Minutes

Stephens County Board of Commissioners

September 22, 2026 • 6:00 P.M.

Stephens County Historic Courthouse
37 W. Tugalo Street • Toccoa, Ga

Members Present:
Chairman Chris Rickman
Vice-Chairman Craig Oglesby
Commissioner Tara Simmons
Commissioner Chuck Wright
Commissioner Debbie Whitlock

Staff Present:
County Clerk Samantha Turner
County Planner Jeanne Pauley
County Attorney Casey Wilson

Meeting Appearance Announcement: Please silence your cell phones.

Board to hear from Stephens County Hospital CEO Van Loskoski. *Mr. Loskoski provided the Board with an update concerning the hospital's partnership with Wellstar.*

Land Use Public Hearing

1. **Rezoning Request** from Sandra Fulghum, 2095 S. Yow Mill Road, Toccoa. Parcel 060 058.
   Proposal: to rezone approximately 1.06 acres to agricultural residential for a proposed home site.
   Current Zoning: Agricultural Intensive
   Planning Commission Recommendation: Approve as requested.
   Applicant Comment: *Sandra Fulghum stated she wants to rezone one acre for residential use to one day transfer to her children.*
   In Favor: *Sandra Fulghum*
   Opposition: *None*

2. **Conditional Use Request** from Roman R. Rubets Jr., 1154 Rumsey Road, Eastanollee. Parcel 054 021.
   Proposal: to grant a conditional use permit to allow for automotive services, sales, and repair on site.
   Current Zoning: Commercial General
   Planning Commission Recommendation: Approve with conditions.
   Applicant Comment: *Roman Rubets stated that he agreed to the conditions recommended by the Planning Commission.*
   In Favor: *Roman Rubets*
   Opposition: *None*

3. **Variance Request** from Chris Irvin, Princess Nancy Lane, Toccoa. Parcel 050B 025A.
   Proposal: to grant a variance of twenty (20) feet to the front yard setback off Bryant Drive for a total twenty (20) foot front yard setback to allow for construction of a new single family residence.
   Current Zoning: Residential Single
   Planning Commission Recommendation: Approve as requested.
   Applicant Comment: *None*
   In Favor: *None*
   Opposition: *None*

4. **Rezoning Request** from Arie Coles, 3565 Prather Bridge Road, Toccoa. Parcel 039 027B.
   Proposal: to rezone approximately 13.77 acres to residential single to residential purposes.
   Current Zoning: Agricultural Intensive
   Planning Commission Recommendation: Approve as requested
   Applicant Comment: *James Irvin with Foothills Land Design spoke on behalf of Mr. Coles. The applicant would like to create 10 lots. The Coles are still planning to live on the remaining acreage.*
   In Favor: *James Irvin*
   Opposition: *None*

5. **Variance Request** from Fred C. & Deborah P. Meeks, 451 Defoor Road, Toccoa. Parcel 052A 051.
   Proposal: to grant a lot size variance of 0.34 acres from the 1 acre minimum lot size to allow division of the property and creation of a 0.66 acre residential tract.
   Current Zoning: Residential Single
   Planning Commission Recommendation: Approve as requested.
   Applicant Comment: *None*
   In Favor: *None*
   Opposition: *None*

6. **Rezoning Request** from James & Betty Whiten Estate, 1332 Hayes Road, Toccoa. Parcel 059 031.
   Proposal: to rezone approximately 5 acres to agricultural residential to agricultural residential purposes.
   Current Zoning: Agricultural Intensive
   Planning Commission Recommendation: Approve as requested.
   Applicant Comment: *Brett Ivester spoke on the applicant's behalf.*
   In Favor: *Brett Ivester*
   Opposition: *None*

Regular Meeting

Call to Order

Chairman Rickman called the regular meeting to order at 6:36 p.m.

Invocation and Pledge of Allegiance

Mr. Phillip Teasley

Approve Agenda

Motion to approve as presented: *Commissioner Whitlock*

Second: *Commissioner Simmons*
Discussion: *None*
Vote: *Unanimous*

Approve Minutes

1. September 8, 2026 – Public Hearing and Regular Meeting
   Motion to approve as presented: *Commissioner Simmons*
   Second: *Commissioner Wright*
   Discussion: *None*
   Vote: *Unanimous*

Administrator Report

Department Report

Commissioner's Report

Old Business

New Business

1. **Rezoning Request** from Sandra Fulghum, 2095 S. Yow Mill Road, Toccoa. Parcel 060 058.
   Motion to approve: *Commissioner Whitlock*
   Second: *Commissioner Wright*
   Discussion: *None*
   Vote: *Unanimous*

2. **Conditional Use Request** from Roman R. Rubets Jr., 1154 Rumsey Road, Eastanollee. Parcel 054 021.
   Motion to approve without conditions: *Commissioner Whitlock*
   Second: *Commissioner Simmons*
   Discussion: *Vice-Chairman Oglesby asked what the conditions were recommended by the Planning Commission. County Planner Jeanne Pauley provided the Board with those conditions. Commissioner Whitlock asked for clarification on condition #2. Vice-Chairman Oglesby explained the difference between repair and dismantling of a vehicle. Commissioners Simmons asked the applicant to clarify if his location was in Buford or Gainesville. Mr. Rubets stated that he lived in Buford but his business was in Gainesville.*
   Vote: 2-3, *motion failed.*

   Motion to approve with conditions as listed: Commissioner Whitlock
   Second: *Vice-Chairman Oglesby*
   Discussion: *None*
   Vote: *Unanimous*
   Conditions:
   1. The property shall be used only for the automotive service, repair, and vehicle-sales activities described in the application. Any material expansion or change in use shall require further review and approval.
   2. Junkyard, salvage-yard, scrap-processing, waste-reclamation, and vehicle-dismantling activities are prohibited. Automotive parts, tires, fluids, batteries, and waste materials shall not be stored outdoors except in approved covered containers awaiting lawful disposal.

3. All business-related vehicles, parking, loading, display, storage, and maneuvering shall remain entirely on the subject property and outside the public right-of-way.
4. Before issuance of Permit, the applicant shall submit a site plan acceptable to the Planning Department showing access, parking, vehicle display and storage, loading and maneuvering areas, signs, lighting, screening, drainage, and required buffers.
5. Inoperable, damaged, or salvage-title vehicles awaiting repair shall be screened from adjoining properties and public roads where visible, using an approved opaque fence, wall, or vegetative screen, that shall be shown on submitted site plan.
6. Exterior lighting shall be shielded and directed to prevent glare or spillover, and all signage shall comply with the Stephens County Sign Ordinance.
7. Before operation, the applicant shall provide the hazardous-material, safety, disposal, and emergency information required by Section 59-1304. All fluids, refrigerants, batteries, tires, and other regulated materials shall be handled and disposed of according to applicable law.
8. The applicant shall obtain all required building, occupancy, fire, environmental, business-license, and other permits before beginning operation.

3. **Variance Request** from Chris Irvin, Princess Nancy Lane, Toccoa. Parcel 050B 025A.
   Motion to approve: *Commissioner Whitlock*
   Second: *Commissioner Simmons*
   Discussion: *None*
   Vote: *Unanimous*

4. **Rezoning Request** from Arie Coles, 3565 Prather Bridge Road, Toccoa. Parcel 039 027B.
   Motion to approve: *Commissioner Simmons*
   Second: *Commissioner Whitlock*
   Discussion: *None*
   Vote: *Unanimous*

5. **Variance Request** from Fred C. & Deborah P. Meeks, 451 Defoor Road, Toccoa. Parcel 052A 051.
   Motion to approve: *Vice-Chairman Oglesby*
   Second: *Commissioner Whitlock*
   Discussion: *None*
   Vote: *Unanimous*

6. **Rezoning Request** from James & Betty Whiten Estate, 1332 Hayes Road, Toccoa. Parcel 059 031.
   Motion to approve: *Commissioner Wright*
   Second: *Vice-Chairman Oglesby*
   Discussion: *None*
   Vote: *Unanimous*

7. Camper Variance for property located at 38 Bel Aire Drive, Martin, GA 30557 (071G 402)
   Motion to extend permit for 6 months: Commissioner Whitlock
   Second: *Vice-Chairman Oglesby*
   Discussion: *Chairman Rickman confirmed with Chief Marshal Vince DeVasto that the septic is being pumped correctly.*
   Vote: *Unanimous*

8. 2027 Road Improvement List
   Motion to approve: *Vice-Chairman Oglesby*
   Second: *Commissioner Simmons*

Discussion: *None*
Vote: *Unanimous*

9. FY2027 LMIG Application
Motion to approve: *Commissioner Simmons*
Second: *Commissioner Whitlock*
Discussion: *None*
Vote: *Unanimous*

Invoices and Quotes over $10,000

1. Central Square $28,369.29 – invoice
Motion to approve: Commissioner Simmons
Second: Vice-Chairman Oglesby
Discussion: None
Vote: Unanimous

2. Motorola Solutions, Inc. $11,573.64 – invoice
Motion to approve: Commissioner Whitlock
Second: Vice-Chairman Oglesby
Discussion: None
Vote: Unanimous

3. Acree Oil Co. invoices
    a. $13,279.27 – diesel
    b. $21,046.14 – gas
Motion to approve: Commissioner Whitlock
Second: Commissioner Simmons
Discussion: None
Vote: Unanimous

4. TEN-8 $411,000.00 – quote
Motion to approve: Vice-Chairman Oglesby
Second: Commissioner Whitlock
Discussion: None
Vote: Unanimous

5. Brine Applicator Quotes
    a. Southeastern Outdoor Power $43,579.03
    b. NAPA Auto Parts $81,600.00
Motion to postpone: Commissioner Simmons
Second: Commissioner Whitlock
Discussion: The Board would like clarification on why there is such a big difference in the quotes and would like to postpone until Public Works Director Jason Holland can be present to answer any questions.
Vote: Unanimous

Matters from Citizens (Time limit of three (3) minutes)

Executive Session (if needed)

Adjournment

Motion to adjourn the regular meeting at 7: oo p.m.: Commissioner Simmons
Second: Commissioner Whitlock

Approved this 13th day of October, 2026.

Chris Rickman, Chairman

Samantha Turner, County Clerk

BOARD OF COMMISSIONERS OF STEPHENS COUNTY
SEAL
STEPHENS COUNTY, GEORGIA

Stephens County Board of Commissioner's Meeting

Sign-in Sheet

September 22, 2026 6:00 p.m.

Van Loskoski		
Nicole Wright		
Chester + Deborah Meeks		
David Duran		
[illegible]		
[illegible]		
Rick Sheevin		
James Irvin		
Sandra Fulghum		
Roman Rubets		

BOARD TO HEAR FROM STEPHENS COUNTY HOSPITAL CEO VAN LOSKOSKI.

REZONING REPORT
To: Stephens County Board of Commissioners
From: Planning Commission
Item: #1
Date: September 1, 2026

A. General Information
Owner of Property – Sandra S. Fulghum
Applicant – Sandra S. Fulghum
Applicant's Agent – N/A
Street Address of Property – 2095 S. Yow Mill Road, Toccoa, Georgia 30577 Tax Parcel – 060 058
Size – Approximately 257.32 Acres total; request concerns approximately 1.06-acre surveyed portion
Current Zoning of Property – AI (Agricultural Intensive)

B. Information Concerning the Request
Request – Rezoning of approximately 1.06 acre from AI (Agricultural Intensive) to AR (Agricultural Residential).
Proposed Use of Property – Agricultural residential home site.
Current Use – Farm and home.
Surrounding Land Use – Predominantly agricultural and rural residential development.
Surrounding Zoning – AI (Agricultural Intensive).

C. Property History - Based upon the submitted application materials, there are no known prior rezoning or special use requests associated with the subject property.

D. Analysis
1. The applicant requests to rezone approximately 1.06 acre of the subject property from AI (Agricultural Intensive) to AR (Agricultural Residential). The subject property is identified as Tax Parcel 060 058 and contains approximately 257.32 acres total; however, the requested rezoning applies only to the surveyed one-acre portion shown with the existing home site.
2. According to the submitted application, the existing use of the property is farm and home. The proposed AR zoning would allow the residential portion of the property to be separately recognized while the surrounding agricultural acreage remains in the AI zoning district.
3. The submitted survey identifies the area proposed for rezoning as approximately 1.06 acres located along S. Yow Mill Road. The surveyed area contains the existing house site and is located within a larger rural tract used for agricultural purposes.
4. The surrounding area consists primarily of agricultural land, open rural acreage, and low-density residential development. The proposed rezoning of the existing home site is not anticipated to alter the rural character of the area or create adverse impacts on surrounding agricultural properties.
5. The applicant has acknowledged that the subject property is adjacent to land zoned AI (Agricultural Intensive) and that agricultural operations may produce odors, noise, dust, and other effects which may not be compatible with residential development. The requested rezoning is limited in size and appears consistent with the existing residential use of the surveyed home site. If approved, any future development shall remain subject to all applicable Stephens County regulations, permitting requirements, and any other applicable local, state, or federal requirements.

E. Recommendation - Based upon the information submitted, the Planning Department recommends approval of the requested rezoning from AI (Agricultural Intensive) to AR (Agricultural Residential) for the approximately 1.06-acre surveyed portion of the property located at 2095 S. Yow Mill Road, identified as Tax Parcel 060 058.

Application for **Rezoning**
P.O. Box 386 Toccoa, Georgia 30577
Phone: (706)886-9491/Fax: (706)886-2185

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be accepted for processing by the Stephens County Planning Commission (SCPC) until deficiencies are corrected. Additional instructions, information and important dates are located on pages 6.

I. GENERAL INFORMATION

Petitioner Information ***(Note: If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization.***
Name: Sandra S. Fulghum

Address: 148 Cross Creek Trl City: Lavonia State: GA Zip: 30553

Telephone No.: [redacted] Fax No.: (___) _____

E-mail Address: [redacted]

Property Owner Information, if different from Petitioner
Name: _____

Address: _____ City: _____ State: ___ Zip: _____

Telephone No.: (___) _____ Fax No.: (___) _____

E-mail Address: _____

Agent Information, if different from Petitioner or Owner ***(Note: A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)***

Name: _____

Address: _____ City: _____ State: ___ Zip: _____

Telephone No.: (___) _____ Fax No.: (___) _____

E-mail Address: _____

Office Use Only

Petition #: _____
Date Filed: _____

II. ACTION REQUESTED

(A) Application History
Have any previous applications been made to rezone or request a special use for the subject property?
Yes ____ No X If yes, please provide the file number(s):

(Note: In accordance with Section 1602, an application for rezoning cannot be accepted if a rezoning petition for the same property was denied by the Stephens County Board of Commissioners less than six (6) months before the date of filing this application. Likewise, if a previous rezoning petition was not acted upon by the Stephens County Board of Commissioners but was denied by SCPC less than six (6) months before the date of filing this application, the application cannot be processed.)

(B) Notice of Adjacency
In accordance with Sec. 59-504 of the Stephens County Code of Ordinances, prior to administrative action on a land use rezoning for a district other than an agricultural district on any property adjacent to an Agricultural Intensive (AI) district, the applicant shall certify through signature on the rezoning application that the applicant understands that an agricultural operation is adjacent to their proposed use, and that this operation will produce odors, noise, dust, and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent AI district use, the applicant agrees by signing the rezoning application to waive any objection to those effects and understands that the proposed district rezoning may be approved based upon their agreement not to bring any action against local governments and adjoining landowners whose property is located in an AI district, by asserting that the adjacent uses in the AI district constitute a nuisance.

Sandra S Fulghum — Signature of Property Owner
Sandra S. Fulghum — Printed Name
7-9-26 — Date

(C) Rezoning (Zoning Map Amendment)
1. Existing zoning district(s) for the subject property:

AI

2. Proposed zoning district(s) for the subject property:

1 Acre rezoned to AR

(Note: Only one district should be proposed unless there is an extenuating circumstance. If more than one district is desired, please provide supporting rationale. A zoning district must be identified or the application will not be processed.)

3. Street address(es) of the subject property: 2095 S Yow Mill Rd
Toccoa GA 30577

4. Property Identification Number(s) of the subject property. *(Note: Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.)*

0 60 058 Map #

5. Total acreage of the subject property: 257 but only 1 acre rezoned

6. Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family residence):

farm, home

7. List all proposed land use(s) and land use number(s) in accordance with the Zoning Ordinance. *(Note: Refer to Zoning Ordinance Section 300 or the list of allowed uses within the desired zoning district. If your desired use is not listed in either source, contact the County Planning Director for a use determination. If the proposed use is a combination of uses such as warehouse with a retail showroom and outdoor storage, please describe the proposed operation. The Planning Director is located in the Stephens County Annex building at 802 E. Doyle Street or can be contacted at 706-886-9491.)*

AR

III. Items required to be submitted with an Application for Rezoning (Map Amendment).

All applications must include the following:

A. Application. A completed original application form and one copy.

B. Submittal Fee. $100.00 to be paid at the time the application is submitted.

C. Notarized Authorization Form. If the property owner will not represent the petition, a signed, notarized statement from the property owner authorizing the petitioner / agent to act on his behalf is required.

D. Disclosure Form. Disclosure of Campaign Contribution Form (to be filed within 10 days of filing this application).

E. A scaled or dimensioned boundary survey, tax map, plot plan or sketch showing the subject property.

Petitioner states that she/he has read, understands and has completed this application. Approval of an application for rezoning by the Stephens County Board of Commissioners does not constitute a waiver from any applicable local, state or federal regulations.

Sandra S. Fulghum — **Signature of Petitioner or Petitioner's Agent**

Sandra S. Fulghum — **Printed Name**

7-9-26 — **Date**

	CONTACT INFORMATION	
Planning Clerk	P. O. Box 386 Toccoa, GA 30577	706-886-9491
Planning Director	P.O. Box 386 Toccoa, GA 30577	706-886-9491
Stephens County Planning Commission	P. O. Box 386 Toccoa, GA 30577	706-886-9491

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
Stephens County

The Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A) requires that a petitioner for a **map amendment / rezoning action** must disclose campaign contributions in the amount of $250 or more that have been made to local government officials who will consider the application. This requirement also applies to agents, including attorneys, who may represent the petitioner.

In compliance with the Act, this form must be completed and filed with the local governing authority within ten (10) days after the application for the rezoning request is filed. Failure to comply with the provisions of this ct is a misdemeanor.

1. Within two years preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of $250 or more to any of the local government officials listed below?
   Yes_____ No X If you answered "Yes", please complete Question 2.

STEPHENS COUNTY BOARD OF COMMISSIONERS	
Craig Oglesby	Chuck Wright
Tara Simmons	Debbie Whitlock
Chris Rickman	

STEPHENS COUNTY PLANNING COMMISSION	
Mark Randall	Scott Stroud
Brett Ivester	Dennis Black
Cody Cobb	

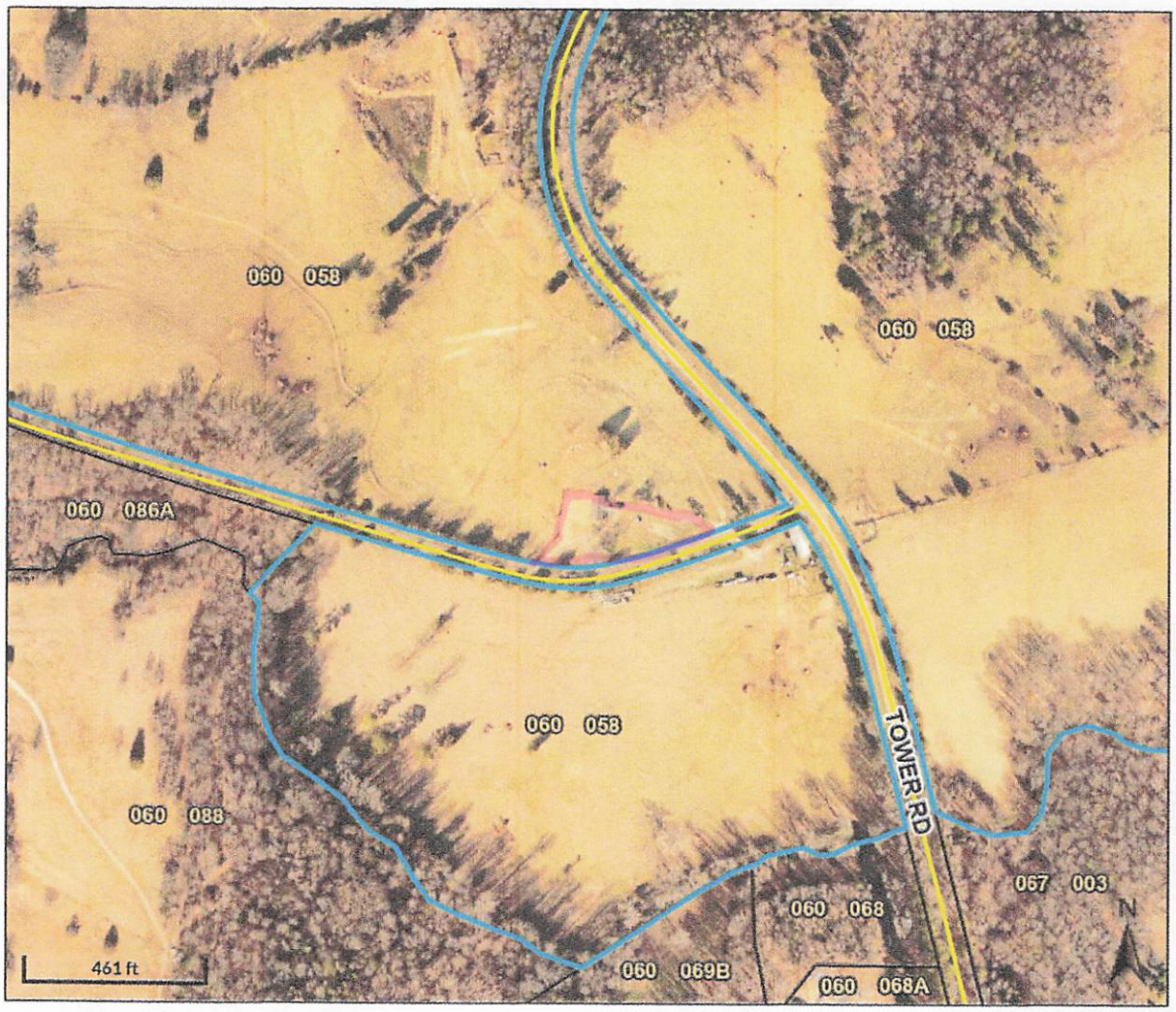
2. If you checked "Yes" to Question 1, complete the section below.

CONTRIBUTION			
Name of Official to Whom Contribution was Made	**Official Position at Time of Contribution**	**Date of Contribution**	**Description & Dollar Amount of Contribution**

Sandra Fulghum — 7-9-26
Signature of Petitioner or Petitioner's Agent — **Date**

Sandra Fulghum
Printed Name

qPublic.net™ Stephens County, GA



Overview



Legend

- Parcels
- Parcel Numbers
- Roads

Parcel ID	060 058
Class Code	Consv Use
Taxing District	STEPHENS COUNTY
Acres	257.32

(Note: Not to be used on legal documents)

Owner	FULGHUM SANDRA S
	148 CROSS CREEK TRAIL
	LAVONIA, GA 30553
Physical Address	2095 S YOW MILL RD
Assessed Value	Value $747943

Last 2 Sales

Date	Price	Reason	Qual
3/13/2015	0	9	U
10/12/1999	0	9	U

Date created: 7/20/2026
Last Data Uploaded: 7/20/2026 5:47:12 PM

Developed by SCHNEIDER GEOSPATIAL

1 Acre shown in pink above

THIS BLOCK RESERVED FOR THE CLERK OF COUPT

60 0 60 120 180

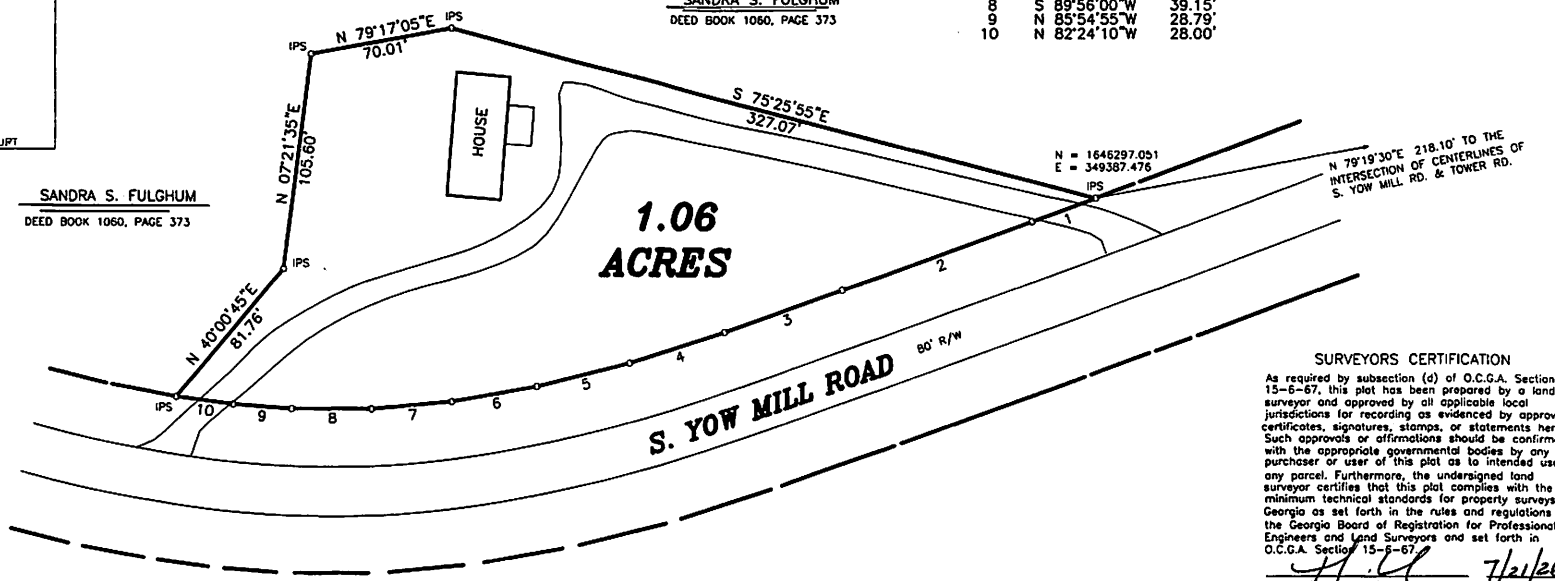
GRAPHIC SCALE – FEET

GRID NORTH

GEORGIA EAST ZONE

CALLS ALONG R/W OF S. YOW MILL ROAD

COURSE	BEARING	DISTANCE
1	S 69°49'45"W	33.43'
2	S 69°59'15"W	98.52'
3	S 70°27'10"W	61.78'
4	S 72°14'50"W	49.59'
5	S 75°46'15"W	46.91'
6	S 79°41'15"W	42.33'
7	S 84°39'55"W	39.46'
8	S 89°56'00"W	39.15'
9	N 85°54'55"W	28.79'
10	N 82°24'10"W	28.00'



SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and set forth in O.C.G.A. Section 15-6-67.

Kenneth Cash 7/21/26
Date

STEPHENS COUNTY PLANNING DIRECTOR Date

REFERENCE:
DEED BOOK 1060, PAGE 373

DIVISION SURVEY FOR:

SANDRA S. FULGHUM

COUNTY: STEPHENS, GEORGIA
GMD: 1647
DATE: 14-JULY-2026 MAPPED: 15-JULY-2026
SCALE: 1" = 60'
FB:
JOB: SFYOW
FILE: FULGHUM, SANDRA

SURVEYED BY:
BARTLETT & CASH LAND SURVEYORS, INC.
RUSSELL N. BARTLETT – KENNETH V. CASH
RLS NO. 2114 RLS NO. 2539
2805 HISTORIC HWY 17
MARTIN, GA. 30557
(706) 779-5047 COA NO. LSF001222

GEORGIA REGISTERED No. 2114 PROFESSIONAL LAND SURVEYOR RUSSELL BARTLETT

GEORGIA REGISTERED No. 2539 PROFESSIONAL LAND SURVEYOR KENNETH V. CASH

THIS SURVEY IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS WRITTEN OR UNWRITTEN.

IPS = IRON PIN SET 1/2" REBAR
IPF = IRON PIN FOUND
O/S = OFF SET
CM = CONCRETE MONUMENT
R/W = RIGHT OF WAY
MSL = MEAN SEA LEVEL
POB = POINT OF BEGINNING

THE FIELD DATA COLLECTED IS BASED UPON GPS OBSERVATIONS USING A JAVAD LS PLUS RECEIVER AND A TRIUMPH 3 BASE STATION
THE RELATIVE POSITIONAL ACCURACY:
HORIZONTAL: < 0.06'/POINT 95% CONFIDENCE LEVEL
CHECKED BY REDUNDANT MEASUREMENTS
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 75217 FEET.

Stephens County
Board of Commissioners

INVOICE

802 E. Doyle Street
Toccoa, GA 30577
Phone (706) 886-9491
Fax (706) 886-2185

DATE: July 21, 2026
INVOICE #
FOR: *Rezoning*

Bill To:
Sandra S. Fulghum
148 Cross Creek Trl
Lavonia, GA 30553

PAID
CK NO 3227
DATE 7.24.26

DESCRIPTION	AMOUNT
Rezoning	$ 100.00
TOTAL	$ 100.00

Make all checks payable to Stephens County
Board of Commissioners

If you have any questions concerning this invoice, please contact the Open Records Custodian at (706) 898-5750 or scclerk@stephenscountyga.gov.

CONDITIONAL USE REPORT

To: Stephens County Board of Commissioners
From: Planning Commissioner
Item: #2
Date: September 1, 2026

A. General Information

1. **Owner of Property** - Roman R. Rubets Jr.
2. **Applicant** - Roman R. Rubets Jr.
3. **Applicant's Agent** - N/A
4. **Street Address of Property** - 1154 Rumsey Road, Eastanollee, Georgia 30538; Tax Parcel 054 021
5. **Size** - Approximately 0.66 acres
6. **Current Zoning of Property** - CG (Commercial General Business)

B. Information Concerning the Request

1. **Request** - Conditional use approval for automotive services, sales, and repair.
2. **Proposed Use of Property** - Service and repair vehicles, sell vehicles, and rebuild salvage-title vehicles for resale, primarily theft-recovery vehicles deemed salvaged following an insurance claim payout.
3. **Current Use** - The submitted plat depicts an existing metal building and gravel drive. The current operational use of the property was not identified in the application materials.
4. **Surrounding Land Use** - The subject property is developed with an existing commercial building and is surrounded primarily by single-family residential and agricultural/open land uses. The property is an isolated Commercial General (CG) parcel within an area otherwise characterized by residential and agricultural development.
5. **Surrounding Zoning** - The subject property is zoned Commercial General (CG). Adjacent and nearby properties are zoned Residential Single (RS) and Agricultural-Intensive (AI), making the subject property an isolated commercially zoned parcel within the surrounding area.

C. Property History

Based upon the submitted application, no previous rezoning or conditional use application was identified for the subject property. The parcel contains approximately 0.66 acres and an existing metal building, as shown on the submitted plat.

D. Analysis

1. The applicant requests approval to operate automotive service, repair, and vehicle sales on property zoned CG. Automotive services, sales, and repair are permitted as a conditional use in the CG district under **Section 59-1302(L).**
2. The CG district is intended to accommodate general commercial uses serving local and regional markets. Although the subject property is zoned CG, it is an isolated commercially zoned parcel surrounded primarily by Residential Single (RS) and Agricultural-Intensive (AI) zoning. Because of this unique setting, Planning Staff finds it appropriate to recommend conditions that ensure the proposed automotive use remains compatible with the surrounding residential and agricultural character while allowing a commercial use expressly contemplated within the CG district.
3. The subject parcel contains approximately **0.66 acres**, which is below the **1.5-acre minimum lot size** established by **Section 59-1303**. However, the plat indicates the parcel is an existing lot of record, which appears to qualify as a lawful nonconforming lot under **Section 59-1701**. Although the property is zoned CG, it is a relatively isolated commercial parcel surrounded by predominantly residential and agricultural

development. The limited size of the parcel (approximately 0.66 acres), its existing development, and its location warrant conditions that ensure the proposed use remains compatible with surrounding properties while minimizing potential impacts related to vehicle storage, traffic circulation, outdoor operations, lighting, and noise.

4. The applicant proposes to operate an automotive service, repair, and vehicle sales business that includes rebuilding salvage-title vehicles for resale. While this use is permitted as a conditional use within the CG district, Planning Staff recommends conditions to ensure the operation remains limited to automotive service, repair, and vehicle sales and does not expand into a junkyard, salvage yard, vehicle dismantling operation, or outdoor storage facility. Because the property is surrounded primarily by residential and agricultural uses, the recommended conditions addressing vehicle storage, screening, lighting, hazardous materials, and site layout are intended to minimize potential impacts on neighboring properties while ensuring the use remains consistent with the intent of the Conditional Use provisions and the purpose of the CG zoning district.
5. Subject to the recommended conditions of approval, staff finds the request can operate in a manner consistent with the purpose of the CG district, the conditional use criteria of **Section 59-1808**, and the Stephens County Comprehensive Plan.

E. Recommendation

Based on the findings contained in this report, Planning Staff recommends approval of the requested Conditional Use Permit, subject to the following conditions:

1. The property shall be used only for the automotive service, repair, and vehicle-sales activities described in the application. Any material expansion or change in use shall require further review and approval.
2. Junkyard, salvage-yard, scrap-processing, waste-reclamation, and vehicle-dismantling activities are prohibited. Automotive parts, tires, fluids, batteries, and waste materials shall not be stored outdoors except in approved covered containers awaiting lawful disposal.
3. All business-related vehicles, parking, loading, display, storage, and maneuvering shall remain entirely on the subject property and outside the public right-of-way.
4. Before issuance of Permit, the applicant shall submit a site plan acceptable to the Planning Department showing access, parking, vehicle display and storage, loading and maneuvering areas, signs, lighting, screening, drainage, and required buffers.
5. Inoperable, damaged, or salvage-title vehicles awaiting repair shall be screened from adjoining properties and public roads where visible, using an approved opaque fence, wall, or vegetative screen, that shall be shown on submitted site plan.
6. Exterior lighting shall be shielded and directed to prevent glare or spillover, and all signage shall comply with the Stephens County Sign Ordinance.
7. Before operation, the applicant shall provide the hazardous-material, safety, disposal, and emergency information required by **Section 59-1304**. All fluids, refrigerants, batteries, tires, and other regulated materials shall be handled and disposed of according to applicable law.
8. The applicant shall obtain all required building, occupancy, fire, environmental, business-license, and other permits before beginning operation.

Application for **Conditional Use**

P.O. Box 386 Toccoa, Georgia 30577
Phone: (706)886-9491/Fax: (706)886-2185

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be accepted for processing by the Stephens County Planning Commission (SCPC) until deficiencies are corrected. Additional instructions, information and important dates are located on page 5.

I. GENERAL INFORMATION

Petitioner Information ***(Note: If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization.***

Name: Roman R Rubets Jr.

Address: 6735 Pannell rd City: Buford State: GA Zip: 30518

Telephone No.: [redacted] Fax No.: (___) _____

E-mail Address: [redacted]

Property Owner Information, if different from Petitioner

Name: _____

Address: 1154 Rumsey rd City: eastanolle State: GA Zip: 30538

Site

Telephone No.: (___) _____ Fax No.: (___) _____

E-mail Address: _____

Agent Information, if different from Petitioner or Owner ***(Note: A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)***

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: (___) _____ Fax No.: (___) _____

E-mail Address: _____

Office Use Only

Petition #: _____
Date Filed: _____

II. ACTION REQUESTED

(A) Application History
Have any previous applications been made to rezone or request a conditional use for the subject property?
Yes ____ No ✓ If yes, please provide the file number(s):

(Note: In accordance with Section 1602, an application for conditional use cannot be accepted if a petition for the same property was denied by the Stephens County Board of Commissioners less than six (6) months before the date of filing this application. Likewise, if a previous conditional use petition was not acted upon by the Stephens County Board of Commissioners but was denied by SCPC less than six (6) months before the date of filing this application, the application cannot be processed.)

(B) Conditional Use
A conditional use is a use that is not listed as an allowed use for the district but that may be considered for approval by the SCPC and the Stephens County Board of Commissioners provided that the criteria in section 1608 can be met.

1. What is the district of the use or proposed use?

CG- Commercial General Buisness District

2. What use or uses are proposed?

Automotive services sales and repair.
We want to service cars, sell cars, and rebuild salvage cars to sell (primarily theft recovery cars that are deemed salvage due to an insurance claim being paid out).

III. Items required to be submitted with an Application for Conditional Use.

All applications must include the following:

A. Application. A completed original application form and one copy.

B. Submittal Fee. $50.00 to be paid at the time the application is submitted.

C. Notarized Authorization Form. If the property owner will not represent the petition, a signed, notarized statement from the property owner authorizing the petitioner / agent to act on his behalf is required.

E. A scaled or dimensioned boundary survey, tax map, plot plan or sketch showing the subject property.

Petitioner states that she/he has read, understands and has completed this application. Approval of an application for conditional use by the Stephens County Board of Commissioners does not constitute a waiver from any applicable local, state or federal regulations.

Signature of Petitioner or Petitioner's Agent	**Printed Name**	**Date**

	CONTACT INFORMATION	
County Clerk	P. O. Box 386 Toccoa, GA 30577	706-886-9491
Planning Director	P.O. Box 386 Toccoa, GA 30577	706-886-9491
Stephens County Planning Commission	P. O. Box 386 Toccoa, GA 30577	706-886-9491

Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Numbers _____, I (we) authorize _____ (Agent Name) of _____ (Firm or Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

_____
Owner Name (Signature)

_____
Owner Name (Print)

_____
Date

_____
Signature of Notary

Notary Seal

INSTRUCTIONS / INFORMATION FOR THE PETITIONER

(Retain This Page for Your Records)

1. The petitioner and/or agent is encouraged to speak with SCPC staff prior to submitting an application for conditional use.

2. Submit the completed original application and one copy to the County Clerk. Faxed applications will not be accepted.

3. The petitioner or agent may include exhibits (e.g., letters or photos) to support the request. If a signed petition is to be submitted, please provide the original at the Planning Commission meeting and make a copy to be retained for your records.

4. Once the application is deemed complete, SCPC staff will schedule the petition for review by the Planning Commission and prepare a recommendation. You will receive a letter acknowledging receipt of the petition and notifying you of the Planning Commission meeting date and time. The staff recommendation will be sent to you. A schedule of SCPC and Stephens County Board of Commissioner meetings is available online at www.stephenscountyga.com.

5. **The petitioner must erect a sign(s) announcing the petition on each street frontage of the subject property at least 15 DAYS PRIOR TO THE SCPC MEETING.** The sign(s) must be posted no more than five (5) feet from the property line. If the property does not abut a public right-of-way, at least one (1) sign shall be placed on the property at the access point and additional sign(s) shall be placed on the nearest public right-of-way. If the sign is not erected in a timely manner, the petition will be rescheduled to the next scheduled SCPC meeting. The sign shall remain in place until a Planning Commission recommendation is made. Changes to signs shall be made by the applicant to reflect the correct dates and any other changing information involving a petition that has been postponed or continued at least ten (10) days prior to the revised public meeting or hearing date.

The sign must be obtained from the Stephens County Planning and Zoning Department, 802 E. Doyle Street. The petitioner will be contacted when the sign is ready to be picked up.

6. The Planning Commission will make a recommendation to the Stephens County Board of Commissioners regarding the petition. The Planning Commission may approve, deny or recommend an alternative to the request. The petitioner will be notified of the date and time of the Stephens County Board of Commissioner hearing. **The sign(s) for the Stephens County Board of Commissioner meeting must be obtained from Stephens County Planning and Zoning Department. The petitioner must erect the sign(s) AT LEAST 15 DAYS PRIOR TO A COMMISSION MEETING. Posting requirements are the same as the requirements for the SCPC meeting. The sign(s) shall remain in place until a Commissioner decision has been made.** The petitioner shall remove the sign(s) within10 days of the decision.

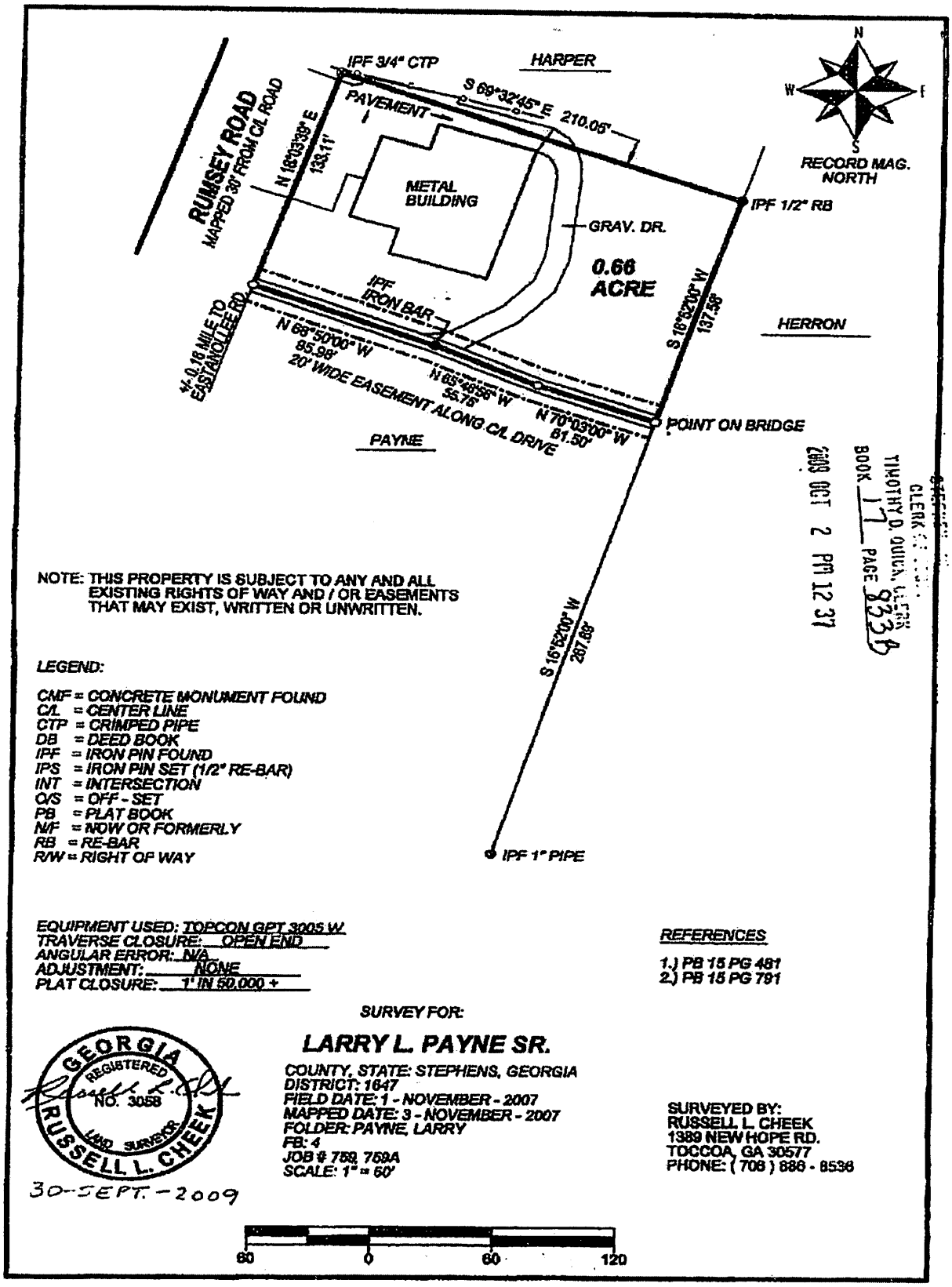
7. The Stephens County Board of Commissioners must have at least two meetings for the petition for approval; a zoning hearing and then the first and second readings of the amendment or conditional use. If a motion is made at the hearing to approve the request, the following meeting(s) will be to hear the first and second readings of the amendment. Notification of the decision of the Stephens County Board of Commissioners will be sent to the petitioner or agent.

8. The petitioner or petitioner's agent should be in attendance at all Planning Commission and Stephens County Board of Commissioner meetings. If no one is present to represent the petition, it may be denied.

File No. 3061645

PLAT OF SUBJECT - NO SCALE

Intended User	Medhat Henein-Azer						
Property Address	1154 Rumsey Road						
City	Eastanollee	County	Stephens	State	GA	Zip Code	30538
Client	Northeast Georgia Bank						



NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS OF WAY AND / OR EASEMENTS THAT MAY EXIST, WRITTEN OR UNWRITTEN.

2009 OCT 2 PM 12 37
TIMOTHY D. QUICK, CLERK
BOOK 17 PAGE 833

LEGEND:

CMF = CONCRETE MONUMENT FOUND
C/L = CENTER LINE
CTP = CRIMPED PIPE
DB = DEED BOOK
IPF = IRON PIN FOUND
IPS = IRON PIN SET (1/2" RE-BAR)
INT = INTERSECTION
O/S = OFF - SET
PB = PLAT BOOK
N/F = NOW OR FORMERLY
RB = RE-BAR
R/W = RIGHT OF WAY

EQUIPMENT USED: TOPCON GPT 3005 W
TRAVERSE CLOSURE: OPEN END
ANGULAR ERROR: N/A
ADJUSTMENT: NONE
PLAT CLOSURE: 1' IN 50,000 +

REFERENCES

1.) PB 15 PG 481
2.) PB 15 PG 791

SURVEY FOR:

LARRY L. PAYNE SR.

COUNTY, STATE: STEPHENS, GEORGIA
DISTRICT: 1647
FIELD DATE: 1 - NOVEMBER - 2007
MAPPED DATE: 3 - NOVEMBER - 2007
FOLDER: PAYNE, LARRY
FB: 4
JOB # 759, 759A
SCALE: 1" = 60'

GEORGIA REGISTERED NO. 3058 LAND SURVEYOR RUSSELL L. CHEEK

30-SEPT.-2009

SURVEYED BY:
RUSSELL L. CHEEK
1389 NEW HOPE RD.
TOCCOA, GA 30577
PHONE: (706) 886 - 8536

60 0 60 120

Stephens County
Board of Commissioners

INVOICE

802 E. Doyle Street
Toccoa, GA 30577
Phone (706) 886-9491
Fax (706) 886-2185

DATE: August 3, 2026
INVOICE #
FOR: *Conditional Use*

Bill To:
1154 Rumsey Rd
Eastanollee, GA 30538

PAID
CK NO 1083
DATE Aug 3. 26

DESCRIPTION	AMOUNT
Conditional use	$ 50.00
TOTAL	$ 50.00

Make all checks payable to Stephens County
Board of Commissioners

If you have any questions concerning this invoice, please contact the Open Records Custodian at (706) 898-5750 or scclerk@stephenscountyga.gov.

Variance Request
To: Stephens County Board of Commissioners
From: Planning Commissioner
Item: #3
Meeting Date: September 1, 2026

A. General Information
Owner of Property: Chris Irvin
Applicant: Chris Irvin
Applicant's Agent: None
Property Location: Princess Nancy Lane, Toccoa, Georgia 30577
Tax Parcel: 050B 025A
Property Size: Approximately 1.00 acre
Current Zoning: Residential Single-Family (RS)

B. Information Concerning the Request
Request - Variance to reduce the front setback off Bryant Road, from forty (40) feet to twenty (20) feet to allow construction of a new single-family residence.
Proposed Use - Construction of a single-family residence.
Existing Use - The property is currently vacant and undeveloped.
Surrounding Land Use - The surrounding area is characterized primarily by single-family residential development, vacant residential lots, and undeveloped wooded property.
Surrounding Zoning - The subject property is zoned Residential Single-Family (RS) and is surrounded primarily by RS and AR zoning.

C. Property History - Based upon the submitted application materials, there are no known prior rezoning or special use requests associated with the subject property.

D. Analysis
1. The applicant requests a variance to reduce the required front setback off Bryant Road, from forty (40) feet to twenty (20) feet to allow construction of a new single-family residence. The proposed residence is a permitted use within the Residential Single-Family (RS) zoning district.
2. Pursuant to Section 59-801 of the Stephens County Code of Ordinances, the RS District is intended to establish and preserve single-family residential neighborhoods. The proposed residence is consistent with the purpose and intent of the RS zoning district.
3. The surrounding area is characterized primarily by Residential Single-Family (RS) and Agricultural Residential (AR) zoning and consists of single-family residences, vacant residential lots, and undeveloped land. The proposed residence is compatible with the existing residential character of the area.
4. The requested variance would reduce the required front setback adjacent to a private road, Bryant Road, by twenty (20) feet. Because the proposed residence remains a permitted residential use and the setback reduction is along a private road, the request is not anticipated to adversely affect surrounding properties or the character of the neighborhood.
5. The request is consistent with the intent of the Stephens County Comprehensive Plan, which encourages compatible residential development. If approved, the proposed residence will remain subject to all applicable Stephens County zoning regulations, building regulations, permitting requirements, and other local, state, and federal requirements.
6. The subject property is a corner lot with frontage on two public streets, Princess Nancy Lane and Bryant Road, both street-facing property lines are considered front yards. Therefore, a 40-foot setback is required from each street frontage to comply with the applicable zoning setback requirements.

E. Recommendation

Based upon the information submitted, the Planning Department recommends approval of the requested twenty (20) foot front setback variance off Bryant Road, for the property located on Princess Nancy Lane, identified as Tax Parcel 050B 025A.

Application for **Variance**

P. O. Box 386 Toccoa, Georgia 30577
Phone: (706)886-9491/Fax: (706)886-2185

A. An "Application for Variance " accompanied by the appropriate supporting documentation must be submitted to the Stephens County Planning Director on or before the submittal deadline as established by the Planning Commission and included in the application. Applications must be completed at submittal time to be considered for the agenda. Deficient applications may be delayed or postponed at the discretion of the Planning Director.

B. The applicant must submit the following:

1. Application for Variance
2. Conflict of Interest Certification
3. Response and/or written narrative of proposal
4. Disclosure Statement
5. Proposed site plan (no larger than 11"x17")
6. Authorization by Property Owner
7. Verification of Current Taxes Paid
8. Legal Description
9. List of adjoining property owner's names and mailing addresses
10. Application Fee. - $50.00 at the time the application is submitted

C. Upon receipt of a complete application, the Planning Director shall schedule a public hearing at least fifteen (15) but no more than forty five (45) days prior to the scheduled public hearing. The date, time and place of public hearing will be advertised in the local newspaper and a sign will be posted on the property.

D. The Stephens County Planning Commission (SCPC) will make a recommendation to the Stephens County Board of Commissioners regarding the petition. The Planning Commission may approve, deny or recommend an alternative to the request. The petitioner will be notified of the date and time of the Stephens County Board of Commissioner hearing. **The sign(s) for the Stephens County Board of Commissioner meeting must be obtained from the Stephens County Planning and Zoning Department. The petitioner must erect the sign(s) AT LEAST 15 DAYS PRIOR TO A COMMISSION MEETING. Posting requirements are the same as the requirements for the SCPC meeting. The sign(s) shall remain in place until a Commissioner decision has been made.** The petitioner shall remove the sign(s) within10 days of the decision.

E. The petitioner or petitioner's agent should be in attendance at all Planning Commission and Stephens County Board of Commissioner meetings. If no one is present to represent the petition, it may be denied.

STEPHENS COUNTY
APPLICATION FOR VARIANCE
CASE V#_____

Date Received: 8-6-26 Meeting Date: 8/22/26

Applicant: Chris Irvin

Applicant's Address: P.O. Box 1492
Toccoa, GA 30577

Applicant's Phone No.: [redacted] Fax No.: _____

Owner of the Property: Chris Irvin

Owner's Address: P.O. Box 1492
Toccoa, GA 30577

Owner's Telephone No.: [redacted] Fax No.: _____

Contact Person's Name: Chris Irvin

Contact Person's Phone No.: [redacted] Fax No.: _____

Present Zoning: Residential/AG

Location of Property: 58 Princess Nancy Lane, Toccoa, GA 30577

Tax Parcel Number: 050B025A Acreage: 1

Existing Structure and/or Use of Property: N/A

Proposed Variance: structure to be set 40+ foot from center of road to structure.

Public / Private Roadway Access: _____

Section of the Zoning Ordinance in which this request is being made: _____

Adjacent Zonings: North: _____ East: _____
South: _____ West: _____

I hereby certify that the above information and all attached information is true and correct.

8-6-26
Signature of Applicant Date

8-6-26
Signature of Owner Date

I hereby withdraw this application:

_____
Signature of Applicant Date

***** STAFF USE ONLY *****

Sign Posted: Date: _____ *Notices to the Neighbors: Date:* _____

Action: *Approved / Denied / With Conditions* *Date:* _____

CONFLICT OF INTEREST CERTIFICATION

FOR ZONING APPLICATION

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest In Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

8-6-26

Signature of Applicant Date

Chris Irvin - Owner

Type or print name and title

Signature of Applicant's attorney Date

Type or print name and title

8-6-26

Signature of Notary Public Date

JAMES T. IRVIN NOTARY PUBLIC STEPHENS COUNTY, GEORGIA DEC. 2 2029

(Notary Seal)

APPLICANT RESPONSE

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the form of a written narrative which must be submitted with the application.

A. Explain requested Variance.

B. How any special conditions and circumstances existing on the property which are peculiar to the land, structure or building(s) involved and which are not applicable to other lands, structures or buildings in the same district.

C. How the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of right commonly enjoyed by other properties within the same district under the terms of the Zoning Ordinance.

D. How the special conditions and circumstances do not result from the actions of the applicant.

E. How granting of the variance requested will not confer on the applicant any special privileges that are denied by the Zoning Ordinance to other lands, structures or buildings in the same district.

F. How no non-conforming use of neighboring lands, structures, or buildings in the same district and not permitted or non-use of lands, structures or buildings in other districts shall be considered grounds for issuance of a variance.

G. Explain how this requested variance is the minimum necessary that will allow the reasonable use of the land, building(s) or structure(s).

H. Explain, how if granted, this requested variance will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, surrounding properties or otherwise detrimental to the public welfare.

Requesting variance in order to put home on lot, beginning of structure would be a little more than 40' from center of private road Bryant Wood Drive.

DISCLOSURE STATEMENT

Nothing in Chapter 36 of O.C.G.A. shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

☑ No, I have not made any campaign contributions to County Officials voting on this application exceeding $250 in the past two years.

☐ Yes, I have made campaign contributions to County Officials voting on this application exceeding $250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

I have read and understand the above and hereby agree to all that is required by me as the applicant.

_____
Signature of Applicant

Personally appeared before me

Chris Irvin
Applicant (Print)

Who on oath deposes and says that the above is true to the best of his or her knowledge and belief.

_____
Notary Public

8-6-26
Date

JAMES T. IRVIN NOTARY PUBLIC EXPIRES 2029 STEPHENS COUNTY, GEORGIA
(Notary Seal)

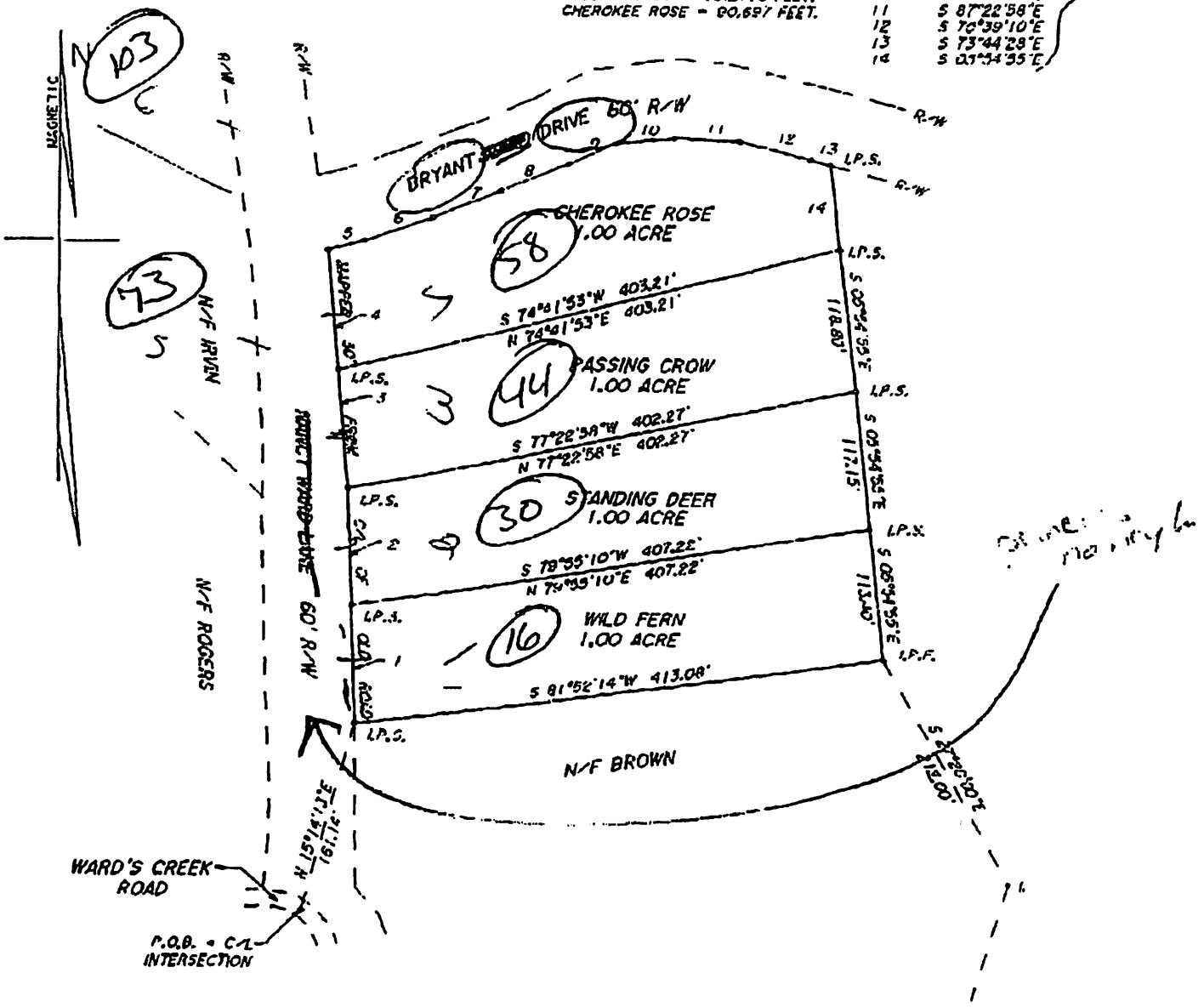
100 0 100 200 300

GRAPHIC SCALE - FEET

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,685 FEET AND AN ANGULAR ERROR OF 00°00'03" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN:
WILD FERN - 309,664 FEET.
STANDING DEER - 887,545 FEET.
PASSING CROW - 198,770 FEET.
CHEROKEE ROSE - 90,697 FEET.

NUMBERED COURSE	BEARING
1	N 02°07'02"W
2	N 02°07'02"W
3	N 04°56'18"W
4	N 04°56'18"W
5	N 73°27'46"E
6	N 68°28'25"E
7	N 67°03'58"E
8	N 66°43'24"E
9	N 69°03'06"E
10	N 83°22'06"E
11	S 87°22'58"E
12	S 76°39'10"E
13	S 73°44'29"E
14	S 03°54'35"E



NOTES:

1) FOR REFERENCE SEE PLAT MADE FOR JERRY BROWN AND FOR JAME MAPPED BY HUBERT LOVELL DATED AUGUST 4, 1982 WITH A REVISED SEPTEMBER 10, 1983.

2) FIELD WORK FINISHED AUGUST 12, 2005.

3) PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND R OF RECORD BOTH WRITTEN AND UNWRITTEN.

GEORGIA REGISTERED No.2295 LAND SURVEYOR SAMUEL L. DUVALL

08/17/05

SURVEYORS:
LOVELL, DUVALL, MILLER & ASSOCIATES, INC.
B 1553, B 2295, B 2595
P. O. BOX 906
CLARKESVILLE, GA. 30523
TELEPHONE - (706)754-9422

MAP PREPARED FOR

WARD'S CREEK TRAIL

JAMES T. IRVIN
AND
SUSAN R. IRVIN

DATE: AUGUST 12, 2005
REVISED:
LAND LOT:
DISTRICT: GMD 440
COUNTY OF STEPHENS
FILE # 46338
FIELD BOOK B
INSTRUMENTS USED:

AUTHORIZATION BY PROPERTY OWNER

I, Chris Irvin, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Stephens County, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a rezoning of this property.

I hereby authorize the staff of the Stephens County Planning Department to inspect the premises which are subject of this zoning application.

Name of Applicant: Chris Irvin

Address: P.O. Box 1492

City: Toccoa State: GA Zip Code: 30577

Telephone Number: [redacted] Fax Number:

Signature of Owner 8-6-26 Date

Personally appeared before me

Chris Irvin
Owners Name (Print)

Who swears before that the information contained
In this authorization is true and correct to
The best of his/her knowledge and belief.

Notary Public

8-6-26
Date (Notary Seal)

JAMES T. IRVIN NOTARY PUBLIC EXPIRES DEC. 2 2029 STEPHENS COUNTY, GEORGIA

2025 Property Tax Statement

Dene M. Hicks
Stephens County Tax Commissioner
70 North Alexander Street
Room 103
Toccoa, Georgia 30577

IRVIN CHRISTOPHER J

P O BOX 669
TOCCOA, GA 30577

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2025-7857	11/15/2025	$0.00	$167.39	$0.00	Paid 11/13/2025

Map: 050B025A
Location: PRINCESS NANCY LN

Printed: 08/06/2026

The Stephens County Tax Commissioner's office is located at:

70 North Alexander Street
Room 103
Toccoa, Georgia 30577

Please remember that your Tax Commissioner is not responsible for your tax values nor your tax rates. Your Tax Commissioner is your collector.

Thank you for the privilege of serving you.

Dene M. Hicks
Stephens County Tax Commissioner
70 North Alexander Street
Room 103
Toccoa, Georgia 30577

Tax Payer: IRVIN CHRISTOPHER J
Map Code: 050B025A Real
Description: CHEROKEE ROSE
Location: PRINCESS NANCY LN
Bill No: 2025-7857
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	15,246.00	1.0000	$15,246.00	11/15/2025			

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	$15,246	$6,098	$0	$6,098	0.000000	$0.00	$0.00	$0.00
COUNTY M&O UNINCORPORATED	$15,246	$6,098	$0	$6,098	16.640000	$101.47	$0.00	$101.47
COUNTYWIDE SOLID WASTE	$15,246	$6,098	$0	$6,098	0.780000	$4.76	$0.00	$4.76
COUNTYWIDE EMS	$15,246	$6,098	$0	$6,098	2.050000	$12.50	$0.00	$12.50
COUNTYWIDE FIRE SERVICES	$15,246	$6,098	$0	$6,098	0.740000	$4.51	$0.00	$4.51
SCHOOL M&O	$15,246	$6,098	$0	$6,098	13.500000	$82.32	$0.00	$82.32
SALES TAX RB UNC	$15,246	$6,098	$0	$6,098	-4.020000	$0.00	-$24.51	$-24.51
INSURANCE PREMIUM RB UNC	$15,246	$6,098	$0	$6,098	-2.240000	$0.00	-$13.66	$-13.66
TOTALS					**27.450000**	**$205.56**	**-$38.17**	**$167.39**

This bill is not sent to your mortgage company. If you have an escrow account please forward a copy of this bill to your mortgage company.

Current Due	$167.39
Penalty	$0.00
Interest	$0.00
Other Fees	$0.00
Previous Payments	$167.39
Back Taxes	$0.00
Total Due	**$0.00**
Paid Date	11/13/2025

Stephens County, GA

Summary

Parcel Number	050B 025A
Location Address	PRINCESS NANCY LN
Legal Description	CHEROKEE ROSE (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	RS
Tax District	STEPHENS COUNTY (District 01)
Millage Rate	27.45
Acres	1
Homestead Exemption	No (S0)
Landlot/District	N/A
GMD	215

View Map



Owner

IRVIN CHRISTOPHER J
P O BOX 669
TOCCOA, GA 30577

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	0448 - PRIMARY - SF	Square Feet	43,560	0	0	1	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/12/2005	00730193-4		$80,000	PART OF A LARGER TRACT		IRVIN CHRISTOPHER J

Valuation

		2026	2025	2024	2023	2022
	Previous Value	$15,246	$15,246	$15,246	$15,246	$15,246
	Land Value	$15,246	$15,246	$15,246	$15,246	$15,246
+	Improvement Value	$0	$0	$0	$0	$0
+	Accessory Value	$0	$0	$0	$0	$0
=	**Current Value**	**$15,246**	**$15,246**	**$15,246**	**$15,246**	**$15,246**

Photos



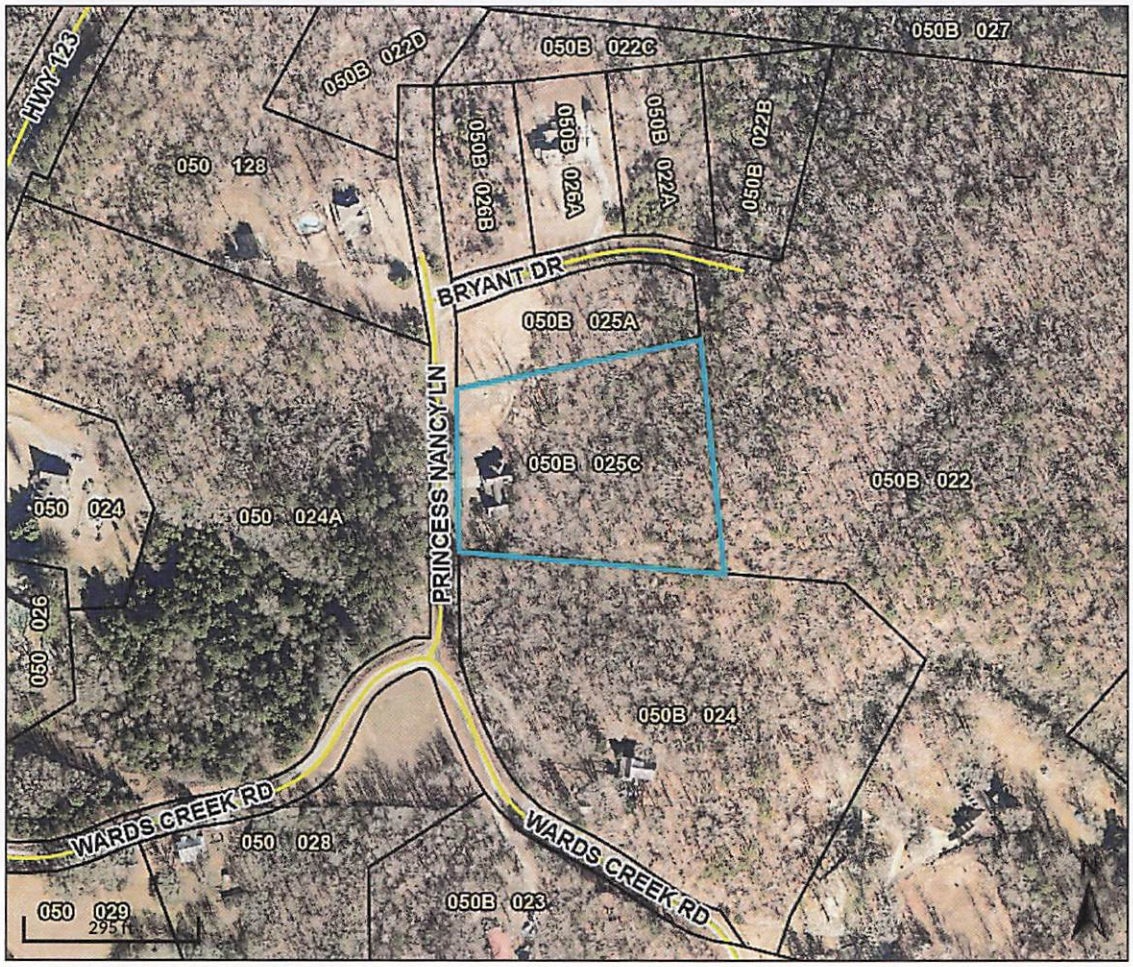
No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sketches.

The Stephens County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 8/6/2026, 7:54:29 AM

Contact Us

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Overview



Legend

- Parcels
- Parcel Numbers
- Address Points
- Roads

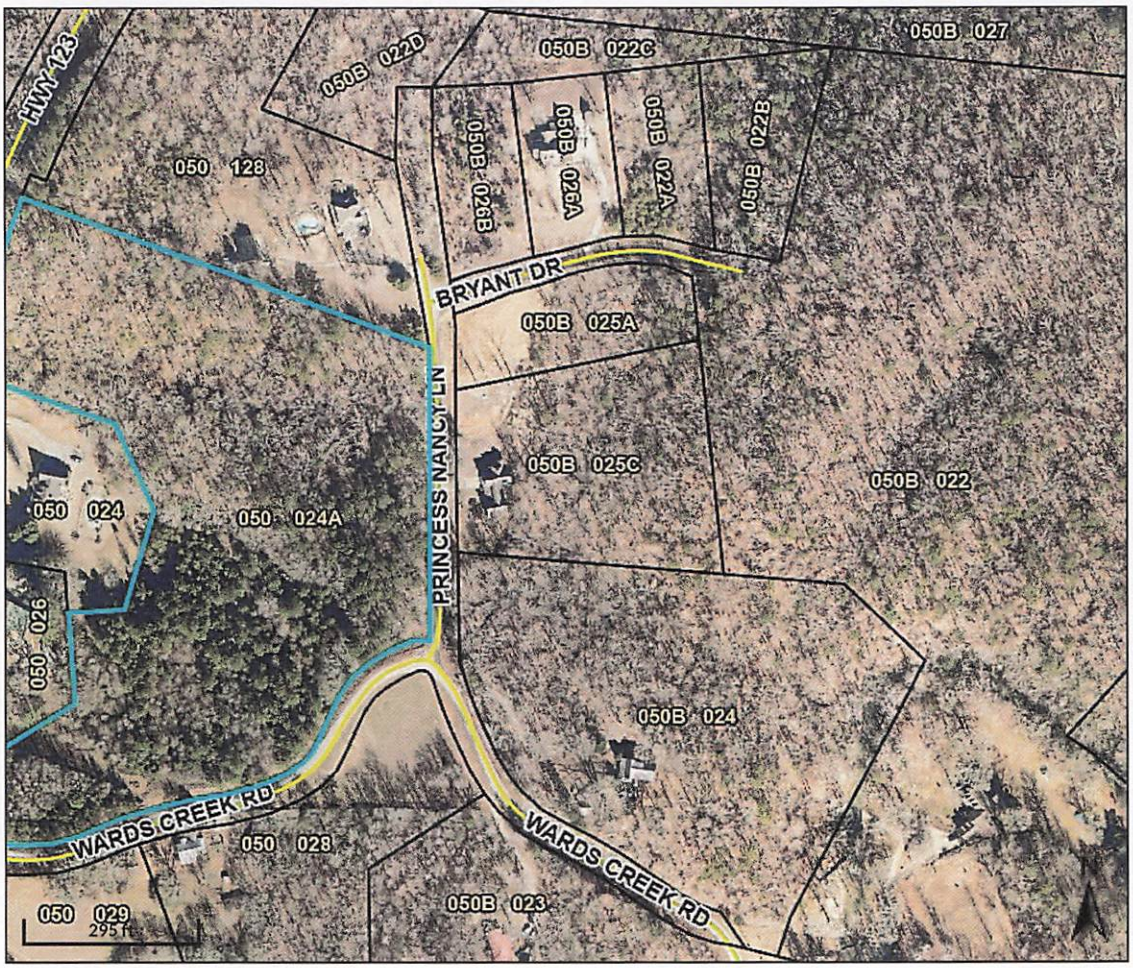
Parcel ID	050B 025C	**Owner**	RUSSILLO RICHARD JOSEPH JR	**Last 2 Sales**			
Class Code	Residential		30 PRINCESS NANCY LANE	**Date**	**Price**	**Reason**	**Qual**
Taxing District	STEPHENS COUNTY		TOCCOA, GA 30577	12/31/2020	$381675	FM	Q
Acres	3.01	**Physical Address**	30 PRINCESS NANCY LN	12/29/2020	0	10	U
		Assessed Value	Value $667318				

(Note: Not to be used on legal documents)

Date created: 8/6/2026
Last Data Uploaded: 8/6/2026 7:54:29 AM

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Overview



Legend

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Parcel ID	050 024A	**Owner**	CAUDELL REALTY INC
Class Code	Residential		276 CROSS CREEK LANE
Taxing District	STEPHENS COUNTY		TOCCOA, GA 30577
Acres	11.19	**Physical Address**	WARDS CREEK RD
		Assessed Value	Value $74548

Last 2 Sales

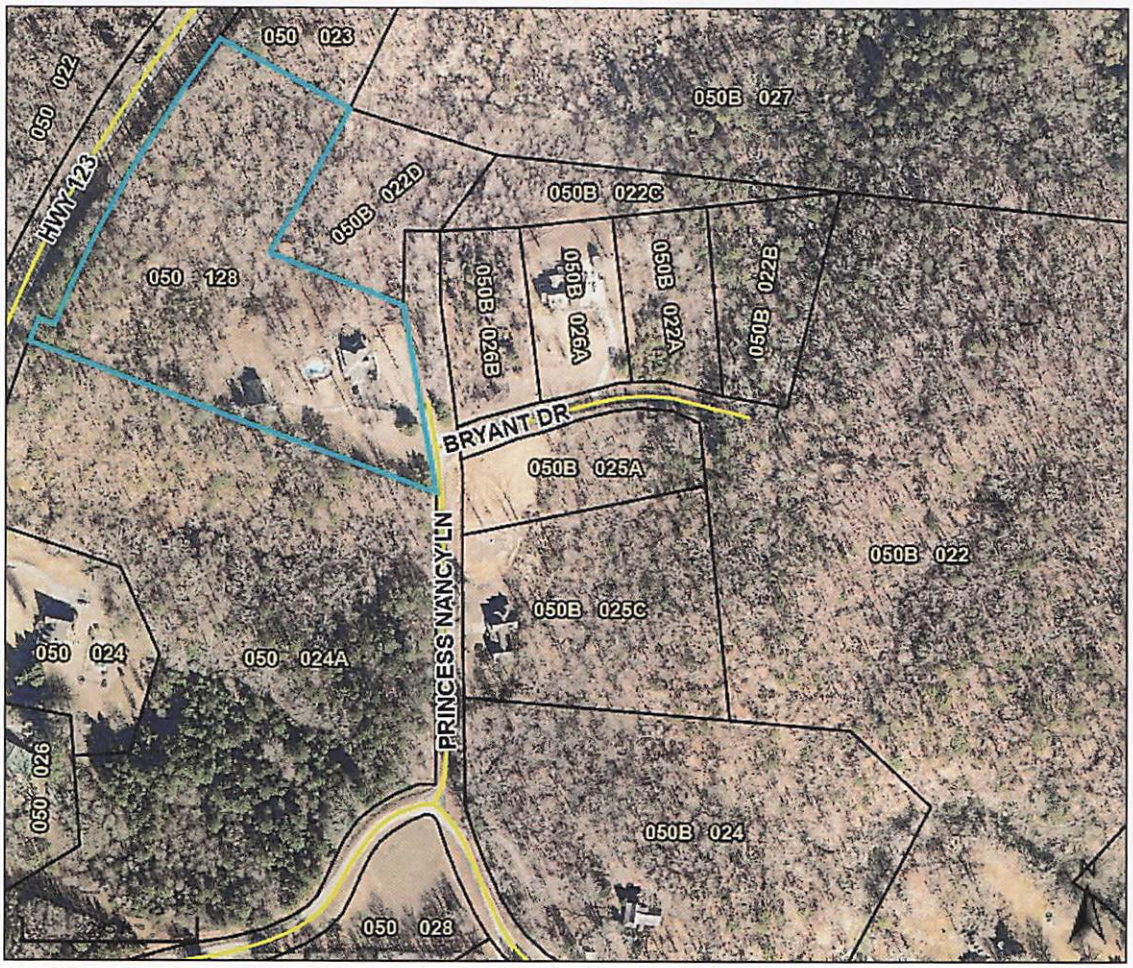
Date	Price	Reason	Qual
4/30/2025	$90000	LM	Q
4/29/2025	$58625	55	U

(Note: Not to be used on legal documents)

Date created: 8/6/2026
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Overview



Legend

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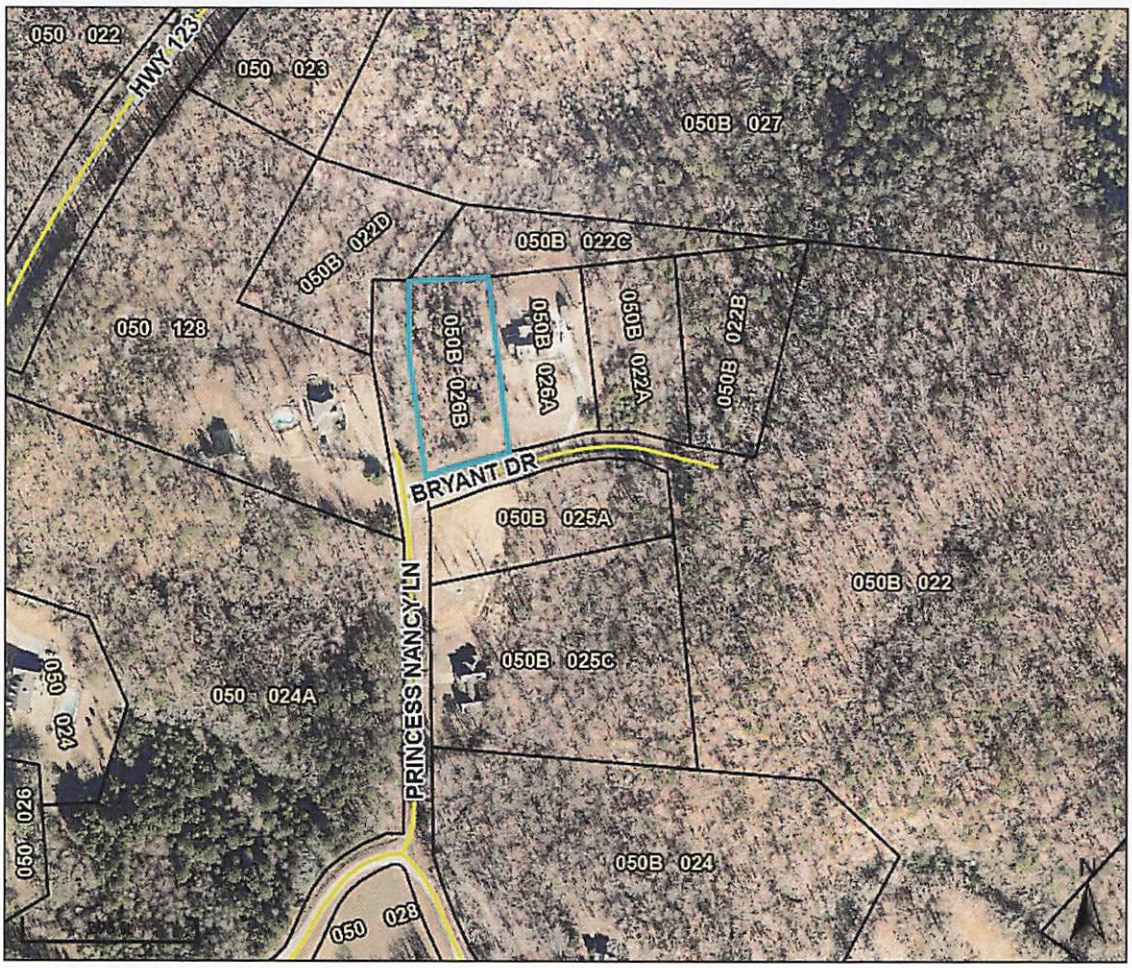
Parcel ID	050 128	**Owner**	DAVIS BRETT & ANGELA	**Last 2 Sales**			
Class Code	Residential		103 PRINCESS NANCY LANE	**Date**	**Price**	**Reason**	**Qual**
Taxing District	STEPHENS COUNTY		TOCCOA, GA 30577	10/16/2024	$35000	7	U
Acres	5.42	**Physical Address**	103 PRINCESS NANCY LN	3/24/2006	$28500	4	U
		Assessed Value	Value $585464				

(Note: Not to be used on legal documents)

Date created: 8/6/2026
Last Data Uploaded: 8/6/2026 7:54:29 AM

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Overview



Legend

- Parcels
- Parcel Numbers
- Address Points
- Roads

Parcel ID	050B 026B	**Owner**	DAVIS BRETT & ANGELA
Class Code	Residential		103 PRINCESS NANCY LANE
Taxing District	STEPHENS COUNTY		TOCCOA, GA 30577
Acres	1.06	**Physical Address**	BRYANT DR
		Assessed Value	Value $19711

Last 2 Sales

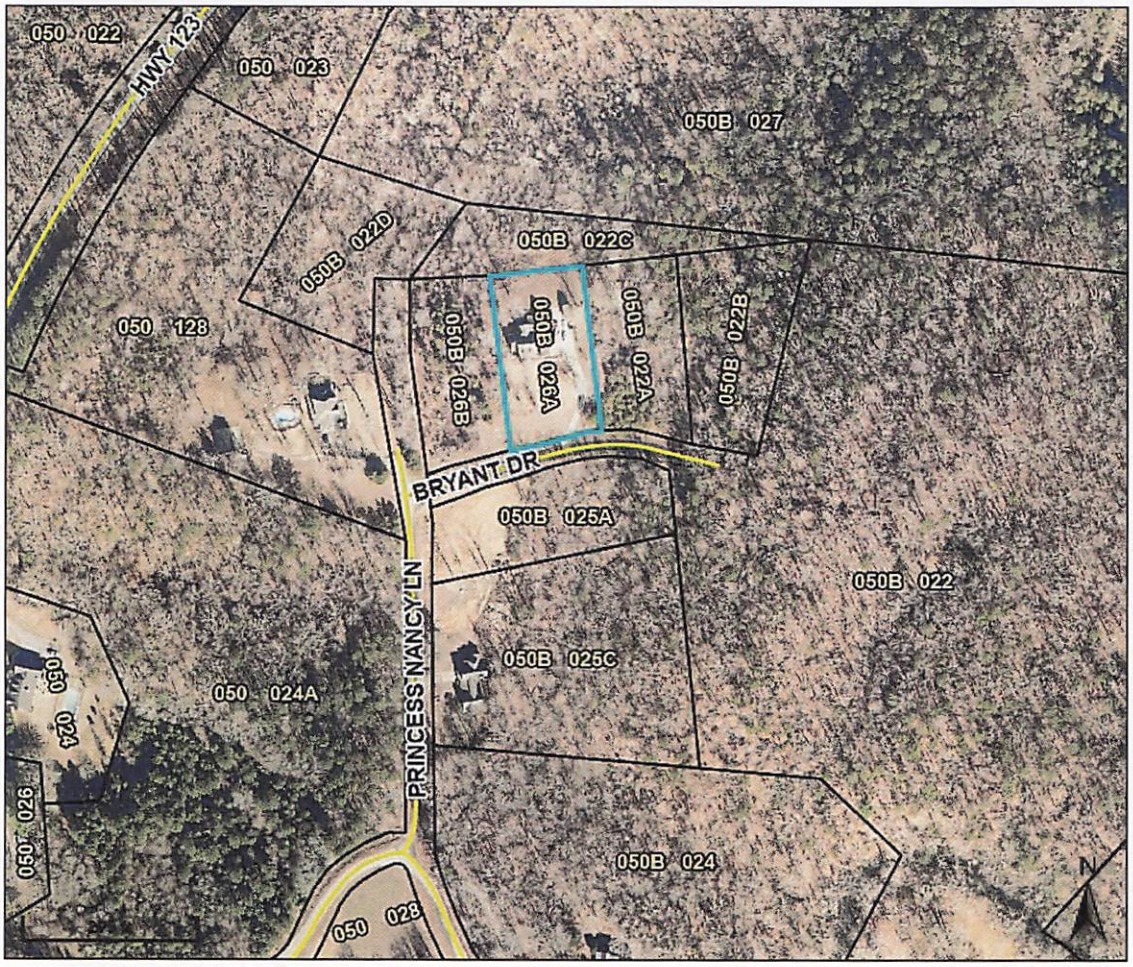
Date	Price	Reason	Qual
7/30/2018	0	39	U
6/28/2018	$10000	10	U

(Note: Not to be used on legal documents)

Date created: 8/6/2026
Last Data Uploaded: 8/6/2026 7:54:29 AM

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Overview



Legend

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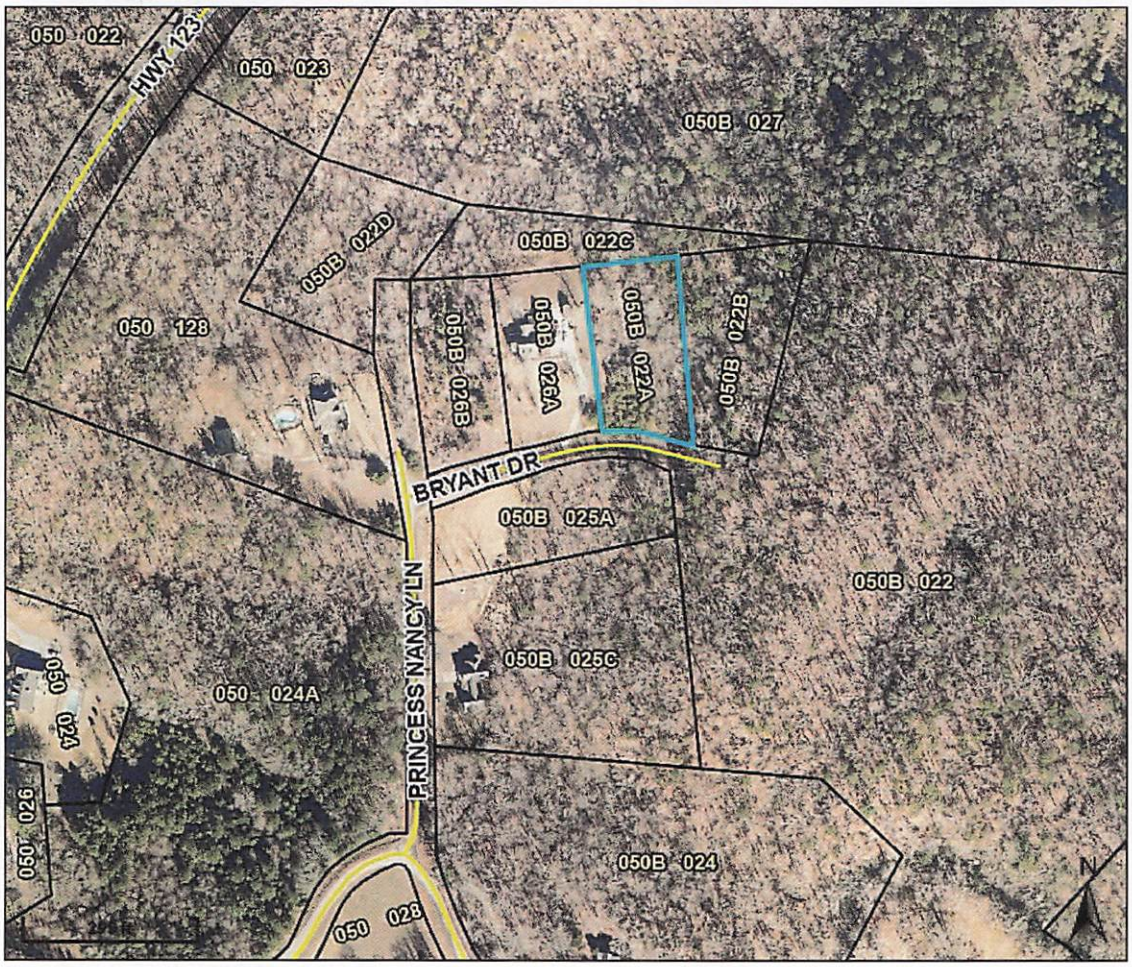
Parcel ID	050B 026A	**Owner**	ALEWINE JULIE B	**Last 2 Sales**			
Class Code	Residential		17 BRYANT DRIVE	**Date**	**Price**	**Reason**	**Qual**
Taxing District	STEPHENS COUNTY		TOCCOA, GA 30577	4/4/2023	0	32	U
Acres	1.0	**Physical Address**	17 BRYANT DR	3/15/2021	$375000	FM	Q
		Assessed Value	Value $539653				

(Note: Not to be used on legal documents)

Date created: 8/6/2026
Last Data Uploaded: 8/6/2026 7:54:29 AM

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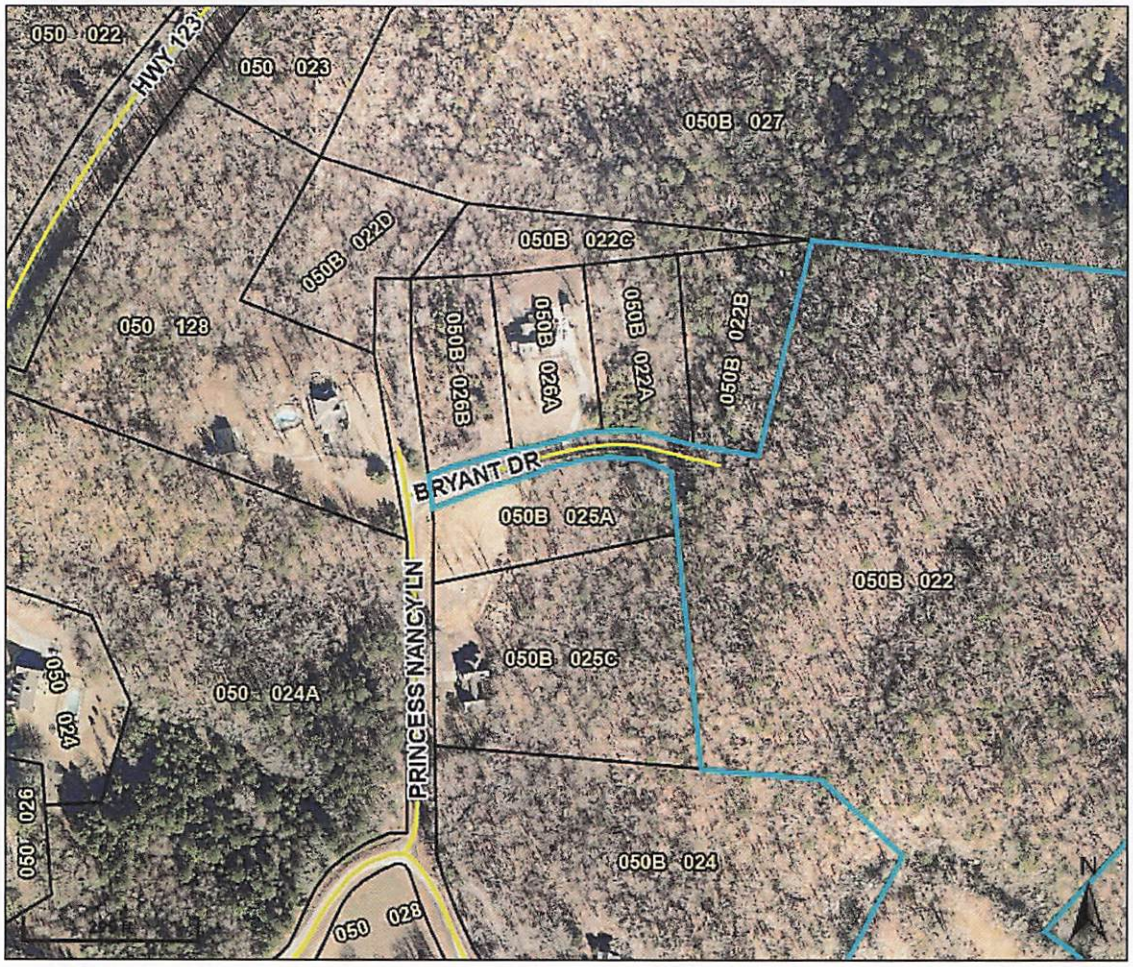
Parcel ID	050B 022A	**Owner**	ANDERSON BRENDA J	**Last 2 Sales**			
Class Code	Residential		1262 FREEMAN CREEK ROAD	**Date**	**Price**	**Reason**	**Qual**
Taxing District	STEPHENS COUNTY		EASTANOLLEE, GA 30538	6/28/2018	$5000	LM	Q
Acres	1.0	**Physical Address**	BRYANT DR	12/23/2013	0	31	U
		Assessed Value	Value $9529				

(Note: Not to be used on legal documents)

Date created: 8/6/2026
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Parcel ID	050B 022	**Owner**	IRVIN JAMES T & SUSAN R	**Last 2 Sales**			
Class Code	Residential		ATTORNEY AT LAW	**Date**	**Price**	**Reason**	**Qual**
Taxing District	STEPHENS COUNTY		27 EAST TUGALO STREET SUITE 101	12/28/2010	0	3	U
Acres	82.14		TOCCOA, GA 30577	12/28/2010	0	3	U
		Physical Address	399 WARDS CREEK RD				
		Assessed Value	Value $736237				

(Note: Not to be used on legal documents)

Date created: 8/6/2026
Last Data Uploaded: 8/6/2026 7:54:29 AM

Developed by SCHNEIDER GEOSPATIAL

Stephens County
Board of Commissioners

INVOICE

802 E. Doyle Street
Toccoa, GA 30577
Phone (706) 886-9491
Fax (706) 886-2185

DATE: August 6, 2026
INVOICE #
FOR: *Variance*

PAID
CK NO
DATE Dec 16 2026

Bill To:
Chris Irvin
P.O. Box 1492
Toccoa, GA 30577

DESCRIPTION	AMOUNT
Variance	$ 50.00
TOTAL	$ 50.00

Make all checks payable to Stephens County
Board of Commissioners
If you have any questions concerning this invoice, please contact the Open Records Custodian at (706) 898-5750 or scclerk@stephenscountyga.gov.

REZONING REPORT
To: Stephens County Board of Commission
From: Planning Commissioner
Item: #4
Meeting Date: September 1, 2026

A. General Information
Owner of Property: Arie Coles
Applicant: Arie Coles
Applicant's Agent: None
Location of Property: 3565 Prather Bridge Road, Toccoa, Georgia 30577
Tax Parcel: 039 027B
Property Size: Approximately 13.77 acres
Current Zoning: Agricultural Intensive (AI)
Requested Zoning: Residential Single-Family (RS)

B. Information Concerning the Request
Request - The applicant requests to rezone approximately 13.77 acres from Agricultural Intensive (AI) to Residential Single-Family (RS).
Proposed Use - Single-family residential.
Existing Use - The property is currently undeveloped.
Surrounding Land Use - The surrounding area consists primarily of undeveloped land, scattered single-family residences, and agricultural uses.
Surrounding Zoning - The subject property is zoned Agricultural Intensive (AI) and is surrounded primarily by AI and Agricultural Residential (AR) zoning, with Residential Single-Family (RS) zoning located nearby.

C. Property History - Based upon the submitted application materials, there are no known prior rezoning or special use requests associated with the subject property.
D. Analysis
1. The applicant requests to rezone approximately 13.77 acres from Agricultural Intensive (AI) to Residential Single-Family (RS) to allow single-family residential development.
2. Pursuant to Section 59-801 of the Stephens County Code of Ordinances, the Residential Single-Family (RS) District is intended to establish and preserve single-family residential neighborhoods while allowing residential development compatible with surrounding land uses. The proposed rezoning is consistent with the purpose and intent of the RS zoning district.
3. The subject property is currently undeveloped and is surrounded primarily by Agricultural Intensive (AI) and Agricultural Residential (AR) zoning, with Residential Single-Family (RS) zoning located in the surrounding area. The proposed rezoning provides a logical transition between existing residential and agricultural zoning districts.
4. The Stephens County Future Land Use Map designates the property as Residential. The requested RS zoning is consistent with the Future Land Use Map and supports the Comprehensive Plan's goal of directing residential growth to appropriate areas.
5. The proposed rezoning is not anticipated to adversely affect surrounding properties or the public health, safety, or welfare. Future development of the property will remain subject to all applicable Stephens County zoning regulations, subdivision regulations, building regulations, permitting requirements, and other local, state, and federal requirements.
6. Note a site sketch has been submitted for a proposed subdivision of the property. This land use action shall only encompass the rezoning, and formal plat approval shall take place at a later date.

E. Recommendation - Based upon the information submitted, the Planning Department recommends approval of the request to rezone the property located at **3565 Prather Bridge Road**, identified as **Tax Parcel 039 027B**, from **Agricultural Intensive (AI)** to **Residential Single-Family (RS).**

Application for **Rezoning**
P.O. Box 386 Toccoa, Georgia 30577
Phone: (706)886-9491/Fax: (706)886-2185

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be accepted for processing by the Stephens County Planning Commission (SCPC) until deficiencies are corrected. Additional instructions, information and important dates are located on pages 6.

I. GENERAL INFORMATION

Petitioner Information ***(Note: If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization.***
Name: ARIE COLES

Address: 3565 PRATHER BRIDGE ROAD City: TOCCOA State: GA Zip: 30577

Telephone No.: [redacted] Fax No.: (____) _____

E-mail Address: [redacted]

Property Owner Information, if different from Petitioner
Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: (____) _____ Fax No.: (____) _____

E-mail Address: _____

Agent Information, if different from Petitioner or Owner ***(Note: A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)***

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: (____) _____ Fax No.: (____) _____

E-mail Address: _____

Office Use Only

Petition #: _____
Date Filed: _____

II. ACTION REQUESTED

(A) Application History
Have any previous applications been made to rezone or request a special use for the subject property?
Yes ____ No X If yes, please provide the file number(s):

_____

(Note: In accordance with Section 1602, an application for rezoning cannot be accepted if a rezoning petition for the same property was denied by the Stephens County Board of Commissioners less than six (6) months before the date of filing this application. Likewise, if a previous rezoning petition was not acted upon by the Stephens County Board of Commissioners but was denied by SCPC less than six (6) months before the date of filing this application, the application cannot be processed.)

(B) Notice of Adjacency
In accordance with Sec. 59-504 of the Stephens County Code of Ordinances, prior to administrative action on a land use rezoning for a district other than an agricultural district on any property adjacent to an Agricultural Intensive (AI) district, the applicant shall certify through signature on the rezoning application that the applicant understands that an agricultural operation is adjacent to their proposed use, and that this operation will produce odors, noise, dust, and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent AI district use, the applicant agrees by signing the rezoning application to waive any objection to those effects and understands that the proposed district rezoning may be approved based upon their agreement not to bring any action against local governments and adjoining landowners whose property is located in an AI district, by asserting that the adjacent uses in the AI district constitute a nuisance.

Arie Coles (Aug 4, 2026 08:53:06 EDT)	ARIE COLES	08/04/26
Signature of Property Owner	Printed Name	Date

(C) Rezoning (Zoning Map Amendment)
1. Existing zoning district(s) for the subject property:

AI

2. Proposed zoning district(s) for the subject property:

RS

(Note: Only one district should be proposed unless there is an extenuating circumstance. If more than one district is desired, please provide supporting rationale. A zoning district must be identified or the application will not be processed.)

3. Street address(es) of the subject property: 3565 PRATHER BRIDGE RD

_____

4. Property Identification Number(s) of the subject property. *(Note: Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.)*

039 027B

_____

5. Total acreage of the subject property: 13.77 ACRES

6. Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family residence):

UNDEVELOPED

7. List all proposed land use(s) and land use number(s) in accordance with the Zoning Ordinance. *(Note: Refer to Zoning Ordinance Section 300 or the list of allowed uses within the desired zoning district. If your desired use is not listed in either source, contact the County Planning Director for a use determination. If the proposed use is a combination of uses such as warehouse with a retail showroom and outdoor storage, please describe the proposed operation. The Planning Director is located in the Stephens County Annex building at 802 E. Doyle Street or can be contacted at 706-886-9491.)*

SINGLE FAMILY RESIDENTIAL - Sec. 59-801

III. Items required to be submitted with an Application for Rezoning (Map Amendment).

All applications must include the following:

A. Application. A completed original application form and one copy.

B. Submittal Fee. $100.00 to be paid at the time the application is submitted.

C. Notarized Authorization Form. If the property owner will not represent the petition, a signed, notarized statement from the property owner authorizing the petitioner / agent to act on his behalf is required.

D. Disclosure Form. Disclosure of Campaign Contribution Form (to be filed within 10 days of filing this application).

E. A scaled or dimensioned boundary survey, tax map, plot plan or sketch showing the subject property.

Petitioner states that she/he has read, understands and has completed this application. Approval of an application for rezoning by the Stephens County Board of Commissioners does not constitute a waiver from any applicable local, state or federal regulations.

Arie Coles (Aug 4, 2026 08:53:06 EDT)	ARIE COLES	08/04/26
Signature of Petitioner or Petitioner's Agent	**Printed Name**	**Date**

	CONTACT INFORMATION	
Planning Clerk	P. O. Box 386 Toccoa, GA 30577	706-886-9491
Planning Director	P.O. Box 386 Toccoa, GA 30577	706-886-9491
Stephens County Planning Commission	P. O. Box 386 Toccoa, GA 30577	706-886-9491

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
Stephens County

The Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A) requires that a petitioner for a **map amendment / rezoning action** must disclose campaign contributions in the amount of $250 or more that have been made to local government officials who will consider the application. This requirement also applies to agents, including attorneys, who may represent the petitioner.

In compliance with the Act, this form must be completed and filed with the local governing authority within ten (10) days after the application for the rezoning request is filed. Failure to comply with the provisions of this ct is a misdemeanor.

1. Within two years preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of $250 or more to any of the local government officials listed below?
   Yes_____ No__X__ If you answered "Yes", please complete Question 2.

STEPHENS COUNTY BOARD OF COMMISSIONERS	
Craig Oglesby	Chuck Wright
Tara Simmons	Debbie Whitlock
Chris Rickman	

STEPHENS COUNTY PLANNING COMMISSION	
Mark Randall	Scott Stroud
Brett Ivester	Dennis Black
Cody Cobb	

2. If you checked "Yes" to Question 1, complete the section below.

CONTRIBUTION			
Name of Official to Whom Contribution was Made	**Official Position at Time of Contribution**	**Date of Contribution**	**Description & Dollar Amount of Contribution**

Arie Coles (Aug 4, 2026 08:53:00 EDT)

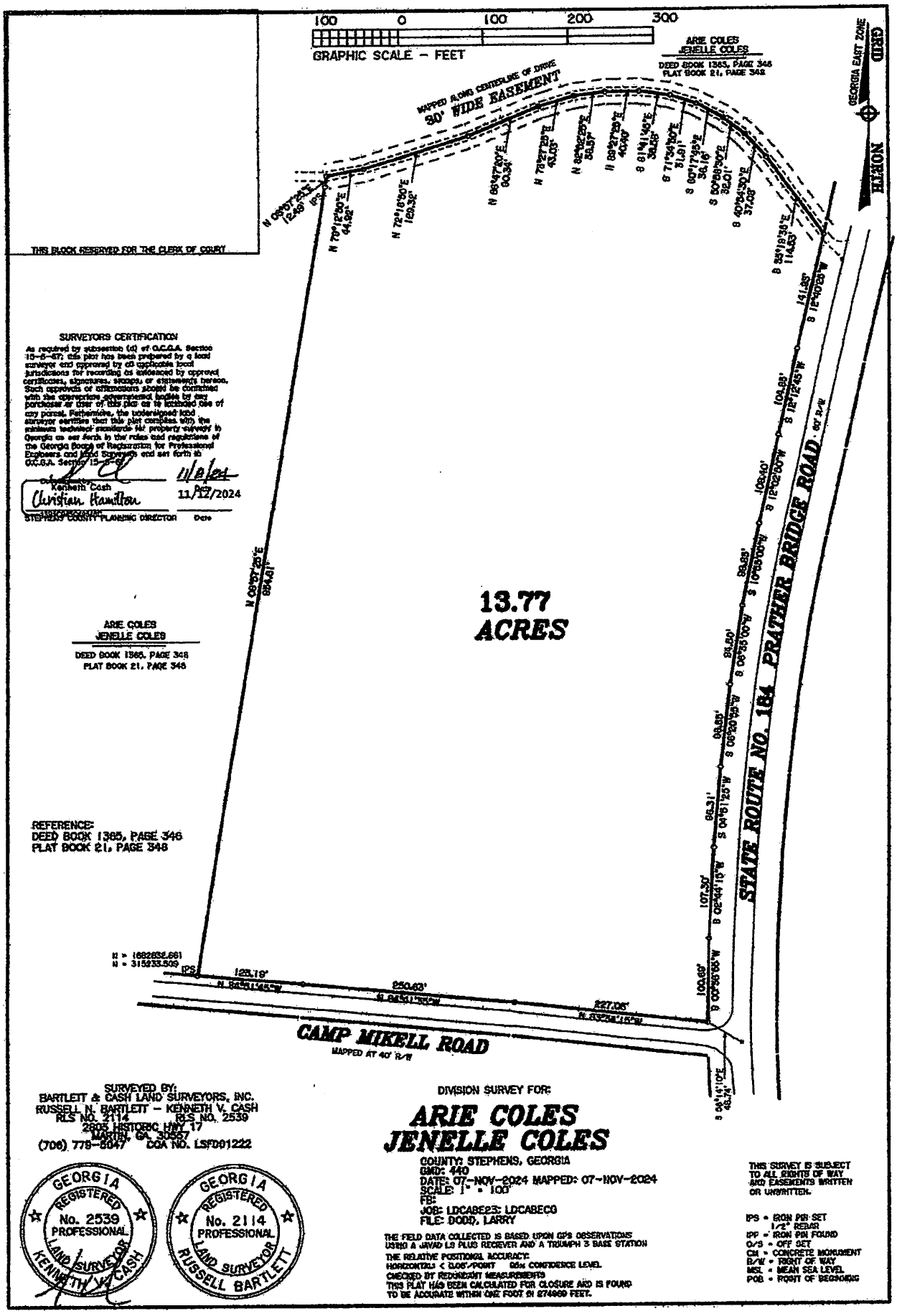
08/04/26

Signature of Petitioner or Petitioner's Agent **Date**

ARIE COLES

Printed Name

DocuSign Envelope ID: BCD3426D-EF06-49FA-8680-BE26D477A37B



SURVEYED BY:
BARTLETT & CASH LAND SURVEYORS, INC.
RUSSELL N. BARTLETT – KENNETH V. CASH
RLS NO. 2114 R.S NO. 2539
2805 HISTORIC HWY 17
MARTIN, GA. 30557
(706) 779-5047 LSA NO. LSFD01222

GEORGIA REGISTERED No. 2539 PROFESSIONAL LAND SURVEYOR KENNETH V. CASH

GEORGIA REGISTERED No. 2114 PROFESSIONAL LAND SURVEYOR RUSSELL BARTLETT

DIVISION SURVEY FOR:

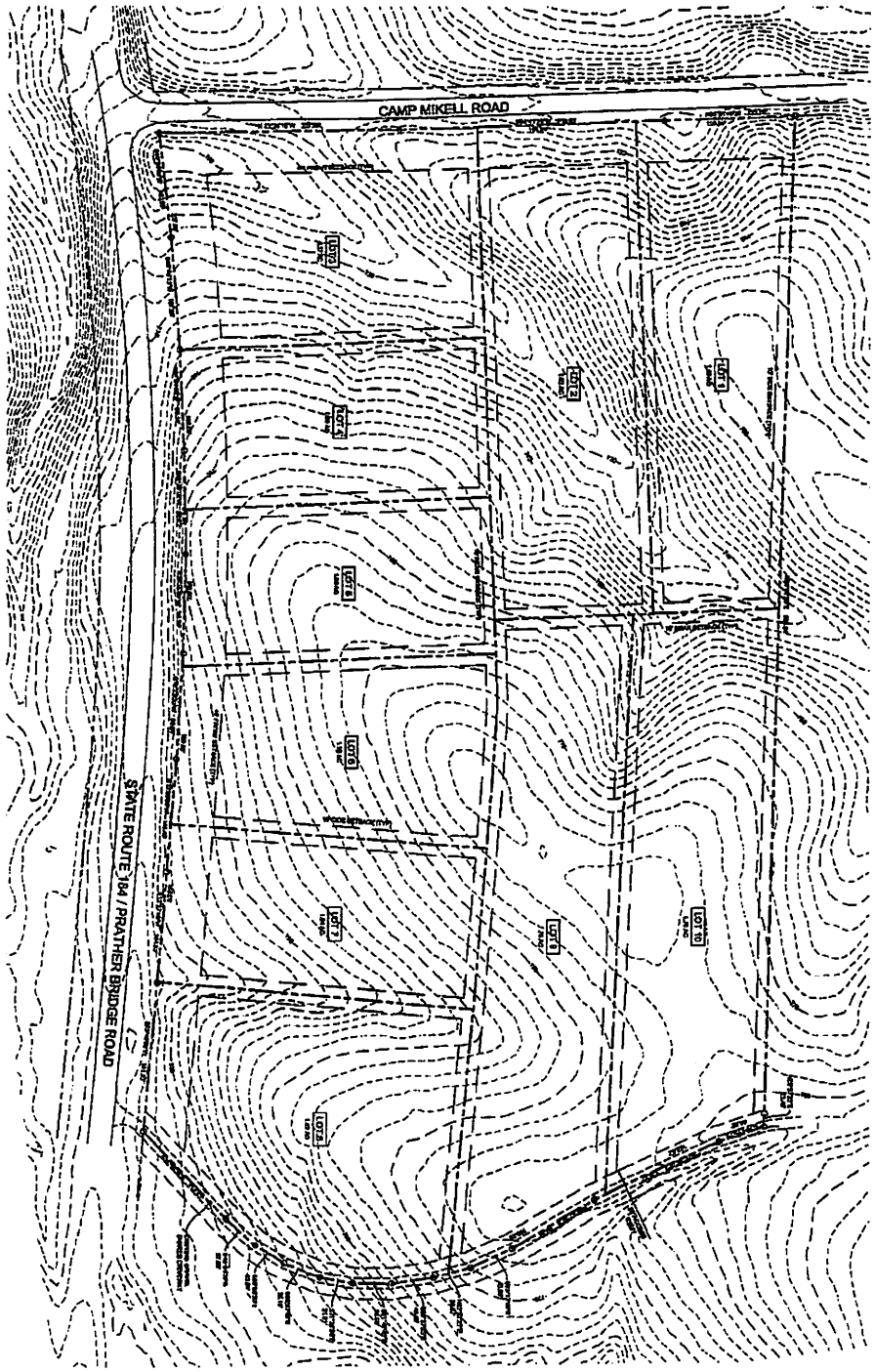
ARIE COLES
JENELLE COLES

COUNTY: STEPHENS, GEORGIA
GMD: 440
DATE: 07-NOV-2024 MAPPED: 07-NOV-2024
SCALE: 1" = 100'
FB:
JOB: LDCABE23; LDCABECG
FILE: DODD, LARRY

THE FIELD DATA COLLECTED IS BASED UPON GPS OBSERVATIONS USING A JAVAD LS PLUS RECEIVER AND A TRIUMPH 3 BASE STATION
THE RELATIVE POSITIONAL ACCURACY:
HORIZONTAL < 0.05'/POINT 95% CONFIDENCE LEVEL
CHECKED BY REDUNDANT MEASUREMENTS
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 274969 FEET.

THIS SURVEY IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS WRITTEN OR UNWRITTEN.

IPS = IRON PIN SET 1/2" REBAR
IPF = IRON PIN FOUND
O/S = OFF SET
CM = CONCRETE MONUMENT
R/W = RIGHT OF WAY
MSL = MEAN SEA LEVEL
POB = POINT OF BEGINNING



REVISIONS		
NO.	DESCRIPTION	DATE

SITE PLAN

PRATHER BRIDGE ROAD

GMD 440
STEPHENS COUNTY, GA

OWNER/ DEVELOPER:

ARIE COLES

3833 PRATHER BRIDGE RD
TOCCOA, GA 30577

194 PROFESSIONAL DRIVE
ELLIJAY, GA 30541
PHONE: (706) 770-0057
FAX: (706) 718-9098
www.foothillslandsdesign.com

foothills lands design

SHEET:
C1

SCALE: 1" = 50'

DATE: JULY 4, 2023

VARIANCE REPORT
To: Stephens County Board of Commission
From: Planning Commissioner
Item: #5
Date: September 1, 2026

A. General Information
Owner of Property: Fred C. & Deborah P. Meeks
Applicant: Fred C. & Deborah P. Meeks
Applicant's Agent: N/A
Street Address of Property: 451 Defoor Road, Toccoa, Georgia 30577 (Tax Parcel #052A 051)
Size: Two parcels totaling approximately 1.67 Acres (Tract A 0.66, Tract B 1.01)
Current Land Use of Property: Residential
Current Zoning of Property: RS (Residential Single-Family)

B. Information Concerning the Request
Request: A variance of **0.34 acre** from the required **1.00-acre minimum lot size** to allow division of the property and creation of a **0.66-acre residential tract**
Proposed Use of Property: Single-family residential.
Proposed Zoning of Property: No change requested.
Surrounding Land Use: Primarily single-family residential.
Surrounding Zoning: Residential Single-Family (RS), with Residential Multi-Family (RM) zoning located to the northeast.

C. Property History - Based upon the submitted application materials, there are no known prior rezoning or special use requests associated with the subject property.

D. Analysis
1. The applicants request a **0.34-acre variance** from the required **1.00-acre minimum lot size** to allow division of the property and creation of a **0.66-acre residential tract**. The remaining tract will contain approximately **1.01 acres** and will comply with the minimum lot size requirement.
2. Pursuant to Section 59-801 of the Stephens County Code of Ordinances, the Residential Single-Family (RS) District is intended to establish and preserve quiet, stable, and affordable single-family neighborhoods while allowing residential development that is compatible with surrounding land uses. The proposed division is consistent with the purpose and intent of the RS zoning district.
3. The surrounding area is developed primarily with single-family residences and is zoned predominantly Residential Single-Family (RS). The proposed division is compatible with the existing residential character of the neighborhood.
4. The requested variance would allow the existing residential property to be divided into two separate lots while maintaining the current residential use. The proposed division is not anticipated to adversely affect surrounding properties or the character of the neighborhood.
5. If approved, both resulting tracts will remain subject to all applicable Stephens County zoning regulations, subdivision regulations, building regulations, permitting requirements, and other applicable local, state, and federal requirements.

E. Recommendation
Based upon the information submitted, the Planning Department recommends approval of the requested **0.34-acre lot size variance** for the property located at **451 Defoor Road**, identified as **Tax Parcel 052A 051**, to allow creation of a **0.66-acre residential tract**.

STEPHENS COUNTY
APPLICATION FOR VARIANCE
CASE V#_____

Date Received: Aug 7th 2026 Meeting Date: Sept. 1, 2026
Applicant: Fred C. & Deborah P. Meeks
Applicant's Address: 4105 Alayna Lee Circle
McDonough, GA 30252
Applicant's Phone No.: [redacted] Fax No.: N/A
Owner of the Property: Fred C. & Deborah P. Meeks
Owner's Address: 4105 Alayna Lee Circle
McDonough, GA 30252
Owner's Telephone No.: [redacted] Fax No.: N/A
Contact Person's Name: Deborah P. Meeks
Contact Person's Phone No.: [redacted] Fax No.: N/A
Present Zoning: RS
Location of Property: 451 Defoor Rd Toccoa, GA 30577
Tax Parcel Number: 052A 051 Acreage: 0.100
Existing Structure and/or Use of Property: residential
Proposed Variance: lot size variance
Public / Private Roadway Access: Public
Section of the Zoning Ordinance in which this request is being made: _____

Adjacent Zonings: North: _____ East: _____
South: _____ West: _____

I hereby certify that the above information and all attached information is true and correct.

Fred C + Deborah P Meeks
Signature of Applicant Date

Fred C + Deborah P Meeks
Signature of Owner Date

I hereby withdraw this application:

_____
Signature of Applicant Date

***** STAFF USE ONLY *****

Sign Posted: Date: _____ *Notices to the Neighbors: Date:* _____

Action: *Approved / Denied / With Conditions* *Date:* _____

CONFLICT OF INTEREST CERTIFICATION

FOR ZONING APPLICATION

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest In Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

Fred C. & Deborah P Mertz 7/31/2026
Signature of Applicant Date

Type or print name and title

Signature of Applicant's attorney Date

Type or print name and title

Taylor D Fitzgerald 7/31/26
Signature of Notary Public Date

TAYLOR D. FITZGERALD NOTARY PUBLIC EXPIRES 5/13/29 STEPHENS COUNTY, GEORGIA

(Notary Seal)

Variance Request Narrative

We are requesting approval of a land size variance to allow the division of Parcel 052A 051, located at 451 & 465 Defoor Road, Toccoa, Georgia, into two separate parcels as shown on the attached survey. Specifically, we are requesting approval for Tract A, consisting of 0.66 acre, which does not meet the minimum lot size requirement.

This property currently contains two separate residential dwellings that have existed as independent homes for many years. Each residence has its own physical address, separate utility services and functions independently.

The property is currently listed for sale with Magnolia Realty & Property Management LLC. Throughout the marketing process, we have encountered a significant obstacle: obtaining financing for prospective buyers. Because both homes are situated on a single parcel, many conventional, FHA, USDA, and VA loan programs are either unavailable or extremely difficult to obtain. This substantially limits the pool of qualified buyers and reduces the marketability of the property.

Approving this variance would allow each existing residence to be conveyed on its own parcel, making financing more readily available and allowing the properties to be sold to individual homeowners. No additional residences are being constructed, no new utility infrastructure is required, and the proposed division should not adversely impact surrounding properties or county services.

We believe granting this variance is reasonable and practical, as it recognizes the property's long-established use while promoting responsible property ownership and improving marketability. We respectfully request the County's consideration and approval of this variance request.

DISCLOSURE STATEMENT

Nothing in Chapter 36 of O.C.G.A. shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

☑ No, I have not made any campaign contributions to County Officials voting on this application exceeding $250 in the past two years.

☐ Yes, I have made campaign contributions to County Officials voting on this application exceeding $250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

I have read and understand the above and hereby agree to all that is required by me as the applicant.

Fred C. & Deborah P. Meeks
Signature of Applicant

Personally appeared before me

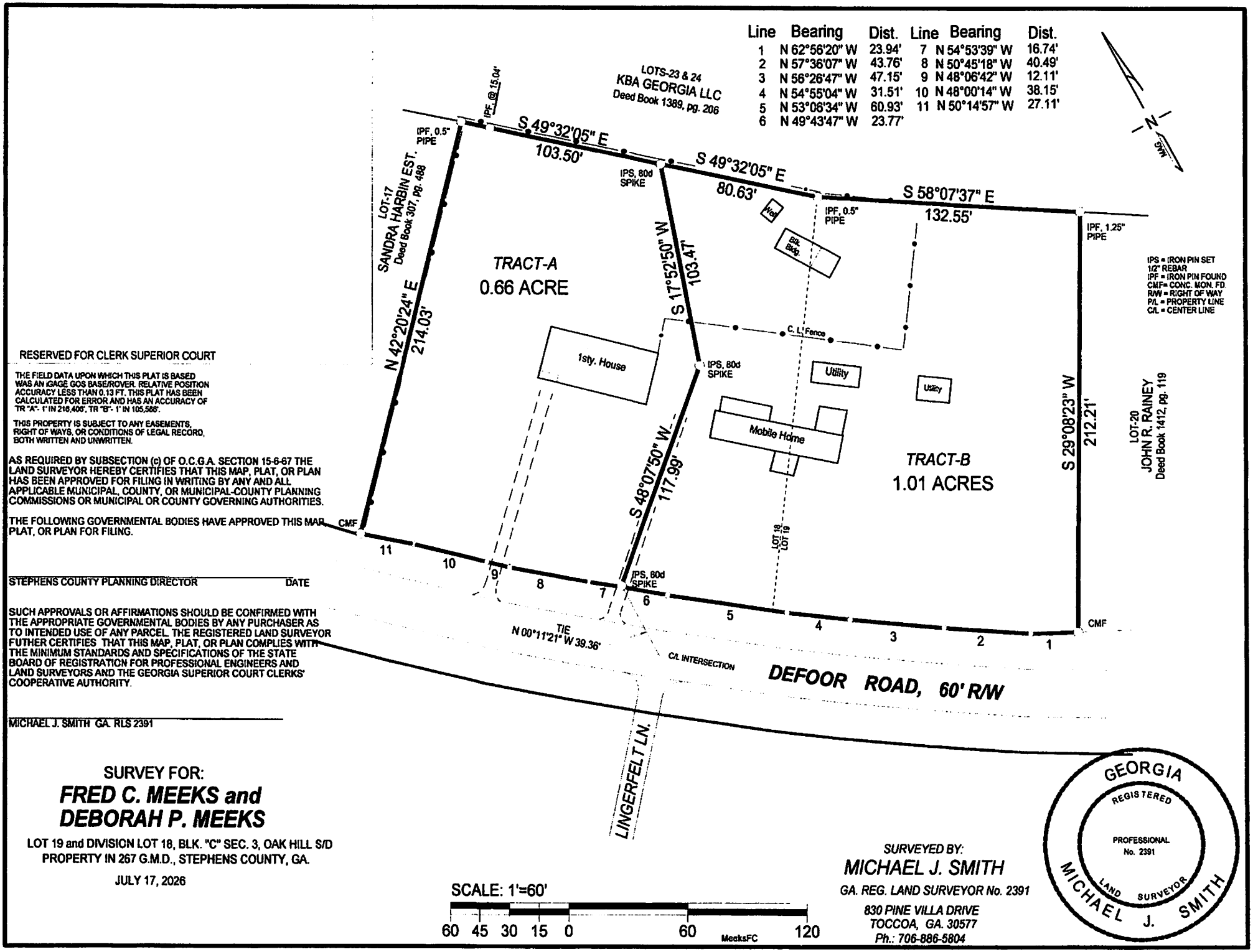
Fred C. & Deborah P. Meeks
Applicant (Print)

Who on oath deposes and says that the above is true to the best of his or her knowledge and belief.

Taylor D. Fitzgerald
Notary Public

7/31/26
Date

TAYLOR D. FITZGERALD NOTARY PUBLIC EXPIRES 5/13/29 STEPHENS COUNTY, GEORGIA
(Notary Seal)


Line Bearing Dist. Line Bearing Dist.
1 N 62°56'20" W 23.94' 7 N 54°53'39" W 16.74'
2 N 57°36'07" W 43.76' 8 N 50°45'18" W 40.49'
3 N 56°26'47" W 47.15' 9 N 48°06'42" W 12.11'
4 N 54°55'04" W 31.51' 10 N 48°00'14" W 38.15'
5 N 53°06'34" W 60.93' 11 N 50°14'57" W 27.11'
6 N 49°43'47" W 23.77'
LOTS-23 & 24
KBA GEORGIA LLC
Deed Book 1389, pg. 206
IPF @ 15.04'
IPF, 0.5" PIPE
S 49°32'05" E
103.50'
IPS, 80d SPIKE
S 49°32'05" E
80.63'
S 58°07'37" E
132.55'
IPF, 0.5" PIPE
IPF, 1.25" PIPE
LOT-17
SANDRA HARBIN EST.
Deed Book 307, pg. 488
N 42°20'24" E
214.03'
TRACT-A
0.66 ACRE
S 17°52'50" W
103.47'
Veg
Brk. Bldg.
C. L. Fence
1sty. House
IPS, 80d SPIKE
Utility
Utility
Mobile Home
S 48°07'50" W
117.99'
TRACT-B
1.01 ACRES
S 29°08'23" W
212.21'
LOT-20
JOHN R. RAINEY
Deed Book 1412, pg. 119
LOT 18
LOT 19
CMF
11
10
9
8
7
6
5
4
3
2
1
CMF
TIE
N 00°11'21" W 39.36'
C/L INTERSECTION
DEFOOR ROAD, 60' R/W
LINGERFELT LN.
IPS = IRON PIN SET 1/2" REBAR
IPF = IRON PIN FOUND
CMF= CONC. MON. FD
R/W = RIGHT OF WAY
P/L = PROPERTY LINE
C/L = CENTER LINE
RESERVED FOR CLERK SUPERIOR COURT
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS AN iGAGE GOS BASE/ROVER. RELATIVE POSITION ACCURACY LESS THAN 0.13 FT. THIS PLAT HAS BEEN CALCULATED FOR ERROR AND HAS AN ACCURACY OF TR "A"- 1' IN 216,405', TR "B"- 1' IN 105,585'.
THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAYS, OR CONDITIONS OF LEGAL RECORD, BOTH WRITTEN AND UNWRITTEN.
AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67 THE LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES.
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING.
STEPHENS COUNTY PLANNING DIRECTOR DATE
SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FUTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS' COOPERATIVE AUTHORITY.
MICHAEL J. SMITH GA. RLS 2391
SURVEY FOR:
FRED C. MEEKS and
DEBORAH P. MEEKS
LOT 19 and DIVISION LOT 18, BLK. "C" SEC. 3, OAK HILL S/D
PROPERTY IN 267 G.M.D., STEPHENS COUNTY, GA.
JULY 17, 2026
SCALE: 1'=60'
60 45 30 15 0 60 120
MecksFC
SURVEYED BY:
MICHAEL J. SMITH
GA. REG. LAND SURVEYOR No. 2391
830 PINE VILLA DRIVE
TOCCOA, GA. 30577
Ph.: 706-886-5804
GEORGIA
REGISTERED
PROFESSIONAL
No. 2391
LAND SURVEYOR
MICHAEL J. SMITH

AUTHORIZATION BY PROPERTY OWNER

I, _____, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Stephens County, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a rezoning of this property.

I hereby authorize the staff of the Stephens County Planning Department to inspect the premises which are subject of this zoning application.

Name of Applicant: Fred C. & Deborah P. Meeks

Address: 4105 Alayna Lee Circle

City: McDonough State: GA Zip Code: 30252

Telephone Number: [redacted] Fax Number: N/A

Fred C. + Deborah P Meeks 7/31/2026
Signature of Owner Date

Personally appeared before me

Fred C. & Deborah P. Meeks
Owners Name (Print)

Who swears before that the information contained
In this authorization is true and correct to
The best of his/her knowledge and belief.

Taylor D Fitzgerald
Notary Public

7/31/26
Date (Notary Seal)

TAYLOR D. FITZGERALD NOTARY PUBLIC EXPIRES 5/13/29 STEPHENS COUNTY, GEORGIA

Printed: 06/26/2026 09:39:00 AM

Official Tax Receipt
Stephens County, GA
Dene Hicks
70 N. Alexander St., Room 103
Toccoa, 30577
--Online Receipt--

Phone: 706-886-6731

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2025-10363	052A051	LOTS 18 & 19 BLK C SEC 3 OAK HILL ESTATES	$378.10	$0.00 Fees: $0.00	$0.00	$378.10	$0.00
		Totals:	**$378.10**	**$0.00**	**$0.00**	**$378.10**	**$0.00**

Paid Date: 10/24/2025 **Charge Amount:** $378.10

MEEKS FRED C & DEBORAH P
451 DEFOOR ROAD
30577

Scan this code with your mobile phone to view this bill

Printed: 06/26/2026 09:40:47 AM

Official Tax Receipt
Stephens County, GA
Dene Hicks
70 N. Alexander St., Room 103
Toccoa, 30577
--Online Receipt--

Phone: 706-886-6731

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2026-801175	1201	1992 HORTON UNKNOWN 14 52	$57.34	$0.00 Fees: $0.00	$0.00	$57.34	$0.00
		Totals:	**$57.34**	**$0.00**	**$0.00**	**$57.34**	**$0.00**

Paid Date: 01/09/2026 **Charge Amount:** $57.34

MEEKS F CHESTER & DEBORA
451 DEFOOR RD
30577

Scan this code with your mobile phone to view this bill

Authentisign ID: 7CCF9FA3-0F6D-F111-8FCB-0022482B5B55

Exhibit "A"

CM DM

STEPHENS COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID $ 6.50
DATE 12-4-98

PAGE
'98 DEC 4 PM 2 03

(SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA)

#17913-04/ESblw
Jeaney B. Sanders
Clifton, Sanders & Smith, P.C.
P. O. Box 1025
Toccoa, Georgia 30577

WARRANTY DEED
(For Life With Remainder to Survivor)

STATE OF GEORGIA.

COUNTY OF STEPHENS.

THIS INDENTURE, Made this December 3, 1998, between CHARLES PITTS and IDA FAYE PITTS a/k/a FAYE A. PITTS of the State of Georgia and County of Stephens of the first part, and FRED CHESTER MEEKS and DEBORAH P. MEEKS of the State of Georgia and County of Stephens of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said parties of the second part, 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, to-wit:

All that tract or parcel of land situate, lying and being in the Wolf Pit (267) G. M. D., Stephens County, Georgia, CONTAINING 1.62 ACRES lying on the Northeast right-of-way of DeFoor Road, being known and designated as LOTS 18 AND 19, BLOCK "C", SECTION 3, OAK HILL ESTATES, on a plat of survey for Fred Chester Meeks and Deborah P. Meeks by Randall G. Miller, R. S., dated November 23, 1998, recorded in Plat Book 16, Page 447, Stephens County Records, the description as contained therein being incorporated herein by reference, and being more particularly described as follows: BEGINNING at a concrete monument found on the Northeast right-of-way DeFoor Road adjacent to Lot 20 on the plat above described 356.2 feet Northwest from the right-of-way of Pinetree Road as measured along the Northeast right-of-way of DeFoor Road; thence running from the beginning concrete monument found along the Northeast right-of-way of DeFoor Road North 57

Authentisign ID: 7CCF9FA3-0F6D-F111-8FCB-0022482B5B55

CM DM

degrees 28 minutes 00 seconds West 155.20 feet, North 34 degrees 56 minutes 00 seconds East 9.14 feet, North 53 degrees 35 minutes 00 seconds West 94.57 feet and North 49 degrees 50 minutes 00 seconds West 115.60 feet to a point adjacent to Lot 17 on the plat above described at or near a chain-link fence with a concrete monument found 9.66 feet Southwest from said point; thence running from said point along Lot 17 and generally following the fence line North 41 degrees 47 minutes 00 seconds East 204.40 feet to a 1-inch pipe found adjacent to Lot 25 on the plat above described; thence running along Lots 25, 24 and 23 South 50 degrees 14 minutes 49 seconds East 184.69 feet to a ½-inch pipe found and South 58 degrees 28 minutes 33 seconds East 132.03 feet to a 1-inch pipe found adjacent to Lot 20; thence running along Lot 20 South 28 degrees 34 minutes 20 seconds West 212.18 feet to the beginning concrete monument found.

Lot 18 of the above described property being the same as conveyed from Ronald Green to Charles Pitts and Ida Faye Pitts by Warranty Deed dated July 13, 1976, recorded in Deed Book 133, Page 426, Stephens County Records; Lot 19 of the above described property being the same as conveyed from Garland Sheriff and James D. Yow, Jr., to Faye A. Pitts by Warranty Deed dated August, 1976, recorded in Deed Book 133, Page 581, Stephens County Records.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 the said parties of the second part, 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.

AND THE SAID parties of the first part, for themselves/their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year above written.

Charles Pitts (Seal.)
Charles Pitts

Ida Faye A. Pitts (Seal.)
Ida Faye A. Pitts

Signed, sealed and delivered this December 3, 1998,
in the presence of:

Kathy L. Crawford
Unofficial Witness

Notary Public

JANNEY E. RANDERS NOTARY PUBLIC STEPHENS COUNTY, GEORGIA MY COMM. EXP. AUG. 23, 2001

B:TRBOCLOSSIIRVWD.TED

NOTARY PUBLIC SEAL AFFIXED

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=12678359&key1=421&key2=480&county=127&countyname=STEPHENS&userid=997622&annid=4 1/1

451Defoor Rd, Toccoa

Adjoining Property Owners:

427 Defoor Rd, Toccoa
Harbin Sandra Estate
Attn: Kedda Harbin
Mailing Address: 60 Terri Lane Toccoa, GA 30577

533 Defoor Rd, Toccoa
John Rainey
Mailing Address: 533 Defoor Rd Toccoa, GA 30577

71 Dogwood Ext, Toccoa
KBA Georgia LLC
Mailing: 450 Atlantic Blvd Neptune Beach, FL 32266

Stephens County
Board of Commissioners

INVOICE

802 E. Doyle Street
Toccoa, GA 30577
Phone (706) 886-9491
Fax (706) 886-2185

DATE: August 7, 2026
INVOICE #
FOR: *Variance*

Bill To:
Fred C. & Deborah P. Meeks
4105 Alayna Lee Circle
McDonough, GA 30252

PAID
CK NO 2077
DATE 8.7.26

DESCRIPTION	AMOUNT
Variance	$ 50.00
TOTAL	$ 50.00

Make all checks payable to Stephens County
Board of Commissioners
If you have any questions concerning this invoice, please contact the Open Records Custodian at (706) 898-5750 or scclerk@stephenscountyga.gov.

REZONING REPORT
To: Stephens County Board of Commission
From: Planning Commission
Item: #6
Date: September 1, 2026

A. General Information

Owner of Property: James & Betty Whiten Estate
Applicant: Debbie Garner, Executor of James & Betty Whiten Estate
Applicant's Agent: Brett Ivester
Street Address of Property: 1332 Hayes Road, Toccoa, Georgia 30577 (Tax Parcel #059 031)
Size: 46.9 Acres
Current Land Use of Property: Agricultural (Farm)
Current Zoning of Property: AI (Agricultural Intensive)

B. Information Concerning the Request

Request: Rezone approximately five (5) acres from AI (Agricultural Intensive) to AR (Agricultural Residential).
Proposed Use of Property: Agricultural / Residential.
Proposed Zoning of Property: AR (Agricultural Residential).
Surrounding Land Use: Agricultural and single-family residential.
Surrounding Zoning: Primarily AI (Agricultural Intensive), with RS (Residential Single-Family) and AR (Agricultural Residential) in the surrounding area.

C. Zoning History - Based upon the submitted application materials, there are no known prior rezoning or special use requests associated with the subject property.

D. Analysis

1. The subject property is currently zoned AI (Agricultural Intensive) and consists of approximately 46.9 acres currently used for agricultural purposes. The applicant requests to rezone approximately five (5) acres to AR (Agricultural Residential) to allow the existing residence to be subdivided from the larger tract.
2. Pursuant to Section 59-400 of the Stephens County Code of Ordinances, the AR (Agricultural Residential) District is intended to preserve rural character while allowing low-density residential development that is compatible with agricultural uses. The proposed rezoning is consistent with the purpose and intent of the AR zoning district.
3. The subject property is surrounded primarily by Agricultural Intensive (AI) zoning, with Residential Single-Family (RS) and Agricultural Residential (AR) zoning located nearby. The surrounding area consists primarily of agricultural uses and single-family residences. The proposed rezoning is compatible with the existing development pattern.
4. The requested rezoning would allow the existing residence and approximately five (5) acres to be separated from the remaining agricultural property while maintaining the rural character of the area. The request does not propose a more intensive land use than what currently exists.
5. The Stephens County Comprehensive Plan encourages development that is compatible with surrounding land uses while preserving the County's rural character. The proposed rezoning is consistent with these objectives and is not anticipated to adversely affect adjacent properties, public infrastructure, or the public health, safety, or welfare.

E. Recommendation - Based upon the information submitted, the Planning Department recommends **approval** of the request to rezone approximately five (5) acres from **AI (Agricultural Intensive)** to **AR (Agricultural Residential)** for the property located at **1332 Hayes Road**, identified as **Tax Parcel 059 031**.

Application for **Rezoning**
P.O. Box 386 Toccoa, Georgia 30577
Phone: (706)886-9491/Fax: (706)886-2185

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be accepted for processing by the Stephens County Planning Commission (SCPC) until deficiencies are corrected. Additional instructions, information and important dates are located on pages 6.

I. GENERAL INFORMATION

Petitioner Information ***(Note: If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization.***

Name: Debbie Garner, Executor of James & Betty Whiten Estate

Address: 116 Farm Place City: Toccoa State: GA Zip: 30577

Telephone No.: [redacted] Fax No.: (___) _____

E-mail Address: [redacted]

Property Owner Information, if different from Petitioner

Name: James & Betty Whiten Estate

Address: PO Box 281 City: Toccoa State: GA Zip: 30577

Telephone No.: [redacted] Fax No.: (___) _____

E-mail Address: _____

Agent Information, if different from Petitioner or Owner ***(Note: A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)***

Name: Brett Ivester

Address: 1040 Hayes Rd City: Toccoa State: GA Zip: 30577

Telephone No.: [redacted] Fax No.: (___) _____

E-mail Address: [redacted]

Office Use Only

Petition #: _____
Date Filed: _____

II. ACTION REQUESTED

(A) Application History
Have any previous applications been made to rezone or request a special use for the subject property?
Yes ____ No ✓ If yes, please provide the file number(s):

_____

(Note: In accordance with Section 1602, an application for rezoning cannot be accepted if a rezoning petition for the same property was denied by the Stephens County Board of Commissioners less than six (6) months before the date of filing this application. Likewise, if a previous rezoning petition was not acted upon by the Stephens County Board of Commissioners but was denied by SCPC less than six (6) months before the date of filing this application, the application cannot be processed.)

(B) Notice of Adjacency
In accordance with Sec. 59-504 of the Stephens County Code of Ordinances, prior to administrative action on a land use rezoning for a district other than an agricultural district on any property adjacent to an Agricultural Intensive (AI) district, the applicant shall certify through signature on the rezoning application that the applicant understands that an agricultural operation is adjacent to their proposed use, and that this operation will produce odors, noise, dust, and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent AI district use, the applicant agrees by signing the rezoning application to waive any objection to those effects and understands that the proposed district rezoning may be approved based upon their agreement not to bring any action against local governments and adjoining landowners whose property is located in an AI district, by asserting that the adjacent uses in the AI district constitute a nuisance.

_____	_____	_____
Signature of Property Owner	Printed Name	Date

(C) Rezoning (Zoning Map Amendment)
1. Existing zoning district(s) for the subject property:

AI

2. Proposed zoning district(s) for the subject property:

AR

(Note: Only one district should be proposed unless there is an extenuating circumstance. If more than one district is desired, please provide supporting rationale. A zoning district must be identified or the application will not be processed.)

3. Street address(es) of the subject property: 1332 Hayes Road Toccoa GA 30577

4. Property Identification Number(s) of the subject property. *(Note: Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.)*

059 031

5. Total acreage of the subject property: 46.9

6. Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family residence):

Farm

7. List all proposed land use(s) and land use number(s) in accordance with the Zoning Ordinance. *(Note: Refer to Zoning Ordinance Section 300 or the list of allowed uses within the desired zoning district. If your desired use is not listed in either source, contact the County Planning Director for a use determination. If the proposed use is a combination of uses such as warehouse with a retail showroom and outdoor storage, please describe the proposed operation. The Planning Director is located in the Stephens County Annex building at 802 E. Doyle Street or can be contacted at 706-886-9491.)*

Subdivide house with five acres

III. Items required to be submitted with an Application for Rezoning (Map Amendment).

All applications must include the following:

A. Application. A completed original application form and one copy.

B. Submittal Fee. $100.00 to be paid at the time the application is submitted.

C. Notarized Authorization Form. If the property owner will not represent the petition, a signed, notarized statement from the property owner authorizing the petitioner / agent to act on his behalf is required.

D. Disclosure Form. Disclosure of Campaign Contribution Form (to be filed within 10 days of filing this application).

E. A scaled or dimensioned boundary survey, tax map, plot plan or sketch showing the subject property.

Petitioner states that she/he has read, understands and has completed this application. Approval of an application for rezoning by the Stephens County Board of Commissioners does not constitute a waiver from any applicable local, state or federal regulations.

Brett Ivester — Brett Ivester — 8-6-26

Signature of Petitioner or Petitioner's Agent | **Printed Name** | **Date**

	CONTACT INFORMATION	
County Clerk	P. O. Box 386 Toccoa, GA 30577	706-886-9491
Planning Director	P.O. Box 386 Toccoa, GA 30577	706-886-9491
Stephens County Planning Commission	P. O. Box 386 Toccoa, GA 30577	706-886-9491

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
Stephens County

The Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A) requires that a petitioner for a **map amendment / rezoning action** must disclose campaign contributions in the amount of $250 or more that have been made to local government officials who will consider the application. This requirement also applies to agents, including attorneys, who may represent the petitioner.

In compliance with the Act, this form must be completed and filed with the local governing authority within ten (10) days after the application for the rezoning request is filed. Failure to comply with the provisions of this ct is a misdemeanor.

1. Within two years preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of $250 or more to any of the local government officials listed below?
   Yes_____ No__✓__ If you answered "Yes", please complete Question 2.

STEPHENS COUNTY BOARD OF COMMISSIONERS	
Tara Simmons	Chuck Wright
Craig Oglesby	Debbie Whitlock
Chris Rickman	

STEPHENS COUNTY PLANNING COMMISSION	
Mark Randall	Scott Stroud
Brett Ivester	Greg McFarlin
Cody Cobb	

2. If you checked "Yes" to Question 1, complete the section below.

CONTRIBUTION			
Name of Official to Whom Contribution was Made	**Official Position at Time of Contribution**	**Date of Contribution**	**Description & Dollar Amount of Contribution**

Brett Ivester — 8-6-26

Signature of Petitioner or Petitioner's Agent — **Date**

Brett Ivester

Printed Name

Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Numbers _____, I (we) authorize _____ (Agent Name) of _____ (Firm or Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

Deborah Whiten Garner

Owner Name (Signature)

Deborah Whiten Garner

Owner Name (Print)

8-7-26

Date

Chloe Silva

CHLOE SILVA NOTARY PUBLIC EXPIRES JUNE 9 2030 STEPHENS COUNTY, GEORGIA

Signature of Notary

Notary Seal

INSTRUCTIONS / INFORMATION FOR THE PETITIONER
(Retain This Page for Your Records)

1. The petitioner and/or agent is encouraged to speak with SCPC staff prior to submitting an application for rezoning (map amendment) or special use.

2. If the project is a Development of Regional Impact (DRI), the project must first be found "in the best interest of the State" before a rezoning application can be reviewed by the Planning Commission. SCPC staff will notify the petitioner or agent when a request qualifies as a DRI.

3. Submit the completed original application and one copy to the County Clerk. Faxed applications will not be accepted.

4. The petitioner or agent may include exhibits (e.g., letters or photos) to support the request. If a signed petition is to be submitted, please provide the original at the Planning Commission meeting and make a copy to be retained for your records.

5. Once the application is deemed complete, SCPC staff will schedule the petition for review by the Planning Commission and prepare a recommendation. You will receive a letter acknowledging receipt of the petition and notifying you of the Planning Commission meeting date and time. The staff recommendation will be sent to you. A schedule of SCPC and Stephens County Board of Commissioner meetings is available online at www.stephenscountyga.com.

6. The petitioner must erect a sign(s) announcing the petition on each street frontage of the subject property at least 15 DAYS PRIOR TO THE SCPC MEETING. The sign(s) must be posted no more than five (5) feet from the property line. If the property does not abut a public right-of-way, at least one (1) sign shall be placed on the property at the access point and additional sign(s) shall be placed on the nearest public right-of-way. If the sign is not erected in a timely manner, the petition will be rescheduled to the next scheduled SCPC meeting. The sign shall remain in place until a Planning Commission recommendation is made. Changes to signs shall be made by the applicant to reflect the correct dates and any other changing information involving a petition that has been postponed or continued at least ten (10) days prior to the revised public meeting or hearing date.

The sign must be obtained from the Stephens County Planning and Zoning Department, 802 E. Doyle Street. The petitioner will be contacted when the sign is ready to be picked up.

7. The Planning Commission will make a recommendation to the Stephens County Board of Commissioners regarding the petition. The Planning Commission may approve, deny or recommend an alternative to the request. The petitioner will be notified of the date and time of the Stephens County Board of Commissioner hearing. **The sign(s) for the Stephens County Board of Commissioner meeting must be obtained from Stephens County Planning and Zoning Department. The petitioner must erect the sign(s) AT LEAST 15 DAYS PRIOR TO A COMMISSION MEETING. Posting requirements are the same as the requirements for the SCPC meeting. The sign(s) shall remain in place until a**

Commissioner decision has been made. The petitioner shall remove the sign(s) within 10 days of the decision.

8. The Stephens County Board of Commissioners must have at least two meetings for the petition for approval; a zoning hearing and then the first and second readings of the amendment or special use. If a motion is made at the hearing to approve the request, the following meeting(s) will be to hear the first and second readings of the amendment. Notification of the decision of the Stephens County Board of Commissioners will be sent to the petitioner or agent.

9. The petitioner or petitioner's agent should be in attendance at all Planning Commission and Stephens County Board of Commissioner meetings. If no one is present to represent the petition, it may be denied.

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. 15 - 6 - 67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO THE INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15 - 6 - 67.

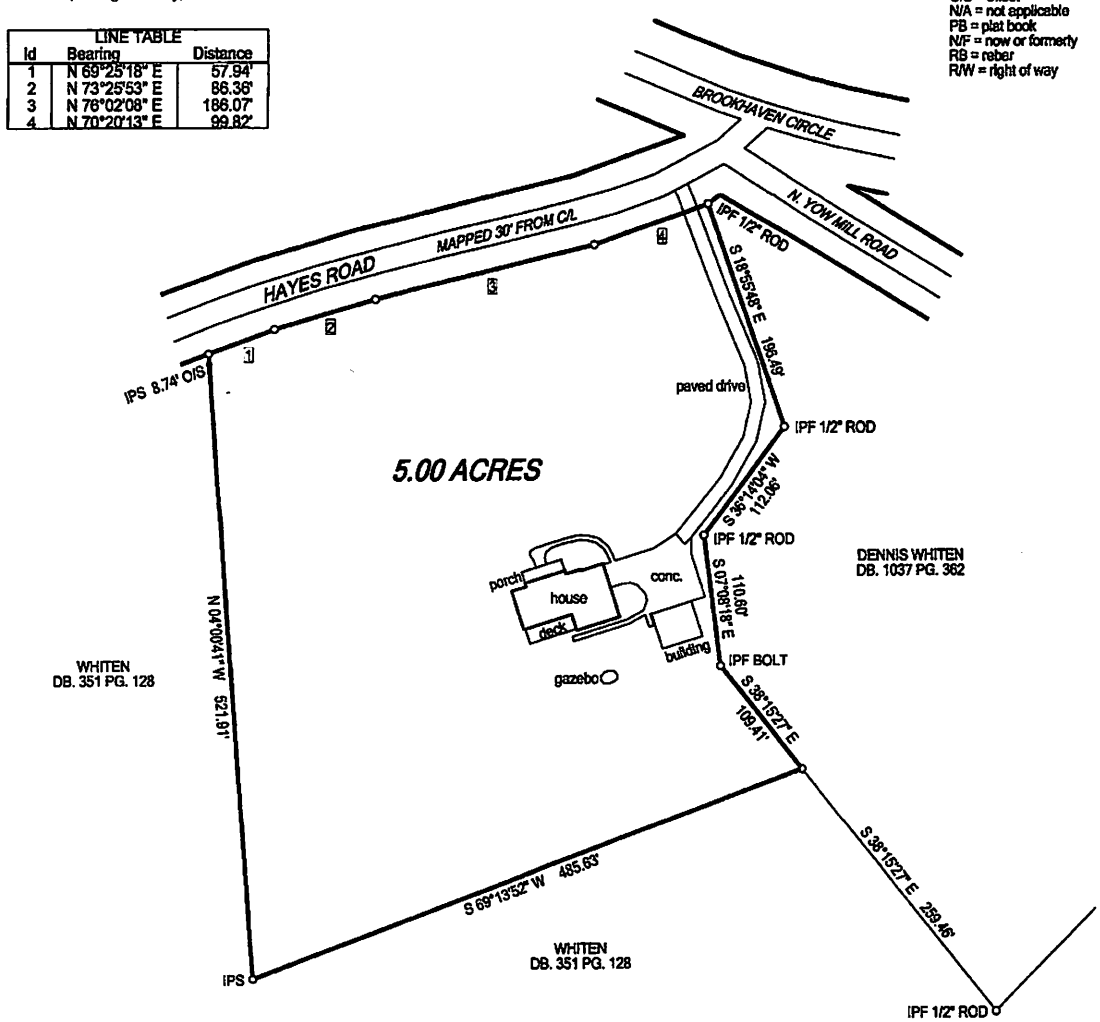
Russell L. Cheek 7-21-26

RUSSELL L CHEEK DATE

THIS BOX IS FOR RECORDING INFORMATION.

This property is subject to any valid and enforceable easements, restrictions, and rights of way, written or unwritten.

LINE TABLE		
Id	Bearing	Distance
1	N 69°25'18" E	57.94'
2	N 73°25'53" E	86.36'
3	N 76°02'08" E	186.07'
4	N 70°20'13" E	99.82'



ABBREVIATIONS:

C/L = centerline
CMF = concrete monument found
CTP = crimped top pipe
DB = deed book
IPF = iron pin found
IPS = iron pin set (1/2" capped rebar)
INT. = intersection
OTP = open top pipe
O/S = offset
N/A = not applicable
PB = plat book
N/F = now or formerly
RB = rebar
R/W = right of way

THE FIELD DATA COLLECTED IS BASED ON GPS OBSERVATIONS USING A JAVAD LS RECIEVER AND A TRIUMPH 1M BASE STATION.
RELATIVE POSITIONAL ACCURACY: < 0.06' / POINT
CHECKED BY REDUNDANT MEASUREMENTS
PLAT CLOSURE: 1' IN 201,258'

GEORGIA REGISTERED NO. 3058 7-21-26 LAND SURVEYOR RUSSELL L. CHEEK

SURVEYED BY:
RUSSELL L. CHEEK
163 N. CURRAHEE LANE
TOCCOA, GA 30577
PHONE: 706-886-8536

100 0 100 200

DIVISION SURVEY FOR:

JAMES P. WHITEN ESTATE

Located in: 215 G.M.D. Stephens County, Georgia

Date: 21 - July - 2026 Job No. 1182grid Bk. -

Revisions: none

Field work completed: 21 - July - 2026

Scale: 1 inch = 100 feet File: Whiten, James

Stephens County
Board of Commissioners

INVOICE

802 E. Doyle Street
Toccoa, GA 30577
Phone (706) 886-9491
Fax (706) 886-2185

DATE: August 7, 2026
INVOICE #
FOR: *Rezoning*

Bill To:
Debbie Garner
116 Farm Place
Toccoa, GA 30577

PAID
CK NO 103
DATE 8.7.26

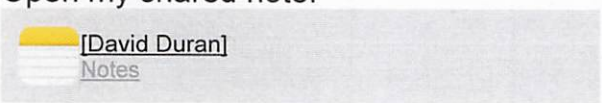
DESCRIPTION	AMOUNT
Rezoning	$ 100.00
TOTAL	$ 100.00

Make all checks payable to Stephens County
Board of Commissioners
If you have any questions concerning this invoice, please contact the Open Records Custodian at (706) 898-5750 or scclerk@stephenscountyga.gov.

BOARD TO CONSIDER MOTION TO GRANT CAMPER PERMIT VARIANCE FOR PROPERTY LOCATED AT 38 BEL AIRE DRIVE, MARTIN, GA 30557 (071G 402).

From: **DD** <dduran1975@yahoo.com>
Date: Wed, Sep 2, 2026 at 3:03 PM
Subject: "[David Duran]" permit extension
To: <planning@stephenscountyga.gov>

Open my shared note:



[David Duran]
[Current Address
29 Bel Aire Dr Martin Ga, 30557/
Camper Location
38 Bel Aire Dr Martin Ga, 30557]
[470-691-6423]
duranfam02@yahoo.com

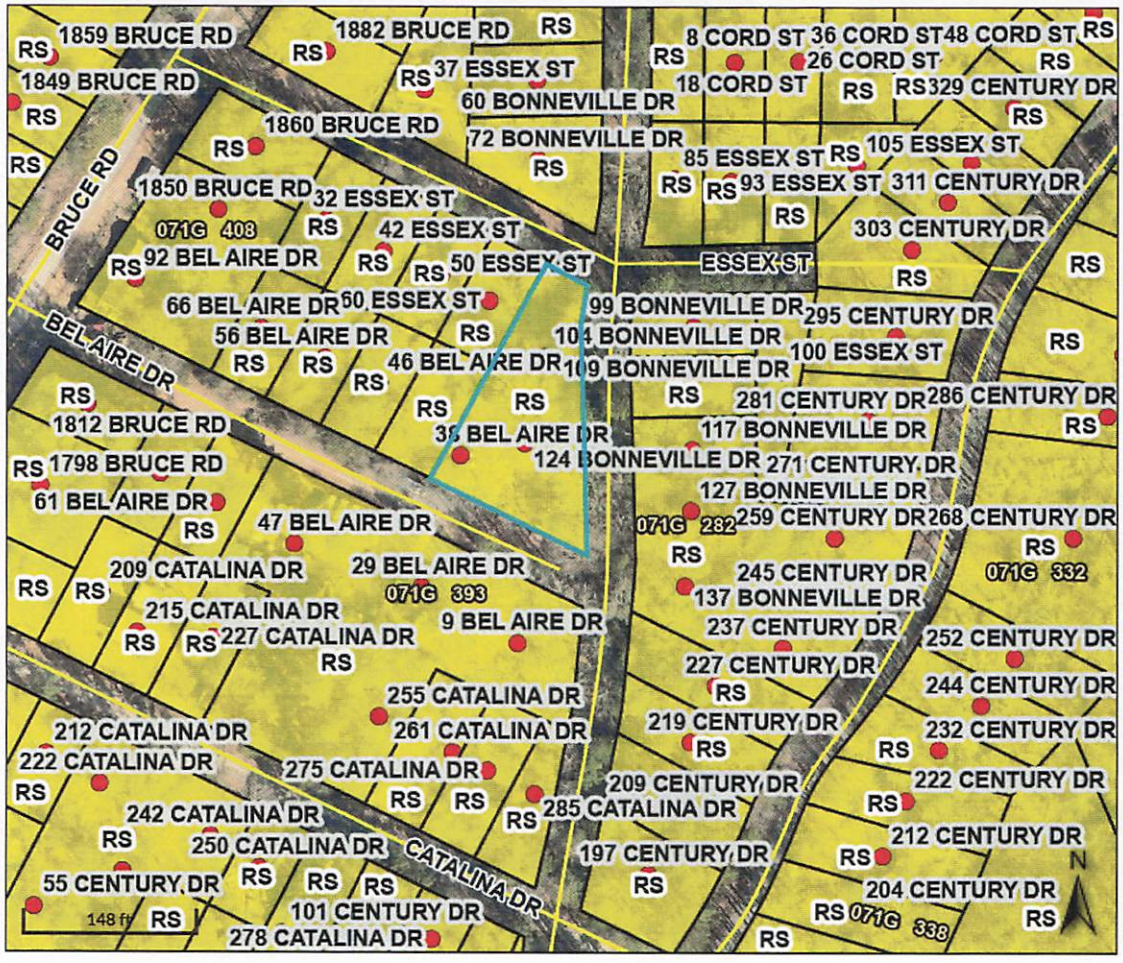
Stephens County Board of Commissioners:

Subject: Request for Temporary Camper Permit Extension at [38 Bel Aire Dr Martin Ga 30557]

Dear Commissioners,
I am writing to respectfully request an extension of our current 60-day camper permit at the address above through late summer of next year.
My wife and I are a working family with four children, doing everything we can to establish our permanent home here in Stephens County. Living in our camper on our land is a necessary temporary step that allows us to pay down debt and save for a down payment to build or bring in a modular home. Please know that our site is clean, safe, and fully compliant with sanitation needs, as our camper drains directly into a fully functional septic system on the property.
We are asking for this extension simply as a temporary bridge to homeownership.
Thank you for your time, understanding, and consideration. I would be happy to answer any questions or provide further details if needed.
Sincerely,
[David Duran] owner
[Myles Duran] son

Sent from my iPhone

qPublic.net™ Stephens County, GA



Overview



Legend

- Parcels
- Parcel Numbers
- Address Points
- Roads

County Zoning

- AB - Agriculture Business
- AI - Agriculture Intensive
- AR - Agriculture Residential
- CC - Commercial Community
- CG - Commercial General Business
- CI - Commercial Industrial
- GV - US Government
- LK - US Corps of Engineers Lake
- PUD- Planned Unit Development
- RM - Residential Multi-Family
- RS - Residential Single-Family

Parcel ID	071G 402	Owner	DURAN DAVID ALLEN & JENNIFER GEORGANN
Class Code	Residential		29 BEL AIRE DRIVE
Taxing District	STEPHENS COUNTY		MARTIN, GA 30557
Acres	0.52	Physical Address	38 BEL AIRE DR
		Assessed Value	Value $7689

Last 2 Sales

Date	Price	Reason	Qual
4/5/2022	$800	25	U
4/5/2022	0	25	U

(Note: Not to be used on legal documents)

Date created: 9/3/2026
Last Data Uploaded: 9/2/2026 5:47:08 PM

Developed by SCHNEIDER GEOSPATIAL

BOARD TO CONSIDER MOTION TO APPROVE CALENDAR YEAR 2027 ROAD IMPROVEMENT LIST.

9/8/2026

LIST A APPROVED BY BOC -- ?

$821,237.07

LIST A	STEPHENS COUNTY FY-2027 LMIG		$189,516.25 -- COUNTY MATCH				$631,720.82 -- STATE FUNDS	ESTIMATE PROVIDED IN-HOUSE				2026 MATERIAL PRICES	$23.75	$85.70	$76.40	$75.65	$71.55	$2.75	
ROAD NAME	BEGINNING	END	LENGTH	WIDTH	SY	EXIST. PAVEMENT	PROPOSAL	ESTIMATED MATERIAL COSTS	ESTIMATED EQUIPMENT COSTS x3.50	ESTIMATED LABOR COSTS x.95	ESTIMATED STRIPING COSTS	TOTAL ESTIMATED IN-HOUSE COSTS	GAB	OGI CRACK RELIEF LAYER	9.5 MM TP 2 ASPHALT	12.5 MM ASPHALT	19 MM ASPHALT	TACK CRS-2H	RATING
													TONS	TONS	TONS	TONS	TONS	GAL	
Dortch Rd	Eastanollee	Hwy 145	1.76	22.0	22,716	Asphalt	110 lb 9.5MM	$101,187.05	$79,505.07	$21,579.95	$14,060.00	$216,332.06			1,287		5	910	67.5
Rider Rd	Black Mountain Rd	CUL-DE-SAC	0.92	20.0	10,795	Asphalt	110 lb OGI, 165 lb 12.5MM	$135,678.20	$37,781.33	$10,254.93	$300.00	$184,014.47		675		992	3	935	65
Mountain View Rd	Lawhouse Rd	Nub Garland	1.42	19.0	15,828	Asphalt	Patch, 110 lb OGI, 110lb 9.5MM	$151,082.75	$55,398.93	$15,036.85	$8,110.00	$229,628.54		920	900			1,265	67
Clarks Creek Rd	Avalon Rd	Franklin County Line	0.90	21.0	11,088	Asphalt	Patch, 110 lb OGI, 110lb 9.5MM	$105,413.75	$38,808.00	$10,533.60	$7,200.00	$161,955.35		640	630			885	67
Trembly Bald Dr	Beaver Dam Rd	CUL-DE-SAC	0.50	20.0	6,467	Asphalt	Patch, 110 lb OGI, 110lb 9.5MM	$61,439.75	$22,634.50	$6,143.65	$0.00	$90,217.90		375	365		25	515	68
			5.50		**66,894**			**$554,801.50**	**$234,127.83**	**$63,548.98**	**$29,670.00**	**$882,148.32**		**2,610**	**3,182**	**992**	**33**	**4,510**	

LIST B APPROVED BY BOC --

LIST B	IN-HOUSE ROAD LIST	Potential LRA Funds 2026 Amount $645,034.77					ESTIMATES BASED ON 2026 PRICES					2026 MATERIAL PRICES						
												$23.75	$85.70	$76.40	$75.65	$71.55	$2.75	
ROAD NAME	BEGINNING	END	LENGTH	WIDTH	SY	EXIST. PAVEMENT	PROPOSAL	ESTIMATED MATERIAL COSTS	ESTIMATED EQUIPMENT COSTS	ESTIMATED LABOR COSTS	ESTIMATED STRIPING COSTS	TOTAL ESTIMATED IN-HOUSE COSTS	GAB	OGI CRACK RELIEF LAYER	9.5 MM TP 2 ASPHALT	12.5 MM ASPHALT	19 MM ASPHALT	TACK CRS-2H	RATING
													TONS	TONS	TONS	TONS	TONS	GAL	
Comanche Trail	Lakeside Trl	Lakeside Trl	0.26	18.0	2,746	Asphalt	Patch, 110 lb OGI, 110lb 9.5MM	$30,947.20	$9,609.60	$2,608.32	$300.00	$43,465.12	30	168	160		52	220	67
Scott Cir	SR 106	SR106	0.41	19.0	4,570	Asphalt	110 lb OGI, 110 lb 9.5MM	$44,079.10	$15,995.47	$4,341.63	$0.00	$64,416.19		265	260		7	365	63
PIEDMONT CONN	DEAD END	DEAD END	0.20	19.0	2,229	Asphalt	110 lb OGI, 110 lb 9.5MM	$21,186.00	$7,802.67	$2,117.87	$0.00	$31,106.53		130	125			180	62
PIEDMONT CIR	NANCY LANE	PIEDMONT CONN	0.21	21.0	2,587	Asphalt	110 lb OGI, 110 lb 9.5MM	$24,586.90	$9,055.20	$2,457.84	$0.00	$36,099.94		150	146			210	75
TABITHA PAGE LN	SR 106	CUL-DE-SAC	0.26	21.0	3,203	Asphalt	110 lb OGI, 110 lb 9.5MM	$31,708.45	$11,211.20	$3,043.04	$0.00	$45,962.69		193	189			265	76
Mitchell Rd	Rock Creek Rd	Old Brookhaven Cir	0.27	19.0	3,010	Asphalt	110 lb OGI, 110 lb 9.5MM	$30,992.50	$10,533.60	$2,859.12	$0.00	$44,385.22		174	170		34	240	65
RAMSEY RD	OAK VALLEY RD	BIG A SCHOOL RD	0.18	24.0	2,534	Asphalt	110 lb OGI, 110 lb 9.5MM	$24,364.15	$8,870.40	$2,407.68	$1,590.00	$37,232.23		147	144		3	200	73
Tubbs	Owl Swamp Rd	N Pinecrest Rd	0.07	19.0	780	Asphalt	110 lb OGI, 110lb 9.5MM	$8,031.90	$2,730.93	$741.25	$0.00	$11,504.09		45	45		8	60	67
N Pinecrest	Cresent Dr	Dead End	0.25	21.0	3,080	Asphalt	110 lb OGI, 110 lb 9.5MM	$29,383.65	$10,780.00	$2,926.00	$0.00	$43,089.65		178	175		1	250	73
Oak Way Dr	WolfPit	Dead End	0.49	19.0	5,462	Asphalt	Patch/ Level 135 9.5mm	$51,961.45	$19,116.53	$5,188.77	$0.00	$76,266.76		316	310			435	73
Dogwood Ext	Pinetree Rd	End of pavement	0.18	18.0	1,901	Asphalt	Patch/ Level 135 9.5mm	$13,170.00	$6,652.80	$1,805.76	$0.00	$21,628.56			165		5	75	67
Wolf Pit Rd	SR 145	Rock Creek Rd	1.65	22.0	21,296	Asphalt	Restripe W/ Thermo add RPMs	$0.00	$0.00	$0.00	$21,600.00	$21,600.00							
Whispering Pines Rd	SR 17	Rock Creek Rd	1.65	22.0	21,296	Asphalt	Restripe W/ Thermo add RPMs	$0.00	$0.00	$0.00	$21,600.00	$21,600.00							
Yonah Dam Rd	SR 184 Prather Bridge Rd	Yonah Lake Rd	4.36	21.0	53,715	Asphalt	Restripe W/ Thermo add RPMs	$0.00	$0.00	$0.00	$56,844.00	$56,844.00							
Yonah Lake Rd	Yonha Dam Rd	Pvmt Joint @ Boat Ramp	0.84	20.0	9,856	Asphalt	Restripe W/ Thermo add RPMs	$0.00	$0.00	$0.00	$12,306.00	$12,306.00							
			11.28		**138,266**			**$310,411.30**	**$112,358.40**	**$30,497.28**	**$114,240.00**	**$567,506.98**		**1,766**	**1,889**	**0**	**110**	**2,500**	

LIST C	OTHER ROADS CONSIDERED FOR 2028							ESTIMATES BASED ON 2026 PRICES					$23.75	$85.70	$76.40	$75.65	$71.55	$2.75	RATING
ROAD NAME	BEGINNING	END	LENGTH	WIDTH	SY	EXIST. PAVEMENT	PROPOSAL	ESTIMATED MATERIAL COSTS	ESTIMATED EQUIPMENT COSTS	ESTIMATED LABOR COSTS	ESTIMATED STRIPING COSTS	TOTAL ESTIMATED IN-HOUSE COSTS	WASHED #89 STONE	OGI CRACK RELIEF LAYER	9.5 MM TP 2 ASPHALT	12.5 MM ASPHALT	19 MM ASPHALT	TACK CRS-2H	
													TONS	TONS	TONS	TONS	TONS	GAL	34
Abbey Lane	Oak Valley Rd	DEAD END	0.40	19.0	4,459	Asphalt	Patch/ Level 135 9.5mm	$47,108.50	$15,605.33	$4,235.73	$1,750.00	$68,699.57		282	275		12	390	73
S Abbey Lane Ct	Abbey Lane	CUL-DE-SAC	0.18	19.0	2,006	Asphalt	Patch/ Level 135 9.5mm	$15,644.35	$7,022.40	$1,906.08	$150.00	$24,722.83			198		3	110	66
N Abbey Lane Ct	Abbey Lane	Abbey Lane	0.15	20.0	1,760	Asphalt	atch/ Level 135 9.5m	$9,742.50	$6,160.00	$1,672.00	$0.00	$17,574.50			125			70	80
Memory Lane	SR 328	Wilmer Shirley	0.41	18.0	4,330	Asphalt	Level 135 lb 9.5mm	$41,320.15	$15,153.60	$4,113.12	$0.00	$60,586.87		250	245		3	350	69
Julian Westmoreland Dr.	Memory Lane	CUL-DE-SAC	0.18	19	2,006	Asphalt	Level 135 lb 9.5mm	$24,101.80	$7,022.40	$1,906.08	$0.00	$33,030.28		145	140		6	200	63
Wilmer Shirley Dr.	Memory Lane	CUL-DE-SAC	0.14	19.0	1,561	Asphalt	Level 135 lb 9.5mm	$22,288.75	$5,461.87	$1,482.51	$0.00	$29,233.12		128	125		18	175	84
Meadowlark Ln	Country Club Dr	Cul-de-sac	0.28	20.0	3,285	Asphalt	Patch, 110 lb OGI, 110lb 9.5MM	$37,083.65	$11,498.67	$3,121.07	$0.00	$51,703.38		220	225		3	300	68
			1.74		**19,407**			**$197,289.70**	**$67,924.27**	**$18,436.59**	**$1,900.00**	**$285,550.55**	**0**		**1,333**		**TBD**	**1,595**	

BOARD TO CONSIDER MOTION TO APPROVE FISCAL YEAR 2027 LOCAL MAINTENANCE IMPROVEMENT GRANT (LMIG) APPLICATION, TO AUTHORIZE CHAIRMAN TO SIGN DOCUMENTATION, AND TO AUTHORIZE COUNTY ADMINISTRATOR TO SUBMIT.

Stephens County Board of Commissioners

P.O. Box 386
Toccoa, Georgia 30577
(706) 886-9491
Fax (706) 886-2185

Chris Rickman, Chairman
Craig Oglesby, Vice-Chairman
Tara Simmons, Commissioner
Chuck Wright, Commissioner
Debbie Whitlock, Commissioner

Christian Hamilton, County Administrator
Samantha Turner, County Clerk
Brian Ranck, County Attorney

September 22, 2026

Mr. Kelvin Mullins, District Engineer
Georgia Department of Transportation
District One Office
1475 Jesse Jewell Pkwy NE Suite 100
Gainesville, Georgia 30501

Attention: Charles Arnhart, District State Aid Coordinator

Subject: FY-2027 Local Maintenance Improvement Grant (LMIG) Request -- STEPHENS COUNTY

Dear Mr. Mullins:

This is to request FY-2027 Local Maintenance Improvement Grant (LMIG) funds for Stephens County in the amount of **$631,720.82**. The County has approved the required 30 percent matching funds in the amount of **$189,516.25**, thereby bringing the committed funds for FY-2027 to **$821,237.07**. However, the project is expected to cost a total of **$882,148.32**, and the County is thereby overmatching the required 30% in the amount of **$60,911.25** to complete this project.

Attached is Stephens County's Priority List for the requested FY-2027 LMIG funds. The proposed work consists of leveling, resurfacing, and restriping on five (5) County roads with a total length of **5.50** miles. All of the proposed work will be accomplished by County forces with the exception of contract restriping. Final documentation of the work by the County and the required Statement of Final Expenditures will be provided to the Department at the completion of the project construction and acceptance by the County.

We wish to thank you, your staff, and the Department for help in securing the LMIG funds for past and future projects in Stephens County. Should you have questions, please feel free to contact us.

Sincerely,

Chris Rickman, Chairman

Attachments

Cc: The Honorable Chris Rickman, County Commission Chair
The Honorable Bo Hatchett, GA State Senator
The Honorable Chris Erwin, GA State Representative

GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2027 LMIG

TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, Chris Rickman (Name), the Chairman (Title), on behalf of Stephens County Board of Commissioners (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), Immigration Sanctuary Policies; prohibition; penalties (O.C.G.A. § 36-80-23), and the Local Government Budgets and Audits Act (O.C.G.A. § 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment Act (TIA) (O.C.G.A. § 48-8-240).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a project shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

_____ (Signature)

Chris Rickman (Print)

Mayor / Commission Chairperson

September 22, 2026 (Date)

LOCAL GOVERNMENT SEAL (required):

BOARD OF COMMISSIONERS OF STEPHENS COUNTY SEAL STEPHENS COUNTY, GEORGIA

106677

E-Verify Number

Sworn to and subscribed before me,

This 22nd day of Sept., 2026.

In the presence of:

NOTARY PUBLIC

Samantha Turner

My Commission Expires: 11/3/26

NOTARY PUBLIC SEAL (required):

SAMANTHA TURNER NOTARY PUBLIC EXPIRES 11-3-26 STEPHENS COUNTY, GEORGIA

CERTIFICATION OF COMPLIANCE WITH
ANNUAL IMMIGRATION REPORTING REQUIREMENTS/
NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION

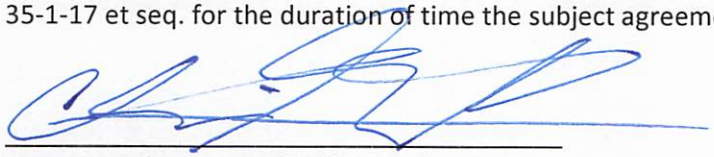
By executing this document, the undersigned duly authorized representative of the Local Governing Body, certifies that the Local Governing Authority:

1) has filed a compliant Annual Immigration Compliance Report with the Georgia Department of Audits & Accounts ("GDA&A") for the preceding calendar year required by O.C.G.A. § 50-36-4(b), or has been issued a written exemption from GDA&A from doing so;

2) has not enacted a "Sanctuary Policy" in violation of O.C.G.A. § 36-80-23(b); and,

3) is in compliance with O.C.G.A. §§ 35-1-17 et seq. regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

As an ongoing condition to receiving funding from the Georgia Department of Transportation, the Local Governing Body shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 et seq. for the duration of time the subject agreement is in effect.



Signature of Authorized Officer or Agent

Chris Rickman

Printed Name of Authorized Officer or Agent

Chairman

Title of Authorized Officer or Agent

September 22, 2026

Date

Previous Grant Completion Status

(for FY 2027 LMIG)

Fiscal Year	Grant Type	Percent Complete %	SFE Submitted (Y/N)	Comments
2026	LRA	100	Y	
2026	LMIG	100	Y	
2025	LRA	100	Y	
2025	LMIG	100	Y	
2024	LRA	100	Y	
2024	LMIG	100	Y	
2023	LMIG	100	Y	
			N	
			N	
			N	

For the FY 2027 LMIG Application: Please complete and attach this page with your Signature Page.

1. Grant Type: (LMIG or Local Road Assistance 'LRA')
2. Percent Complete: (0% - 100%)
3. SFE Submitted: For grants that are 100% complete, indicate whether the Statement of Final Expenditures (SFE), with supporting documents, has been submitted to the Georgia Department of Transportation, by a "Y" for yes or a "N" for no.

FY 2027 LMIG PROJECT LIST COUNTY / ~~CITY~~ STEPHENS

Road Name	Beginning	Ending	Length (Miles)	Description of Work	Project Cost	Project Let Date
Dortch Rd	Eastanollee Rd	Hwy 145	1.76	110 lb 9.5MM	$216,332.06	Spring 2027
Rider Rd.	Black Mountain Rd	CUL-DE-SAC	0.92	110 lb OGl, 165 lb 12.5MM	$184,014.47	Spring 2027
Mountain View Rd	Lawhouse Rd	Nub Garland	1.42	Patch, 110 lb OGl, 110lb 9.5MM	$229,628.54	Spring 2027
Clarks Creek Rd	Avalon Rd	Franklin County Line	0.90	Patch, 110 lb OGl, 110lb 9.5MM	$161,955.35	Spring 2027
Trembly Bald Dr	Beaver Dam Rd	CUL-DE-SAC	0.50	Patch, 110 lb OGl, 110lb 9.5MM	$90,217.90	Spring 2027
		Total Miles	5.50	Estimated Total	$882,148.32	

LMIG STATUS REPORT

STEPHENS COUNTY

09.10.26

FY-2027	**PROPOSED WORK**
GDOT ALLOTMENT --	$631,720.82 (Requested Funds)
LOCAL MATCH (30%) --	$189,516.25
ADD. LOCAL ALLOCATION --	$60,911.25
TOTAL COMMITTED FUNDS --	$882,148.32
TOTAL PROJECT ESTIMATE --	**$882,148.32**
PROJECT LENGTH --	5.50 Miles

SCOPE OF WORK –

Dortch Road – Leveling & Restriping
Rider Road – Leveling & Restriping
Mountain View Road – Leveling & Restriping
Clarks Creek Road – Leveling & Restriping
Trembly Bald Drive – Leveling & Restriping

PROJECT START DATE – Spring 2027

PROJECT COMPLETION DATE – TBD

FY-2026	**PROPOSED WORK**
GDOT ALLOTMENT --	$597,734.25 (Requested Funds)
LOCAL MATCH (30%) --	$179,320.28
ADD. LOCAL ALLOCATION --	$147,100.07
TOTAL COMMITTED FUNDS --	$924,154.60
TOTAL PROJECT EXPENDITURES --	**$956,436.91**
PROJECT LENGTH --	5.60 Miles

SCOPE OF WORK –

Old Cannon Road – Leveling & Restriping
Cannon Road – Leveling & Restriping
Old Rothell Road – Leveling & Restriping
Indian Drive – Leveling & Restriping
Mountain View Circle – Leveling & Restriping

Old Yow Mill Road – Leveling & Restriping
South Century Drive – Leveling & Restriping

PROJECT START DATE – Spring 2026

PROJECT COMPLETION DATE – September 2026 (Final Striping Outstanding)

FY-2025 SUPPLEMENTAL	**PROPOSED WORK**
GDOT ALLOTMENT --	$645,470.70 (Requested Funds)
LOCAL MATCH (0%) --	$0
ADD. LOCAL ALLOCATION --	$122,770.20
TOTAL COMMITTED FUNDS --	$768,240.90
TOTAL PROJECT EXPENDITURE --	**$682,191.28**
PROJECT LENGTH --	3.54 Miles

SCOPE OF WORK –

Gooseway Road – Leveling
N. Yow Mill Road – Leveling & Restriping
Old Carnes Creek Road – Leveling & Restriping
Waters Edge Court – Leveling
Pulliam Road – Leveling & Restriping
Suttles Road – Leveling & Restriping
James Thomas Road – Leveling
Lingerfelt Lane – Leveling
Hayes Road – Leveling & Restriping
Echo Valley Road – Leveling

PROJECT START DATE – Spring 2025

PROJECT COMPLETION DATE – 10.31.25

FY-2025	**PROPOSED WORK**
GDOT ALLOTMENT --	$526,127.85
+ GDOT FY24 ALLOTMENT --	$519,162.74
LOCAL MATCH (30%) --	$313,587.18
ADD. LOCAL ALLOCATION --	$315,761.19
TOTAL COMMITTED FUNDS --	$1,674,638.96

TOTAL PROJECT EXPENDITURE -- **$1,518,022.31**

PROJECT LENGTH -- 4.67 Miles

SCOPE OF WORK –

Historic Highway 17 – Leveling, Resurfacing, & Restriping

PROJECT START DATE – Spring 2025

PROJECT COMPLETION DATE – 09.30.25

FY-2024 SUPPLEMENTAL **PROPOSED WORK**

GDOT ALLOTMENT -- $642,996.95 (Requested Funds)

LOCAL MATCH (0%) -- $0

ADD. LOCAL ALLOCATION -- $49,940.45

TOTAL COMMITTED FUNDS -- $692,937.40

TOTAL PROJECT EXPENDITURE -- $694,336.44

PROJECT LENGTH – 6.63 Miles

SCOPE OF WORK –

Bend N Hickory Road – Leveling and Restriping – 2.08 Miles
Jordan Road – Patching, Crack Relief Layer, and Restriping – 1.58 Miles
N. Holcomb Drive – Patching, Leveling, and Restriping – 2.74 Miles
Beechwood Trail – Patching and Leveling – 0.23 Miles

PROJECT START DATE – Spring 2024

PROJECT COMPLETION DATE – 09.30.24

FY-2024 **COMPLETED WORK**

GDOT ALLOTMENT-- $519,162.74 (Received Funds)

LOCAL MATCH (30%) -- $155,748.82

TOTAL COMMITTED FUNDS -- $674,911.56

TOTAL PROJECT ESTIMATE $674,911.56

FUNDS BANKED TO ACCOMMODATE FY25 SCOPE OF WORK.

FY-2023 **COMPLETED WORK**

GDOT ALLOTMENT-- $485,329.22 (Received Funds)

LOCAL MATCH (30%) -- $145,598.77

TOTAL COMMITTED FUNDS -- $630,927.99

TOTAL PROJECT EXPENDITURE $728,290.56

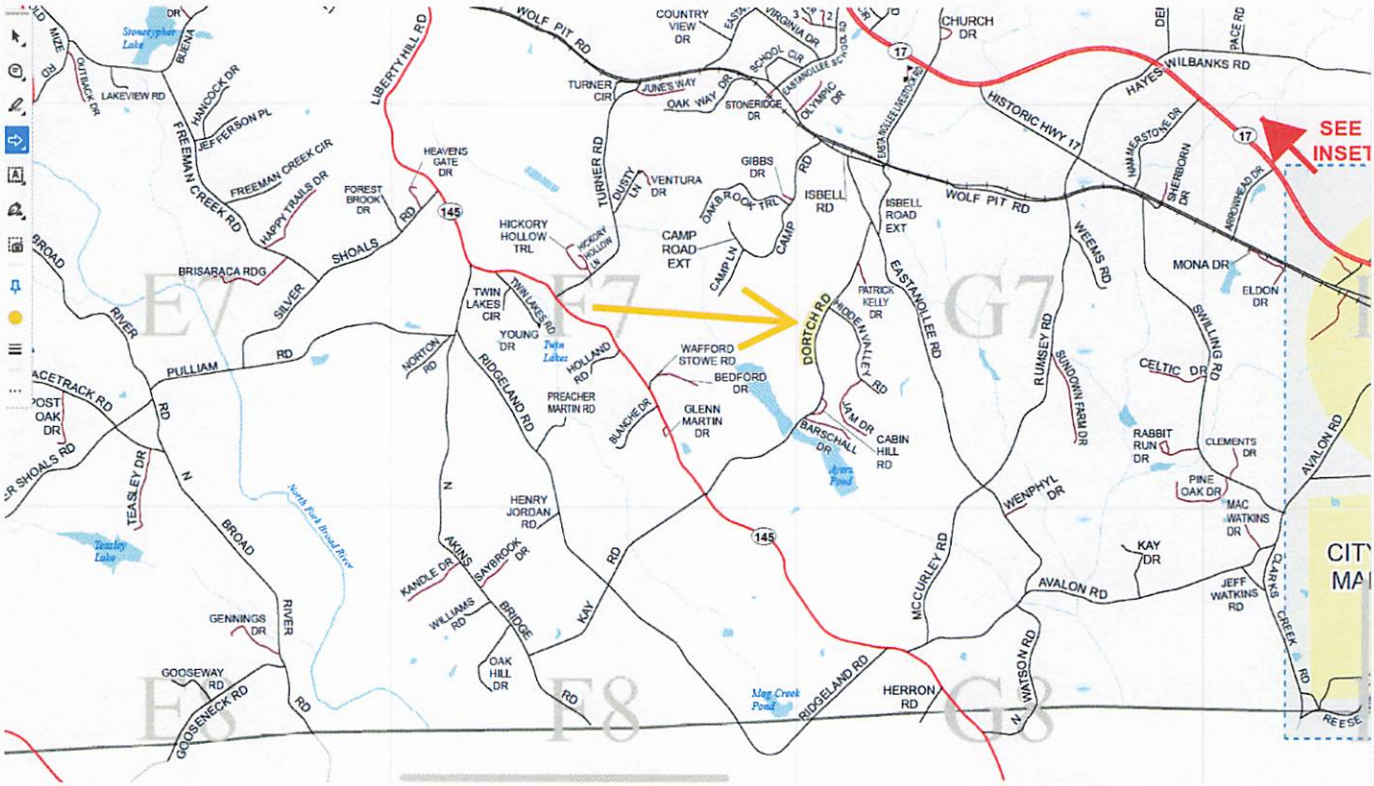
PROJECT LENGTH – 3.78 Miles

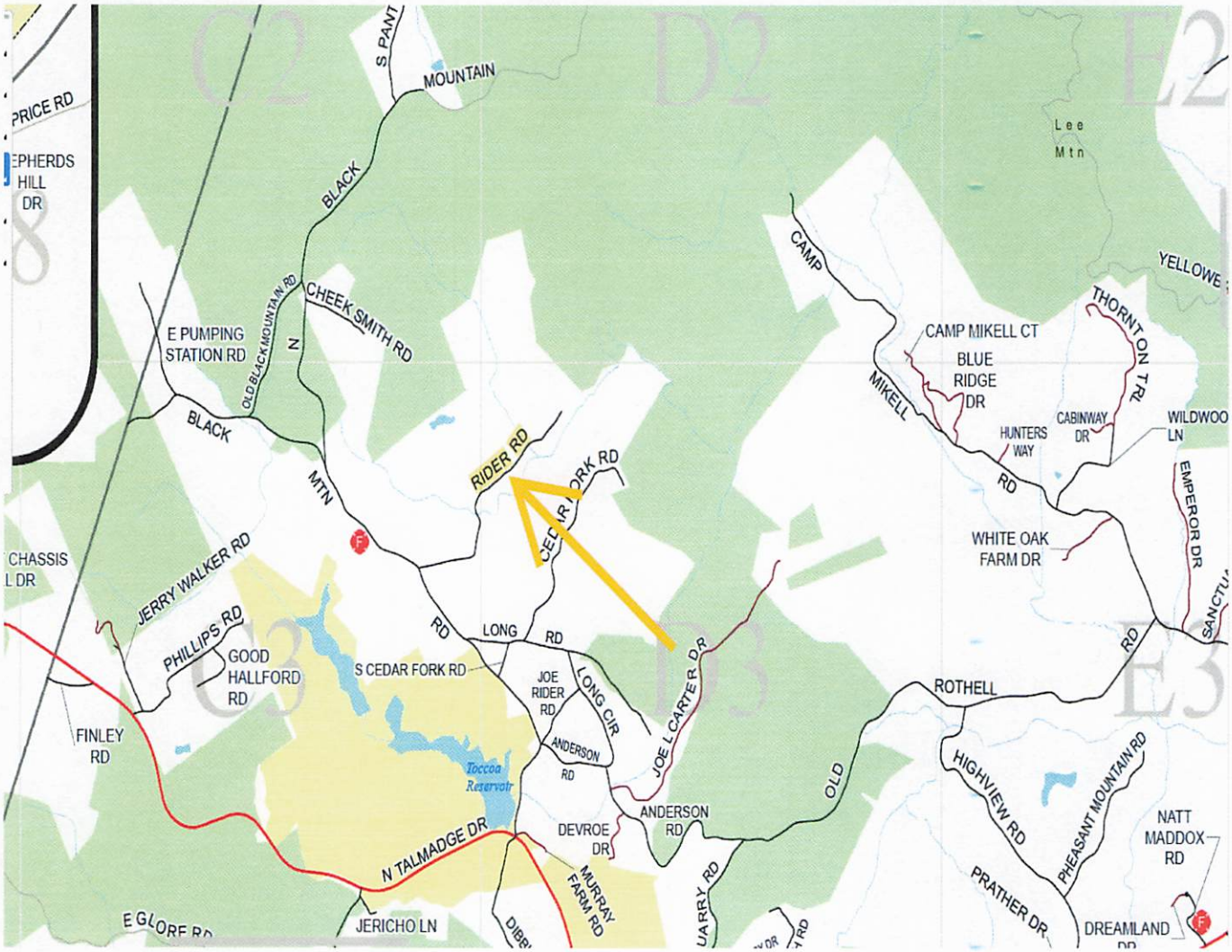
SCOPE OF WORK –

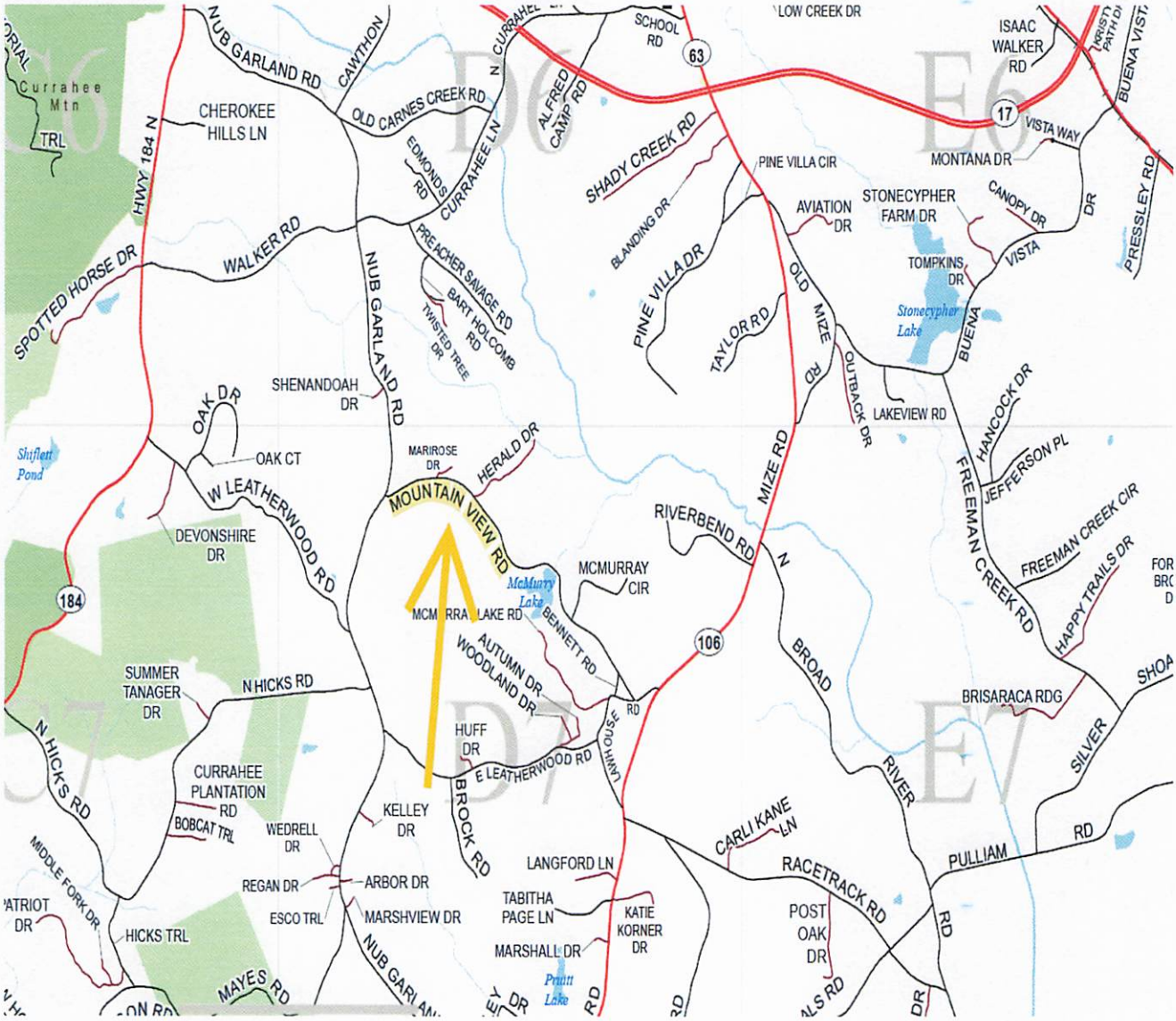
S. Yow Mill Road – Widening, Leveling, Resurfacing, and Restriping – 2.01 Miles
Buena Vista Drive – Leveling, Resurfacing and Restriping – 1.77 Miles

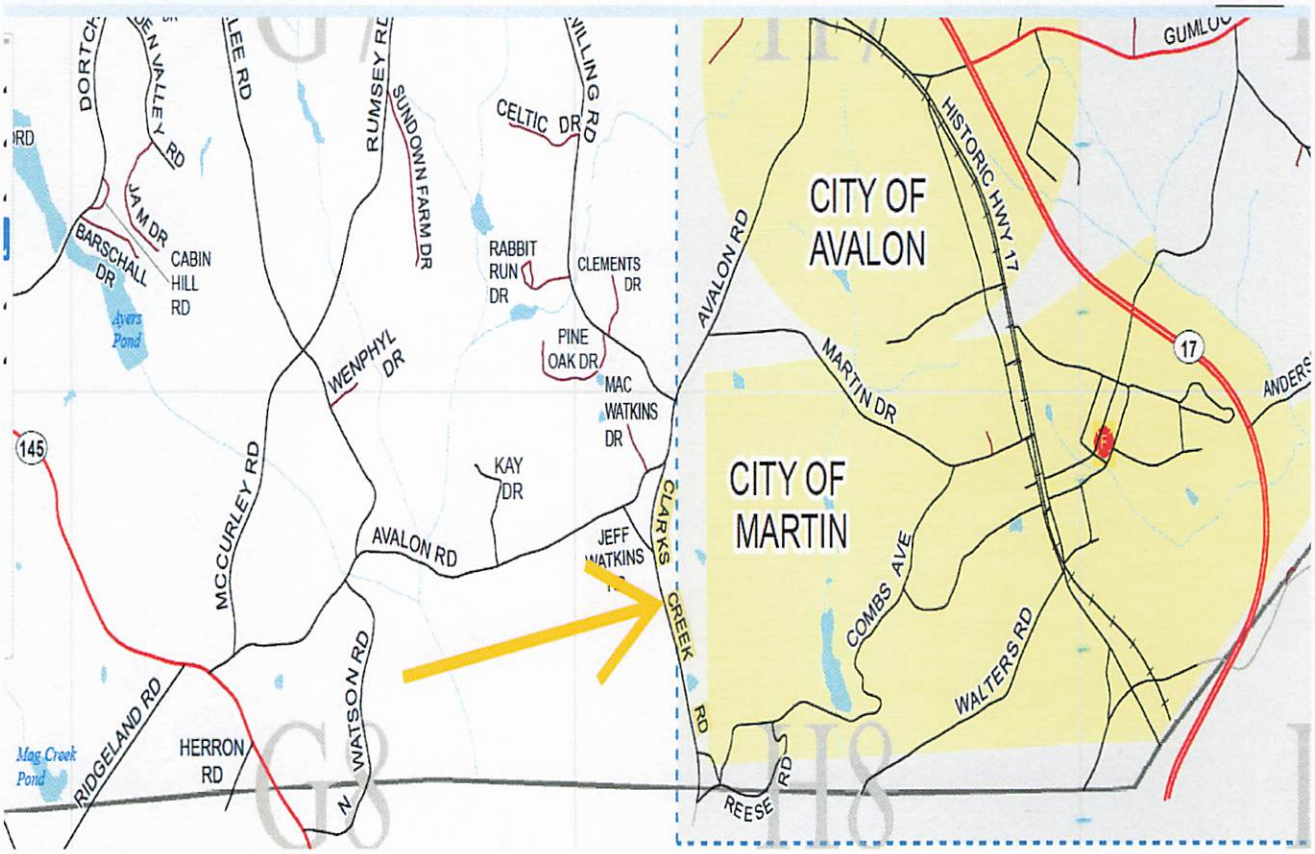
PROJECT START DATE – 03.15.23

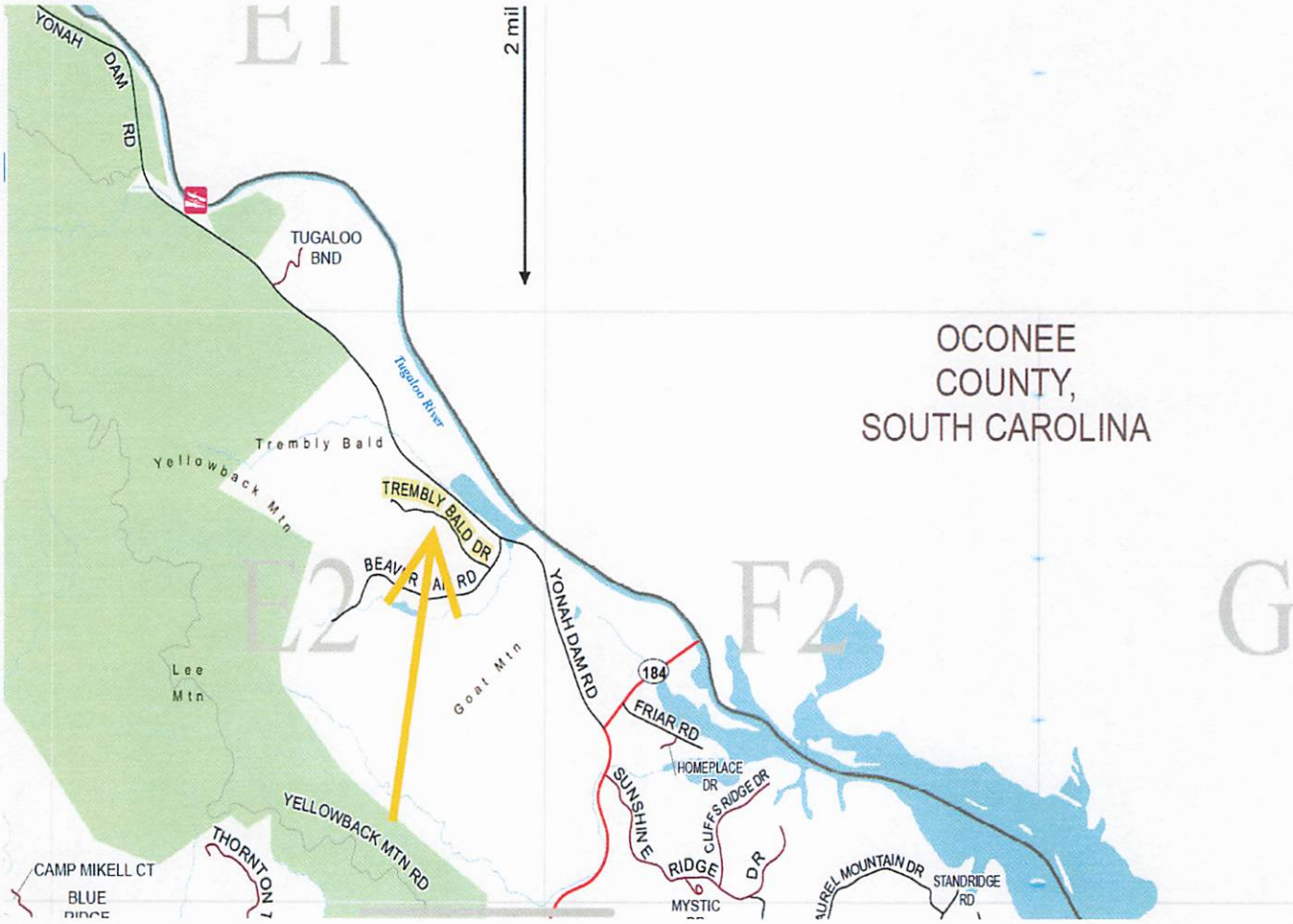
PROJECT COMPLETION DATE – 01.31.24


SEE INSET
WOLF PIT RD
LIBERTY HILL RD
TURNER CIR
JUNES WAY
OAK WAY DR
STONERIDGE DR
OLYMPIC DR
COUNTRY VIEW DR
VIRGINIA DR
SCHOOL CIR
CHURCH DR
HISTORIC HWY 17
HAYES WILBANKS RD
HAMMERSTONE DR
SHERBORN DR
ARROWHEAD DR
PACE RD
DUSTY LN
VENTURA DR
GIBBS DR
OAK ROCK TRL
CAMP RD
CAMP LN
CAMP ROAD EXT
ISBELL RD
ISBELL ROAD EXT
EASTANOLLEE RD
HEAVENS GATE DR
FOREST BROOK DR
HICKORY HOLLOW TRL
HICKORY HOLLOW LN
TWIN LAKES CIR
TWIN LAKES RD
YOUNG DR
Twin Lakes
HOLLAND RD
NORTON RD
RIDGELAND RD
PREACHER MARTIN RD
BLANCHE DR
GLENN MARTIN DR
WAFFORD STOWE RD
BEDFORD DR
DORTCH RD
PATRICK KELLY DR
HIDDEN VALLEY RD
JAM DR
BARSCHALL DR
CABIN HILL RD
Myers Pond
WEEMS RD
RUMSEY RD
SUNDOWN FARM DR
MONA DR
ELDON DR
SWILLING RD
CELTIC DR
RABBIT RUN DR
CLEMENTS DR
PINE OAK DR
MAC WATKINS DR
JEFF WATKINS RD
WENPHYL DR
KAY DR
AVALON RD
MCCURLEY RD
CLARKS CREEK RD
REESE
HENRY JORDAN RD
AKINS
SAYBROOK DR
KANDLE DR
WILLIAMS RD
BRIDGE
KAY RD
OAK HILL DR
Mag Creek Pond
HERRON RD
WATSON RD
GENNINGS DR
GOOSEWAY RD
GOOSENECK RD
BRISARACA RDG
SILVER
SHOALS
RD
HAPPY TRAILS DR
FREEMAN CREEK CIR
FREEMAN CREEK RD
JEFFERSON PL
HANCOCK DR
LAKEVIEW RD
BUENA
Stonecypher Lake
OUTBACK DR
MAZE
PULLIAM
RIVER
BROAD
TEASLEY DR
Teasley Lake
North Fork Broad River
POST OAK DR
ACETRACK RD
145
17
E6
E7
F7
G7
E8
F8
G8


C2
D2
E2
C3
D3
E3
PRICE RD
EPHERDS HILL DR
S PANT
MOUNTAIN
BLACK
Lee Mtn
CAMP
YELLOWE
THORNTON TRL
CAMP MIKELL CT
BLUE RIDGE DR
MIKELL
HUNTERS WAY
CABINWAY DR
WILDWOO LN
OLD BLACK MOUNTAIN RD
CHEEK SMITH RD
E PUMPING STATION RD
BLACK
MTN
RIDER RD
CEDAR FORK RD
RD
WHITE OAK FARM DR
EMPEROR DR
CHASSIS L DR
JERRY WALKER RD
PHILLIPS RD
GOOD HALLFORD RD
LONG RD
S CEDAR FORK RD
JOE RIDER RD
LONG CIR
JOE L CARTER DR
ROTHELL
FINLEY RD
ANDERSON RD
Toccoa Reservoir
HIGHVIEW RD
PHEASANT MOUNTAIN RD
NATT MADDOX RD
DEVROE DR
ANDERSON RD
N TALMADGE DR
MURRAY FARM RD
PRATHER DR
DREAMLAND
E GLORE RD
JERICHO LN


Currahee Mtn
TRL
CHEROKEE HILLS LN
HWY 184 N
NUB GARLAND RD
CAWTHON
OLD CARNES CREEK RD
N CURRAHEE LN
EDMONDS RD
CURRAHEE LN
ALFRED CAMP RD
SCHOOL RD
63
LOW CREEK DR
ISAAC WALKER RD
17
VISTA WAY
BUENA VISTA
PRESSLEY RD
SHADY CREEK RD
PINE VILLA CIR
MONTANA DR
BLANDING DR
AVIATION DR
STONECYPHER FARM DR
CANOPY DR
VISTA DR
PINE VILLA DR
TOMPKINS DR
Stonecypher Lake
BUENA
OLD MIZE RD
OUTBACK DR
TAYLOR RD
LAKEVIEW RD
HANCOCK DR
JEFFERSON PL
FREEMAN CREEK CIR
FREEMAN CREEK RD
HAPPY TRAILS DR
SPOTTED HORSE DR
WALKER RD
PREACHER SAVAGE RD
BART HOLCOMB RD
TWISTED TREE DR
NUB GARLAND RD
SHENANDOAH DR
OAK DR
OAK CT
Shiflett Pond
MARIROSE DR
HERALD DR
MOUNTAIN VIEW RD
W LEATHERWOOD RD
DEVONSHIRE DR
184
MCMURRAY CIR
McMurry Lake
MCMURRAY LAKE RD
BENNETT RD
RIVERBEND RD
MIZE RD
N BROAD
106
AUTUMN DR
WOODLAND DR
SUMMER TANAGER DR
N HICKS RD
BRISARACA RDG
SILVER
HUFF DR
E LEATHERWOOD RD
LAWHOUSE RD
CURRAHEE PLANTATION RD
BOBCAT TRL
KELLEY DR
BROCK RD
WEDRELL DR
REGAN DR
ARBOR DR
ESCO TRL
MARSHVIEW DR
LANGFORD LN
TABITHA PAGE LN
KATIE KORNER DR
MARSHALL DR
Pruitt Lake
CARLI KANE LN
RACETRACK RD
PULLIAM RD
POST OAK DR
MIDDLE FORK DR
PATRIOT DR
HICKS TRL
MAYES RD
RIVER


CITY OF AVALON
CITY OF MARTIN
HISTORIC HWY 17
AVALON RD
MARTIN DR
COMBS AVE
WALTERS RD
CLARKS CREEK RD
REESE RD
MC CURLEY RD
WENPHYL DR
SUNDOWN FARM DR
RUMSEY RD
CELTIC DR
RABBIT RUN DR
CLEMENTS DR
PINE OAK DR
MAC WATKINS DR
KAY DR
JEFF WATKINS
AVALON RD
N WATSON RD
RIDGELAND RD
HERRON RD
BARSCHALL DR
CABIN HILL RD
JAM DR
LEE RD
Ayers Pond
Mag Creek Pond
145
17


E1
2 mil
YONAH DAM RD
TUGALOO BND
Tugaloo River
OCONEE
COUNTY,
SOUTH CAROLINA
Trembly Bald
Yellowback Mtn
TREMBLY BALD DR
BEAVER DAM RD
YONAH DAM RD
E2
F2
G
Lee
Mtn
Goat Mtn
184
FRIAR RD
HOMEPLACE
DR
SUNSHINE RIDGE DR
CUFFS RIDGE DR
YELLOWBACK MTN RD
CAMP MIKELL CT
BLUE
MYSTIC
LAUREL MOUNTAIN DR
STANDRIDGE
RD

CENTRALSQUARE

Invoice

Invoice No	Date	Page
468995	7/30/2026	1 of 4

Tritech Software Systems, a CentralSquare Company
1000 Business Center Drive
Lake Mary, FL 32746

Billing Inquiries: Accounts.Receivable@centralsquare.com

Bill To
Stephens County 911, GA
Danielle Rhodes
338 Virginia Dr
Eastonollee GA 30538
United States

Ship To
Stephens County 911, GA
Danielle Rhodes
338 Virginia Dr
Eastonollee GA 30538
United States

Customer No	Customer Name	Customer PO #	Currency	Due Date
12937	Stephens County 911, GA		USD	10/2/2026

Invoice Sequence Number 1 of 1
Quote No. Q-251235
Order No. 00127262

	Description	Units	Rate	Extended
1	CAD PS Pro Priority SMS Paging Agency Site License Annual Subscription Fee - Annual Subscription Fee CAD - Priority SMS Paging Subscription Core (Agency Site License) Maintenance: Start:10/3/2026, End: 10/2/2027	1	1,547.82	1,547.82
2	CAD PS Pro Priority SMS Paging Core Annual Subscription Fee - Annual Subscription Fee CAD - Priority SMS Paging Subscription Core (up to 1,500 messages per full-time dispatch seat per month) Maintenance: Start:10/3/2026, End: 10/2/2027	1	3,095.62	3,095.62
3	CAD - Rip and Run (Fax/Email) Interface Annual Maintenance F - Annual Maintenance Fee CAD - Rip and Run (Fax/Email) Interface Maintenance: Start:10/3/2026, End: 10/2/2027	1	0.00	0.00
4	CAD - PulsePoint Interface (Export) Annual Maintenance Fee - Annual Maintenance Fee CAD - PulsePoint Interface (Export) Maintenance: Start:10/3/2026, End: 10/2/2027	1	0.00	0.00
5	CAD Core Annual Maintenance Fee - Annual Maintenance Fee CAD Core Maintenance: Start:10/3/2026, End: 10/2/2027	1	3,316.79	3,316.79
6	CAD Core (Agency Site License) Annual Maintenance Fee - Annual Maintenance Fee CAD Core (Agency Site License) Maintenance: Start:10/3/2026, End: 10/2/2027	1	2,488.29	2,488.29
7	CAD - Basic Paging (SMTP/Email) Interface Annual Maintenance - Annual Maintenance Fee CAD - Basic Paging Interface (SMTP/Email) Maintenance: Start:10/3/2026, End: 10/2/2027	1	0.00	0.00
8	CAD - E911 (ANI/ALI) Interface Annual Maintenance Fee - Annual Maintenance Fee CAD - E911 (ANI/ALI) Interface Maintenance: Start:10/3/2026, End: 10/2/2027	1	0.00	0.00

CENTRALSQUARE

Invoice

Invoice No	Date	Page
468995	7/30/2026	2 of 4

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12937	Stephens County 911, GA		USD	10/2/2026

Invoice Sequence Number 1 of 1
Quote No. Q-251235
Order No. 00127262

	Description	Units	Rate	Extended
9	CAD Advanced (Agency Site License) Annual Maintenance Fee - Annual Maintenance Fee CAD Advanced (Agency Site License) Maintenance: Start:10/3/2026, End: 10/2/2027	1	828.45	828.45
10	Esri Server License (Esri ArcGIS for Server Workgroup Standa - Annual Maintenance Fee Esri Server License (Esri ArcGIS for Server Workgroup Standard) Maintenance: Start:10/3/2026, End: 10/2/2027	1	1,842.65	1,842.65
11	Mapping Core Annual Maintenance Fee - Annual Maintenance Fee Mapping Core Maintenance: Start:10/3/2026, End: 10/2/2027	1	2,653.40	2,653.40
12	Mapping Core (Agency Site License) for Full-Time CAD Worksta - Annual Maintenance Fee Mapping Core (Agency Site License) for Full-Time CAD Workstations Maintenance: Start:10/3/2026, End: 10/2/2027	1	1,326.70	1,326.70
13	Mapping Core(Seat License): Backup/Supervisor/Part-Time Work - Annual Maintenance Fee Mapping Core (Seat License) for Backup/Supervisor/Part-Time Workstations Maintenance: Start:10/3/2026, End: 10/2/2027	3	199.01	597.02
14	Personnel Advanced (Agency Site License) Annual Maintenance - Annual Maintenance Fee Personnel Advanced (Agency Site License) Maintenance: Start:10/3/2026, End: 10/2/2027	1	471.70	471.70
15	Personnel Core (Agency Site License) Annual Maintenance Fee - Annual Maintenance Fee Personnel Core (Agency Site License) Maintenance: Start:10/3/2026, End: 10/2/2027	1	0.00	0.00

CENTRALSQUARE

Invoice

Invoice No	Date	Page
468995	7/30/2026	3 of 4

Tritech Software Systems, a CentralSquare Company
1000 Business Center Drive
Lake Mary, FL 32746

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Customer No	Customer Name	Customer PO #	Currency	Due Date
12937	Stephens County 911, GA		USD	10/2/2026

Invoice Sequence Number 1 of 1
Quote No. Q-251235
Order No. 00127262

	Description	Units	Rate	Extended
16	Reporting Core Annual Maintenance Fee - Annual Maintenance Fee Reporting Core Maintenance: Start:10/3/2026, End: 10/2/2027	1	0.00	0.00
17	Reporting Universal Interface Engine Annual Maintenance Fee - Annual Maintenance Fee Reporting Universal Interface Engine Maintenance: Start:10/3/2026, End: 10/2/2027	1	0.00	0.00
18	ZSuite - GCIC/NCIC Interface (Basic Queries) Annual Maintena - Annual Maintenance Fee Zuercher Suite - GCIC/NCIC Interface (Basic Queries) Maintenance: Start:10/3/2026, End: 10/2/2027	1	2,579.69	2,579.69
19	ZSuite - Time Synchronization Interface Annual Maintenance F - Annual Maintenance Fee Zuercher Suite - Time Synchronization Interface Maintenance: Start:10/3/2026, End: 10/2/2027	1	0.00	0.00
20	PS Pro - GCIC/NCIC Interface (Adtinl States Data Mining) MT - Annual Maintenance Fee PS Pro - GCIC/NCIC Interface (Additional States Data Mining) Annual Maintenance Fee Maintenance: Start:10/3/2026, End: 10/2/2027	1	773.91	773.91
21	Personnel Core Annual Maintenance Fee - Annual Maintenance Fee Personnel Core Maintenance: Start:10/3/2026, End: 10/2/2027	1	0.00	0.00
22	Portal - Remote CFS View Pack Annual Maintenance Fee - Annual Maintenance Fee Portal - Remote CFS View Pack Maintenance: Start:10/3/2026, End: 10/2/2027	1	950.81	950.81

CENTRALSQUARE

Invoice

Invoice No	Date	Page
468995	7/30/2026	4 of 4

Tritech Software Systems, a CentralSquare Company
1000 Business Center Drive
Lake Mary, FL 32746

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Customer No	Customer Name	Customer PO #	Currency	Due Date
12937	Stephens County 911, GA		USD	10/2/2026

Invoice Sequence Number 1 of 1
Quote No. Q-251235
Order No. 00127262

	Description	Units	Rate	Extended
23	ZSuite Production GIS Server Hardware Maintenance - Annual Maintenance Fee Zuercher Suite Production GIS Server (Virtualized Server, OS, Software, Analytics, Installation & Testing) Maintenance: Start:10/3/2026, End: 10/2/2027	1	0.00	0.00
24	ZSuite Production NCIC Server Hardware Maintenance - Annual Maintenance Fee Zuercher Suite Production NCIC Server (Virtualized Server, OS, Installation & Testing) Maintenance: Start:10/3/2026, End: 10/2/2027	1	0.00	0.00
25	ZSuite Production Server Hardware Maintenance - Annual Maintenance Fee Zuercher Suite Production Server (Dell Server, OS, DBMS, Installation & Testing) Maintenance: Start:10/3/2026, End: 10/2/2027	1	3,655.79	3,655.79
26	ZSuite Training/Testing Server Hardware Maintenance - Annual Maintenance Fee Zuercher Suite Training/Testing Server (Dell Server, OS, DBMS, Installation & Testing) Maintenance: Start:10/3/2026, End: 10/2/2027	1	2,240.65	2,240.65

Please include invoice number(s) on your remittance advice.

ACH:
Routing Number 121000358
Account Number 1416612641
E-mail payment details to: Accounts.Receivable@CentralSquare.com

Check:
12709 Collection Center Drive
Chicago, IL 60693

Subtotal	28,369.29
Tax	0.00
Invoice Total	28,369.29
Payments Applied	0.00
Balance Due	**USD 28,369.29**

MOTOROLA SOLUTIONS

Need help or have question?
Scan the QR code or visit
support.motorolasolutions.com/invoicing

Motorola Solutions, Inc.
500 West Monroe
Chicago IL 60661
United States
Federal Tax ID: 36-1115800

Invoice 8230598525

Issue Date	P.O. No.	P.O. Date
Aug 29, 2026	Rhodes, Danielle	
Contract No.	**Delivery No.**	**Customer No.**
USC000008584		1011958016

Billing Address

STEPHENS COUNTY BOARD OF COMMISSIONERS
ATTN: Accounts Payable
PO BOX 386
TOCCOA GA 30577
United States

Important Information

Contract Number: USC000008584-R23-JAN-26 14:19:05

For all invoice payment inquiries contact

SLT4EB@motorolasolutions.com
Telephone: 800-247-2346

Special Instructions and Comments

General Comment: Regular Invoice

Payment Details

Payment Method / Terms
Net Due in 30 Days

Payment Address
Motorola Solutions, Inc.
13104 Collections Center Drive
Chicago, IL 60693
United States

Bank
CHICAGO

Bank Account No.
3756319819

ABA Routing No. for ACH
111000012

ABA Routing No. for Wire Transfer
026009593

SWIFT
BOFAUS3N

Invoice Total
USD 11,573.64
Payment Due Date **Sep 28, 2026**

Pay Online

motorolasolutions.com/billing

Payment Coupon

Invoice 8230598525

Issue Date	Customer No.
Aug 29, 2026	1011958016

Please put your Transaction Number and your Customer Account Number on your payment for prompt processing.

Billing Address
STEPHENS COUNTY BOARD OF COMMISSIONERS
ATTN: Accounts Payable
PO BOX 386
TOCCOA GA 30577
United States

Payment Address
Motorola Solutions, Inc.
13104 Collections Center Drive
Chicago, IL 60693
United States

Invoice Total
USD 11,573.64
Tax Included 0.00
Payment Due Date **Sep 28, 2026**

Provide your remittance details to:
US.remittance@motorolasolutions.com

MOTOROLA SOLUTIONS

Diversion contrary to export control law is prohibited

USD Subtotal	11,573.64
USD Total Tax	0.00
USD Invoice Total	**11,573.64**
USD Amount Due	11,573.64

Disclaimer:

There are certain telecommunications-regulated services provided for under the Regulated Services Addendum ("RSA") and may be billed to customers in this invoice provided by Motorola Solutions, Inc.'s wholly-owned subsidiary, Motorola Solutions Connectivity, Inc. ("MSCI"). If you receive any of these services under the RSA, such services are billed by Motorola Solutions, Inc. on MSCI's behalf. This applies solely to services delineated in and provided under the RSA.

If you have any questions as to individual services, please do not hesitate to reach out to your Motorola Solutions representative.

Shipping Location
Direct Loads
Order Date
09/02/2026
Deliv Date
09/02/2026

Invoice

Acree Oil Co
272 W. Currahee St.
P.O. Box 699
Toccoa, GA 30577

Phone: (706) 886-2838 **Fax:**

Invoice Number
781681
Bill Date
09/02/2026
Due/Draft Date
10/02/2026

Bill To
Stephens County Comm. P.O. Box 386 Toccoa, GA 30577

Ship To
Stephens County Road Department Stephens County Road Depa 1597 Senic Drive Toccoa, GA 30577

PO#/Cust	Lic Number	Manifest	Contact/Notes	Driver/Carrier	Terms
PO#: **37850** **Account#:** **75020**	#######0887	**781681**		Stephens Oil Company	**Net 30 days**

Product	Item	UOM	PAC	Description	QTY Ordered	QTY Delivered	Price/Amt	Discount	Freight	Product Ext
11		Gallons	2466	**Ultra Low Sulfur Diesel**	2,466.0	**2,466.0**	5.00230	0.00000	0.00000	**12,335.67**
				GA State Road Diesel Govt.			0.373000			919.82
				GUST			0.007500			18.50
				Fed Oil Spill .002143			0.002140			5.28
				Distillates						

Remit To:
Acree Oil Co **272 W. Currahee St.** **PO Box 699** **Toccoa, GA 30577**

order@acreeoil.com

Total Product Ordered :	**2,466.000**
Total Product Delivered :	**2,466.000**

Contact of file:

bwalker@stephenscountyga.g

Product Total :	**12,335.67**
Discount Total :	**0.00**
Freight Total :	0.00
Tax Total :	**943.60**

Total Invoice to Remit: **13,279.27**

Subject to correction of clerical errors!

Shipping Location
Direct Loads
Order Date
09/02/2026
Deliv Date
09/02/2026

Invoice

Acree Oil Co
272 W. Currahee St.
P.O. Box 699
Toccoa, GA 30577

Phone: (706) 886-2838 **Fax:**

Invoice Number
781686
Bill Date
09/02/2026
Due/Draft Date
10/02/2026

Bill To
Stephens County Comm. P.O. Box 386 Toccoa, GA 30577

Ship To
Stephens County Road Department Stephens County Road Depa 1597 Senic Drive Toccoa, GA 30577

PO#/Cust	Lic Number	Manifest	Contact/Notes	Driver/Carrier	Terms
PO#: **37849** **Account#:** **75020**	########0887	**781686**		Stephens Oil Company	**Net 30 days**

Product	Item	UOM	PAC	Description	QTY Ordered	QTY Delivered	Price/Amt	Discount	Freight	Product Ext
07		Gallons	5884	**89 E-10 Gasoline**	5,884.0	**5,884.0**	3.23420	0.00000	0.00000	**19,030.03**
				GA State Road Gasoline Govt.			0.333000			1,959.37
				GUST			0.007500			44.13
				Fed Oil Spill .001929			0.002140			12.61

Remit To:
Acree Oil Co **272 W. Currahee St.** **PO Box 699** **Toccoa, GA 30577**

order@acreeoil.com

Total Product Ordered :	**5,884.000**
Total Product Delivered :	**5,884.000**

Contact of file:
bwalker@stephenscountyga.g

Product Total :	**19,030.03**
Discount Total :	**0.00**
Freight Total :	0.00
Tax Total :	**2,016.11**

Total Invoice to Remit: **21,046.14**

Subject to correction of clerical errors!

Equipment Proposal

Proposal # 7926

This Equipment Proposal (the "Proposal") has been prepared by Ten-8 Fire & Safety, LLC ("Company") in response to the undersigned Customer's request for a proposal. This Proposal is comprised of the special terms set forth below, the Proposal Option List, Warranty, and Company's Purchasing Terms and Conditions. Through its signature below or other Acceptance (as defined below), Customer acknowledges having received, read and being bound by this Proposal, all attachments and Company's Purchasing Terms and Conditions.

Date: July 9, 2026 ("Proposal Date") **Customer:** Stephens County BOC ("Customer")

Customer Address: PO Box 386 Toccoa GA 30577

Qty	Product Description & Options	Price
1	**One (1) 2027 Ford F-550 4x4 Diesel Ambulance chassis w/ Osage Super Warrior Ambulance per Exhibit A**	**$411,000.00**
	Commercial chassis price is an estimate; final price is net price charged by the chassis manufacturer. **Total:	**$411,000.00**

Delivery Timing: The Product described above in the Product Description and Options Section of this document will be built by and shipped from the manufacturer approximately 15 (months) after Company receives Customer's acceptance of this Proposal as defined below, subject to market and production conditions, Force Majeure, delays from the chassis manufacturer, changes to Order Specifications, or any other circumstances or cause beyond Company's or manufacturer's control.

Other: _____

Unless accepted within 30 days from date of proposal, the right is reserved to withdraw this proposal.

ACCEPTANCE OF THIS PROPOSAL CREATES AN ENFORCEABLE BINDING AGREEMENT BETWEEN COMPANY AND CUSTOMER. "ACCEPTANCE" MEANS THAT CUSTOMER DELIVERS TO COMPANY: (A) A PROPOSAL SIGNED BY AN AUTHORIZED REPRESENTATIVE, OR (B) A PURCHASE ORDER INCORPORATING THIS PROPOSAL, WHICH IS DULY APPROVED, TO THE EXTENT APPLICABLE, BY CUSTOMER'S GOVERNING BOARD. ACCEPTANCE OF THIS PROPOSAL IS EXPRESSLY LIMITED TO THE TERMS CONTAINED IN THIS PROPOSAL AND COMPANY'S PURCHASING TERMS AND CONDITIONS. ANY ADDITIONAL OR DIFFERENT TERMS, WHETHER CONTAINED IN CUSTOMER'S FORMS OR OTHERWISE PRESENTED BY CUSTOMER AT ANY TIME, ARE HEREBY REJECTED.

INTENDING TO CREATE A BINDING AGREEMENT, Customer and Company have each caused this Proposal to be executed by their duly authorized representatives as of date of the last signature below.

Customer: _____

By: _____

Title: _____

Print: _____

Date: _____

Ten-8 Fire & Safety, LLC

By: David Bartley

Title: **Authorized Sales Representative**

Print: **David Bartley**

Date: **7/9/26**

EXHIBIT A

PROPOSAL OPTION LIST

EXHIBIT B

WARRANTY

EXHIBIT C

PURCHASING TERMS AND CONDITIONS

PURCHASING TERMS AND CONDITIONS

These Purchasing Terms and Conditions, together with the Equipment Proposal and all attachments (collectively, the "Agreement") are entered into by and between Ten-8 Fire & Safety, LLC, a Florida company ("Company") and Customer (as defined in Ten-8 Fire & Safety LLC's Equipment Proposal document) and is effective as of the date specified in Section 3 of these Purchasing Terms and Conditions. Both Company and Customer may be referred throughout this document individually as a "party" or collectively as the "parties."

1. Definitions.
   a. **"Acceptance"** has the same meaning set forth in Company's Equipment Proposal.
   b. **"Company's Equipment Proposal"** means the Equipment Proposal provided by Company and prepared in response to Customer's request for proposal for a fire apparatus, associated equipment or an ambulance.
   c. **"Cooperative Purchasing Contract"** means an Agreement between Company and a public authority, including without limitation, a department, division, agency of a municipal, county or state government ("Public Authority"), that adopts or participates in an existing agreement between Company and another non-party customer (including, but not limited to such non-party customer's equipment proposal, its applicable exhibits, attachments and purchasing terms and conditions), often referred to as a "piggyback arrangement," which is expressly agreed to, in writing, by Company. Company has sole discretion to determine whether it will agree to such a Cooperative Purchasing Contract.
   d. **"Delivery"** means when Company delivers physical possession of the Product to Customer.
   e. **"Manufacturer"** means the Manufacturer of any Product.
   f. **"Prepayment Discount"** means the prepayment discounts, if any, specified in Company's Equipment Proposal.
   g. **"Product"** means the fire apparatus and any associated equipment, or ambulance manufactured or furnished for Customer by Company pursuant to the Specifications.
   h. **"Purchase Price"** means the Total price set forth in the Quotation, adjusted for the final net price for the chassis charged by the original equipment manufacturer set forth in the final invoice submitted to the Company by the manufacturer.
   i. **"Purchasing Terms and Conditions"** means these Purchasing Terms and Conditions; however, if the Company's Equipment Proposal or the Customer's related Purchase Order states that it is governed by a Cooperative Purchasing Agreement, "Purchasing Terms and Conditions" shall mean those terms and conditions set forth in the applicable Cooperative Purchasing Agreement.
   j. **"Specifications"** means the general specifications, technical specifications, training, and testing requirements for the Product contained in Company's Equipment Proposal and its Exhibit A (Proposal Option List or for ambulance sales, the Quotation, or Order Form, as applicable), prepared in response to Customer's request for such a proposal.

2. Purpose. This Agreement sets forth the terms and conditions of Company's sale of the Product to Customer.

3. Term of Agreement. This Agreement will become effective on the date of Acceptance as defined in Company's Equipment Proposal ("Effective Date") and, unless earlier terminated pursuant to the terms of this Agreement, it will terminate upon Delivery and payment in full of the Purchase Price.

4. Purchase and Payment. Customer agrees to pay Company the Purchase Price for the Product(s). The Purchase Price is in U.S. dollars. Where Customer opts for a Prepayment Discount that specifies that Customer will tender one or more prepayments to Company, Customer must provide each prepayment within the time frame specified in the Equipment Proposal in order to receive the Prepayment Discount for that prepayment installment. To the extent permitted by applicable law, Company may in its sole discretion charge a convenience fee if Customer elects to pay the Purchase Price by means of a credit card.

5. Representations and Warranties. Customer hereby represents and warrants to Company that the purchase of the Product(s) has been approved by Customer in accordance with applicable general laws and, as applicable, Customer's charter, ordinances and other governing documents, and funding for the purchase has been duly budgeted and appropriated.

6. Cancellation/Termination.

   a. Fire Equipment and Apparatus Sales. In the event this Agreement is cancelled or terminated by Customer before completion, Company may charge Customer a cancellation fee. The following charge schedule is based on costs incurred by Manufacturer and Company for the Product, which may be applied and charged to Customer: (a) 12% of the Purchase Price after the order for the Product(s) is accepted and entered into Manufacturer's system by Company; (b) 22% of the Purchase Price after completion of approval drawings by Customer, and; (c) 32% of the Purchase Price upon any material requisition made by the Manufacturer for the Product. The cancellation fee will increase in excess of (c) in this Section 6, accordingly, as additional costs are incurred by Manufacturer and Company as the order progresses through engineering and into the manufacturing process.

   b. Ambulance Sales. This Section 6 for Cancellation/Termination does not apply to Ambulance Sales. An order for an ambulance cannot be cancelled or terminated once Company receives and processes Customer's Acceptance of Company's Equipment Proposal.

7. Delivery. The Product is scheduled to be delivered as specified in the Delivery Timing section of the Equipment Proposal ("Delivery Timing"), which will be F.O.B. Company's facility. The Delivery Timing is an estimate, and Company is not bound to such date unless it otherwise agrees in writing. Company is not responsible for Delivery delays caused by or as the result of actions, omissions or conduct of the Manufacturer, its employees, affiliates, suppliers, contractors, and carriers. All right, title and interest in and to the Product, and risk of loss, shall pass to Customer upon Delivery of the Product(s) to Customer.

8. Standard Warranty. The manufacturer warranties applicable to this Agreement, if any, are attached to Company's Equipment Proposal as Exhibit A and are incorporated herein as part of the Agreement.

   a. Disclaimer. EXCEPT AS OTHERWISE SET FORTH IN THIS AGREEMENT, COMPANY, INCLUDING ITS PARENT COMPANY, AFFILIATES, SUBSIDIARIES, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, SHAREHOLDERS, AGENTS OR REPRESENTATIVES DO NOT MAKE ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE PRODUCTS PROVIDED UNDER THIS AGREEMENT, WHETHER ORAL OR WRITTEN, EXPRESS, IMPLIED OR STATUTORY. WITHOUT LIMITING THE FOREGOING DISCLAIMER, ANY IMPLIED WARRANTY OR CONDITION OF MERCHANTABILITY, IMPLIED WARRANTY AGAINST INFRINGEMENT, AND IMPLIED WARRANTY OR CONDITION OF FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY EXCLUDED AND DISCLAIMED. STATEMENTS MADE BY SALES REPRESENTATIVES OR IN PROMOTIONAL MATERIALS DO NOT CONSTITUTE WARRANTIES.

9. Limitation of Liability. COMPANY WILL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, INDIRECT, ECONOMIC, PUNITIVE, SPECIAL OR EXEMPLARY DAMAGES ARISING FROM OR IN ANY WAY CONNECTED WITH THIS AGREEMENT WITHOUT REGARD TO THE NATURE OF THE CLAIM OR THE UNDERLYING THEORY OR CAUSE OF ACTION (WHETHER IN CONTRACT, TORT, STRICT LIABILITY, EQUITY OR ANY OTHER THEORY OF LAW) ON WHICH SUCH DAMAGES ARE BASED. COMPANY'S LIMIT OF LIABILITY UNDER THIS AGREEMENT SHALL BE CAPPED AT THE TOTAL AMOUNT OF THE MONIES PAID BY CUSTOMER TO COMPANY UNDER THIS AGREEMENT.

10. Force Majeure. Company shall not be responsible nor deemed to be in default on account of delays in performance due to causes which are beyond Company's control or which make Company's performance impracticable, including but not limited to wars, insurrections, strikes, riots, fires, storms, floods, other acts of nature, explosions, earthquakes, accidents, transportation or delivery delays or losses outside of Company's control, any act of government, inability or delay of Company or manufacture in obtaining necessary labor or adequate or suitable manufacturing components at reasonable prices, allocation regulations or orders affecting materials, equipment, facilities or completed products, failure to obtain any required license or certificates, acts of God or the public enemy, terrorism, epidemics, quarantine restrictions, failure of vendors to perform their contracts or labor troubles of Company or a manufacturer causing cessation, slowdown, or interruption of work.

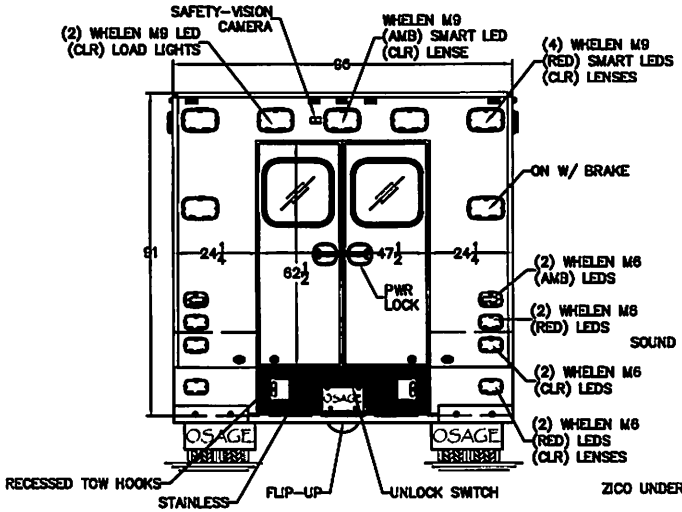
11. Customer's Obligations. Customer shall provide its timely and best efforts to cooperate with Company and Manufacturer during the manufacturing process to create the Product. Reasonable and timely cooperation includes, without limitation, Customer's providing timely information in response to a request from Manufacturer or Company and Customer's participation in traveling to Manufacturer's facility for inspections and approval of the Product.

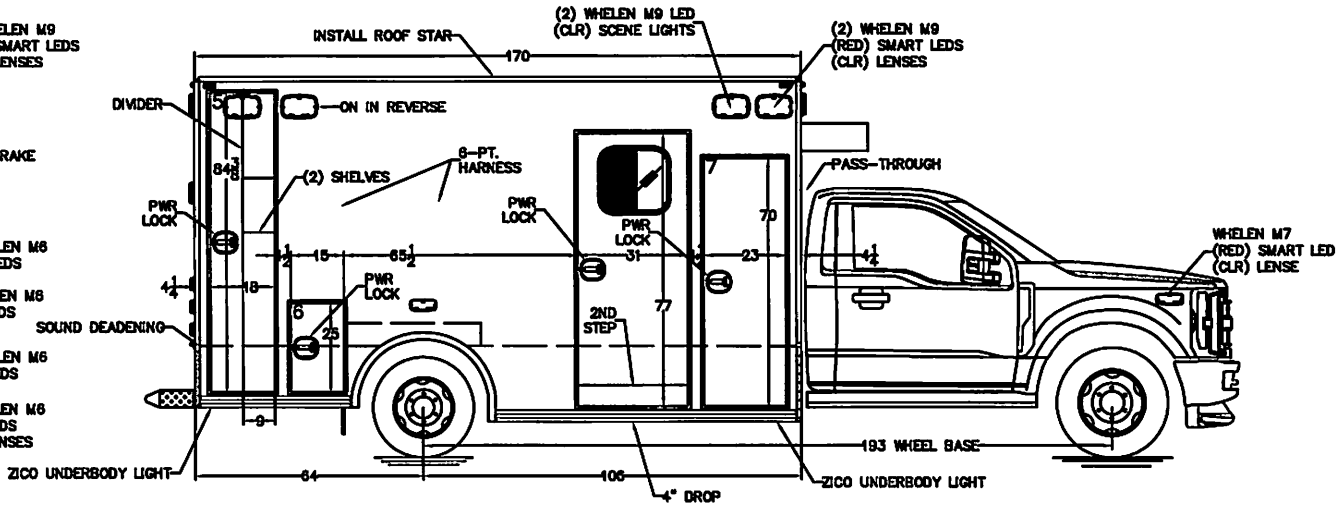
12. Default. The occurrence of one or more of the following shall constitute a default under this Agreement: (a) Customer's failure to pay any amounts due under this Agreement or Customer's failure to perform any of its obligations under this Agreement; (b) Company's failure to perform any of its obligations under this Agreement; (c) either party becoming insolvent or becoming subject to bankruptcy or insolvency proceedings; (d) any representation made by either party to induce the other to enter into this Agreement, which is false in any material respect; (e) an action by Customer to dissolve, merge, consolidate or transfer a substantial portion of its property to another entity; or (f) a default or breach by Customer under any other contract or agreement with Company.

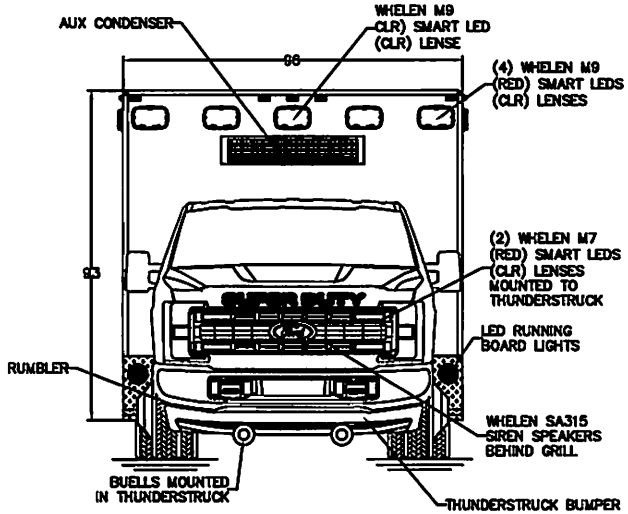
13. Manufacturer's Statement of Origin. Company shall retain possession of the manufacturer's statement of origin ("MSO") for the Product until the entire Purchase Price has been paid. If more than one Product is covered by this Agreement, Company shall retain the MSO for each individual Product until the Purchase Price for that Product has been paid in full.

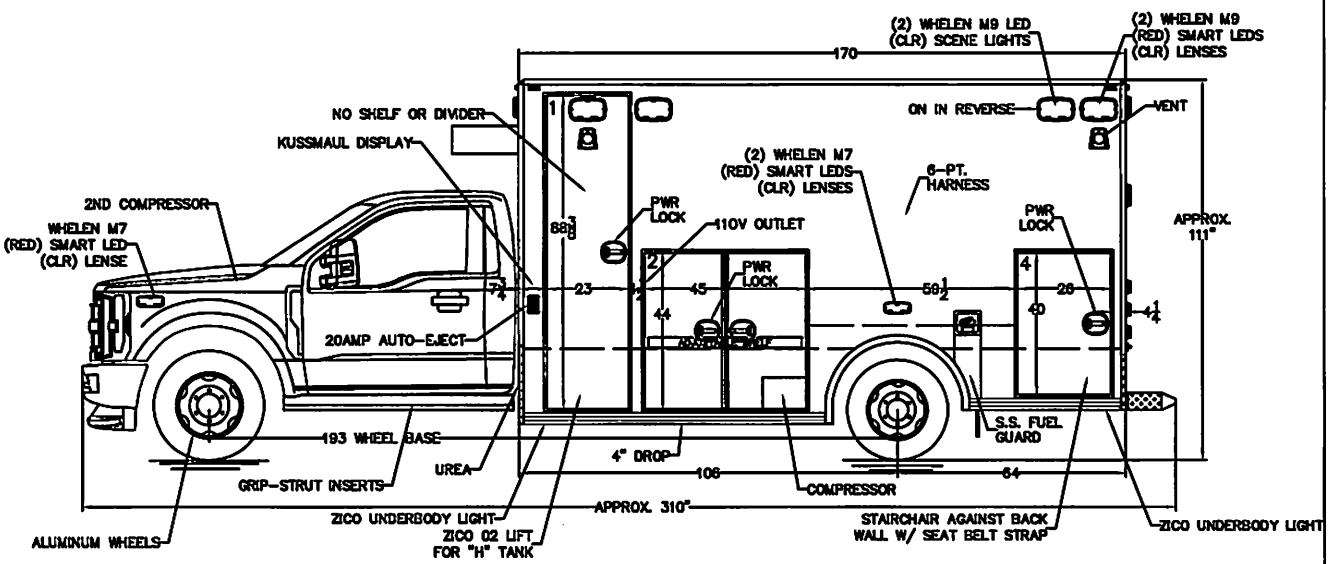
14. Arbitration. Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The Arbitration shall take place in Bradenton, Florida.

15. Miscellaneous. The relationship of the parties established under this Agreement is that of independent contractors and neither party is a partner, employee, agent, or joint venture of or with the other. Neither party may assign its rights and obligations under this Agreement without the prior written approval of the other party. This Agreement and all transactions between Ten-8 Fire & Safety, LLC will be governed by and construed in accordance with the laws of the State of Florida. The delivery of signatures to this Agreement may be via facsimile transmission or other electronic means and shall be binding as original signatures. This Agreement shall constitute the entire agreement and supersede any prior agreement between the parties concerning the subject matter of this Agreement. This Agreement may only be modified by an amendment, in writing, signed by duly authorized representatives of both parties with authority to sign such amendments to this Agreement. In the event of a conflict between the Ten-8 Proposal and these Terms and Conditions, the Ten-8 Proposal shall control except in the case of a Cooperative Purchasing Contract as set forth in Section 1(c) and (h) of these Purchasing Terms and Conditions. If any term of this Agreement is determined to be invalid or unenforceable by a competent legal authority, such term will be either reformed or deleted, as the case may be, but only to the extent necessary to comply with the applicable law, regulation, order or rule, and the remaining provisions of the Agreement will remain in full force and effect.







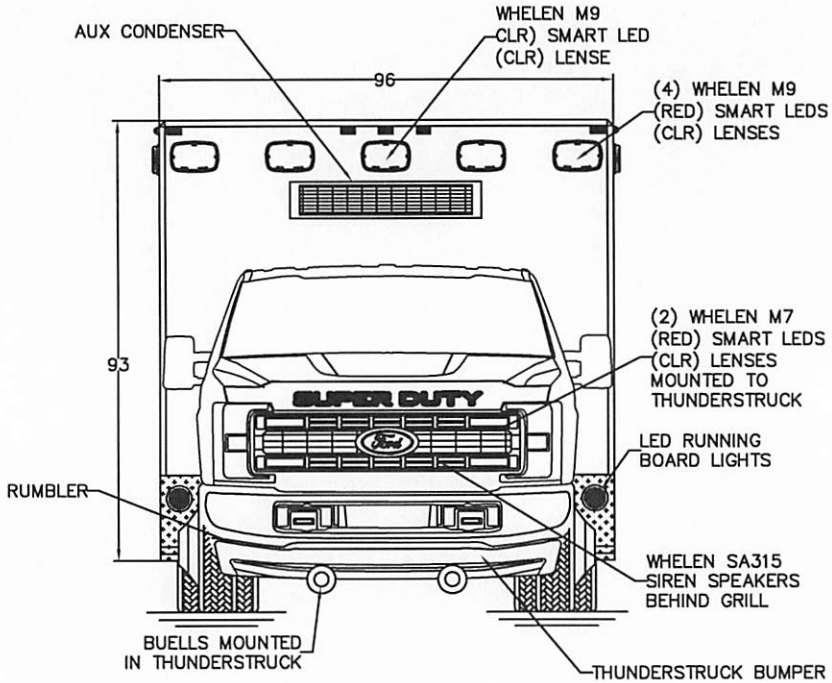


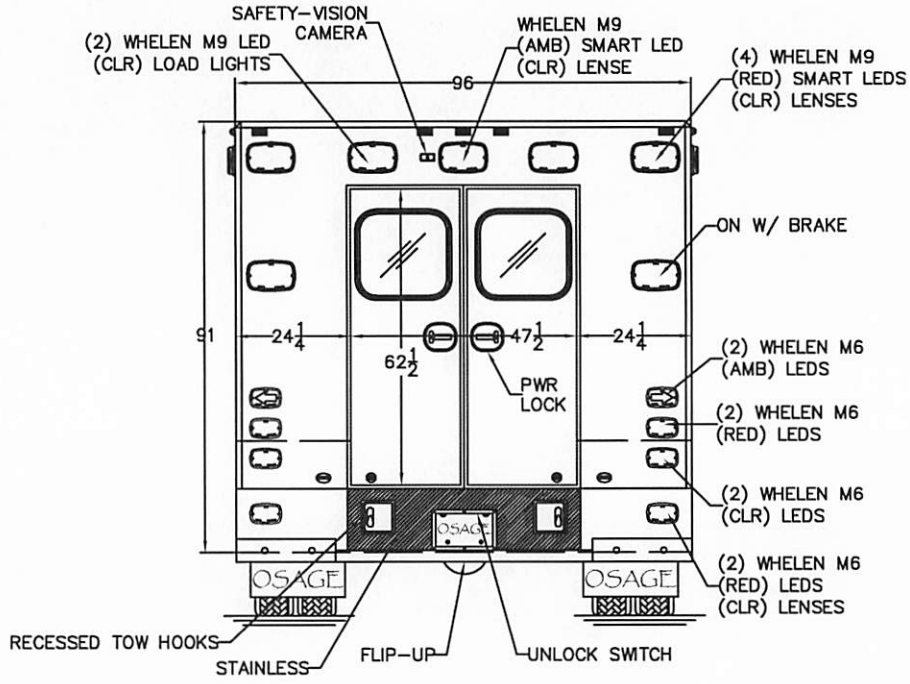
NOTES: THIS DRAWING IS NOT TO SCALE.
CHARACTERISTICS AND DIMENSIONS OF FINISHED PRODUCT MAY VARY.

NOTES:
1.) COMPARTMENT DIMENSIONS REFLECT OPENING CLEARANCE.
2.) APPROXIMATE COMPARTMENT DEPTH=20 1/2"DEEP.
3.) MODULE DIMENSIONS=170"L x 96"W x 93"H
4.) INTERIOR MODULE HEAD ROOM=72"H.
5.) ALL 9x7 LIGHTS TO BE WHELEN M9 SERIES LIGHTS, CHROME FLANGES.
6.) DOUBLE STAINLESS THRESHOLDS.
7.) STYROFOAM INSULATION, WALLS & CEILING.
8.) TECHNIQUE LED STRIP-LIGHTS IN ALL COMPARTMENTS.
9.) SMOOTH ALUMINUM KICKPLATES.
10.) DRY-DECK IN ALL COMPARTMENTS.
11.) 3M SOUND DEADENING.
12.) EMERGENCY EGRESS ON REAR DOORS ONLY.

Rev.#	Revision Description	Date	Rev'd	App'vd
3				
2	REVISION DRAFT	05-14-25	SAH	
1	BID DRAFT	04-22-25	SAH	.

Stock/Job#: .	Drawing# STEPHENS-100	Cust. App'v/Date# .	Deal'r App'v/Date: .
Osage Dealer: TEN-8 FIRE	Osage Ambulances		
End Customer: STEPHENS COUNTY			
NOTICE	Drawn By: S.A.H.	Date: 04-22-25	Scale: NOT TO SCALE
This drawing and/or the information hereon is the exclusive property of Osage Ambulances and shall not be reproduced, used or disclosed without the authorized written consent of Osage Ambulances.	Drawing Description: EXTERIOR LAYOUT TYPE-I SUPER-WARRIOR		Revision# 1



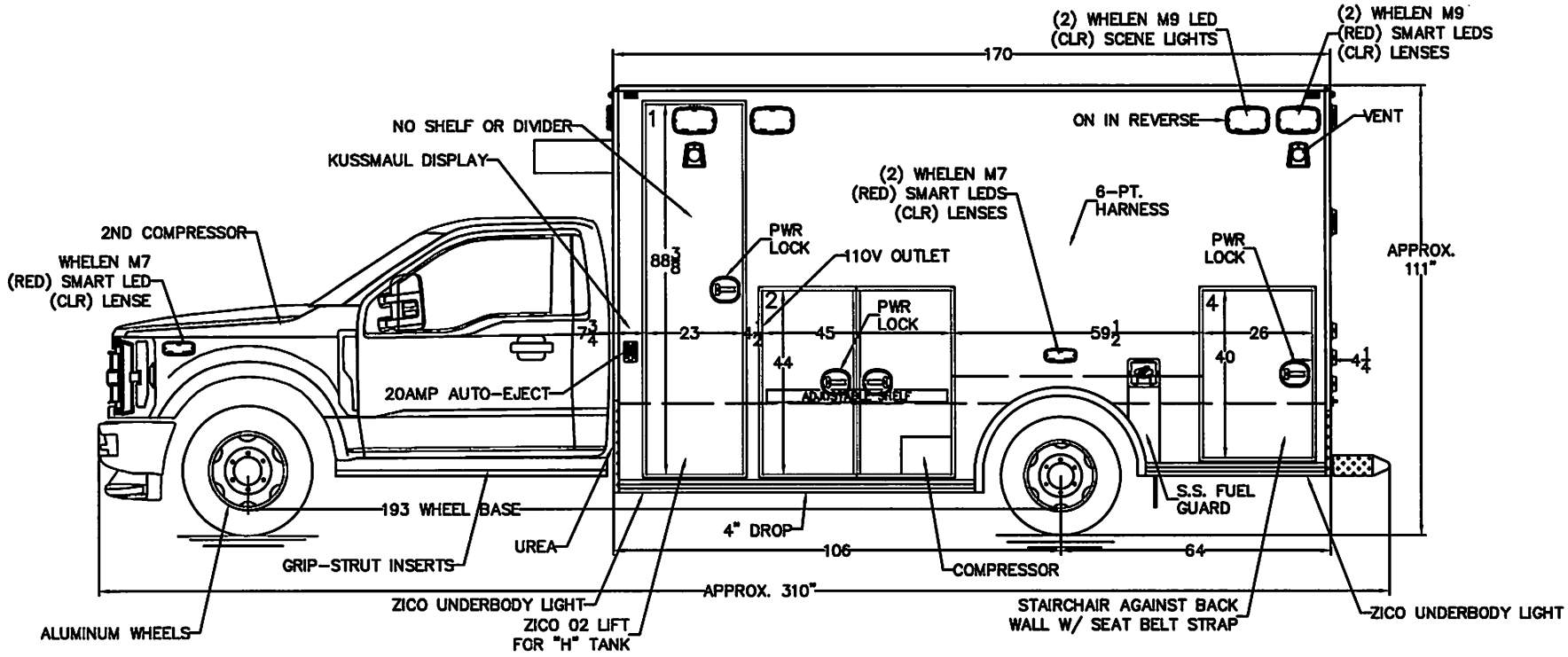


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NOTES:
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2.) APPROXIMATE COMPARTMENT DEPTH=20 1/2"DEEP.
3.) MODULE DIMENSIONS=170"L x 96"W x 93"H
4.) INTERIOR MODULE HEAD ROOM=72"H.
5.) ALL 9x7 LIGHTS TO BE WHELEN M9 SERIES LIGHTS, CHROME FLANGES.
6.) DOUBLE STAINLESS THRESHOLDS.
7.) STYROFOAM INSULATION, WALLS & CEILING.
8.) TECHNIQUE LED STRIP-LIGHTS IN ALL COMPARTMENTS.
9.) SMOOTH ALUMINUM KICKPLATES.
10.) DRY-DECK IN ALL COMPARTMENTS.
11.) 3M SOUND DEADENING.
12.) EMERGENCY EGRESS ON REAR DOORS ONLY.

Rev.#	Revision Description	Date	Rev'd	App'vd
3				
2	REVISION DRAFT	05-14-25	SAH	
1	BID DRAFT	04-22-25	SAH	.

Stock/Job#: .	Drawing# STEPHENS-100A	Cust. App'v/Date# .	Deal'r App'v/Date: .
Osage Dealer: TEN-8 FIRE	Osage Ambulances		
End Customer: STEPHENS COUNTY			
NOTICE	Drawn By: S.A.H.	Date: 04-22-25	Scale: NOT TO SCALE
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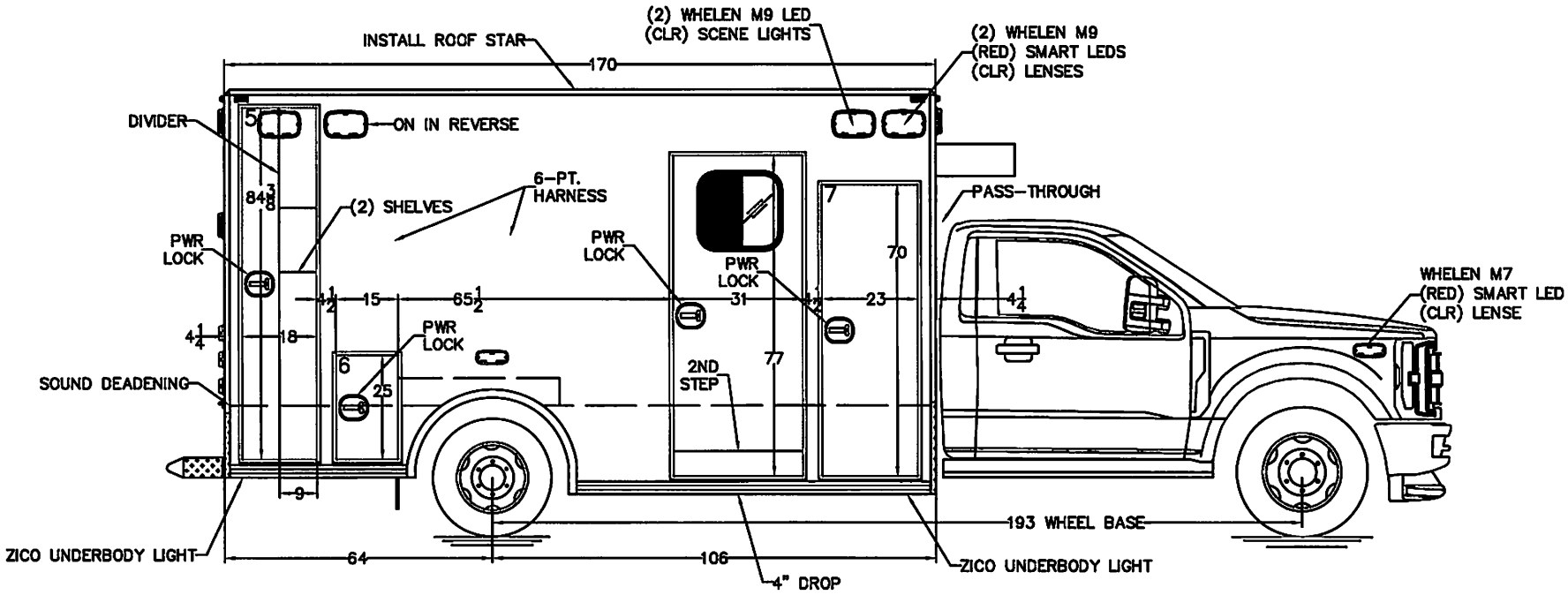


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2.) APPROXIMATE COMPARTMENT DEPTH=20 1/2"DEEP.
3.) MODULE DIMENSIONS=170"L x 96"W x 93"H
4.) INTERIOR MODULE HEAD ROOM=72"H.
5.) ALL 9x7 LIGHTS TO BE WHELEN M9 SERIES LIGHTS, CHROME FLANGES.
6.) DOUBLE STAINLESS THRESHOLDS.
7.) STYROFOAM INSULATION, WALLS & CEILING.
8.) TECHNIQUE LED STRIP-LIGHTS IN ALL COMPARTMENTS.
9.) SMOOTH ALUMINUM KICKPLATES.
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11.) 3M SOUND DEADENING.
12.) EMERGENCY EGRESS ON REAR DOORS ONLY.

Rev.#	Revision Description	Date	Rev'd	App'vd
3				
2	REVISION DRAFT	05-14-25	SAH	
1	BID DRAFT	04-22-25	SAH	.

Stock/Job#: .	Drawing# STEPHENS-100B	Cust. App'v/Date# .	Deal'r App'v/Date: .
Osage Dealer: TEN-8 FIRE	Osage Ambulances		
End Customer: STEPHENS COUNTY			
NOTICE	Drawn By: S.A.H.	Date: 04-22-25	Scale: NOT TO SCALE
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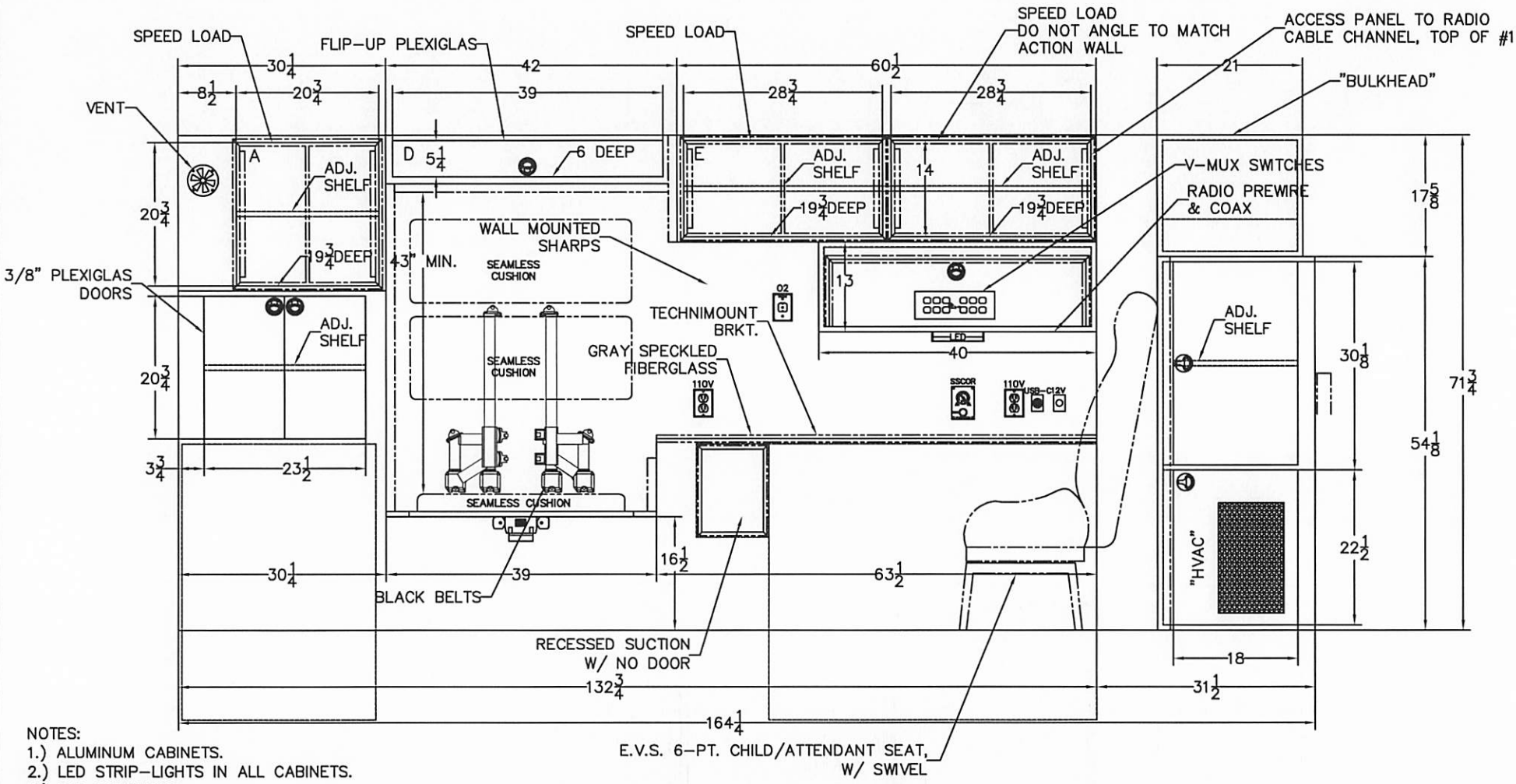


NOTES: THIS DRAWING IS NOT TO SCALE.
CHARACTERISTICS AND DIMENSIONS OF FINISHED PRODUCT MAY VARY.

NOTES:
1.) COMPARTMENT DIMENSIONS REFLECT OPENING CLEARANCE.
2.) APPROXIMATE COMPARTMENT DEPTH=20 1/2"DEEP.
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12.) EMERGENCY EGRESS ON REAR DOORS ONLY.

Rev.#	Revision Description	Date	Rev'd	App'vd
3				
2	REVISION DRAFT	05-14-25	SAH	
1	BID DRAFT	04-22-25	SAH	.

Stock/Job#: .	Drawing# STEPHENS-100C	Cust. App'v/Date# .	Deal'r App'v/Date: .
Osage Dealer: TEN-8 FIRE	Osage Ambulances		
End Customer: STEPHENS COUNTY			
NOTICE	Drawn By: S.A.H.	Date: 04-22-25	Scale: NOT TO SCALE
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NOTES:
1.) ALUMINUM CABINETS.
2.) LED STRIP-LIGHTS IN ALL CABINETS.
3.) S.S. SOUTHCOS.
4.) 170" BODY, 72" HEADROOM.

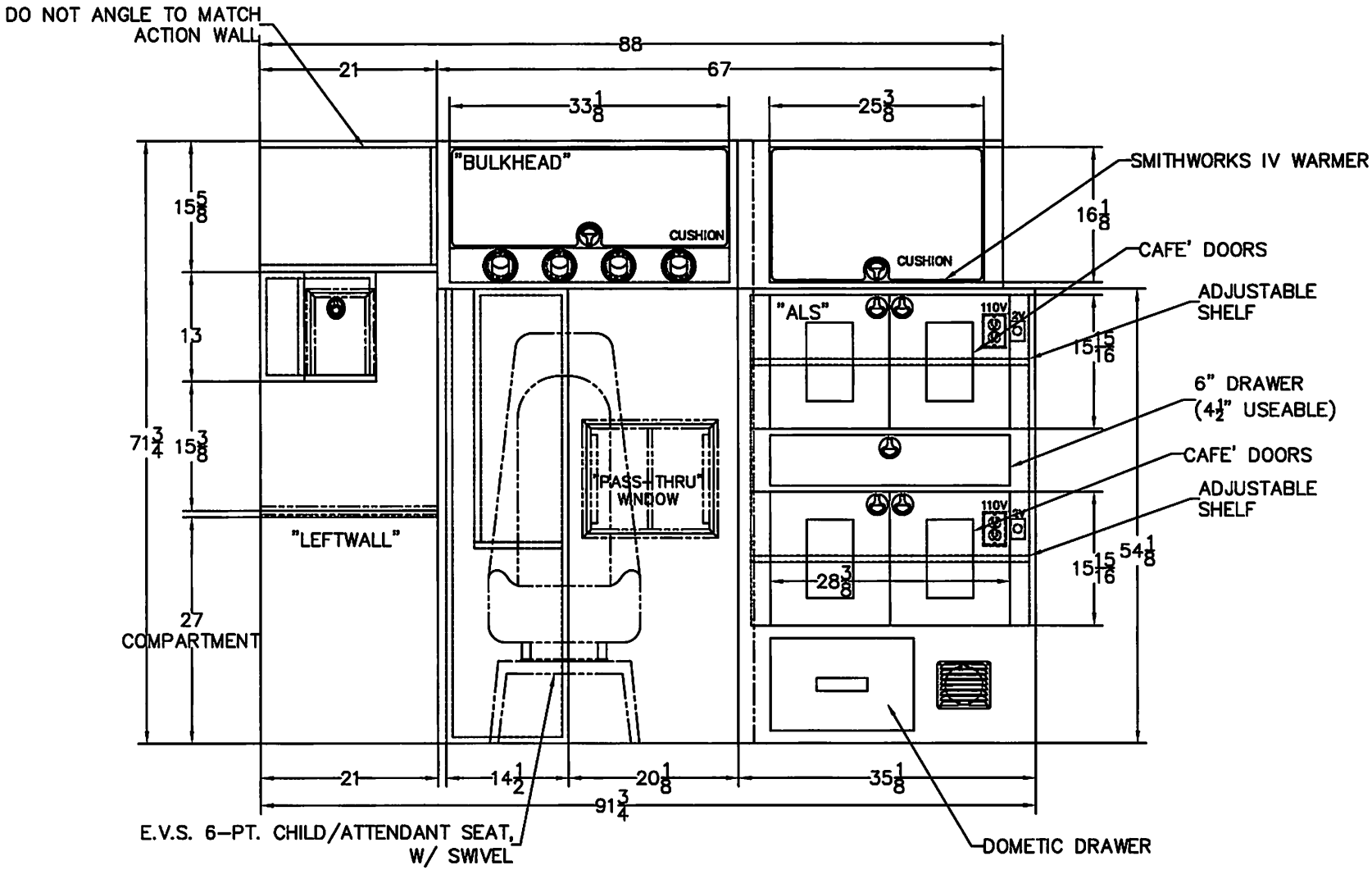
NOTES: THIS DRAWING IS NOT TO SCALE.
CHARACTERISTICS AND DIMENSIONS OF FINISHED PRODUCT MAY VARY.

NOTES: CABINET DEPTHS REPRESENT DIMENSION FROM INSIDE REAR TO FRONT FACE OF CABINETS, WITHOUT TRIM. ACTUAL WORKING DEPTH WILL BE LESS THAN DIMENSION SHOWN UNLESS OTHERWISE SPECIFIED.

Rev.#	Revision Description	Date	Rev'd	App'vd
3				
2	REVISION DRAFT	05-14-25	SAH	
1	BID DRAFT	04-22-25	SAH	.

Stock/Job#: .	Drawing# STEPHENS-101	Cust. App'v/Date# .	Deal'r App'v/Date: .
Osage Dealer: TEN-8 FIRE	Osage Ambulances		
End Customer: STEPHENS COUNTY			
Drawn By: S.A.H.	Date: 04-22-25	Scale: NOT TO SCALE	
Drawing Description: STREETSIDE INTERIOR TYPE-I SUPER-WARRIOR			Revision# 1

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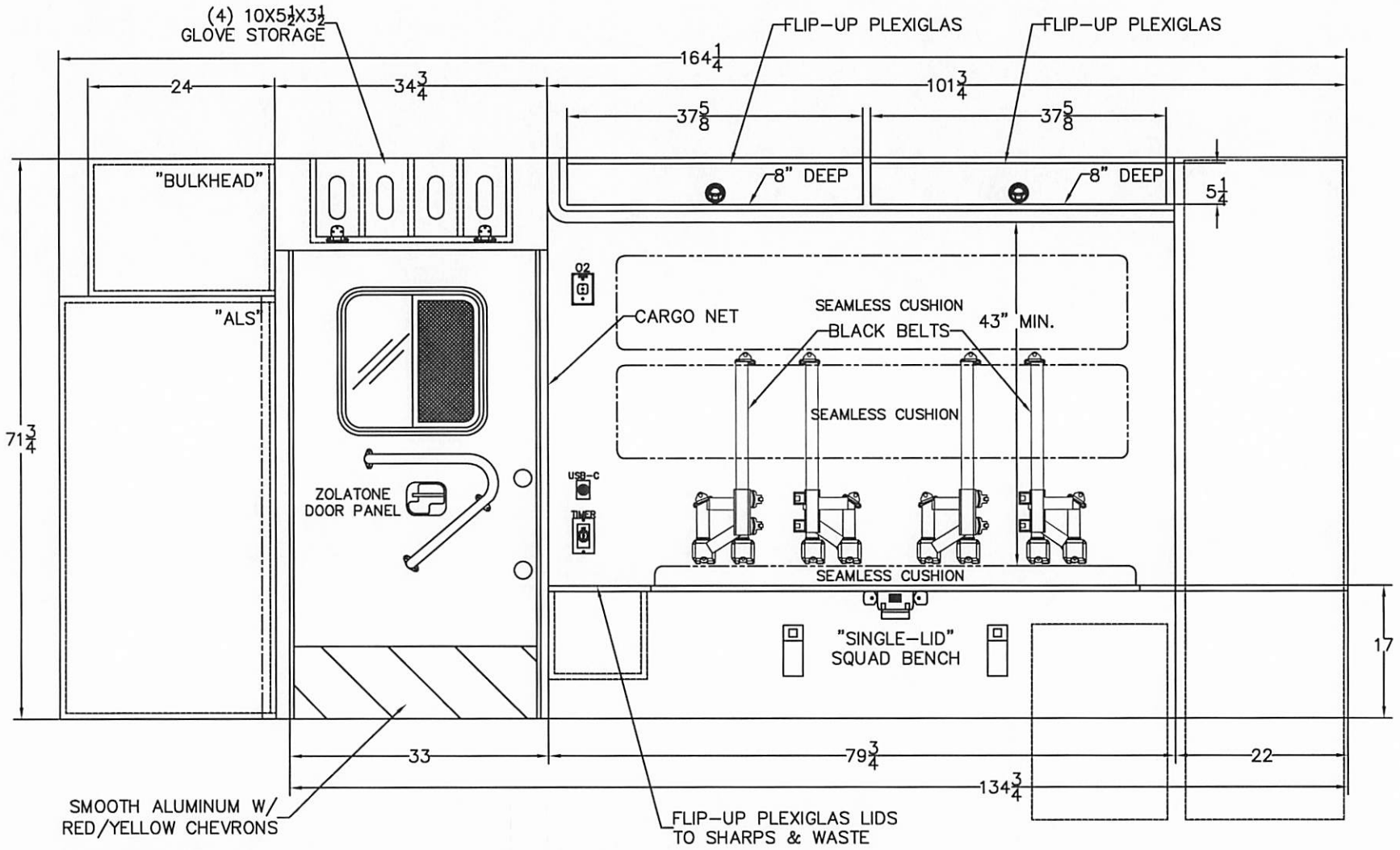


NOTES: THIS DRAWING IS NOT TO SCALE.
CHARACTERISTICS AND DIMENSIONS OF FINISHED PRODUCT MAY VARY.

NOTES: CABINET DEPTHS REPRESENT DIMENSION FROM INSIDE REAR TO FRONT FACE OF CABINETS, WITHOUT TRIM. ACTUAL WORKING DEPTH WILL BE LESS THAN DIMENSION SHOWN UNLESS OTHERWISE SPECIFIED.

Rev.#	Revision Description	Date	Rev'd	App'vd
3				
2	REVISION DRAFT	05-14-25	SAH	
1	BID DRAFT	04-22-25	SAH	.

Stock/Job#: .	Drawing# STEPHENS-102	Cust. App'v/Date# .	Deal'r App'v/Date: .
Osage Dealer: TEN-8 FIRE	Osage Ambulances		
End Customer: STEPHENS COUNTY			
NOTICE	Drawn By: S.A.H.	Date: 04-22-25	Scale: NOT TO SCALE
This drawing and/or the information hereon is the exclusive property of Osage Ambulances and shall not be reproduced, used or disclosed without the authorized written consent of Osage Ambulances.	Drawing Description: FORWARD INTERIOR TYPE-I SUPER-WARRIOR		Revision# 1

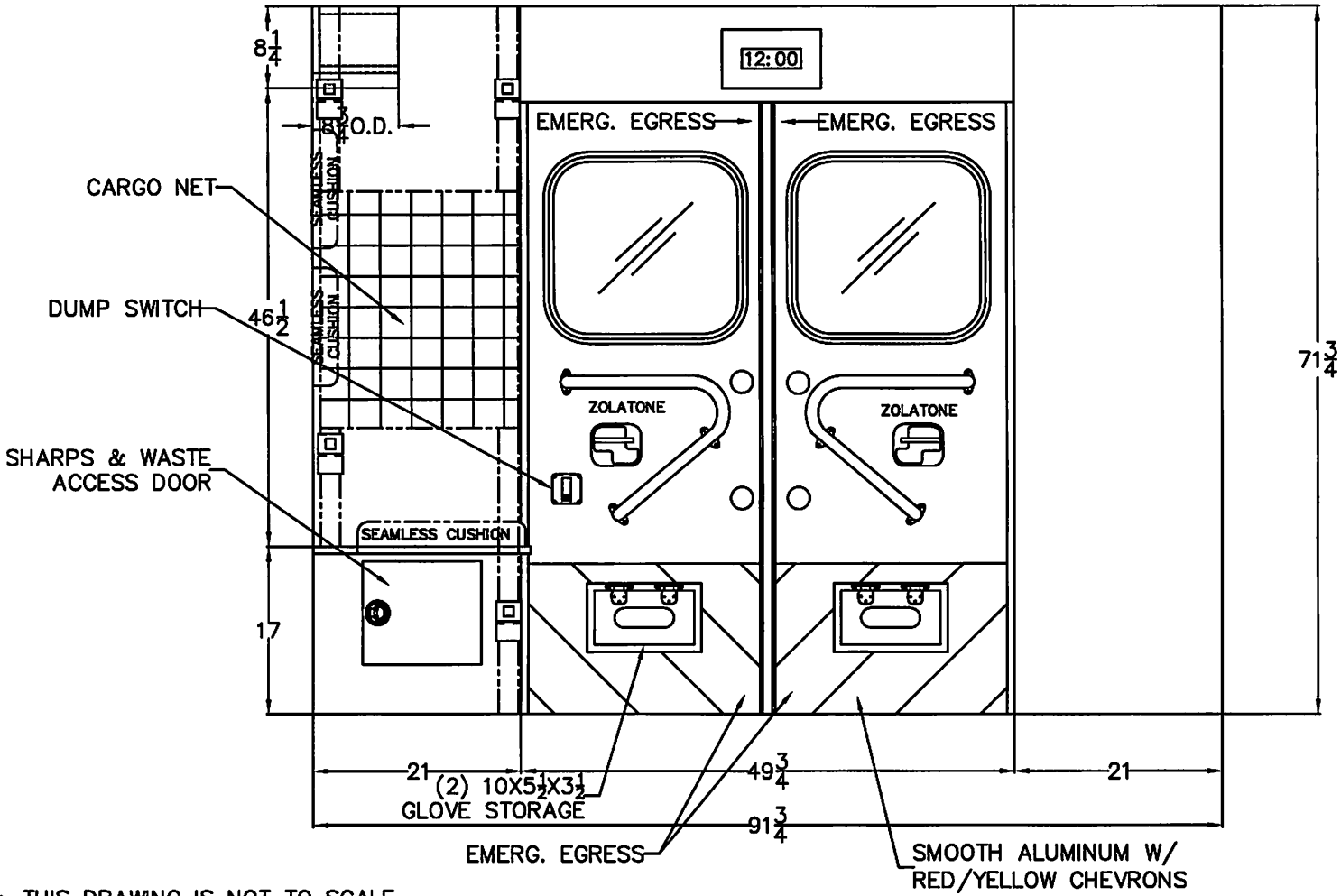


NOTES: THIS DRAWING IS NOT TO SCALE.
CHARACTERISTICS AND DIMENSIONS OF FINISHED PRODUCT MAY VARY.

NOTES: CABINET DEPTHS REPRESENT DIMENSION FROM INSIDE REAR TO FRONT FACE OF CABINETS, WITHOUT TRIM. ACTUAL WORKING DEPTH WILL BE LESS THAN DIMENSION SHOWN UNLESS OTHERWISE SPECIFIED.

Rev.#	Revision Description	Date	Rev'd	App'vd
3				
2	REVISION DRAFT	05-14-25	SAH	
1	BID DRAFT	04-22-25	SAH	.

Stock/Job#: .	Drawing# STEPHENS-103	Cust. App'v/Date# .	Deal'r App'v/Date: .
Osage Dealer: TEN-8 FIRE	Osage Ambulances		
End Customer: STEPHENS COUNTY			
NOTICE	Drawn By: S.A.H.	Date: 04-22-25	Scale: NOT TO SCALE
This drawing and/or the information hereon is the exclusive property of Osage Ambulances and shall not be reproduced, used or disclosed without the authorized written consent of Osage Ambulances.	Drawing Description: CURBSIDE INTERIOR TYPE-I SUPER-WARRIOR		Revision# 1

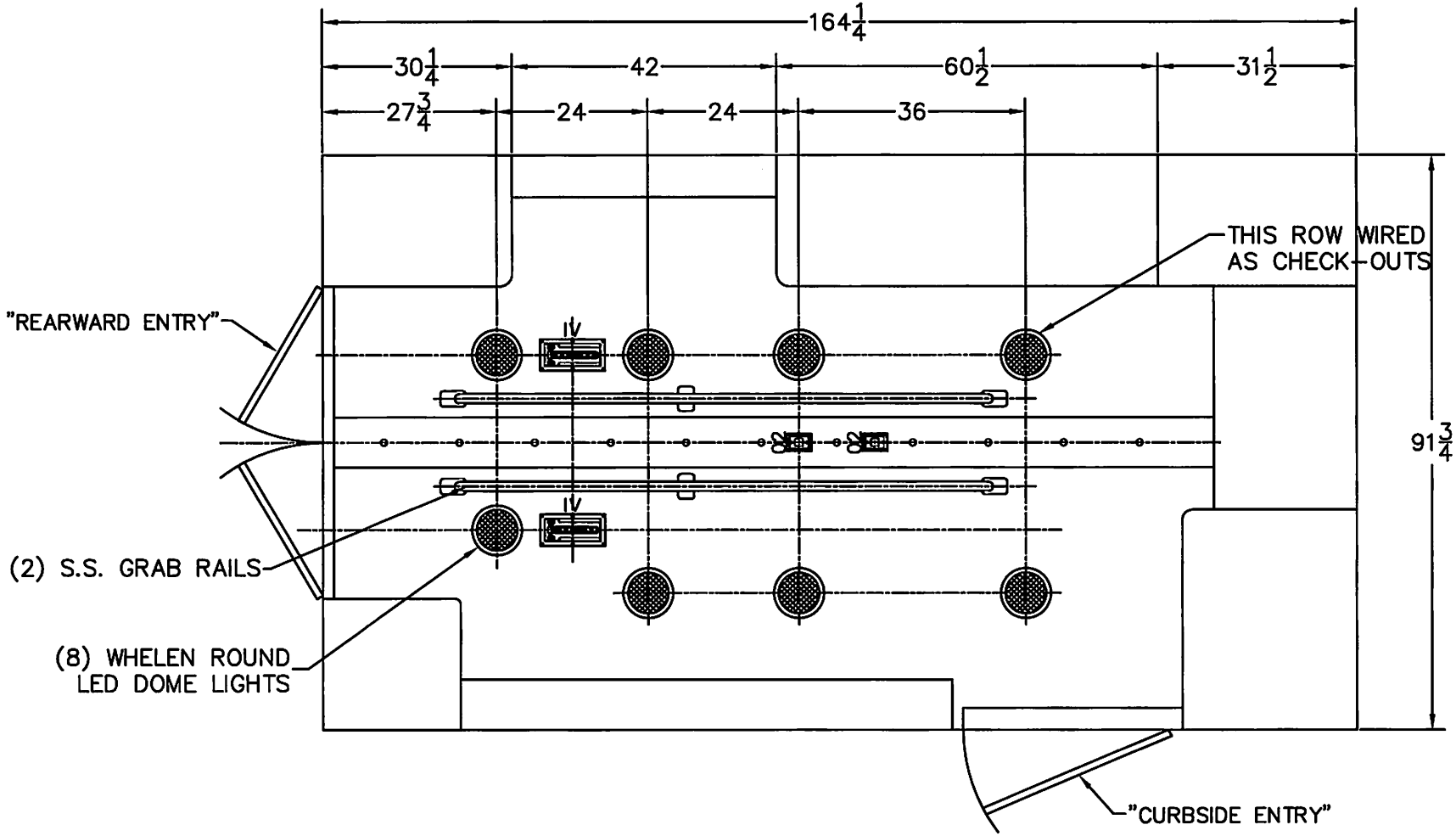


NOTES: THIS DRAWING IS NOT TO SCALE.
CHARACTERISTICS AND DIMENSIONS OF FINISHED PRODUCT MAY VARY.

NOTES: CABINET DEPTHS REPRESENT DIMENSION FROM INSIDE REAR TO FRONT FACE OF CABINETS, WITHOUT TRIM. ACTUAL WORKING DEPTH WILL BE LESS THAN DIMENSION SHOWN UNLESS OTHERWISE SPECIFIED.

Rev.#	Revision Description	Date	Rev'd	App'vd
3				
2	REVISION DRAFT	05-14-25	SAH	
1	BID DRAFT	04-22-25	SAH	.

Stock/Job#: .	Drawing# STEPHENS-104	Cust. App'v/Date# .	Deal'r App'v/Date: .
Osage Dealer: TEN-8 FIRE	Osage Ambulances		
End Customer: STEPHENS COUNTY			
NOTICE	Drawn By: S.A.H.	Date: 04-22-25	Scale: NOT TO SCALE
This drawing and/or the information hereon is the exclusive property of Osage Ambulances and shall not be reproduced, used or disclosed without the authorized written consent of Osage Ambulances.	Drawing Description: REARWARD INTERIOR TYPE-I SUPER-WARRIOR		Revision# 1

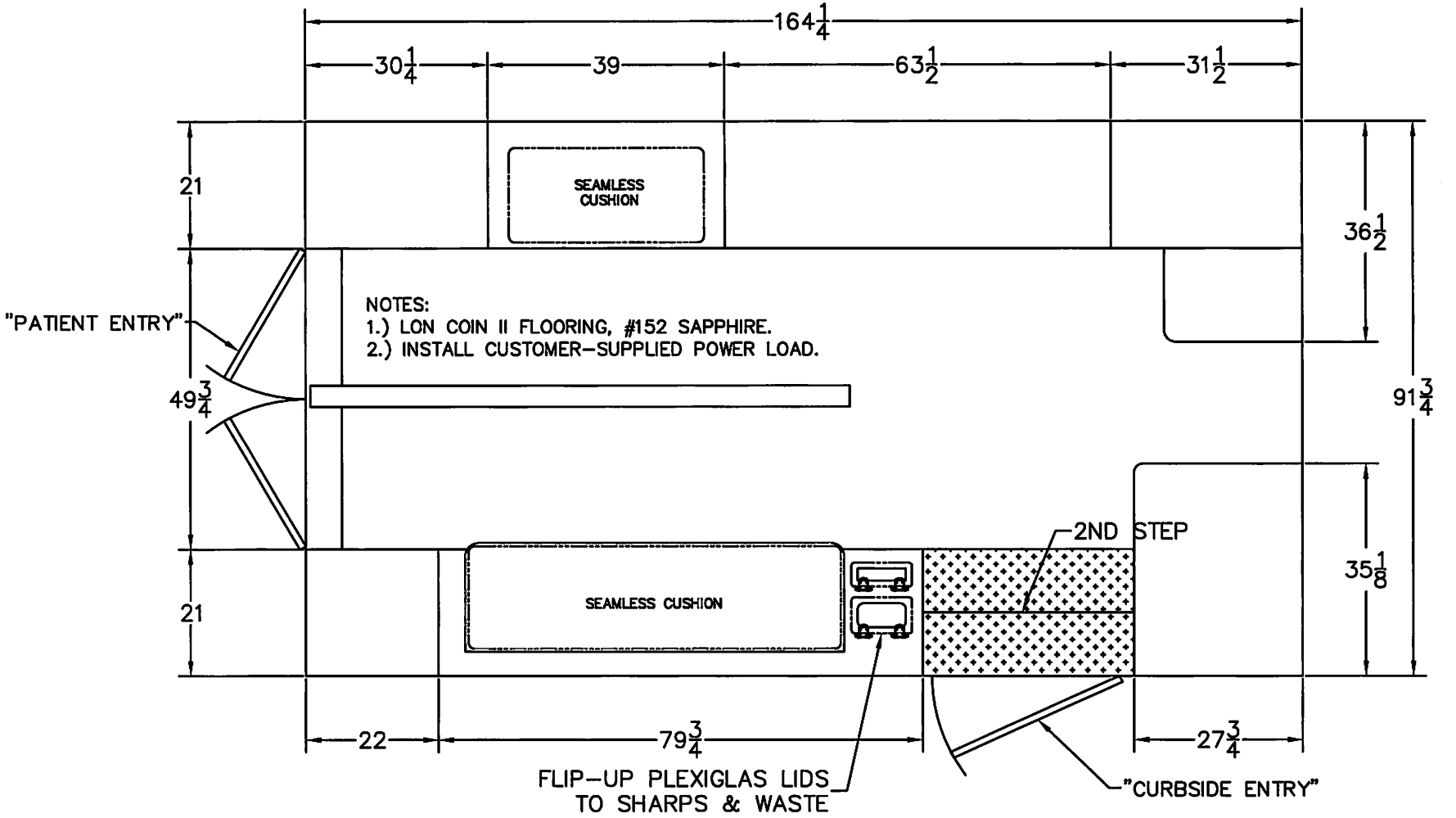


NOTES: THIS DRAWING IS NOT TO SCALE. CHARACTERISTICS AND DIMENSIONS OF FINISHED PRODUCT MAY VARY.

Rev.#	Revision Description	Date	Rev'd	App'vd
3				
2	REVISION DRAFT	05-14-25	SAH	
1	BID DRAFT	04-22-25	SAH	.

Stock/Job#: .	Drawing# STEPHENS-105	Cust. App'v/Date#: .	Deal'r App'v/Date: .
Osage Dealer: TEN-8 FIRE	Osage Ambulances		
End Customer: STEPHENS COUNTY	Drawn By: S.A.H.	Date: 04-22-25	Scale: NOT TO SCALE
NOTICE	Drawing Description: CEILING LAYOUT TYPE-I SUPER-WARRIOR		Revision# 1

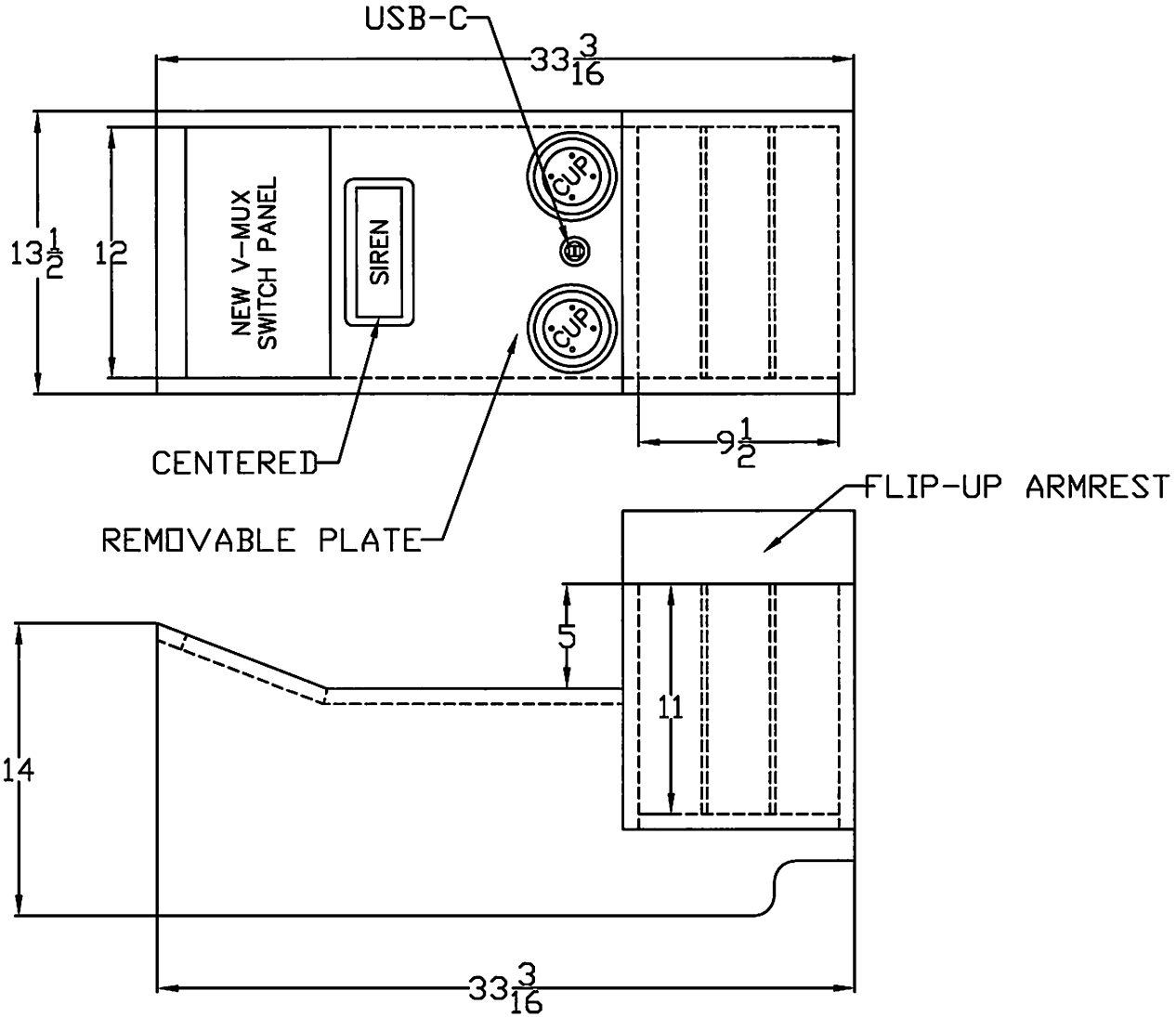
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NOTES: THIS DRAWING IS NOT TO SCALE.
CHARACTERISTICS AND DIMENSIONS OF FINISHED PRODUCT MAY VARY.

Stock/Job#: .	Drawing# STEPHENS-106	Cust. App'v/Date# .	Deal'r App'v/Date: .
Osage Dealer: TEN-8 FIRE	Osage Ambulances		
End Customer: STEPHENS COUNTY			
NOTICE	Drawn By: S.A.H.	Date: 04-22-25	Scale: NOT TO SCALE
This drawing and/or the information hereon is the exclusive property of Osage Ambulances and shall not be reproduced, used or disclosed without the authorized written consent of Osage Ambulances.	Drawing Description: FLOOR LAYOUT TYPE-I SUPER-WARRIOR		Revision# 1

Rev.#	Revision Description	Date	Rev'd	App'vd
3				
2	REVISION DRAFT	05-14-25	SAH	
1	BID DRAFT	04-22-25	SAH	.



NOTES: THIS DRAWING IS NOT TO SCALE. CHARACTERISTICS AND DIMENSIONS OF FINISHED PRODUCT MAY VARY.

Stock/Job#:	Drawing# STEPHENS-107	Cust. App'v/Date#	Deal'r App'v/Date:
Osage Dealer: TEN-8 FIRE	Osage Ambulances		
End Customer: STEPHENS COUNTY			

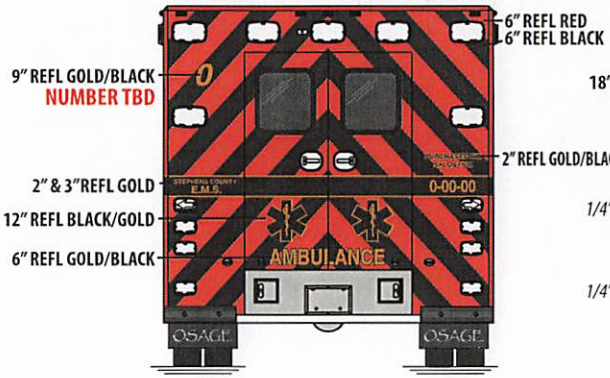
Rev.#	Revision Description	Date	Rev'd	App'vd
3				
2				
1	BID DRAFT	04-22-25	SAH	.

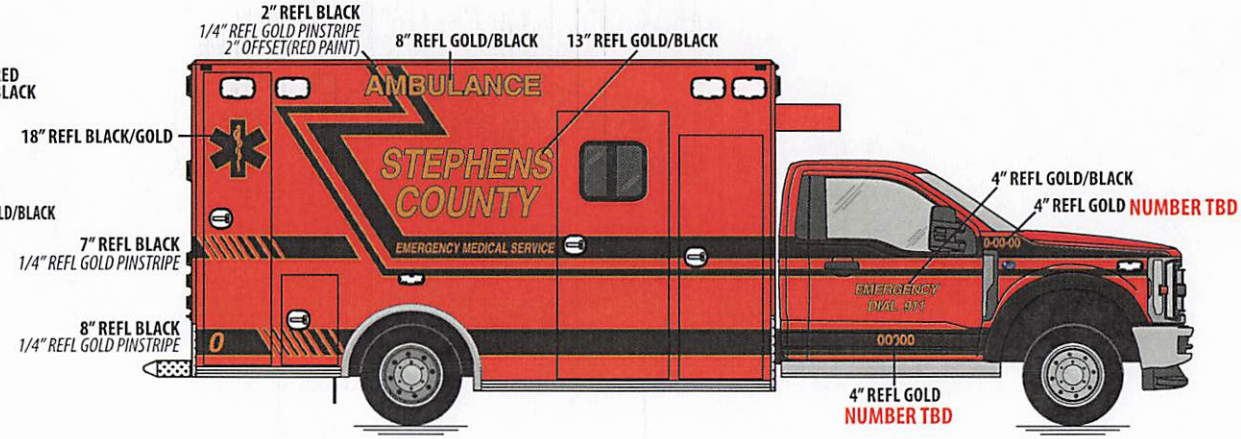
NOTICE
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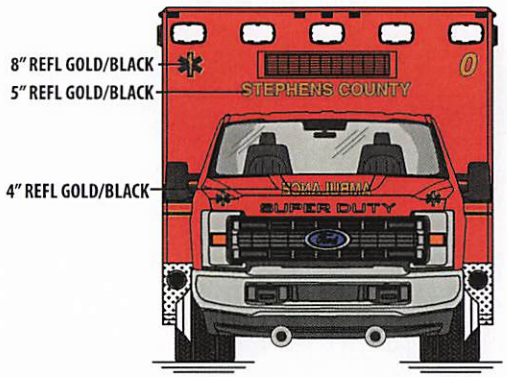
Drawn By: S.A.H.	Date: 04-22-25	Scale: NOT TO SCALE

Drawing Description: OSAGE RADIO CONSOLE TYPE I, PASS-THROUGH

Revision# 1



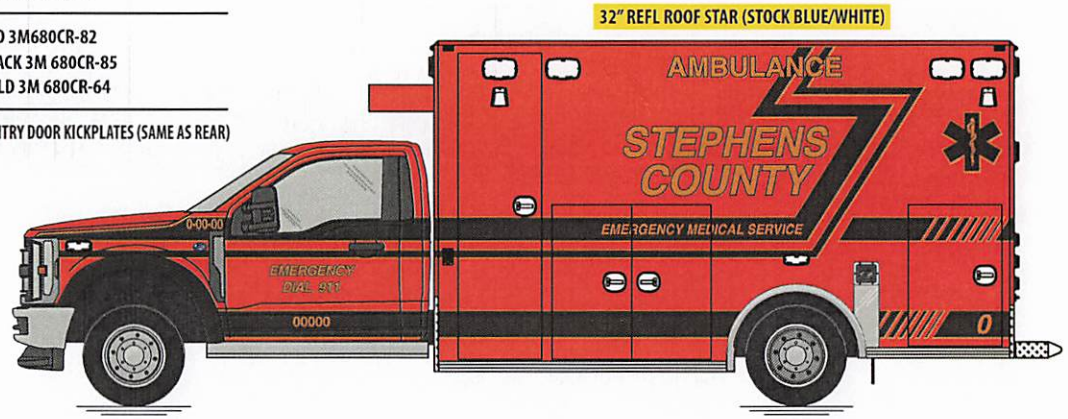




WET SAND & BUFF

- RACE RED PAINT PPG 906360
- REFLECTIVE RED 3M680CR-82
- REFLECTIVE BLACK 3M 680CR-85
- REFLECTIVE GOLD 3M 680CR-64

- CHEVRONS ON (3) ENTRY DOOR KICKPLATES (SAME AS REAR)



NOTES: THIS DRAWING IS NOT TO SCALE.
CHARACTERISTICS AND DIMENSIONS OF FINISHED PRODUCT MAY VARY.

Rev.#	Revision Description	Date	Rev'd	App'vd
3				
2	REVISION DRAFT	05-14-25	SAH	
1	BID DRAFT	04-22-25	SAH	.

Stock/Job#: J3821 - J3822	Drawing#	Cust. App'v/Date#	Deal'r App'v/Date:
Osage Dealer: TEN-8 FIRE	Osage Ambulances		
End Customer: STEPHENS COUNTY			
Drawn By: TT	Date: 03 - 06 - 26	Scale: NOT TO SCALE	
Drawing Description: EXTERIOR LAYOUT TYPE-I SUPER-WARRIOR			Revision# 3

NOTICE

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Q U O T A T I O N

SOUTHEASTERN OUTDOOR POWER EQUIPMENT LLC
430 SOUTH RICHARDSON DRIVE
Somerset , KY 42501
Phone #: (606)872-9899

PHONE #:
CELL #: (706)886-2412
ALT. #:
P.O.#:
TERMS: Net 30
SALES TYPE: Quote

DATE: 9/15/2026
ORDER #: 6180
CUSTOMER #: 101452
CP: AaronR
LOCATION: 1
STATUS: Active

BILL TO 101452

STEPHENS COUNTY PUBLIC WORKS
GA USA

SHIP TO

STEPHENS COUNTY PUBLIC WORKS
GA USA

MFR	PRODUCT NUMBER	DESCRIPTION	QTY	PRICE	NET	TOTAL
SNOWTSA	1250	1250 Gal Tank & Skid GAS, ELEC START, DELUXE CONTROL	3	$13,640.64	$13,640.64	$40,921.92
****	MISC	BRM-175 BOOM MOUNT	3	$552.37	$552.37	$1,657.11
		PER UNIT FOR GAS, ELEC START, DELUXE CONTROL PICKED UP 42501				
****	DELIVERY-MATERIALS	DELIVERY - MATERIALS	1	$1,000.00	$1,000.00	$1,000.00

Prices reflected on this quote are valid for 14 days and while current supplies last. However, prices are subject to change if the program or promotion the prices were quoted under is no longer in effect.

SUBTOTAL:	$43,579.03
TAX:	$0.00
ORDER TOTAL:	$43,579.03

Authorized By: _____

NAPA AUTO PARTS

700001564
NAPA Auto Parts - ATL564
120 E Currahee St.
Toccoa, GA 30577
(706) 886-6848

QUOTE

Date : 09/15/2026 Time : 09:14 Page : 1 / 1 Order # 332581

Quote For

50641
STEPHENS COUNTY COMMISSION
P O BOX 386
TOCCOA, GA 30577-0000

Quote By

Quote By : 33 , Noah
Sales Rep : 0 , Salesman
Quote Date : 09/15/2026
Quote : 2491

Part Number	Line	Description	Quantity	Price	Net	Total	Taxable
6191611	BUY	1065 GAL, ANTI ICE SYSTEM	3.00	23,546.91	22500.0000	67,500.00	DP
9021000	BUY	ANTI - ICE GPS	3.00	0.00	4700.0000	14,100.00	DP
		THE 6191611 HAS A 90-DAY LEAD TIME					

** Prices and Taxes Subject to Change Without Notice **

Attention : ANTI ICE SYSTEM 2

PO# : 2

Subtotal	81,600.00
Tax Estimated Using	
TABLE - 7 7.0000%	0.00
Quote Total	81,600.00