
Acres	145.02
Neighborhood	RURAL AREA 4-04000 (04000)
Homestead Exemption	No (S0)
Landlot/District	48 / 1

[View Map](#)

Owner

[ZMS LLC](#)
2145 DULUTH HWY 120
SUITE A
DULUTH, GA 30097

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open	Rural	2	9.2
RUR	Open	Rural	4	7.44
RUR	Open	Rural	6	11.36
RUR	Woodland	Rural	2	28.52
RUR	Woodland	Rural	5	30.84
RUR	Woodland	Rural	7	57.66

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Utility Building	1995	10x12 / 0	1	\$390

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/30/2022	5180 221	017 194	\$0	Related Indiv/Corps	CUMMING INVESTMENTS INC	ZMS LLC
6/30/2022	5180 216	017 194	\$13,000,000	Multi-Parcel Sale	BRITT DARRON P	CUMMING INVESTMENTS INC
7/9/1997	752 398	017 194	\$105,894	Land Market - Vacant	GRAYMONT CORPORATION	BRITT DARRON P
11/11/1996	698 300	017 194	\$261,036	Land Market - Vacant	FAIN JOHN M &	GRAYMONT CORPORATION
12/13/1994	563 054	017 194	\$0	Unqualified - Vacant		FAIN JOHN M &

Valuation

	2024	2023	2022	2021	2020
Previous Value	\$1,129,490	\$1,056,690	\$821,990	\$712,990	\$661,890
Land Value	\$1,189,700	\$1,129,100	\$1,056,300	\$821,600	\$712,600
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$390	\$390	\$390	\$390	\$390
= Current Value	\$1,190,090	\$1,129,490	\$1,056,690	\$821,990	\$712,990
10 Year Land Covenant (Agreement Year / Value)				2018 / \$117,070	2018 / \$113,721

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Manufactured Homes, Prebill Mobile Homes, Permits, Photos, Sketches.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 10/21/2024, 3:54:10 AM

[Contact Us](#)





100 YEAR STORM	
WETLAND	
STREAM	
PROPERTY BOUNDARY	



EXISTING SITE RESOURCES MAP
SOCIAL CIRCLE
 WALTON COUNTY, GA
 OCTOBER 24, 2024





Memorandum

To: Scott Greene, PE.
Thomas & Hutton.

From: Abdul Amer, PE

Date: November 1, 2024

Subject: Trip Generation Memorandum for proposed Data Center on Social Circle Parkway, City of Social Circle, Georgia | A&R 24-218

The purpose of this memorandum is to estimate the trip generation that will result from the proposed Data Center development on SR 11 (Social Circle Parkway), in the City of Social Circle, Georgia. The proposed development will consist of four data center buildings with a combined total of 1,786,832 SF. The proposed development will have one full access driveway on Social Circle Parkway and a secondary access driveway on Amber Strapp Studdard road. The planned location of the development is shown below.





A&R Engineering, Inc.

METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the ITE land use category 160 – Data Center.

Land Use: 160 – Data Center: A data center is a free-standing warehouse type of facility that is primarily used for off-site storage of computer systems and associated components including applications and secure data. Some data centers may include maintenance areas and a small office. Data centers may be occupied by single or multiple tenants. Data centers typically have a small number of employees and visitors.

TRIP GENERATION

The projected ITE site-generated volumes for the proposed development are shown in Table 1 below.

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 160 – Data Center	1,786,832 SF	125	102	227	57	134	191	1,769
Total Trips		125	102	227	57	134	191	1,769

Based on the trip generation rates published in the Institute of Transportation Engineers Trip Generation Manual, 11th edition, the proposed data center development will generate 227 new external two-way trips in the AM peak hour, 191 new external two-way trips in the PM peak hour, and 1,769 new external two-way trips in a 24-hour duration.


Rezone Application









Final Audit Report


2024-11-04


Created:	2024-11-04
By:	Ashley Davis (adavis@socialcirclega.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAADwZUKrn4OMT-jLsFmObLdv_oFerK52XU


"Rezone Application" History


-  Web Form created by Ashley Davis (adavis@socialcirclega.gov)
2023-07-21 - 12:25:25 PM GMT


-  Ryan Hughes (ryan@sailfishinvestors.com) uploaded the following supporting documents:
 -  Signed Pre-Application Meeting Notes
 -  Property Owner Authorization Letter
 -  Site Plan
 -  Letter of Intent
 -  Typed Legal Metes and Bounds / Recorded Deed
 -  Existing Site Resources Map / Recorded Plat
 -  Traffic Study2024-11-04 - 5:00:28 PM GMT


-  Web Form filled in by Ryan Hughes (ryan@sailfishinvestors.com)
2024-11-04 - 5:00:28 PM GMT

-  Email verification link emailed to Ryan Hughes (ryan@sailfishinvestors.com)
2024-11-04 - 5:00:29 PM GMT


-  Email viewed by Ryan Hughes (ryan@sailfishinvestors.com)
2024-11-04 - 5:00:48 PM GMT

-  E-signature verified by Ryan Hughes (ryan@sailfishinvestors.com)
2024-11-04 - 5:00:49 PM GMT


-  Document emailed to adavis@scoialcirclega.gov for filling
2024-11-04 - 5:00:51 PM GMT

-  Email sent to adavis@scoialcirclega.gov bounced and could not be delivered
2024-11-04 - 5:00:51 PM GMT



 Ashley Davis (adavis@socialcirclega.gov) replaced form filler adavis@scoialcirclega.gov with Cody Ellis (cellis@socialcirclega.gov)

2024-11-04 - 5:10:38 PM GMT

 Document emailed to Cody Ellis (cellis@socialcirclega.gov) for filling

2024-11-04 - 5:10:38 PM GMT

 Email viewed by Cody Ellis (cellis@socialcirclega.gov)

2024-11-04 - 5:11:08 PM GMT

 Email sent to adavis@scoialcirclega.gov bounced and could not be delivered

2024-11-04 - 5:11:42 PM GMT

 Form filled by Cody Ellis (cellis@socialcirclega.gov)

Form filling Date: 2024-11-04 - 5:32:17 PM GMT - Time Source: server

 Agreement completed.

2024-11-04 - 5:32:17 PM GMT



EXHIBIT

“D”



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

SPECIAL USE APPLICATION

Evidence of a Pre-Application Meeting Schedule a pre-application meeting.



Signed Pre-Application Meeting Notes

Property Owner Authorization



Property Owner Authorization Letter

Site Plan, *if applicable.*



Site Plan

Letter of Intent



Letter of Intent

Typed Legal Metes and Bounds or Recorded Deed



Legal Metes and Bounds / Recorded Deed

Existing Site Resources Map, showing changes in elevation, topographical conditions, and existing structures upon the tract or Recorded Plat



Existing Site Resources Map / Recorded Plat

Traffic Study. *Only for projects with an estimated ADT of 1,000 or more trips as estimated by the area dedicated to each land use.*



Traffic Study

Community Meeting Report, *submitted at least 7 days prior to the first scheduled public hearing and shall include a copy of any mailers sent to the community, if any of the following apply:*

- a. *Request is for a more intensive use and/or zoning district;*
- b. *Request impacts 16 or more single-family residential;*
- c. *Request impacts more than five (5) acres; or*
- d. *As determined necessary by the Community Development Director*



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

APPLICANT INFORMATION

Name: Sailfish Investors Acquisitions LLC (Applicant)

Address: 13280 Machiavelli Way, Palm Beach Gardens, FL 33418

Phone Number: 6172403700 Email: ryan@sailfishinvestors.com

Applicant is the Owner's Agent Property Owner Contract Purchaser

Other: _____

PROPERTY OWNER INFORMATION (if different than the applicant)

Name: ZMS, LLC

Address: 2145 Duluth Highway, Suite A, Duluth, GA 30097

Phone Number: 6786658928 Email: aziz@premierpetroleum.com

Who will be the main point of contact for this application?

Applicant

Property Owner



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

SUBJECT PROPERTY INFORMATION

Location / Address of the Subject Property:

Walton County Tax Parcels C152000000001000, C172000000041000, C172000000027B00, C15200010DP, and SC22000000009A00 consisting of approximately 344 acres

Tax Parcel ID: C152000000001000, C172000000041000, C172000000027B00, C15: Sewage Disposal: Septic Public Sewer

Council District: District 2

Current Zoning District: AG - Agricultural District

Current Future Land Use Character Area: Industrial Character Area

Briefly describe the request:

The Applicant and Owner have a joint proposal to develop the Property located off Social Circle Bypass and Amber Stapp Studdard Road under Light Industrial ("LI") zoning into an applicable special use. The aim is to establish an industrial campus focused on data center facilities and associated public utilities, including electric, water, and sewer services, along with accessory uses.



The City Of

SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

REVIEW STANDARDS (SECTION 13.7.7 OF THE UNIFIED DEVELOPMENT CODE)

Please answer the following questions to the best of your ability.

A. Compatibility

1. Is the subject property adequate in shape and size to accommodate the Special Use?

Yes, but a variance on impervious surface ratio is anticipated.

2. Are there adequate public facilities available to serve the proposed use, including, but not limited to: water; sanitary sewer; stormwater or drainage facilities; public safety and emergency facilities; roadway capacity; vehicular ingress and egress; or, that the applicant will provide adequately for such services and for placement in an appropriate location?

Data centers do not require significant public service needs outside of electric service which will be provided by either Walton EMC or Georgia Power. It is our understanding that the City is making investments to upgrade water and wastewater infrastructure in this area which could be utilized to provide additional capacity to these parcels.

3. Can the specific use standards for the requested Special Use, if any, as provided in Article 3, Use Standards within the Unified Development Code be achieved?

Not applicable.

4. Will the requested Special Use result in the destruction, loss, or damage of any feature determined to be natural, cultural, scenic or historic importance?

No.

Special Use Application
"Georgia's Greatest Little Town"



The City Of

SOCIAL CIRCLE

*166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113*

B. Consistency

1. Is the requested Special Use consistent with the intent, goals, strategies, policies, guiding principles and programs of the Comprehensive Plan and other adopted plans?

Yes, a data center is an industrial use. This aligns with the future land use plan because the property is situated in the industrial character area.

2. Is the requested Special Use detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity by reason of any one or more of the following: the number, area, location, height, orientation, intensity (such as traffic, noise, odor, hours of operation), or relation to the neighborhood or adjacent uses?

No.



The City Of

SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

This application filed for action by the Planning Commission and Mayor and Council for zoning action requiring a public hearing on property address:

Walton County Tax Parcels C15200000001000, C172000000041000, C172000000027B00, C15200010DP, and SC22000000009A00

The applicant has complied with O.C.G.A. Section 36-67A-1, et. Seq., Conflict of Interest in Zoning Actions, and has been submitted the required information on this form as provided.

All individuals, business entities, or other organizations* having a property or other interest in said property subject of this application are as follows:

Sailfish Investors Acquisitions LLC ("Applicant"); ZMS, LLC ("Owner")

Have you as the applicant, agent for applicant, or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the City of Social Circle Mayor and Council or the City of Social Circle Planning Commission? Yes No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (within last 2 years)

** Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust. While other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church foundation, club, charitable organization, or educational organization.*



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

I do hereby certify that the information provided herein is both complete and accurate to the best of my knowledge. I agree to electronically sign this application.

Ryan Hughes
Ryan Hughes (Nov 4, 2024 12:06 EST)

Applicant Signature

Nov 4, 2024

Date

OFFICE USE ONLY

Case Number: SU-2024-001 Date of Application Review: 11/4/2024

Date of Planning Commission Meeting: 12/19/2024

Date of Mayor and Council Meeting: 01/21/2025

C.E.
C.E.



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

PRE-APPLICATION MEETING NOTES
ZONING APPLICATION

Date of Meeting: 10/31/2024

Applicant Name: Scott Greene

Applicant E-mail: greene.s@tandh.com

Subject Property Address: 0 Social Circle Pkwy

Future Land Use Character Area: Industrial Character Area

Current Zoning: AG - Agricultural District

Will a Special Use be needed? Yes No

Will a Future Land Use Map Amendment be needed? Yes No

If yes, what is the Character Area needed to meet this request? Industrial Character Area

Will a Variance be needed? Yes No

If yes, which Code Section will the applicant need a Variance from? _____

Briefly describe the request:

The applicant would like to annex in the property and rezone for a data center.

Staff Notes:

Recommended rezoning to light industrial with a special use for the data center, and a future land use map amendment because of the annexation. The special use application is separate from the rezone application. THIS WILL SERVE AS THE PRE-APP MEETING NOTES FOR ALL APPLICATIONS.

The undersigned have attended the Pre-Application Meeting to discuss next steps and procedures regarding a zoning application. This signed document shall be included with the zoning application.

Applicant Signature: Scott Greene Date: Oct 31, 2024
Scott Greene (Oct 31, 2024 13:26 EDT)

Staff Signature: Amy Davis Date: Oct 31, 2024

Community Development Director










Pre-Application Meeting Notes - Zoning Application

Final Audit Report

2024-10-31

Created:	2024-10-31
By:	Ashley Davis (adavis@socialcirclega.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5U6OTz8XPKPQiYeolfgShAX4IDwsl1La

"Pre-Application Meeting Notes - Zoning Application" History


-  Document created by Ashley Davis (adavis@socialcirclega.gov)
2024-10-31 - 5:15:14 PM GMT
-  Document emailed to greene.s@tandh.com for signature
2024-10-31 - 5:16:47 PM GMT
-  Email viewed by greene.s@tandh.com
2024-10-31 - 5:17:12 PM GMT
-  Signer greene.s@tandh.com entered name at signing as Scott Greene
2024-10-31 - 5:26:19 PM GMT
-  Document e-signed by Scott Greene (greene.s@tandh.com)
Signature Date: 2024-10-31 - 5:26:21 PM GMT - Time Source: server
-  Document emailed to Ashley Davis (adavis@socialcirclega.gov) for signature
2024-10-31 - 5:26:23 PM GMT
-  Email viewed by Ashley Davis (adavis@socialcirclega.gov)
2024-10-31 - 5:29:55 PM GMT
-  Document e-signed by Ashley Davis (adavis@socialcirclega.gov)
Signature Date: 2024-10-31 - 5:30:06 PM GMT - Time Source: server
-  Agreement completed.
2024-10-31 - 5:30:06 PM GMT



November, 2024

LETTER OF OWNERSHIP GRANTING AUTHORIZATION TO ACT

The undersigned, Aziz Dhanani, being the authorized signatory of ZMS, LLC, owner of premises known as Parcel Numbers C15200000001000, C172000000041000, C172000000027B00, C15200010DP, and SC220009A00 of the County of Walton, State of Georgia, hereby authorize Sailfish Investors Acquisitions, LLC to proceed with rezoning, future land use map amendment application, annexation, and special use application of aforesaid premises.


Aziz Dhanani (Nov 1, 2024 13:17 EDT)

Signature

11/01/24

Date

Member

Address

Sworn to before me this 1 day of November 2024






Authorization Letter_ZMS LLC

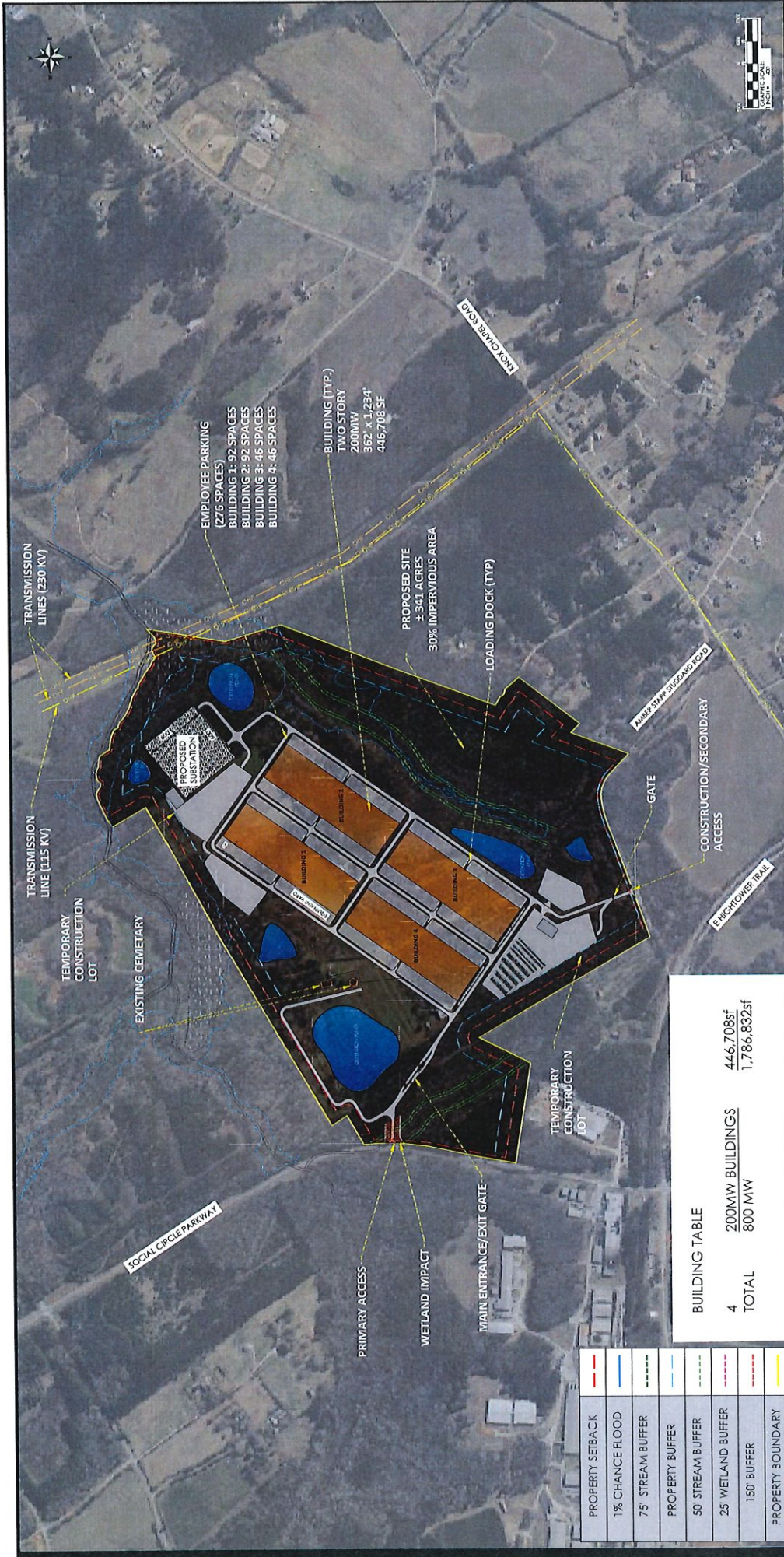
Final Audit Report

2024-11-01

Created:	2024-11-01
By:	Ryan Hughes (ryan@sailfishinvestors.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAASRdJTidLgoy5RzKIFCBWR7ZIPwfRq3Y

"Authorization Letter_ZMS LLC" History

-  Document created by Ryan Hughes (ryan@sailfishinvestors.com)
2024-11-01 - 5:11:36 PM GMT
-  Document emailed to Aziz Dhanani (aziz@premierpetroleum.com) for signature
2024-11-01 - 5:11:39 PM GMT
-  Email viewed by Aziz Dhanani (aziz@premierpetroleum.com)
2024-11-01 - 5:45:26 PM GMT
-  Document e-signed by Aziz Dhanani (aziz@premierpetroleum.com)
Signature Date: 2024-11-01 - 5:47:23 PM GMT - Time Source: server
-  Agreement completed.
2024-11-01 - 5:47:23 PM GMT



EMPLOYEE PARKING
(276 SPACES)
BUILDING 1: 92 SPACES
BUILDING 2: 92 SPACES
BUILDING 3: 46 SPACES
BUILDING 4: 46 SPACES

BUILDING (TYP.)
TWO STORY
200MMW
362' X 1,294'
446,708 SF

PROPOSED SITE
± 341 ACRES
30% IMPERVIOUS AREA

LOADING DOCK (TYP)

BUILDING TABLE

4	200MMW BUILDINGS	446,708sf
TOTAL	800 MW	1,786,832sf

PROPERTY SETBACK	---
1% CHANCE FLOOD	---
75' STREAM BUFFER	---
PROPERTY BUFFER	---
50' STREAM BUFFER	---
25' WETLAND BUFFER	---
150' BUFFER	---
PROPERTY BOUNDARY	---

CONCEPTUAL SITE LAYOUT
SOCIAL CIRCLE
WALTON COUNTY, GA
OCTOBER 14, 2024



SPECIAL USE LETTER OF INTENT

Owner: ZMS, LLC
2145 Duluth Hwy, Ste A Duluth Georgia, 30097
678 665 8928

Applicant: Sailfish Investors Acquisitions, LLC
13280 Machiavelli Way, Palm Beach Gardens, Florida, 33418
617 240 3700
Ryan@Sailfishinvestors.com

Project Name: Project Sailfish

Property: Walton County Tax Parcels C15200000001000, C172000000041000, C172000000027B00, C15200010DP, and SC22000000009A00 consisting of approximately 344 acres, (collectively, the "Property")

Special Use Request: Data Center - Light Industrial Zone

Date: November 4, 2024

The Applicant and Owner have a joint proposal to develop the Property located off Social Circle Bypass and Amber Stapp Studdard Road under Light Industrial ("LI") zoning into an applicable special use. The aim is to establish an industrial campus focused on data center facilities and associated public utilities, including electric, water, and sewer services, along with accessory uses.

Specifically, the envisioned Project encompasses the development of a data center and its related infrastructure, such as electric substations, transmission lines, and distribution facilities. The plan also includes public water and sewer utilities, as well as accessory structures. The projected data center space is approximately 4 million square feet, as outlined in the Site Plan.

The Property will be allocated solely for data center and Electric Utility Uses, along with accessory structures essential for their operations. These accessories encompass various components like air handlers, power generators, water cooling, storage facilities, and water storage tanks, among others, necessary to support the primary functions.

The Project is anticipated to create new technical skilled jobs and is expected to have minimal effects on existing infrastructure like schools and parks.

The Applicant will collaborate with either Georgia Power or Walton EMC to develop of an electrical substation and associated equipment within the parcel. The electrical substation and the associated equipment will be built on approximately 10 acres with plans to enclose these facilities with security fencing and will not add additional access points nor traffic to the site.

The Property currently comprises open farm fields with natural features like wetlands and two ponds located near the northern and southern property boundaries. The Project design aims to preserve the natural topography and vegetation to minimize adverse environmental impacts. Wetlands impacts remain under the nationwide limits established by the Army Corp of Engineers.

It is anticipated that an application for impervious surface ratio variance will be submitted after rezoning approval has been achieved. The current impervious surface ratio maximum is 25%. An impervious surface ratio closer to 30% may be required to support the current site plan.

Access to the site will primarily be from Social Circle Bypass, with a secondary emergency access point located off Amber Stapp Studdard Road. Primary Site access to Social Circle Bypass will be coordinated and permitted through GDOT. Emergency access point driveway at Amber Stapp Studdard Road will be coordinated and permitted through Walton County. The Project's development will involve extending water and sewer services, following guidance received from City of Social Circle Water Authority.

Construction of the Project is expected to occur in phases over several years, with an emphasis on local hiring and collaboration with city and county authorities to address environmental and traffic concerns.

In summary, the proposed Project seeks to transform the Property into a modern data center campus while adhering to zoning regulations and minimizing impacts on the surrounding community and environment.

BK:5180 PG:221-224
Filed and Recorded
Jul-22-2022 12:00 AM
DOC# 2022 - 011457
Real Estate Transfer Tax
Paid: \$ 0.00
1472022003644
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 1433177263

Walton County Tax Parcel No.: (i) SC220-00000-009-A00;
(ii) C1520-00000-001-00;
(iii) C1520-00000-001-0DP;
(iv) C1720-00000-027-B00; and
(v) C1720-00000-041-000.

STATE OF GEORGIA
COUNTY OF GWINNETT

Please Return to: Mills & Hoopes, LLC
1550 North Brown Rd, Ste. 130
Lawrenceville, Georgia 30043

LIMITED WARRANTY DEED

THIS INDENTURE is made effective the 30th day of June, 2022, by and between CUMMING INVESTMENTS INC., a Georgia corporation (hereinafter referred to as the "Grantor"), and ZMS, LLC, a Georgia limited liability company (hereinafter referred to as the "Grantee").

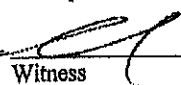
WITNESSETH:

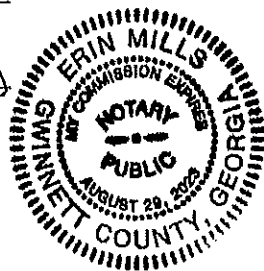
THAT Grantor for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise and convey to Grantee, its successors and assigns, all the right, title, interest, claim, or demand which Grantor has or may have had in and to the 344.24 +/- acres located at 1599, 1677, and 1705 Amber Stapp Studdard Road, Social Circle, Georgia 30025 (the "Property"), being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property together with all singular rights, members and appurtenances thereof, unto the Grantee, its successors and assigns, IN FEE SIMPLE, and Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness

Erin Mills
Notary Public



GRANTOR:
CUMMING INVESTMENTS INC.


By: Aziz Dhanani
Its: CEO

(Corporate Seal)

*Exhibit "A" - Legal description***TRACT 1:**

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Social Circle, located in Land Lot 69 of the 1st Land District, 418th G.M.D., being designated as "Parcel A-2", containing 22.25 acres, more or less, according to a survey entitled, "Plat for SCRE Holdings, LLC," dated April 7, 1995, prepared by Cranston, Robertson & Whitehurst, P.C., certified by John Thomas Attaway, Georgia Registered Land Surveyor No. 2612. Reference to said survey is hereby made and the same is incorporated herein and attached hereto as Exhibit "A-1" for a more complete description of the property conveyed.

TRACT 2:

ALL THAT TRACT or parcel of land lying and being in Land Lots 47 and 48, 1st Land District, Walton County, Georgia (also being located in Social Circle District, G.M.D. 418) containing 172.556 acres, and more particularly described according to said plat as follows:

TO LOCATE THE TRUE PLACE OR POINT OF BEGINNING, begin at a point in the center of Amber Stapp Studdard Road, a/k/a Old Rutledge Road, (having a 70-foot right of way) located 480 feet northeast as measured along the centerline of said road from its intersection with the centerline of Georgia Railroad; run thence North 31 degrees 16 minutes 00 seconds West 35 feet, more or less, to a point marked by a 1/2" iron pipe set on the northwest line of Amber Stapp Studdard Road, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING; from said beginning point as thus established, run thence North 29 degrees 46 minutes 00 seconds West a distance of 1604.10 feet to a point marked by a 1/2" pipe found; run thence North 59 degrees 45 minutes 00 seconds East 3315.48 feet to a point marked by a 1/2" pipe set; run thence South 30 degrees 23 minutes 45 seconds East 1217.15 feet to a point marked by a 1/2" pipe found; run thence South 59 degrees 78 minutes 70 seconds West 1427.98 feet to a point marked by a 1-1/2" bar found; run thence South 12 degrees 31 minutes 40 seconds East 2455.52 feet to a point marked by a 1/2" pipe set on the northwest right of way line of Amber Stapp Studdard Road; run thence along said right of way line South 72 degrees 26 minutes 30 seconds West 233.71 feet to a point, South 69 degrees 20 minutes 27 seconds West 516.43 feet to a point, and South 69 degrees 58 minutes 00 seconds West 389.70 feet to a point marked by a 1/2" iron pipe set, which is the place or point of beginning.

-Continued-

*Exhibit "A" - Legal description (Continued)***TRACT 3:**

All that tract or parcel of land lying and being in Land Lot 47 of the First Land District, Social Circle G.M.D., No. 418, Walton County, Georgia, being designated as Lot 10 of Hard Labor Creek Farms Division, containing 4.26 acres, more or less, as more particularly shown on plat of survey dated July 15, 1976, certified by W.T. Dunahoo, Ga. R.L.S. No. 1577, which is recorded at Plat Book 19, page 91, Walton County Records. Said plat of survey and the record thereof are incorporated herein by reference for a more complete description of the subject property.

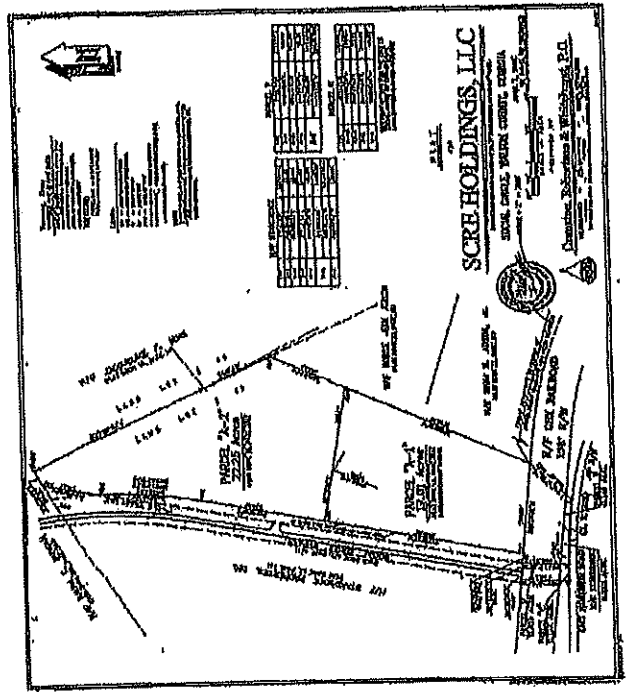
TRACT 4:

ALL THAT TRACT or parcel of land lying and being in Land Lots 39, 47 and 48, 1st Land District, Social Circle G.M.D. 418, Walton County, Georgia, containing 145.020 acres according to a Plat of Survey by Kenneth C. Sims, Georgia Registered Land Surveyor No. 1763, dated November 7, 1996, and more particularly described as follows:

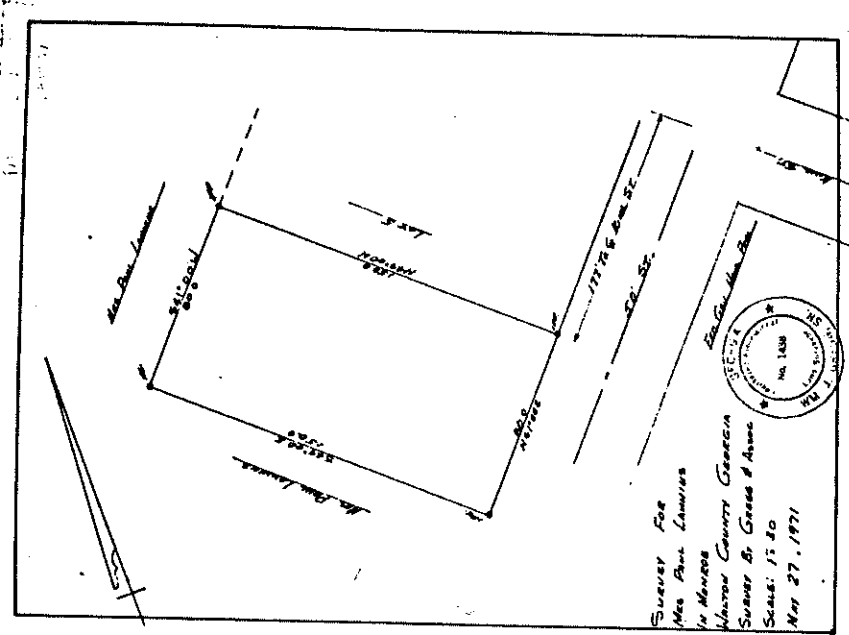
BEGINNING at a point marked by an iron pin found at the original corner common to Land Lots 39, 40, 47 and 48 of the 1st Land District, Walton County, Georgia; run thence along the line of property now or formerly owned by Hard Labor Creek Farms South 20 degrees 47 minutes 00 seconds West 2309.20 feet to a point on the northeast right of way line of Amber Stapp Studdard Road (70-foot right of way); run thence along said right of way line North 47 degrees 27 minutes 00 seconds West 281.17 feet to a point, North 64 degrees 36 minutes 48 seconds West 106.48 feet to a point, North 86 degrees 12 minutes 30 seconds West 97.58 feet to a point, and South 77 degrees 14 minutes 45 seconds West 184.14 feet to an iron pin set; thence leaving said right of way line, run North 12 degrees 31 minutes 40 seconds West 2455.52 feet to a point marked by an iron pin found; run thence North 59 degrees 18 minutes 10 seconds East 1427.98 feet to a point marked by an iron pin found; run thence North 30 degrees 23 minutes 45 seconds West 1217.15 feet to a point; run thence North 30 degrees 23 minutes 45 seconds West 318.00 feet to a point; run thence North 00 degrees 34 minutes 48 seconds East 81.90 feet, more or less, to a point; thence North 00 degrees 34 minutes 48 seconds East 57.00 feet, more or less, to a point located in the center line of a creek (said point being herein designated Point "A"); thence in a northeasterly, southeasterly, easterly and northeasterly direction along the centerline of said creek a distance of 1789.8 feet, more or less to a point (said point being herein designated Point "B") (the distance between Point A and Point B being described for survey purposes only by a traverse line having a point of beginning located North 00 degrees 30 minutes West 39.9 feet from Point A and having the following courses and distances: North 57 degrees 33 minutes 10 seconds East 236.00 feet to a point; North 87 degrees 50 minutes 00 seconds East 288.00 feet to a point; South 75 degrees 41 minutes 00 seconds East 135.00 feet to a point; South 51 degrees 24 minutes 00 seconds East 150.00 feet to a point; South 72 degrees 51 minutes 00 seconds East 124.00 feet to a point; South 60 degrees 40 minutes 00 seconds East 564.00 feet to a point; South 30 degrees 01 minutes 00 seconds East 154.20 feet to a point; due East 100.00 feet to a point, and North 65 degrees 00 minutes 00 seconds East 70.00 feet to a point in the center of a branch; run thence along the center line of said branch 1209.90 feet, more or less (said distance being described for survey purposes by a 1209.90 foot chord bearing South 13 degrees 30 minutes 00 seconds East and having as its end point an iron pin set South 20 degrees 47 minutes West 10.00 feet from the centerline of said branch; run thence South 20 degrees 47 minutes 00 seconds West 1122.00 feet to a point marked by an iron pin found at the original corner common to Land Lots 39, 40, 47 and 48, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING.

-Continued-

Exhibit "A-1"

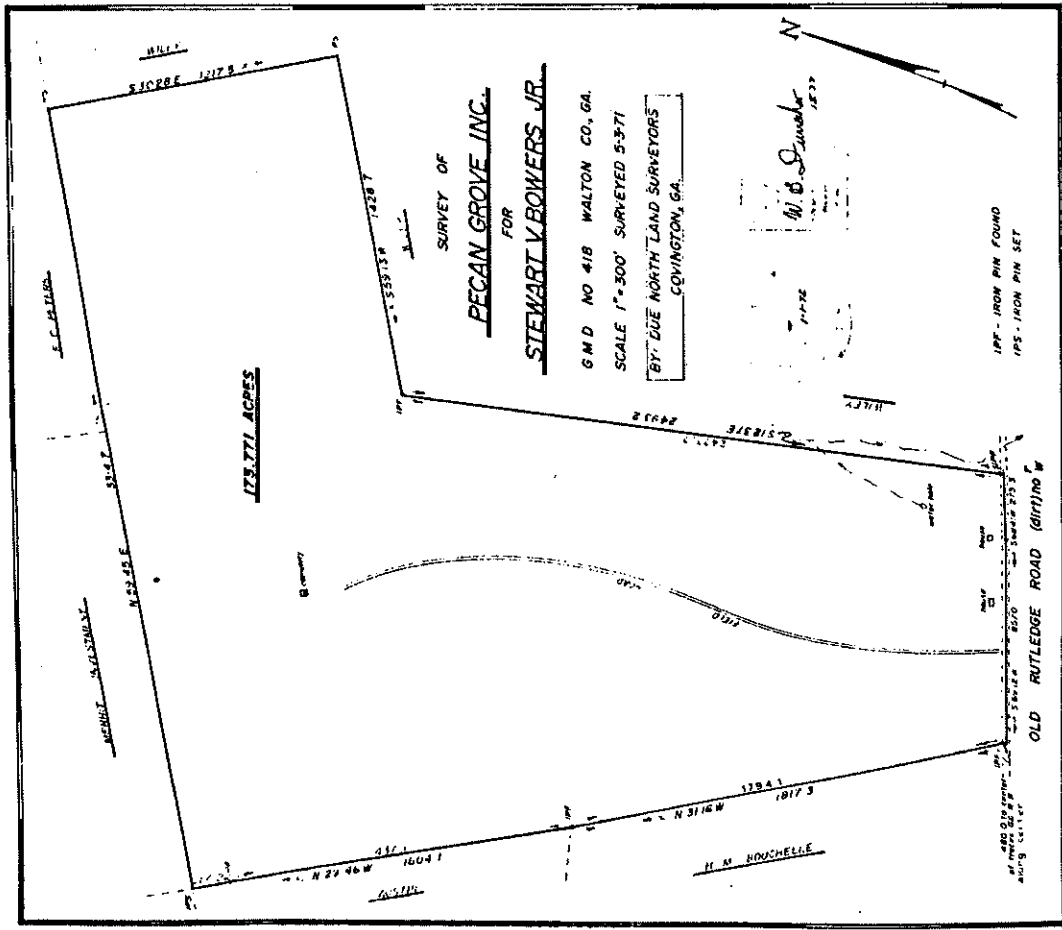


[Handwritten signature]



Survey for
 Mrs Ann Lammie
 W. Moore
 Murray County Georgia
 Survey to Grace & Anne
 Sams: 17 40
 Nov 27, 1921

RECORDED IN THE PUBLIC RECORDS OF GEORGIA
 BOOK 1438 PAGE 1438
 REGISTERED IN THE PUBLIC RECORDS OF GEORGIA
 BOOK 1438 PAGE 1438



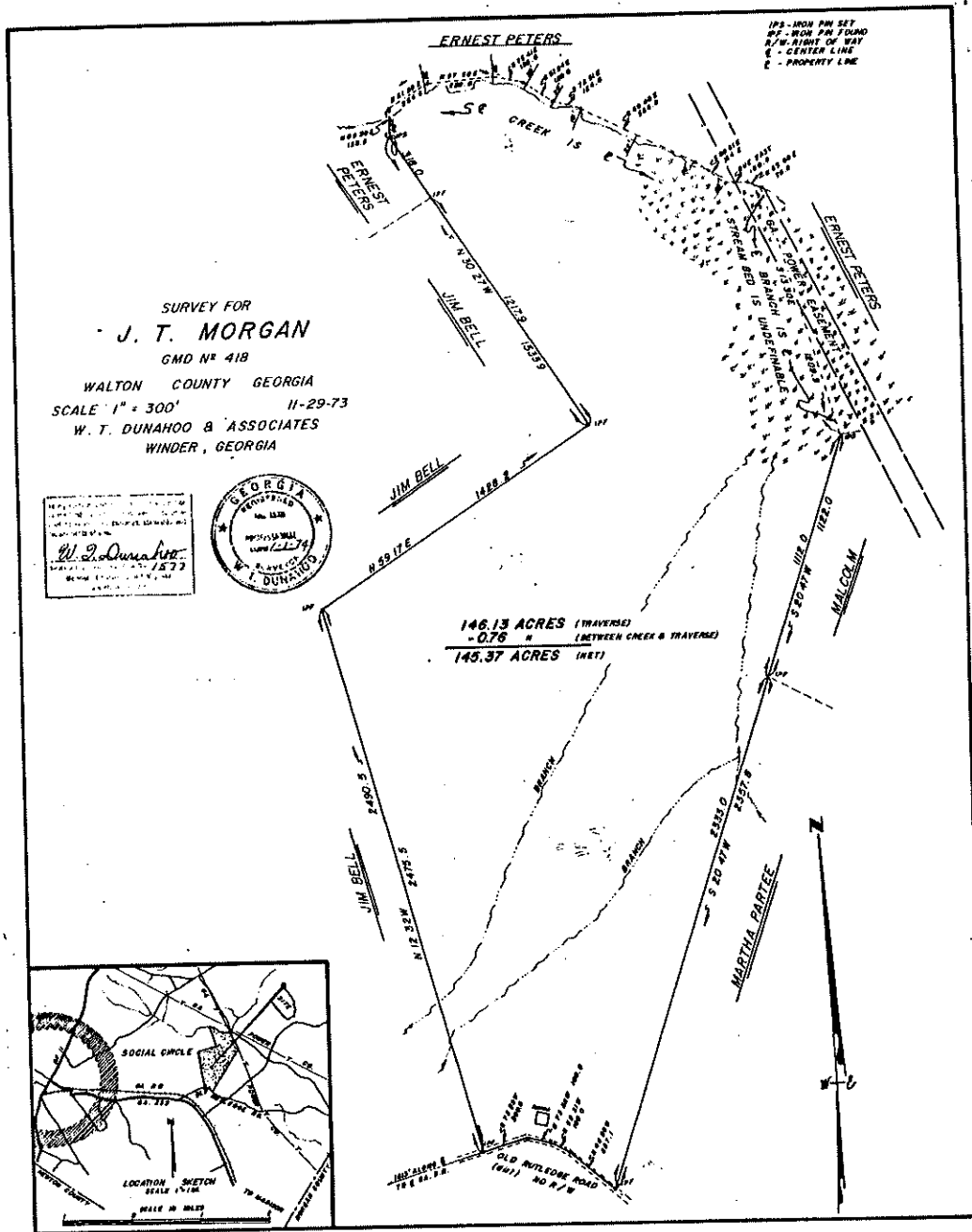
SURVEY OF
PECAN GROVE INC.
 FOR
STEWART V. BOWERS JR.

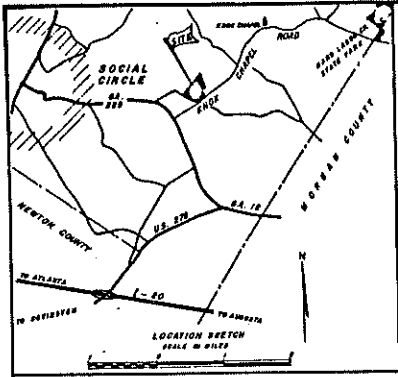
G.M.D. NO 418 WALTON CO., GA.
 SCALE 1" = 300' SURVEYED 5-3-71
 BY: DUE NORTH LAND SURVEYORS
 COVINGTON, GA.

W. B. BOWERS JR.
 SURVEYOR

1 IPF - IRON PIN FOUND
 1 PS - IRON PIN SET

RECORDED IN THE PUBLIC RECORDS OF GEORGIA
 BOOK 1438 PAGE 1438
 REGISTERED IN THE PUBLIC RECORDS OF GEORGIA
 BOOK 1438 PAGE 1438





CERTIFICATE OF APPROVAL AND REGISTRATION
 I HEREBY CERTIFY THAT I HAVE ADDED THE PLAN OF SUBDIVISION, ESTABLISH THE NEIGHBORHOOD BUILDING SETBACK LIMITS, AND DESIGNATE ALL STREETS, ALLEYS, WALKWAYS, AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED.
 DATE: 8-15-76
 S. J. DUNAHOO, Chairman, Planning Commission
 WALTER RAYBURN, Engineer

HARD LABOR CREEK FARMS

PHASE II
 GMD # 418

LAND LOT 47 - 1st LAND DISTRICT
 WALTON COUNTY, GEORGIA
 SCALE: 1" = 200' JULY 15, 1976
 W. T. DUNAHOO and ASSOCIATES
 WINDER, GEORGIA

CERTIFICATE OF APPROVAL OF STREETS
 I HEREBY CERTIFY THAT THE STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS IN THE SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND MEET ALL THE REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE FOR WALTON COUNTY, GEORGIA.
 DATE: 8-15-76
 Robert M. Hand
 CHAIRMAN, COUNTY COMMISSIONERS
 OF WALTON COUNTY
 Signature

CERTIFICATE OF APPROVAL FOR RECORDING

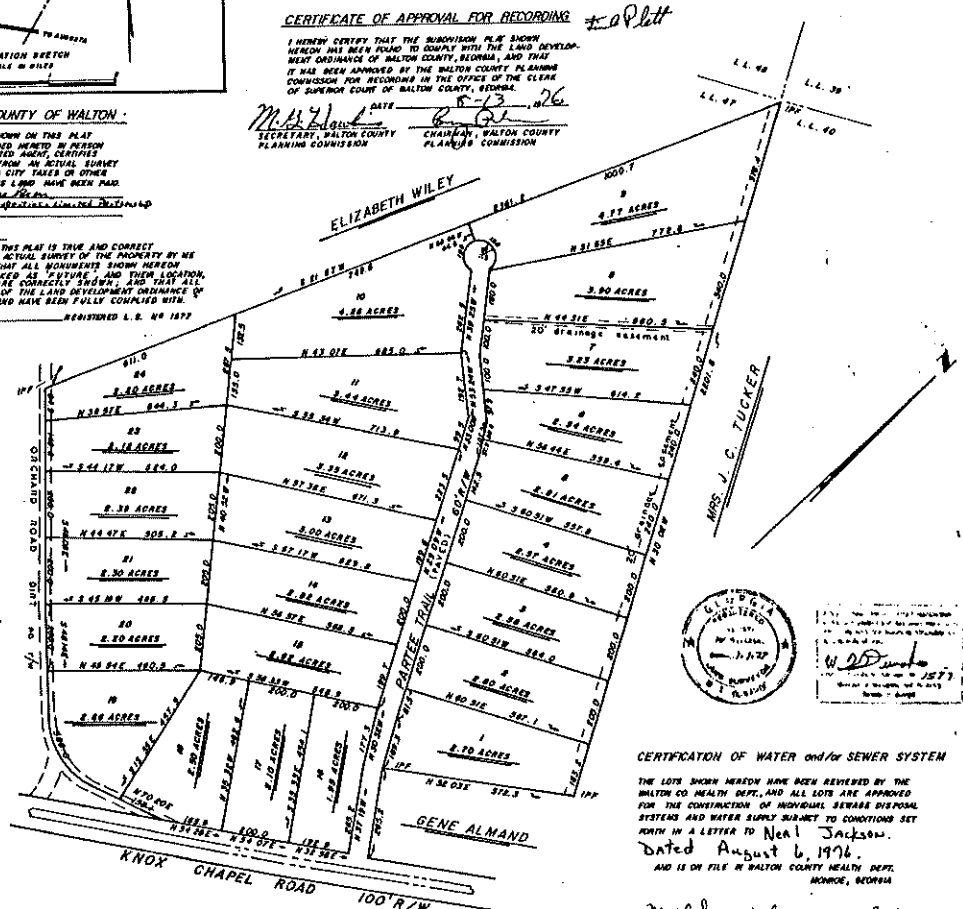
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE WALTON COUNTY PLANNING COMMISSION FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.
 DATE: 8-15-76
 M. J. Smith
 SECRETARY, WALTON COUNTY PLANNING COMMISSION
 W. T. Dunahoo
 CHAIRMAN, WALTON COUNTY PLANNING COMMISSION

STATE OF GEORGIA, COUNTY OF WALTON

THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBSCRIBED HEREIN IN PERSON OR THROUGH A duly authorized agent, CERTIFIES THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY THAT ALL STATE, COUNTY AND CITY TAXES OR OTHER ASSESSMENTS NOW DUE ON THE LAND HAVE BEEN PAID.
 OWNER: Elizabeth Wiley
 DATE: 8-15-76

SURVEYOR'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOW HEREON ACTUALLY EXIST OR ARE MARKED AS FUTURE; AND THAT ALL ENGINEERING REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND HAVE BEEN FULLY COMPLIED WITH.
 BY: W. T. Dunahoo REGISTERED L.S. NO. 1877



CERTIFICATION OF WATER and/or SEWER SYSTEM

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE WALTON CO HEALTH DEPT., AND ALL LOTS ARE APPROVED FOR THE CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS AND WATER SUPPLY SUBJECT TO CONDITIONS SET FORTH IN A LETTER TO Neal Jackson.
 Dated August 6, 1976.
 AND IS ON FILE IN WALTON COUNTY HEALTH DEPT. MONROE, GEORGIA

M. J. Smith
 COUNTY SANITARIAN
 DATE: 8-6-76

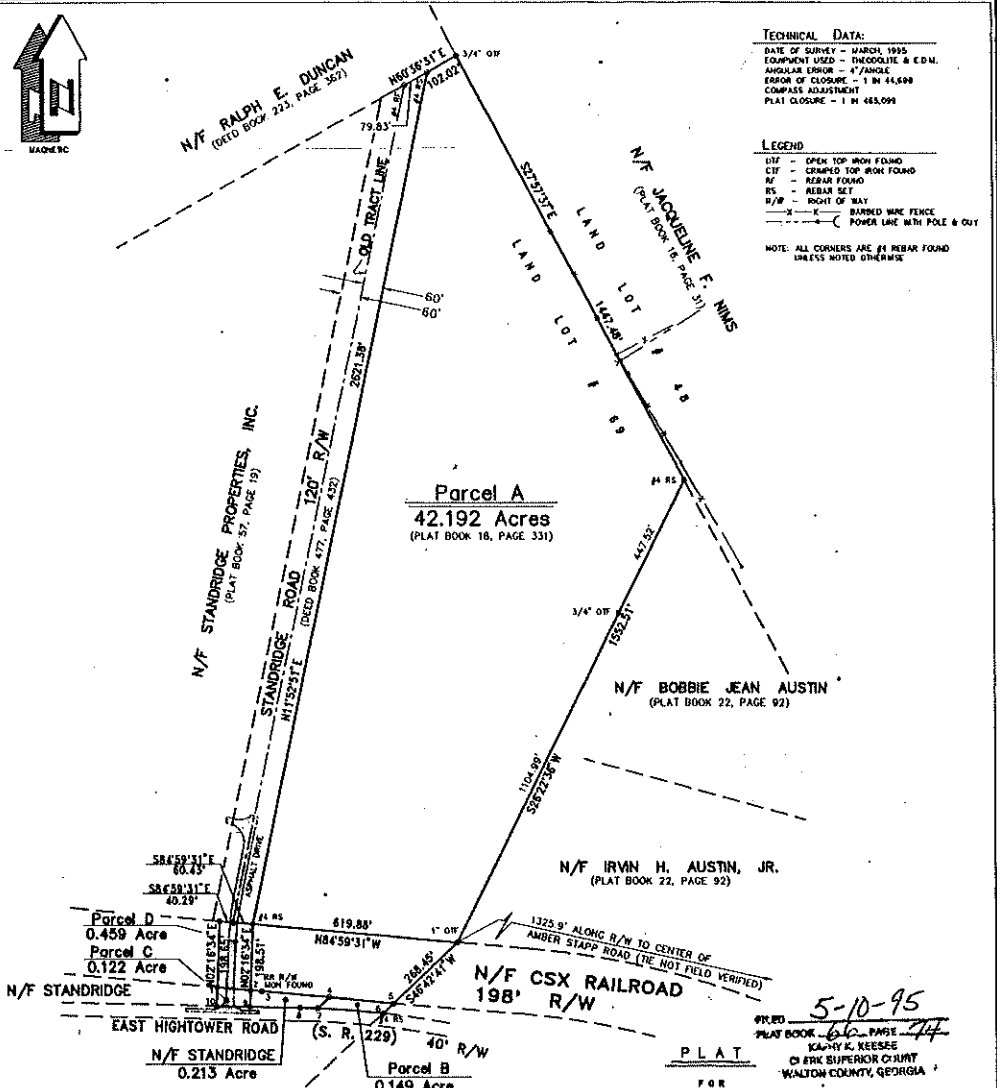
RECORDED ON 11/15/76
 S. J. Dunahoo
 COUNTY CLERK



N/F RALPH E. DUNCAN
(GRID BOOK 223, PAGE 367)

TECHNICAL DATA:
DATE OF SURVEY - MARCH, 1995
EQUIPMENT USED - THEODOLITE & E.D.M.
ANGULAR ERROR - 4" ANGLE
ERROR OF CLOSURE - 1 IN 44,698
COMPASS ADJUSTMENT
PLAT CLOSURE - 1 IN 485,099

LEGEND
OTF - OPEN TOP IRON FOUND
CTF - CAPPED TOP IRON FOUND
RF - REBAR FOUND
RS - REBAR SET
R/W - RIGHT OF WAY
--- BARRIED WIRE FENCE
--- POWER LINE WITH POLE & OUT
NOTE: ALL CORNERS ARE #4 REBAR FOUND UNLESS NOTED OTHERWISE



N/F STANDRIDGE

LINE	DIRECTION	DISTANCE
1-2	N02°16'34"E	49.48'
2-3	S04°56'32"E	33.83'
3-4	S84°59'13"E	204.01'
4-7	S46°42'29"W	48.69'
7-8	R = 2770.80	L = 52.57'
8-9	N88°12'27"W	52.57' (CH)
9-10	N88°47'03"W	150.92'

Parcel B

LINE	DIRECTION	DISTANCE
7-4	N48°47'29"E	48.69'
4-3	S84°59'02"E	103.38'
3-5	S46°42'41"W	43.02'
6-7	R = 2770.80	L = 197.85'
8-7	N83°38'29"W	197.80' (CH)

Parcel C

LINE	DIRECTION	DISTANCE
9-10	N88°46'25"W	100.63'
10-1	N02°16'34"E	55.99'
1-2	S84°56'32"E	100.73'
2-9	S02°16'34"W	49.31'

Babb Corporation

LAND LOCATED IN LAND LOT 69, 1st LAND DISTRICT, IN THE 418th O.M.D., SOCIAL CIRCLE, WALTON COUNTY, GEORGIA

SCALE: 1" = 200' APRIL 7, 1995
600' REV. 5-8-95, ADD PARCELS B,C,D



Cranston, Robertson & Whitehurst, P.C.

432 ELIUS STREET P.O. DRAWER 2516 AUGUSTA, GEORGIA 30903
TELEPHONE: (706) 722-1588
ENGINEERS - PLANNERS - SURVEYORS



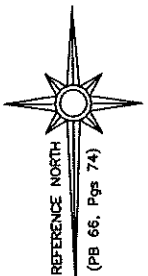
L:\GIS\8501 MAY 1995 8:14:11:48 1995 L.C.

RECORDED: MAY 16 1995
KAWY K. KEESSE, CLERK

5-10-95
PLAT BOOK 62 PAGE 74
KAWY K. KEESSE
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA

BLS 1/17/2019
 Filed and Recorded
 Dec-05-2019 12:40 PM
 DCS# 2019-000351
 KAREN P. DANIELSON, CLERK
 WALTON COUNTY, GA
 Participation ID: 820988556

For Clerk of Court's Stamp



SCRE Holdings, LLC
 TMP: SC22009A00
 DB 1597, Pg 96
 PSL 66, Pg 74

Diane & Michael Carter
 TMP: SC220011
 DB 4393, Pg 262
 PSL 22, Pg 92

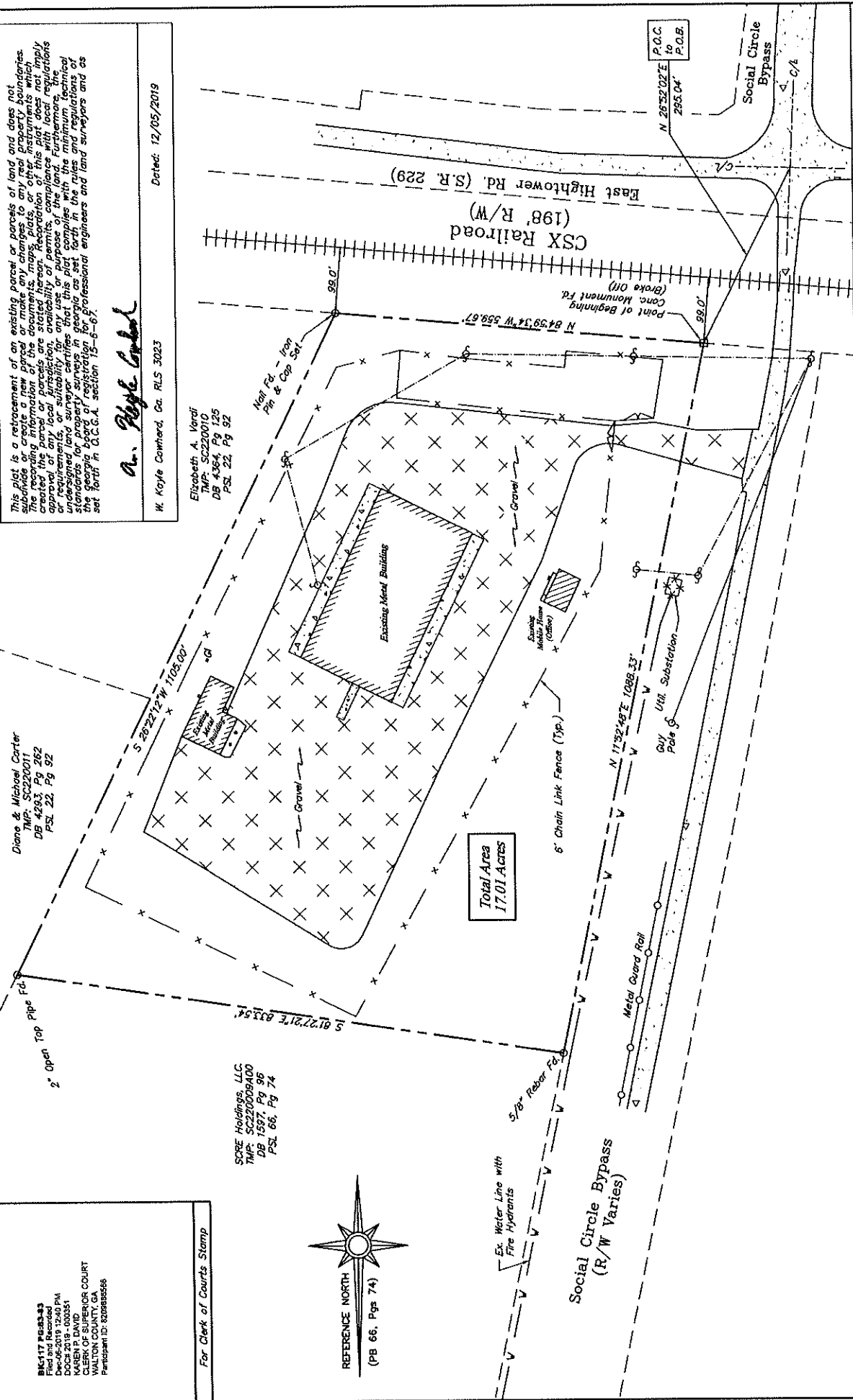
a. *Kayle Cowherd*
 H. Kayle Cowherd, Ca. RLS 3023

Elizabeth A. Vardi
 TMP: SC220010
 DB 4384, Pg 125
 PSL 22, Pg 92

Date: 12/05/2019

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created, his parcel or parcels are not subject to the availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the Georgia Professional Surveyors Act, O.C.G.A. section 47-5-6. Professional engineers and land surveyors and as set forth in O.C.G.A. section 47-5-6.

W. Kayle Cowherd, Ca. RLS 3023



Survey For: DPI of Ga, LLC & First American Title Insurance Company

G.M.D. 1418	Walton County, Georgia
Land Lot 69	City of Social Circle
1st Land District	3860 Social Circle PKWY
Job No. 2019-236	Social Circle, GA 30025
Tax Map Parcel Number	SC220009
Field work date:	12/05/2019
Final plat date:	12/05/2019
Plat Revision Date:	

Graphic Scale Scale: 1" = 100'

Legend

- Iron Pin & Cap Set
- Iron Pin (No Cap)
- IPR Conc. Monument
- △ P.K. Nail
- ⊗ Computed Point (No Pin)
- ⊕ Power Pole
- ⊖ Telephone Pedestal
- ⊙ Light Pole
- ⊕ Water Valve
- ⊖ Fire Hydrant
- ⊙ Water Meter
- ⊕ Manhole
- ⊙ Tree
- ⊕ Swamp

Flood Hazard Note:
 No portion of this property lies within a Flood Hazard Zone "A" as shown on F.I.R.M. Map #1329700240E & 250E with an Effective Date of December 8, 2016.

Equipment Used:
 Carlson Robotic Total Sta
 Topcon GPS w/RTK
 Carlson GPS w/RTK

Other:
 P.O.C. = Point of Beginning
 P.A.B. = Point of Commencement
 C.L. = Centerline
 C.S. = Curve & Chatter
 G.P. = Grounding Power
 G.U. = Great Light Fence
 P.W. = Right of Way
 P.O.B. = Point of Beginning
 P.C.C. = Point of Commencement
 C.S. = Curve & Chatter
 G.P. = Grounding Power
 G.U. = Great Light Fence

C & A Cowherd & Associates
Land Surveyors

Site Planning - Boundary surveys - Tree Surveys
 Plat Plans - Topographical Surveys - Subdivisions
 2800 Mays Road - Union Point Ga 30689 - (706)-817-2201
 CDP#RCHT © 2019 BY Cowherd & Cowherd, LLC
 Georgia Certificate of Authorization No. LSF000759
 dba Cowherd & Associates Land Surveyors
 ALL RIGHTS RESERVED

Summary

Parcel Number C1520001
 Location Address 1705 AMBER STAPP STUDDARD RD
 Legal Description 125.09AC
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning A1 WP2
 Tax District Walton County (District 04)
 Millage Rate 33.44
 Acres 125.09
 Neighborhood RURAL AREA 4-04000 (04000)
 Homestead Exemption No (S0)
 Landlot/District 48 / 1



[View Map](#)

Owner

[ZMS LLC](#)
 2145 DULUTH HWY 120
 SUITE A
 DULUTH, GA 30097

[Skip to main content](#)
Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open	Rural	1	2
RUR	Woodland	Rural	2	17.36
RUR	Woodland	Rural	5	34.38
RUR	Woodland	Rural	7	29.14
RUR	Open	Rural	4	2.53
RUR	Open	Rural	5	16.06
RUR	Open	Rural	6	14.94
RUR	Open	Rural	8	8.68

Residential Improvement Information

Style Single Family
 Heated Square Feet 3928
 Exterior Walls Stone
 Foundation Masonry
 Basement Square Feet 1058 Unfinished
 Year Built 1974
 Roof Type Composite Shingle
 Heating Type Central Heat/AC
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 0
 Value \$184,300
 Fireplaces\Appliances Standard Fireplace 3
 House Address 1705 AMBER STAPP STUDDARD RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Barn-Economy	2003	70x100 / 0	1	\$28,400
Shed	2003	25x100 / 0	1	\$5,800
SV/BLDG	1900	1x900 / 0	1	\$190
SV/BLDG	1900	1x1370 / 0	1	\$290

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/30/2022	5180 221	016 031	\$0	Related Indiv/Corps	CUMMING INVESTMENTS INC	ZMS LLC
6/30/2022	5180 216	016 031	\$13,000,000	Multi-Parcel Sale	BRITT DARRON P	CUMMING INVESTMENTS INC
6/3/2005	2218 014	016 031	\$0	Unqualified - Improved	WILLIAMS MICHAEL D	BRITT DARRON P
12/6/1996	701 494	016 031	\$0	Fair Market - Improved	NIMS JACQUELINE F	WILLIAMS MICHAEL D
	217 553	016 031	\$0	Unqualified Sale		NIMS JACQUELINE F

Valuation

	2024	2023	2022	2021	2020
Previous Value	\$1,153,380	\$1,021,180	\$825,980	\$932,880	\$879,080
Land Value	\$988,400	\$939,200	\$878,600	\$683,400	\$592,700
+ Improvement Value	\$184,300	\$179,500	\$107,900	\$107,900	\$305,500
+ Accessory Value	\$34,680	\$34,680	\$34,680	\$34,680	\$34,680
= Current Value	\$1,207,380	\$1,153,380	\$1,021,180	\$825,980	\$932,880
10 Year Land Covenant (Agreement Year / Value)				2018 / \$112,005	2018 / \$108,818

Photos



Sketches

Walton County, GA

Summary

Parcel Number C1720027B00
 Location Address PARTEE TRL
 Legal Description 4.26AC
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning A1 WP2
 Tax District Walton County (District 04)
 Millage Rate 33.44
 Acres 4.26
 Neighborhood RURAL AREA 4-04000 (04000)
 Homestead Exemption No (S0)
 Landlot/District 47 / 1

[View Map](#)

Owner

[ZMS LLC](#)
 2145 DULUTH HWY 120
 SUITE A
 DULUTH, GA 30097

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Rural Sm Tract	Rural	1	4.26

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/30/2022	5180 221	019 091	\$0	Related Indiv/Corps	CUMMING INVESTMENTS INC	ZMS LLC
6/30/2022	5180 216	019 091	\$13,000,000	Multi-Parcel Sale	BRITT DARRON P	CUMMING INVESTMENTS INC
12/16/1998	914 443	019 091	\$25,000	Land Market - Vacant	HAMES CLAUDE D JR ETAL	BRITT DARRON P

Valuation

	2024	2023	2022	2021	2020
Previous Value	\$92,800	\$83,200	\$64,700	\$56,100	\$52,100
Land Value	\$97,900	\$92,800	\$83,200	\$64,700	\$56,100
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$97,900	\$92,800	\$83,200	\$64,700	\$56,100

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Manufactured Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
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 Last Data Upload: 10/21/2024, 3:54:10 AM

[Contact Us](#)



[Skip to main content](#)

Summary

Walton County, GA

Parcel Number: C1720041
 Location Address: 1699 AMBER STAPP STUDDARD RD
 Legal Description: 145.02AC
 Class: A5-Agricultural
 Zoning: A1 WP2
 Tax District: Walton County (District 04)
 Millage Rate: 33.44
 Acres: 145.02
 Neighborhood: RURAL AREA 4-04000 (04000)
 Homestead Exemption: No (S0)
 Landlot/District: 48 / 1

[View Map](#)

Owner

ZMS LLC
 2145 DULUTH HWY 120
 SUITE A
 DULUTH, GA 30097

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open	Rural	2	9.2
RUR	Open	Rural	4	7.44
RUR	Open	Rural	6	11.36
RUR	Woodland	Rural	2	28.52
RUR	Woodland	Rural	5	30.84
RUR	Woodland	Rural	7	57.66

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Utility Building	1995	10x12 / 0	1	\$390

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/30/2022	5180 221	017 194	\$0	Related Indiv/Corps	CUMMING INVESTMENTS INC	ZMS LLC
6/30/2022	5180 216	017 194	\$13,000,000	Multi-Parcel Sale	BRITT DARRON P	CUMMING INVESTMENTS INC
7/9/1997	752 398	017 194	\$105,894	Land Market - Vacant	GRAYMONT CORPORATION	BRITT DARRON P
11/11/1996	698 300	017 194	\$261,036	Land Market - Vacant	FAIN JOHN M &	GRAYMONT CORPORATION
12/13/1994	563 054	017 194	\$0	Unqualified - Vacant		FAIN JOHN M &

Valuation

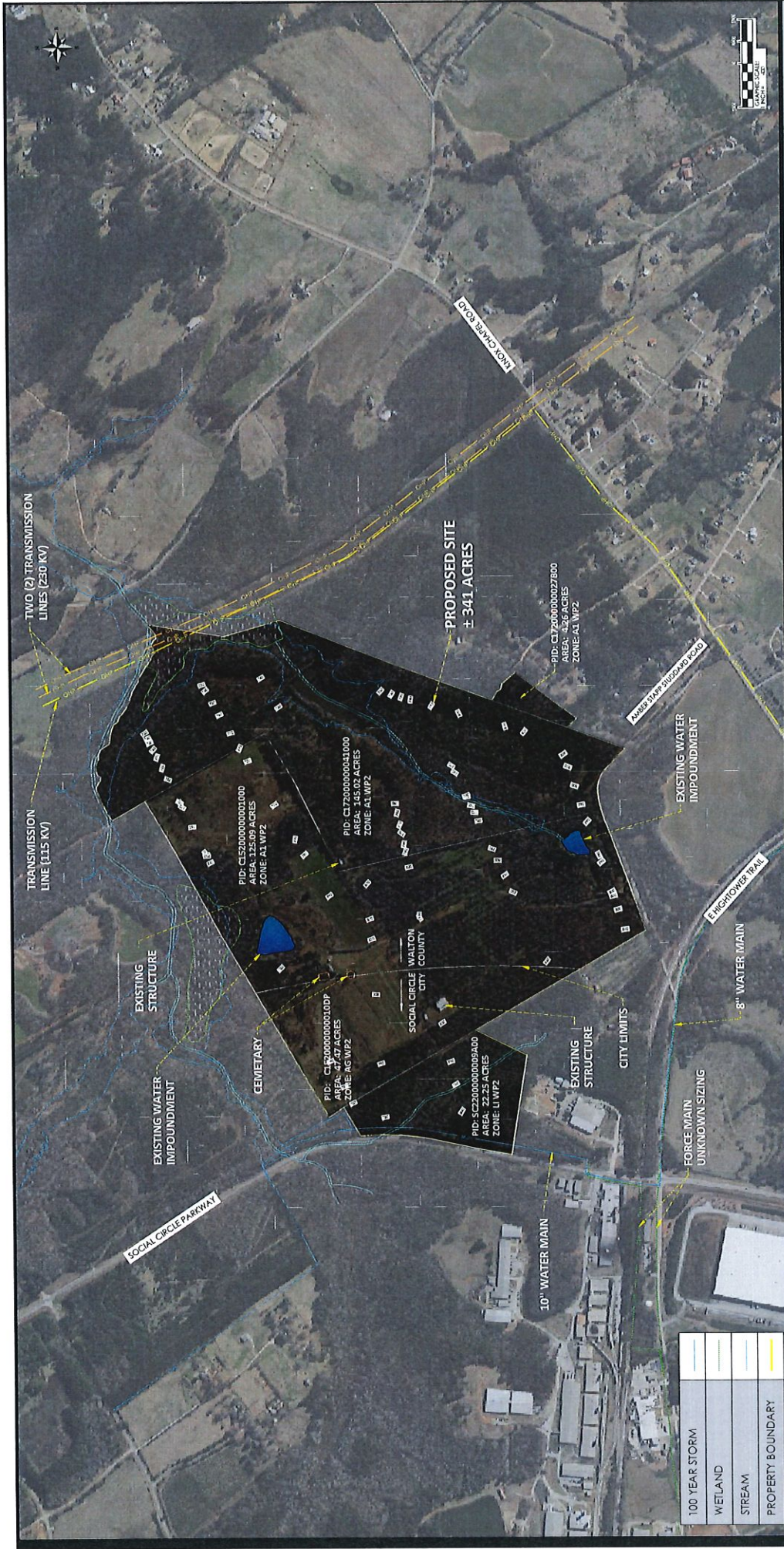
	2024	2023	2022	2021	2020
Previous Value	\$1,129,490	\$1,056,690	\$821,990	\$712,990	\$661,890
Land Value	\$1,189,700	\$1,129,100	\$1,056,300	\$821,600	\$712,600
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$390	\$390	\$390	\$390	\$390
= Current Value	\$1,190,090	\$1,129,490	\$1,056,690	\$821,990	\$712,990
10 Year Land Covenant (Agreement Year / Value)				2018 / \$117,070	2018 / \$113,721

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Manufactured Homes, Prebill Mobile Homes, Permits, Photos, Sketches.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 10/21/2024, 3:54:10 AM

[Contact Us](#)





100 YEAR STORM	
WETLAND	
STREAM	
PROPERTY BOUNDARY	



EXISTING SITE RESOURCES MAP
SOCIAL CIRCLE
 WALTON COUNTY, GA
 OCTOBER 24, 2024





Memorandum

To: Scott Greene, PE.
Thomas & Hutton.

From: Abdul Amer, PE

Date: November 1, 2024

Subject: Trip Generation Memorandum for proposed Data Center on Social Circle Parkway, City of Social Circle, Georgia | A&R 24-218

The purpose of this memorandum is to estimate the trip generation that will result from the proposed Data Center development on SR 11 (Social Circle Parkway), in the City of Social Circle, Georgia. The proposed development will consist of four data center buildings with a combined total of 1,786,832 SF. The proposed development will have one full access driveway on Social Circle Parkway and a secondary access driveway on Amber Strapp Studdard road. The planned location of the development is shown below.





A&R Engineering, Inc.

METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the ITE land use category 160 – Data Center.

Land Use: 160 – Data Center: A data center is a free-standing warehouse type of facility that is primarily used for off-site storage of computer systems and associated components including applications and secure data. Some data centers may include maintenance areas and a small office. Data centers may be occupied by single or multiple tenants. Data centers typically have a small number of employees and visitors.

TRIP GENERATION

The projected ITE site-generated volumes for the proposed development are shown in Table 1 below.

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 160 – Data Center	1,786,832 SF	125	102	227	57	134	191	1,769
Total Trips		125	102	227	57	134	191	1,769

Based on the trip generation rates published in the Institute of Transportation Engineers Trip Generation Manual, 11th edition, the proposed data center development will generate 227 new external two-way trips in the AM peak hour, 191 new external two-way trips in the PM peak hour, and 1,769 new external two-way trips in a 24-hour duration.
















Special Use Application

Final Audit Report


2024-11-04

Created:	2024-11-04
By:	Ashley Davis (adavis@socialcirclega.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAeNUe8u4cbGpEZJ_gSNarslSPA6vQ0Zsk


"Special Use Application" History

-  Web Form created by Ashley Davis (adavis@socialcirclega.gov)
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-  Ryan Hughes (ryan@sailfishinvestors.com) uploaded the following supporting documents:
 -  Signed Pre-Application Meeting Notes
 -  Property Owner Authorization Letter
 -  Site Plan
 -  Letter of Intent
 -  Legal Metes and Bounds / Recorded Deed
 -  Existing Site Resources Map / Recorded Plat
 -  Traffic Study2024-11-04 - 5:06:59 PM GMT
-  Web Form filled in by Ryan Hughes (ryan@sailfishinvestors.com)
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-  Email verification link emailed to Ryan Hughes (ryan@sailfishinvestors.com)
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