



**Haralson County Board of Commissioners
Regular Meeting
155 Van Wert Street
Buchanan, GA 30113**

**August 4, 2026
6:00 pm**

HARALSON COUNTY BOARD OF COMMISSIONERS

155 Van Wert Street

Buchanan, GA 30113

Regular Meeting

August 4, 2026

Agenda

Chairman – Brian Walker

Vice-Chair – District 1 David Tarpley

District Commissioners - District 2 Danny Elsberry, District 3 Eddie Ivey, District 4 Ryan Farmer

Call to Order

Invocation

Pledge of Allegiance

Chairman's Report

Approval of previous meeting minutes

Regular Meeting Minutes July 7, 2026

Regular Work Session Minutes July 21, 2026

Special Called Meeting Minutes July 21, 2026

Approval of Agenda

Public Hearing on Rezoning Request

Requested by:

Christopher A. Reynolds/RBW Service Group, LLC

Haralson County tax map information 0098-0073

The property is located on Rockmart and Coppermine Rd.

Present zoning is A-1 (agriculture), proposed Conditional Use for a telecommunications tower.

Item #1 – Executive Session (Personnel, Land Acquisition, Litigation)

Participation on Non-Agenda Items

Adjourn

Meeting Minutes

Regular Meeting Minutes July 7, 2026

Regular Work Session Minutes July 21, 2026

Special Called Meeting Minutes July 21, 2026

HARALSON COUNTY COMMISSIONER

July 7, 2026

Regular Meeting Minutes

Chairman Walker called the meeting to order at 6:00 pm and offered the invocation, and the Board led the Pledge of Allegiance. Commissioners Tarpley and Ivey were in-person with Commissioners Elsberry and Farmer attending via telephone. County Attorney Avery Jackson was also present.

Chairman's Report

Chairman Walker did not provide a Chairman's Report.

Approval of previous meeting minutes

Regular Meeting Minutes June 2, 2026

Special Called Work Session Minutes June 4, 2026

Regular Work Session Minutes June 16, 2026

Special Called Meeting Minutes June 16, 2026

Commissioner Tarpley made a motion to approve the minutes as written. This was seconded by Commissioner Ivey, and the motion carried 5-0.

Approval of Agenda

Commissioner Ivey made a motion to approve the agenda as presented. Commissioner Elsberry seconded the motion, and the motion carried 5-0.

Public Hearing on Road Abandonment for portions of Hagood Road

Where the property owner has requested the governing authority of Haralson County will initiate the process of abandoning the portion of Hagood Road encompassed in Tax Parcel No. 0015 0009. The former roadway to be abandoned lies in Land Lot 268 of the 8th District, 5th Section of Haralson County, Georgia, and is hereby publicly announced and proposed to be abandoned. The proposal provides that the portion of Hagood Road encompassed in Tax Parcel No. 0015 0009, and identified as "80' For Proposed Road" on a survey entitled "TRACT: H-6 OLIN McALPIN", dated August 26, 1969, prepared by Joe D. Lanham, which right-of-way has ceased to be used by the public to the extent that no substantial public purpose is served by it, that the proposed abandonment of the roadway will no longer be a part of the County road system, and the rights of the public to the section of road as a public road will cease.

County Attorney Avery Jackson explained that he was contacted by the property owners with the request to abandon portions of Hagood Road. He stated that the owner of the property has always kept the property gated at the road area and the owner's property encompasses all sides of the road in question. Mr. Jackson asked Terry Edwards to confirm the County's position that the road has never been maintained by the County. Mr. Edwards, Public Works/Roads Department Head, confirmed the County has never maintained this portion of Hagood Road. Mr. Jackson stated that the public notice was submitted to the legal organ (Gateway-Beacon) and ran for two consecutive weeks (June 25, 2026 and July 2, 2026) and the letter to the owners sent regarding the public notice was mailed 6/24/26.

Chairman Walker called for any public participation for the road abandonment request. Hearing none, the Chairman closed the public hearing.

Item #1 – Road Abandonment for portions of Hagood Road – Vote

Commissioner Ivey made a motion to approve the road abandonment request for portions of Hagood Road. This was seconded by Commissioner Elsberry, and the motion carried 5-0.

Participation on Non-Agenda Items

Frances Coons, resident of 49 Monroe Road, stated she wanted to once again ask the commissioners to deny the rezoning request for Atlanta Structural Concrete. She wanted to reiterate that the Planning & Zoning Board denied the request, the rezoning request doesn't complement the HC comprehensive plan, and to rezone the property to light industrial does not conform with ASC's current business practices. She's concerned that if the rezoning is approved that it would cause issues with other entities that want to rezone, and it would cause harm to the county and neighborhoods.

Robert Gore, resident of Haralson County, spoke to the board about concerns he had at a previous meeting where he asked if any of the commissioners had signed NDA's regarding data centers in Tallapoosa. He cited several federal codes that citizens have the right to ask questions of the commissioners and receive answers to the questions. He stated by the commissioners refusing to answer the questions he asked, it could be detrimental to the County with possible lawsuits. Avery Jackson responded that the public participation (agenda/non agenda) is not a time for questions and answers, but for the citizens to voice concerns. Mr. Gore gave the commissioners the opportunity to respond to the questions once again, and the commissioners chose not to respond.

Adjourn

Commissioner Ivey motioned to adjourn the meeting. Commissioner Tarpley seconded, and the motion carried 5-0. The meeting adjourned at 6:15 pm.

Submitted by Julia Watson
County Clerk

HARALSON COUNTY BOARD OF COMMISSIONERS

JULY 21, 2026

WORK SESSION MINUTES

Vice Chairman Tarpley called the work session to order at 6:00 pm. Commissioners Elsberry, Ivey, and Farmer were in attendance along with County Attorney Avery Jackson. Chairman Walker was absent.

Item #1 – Ambucare Contract

Vice Chairman Tarpley asked that this item be removed from discussion and asked that it be added to the August 7th special called work session. Bill Hightower, representing Ambucare, asked Commissioner Tarpley why further discussion is needed for the contract given the County has had the contract for quite some time. Commissioner Tarpley stated that he knew the County Attorney met (via telephone) with the Hightowers to discuss the contract, but the attorney hadn't talked to the commissioners about the contract. Commissioner Tarpley requested further discussion before a vote and encouraged Mr. and Mrs. Hightower to attend the upcoming work session to provide further clarification if needed. The contract will come before the BOC for a vote at a special called meeting on August 18th.

Item #2 – County Manager Position

Commissioner Farmer asked that this item be removed from discussion.

Item #3 – Historical Society Lease – Caron Connelly

Caron Connelly stated that the Historical Society has held a lease on the Old Courthouse building since 1974 and can no longer afford to pay the utilities and repairs for upkeep on the building. The group currently has 15 active members and would like to continue to utilize the building for their meetings and for the archive storage. The Historical Society would like for the County to assume the building maintenance and utility costs given they don't collect a large amount of revenue through their events. Ms. Connelly stated that it cost \$21,106.26 to operate in 2025. The group would like to remain in the building and work towards applying for grants to restore the building. Ms. Green with the West Georgia Regional Library spoke about the upcoming changes to the library. The WGRL proposes to close the library and in return put a Library Locker on the premises. The Library Locker option is being used in Waco and is successful. Commissioner Ivey stated he's against closing the library, and Commissioner Elsberry stated more discussion is needed regarding this topic.

Item #4 – Corinth Baptist Church Deed

Commissioner Tarpley was contacted by the church regarding the church property deeded to Haralson County for the purpose of a Rideshare program several years ago. The church would like to begin an expansion project and needs the property deeded back to them in order to do so. County Attorney Avery Jackson stated that they will prepare the quit claim deed if approved by the BOC.

Item #5 – Raise for Declining Health Insurance – Brian Krasielwicz

Commissioner Farmer asked that this item be removed from discussion.

Item #6 – Ability to Cashout Vacation Time – Brian Krasielwicz

Commissioner Farmer asked that this item be removed from discussion.

Vice Chairman Tarpley adjourned the work session at 6:36 PM.

Submitted by Julia Watson

County Clerk

HARALSON COUNTY COMMISSIONER
July 21, 2026
Special Called Meeting Minutes

Vice Chairman Tarpley called the meeting to order at 6:36 pm, and Commissioner Elsberry offered the invocation. The Board led the Pledge of Allegiance. Commissioners Ivey and Farmer were present. County Attorney Avery Jackson was also present. Chairman Brian Walker was absent.

The Chairman's Report was not given.

Vice Chairman Tarpley asked to Waive the Reading of the Previous Meeting Minutes

Commissioner Farmer made a motion to waive the reading of the previous minutes. This was seconded by Commissioner Ivey, and the motion carried 4-0.

Approval of Agenda

Vice Chairman Tarpley asked for a motion to accept the agenda as written. Commissioner Farmer made a motion to remove item #2 (County Manager) from the agenda and replace it with voting on the Corinth Baptist Church Deed. Commissioner Ivey seconded, and the motion carried 4-0.

Public Participation on Agenda Items

Chris Vines with Atlanta Structural Concrete asked to address the group. He provided a new conceptional site plan showing an increased buffer on Monroe Rd/Old Jacksonville Rd, possibly 3 buildings, and gravel lay down yard storage area. Production will remain on the hill, and they plan to leave approximately 16 acres zoned as agricultural.

Item #1 – Rezoning Request by Tindall Corporation/d/b/a/Atlanta Structural Concrete - Vote

Commissioner Elsberry motioned to table the vote and asked Atlanta Structural Concrete to revisit Planning & Zoning for the board to review the new site plans and revote. Once Planning & Zoning makes a recommendation regarding the rezoning request, the BOC will review and vote. Commissioner Farmer seconded, and the motion carried 4-0.

Item #2 – ~~County Manager Position~~/Corinth Baptist Deed – Vote

Commissioner Farmer made a motion to approve deeding back the property to Corinth Baptist Church per the church's request. Commissioner Elsberry seconded, and the motion carried 4-0.

Item #3 – Magistrate Court Lease- Vote

Vice Chairman Tarpley asked for a motion to approve the Magistrate Court lease. Commissioner Farmer made a motion to approve the one-year lease for the Magistrate Court to lease 2 spaces. Commissioner Elsberry seconded, and the motion carried 4-0.

Participation on Non-Agenda Items

Hugh Norton of 112 Lakeview Circle in Bremen addressed the commissioners with concerns about the inefficiencies of the Tax Assessor's office. He provided the commissioners with a handout of 2026 tax assessments for various properties comparable to his and questioned why the comparable property assessments were lower than his property assessment. Mr. Norton questioned the amount of money the County spent on appeals last year and this year. Mr. Norton feels like those people who appealed their assessments last year are being targeted with increases this year. He also feels there are significant incompetencies in the Tax Assessor's office that need to be addressed by the BOC. Mr. Norton has provided his findings to an attorney who feels he has a strong case against the County regarding the inconsistent tax assessments but knows it would cost the County to have representation against a lawsuit and doesn't want to do that. Mr. Norton strongly encourages the BOC to investigate the Tax Assessor's Office and hold him accountable if he's not doing his job. Commissioner Tarpley replied that the Tax Assessor is governed by the Board of Assessors, and the BOC appoints the board members to the Board of Assessors.

Adjourn

Being no further business to come before the board, Commissioner Farmer motioned to adjourn the meeting. Commissioner Elsberry seconded, and the motion carried 4-0. The meeting adjourned at 7:13 pm.

Submitted by:
Julia Watson, County Clerk

Public Hearing

An application for Conditional Use permit, in Haralson County has been received. A hearing with the Board of Commissioners will be conducted August 4th, 2026 @ 6:00 pm. Location will be at the Haralson County Board of Commissioner's office, 155 Van Wert St., Buchanan, Ga.

Requested by:

Christopher A. Reynolds/RBW Service Group, LLC

Haralson County tax map information 0098-0073

The property is located on Rockmart and Coppermine Rd.

Present zoning is A-1 (agriculture), proposed Conditional Use for a telecommunications tower.

APPLICATION FOR CONDITIONAL USE PERMIT

HARALSON COUNTY, GEORGIA

(Applicant shall complete all those categories written in bold lettering only.)

Application No: _____ Filing Date & Time: _____

Map No: 0098 Parcel No: 0073 Fronting On: _____ Road

Zoning District: A-1 Present Use of Property: _____

Adjacent Zoning to: North _____ South _____ East _____ West _____

Applicant's Name: CHRISTOPHER A. REYNOLDS Phone: (251) 253-3152

Mailing Address: RBW SERVICES GROUP, LLC
1003 WASHINGTON STREET, TALLAHASSEE, FLORIDA 32303

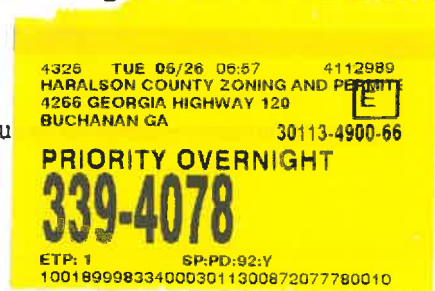
Owner of Property: THOMAS AIKENS Phone: (404) 372-9277

Proposed Conditional Use: PLACEMENT OF TELECOMMUNICATIONS FACILITY ON AG PROPERTY

(In order to be scheduled for consideration, the following attachments must be included with this application.)

- ☐ Applicant's Notarized Authorization to act on behalf of Property Owner
- ☐ Copy of the Warranty Deed of the Subject Property
- ☐ Property Owner's Notarized Certification of Ownership and Zoning Compliance
- ☐ Political/Financial Disclosure Statements by Owner and Applicant
- ☐ Outline Survey of the Overall Subject Property prepared by a Registered Surveyor
- ☐ Site Development Plan prepared by a Registered Surveyor, Engineer, or Architect
- ☐ Topographical Survey (4 ft. Contour Interval) prepared by a Registered Surveyor
- ☐ Environmental Development Constraint Statement prepared by a Registered Surveyor
- ☐ Landscaping Plan prepared by a Registered Surveyor, Engineer, or Architect
- ☐ Plans and Elevations of all Proposed Structures by a Registered Engineer
- ☐ Application Fee

(In addition to the attachments listed above, there may be other submissions required)



**ADDITIONAL SUBMISSION REQUIREMENTS
OF
PERSONAL WIRELESS SERVICE PROVIDERS**

HARALSON COUNTY, GEORGIA

(The following submissions are in addition to those required by the basic permit application.)

1. An inventory of existing personal wireless service facilities within Haralson County or within one-half mile of the border thereof, including specific information about the location, structure height, base elevation above sea level, and design of each tower or antenna.
2. An inventory of potential future facility sites within the Haralson County area.
3. A determination based on sound engineering evidence demonstrating whether the proposed location will provide optimal vs. minimal level of coverage.
4. Evidence that the applicant has investigated by certified mail inquiries the possibilities for locating the proposed facilities on an existing tower, the use of stealth technology, or siting at another location where a more optimal level of coverage can be provided.
5. Copies of all responses to the certified letters required above.
6. A summary explanation of why the applicant believes the proposed facility cannot be located on an existing tower.
7. A summary explanation of why the applicant believes that the use of an alternative tower structure is not possible.
8. An estimate detailing the total cost of locating the proposed personal wireless facility. Upon completion of construction and prior to commencing operation, the actual final completed cost shall be certified.
9. An explanation based upon sound engineering evidence demonstrating whether the location of the proposed tower is necessary in the interest of public safety or is sited because of practical necessity.
10. Evidence that the communications tower is structurally designed to support at least one user for each twenty (20) feet of height or part thereof.
11. A signed statement indicating that the applicant, provider, and landowner will diligently negotiate in good faith to facilitate co-location of additional personal wireless service facilities by other providers on the applicant's structure or within the same site location.
12. A legal description of the cell site.

13. Copies of any environmental documents required by all federal or Georgia agencies.
14. A statement of the approximate distance between the proposed facilities and the nearest residential property.
15. Certification by a Georgia registered professional engineer that states that the construction will cause the tower to crumble inward so that, in the event of collapse, no damage to adjacent areas will result.
16. Proof of liability insurance against all risks in an amount not less than two million (2,000,000) dollars naming Haralson County, its officials, employees, and appointees as co-insured, and indemnifying those officials, employees, and appointees from all costs and liability resulting from the approval and installation of the subject personal wireless facility.
17. A notarized letter signed by the applicant stating the tower will comply with all EIA Standards and all applicable local, state, and federal laws and regulations.
18. Certification that the antenna usage will not interfere with other adjacent or neighboring transmission or reception functions.
19. Certification that the telecommunications provider is licensed by the FCC if required to be so licensed under FCC regulations.
20. If the applicant is not the telecommunications service provider, proof of lease agreements with a FCC licensed telecommunications provider if such telecommunications provider is required to be licensed by the FCC.

(The applicant shall number each submission required herein and attach such to the appropriate application.)

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 a 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?

None known

If so, describe the nature and extent of such interests: _____

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, campaign contributions aggregating \$250.00 or more, or made gifts having a combined value of \$250.00 or more to a member or members of the Board of Commissioners or Planning Commission?

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 20th day of May, 2026


Applicant's Signature

Applicant's Attorney (if Representing
Applicant in the Rezoning Action)

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 a 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?

If so, describe the nature and extent 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, campaign contributions aggregating \$250.00 or more, or made gifts having a combined value of \$250.00 or more to a member or members of the Board of Commissioners or Planning Commission?

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 _____, 19____.

Applicant's Signature

Applicant's Attorney (If Representing
Applicant in the 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, Georgia. I am aware that an application for a rezoning, variance, or special exception will not be received unless the subject property is 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.

Owner

Sworn to and subscribed
before me this ____ day of
_____, 19____

Notary Public, _____ County, GA
My Commission Expires:

Name of Agent: _____

Address: _____

Telephone Number: _____

Haralson County

DATE FILED WITH PLANNING COMMISSION: 5-26-26
DATES OF NOTICE IN NEWSPAPER: 6-18 & 6-25
DATE OF SIGN POSTING: 6-11-26
DATE OF PUBLIC HEARING: 7-14-26

FEES PAID:

1. Sign Deposit: _____
2. Rezoning Fee: _____
3. Other: _____

RECOMMENDATION OF PLANNING COMMISSION:

APPROVAL: Approved 3-0

DENIAL: _____

REASON(S) FOR RECOMMENDATION: MEETS ALL CONDITIONAL
USE REQUIREMENTS.

DATE: 7/14/26

Jason Hulsey
Signature of Chairman

FOR OFFICIAL USE ONLY
(County Commissioners)

DATE RECOMMENDATION RECEIVED: _____

DATES OF NOTICE IN NEWSPAPER: _____

DATE OF SIGN POSTING: _____

DATE OF PUBLIC HEARING: _____

DATE OF ACTION: _____

ACTION TAKEN: _____

APPROVAL: _____

DENIAL: _____

DATE: _____

Signature of Chairman

NOTE: This completed form is to be kept on file in the Zoning Administrator's Office.

REZONING/SUB-DIVIDING PROCEDURES

A fee accompanies all applications

1. Applications must be completed with inserts when submitted (no exceptions)
2. The applicant should give actual notice of the hearing to all adjoining property owners within 1,000 ft. of all property lines.
 - 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 and witnessed by a person other than the applicant.
 - b) Roads, streets, or railroad right of ways 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 _____ (you must meet this deadline in order to qualify for the scheduled hearing date or the hearing will have to be postponed until the next month).
You will then be given a sign to post on the property, and the zoning office will run notice in the newspaper for two consecutive weeks before public hearing.

Signature of applicant

Date

BOOK **646** PAGE **14**
HARALSON County, Georgia
Real Estate Transfer Tax
Paid \$ 175.10
Date APRIL 29TH, 2003
Jo Ann Hutcherson
Clerk of Superior Court

FILED & RECORDED
CLERK, SUPERIOR COURT
HARALSON COUNTY, GA.

2003 APR 29 AM 9:00
BY *Mary Ann Weatherly, Deputy*
JO ANN HUTCHERSON, CLERK
RECORDED DEED BOOK 646,
PAGES 14 & 15

Return to:
MCCALLA, RAYMER, PADRICK, COBB, NICHOLS & CLARK, LLC
168 N. JOHNSTON STREET, SUITE 106
DALLAS, GA 30132

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA
HARALSON COUNTY

THIS INDENTURE, made the 18th day of April, in the year two thousand and Three, between VIRGINIA OSBORNE

of the County of Haralson, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

THOMAS AIKENS and LINDA AIKENS

as joint tenants with survivorship and not as tenants in common as 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 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, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

See Exhibit "A" attached hereto and made a part hereof.

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

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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to the Official Code of Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenants estates with right of survivorship and not as tenants in common.

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 of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Witness

Notary Public

My Commission Expires: My Commission Expires July 22, 2003

Virginia Osborne (Seal)
VIRGINIA OSBORNE

(Seal)

(Seal)

(Seal)

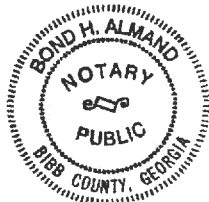


Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 1084 of the 20th District, 3rd Section, Haralson County, Georgia, containing 22.73 acres, mor or less, as shown on plat prepared for Thomas P. Aikens and Linda Aikens by Elbert H. Angel, Registered Land Surveyor Number 1742, dated April 16, 2003, and recorded in Plat Book 33, Page 129, in the office of the Clerk of Superior Court of Haralson County, Georgia. Said plat together with the boundaries, metes, courses and distances thereon are incorporated herein and by reference are made a part of this description as fully as if set out herein.

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, Georgia. I am aware that an application for a rezoning, variance, or special exception will not be received unless the subject property is 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.

Owner

Thomas Aikens

Linda Aikens

Thomas Aikens Linda Aikens

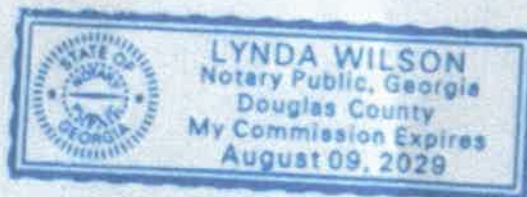
Sworn to and subscribed
before me this 8th day of

April, 2026 2026

Lynda Wilson

Notary Public, _____ County, GA

My Commission Expires:



Name of Agent: RBW Services Group, LLC

Address: 1003 Washington Street, Tallahassee, FL 32303

Telephone Number: 850-566-6761 / dan@rbwservicesgroup.com

Board of County Commissioners
Haralson County, Georgia

Planning Services Authorization

I/we, the undersigned

Owners hereby authorize Dan Ausley / RBW Service Group

connection with the following application(s):

to act as my/our agent in

☒ Conditional Use Permit

on the following described property located in Haralson County, Georgia:

Legal Description (provide below or attach)

All that tract or parcel of land lying and being in Land Lot 1084 of the 20th District, 3rd Section, Haralson County, Georgia, containing 22.73 acres, mor or less, as shown on plat prepared for Thomas P. Aikens and Linda Aikens by Elbert H. Angel, Registered Land Surveyor Number 1742, dated April 16, 2003, and recorded in Plat Book - 33, Page --111, in the office of the Clerk of Superior Court of Haralson County, Georgia. Said plat together with the boundaries, metes, courses and distances thereon are incorporated herein and by reference are made a part of this description as fully as if set out herein.

Thomas Aikens

Signature

Thomas Aikens
Printed Name

Linda Aikens

Signature

Linda Aikens
Printed Name

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence notarization this 8th day of April, 2026, by

Thomas Aikens & Linda Aikens, who are personally known to me or who has produced the following identification:

Lynda Wilson

Notary Signature

Notary Public, State of Georgia
My Commission expires 8-09-2029

Agent Contact Information



Zoning Narrative for Conditional Use Permit

This narrative is submitted in support of a Conditional Use Permit (CUP) application for the construction of a new personal wireless service facility on the subject parcel.

1. Compatibility With Surrounding Land Uses

The proposed facility is located on a large rural parcel with surrounding agricultural and low-density residential uses. The tower site is positioned deep within the property, screened by existing vegetation, and set back significantly from all property lines. The unmanned nature of the facility ensures no noise, traffic, odor, or operational impacts to adjacent properties.

2. Compliance With Zoning District Standards

The subject parcel is zoned AG – Agricultural, where personal wireless service facilities are permitted as a Conditional Use. The proposed tower meets all dimensional, setback, height, and design requirements of the Haralson County Zoning Ordinance.

3. Minimization of Visual Impacts

The tower site is surrounded by mature natural vegetation. This vegetation provides screening to help mitigate visual impact to the surrounding area. No lighting is proposed except FAA-required obstruction lighting.

4. Adequacy of Public Facilities

The facility is unmanned and requires no water, sewer, or solid-waste services. Electrical service will be provided by the local utility. The facility generates no traffic other than periodic maintenance visits. The site will pose no strain on the existing public facilities.

5. Safe and Adequate Access

Vehicular access to the proposed facility will be provided via the existing public road, with new access improvements constructed as shown on the provided construction drawings. The project includes construction of a dedicated access drive from the road to the lease area, designed to accommodate maintenance traffic. The access route will be graded, stabilized, and constructed in accordance with County standards to ensure safe, all-weather access to the unmanned facility.

ADDITIONAL SUBMITTAL INFORMATION

1. Inventory of Existing Personal Wireless Service Facilities

The RF Justification includes a map and list of existing Verizon sites in the region. These sites are located between 2 and 10 miles from the proposed location and do not provide adequate coverage to the Trinity Church Road corridor.

2. Inventory of Potential Future Facility Sites

The surrounding area has been evaluated and it has been determined that no alternative parcels or structures within the required search ring can meet the RF coverage objective. The proposed location is a viable site capable of resolving the documented coverage gap.

3. Optimal vs. Minimal Coverage Determination

The RF Justification demonstrates that the proposed location provides the optimal coverage solution. Existing sites cannot meet the minimum signal strength required for reliable service due to distance, terrain, and tree canopy.

6. Why the Facility Cannot Be Located on an Existing Tower

There are no existing towers within the RF-defined search area capable of meeting the coverage objective. The submitted RF propagation maps indicate the current coverage in the area and the increase of coverage from with the proposed site in place.

7. Why an Alternative Tower Structure Cannot Be Used

There are no suitable alternative structures (water tanks, utility structures, tall buildings, etc.) within the search area. The surrounding area is rural and lacks vertical infrastructure of sufficient height. This is why we are proposing the placement of this tower facility.

8. Estimated Cost of the Facility

The estimated cost of constructing for the proposed facility is \$150,000.

9. Public Safety / Practical Necessity Statement

The proposed facility is intended to provide significant improvements in service within the surrounding area. Reliable wireless coverage is essential for public safety, emergency response, and the ability of residents and travelers to place and receive calls when needed. The improvements achieved by the proposed facility are therefore necessary to support public safety and meet practical service requirements in this portion of Haralson County.

10. Structural Capacity Certification

The tower will be engineered to support at multiple carriers. A Georgia-licensed Professional Engineer will certify structural compliance at the building-permit stage.

11. Co-Location Good-Faith Statement

The applicant, provider, and landowner affirm their willingness to negotiate in good faith to facilitate co-location by additional carriers on the proposed tower.

12. Legal Description of the Cell Site

A full legal description of the subject parcel and lease area is included in the application packet. Located in both the deed and the survey.

13. Environmental Documents

Copies of the required NEPA are included in the submittal package.

14. Distance to Nearest Residential Property

The proposed tower has been sited on the property so that it complies with Haralson County's applicable setback requirements for its height and zoning district. The distances to the nearest property lines and off-site structures are shown on the stamped site plan and survey included with this application.

15. Fall-Zone / Inward-Collapse Certification

A Georgia-licensed Professional Engineer will certify that the tower is designed to collapse inward in the event of structural failure, ensuring no damage to adjacent properties.

16. Liability Insurance

Proof of liability insurance in the amount of \$2,000,000, naming Haralson County as co-insured, will be provided prior to construction.

17. Compliance With EIA Standards and Applicable Laws

The applicant will provide a statement confirming compliance with all EIA standards and all applicable local, state, and federal regulations.

18. Non-Interference Certification

The applicant certifies that the proposed antenna usage will not interfere with adjacent or neighboring transmission or reception functions and will comply with all FCC interference regulations.

19. FCC Licensing Certification

Verizon Wireless is licensed by the FCC to operate on the frequencies proposed for this facility.

20. Proof of Lease Agreements

Memorandum of agreement will be provided.

Conclusion

The proposed facility is necessary to provide reliable wireless service, is sited to minimize impacts, will comply with all structural and safety standards, and supports future co-location.



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-ASO-18800-OE

Issued Date: 12/17/2025

THE TOWERS, LLC
RICHARD HICKEY
22 West Atlantic Avenue
Suite 310
Delray Beach, FL 33444

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower US-GA-5665 - COPPER ROCK
County, State: Haralson, Georgia

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	33-50-42.30N	85-5-45.76W	1237 Ft	235 Ft	1472 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M Change 1, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

____ At least 10 days prior to start of construction (7460-2, Part 1)
 X Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 06/17/2027 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at 1-816-329-2525, or natalie.schmalbeck@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-18800-OE.

Signature Control No: 674727445-687470496

Natalie Schmalbeck
Technician

(DNE)

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

BASIS FOR DECISION

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

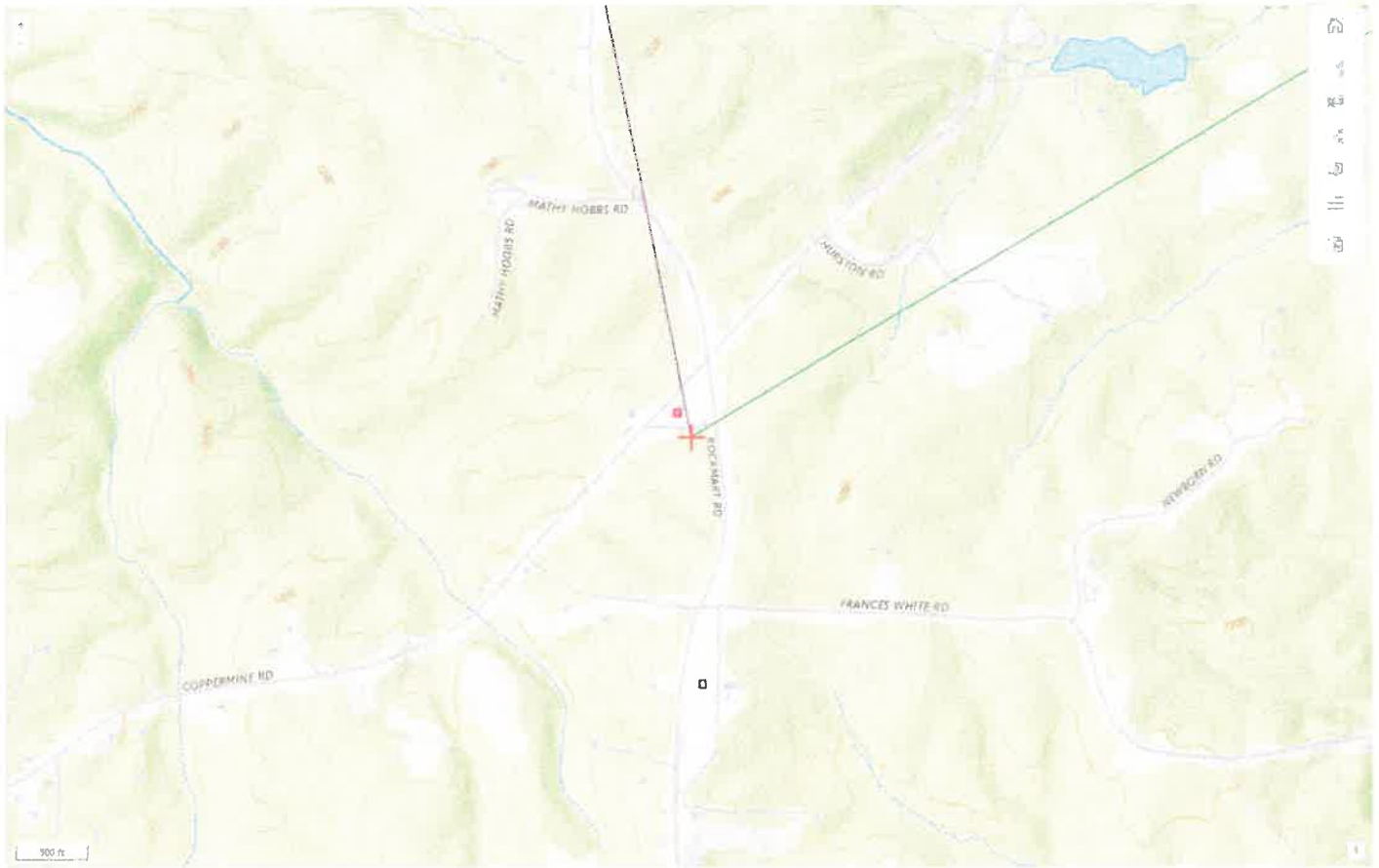
The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

Frequency Data for ASN 2025-ASO-18800-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	42	dBW
21.2	23.6	GHz	55	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	3280	W

Verified Map for ASN 2025-ASO-18800-OE



COPPER ROCK

RF Justification
RF Network Team
Feb 6th 2026



verizon

***Not for public distribution**

Search Area & Coverage Objective

The primary objective of this site is to provide significant high-speed voice and broadband coverage improvements along Rockmart Rd, Coppermine Rd, Coppermine Fire Station #14, Virginia Morris Rd, McAdams Rd as well as other locations within the desired service area.

Proposed Location

Rockmart Rd, Buchanan, Georgia, 30113
33.845083, -85.096044

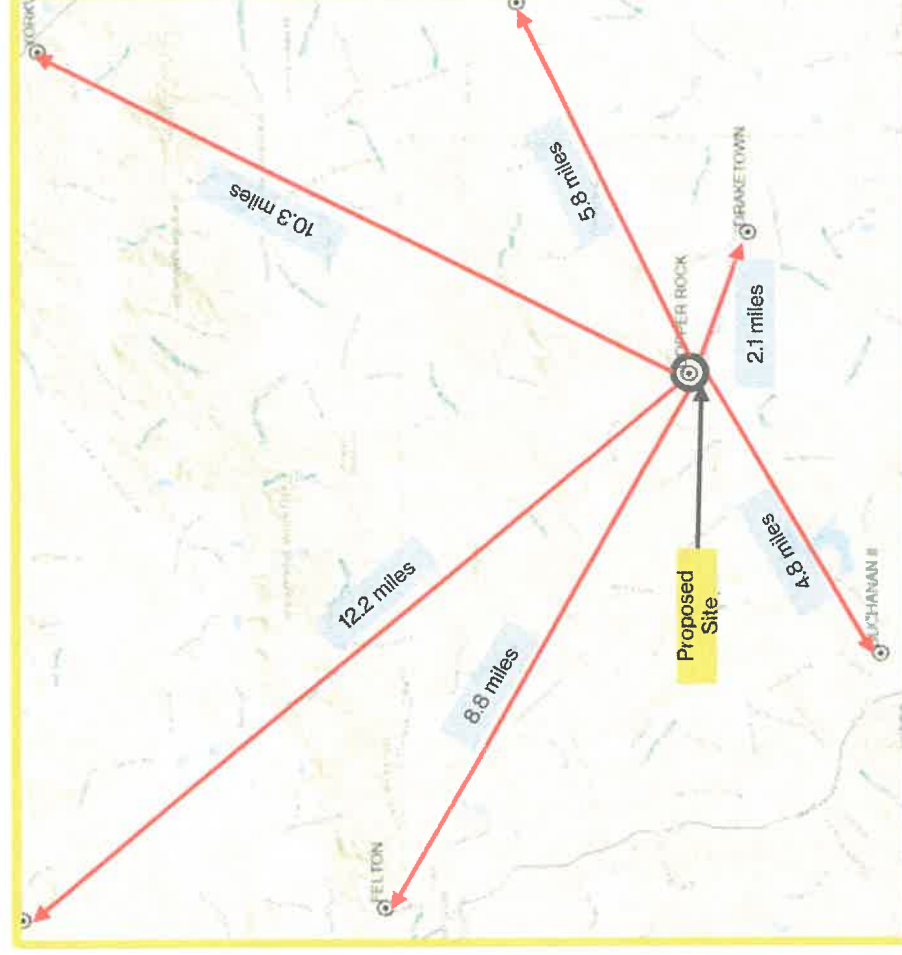


Distance of proposed site to existing VZ neighboring sites

Proposed Location

Rockmart Rd, Buchanan, Georgia,
30113

33.845083, -85.096044



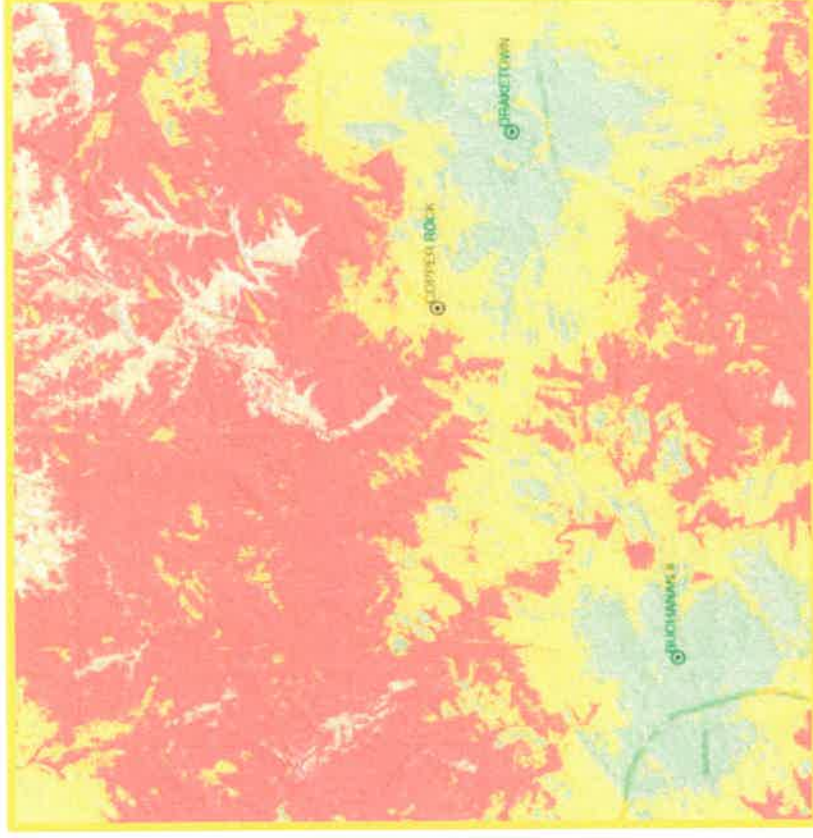
Current Coverage Prediction

Legend
Green = Best Coverage
Yellow = Good Coverage
Red = Fair Coverage

Best Coverage - Excellent signal strength inside buildings and vehicles.

Good Coverage – Reliable signal inside buildings and vehicles.

Fair Coverage – Consistent outdoor coverage; signal may be limited inside buildings and vehicles.



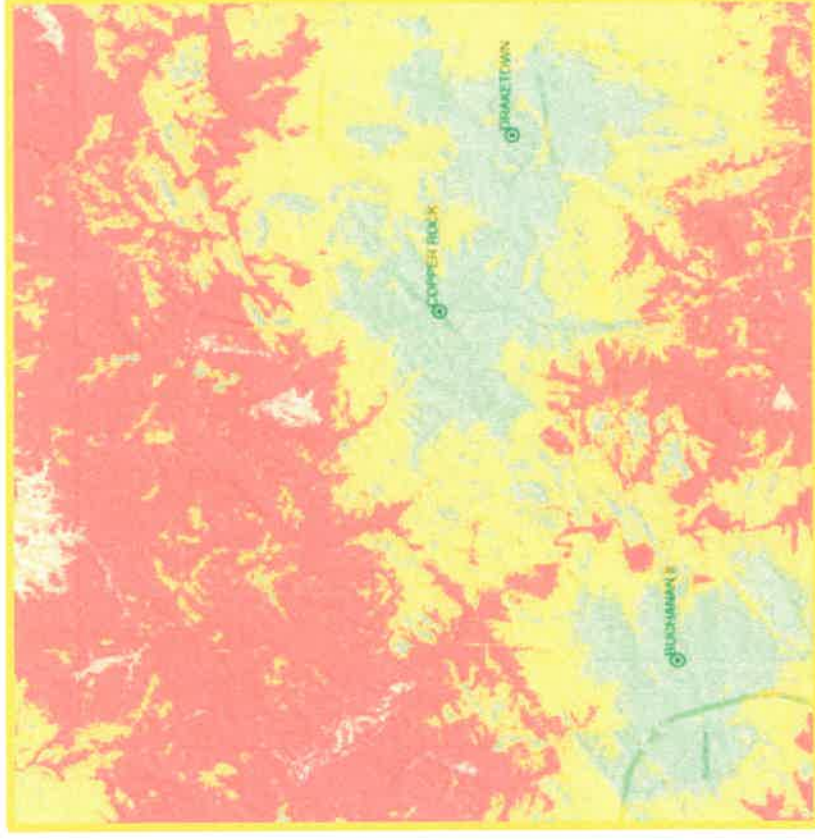
Coverage Prediction with site at proposed location (CL 220')



Best Coverage - Excellent signal strength inside buildings and vehicles.

Good Coverage - Reliable signal inside buildings and vehicles.

Fair Coverage - Consistent outdoor coverage; signal may be limited inside buildings and vehicles.



Legal Disclaimer

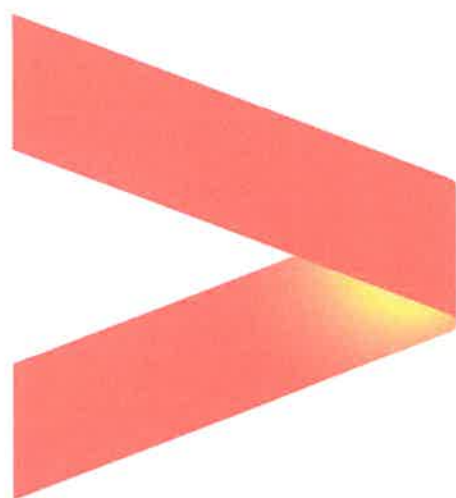
These maps are not a guarantee of coverage and may contain areas with no service. These maps reflect a depiction of predicted and approximate wireless coverage of the network and is intended to provide a relative comparison of coverage. The depictions of coverage do not guarantee service availability as there are many factors that can influence coverage and service availability. These factors vary from location to location and change over time. The coverage areas may include locations with limited or no coverage. Even within a coverage area shown, there are many factors, including but not limited to, usage volumes, service outages, customer's equipment, terrain, proximity to buildings, foliage, and weather that may impact service ("Factors"). The representations of "fair", "good" and "best" are qualitative representations of relative wireless outdoor signal strength at the network facilities level. Generally, calls can be made and received within all three categories, however, these Factors will likely have greater impact in areas of "fair" coverage. You can only make and receive calls when digital service is available. [When digital service is not available your device will not operate or be able to make 911 calls.]

Additional Notes

Verizon Wireless provides Commercial Mobile Radio Services ("CMRS") under licenses granted by the Federal Communications Commission ("FCC"). Pursuant to these licenses, Verizon Wireless is authorized to provide CMRS and operate a CMRS network in many geographic areas throughout the nation. The FCC exclusively regulates all technical aspects of Verizon Wireless' operations and network and preempts all state and local regulation of radiofrequency transmissions. The FCC rules protect co-channel and adjacent licensees against harmful interference. The proposed facility will be designed and built-in compliance with all applicable FCC requirements. The following points cover Verizon Wireless' practices pertinent to complying with the FCC requirements:

1. Verizon Wireless locates its transmitting antenna(s) in order to maximize vertical and horizontal separation from other operator's systems to minimize interference potential.
2. All operating hardware at the site is type-accepted by the FCC as far as emission levels within our licensed frequency band in addition to spurious emissions outside of our frequency band.
3. The power levels generated by the base station hardware and corresponding effective radiated power (ERP) from the transmit antenna(s) are within the limitations specified by Part 22 (for cellular), Part 24 (for PCS), or Part 101 (for microwave) of the Commission's Rules.
4. Intermodulation studies are prepared and analyzed considering all other wireless carriers on our tower to ensure no mixing of frequencies will create harmful interference to or from our wireless system.

In order to meet network objectives, at least three (3) antennas are needed per face at the same height and these antennas must be approximately 4' apart. Such requirement cannot be achieved through flush-mounted techniques. Standard sector frames for antennas will be used for each wireless tenant which also maximizes colocation opportunities, and more easily allows the addition of new FCC spectrum and wireless products and services as technology improves.



- 98-48: TRUSTEES OF THE CHURCH AT PINEY WOODS 877 ROCKMART RD
BUCHANAN, GA 30113
- 98-50: 977 ALXANDER LAND COMPANY STAGECOACH RD OGELTHORPE, GA 31068
- 98-18: LISA JEAN CUNNEEN REVOCABLE TRUST 1150 ROCKMART RD BUCHANAN,
GA 30113
- 98-16 B: FRISBY, CASEY DOUGLAS SR & MARY BETH 1662 COPPERMINE RD
BUCHANAN, GA 30113
- 98-16: FRISBY, SUZANNE 1648 COPPERMINE RD BUCHANAN, GA 30113
- 98-14: HIFHLAND VALLEY FARMS LLC 3737 BUCHANAN HWY CAROL STREAM, IL
60125
- 98-21: WARD, MARTHA 1498 COPPERMINE RD BUCHANAN, GA 30113
- 98-71: WELCH FAMILY LLLP 361 COLLEGIATE DR POWDER SPRINGS, GA 30127
- 98-22: SMITH, JAMES & DEBORAH 1463 COPPERMINE RD BUCHANAN, GA 30113
- 98-72: LANGLEY, JUDY 43 FRANCES WHITE RD BUCHANAN, GA 30113
- 98-74: COOK NELLIE & PRINCE SANDRA 78 FRANCES WHITE RD BUCHANAN, GA
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- 98-75: MASSEY, PAMELA 71 FRANCES WHITE ROAD BUCHANAN, GA 30113
- 98-76: ADAMS, JAMES 78 FRANCES WHITE RD BUCHANAN, GA 30113
- 98-77: BAKER, TED & PEGGY 896 ROCKMART RD BUCHANAN, GA 30113
- 98-78: PARKER, SCOTT & TANDY 836 ROCKMART ROAD BUCHANAN, GA 30113
- 98-20: ROBINS, DEBOAH 243 KENNSINGTON CIR BREMEN, GA 30110
- 98-55: HEATH, BOBBY LEE III & DENORA 256 FRANCES WHITE RD BUCHANAN, GA
30113
- 98-56: SEABORN, ISHA 1027 ROCKMART ROAD BUCHANAN, GA 30113
- 98-57: BROWN, PAULINE 1051 ROCKMART RD BUCHANAN, GA 30113
- 98-59: THOMPSON, JESSIE & CLAUDIA 1806 COPPERMINE RD BUCHANAN, GA
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- 98-59A: THOMPSON, JOSEPH & NATALIE 1105 ROCKMART RD BUCHANAN, GA
30113
- 98-59B: THOMPSON, JACOB 1740 COPPERMINE ROAD BUCHANAN, GA 30113
- 98-60: THOMPSON, TROY & RACHEL 1740 COPPERMINE RD BUCHANAN, GA 30113

ATTENTION LANDOWNER:

Christopher A, Reynolds/RBW Services Group, LLC has submitted to the Haralson County Planning Commission an application for conditional use (in the A-1 zoning) for a telecommunications tower.

The property is located on Coppermine & Rockmart Rd. The property is known as Haralson County tax map 0098-0073. 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 July 2026 beginning at 4:00 PM. The location of the public hearing is 155 Van Wert St. Buchanan, Ga.

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OGLETHORPE, GA 31068

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☐ Adult Signature Restricted Delivery	\$0.00
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Agenda Item #1

Executive Session