THE HARALSON COUNTY PLANNING COMMISSION HELD THEIR HEARING ON APRIL 14th, 2026

RECOMMENDATION FOR DENIAL 4/0 TAX MAP 0115-0027 SW TEMPLE, LLC

RECOMMENDATION FOR APPROVAL 3/1 TAX MAP 0105-0060 WT COLLINS

FORMAL COMMUNITY PETITION
OPPOSITION TO PROPOSED DOLLAR GENERAL DEVELOPMENT
Haralson County, Georgia

To the Haralson County Planning Commission and Board of Commissioners,

We, the undersigned residents, property owners, and stakeholders of Haralson County, hereby formally oppose the proposed construction of a Dollar General within our residential and rural community.

This petition reflects our collective concern that the proposed development is incompatible with the existing land use, threatens the safety and welfare of residents, and undermines the long-term character and value of our community.

PRIMARY GROUNDS FOR OPPOSITION

1. Incompatible Land Use
The proposed retail development represents a clear intrusion of commercial activity into an established rural residential and agricultural area.

2. Traffic and Public Safety Concerns
Increased traffic, including delivery trucks, will create unsafe conditions on roads not designed for commercial use.

3. Increased Crime and Security Risks
Retail establishments of this nature can lead to increased theft, loitering, trespassing, and strain on local law enforcement.

4. Negative Impact on Property Values
Commercial development of this type reduces surrounding property values and desirability.

11/21 @ Decrease in Values

5. Noise, Lighting, and Environmental Disruption
Extended hours, deliveries, and lighting will disrupt the quiet rural environment.

6. Precedent for Future Commercial Encroachment
Approval opens the door for further unwanted commercial development.

7. Strain on Infrastructure
Roads, drainage, and local resources are not designed for sustained commercial use.

8. Conflict with Orderly Growth
This proposal does not align with responsible land use or rural preservation.

REQUEST FOR ACTION

We respectfully request that Haralson County:

- **DENY approval** of this proposed Dollar General development
- **Protect the rural character of the community**
- **Preserve property values, safety, and quality of life**

SIGNATURES OF OPPOSITION

To the Haralson County Planning Commission and Board of Commissioners,

We, the undersigned residents, property owners, and stakeholders of Haralson County, hereby formally oppose the proposed construction of a Dollar General within our residential and rural community.

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NAME (PRINT CLEARLY)	ADDRESS	SIGNATURE	DATE
meghan Towler	1871 N Highway 113	meghan Towler	4/5/26
Joshua Towler	1871 N Highway 113		4/5/26
Destiny Towler	1875 N HWY 113	destiny towler	4/5/26
Caleb Towler	1875 N Hwy 113		4/5/26
Lena Rosales	1659 Liberty Church		4/13/26
Albert Rosales	1659 Liberty Church	Al Rosales	4-13-26
Kris Roberts	795 Hammond Dr	Kris Roberts	4-13-26
Bobby Blevins	1045 Francis Lowe Rd		4-14-26
Kenley Blevins	1045 Francis Lowe Rd		4-14-26
Zada Bell	1947 Francis		4/14/26
April Bell	1047 White Rd		4/14/26
Ashley Post	431 COPPERMINE Rd.		4/14/26
Adrian Williams	89 Old Buncombe Rd	Adrian Williams	4/14/26
Kayla Acker	589 Coppermine Rd	Kayla Acker	4/14/26
Keith Perry	2415 LIBERTY CHURCH Rd.	Keith Perry	4/14/26
SHEILA PERRY	634 COPPERMINE RD	Sheila Perry	4/14/26
CHASTON PERRY	634 COPPERMINE Rd	Chaston Perry	4/14/26
JOHNATHAN POST	431 COPPERMINE Rd		4/14/26

Robby
Gary

SIGNATURES OF OPPOSITION

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NAME (PRINT CLEARLY)	ADDRESS	SIGNATURE	DATE
Donald E Hagerup	1879 N Hwy 113	Donald E Hagerup	4-04-26
Lynn Caldwell Hagerup	1879 N Hwy 113	Lynn C Hagerup	4-04-26
Martha Hann	2542 Liberty Rd	Martha Hann	4-04-26
Clayton Jones	2542 Liberty Church Rd	Clayton Jones	4-04-26
Randall Taylor	2180 Liberty Ch. Rd	Randall Taylor	4-04-26
Joey Robinson	2200 Liberty CH Rd	Joey Robinson	4-04-26
Ronny Norton	105 Seabreeze	Ronny	4-04-26
Helen Dewberry	2210 Liberty	Helen	4-4-26
Mat Edwards	2215 Liberty Church	Mat Edwards	4-4-26
Skyler Edwards	2215 Liberty Church	Skyler Edwards	4-4-26
Edwin Johnson	2215 liberty church	Edwin Johnson	04/04/26
Ustil Shaw	2209 Liberty Chrd	Ustil Shaw	04/04/26
Gwen Shaw	" "	Gwen Shaw	4/04/26
Danielle Edwards	2215 Liberty Church	Danielle Edwards	4-4-26
Danny Dewberry	2247 Liberty Church	Danny Dewberry	4-4-26
Val Dewberry	2247 Liberty Church	Val Dewberry	4-4-26
Ronald Foster	2276 LIBERTY CHRD	Ronald Foster	4-4-26
JUNE Foster	" " "	JUNE FOSTER	4-4-26
Mary Caitlyn Clemons	2309 liberty ch rd	Mary Caitlyn Clemons	4-4-26
Jacob Shaw	2309 liberty ch rd	Jacob Shaw	4-4-26
Connor Bresnahan	2500 Liberty Church Rd	Connor Bresnahan	4-4-26
Yolanda Bresnahan	2500 Liberty church Rd.	Yolanda Bresnahan	4-4-26

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	NAME (PRINT CLEARLY)	ADDRESS	SIGNATURE	DATE
1	Kimberly Busbin	1871 SR 113		04/02/2026
2	Greg Tolbert	1871 SR-113		4/2/26
3	ZACH DANIEL	1755 N HW 113		4/2/26
4	Corey Cole	1755 SR-113		4/2/26
5	Zach Stanton	1755 N SR-113		4/2/26
6	Dalton Durden	1755 N HW 113		4-2-26
7	Christine Tate	2630 Liberty Ch Rd		4-2-26
8	Jimmy Tate	2630 Liberty Ch Rd		4-2-26
9	Mark Perkins	2630 Liberty ch Rd		4-2-26
10	Kayla Brown	2634 Liberty Church		4-2-26
11	[illegible]	2630 Liberty Church		4-2-26
12	Amber Wilkie	2644 Liberty Church		4-2-26
13	Thomas Wilkie	2644 Liberty church		4-2-26
14	Latrell Swearengen	1723 Hwy 113		4-2-26
15	John Smith	1723 Hwy 113		4-2-26
16	Tabiatha Tallent	2616 Liberty Church Rd		4-2-26
17	Shane Tallent	2616 Liberty church		4-2-26
18	Thomas Tallent	2616 Liberty Church Rd		4-2-26
19	Rita Thompson	2616 Liberty Church Rd		4-2-26
20	EUGENE BAILEY	2606 LIBERTY Church		4-2-26
21	Dawn BAILEY	" "		4-2-26
22	Angela Towler	1871 SR 113		4-2-26

SIGNATURES OF OPPOSITION

To the Haralson County Planning Commission and Board of Commissioners,

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NAME (PRINT CLEARLY)	ADDRESS	SIGNATURE	DATE
Debbie Brewton	185 Spiva Rd. Temple, GA	Debbie Brewton	4/5/2026
JAMES BREWTON	185 SPIVA Rd TEMPLE GA	James Brewton	4-5-2026
Jerry Brown III	205 Spiva Rd Temple	Jerry Brown	4-5-2026
Jud Brown	205 Spiva Rd	Temple GA	4-5-2026
Abigail Brown	608 valley run drive	Bremen Ga	4-5-2026
Lucas Pruitt	2437 Cross Town Pkwy	Bremen GA	4/5/2026
Jerry Brown	202 Spiva Rd Temple GA	Jerry Brown	4/5/26
Madison Brown	202 Spiva Rd Temple GA	MBrown	4/5/26
Charlene Caldwell	419 Gilley Rd 30113	Charlene Caldwell	4/5/26
Keri Brewton	206 Spiva Rd Temple GA	Keri Brewton	4/5/26
mary Holley	81 Suburban Dr	mary Holley	4-5-26
Teresa Jones	2071 N Hwy 113 Temple	Teresa Jones	4-6-26
PHIL BOWMAN	2356 N Hwy 113	Phil Bowman	4-6-26
Shirley T Bowman	2356 N. Hwy 113 Temple GA	Shirley T Bowman	4-6-26
Emily Braden	2053 Cartersville Hwy	Emily Braden	4-6-2026
JOE HUTCHESON	2415 N. Hwy 113 Temple GA	Joe Hutcheson	4-6-2026
Jill B Shepherd	830 Youngs Mill Rd	Jill B Shepherd	4-6-2026
Kayley Shepherd	68 Derby Dr Carrollton GA 30116	Kayley Shepherd	4-6-2026
Nikita Craig	117 Suburban Dr	Nikita Craig	4-8-26
Larry Craig	117 Suburban Dr	Larry Craig	4-8-26
Kathe Farr	318 Crest Pointes	Kathe Farr	4-10-26
Jonathan Farr	318 Crest Pointes		4-10-26

Phyllis Bowman-Cash P.O. Box 894 114 Montgomery St Phyllis Bowman-Cash 4/13/26

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NAME (PRINT CLEARLY)	ADDRESS	SIGNATURE	DATE
Rhonda Ivey	72 Tillotson Rd Temple	Rhonda Ivey	4/7/26
Ruby Bradley	62 Tillotson Rd Temple	Ruby Bradley	4/7/26
Jackie Ivey	72 Tillotson Rd		4-7-26
ROBERT SMITH	89 GOLDEN LANE RD		4-7-26
Adam Cerutti	148 Tillotson Rd Temple		4-7-26
ANTHONY MEO	2484 Liberty Church Rd		4-7-26
Tiara Meo	2484 Liberty Church Rd		4-7-26
LISA MEO	2484 Liberty Church RD		4-7-26
Charlotte Liberty	2484 Liberty Church		4/7/26
Kayla Morris	2486 Liberty Ch Rd		4/7/26
Benton Morris	2486 Liberty Ch Rd		4/7/26
Justin Muñoz	2463 Liberty Ch Rd		4/7/26
Mary Muñoz	2463 Liberty Ch Rd		4/7/26
Mitchell Graham	61 Tillotson Road		4-7-26
Stacie Graham	61 Tillotson Rd		4/7/26
Felix Claudio	110 Autumn Dr Braman		4/7/26
Sara Claudio	110 Autumn Dr Braman		4/7/26
Chase Woosham	128 Golden Ln Rd		4-7-26
Kelly Woosham	128 Golden Ln Rd.		4-7-26
DONNA JOHNSON	116 Golden Ln RD		4-7-26
Heidi Harris	75 Tillotson Rd.		4/13/26
Cody Harris	75 Tillotson Rd		4/13/26

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NAME (PRINT CLEARLY)	ADDRESS	SIGNATURE	DATE
John Angel	109 Autumn Dr Bremen		08APR2026
Aaron Moody	100 Autumn Dr. Bremen		4/8/26
Shelby House	92 Tillotson Rd	Shelby House	4-9-26
Cody Cornell	103 Bedrock Place		4/9/26
Sharon Ramey	4 Golden Lane Rd		4/13/26
Mike Ramey	4 Golden Lane Rd	Mike Ramey	4/13/26

SIGNATURES OF OPPOSITION

To the Haralson County Planning Commission and Board of Commissioners,

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NAME (PRINT CLEARLY)	ADDRESS	SIGNATURE	DATE
Gary Hudden	175 Pope Rd.	Gary Hudden	4-9-26
Hannah Williams	1925 N HWY 113	Hannah Williams	4/10/26
Michael Swonson	751 Wade rd	Michael Swonson	4/10/26
Jessica Rothwell	225 Patriot Drive	Jrothwell	4/11/26
Stanley Lofton	1905 Hwy 113		4/11/26
Maxine Blair	1975 Sheddard		4-10-26

SULLIVAN WICKLEY

2 Ravina Drive
Suite 1500
Atlanta, GA 30346
404.475.9000 • 404.475.9600 (Fax)

February 2, 2026

Haralson County Commissioners

Re: Letter of Intent to rezone +/- 2.7 acres of property at Parcel ID 0115-0027, fronting GA Highway 113,

To whom it may concern,

As the applicant for this rezoning, SW Temple LLC, is respectfully requesting approval to rezone approximately 2.7 acres of land from A1 to C-GB on GA Highway 113 in Haralson County, Georgia. The property is located just north of the triangular intersection on Hwy 113 and Liberty Church Road. This stretch of GA Highway 113 sees 3,000+ vehicles per day. The applicant is requesting 2.7 acres to be rezoned C-GB for the proposed project to build a 9,100 sq. ft Dollar General retail store.

The subject property is currently zoned A-1, which is not an optimal use given its location and surrounding development pattern. The site is vacant and has limited agricultural utility in its current condition. The property is located in an area that is transitioning to accommodate additional commercial services to support nearby residents and traffic along the adjacent roadway. Adjacent parcels include a mix of agricultural, residential, and commercial uses,. Rezoning the property to C-GB would represent a logical extension of existing commercial activity and provide a low-intensity commercial use compatible with surrounding properties. A general retail store, such as Dollar General, would serve the daily needs of local residents while generating minimal impacts related to traffic and noise. Appropriate buffering and setback measures will be implemented to mitigate potential impacts on adjacent properties and the public right-of-way, ensuring compatibility with neighboring uses.

The proposed Dollar General building will be constructed of brick with varying architectural accents. The product mix inside the store will be different from the other stores in the county, as the 9,100 sf prototype includes additional cooler doors and aisles for fresh produce. All building lights will be full-cutoffs (shielded) to direct the light downward and not outward, while the two or three parking lot lights would be "shoe-box" type fixtures directing the light downward. The site will be designed in accordance with Haralson County code and include updated landscaping. There are no existing development constraints from Article VIII of the Haralson County code that are relevant on the property. The site will include adequate vehicular access based on traffic counts in this trade area with 36 parking spaces. The site will be served by septic as county sewer is not available. The site will be served by county water.

The store will operate from 8am to 10pm. The gain to the public includes tax revenue for the county plus 10 jobs for citizens of the surrounding area. Access to convenient retail goods and groceries in an underserved part of the county will save citizens time and money. Dollar General should not change the characteristics of the area.

We would appreciate your positive consideration of our rezoning request. Should you need any additional information or have questions regarding our rezoning request, please call me at 404-475-9000 or via email at jack.mcgowna@sullivanwickley.com

Sincerely,
Jack McGowan
SW Temple, LLC



4-14-26
SW Temple LLC
Dollar General
Hwy 113

HARALSON COUNTY PLANNING COMMISSION

SIGN IN SHEET

EACH SPEAKER WILL BE ALLOWED 5 MINUTES. EACH SPEAKER SHALL SPEAK ONLY TO THE MERITS OF THE PROPOSED AMENDMENT UNDER CONSIDERATION AND SHALL ADDRESS HIS REMARKS ONLY TO THE MEMBERS OF THE **PLANNING COMMISSION**. EACH SPEAKER SHALL REFRAIN FROM PERSONAL ATTACKS ON ANY OTHER AMENDMENT UNDER CONSIDERATION. THE CHAIR MAY LIMIT OR REFUSE A SPEAKER THE RIGHT YO CONTINUE, IF THE SPEAKER, AFTER FIRST BEING CAUTIONED, CONTINUES TO VIOLATE THIS SUBSECTION.

PLEASE PRINT

1. [redacted] Ft. Greg Tower
2. Chase Worsham
3. B. SULLIVAN
4. [redacted]
5. Sharon Ramey
6. Jack McGowan
7.
8.
9.
10.
11.
12.

Applicants

APPLICATION TO AMEND THE ZONING MAP OF HARALSON COUNTY, GEORGIA

Application Name: SW Temple, LLC Phone: 404-368-7511

Mailing Address: 2 Ravinia Dr, Suite 1500, Atlanta, GA 30346

Owner of Property: 3T LAND, LLC

Agent Name: SW Temple, LLC Phone: 404-368-7511

Mailing Address: 2 Ravinia Dr, Suite 1500, Atlanta, GA 30346

Owner Name (If different from applicant) 3T LAND LLC Phone: _____

Mailing Address 215 W. Bankhead Hwy, Ste A, Villa Rica, GA 30180

Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request must be attached to application) Project Name

Dollar General

Acreage or Footage to be rezoned 2.7 Map ___ PARCEL 015-0027 Land lot 241 & 242 Land District 1

Is this acreage being subdivided from a large tract X yes _____ no (If yes, section 50-64 of the zoning ordinance states that you must have at least 50 feet frontage to a public road)

Present Zoning A-1 Present Use of property Residential/undeveloped

Use of adjoining property: North Residential South Residential East Residential West Residential

Proposed Use: Dollar General

Proposed Zoning Dlistrict: C/GB Proposed Rezoning request: C/GB

Have there been any previous zoning map amendments request for this property? NO If yes: Requested _____ Approved or Denied _____ Date of Decision _____

Are there non-conforming uses of the property presently existing? Identify all that apply:

NO

Use of the property _____ Lot size _____

Building structure

_____

Supporting Information – Attach the following items to the application:

Recorded plat showing property lines with the lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale and site plan of proposal for rezoning request.

All existing development constraints of the Haralson County Zoning Ordinance as enumerated by Section 50-148 & 149. The Haralson County Zoning Ordinance can be found online at municode.com

Copy of deed to said property.

Environmental Study from Haralson County Environmental Health

Letter of Public Water Availability from the Haralson County Water Authority

Letter of intent

Filing fee of $400.00 for the first five (5) acres plus $10.00 for each additional acre payable to Haralson County Zoning.

By filing this application there is no guarantee that the request will be granted.

Filing date 2/2/2026 CK #301 $400.00

Hearing
4-14-26 @ 4pm

Sec. 50-148. - Severest constraints.

Development is prohibited in these areas which shall be preserved as open space; nor are any development credits generated:

(1) Open water (such as ponds, lakes, and all-weather streams or rivers);

(2) Floodways (swales, shore, or bank areas regularly flooded after heavy rains);

(3) Wetlands (continuously wet or swamp areas);

(4) Areas contaminated with high levels of toxic waste.

(Ord. of 12-7-2004, art. VIII, § 8.0)

Sec. 50-149. - Moderate constraints.

Development is prohibited in the following areas which shall be preserved as open space; development credits, restricted to 50 percent of normal zone density, may be transferred to less sensitive locations, provided the resulting lots shall conform to not less than the minimum requirements of section 50-111:

(1) 100-year floodplains and buffer areas to streams or wetlands;

(2) Slopes greater than 24 percent and ridge tops;

(3) Rock outcroppings and nonrippable bedrock within two feet of surface;

(4) Major aquifer recharge areas;

(5) Areas contaminated with moderate levels of toxic waste;

(6) Soils unsuitable for anticipated loads or sanitary percolation;

(7) Historic, scenic open space, or archaeological sites; however, development credits for such areas shall be generated at normal or full zone density.

(Ord. of 12-7-2004, art. VIII, § 8.1)

eFiled & eRecorded
DATE: 6/9/2022
TIME: 3:42 PM
DEED BOOK: 01352
PAGE: 00101 - 00103
RECORDING FEES: $25.00
TRANSFER TAX: $332.80
PARTICIPANT ID: 0872179815,7067927936
CLERK: Amy R. Muse
Haralson County, GA
PT61: 071-2022-000954

Return Recorded Document to:
Tisinger Vance P.C.
100 Wagon Yard Plaza
Carrollton, GA 30117
File No. 32022M6100

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CARROLL

THIS INDENTURE made this 1st day of ~~May~~ June, 2022, between **Jim Frank McBrayer**, of the County of Floyd and State of Georgia **and Steven Marcus Downey, Executor of The Last Will and Testament of Frances M. Downey**, of the County of Gwinnett, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **3T Land, LLC**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee

All that tract or parcel of land lying and being in the County of Haralson, State of Georgia, and being in the Sixth District of Fifth Section of said Haralson County, Georgia and more particularly described as follows:

All of Lot of Land No. 241 to G. W. Smith line, being 100 acres, more or less, on the north side of said lot. Also, 11 acres, more or less, of Lot No. 242 lying due east of the above 100 acres, and being in the northwest corner of Lot No. 242, 11 acres joining the 100 acres on the east side.

Together with all buildings, and other improvements located thereon, and all rights, members, structures, easements, alleys, ways, appurtenances, improvements, chattels, timber, shrubbery, tree, plants, fixtures, privileges, tenements or hereditaments incident or appurtenant thereto (the land and such items being hereinafter collectively referred to as the "Property")

A plat of said property is recorded in Plat Book 8, Page 119, Haralson County Deed Records, and is incorporated herein by reference.

This Deed is given subject to all easements and restrictions of record and the matters set forth on Exhibit A attached hereto and incorporated herein by reference (collectively the "Permitted Exceptions").

eFiled & eRecorded
DATE: 6/9/2022
TIME: 3:42 PM
DEED BOOK: 01352
PAGE: 00102

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND EACH SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons by, through and under such above-named Grantor, respectively, but not otherwise, and except for claims arising under or by virtue of the Permitted Exceptions.

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

Signed, sealed and delivered in presence of:

Witness

(SEAL)
Frank McBrayer

Notary Public

LUCETTE L. SMITH
NOTARY PUBLIC
Exp. Dec. 12, 2022
GORDON COUNTY, GA

Witness

(SEAL)
Steven Marcus Downey, as Executor of the Last Will and Testament of Frances M. Downey

Notary Public

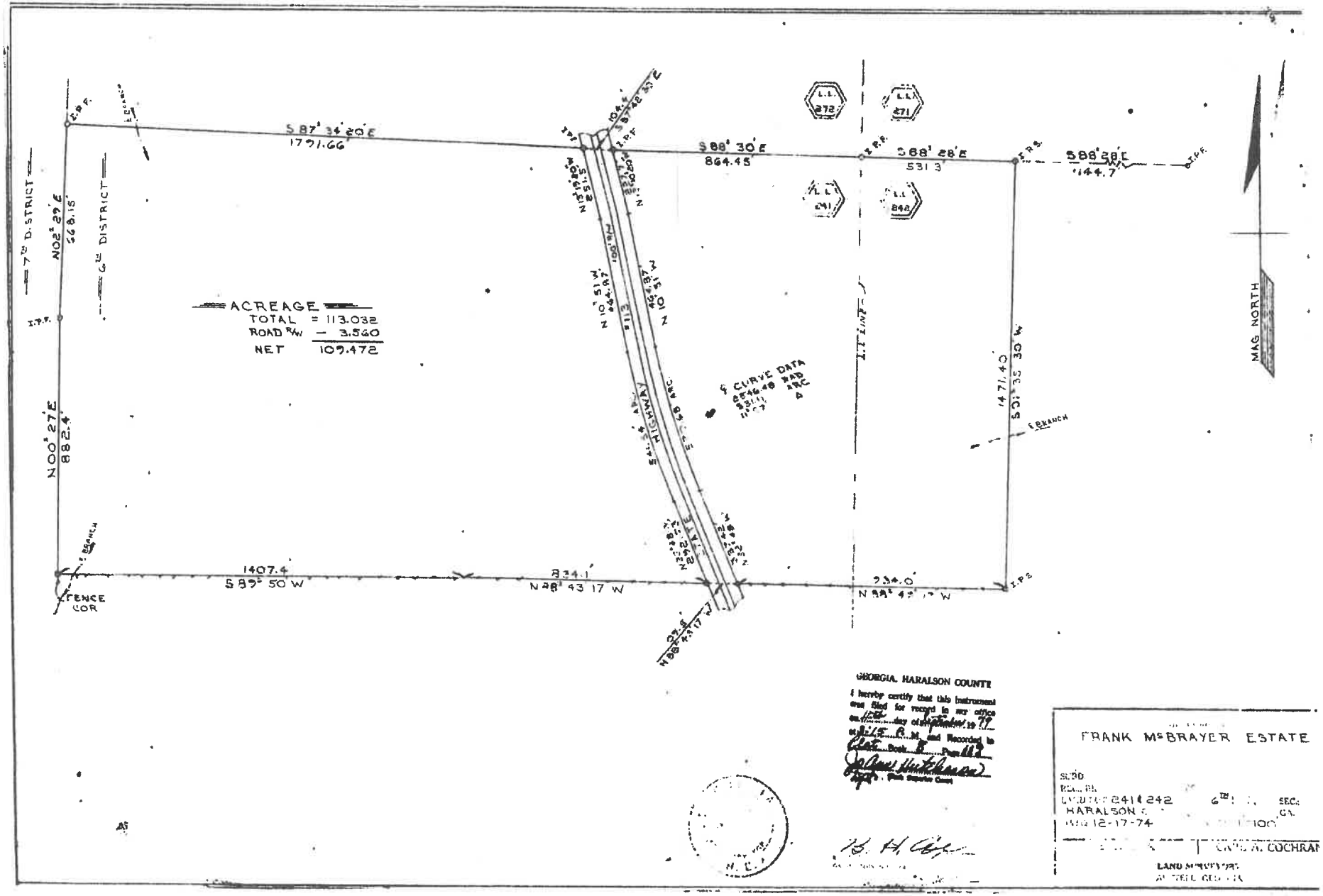
PRISLEYDA NUNEZ
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 07, 2026
FORSYTH COUNTY, GEORGIA

eFiled & eRecorded
DATE: 6/9/2022
TIME: 3:42 PM
DEED BOOK: 01352
PAGE: 00103

EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable, and taxes for prior years arising from reassessments or digest disputes.
2. All matters shown of record, including all easements, restrictions, zoning ordinances and covenants.
3. Riparian rights, including rights of upper and lower riparian owners in and to the waters of creeks and branches crossing subject property and the natural flow thereof without diminution.
4. Rights of tenants under unrecorded leases.
5. Matters as would be disclosed by a current and accurate survey and inspection of the Property.



GEORGIA, HARALSON COUNTY

I hereby certify that this instrument was filed for record in my office on the ... day of September, 19 77 at 9:15 A.M. and Recorded in Deed Book B Page 112

Clerk, Polk Superior Court

FRANK McBRAYER ESTATE

SCALE:

DISTRICT: 241 & 242 6TH SECTION

HARALSON CO., GA.

DATE: 12-17-74

CARL A. COCHRAN

LAND SURVEYOR

ATLANTA, GEORGIA

Georgia Department of Public Health
Northwest Health District
HARALSON COUNTY HEALTH DEPARTMENT

Haralson County Board of Health

133 Buchanan Bypass
Post Office Box 40
Buchanan, Georgia 30113
Phone 770-646-4301
Fax 770-646-8193
www.nwgapublichealth.org

January 23rd, 2026

To Whom It May Concern,

The Haralson County Environmental Health department has received a preliminary site plan showing the proposed Dollar General on 2.7 acres of parcel 0115 0027. This department approves of the proposed division of land, so long as the level three soil test shows that there is enough suitable soils to install the septic system on the 2.7 acres. This approval is dependent on the findings of a soil report done by a licensed soil classifier. This letter serves as a preliminary approval for division of the land, but may not be valid if the lot does not meet requirements for suitable septic area. Feel free to contact this office with any questions that you may have.

Sincerely,

Lindsey Watson

Lindsey Watson
Environmental Specialist IV
Haralson County Environmental Health
133 Buchanan Bypass / Buchanan, Ga 30113
Phone: 770-646-4301 ext. 403 / Cell: 770-296-0208
Lindsey.watson@dph.ga.gov

HARALSON COUNTY WATER AUTHORITY

4277 GA Highway 120
P.O. Box 429
Buchanan, Georgia 30113
(770) 646-6633

January 23, 2026

RE: Parcel 0115-0027
Temple GA, 30179

To Whom It May Concern:
This letter serves as notification that potable water is available at Parcel 0115-0027 Temple GA, 30179.

NOTE: The issuance of a water availability letter does not guarantee water plant or infrastructure capacity. Capacity is never guaranteed, but may be allocated at the sole discretion of the Authority. Under no circumstances is an availability letter valid for more than one year.

Respectfully,



Chad Smith
Manager
Haralson County Water Authority

PROPERTY OWNER'S CERTIFICATION OF OWNERSHIP AND ZONING COMPLIANCE

I do hereby certify that I own at least a fifty-one (51) percent interest in the property described in the foregoing application.

I do hereby further certify that the subject property is presently in compliance with the current zoning ordinances for Haralson County. I am aware that an application for zoning, variance, or special exception will not be received unless the subject property is currently in compliance with the zoning ordinance.

I do hereby further certify that the agent listed below is authorized to file this application and represent me in these proceedings.

Mark L. Leo - Member

Owner

Sworn to and subscribed before me this

30th day of January 2026

Janice Bass

Notary Public Signature

JANICE BASS NOTARY PUBLIC HARALSON COUNTY EXPIRES GEORGIA Oct. 2, 2028

10/2/2028

Expires

Haralson County, GA

Name of Agent: SLJ Temple, LLC

Address: 2 Ravinia Dr, Suite 1500, Atlanta GA 30346

Phone #: 404-368-7511 Email: jason@sullivanwhitley.com

APPLICANT REZONING DISCLOSURE STATEMENT
(O.C.G.A. 36-67A-1 et seq.)

Property Financial Disclosure

Does any member of the Board of Commissioners or Planning Commission; or Family member of the Board of Commissioners or Planning Commission have a financial or property interest in the subject property for which a zoning change has been requested or in a corporation, partnership, firm, trust, or association which has a property interest in the subject property?

NO

If so, describe the nature of such interest: _____

Campaign Contribution Disclosure

Has the applicant or the attorney representing him/her in the rezoning action made within two (2) years immediately preceding the filing of this application for rezoning received campaign contributions aggregating $250.00 or more, or received gifts having a combined value of $250.00 or more to a member or members of the Board of Commissioners or Planning Commission Members?

NO

If so give the name and official position of the member(s) to whom the campaign contribution or gift was made. The dollar amount of each campaign contribution or gift, an enumeration and description of each contribution or gift and the date of each such contribution or gift.

NO

I certify that the foregoing information is true and correct, this 27 day of January 20 26.

Applicant's Signature

N/A

Attorney Representing the Applicant in Rezoning Action

HARALSON COUNTY

DATE FILED WITH PLANNING COMMISSION: _____

DATES OF NOTICE IN NEWSPAPER: _____

DATE OF SIGN POSTING: _____

DATE OF PUBLIC HEARING: _____

FEES PAID: _____

RECOMMENDATION OF PLANNING COMMISSION:

APPROVAL: _____

DENIAL: _____

REASON(S) FOR RECOMMENDATION: _____

_____

DATE: _____ SIGNATURE OF CHAIRMAN: _____

FOR OFFICIAL USE ONLY (COUNTY COMMISSIONERS)

DATE RECOMMENDATION RECEIVED: _____

DATES NOTICE PUBLISHED IN NEWSPAPER: _____

DATES OF SIGN POSTING: _____

DATE OF PUBLIC HEARING: _____

DATE OF ACTION: _____

ACTION TAKEN: _____

APPROVAL: _____ OR DENIAL: _____

DATE: _____ SIGNATURE OF COMMISSIONER _____

NOTE: THIS COMPLETED FORM IS TO BE KEPT ON FILE IN THE ZONINGADMINISTRATOR'S OFFICE.

APPEAL/VARIANCE/REZONING/ SUB-DIVIDING PROCEDURES

FEES MUST ACCOMPANY ALL APPLICATIONS

1. Applications must be completed with inserts when submitted (No exceptions)

Address DM
pick up
3-12-26

2. The applicant should give actual notice of the hearing to all adjoining property owners within 1,000 ft. of all property lines. If for any reason this parcel of land has at one time been divided with no road frontage and left sitting inside of a large track, letters will be sent from where you enter off the public road.

   a) It can be given in person or by certified mail, return receipt. If certified mail is used, the adjoining property owners must receive the letter at least 3 business days after the postmark of the letter. If actual notice is given in person, the applicant should furnish to the Zoning Administration acknowledgement of the notice signed and dated by the person receiving it witnessed by a person other than the applicant.

   b) Roads, streets, or railroad rights-of-way shall be disregarded.

   c) The notice should contain the following information:
   Name and address of the applicant.
   Address and location of the property requesting the change.
   Current zoning.
   Date, time, and place of public hearing.

3. Certified receipts must be returned to Zoning Office by 3-12-26 (you must meet this deadline to qualify for the scheduled hearing date, or the hearing must be postponed until next month.)
   You will then be given a sign to post on the property, the zoning office will publish a notice in the newspaper for two (2) consecutive weeks prior to the public hearing.

Signature of applicant

1/27/26
Date

SULLIVAN WICKLEY

2 Ravina Drive
Suite 1500
Atlanta, GA 30346
404.475.9000 • 404.475.9600 (Fax)

February 2, 2026

Haralson County Commissioners

Re: Letter of Intent to rezone +/- 2.7 acres of property at Parcel ID 0115-0027, fronting GA Highway 113,

To whom it may concern,

As the applicant for this rezoning, SW Temple LLC is respectfully requesting approval to rezone approximately 2.7 acres of land from A1 to C-GB on GA Highway 113 in Haralson County, Georgia. The property is located just north of the triangular intersection on Hwy 113 and Liberty Church Road. This stretch of GA Highway 113 sees 3,000+ vehicles per day. The applicant is requesting 2.7 acres to be rezoned C-GB for the proposed project to build a 9,100 sq. ft Dollar General retail store.

The subject property is currently zoned A-1, which is not an optimal use given its location and surrounding development pattern. The site is vacant and has limited agricultural utility in its current condition. The property is located in an area that is transitioning to accommodate additional commercial services to support nearby residents and traffic along the adjacent roadway. Adjacent parcels include a mix of agricultural, residential, and commercial uses,. Rezoning the property to C-GB would represent a logical extension of existing commercial activity and provide a low-intensity commercial use compatible with surrounding properties. A general retail store, such as Dollar General, would serve the daily needs of local residents while generating minimal impacts related to traffic and noise. Appropriate buffering and setback measures will be implemented to mitigate potential impacts on adjacent properties and the public right-of-way, ensuring compatibility with neighboring uses.

The proposed Dollar General building will be constructed of brick with varying architectural accents. The product mix inside the store will be different from the other stores in the county, as the 10,640 sf prototype includes additional cooler doors and aisles for fresh produce. All building lights will be full-cutoffs (shielded) to direct the light downward and not outward, while the two or three parking lot lights would be "shoe-box" type fixtures directing the light downward. The site will be designed in accordance with Haralson County code and include updated landscaping. There are no existing development constraints from Article VIII of the Haralson County code that are relevant on the property. The site will include adequate vehicular access based on traffic counts in this trade area. The site will be served by septic as county sewer is not available. The site would be served by county water.

The store will operate from 8am to 10pm. The gain to the public includes tax revenue for the county plus 10 jobs for citizens of the surrounding area. Access to convenient retail goods and groceries in an underserved part of the county will save citizens time and money. Dollar General should not change the characteristics of the area.

We would appreciate your positive consideration of our rezoning request. Should you need any additional information or have questions regarding our rezoning request, please call me at 404-475-9000 or via email at kit@sullivanwickley.com

Sincerely,
Kit Hampel
SW Temple, LLC

Constitutional Objections
Rezoning (Zoning Amendment) Application to rezone approx. 2.7 acres of Parcel ID: 0115 0027
(the "Property"), Haralson County, Georgia

The portions of Zoning Resolution of Haralson, Georgia, also variously known as the Zoning Code of Haralson County, Georgia and/or Official Zoning Map of Haralson County, Georgia that classify, or that may classify the Property, into the zoning classification of A-1, Agriculture District as it presently exists violate the Applicant's right to the unfettered use of the property in that the existing zoning classification limiting use of the land and improvements to a district with only a narrow range of uses, which are no longer economically viable for the market area within which the property lies and does not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said classification is unconstitutional in that it is arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

The portions of the Haralson County Zoning Resolution and Zoning Map that classify, or that may classify the Property, into any zoning district other than the C-GB General Business Commercial District to allow for retail business establishment, as requested by the Applicant or to any of the other zoning districts of the County which specifically allow for commercial uses, are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Haralson County Zoning Resolution/Zoning Code of Haralson County or Zoning Map to the Property that restricts its use to any zoning classification or use other than the category requested by the Applicant or an equivalent use of equal utility for C-GB General Business Commercial District development is unconstitutional, illegal, null and void because such an application constitutes a taking of the Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States, because such an application denies the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the Newton County Board of Commissioners without any rational basis, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of

Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by Haralson County to amend the official Zoning District Map of Haralson County, as it relates to the Property, to the zoning category requested by the Applicant, or an equivalent category of equal utility for Commercial/Retail uses in the manner requested by the Applicant use would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Any change in the designation of the Property by the Official Zoning Map of Haralson County that subjects the Property to conditions that are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

A denial of this Application or approval subject to more restrictive conditions than those requested by the Applicant will give rise to a claim by the Applicant for the monetary damages in the amount of the diminution in value of the Property caused by the restrictions, on the theory, among others, of inverse condemnation in that the Applicant's Property has been taken without the payment of just compensation in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States and Article I of the Constitution of the State of Georgia of 1983. This notice is being given to comply with the provisions of O.C.G.A. § 36-11-1.

- 114-33: DALE NIX, 2518 NEWPORT DR SW DECATUR, AL 35603
- 114-43: GARY GARNER, 3381 BUS HWY 27 BUCHANAN, GA 30113
- 114-44: JORDAN HELEN, 3083 MORGAN ROAD BREMEN, GA 30110
- 114-44A: BENNY CARTER, 3051 MORGAN RD BREMEN, GA 30110
- 114-45: BAGGETT FAMILY REVOCABLE TRUSTEE, 3083 MORGAN RD | BREMEN, GA 30110
- 114-45A: GEORGE HODGES, 3079 A MORGAN RD BREMEN, GA 30110
- 114-45B: JORDAN HELEN, 3079 MORGAN RD BREMEN, GA 30110
- 114-46: BILLY & LORI CLEVELAND, 3089 MORGAN RD BREMEN, GA 30110
- 114-47: KAREN & CHARLES COLLIS, 3131 MORGAN RD BREMEN, GA 30110
- 114-48: FELICIDAD PARKER, 2022 N HWY 113 TEMPLE, GA 30179
- 114-49: FELICIDAD PARKER, 2022 N HWY 113 TEMPLE, GA 30179
- 114-50: KENNETH LANGFORD, 1984 N GA HWY 113 TEMPLE, GA 30179
- 114-51: DEBORAH ESTEP, 1958 N GA HWY 113 TEMPLE, GA 30179
- 114-52: FRANKLIN OLIVER, 1910 N GA HWY 113 TEMPLE, GA 30179
- 114-59: BERACHAH BAPTIST CHURCH INC, 2043 N GA HWY 113 BREMEN, GA 30110
- 114-116: APOSTOLIC TABERNACLE OF THE LIVING GOD CHURCH BY THE TRUSTEES AND THEIR SUCCESSORS IN OFFICE, 1976 N HWY 113 | TEMPLE, GA 30179
- 114-77: JD & MAE CLEVELAND, 70 C.W. SMITH CIRCLE BREMEN, GA 30110
- 114-76: JD & ROHNDA PUCKETT, 1295 MORGAN RD TEMPLE, GA 30179
- 114-76A: CHARLES & LES LIPSCOMB, 1237 E MORGAN RD TEMPLE, GA 30179
- 114-57: CROWE FAMILY INVESTMENT PROPERTIES, 196 DUPREE RD DALLAS, GA 30157
- 114-57C: ALLEN SHERBERT, 81 PRINCE LANE TEMPLE, GA 30179
- 114-58: MARIA ABERCROMBIE, PO BOX 1048 TEMPLE, GA 30179
- 114-65: AMANDA MAPLES, 1202 E MORGAN RD TEMPLE, GA 30179
- 114-67: GARY WHITE, PO BOX 1115 TEMPLE, GA 30179
- 114-122: CATHY GUINN, 1963 N GA HWY 113 TEMPLE, GA 30179
- 114-127: TODD GREESON, 1176 E MORGAN ROAD TEMPLE, GA 30179
- 114-131: DEREK & SEAN VARNER, 797 MORGAN RD TEMPLE, GA 30179

- 115-1: LINDA & SHANE COLE, 723 NIX RD BREMEN, GA 30110
- 115-2: BARBARA AGAN, 591 NIX RD BREMEN, GA 30110
- 115-21: JOSEPH WORSHAM, 128 GOLDEN LN TEMPLE, GA 30179
- 115-22: HAFFNER CHERYL A ESTATE, 4509 HOLLY SPRINGS TRACE DOUGLASVILLE, GA 30135
- 115-23: ROBERT SMITH, 89 GOLDEN LANE TEMPLE, GA 30179
- 115-24: KATHERYN & TONY GRAHAM, 61 TOLLESON RD TEMPLE, GA 30179
- 115-24A: LEON & SANDRA BAILEY, 2606 LIBERTY CH RD TEMPLE, GA 30179
- 115-24B: CODY & HEIDI HARRIS, 75 TOLLESON RD TEMPLE, GA 30179
- 115-24C: ROBERT SMITH, 89 GOLDEN LANE TEMPLE, GA 30179
- 115-25: S-NELSON FAMILY LLC, 110 EVANS MILL DR SUITE 204 DALLAS, GA 30157
- 115-26: DONNA TATE, PO BOX 717 TEMPLE, GA 30179
- 115-26A : JIMMY TATE, 2630 LIBERTY CHURCH RD TEMPLE, GA 30179
- 115-28: ELNER SHUMAKE, 2617 LIBERTY CH RD TEMPLE, GA 30179
- 115-20: SUE FENDLEY & ELEZIBETH OLIVER, 667 KILE LAKE ROAD SE CLEVELAND, TN 37323
- 115-11: CONNOR & YOLANDA BRESNAHNAN, 2500 LIBERTY CH RD BREMEN, GA 30110
- 115-12: WILLIAM BOWMAN, 798 MORGAN RD TEMPLE, GA 30179
- 115-13: STEVE HOLMES, 84 PARK CIR TEMPLE, GA 30179
- 115-14: BRADLEY RUBY & IVEY RHONDA, 72 TILLOTSON ROAD TEMPLE, GA 30179
- 115-15: SHELBY HOUSE, 92 TILLOTSON RD TEMPLE, GA 30179
- 115-14A: ROSA RUNK, 52 TOLLESON RD TEMPLE, GA 30179
- 115-14B: JACKIE & RHONDA IVEY, 72 TILLOTSON RD TEMPLE, GA 30179
- 115-17: ADAM SERUTTI, 148 TILLOTSON RD TEMPLE, GA 30179
- 115-53: LINDA EVANS, PO BOX 19884 PORTLAND, OR 97280
- 115-28A: CHRISTOPHER SHUMAKE, 2617 LIBERTY CH RD TEMPLE, GA 30179
- 115-39: HEIRS OF BILLY BAGLEY, 1659 N GA HWY 113 TEMPLE, GA 30179
- 115-40: VIRGINIA EAVES, 1699 N GA HWY 113 TEMPLE, GA 30179
- 115-39A: JOSEPH & HEATHER SHUMAKE, 205 VALLEY ROAD TALLAPOOSA, GA 30176
- 115-39B: SARAH HART, 1723 N HWY 113 TEMPLE, GA 30179
- 115-38: WILBURN & DALE JONES, PO BOX 842 TEMPLE, GA 30179
- 115-37: LINDA SCOTT, PO BOX 2405 CARROLLTON, GA 30112
- 115-27A: GREGORY TOWLER, PO BOX 575 VILLA RICA, GA 30180
- 115-27B: CALEB TOWLER, 1871 N GA HWY 113 TEMPLE, GA 30179

- 115-27C: DONALD HAGERUP, 1879 N GA HWY 113 TEMPLE, GA 30179
- 115-27D: GREGORY TOWLER, PO BOX 575 VILLA RICA, GA 30180
- 115-27E: MEGAN LOVINS & JOSHUA TOWLE, 113 N HWY TEMPLE, GA 30179

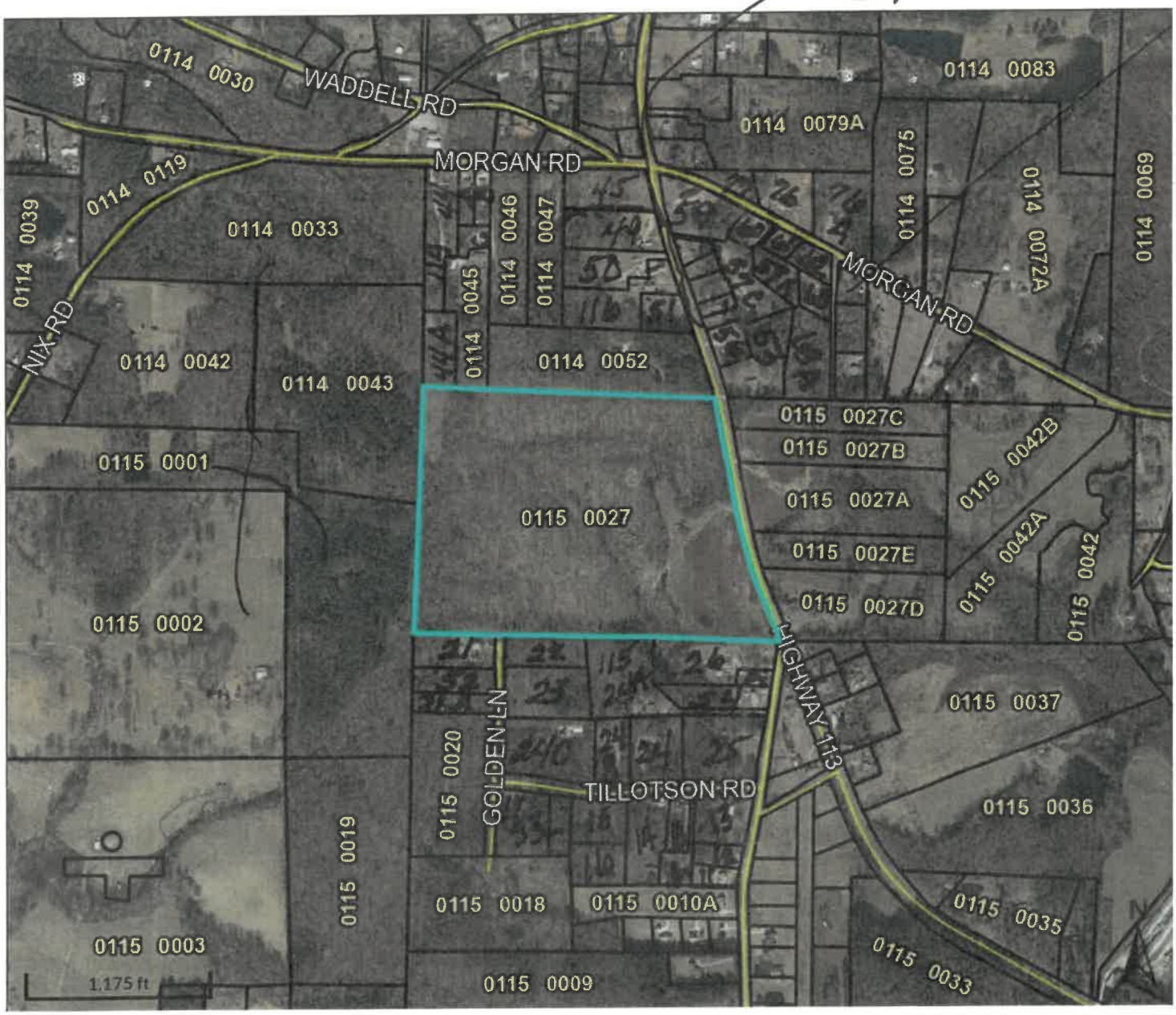
ATTENTION LANDOWNER:

SW Temple, LLC has submitted to the Haralson County Planning Commission an application to rezone from A-1(agriculture) to C-GB (commercial general business). The property is 2.7 acres located at N Ga. Hwy 113. The property is known as Haralson County tax map 0115-0027. PUBLIC NOTIFICATION IS A REQUIREMENT OF THE HARALSON COUNTY ZONING ORDINANCE (SEC. 50-294) AND IS INTENDED TO NOTIFY LANDOWNERS WITHIN 1000 FT. OF SAID PROPERTY.

The Haralson County Planning Commission is scheduled to hear this application on 14th April 2026 beginning at 4:00 PM. The location of the public hearing is 155 Van Wert St. Buchanan, Ga.

qPublic.net™ Haralson County, GA

57
57 C
122



MAP 115-27 JT Land LLC
68.46 AC
Zoned A-1

N/F
DONNA M. TATE
DB 1443, PAGE 388
PB 51, PG 121
PARCEL 0115 0026

N88°18'16"W 743.13'

495.00'

S88°18'16"E 390.87'

N00°55'13"W 266.08'

8.79'

(3/8" REBAR BENT)

IPF

PL

IPS

IPS

IPS

3T LAND, LLC
DB 1352, PAGE 101
PB 53, PG 134

2.702 ACRES
of 115-27
to be rezoned
C-LB

POB
IPS

TIE (APPROXIMATE):
N57°31'28"W 86.95'
FROM THE CL INTERSECTION OF
HWY 113 (100' R/W) & LIBERTY
CHURCH ROAD (80' R/W)

STATE ROUTE 113
A.K.A. GEORGIA HWY 113
(100' R/W)
PB 53, PG 134

APPROXIMATE LLL

1.0' SE OF PC

(1" FLAT ROD)

18"RCP
INV=1283.30

18"RCP
INV=1282.97

DIRT DRIVE

18"RCP
INV=1280.62

15"RCP
INV=1281.70

DIRT DRIVE

15"RCP
INV=1281.82

18"RCP
INV=1282.16

DIRT DRIVE

18"HDPE
INV=1275.48

18"RCP
INV=1279.41

DIRT DRIVE

18"RCP
INV=1280.02

18"RCP
INV=1283.66

DIRT DRIVE

18"RCP
INV=1283.81

18"HDP
INV=12

IPF
(BLU
STAM

TBX

WM

PTP

PTH

PT

PT

C1

C2

C3

C4

C5

L1

L2

L3

50'

49'

APPLICATION TO AMEND THE ZONING MAP OF HARALSON COUNTY, GEORGIA

Application Name: William Collins Phone: 770-225-4445

Mailing Address: 24 Simpson Rd Bremen GA 30110

Owner of Property: Collins William Timothy & Jennifer Ann

Agent Name: Amy Rodgers Phone: 239-850-3800

Mailing Address: 206 Hamilton Ave Ste 12 Bremen GA 30110

Owner Name (If different from applicant) _____ Phone: _____

Mailing Address _____

Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request must be attached to application) Project Name

_____

Acreage or Footage to be rezoned 2Ac Map ___ PARCEL 0105 0040 Land lot 14th Land District 01

Is this acreage being subdivided from a large tract ____yes ✓ no (If yes, section 50-64 of the zoning ordinance states that you must have at least 50 feet frontage to a public road)

Present Zoning Agricultural Present Use of property none

Use of adjoining property: North_____ South_____ East_____ West_____

Proposed Use: Office Space + Equipment Storage

Proposed Zoning Dlistrict: C-GB Proposed Rezoning request: C-GB

Has there been any previous zoning map amendments request for this property? NO If yes: Requested_____ Approved or Denied _____ Date of Decision_____

Are there non-conforming uses of the property presently existing? Identify all that apply:

N/A

Hearing 4-14-24 @ 4 pm $400.00 CK # 1189

Use of the property NONE Lot size 14 Ac

Building structure Canopy / Hay Shed

Supporting Information – Attach the following items to the application:

Recorded plat showing property lines with the lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale and site plan of proposal for rezoning request.

All existing development constraints of the Haralson County Zoning Ordinance as enumerated by Section 50-148 & 149. The Haralson County Zoning Ordinance can be found online at municode.com

Copy of deed to said property.

Environmental Study from Haralson County Environmental Health

Letter of Public Water Availability from the Haralson County Water Authority

Letter of intent

Filing fee of $400.00 for the first five (5) acres plus $10.00 for each additional acre payable to Haralson County Zoning.

By filing this application there is no guarantee that the request will be granted.

Filing date_____

HARALSON COUNTY

DATE FILED WITH PLANNING COMMISSION: _____

DATES OF NOTICE IN NEWSPAPER: _____

DATE OF SIGN POSTING: _____

DATE OF PUBLIC HEARING: _____

FEES PAID: _____

RECOMMENDATION OF PLANNING COMMISSION:

APPROVAL: _____

DENIAL: _____

REASON(S) FOR RECOMMENDATION: _____

_____

DATE: _____ SIGNATURE OF CHAIRMAN: _____

FOR OFFICIAL USE ONLY (COUNTY COMMISSIONERS)

DATE RECOMMENDATION RECEIVED: _____

DATES NOTICE PUBLISHED IN NEWSPAPER: _____

DATES OF SIGN POSTING: _____

DATE OF PUBLIC HEARING: _____

DATE OF ACTION: _____

ACTION TAKEN: _____

APPROVAL: _____ OR DENIAL: _____ _____

DATE: _____ SIGNATURE OF COMMISSIONER _____

NOTE: THIS COMPLETED FORM IS TO BE KEPT ON FILE IN THE ZONINGADMINISTRATOR'S OFFICE.

APPLICANT REZONING DISCLOSURE STATEMENT
(O.C.G.A. 36-67A-1 et seq.)

Property Financial Disclosure

Does any member of the Board of Commissioners or Planning Commission; or Family member of the Board of Commissioners or Planning Commission have a financial or property interest in the subject property for which a zoning change has been requested or in a corporation, partnership, firm, trust, or association which has a property interest in the subject property?

NO

If so, describe the nature of such interest:_____

Campaign Contribution Disclosure

Has the applicant or the attorney representing him/her in the rezoning action made within two (2) years immediately preceding the filing of this application for rezoning received campaign contributions aggregating $250.00 or more, or received gifts having a combined value of $250.00 or more to a member or members of the Board of Commissioners or Planning Commission Members?

NO

If so give the name and official position of the member(s) to whom the campaign contribution or gift was made. The dollar amount of each campaign contribution or gift, an enumeration and description of each contribution or gift and the date of each such contribution or gift.

I certify that the foregoing information is true and correct, this ____ day of _____ 20____.

Applicant's Signature

Attorney Representing the Applicant in Rezoning Action

PROPERTY OWNER'S CERTIFICATION OF OWNERSHIP AND ZONING COMPLIANCE

I do hereby certify that I own at least a fifty-one (51) percent interest in the property described in the foregoing application.

I do hereby further certify that the subject property is presently in compliance with the current zoning ordinances for Haralson County. I am aware that an application for zoning, variance, or special exception will not be received unless the subject property is currently in compliance with the zoning ordinance.

I do hereby further certify that the agent listed below is authorized to file this application and represent me in these proceedings.

W C

Owner

William Collins

Sworn to and subscribed before me this

30 day of January 2026

Sharon Hudson

Notary Public Signature

1/4/28

Expires

Paulding **County, GA**

SHARON HUDSON NOTARY PUBLIC PAULDING COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 04, 2028

Name of Agent: Amy Rodgers

Address: 202 Hamilton Ave Suite 12

Phone #: 239-850-3802 Email: amy@collinshomesga.com

HARALSON COUNTY WATER AUTHORITY

4277 GA Highway 120
P.O. Box 429
Buchanan, Georgia 30113
(770) 646-6633

January 22, 2026

RE: 8582 US Highway 78
Bremen GA, 30110

To Whom It May Concern:
This letter serves as notification that potable water is available at 8582 US Highway 78 Bremen GA, 30110.

NOTE: The issuance of a water availability letter does not guarantee water plant or infrastructure capacity. Capacity is never guaranteed, but may be allocated at the sole discretion of the Authority. Under no circumstances is an availability letter valid for more than one year.

Respectfully,

Chad Smith
Manager
Haralson County Water Authority

Georgia Department of Public Health
Northwest Health District
HARALSON COUNTY HEALTH DEPARTMENT

Haralson County Board of Health

133 Buchanan Bypass
Post Office Box 40
Buchanan, Georgia 30113
Phone 770-646-4301
Fax 770-646-8193
www.nwgapublichealth.org

January 29, 2026

To Whom It May Concern,

The Haralson County Environmental Health Department has no records on file for any septic systems for the address 8582 Highway 78, Bremen, Ga on parcel number 0105 0060 and no soil test has been located on file in this office for the purpose of a septic installation on this property. This department has no objection to the rezoning of this property for commercial use, but will require soil testing and applications for any future development on this property that may require a septic system. Feel free to contact this office with any questions that you may have. I have listed my contact information below.

Sincerely,

Lindsey Watson
Environmental Specialist IV
Haralson County Environmental Health
133 Buchanan Bypass / Buchanan, Ga 30113
Phone: 770-646-4301 ext. 403 / Cell: 770-296-0208
Lindsey.watson@dph.ga.gov

COLLINS HOMES
W. T. COLLINS HOMES

To Whom It May Concern

January 30, 2026

Subject: Letter of Intent for Change of Land Use from Agricultural to Commercial

Through this letter, I wish to formally express my intent to seek approval for **change of land use from agricultural to commercial**, specifically for the development of **office space and warehouse storage facilities.**

The proposed development is intended to support business operations, logistics, and administrative activities. The project will be planned and executed in full compliance with applicable zoning regulations, building codes, environmental guidelines, and safety norms prescribed by the concerned authorities.

I assure you that no development activities will commence on the said land until all necessary permissions, clearances, and approvals are duly obtained from the competent authorities.

Please consider this letter as a formal declaration of intent to process the land use conversion.

Thank you,

Sharon Hudson

Sharon Hudson
Office Administration

770.225.4445

www.collinshomes ga.com
info@collinshomesga.com

PO Box 562
Temple, GA 30179

Return to:
William T. Collins
137 Glendale Blvd
Temple, GA 30179

PT 61 071-2015-000358
HARALSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID $98.00
DATE 3-30-2015
Becky Robinson

DOC# 000911
FILED IN OFFICE
03/30/2015 01:47 PM
BK:1122 PG:441-441
BECKY ROBINSON
CLERK OF SUPERIOR COURT
HARALSON COUNTY

JOINT TENANCY WITH RIGHT OF SUVIVORSHIP
LIMITED WARRANTY DEED

STATE OF GEORGIA **HARALSON COUNTY**

THIS INDENTURE, Made the 28th day of March, 2015, between John F. Denney, FBO Sachal L. Denney and S. Sinclaire Denney (a resident of Carroll County, GA), hereinafter called Grantor; and, William Timothy and Jennifer Ann Collins, as joint tenants with right of survivorship, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) ALONG WITH OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, convey unto the said Grantee the following described property:

Map and Parcel # 0105 0060
All that tract of land being in Land Lot 190, 7th District, 5th Section, Haralson County, Georgia, and consisting of 14.00 acres, more or less, being located on US Hwy 78, being that same property described in a deed recorded in Deed Book 241, Page 139.
This is the property as was deeded to Grantor on the 6th day of August, 2013, and recorded in the office of the Clerk of the Superior Court of Haralson County, Georgia, in Deed Book 1089 page 16.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said property.

TO HAVE AND TO HOLD this said described property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use and benefit of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims (other than those of record) of all persons whomsoever arising from acts of the Grantor occurring solely during Grantor's period of ownership of said property.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year written above.

Signed, sealed and delivered in presence of:

Witness

Notary

LISA ROOKS NOTARY PUBLIC GEORGIA EXPIRES MAR 14, 2017 HARALSON COUNTY

John F. Denney, FBO
Sachal L. Denney & S. Sinclaire Denney

Sec. 50-148. - Severest constraints.

Development is prohibited in these areas which shall be preserved as open space; nor are any development credits generated:

(1) Open water (such as ponds, lakes, and all-weather streams or rivers);

(2) Floodways (swales, shore, or bank areas regularly flooded after heavy rains);

(3) Wetlands (continuously wet or swamp areas);

(4) Areas contaminated with high levels of toxic waste.

(Ord. of 12-7-2004, art. VIII, § 8.0)

Sec. 50-149. - Moderate constraints.

Development is prohibited in the following areas which shall be preserved as open space; development credits, restricted to 50 percent of normal zone density, may be transferred to less sensitive locations, provided the resulting lots shall conform to not less than the minimum requirements of section 50-111:

(1) 100-year floodplains and buffer areas to streams or wetlands;

(2) Slopes greater than 24 percent and ridge tops;

(3) Rock outcroppings and nonrippable bedrock within two feet of surface;

(4) Major aquifer recharge areas;

(5) Areas contaminated with moderate levels of toxic waste;

(6) Soils unsuitable for anticipated loads or sanitary percolation;

(7) Historic, scenic open space, or archaeological sites; however, development credits for such areas shall be generated at normal or full zone density.

(Ord. of 12-7-2004, art. VIII, § 8.1)

APPEAL/VARIANCE/REZONING/ SUB-DIVIDING PROCEDURES

FEES MUST ACCOMPANY ALL APPLICATIONS

1. Applications must be completed with inserts when submitted (No exceptions)

Pick up Address

2. The applicant should give actual notice of the hearing to all adjoining property owners within 1,000 ft. of all property lines. If for any reason this parcel of land has at one time been divided with no road frontage and left sitting inside of a large track, letters will be sent from where you enter off the public road.

   a) It can be given in person or by certified mail, return receipt. If certified mail is used, the adjoining property owners must receive the letter at least 3 business days after the postmark of the letter. If actual notice is given in person, the applicant should furnish to the Zoning Administration acknowledgement of the notice signed and dated by the person receiving it witnessed by a person other than the applicant.

   b) Roads, streets, or railroad rights-of-way shall be disregarded.

   c) The notice should contain the following information:
   Name and address of the applicant.
   Address and location of the property requesting the change.
   Current zoning.
   Date, time, and place of public hearing.

3. Certified receipts must be returned to Zoning Office by 3-12-26 (you must meet this deadline to qualify for the scheduled hearing date or the hearing must be postponed until next month.)
   You will then be given a sign to post on the property, the zoning office will publish a notice in the newspaper for two (2) consecutive weeks prior to the public hearing.

Signature of applicant

1/30/26
Date

ATTENTION LANDOWNER:

W T Collins has submitted to the Haralson County Planning Commission an application to rezone from A-1(agriculture) to C-GB (commercial general business). The property is 2 acres located at U S Hwy 78. The property is known as Haralson County tax map 0105-0060. PUBLIC NOTIFICATION IS A REQUIREMENT OF THE HARALSON COUNTY ZONING ORDINANCE (SEC. 50-294) AND IS INTENDED TO NOTIFY LANDOWNERS WITHIN 1000 FT. OF SAID PROPERTY.

The Haralson County Planning Commission is scheduled to hear this application on 14th April 2026 beginning at 4:00 PM. The location of the public hearing is 155 Van Wert St. Buchanan, Ga.

Parcel ID - 0105 0068
Alt Id - 10959
Address - 117 HELTON RD
Owner - MONTGOMERY JACKIE& MONTGOMERY KLENNETH
Acres - 3.0
170 OAK LANDING DRIVE, SOUTH
DOUGLASVILLE, GA 30134

Parcel ID - 0105 0042G
Alt Id - 20521
Address - HURST MILL NORTH (OFF)
Owner - HANES FAMILY PROPERTIES LLC
Acres - 141.08
HANES FAMILY PROPERTIES LLC
428 HURST MILL N
BREMEN, GA 30110

Parcel ID - 0118 0087
Alt Id - 9213
Address - 9352 US HWY 78
Owner - MEDLIN GARY STEPHEN & MARISA GRIFFIN
Acres - 13.88
MEDLIN GARY STEPHEN & MARISA GRIFFIN
9352 US HWY 78
BREMEN, GA 30110

Parcel ID - 0105 0058A
Alt Id - 18946
Address - 161 SIMPSON RD
Owner - SHAH LUCY
Acres - 5.0
SHAH LUCY
161 SIMPSON RD
BREMEN, GA 30110

Parcel ID - 0105 0148
Alt Id - 19160
Address - 171 SIMPSON RD
Owner - SHAH, LUCY
Acres - 5.0
SHAH LUCY
161 SIMPSON RD
BREMEN, GA 30110

Parcel ID - 0105 0149
Alt Id - 19161

Address - 178 SIMPSON RD
Owner - PEREIRA ALISTER L
c/o NICOLE PEREIRA
Acres - 8.0
PEREIRA ALISTER L
c/o NICOLE PEREIRA
961 ASPEN DR
LITHIA SPRINGS, GA 30122

Parcel ID - 0105 0120
Alt Id - 4903
Address - SIMPSON RD (OFF)
Owner - BAGGETT OSCAR JACK LIFE ESTATE & BAGGETT J SCOTT
Acres - 4.79
BAGGETT OSCAR JACK LIFE ESTATE & BAGGETT
J SCOTT
8585 AUTUMN LEAF DRIVE
DOUGLASVILLE, GA 30135

Parcel ID - 0105 0057
Alt Id - 10944
Address - 174 SIMPSON RD
Owner - GOLDEN ELLIS
PO BOX 458
Acres - 0.25
GOLDEN ELLIS
PO BOX 458
BREMEN, GA 30110

Parcel ID - 0105 0056B
Alt Id - 10943
Address - 208 SIMPSON RD
Owner - ARMSTRONG ARES CLYDE
Acres - 1.04
ARMSTRONG ARES CLYDE
208 SIMPSON RD
BREMEN, GA 30110

Parcel ID - 0105 0057A
Alt Id - 10945
Address - SIMPSON RD
Owner - JONES CYNTHIA
Acres - 8.0
JONES CYNTHIA
245 IVEY LAKE PKWY
TEMPLE, GA 30179

Parcel ID - 0105 0047
Alt Id - 10927
Address - 9041 US HWY 78
Owner - DANSBY EARVIN ALL HEIRS KNOWN & UNKNOWN
PO BOX 881
Acres - 2.0
DANSBY EARVIN ALL HEIRS KNOWN & UNKNOWN
PO BOX 881
BREMEN, GA 30110

Parcel ID - 0105 0049
Alt Id - 10931
Address - 244 MANGHAM RD
Owner - JONES & JONES REAL ESTATE INVESTMENT LLC
Acres - 6.62
JONES & JONES REAL ESTATE INVESTMENT LLC
245 IVEY LAKE PKWY
TEMPLE, GA 30179

Parcel ID - 0105 0049A
Alt Id - 12677
Address - 61 CENTER POINT RD
Owner - IVEY LONNIE LEEROY & REBA
Acres - 1.38
IVEY LONNIE LEEROY & REBA
61 CENTER POINT RD
BREMEN, GA 30110

Parcel ID - 0105 0065
Alt Id - 10956
Address - US HWY 78 (OFF)
Owner - BRADFIELD JAMES BULINDA
PO BOX 892
Acres - 1.0
BRADFIELD JAMES BULINDA
PO BOX 892
BREMEN, GA 30110

Parcel ID - 0105 0074
Alt Id - 10965
Address - MCFARLING LN
Owner - BREMEN FOOD & CLOTHING BANK INC
PO BOX 1291
Acres - 1.0

BREMEN FOOD & CLOTHING BANK INC
PO BOX 1291
BREMEN, GA 30110

Parcel ID - 0105 0075
Alt Id - 10966
Address - MCFARLING LN
Owner - BREMEN FOOD & CLOTHING BANK INC
PO BOX 1291
Acres - 2.0

Parcel ID - 0105 0135
Alt Id - 9749
Address - SIMPSON RD
Owner - EDMERSON STEVEN L
PO BOX 344
Acres - 1.0
EDMERSON STEVEN L
PO BOX 344
BREMEN, GA 30110

Parcel ID - 0118 0005
Alt Id - 5845
Address - 10 SIMPSON RD
Owner - COUCH JACKIE D
Acres - 1.0
COUCH JACKIE D
3691 CARROLLTON VILLA RICA HWY
CARROLLTON, GA 30117

Parcel ID - 0105 0058
Alt Id - 10947
Address - SIMPSON RD
Owner - SIMMONS CHRISTA BRIANA
PO BOX 566
Acres - 1.0
SIMMONS CHRISTA BRIANA
PO BOX 566
DOUGLASVILLE, GA 30133

Parcel ID - 0105 0132
Alt Id - 9449
Address - SIMPSON RD
&

Parcel ID - 0105 0136
Alt Id - 9750
Address - 80 SIMPSON RD
Owner - EDMERSON STEVEN L & STEPHANIE
PO BOX 344
Acres - 1.0
EDMERSON STEVEN L & STEPHANIE
PO BOX 344
80 SIMPSON RD
BREMEN, GA 30110

Parcel ID - 0105 0059
Alt Id - 10950
Address - 9044 US HWY 78
Owner - BAGGETT JASON SCOTT
Acres - 9.54
&
Parcel ID - 0105 0061
Alt Id - 10952
Address - US HWY 78
Owner - BAGGETT JASON SCOTT
Acres - 7.0
BAGGETT JASON SCOTT
8585 AUTUMN LEAF DR
DOUGLASVILLE, GA 30135

Parcel ID - 0105 0047A
Alt Id - 13400
Address - 90 MANGHAM RD
Owner - DOBBS MINNIE RUTH
Acres - 1.0
DOBBS MINNIE RUTH
90 MANGHAM RD
BREMEN, GA 30110

Parcel ID - 0105 0054
Alt Id - 10939
Address - 9043 US HWY 78
Owner - DANSBY EARVIN ALL HEIRS KNOWN & UNKNOWN
C/O ERIC DANSBY
Acres - 2.0
DANSBY EARVIN ALL HEIRS KNOWN & UNKNOWN
C/O ERIC DANSBY
PO BOX 881
BREMEN, GA 30110

Parcel ID - 0105 0047B
Alt Id - 14086

Address - 106 MANGHAM RD
Owner - BEXLEY SHERRY L
Acres - 1.0
BEXLEY SHERRY L
106 MANGHAM ROAD
BREMEN, GA 30110

Parcel ID - 0105 0048
Alt Id - 10928
Address - DANSBY DR
Owner - DANSBY EARVIN ALL HEIRS KNOWN & UNKNOWN
& FLORA MAE ALL HEIRS KNOWN & UNKNOWN
Acres - 6.0
DANSBY EARVIN ALL HEIRS KNOWN & UNKNOWN
& FLORA MAE ALL HEIRS KNOWN & UNKNOWN
PO BOX 881
BREMEN, GA 30110

Parcel ID - 0105 0050A
Alt Id - 13705
Address - CENTER POINT RD
Owner - SMITH SHARLENE
Acres - 1.0
SMITH SHARLENE
155 CENTER POINT RD
BREMEN, GA 30110

Parcel ID - 0105 0051
Alt Id - 10933
Address - 85 CENTER POINT RD
Owner - WILSON MICHAEL G & JOHN S
Acres - 0.95
WILSON MICHAEL G & JOHN S
793 WANTLAND DR
BOWDON, GA 30108

Parcel ID - 0105 0116
Alt Id - 11011
Address - 152 MANGHAM RD
Owner - THOMPSON MICHAEL
Acres - 2.0
& Parcel ID - 0105 0134A
Alt Id - 14088
Address - 121 MANGHAM RD
Acres - 1.0
THOMPSON MICHAEL
152 MANGHAM ROAD
BREMEN, GA 30110

Parcel ID - 0105 0056A
Alt Id - 10942
Address - 9110 US HWY 78
Owner - COLLINS THELMA JOYCE
Acres - 1.5
COLLINS THELMA JOYCE
9110 US HWY 78
BREMEN, GA 30110

Parcel ID - 0105 0124
Alt Id - 9050
Address - 8892 US HWY 78 (OFF)
Owner - FRONTIERA MICHAEL& TERRI FRONTIERA-DODSO
Acres - 7.0
&
Parcel ID - 0105 0063
Alt Id - 10954
Address - HELTON RD (OFF)
Owner - FRONTIERA MICHAEL& TERRI FRONTIERA-DODSO
Acres - 3.2
FRONTIERA MICHAEL& TERRI FRONTIERA-DODSO
8892 US HWY 78
BREMEN, GA 30110

Parcel ID - 0118 0003B
Alt Id - 5843
Address - 115 SIMPSON RD
Owner - HILL WENDELL & ALESIA
Acres - 14.1
HILL WENDELL & ALESIA
2834 DAVIS MILL RUN
DALLAS, GA 30157

Parcel ID - 0105 0046
Alt Id - 10926
Address - 8965 US HWY 78
Owner - RASHEED AMIN A
Acres - 1.0
&
Parcel ID - 0105 0055
Alt Id - 10940
Address - 9071 US HWY 78
Owner - RASHEED AMIN
Acres - 1.22

&
Parcel ID - 0105 0052
Alt Id - 10937
Address - 40 CENTER POINT RD
Owner - RASHEED AMIN
Acres - 2.0
&
Parcel ID - 0105 0123
Alt Id - 9049
Address - 39 CENTER POINT RD
Owner - RASHEED AMIN
Acres - 2.0
&
Parcel ID - 0105 0053
Alt Id - 10938
Address - 37 CENTER POINT RD
Owner - RASHEED AMIN A & RASHEED WAKEELAH S
Acres - 1.0
RASHEED AMIN A & RASHEED WAKEELAH S
9071 HWY 78
BREMEN, GA 30110

Parcel ID - 0105 0046A
Alt Id - 16337
Address - 8967 US HWY 78
Owner - RASHEED BAHEEJAH
Acres - 1.0
RASHEED BAHEEJAH
9071 US HWY 78
BREMEN, GA 30110

Parcel ID - 0105 0076
Alt Id - 10967
Address - 201 HELTON RD
Owner - ALLEN NETTIE DAVIS
Acres - 64.0
ALLEN NETTIE DAVIS
186 MATHEWSON PL SW
ATLANTA, GA 30314

Parcel ID - 0105 0069A
Alt Id - 10960
Address - HELTON RD
Owner - ROBINSON WILLIS CURBY
PO BOX 145
Acres - 4.1

ROBINSON WILLIS CURBY
PO BOX 145
TEMPLE, GA 30179

Parcel ID - 0105 0077
Alt Id - 10968
Address - MCFARLIN LN (OFF)
Owner - ALLEN BENJAMIN & ESTELLA
Acres - 0.56
ALLEN BENJAMIN & ESTELLA
89 GAMMON AVE S E
ATLANTA, GA 30315

Parcel ID - 0105 0045
Alt Id - 10925
Address - 57 MANGHAM RD
Owner - MCNEILL CYNTHIA D
Acres - 7.79
&
Parcel ID - 0105 0146A
Alt Id - 19016
Address - US HWY 78
Owner - MCNEILL CYNTHIA D
Acres - 5.75
&
Parcel ID - 0105 0147
Alt Id - 19017
Address - MANGHAM RD
Owner - MCNEILL CYNTHIA D
Acres - 10.16
MCNEILL CYNTHIA D
57 MANGHAM RD
BREMEN, GA 30110

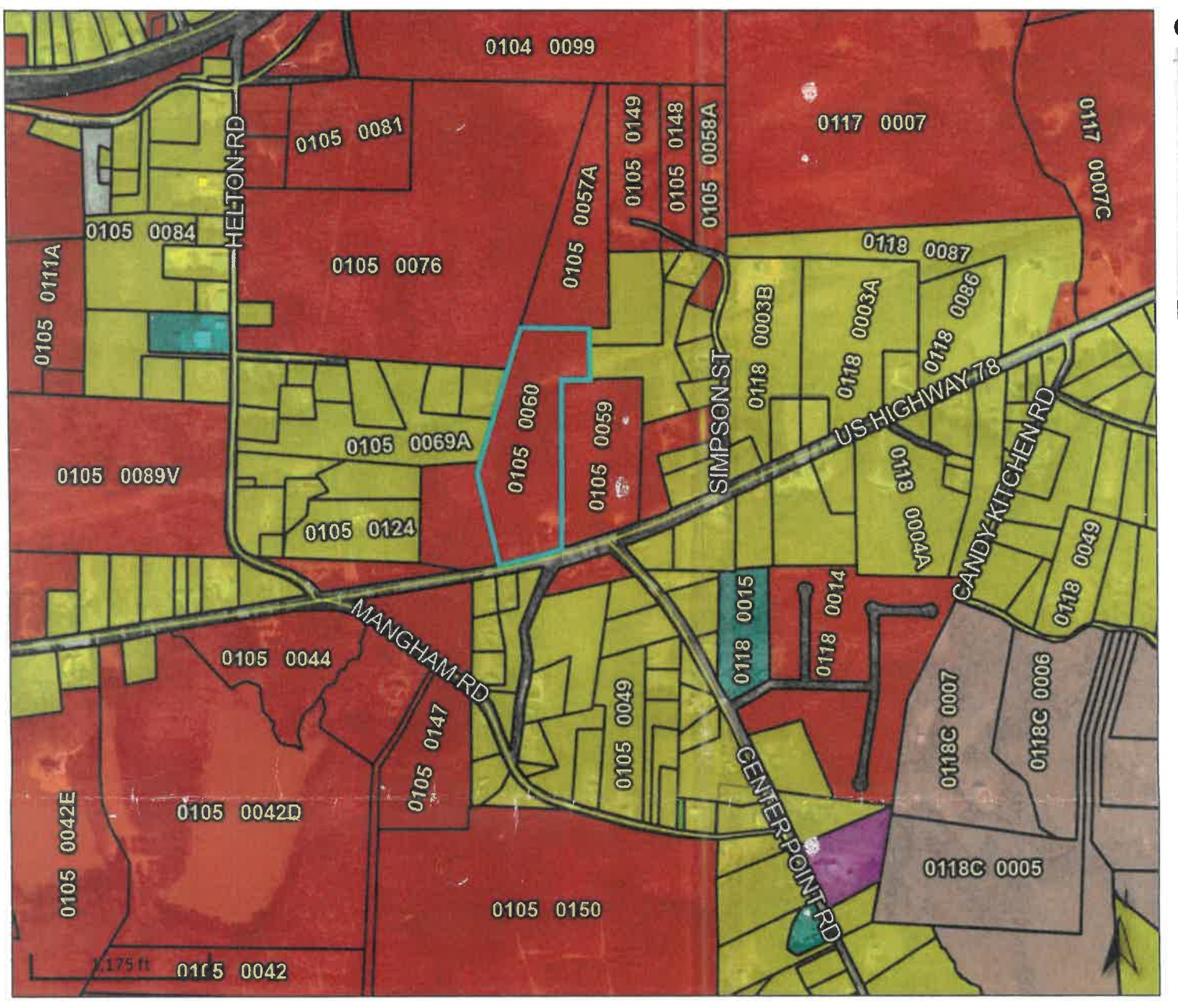
Parcel ID - 0105 0140
Alt Id - 13121
Address - 9177 US HWY 78
Owner - MULLINAX DANNY
Acres - 3.31
MULLINAX DANNY
5985 S BEAR DR
DOUGLASVILLE, GA 30135

Parcel ID - 0105 0130
Alt Id - 9381
Address - 38 CENTER POINT RD
Owner - REMBISZ, ENDRA
Acres - 1.0
REMBISZ, ENDRA
301 OLD BREMEN RD
BREMEN, GA 30110

Parcel ID - 0105 0044
Alt Id - 10924
Address - 8827 US HWY 78
Owner - WALLACE VERENA KIM & WHATLEY KRISTEN BRO
Acres - 11.1
WALLACE VERENA KIM & WHATLEY KRISTEN BRO
8827 US HWY 78
BREMEN, GA 30110

Parcel ID - 0105 0146
Alt Id - 19015
Address - 8890 US HWY 78
Owner - MCFALL PHILLIP MICHAEL JR & ANGELA LEE
Acres - 3.2
MCFALL PHILLIP MICHAEL JR & ANGELA LEE
8890 US HWY 78
WACO, GA 30182

qPublic.net™ Haralson County, GA





Overview

Legend

- Parcels
- Haralson Zoning
- A-1
- C-GB
- C-NB
- C-OI
- City
- I-1
- I-2
- R-1
- R-2
- R-3
- R-LM
- R-MHP
- UTILITY
- <all other values>
- Roads

Parcel ID	0105 0060	**Owner**	COLLINS WILLIAM TIMOTHY & JENNIFER ANN	**Last 2 Sales**		
Taxing District	COUNTY UNINC		24 SIMPSON RD	**Date**	**Price**	**Reason**
Acres	14.0		BREMEN, GA 30110	5/15/2017	0	DV
		Physical Address	8582 US HWY 78	3/28/2015	$28000	LM
		Assessed Value	$134,294			

If you find inaccuracies, please contact our office. A property transfer may have occurred that we are not aware of. A new survey plat may have been filed that we are not aware of.

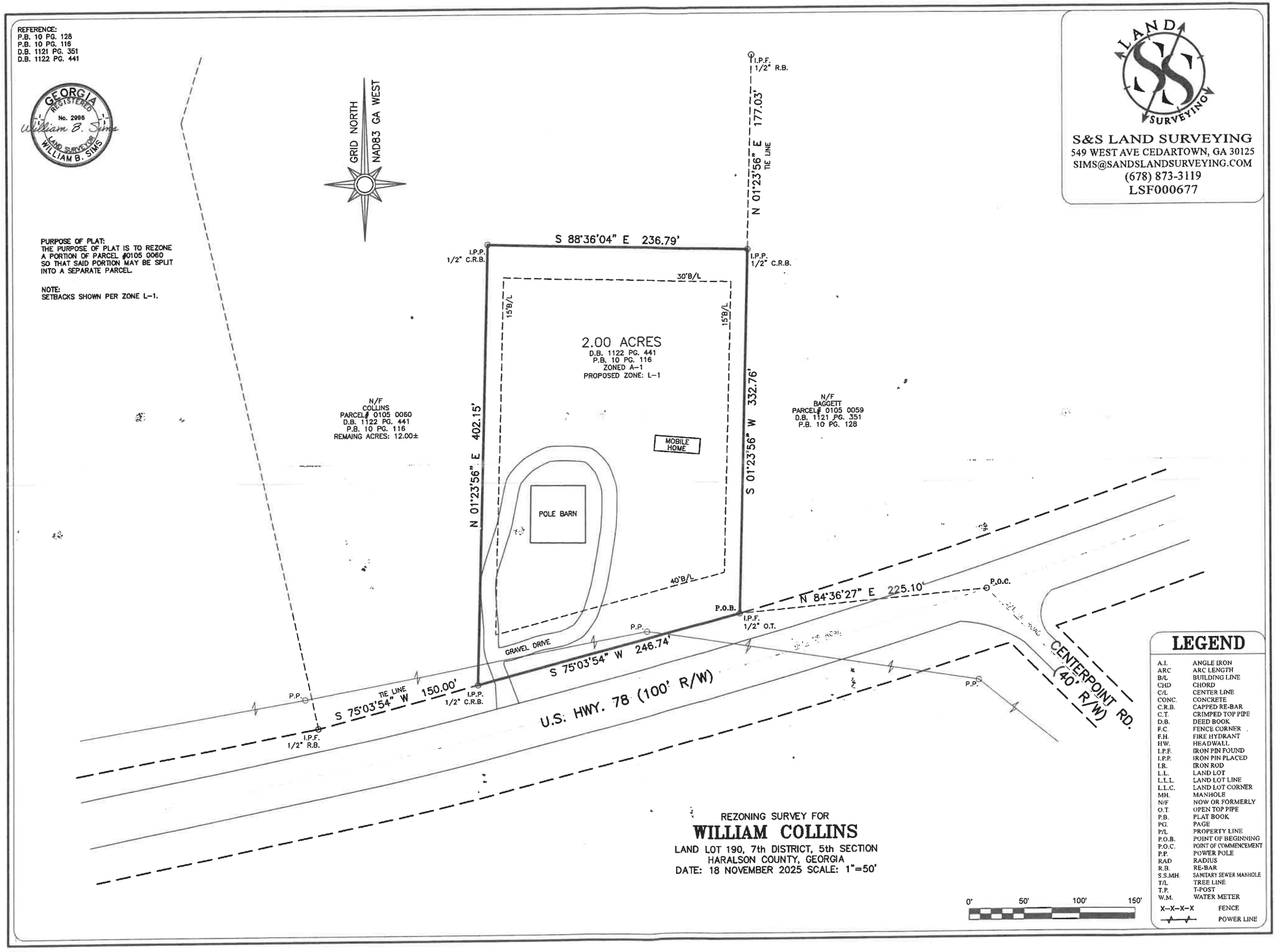
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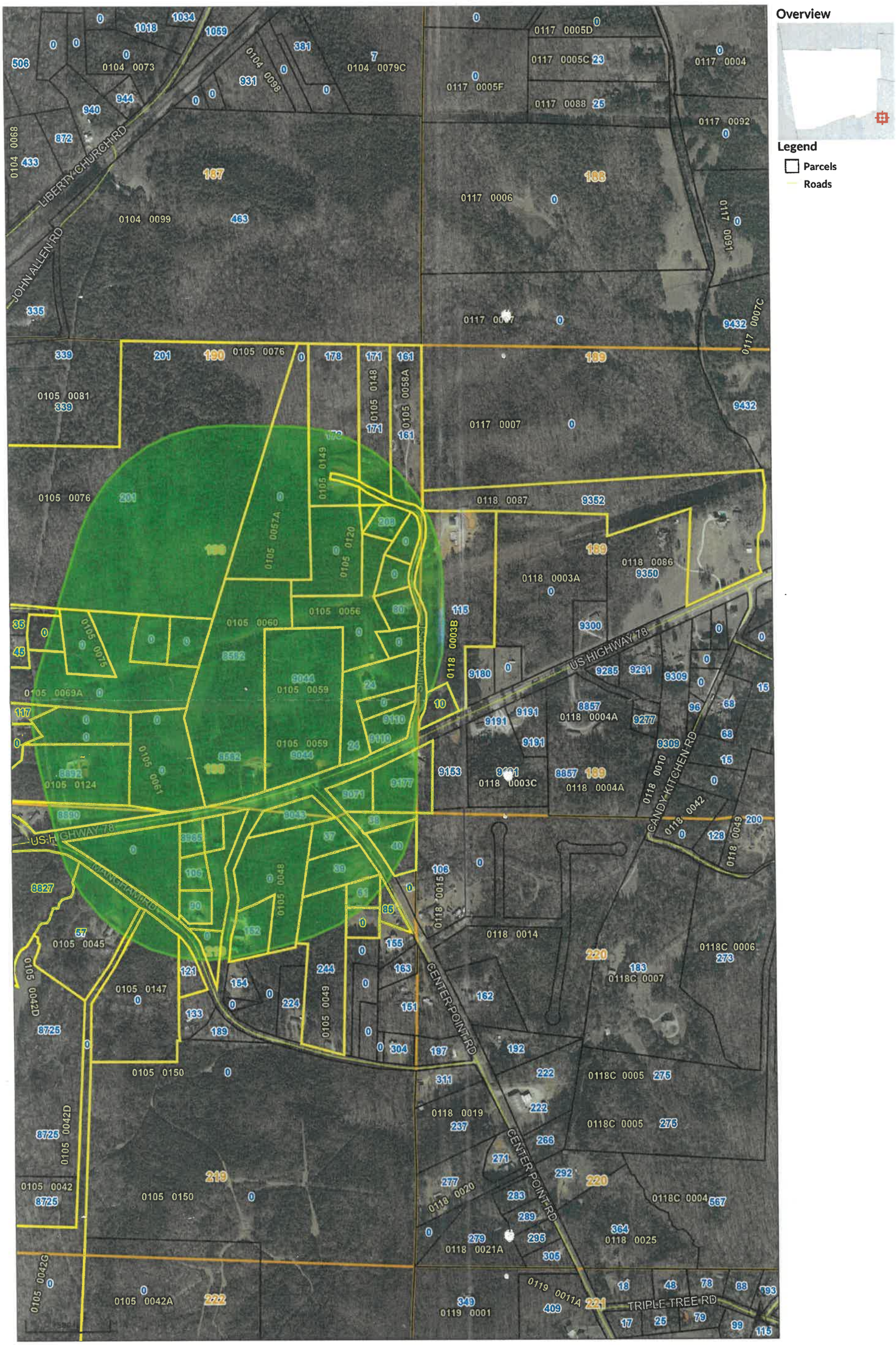
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REFERENCE:
P.B. 10 PG. 128
P.B. 10 PG. 116
D.B. 1121 PG. 351
D.B. 1122 PG. 441
GEORGIA REGISTERED No. 2998 William B. Sims LAND SURVEYOR WILLIAM B. SIMS
GRID NORTH NAD83 GA WEST
PURPOSE OF PLAT:
THE PURPOSE OF PLAT IS TO REZONE A PORTION OF PARCEL #0105 0060 SO THAT SAID PORTION MAY BE SPLIT INTO A SEPARATE PARCEL.
NOTE:
SETBACKS SHOWN PER ZONE L-1.
S&S LAND SURVEYING
549 WEST AVE CEDARTOWN, GA 30125
SIMS@SANDSLANDSURVEYING.COM
(678) 873-3119
LSF000677
I.P.F. 1/2" R.B.
N 01°23'56" E 177.03'
TIE LINE
S 88°36'04" E 236.79'
I.P.P. 1/2" C.R.B.
I.P.P. 1/2" C.R.B.
30'B/L
15'B/L
15'B/L
2.00 ACRES
D.B. 1122 PG. 441
P.B. 10 PG. 116
ZONED A-1
PROPOSED ZONE: L-1
N/F
COLLINS
PARCEL# 0105 0060
D.B. 1122 PG. 441
P.B. 10 PG. 116
REMAING ACRES: 12.00±
N/F
BAGGETT
PARCEL# 0105 0059
D.B. 1121 PG. 351
P.B. 10 PG. 128
MOBILE HOME
POLE BARN
N 01°23'56" E 402.15'
S 01°23'56" W 332.76'
40'B/L
P.O.B.
P.O.C.
N 84°36'27" E 225.10'
I.P.F. 1/2" O.T.
GRAVEL DRIVE
P.P.
S 75°03'54" W 246.74'
S 75°03'54" W 150.00'
TIE LINE
I.P.P. 1/2" C.R.B.
I.P.F. 1/2" R.B.
U.S. HWY. 78 (100' R/W)
CENTERPOINT RD. (40' R/W)
0' 50' 100' 150'
REZONING SURVEY FOR
WILLIAM COLLINS
LAND LOT 190, 7th DISTRICT, 5th SECTION
HARALSON COUNTY, GEORGIA
DATE: 18 NOVEMBER 2025 SCALE: 1"=50'
LEGEND
A.I. ANGLE IRON
ARC ARC LENGTH
B/L BUILDING LINE
CHD CHORD
C/L CENTER LINE
CONC. CONCRETE
C.R.B. CAPPED RE-BAR
C.T. CRIMPED TOP PIPE
D.B. DEED BOOK
F.C. FENCE CORNER
F.H. FIRE HYDRANT
HW. HEADWALL
I.P.F. IRON PIN FOUND
I.P.P. IRON PIN PLACED
I.R. IRON ROD
L.L. LAND LOT
L.L.L. LAND LOT LINE
L.L.C. LAND LOT CORNER
MH. MANHOLE
N/F NOW OR FORMERLY
O.T. OPEN TOP PIPE
P.B. PLAT BOOK
PG. PAGE
P/L PROPERTY LINE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.P. POWER POLE
RAD RADIUS
R.B. RE-BAR
S.S.MH. SANITARY SEWER MANHOLE
T/L TREE LINE
T.P. T-POST
W.M. WATER METER
X-X-X-X FENCE
POWER LINE


Overview
Legend
Parcels
Roads
LIBERTY CHURCH RD
JOHN ALLEN RD
US HIGHWAY 78
CANDY KITCHEN RD
CENTER POINT RD
TRIPLE TREE RD
0104 0073
0104 0079C
0104 0098
0104 0099
0117 0005D
0117 0005C
0117 0005F
0117 0088
0117 0004
0117 0092
0117 0091
0117 0006
0117 0007
0117 0007C
0105 0076
0105 0081
0105 0148
0105 0058A
0105 0149
0105 0057A
0105 0120
0105 0056
0105 0060
0105 0075
0105 0069A
0105 0059
0105 0061
0105 0124
0105 0048
0105 0045
0105 0147
0105 0042D
0105 0150
0105 0042
0105 0042A
0105 0042G
0105 0049
0118 0087
0118 0086
0118 0003A
0118 0003B
0118 0004A
0118 0003C
0118 0010
0118 0042
0118 0049
0118 0015
0118 0014
0118C 0006
0118C 0007
0118C 0005
0118C 0004
0118 0019
0118 0020
0118 0021A
0118 0025
0119 0001
0119 0011A