

HABERSHAM COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Conditional Use Application CU-26-02 – Self Storage and Boat/RV Storage Facility

DATE: May 7, 2026

(X) RECOMMENDATION

() POLICY DISCUSSION

BUDGET INFORMATION: N/A

() STATUS REPORT

ANNUAL-

() OTHER

CAPITAL-

COMMISSION ACTION REQUESTED ON: May 18, 2026

PURPOSE: Make a recommendation to the Board regarding application CU-26-02: William Gary is seeking a conditional use to build and operate a self-storage facility which will include boat and RV storage on Cannon Bridge Road, map parcel 043 055A (8.0 acres), in the LI, Low Intensity District.

BACKGROUND / HISTORY:

1. This property is currently vacant. Approximately, the front one-third is pastureland and the back two-thirds is wooded.
 2. The proposal is to have a self-storage facility with approximately 300 individual units. There will also be three covered parking areas for boats and recreational vehicles with a total of 51 spaces. The facility will be within a fence with a controlled access gate.
 3. There were some questions regarding a potential wetland on the property. The National Wetlands inventory showed a potential stream on the property. The applicant's engineer prepared the attached report stating the site does not include any wetlands on site. There is a stream just off the north property line which will have a setback.
 4. The property is located in a largely rural area developed with single family homes and vacant or agricultural land on this side of Cannon Bridge. There is a convenience store at the corner of Cannon Bridge Road and Smith Loop and the property directly across from this one had a CU granted a few years ago for a junk yard.
 5. The applicant's family owns land in the area and is building a horse barn and farm at the southeast corner of Cannon Bridge Rd. and Double Springs Rd.
 6. We had a couple of citizens speak in opposition to the request. They owned the property immediately north of this parcel. They expressed concerns over the use, traffic, noise, and lighting.
 7. The applicant stated they would be willing to use dark sky lighting and have a privacy fence as recommended by staff. The driveway will be required to get a GDOT driveway permit and will rpbably require a right turn decel lane.
 8. The Planning Commission made a motion to recommend approval of the facility with a privacy fence, dark sky lighting, and a 40' setback on the north side property line. This motion failed so a new motion to recommend denial was passed.
-
-

FACTS AND ISSUES: The Planning Commission forwards this application to the Board with a recommendation of Denial.

OPTIONS: The Board of Commissioners could act on this application as follows:

1. Denial of the request as recommended by the Planning Commission;
 2. Approval of the request with Conditions; or
 3. Commission defined alternative.
-
-

RECOMMENDED SAMPLE MOTION: I motion to deny CU-26-02 as recommended by the Planning Commission.

DEPARTMENT:

Prepared by: Mike Beecham

Director _____

**ADMINISTRATIVE
COMMENTS:** _____

County Manager

DATE: _____



HABERSHAM COUNTY
GEORGIA | Est. 1818

HABERSHAM COUNTY

Planning & Development

130 Jacob's Way Clarkesville, GA 30523
706-839-0140 www.habershamga.com

APPLICATION TYPE: Variance: _____ Conditional Use: ☒ Map Amendment: _____
[Check ☒ appropriate application(s)]

PLEASE BE ADVISED THIS FORM IS PUBLIC INFORMATION

Applicant / Primary Contact William Gary

Address 803 Double Springs Rd City Demorest State GA Zip 30535

Telephone # () 7705452644 Cell Telephone # () _____

E-Mail wgary@seedcapitalinvest.com

Property Owner(s): Double Springs Farm LLC

Address 803 Double Springs Rd City Demorest State GA Zip 30535

Telephone # () 6787765137 Cell Telephone # () _____

E-Mail wgary@seedcapitalinvest.com

Agent: _____

Address _____ City _____ State _____ Zip _____

Telephone # () _____ Cell Telephone # () _____

E-Mail _____

Location (Street Address) of Property: double springs

Acreage of Site: 8.03 Tax Map & Parcel#: 043 055A Existing LUI District: _____

Action Requested: Self storage with boat and Rv storage

Cite Pertinent Section(s): _____

Existing Use: _____

Proposed Use: _____

APPLICATION PROCESS FEE: \$300.00



HABERSHAM COUNTY

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PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant and/or agent listed below is authorized to act as the applicant and/or agent in the pursuit of the proposed application of this property.

Property Owner/Executor/Officer
(Print)

Property Owner/Executor/Officer
(Signature)

Authorized Agent
(Print)

Authorized Agent
(Signature)

01/20/2026

/ /

Date of Signature

01/20/2026

/ /

Date of Signature



HABERSHAM COUNTY

Planning & Development

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706-839-0140 www.habershamga.com

CAMPAIGN CONTRIBUTION DISCLOSURE FORM

Required For All Applications Regarding the Comprehensive Land Development Resolution

Disclosure of Campaign Contributions:

When any application is made for a Public Hearing with regards to the Comprehensive Land Development Resolution within two (2) years immediately preceding the filing of the applicant's application for public hearing, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing body of the respective local government showing:

- (1). the name and official position of the local government official to whom the campaign contribution was made; and
- (2). The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of the application for public hearing and the date of each contribution; and
- (3). The disclosure shall be marked by the **applicant, property owner, or person representing the property owner** and shall be filed within ten (10) days after the application for Public Hearing is first filed with the Planning Staff. If the disclosure is not provided to the Planning Staff within said 10 days, the application shall be removed from the scheduled agenda.

I hereby certify that I have ☒; I have not ☐; (please ☒ one) read the above and that:

Within the two (2) years immediately preceding this date, I have; ☒ I have not ☐; (please ☒ one) made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

If you have made such contributions, you must provide the data required below within 10 days of filing this application.

Name of Official(s)	Office	Amount	Date of Contribution
William Gary			
Applicant's Name (Please Print)			
Signature of Applicant			
			01/20/2026
			Date of Signature

William Gary
803 Double Springs Road
Demorest, Georgia 30535
wgary@seedcapitalinvest.com
770-545-2644

Date: March 30, 2026

To: Habersham County Planning Commission
Habersham County Board of Commissioners

Subject: Letter of Intent – Proposed Self-Storage Development

Dear Members of the Planning Commission and Board of Commissioners,

I am writing to present my intent for a proposed self-storage development in Habersham County.

The property is located approximately a quarter mile from my family's farm and directly across from a horse barn we are currently building. This is an area where my family lives and spends time, and we are invested in maintaining its quality and character.

Our goal is to design a facility that fits within the surrounding countryside and connects with nearby properties. The horse farm across the street will have a four-board fence, and we plan to match that same fencing style along the road frontage. We are also keeping a consistent color scheme between the farm, horse barn, fencing, and the self-storage facility to create a cohesive look. We want the project to align with the surrounding farms and maintain a clean, orderly appearance—not feel like a typical large corporate self-storage site.

As a student at Piedmont University, I value the opportunity to invest in and contribute to the same community where I have received my education. This project is intended to be a long-term investment, and we will take a careful approach to ensure it complements the area.

Thank you for your time and consideration. I appreciate the opportunity to present this project.

Sincerely,

William Gary





HABERSHAM COUNTY

Planning & Development Department

130 Jacob's Way, Clarkesville, GA 30523

706-839-0140 www.habershamga.com

Habersham County Planning Commission Conditional Use Staff Report

APPLICATION NUMBER: CU-26-02

REQUESTED ACTION: William Gary is seeking a Conditional Use to be allowed to operate a self-storage facility that will include boat & R/V storage on his property. The tract is located on Cannon Bridge Rd. and is further identified as Map 043 Parcel 055A.

Synopsis: Initial inquiry regarding this was addressed when applicant came in to discuss future plans of the property and the opening of a self-storage facility.

PETITIONER: William Gary.

PROPERTY OWNER: William Gary (Double Springs Farm).

EXISTING USE: Residential

PROPOSED USE: Self-storage facility with boat & R/V storage.

LOCATION: Cannon Bridge Rd.

PARCEL(S) SIZE: 8 acre(s).

MAP# 043 PARCEL# 055A.

EXISTING & FUTURE LAND USE DISTRICT:

	Current Zoning District	2029 Future Land Use Designation
Parcel	LI	Suburban Transition
North	LI	Suburban Transition
East	LI	Suburban Transition
South	LI	Suburban Transition

MEETING DATES: Planning Commission: May 5, 2026

Board of Commissioners: May 18, 2026

PLANNING ANALYSIS:

1. The existing land uses and zoning classification of nearby property;

The current zoning classification of this parcel is LI – Low Intensity. The current land use is Suburban Transition as well as adjoining property.

2. The suitability of the subject property for the zoned purposes;

The property is designated as LI – Low Intensity. This district will provide and protect an environment suitable for single-family detached residential uses or individual lots, conventional subdivisions and master planned developments, together with such other accessory uses as may be necessary to and compatible with low density residential surroundings.

3. The extent to which the property values of the subject property are diminished by the particular zoning restrictions;

It is the intent of the Conditional Use process to permit specific uses compatible with a residential area. The process will assist in determining the need for buffers, parking, hours of operation and other concerns that may be presented.

4. The extent to which the diminution of property values of the subject property promote the health, safety, morals or general welfare of the public;

Property values are not diminished by the current zoning.

5. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

A self-storage facility could be a hardship to the community if not used within certain guidelines.

6. Whether the subject property has a reasonable economic use as currently zoned;

Property does have a reasonable economic use within the LI District.

7. Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property;

The compatibility of the proposed use with adjacent properties is critical. Specific criteria will need to be addressed such as hours of operation, capacity, noise, sanitation, buffers, etc., to promote harmony and balance in an existing rural neighborhood.

8. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property;

The existing land use patterns in the area is primarily rural. However, during certain times, an increase in traffic, noise, etc. may be an issue that needs to be addressed.

9. Whether the zoning proposal is in conformity with the policies and intent of the land use plan;

The Comprehensive Plan identifies this area as Suburban Transition. The scope of the proposed use will support compatibility and balance if certain criteria is met.

10. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

The increase of noise and traffic could possibly be an issue to the neighborhood.

11. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

The balance of the above mentioned issues at this location are essential to maintaining the integrity of the Comprehensive Plan. The proposed use may need to have restrictions placed upon it to support harmony and balance in this rural neighborhood.

Staff Recommendation:

The Conditional Use request is to allow the applicant and property owner to open up a self-storage facility that will include boat & R/V storage. A site plan has been submitted that shows the details and layout of the proposal. The property is located approximately a quarter of a mile from their family farm and also near where they live and spend most of their time. The goal is to design a facility that fits within surrounding countryside and connects with nearby properties. They want the project to align with the surrounding farms and maintain a clean orderly appearance. The owner plans to have a climate-controlled building that will offer different sizes of storage units. There will be (51) covered parking spaces that can be used for boat and R/V storage. The applicant plans to have perimeter fencing and 24-hour monitoring of the facility. There have been some questions on whether or not the proposed project is in a "wetlands" area. The applicant has submitted a letter from a certified engineering group that gives their professional opinion on the matter. Although the proposal could be very beneficial to the community, Planning Staff would like to recommend the following conditions if the proposal is approved. This will in turn help to ensure that the beauty and character of the community is kept. Therefore, Planning Staff recommends **approval** of **CU-26-02** with the following conditions.

- Lighting should be a priority and the use of "dark sky lighting" would be great in this situation and provide sufficient and nonburdensome illumination.
- Staff would also like to see on the sides and rear portion of the perimeter some kind of privacy screening put into place.
- Approval from GA DOT for the driveway will need to be provided as well.

Staff recommends:

☐ Approve as Submitted
☐ Denial

☒ Approval with Conditions
☐ Table

Planning Commission recommends:

☐ Approve as Submitted
☒ Denial (5-5-26)

☐ Approval with Conditions
☐ Table

Board of Commissioners Decision:

☐ Approve as Submitted
☐ Denial

☐ Approval with Conditions
☐ Table



DuSouth

Land Surveying
Civil Engineering

22 Robert Wood Road
Marietta, GA 30067
770-426-1234
Fax: 770-426-1235
Email: info@duSouth.com
Website: www.duSouth.com

HABERSHAM STORAGE

CANNON BRIDGE ROAD
HABERSHAM COUNTY, GEORGIA

SITE DEVELOPMENT PLANS FOR

Rev.	Date	Description
1	APRIL 28, 2025	Initial Site Plan
2		
3		
4		
5		
6		
7		
8		
9		
10		

Date

APRIL 28, 2025

Project No.

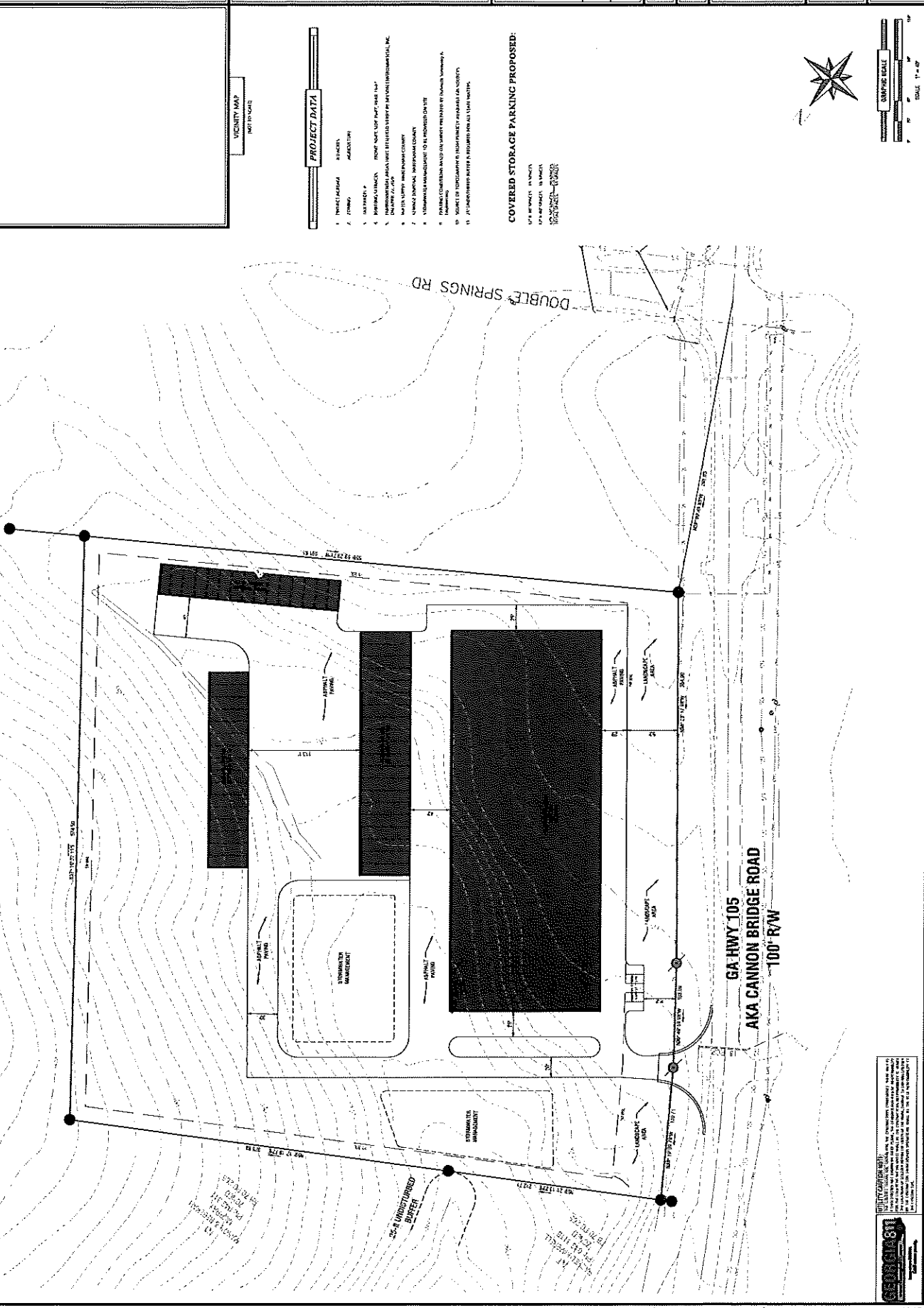
23-180

County

Sheet Title

PRELIMINARY SITE PLAN

Sheet Number



- PROJECT DATA**

PROJECT NAME: HABERSHAM STORAGE

PROJECT LOCATION: CANNON BRIDGE ROAD, HABERSHAM COUNTY, GEORGIA

PROJECT OWNER: HABERSHAM STORAGE, LLC

PROJECT ENGINEER: DUSOUTH

PROJECT DATE: APRIL 28, 2025

PROJECT SCALE: 1" = 40'

PROJECT SHEET: 1 OF 1
- COVERED STORAGE PARKING PROPOSED:**

1. 10' WIDE ASPHALT DRIVE

2. 10' WIDE ASPHALT DRIVE

3. 10' WIDE ASPHALT DRIVE

4. 10' WIDE ASPHALT DRIVE

5. 10' WIDE ASPHALT DRIVE

6. 10' WIDE ASPHALT DRIVE

7. 10' WIDE ASPHALT DRIVE

8. 10' WIDE ASPHALT DRIVE

9. 10' WIDE ASPHALT DRIVE

10. 10' WIDE ASPHALT DRIVE

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.

3. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.

4. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.

5. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.

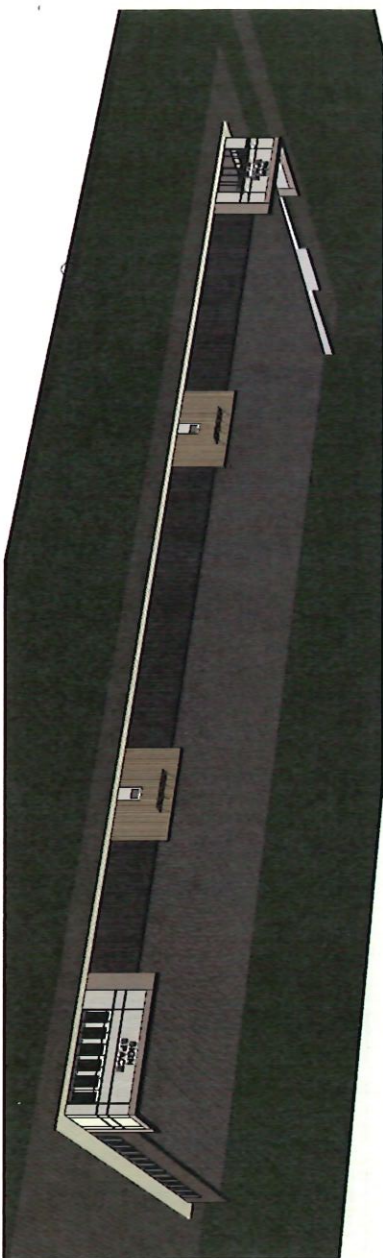
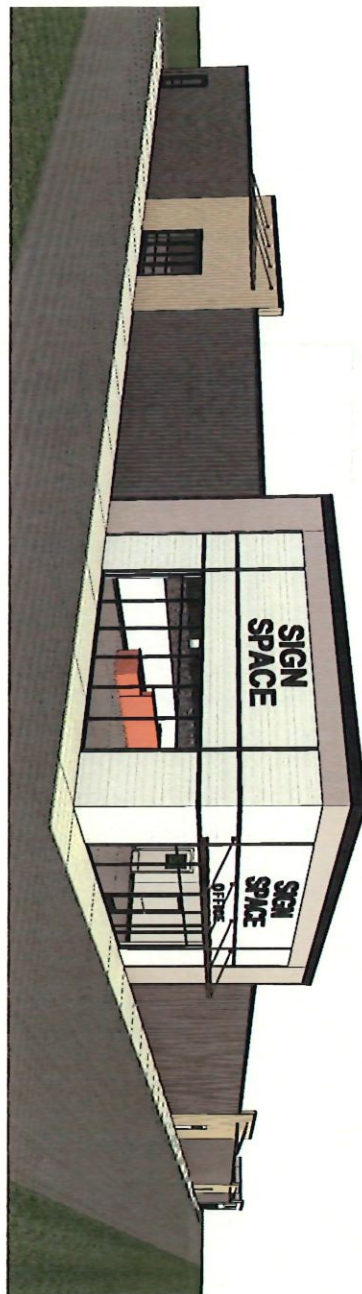
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10. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.



S E A L

RICHARD A. SINGH
MORRIS
SUITE 8001
ALBANY PARK, AL
95762
308.410.7444

NEW SELF STORAGE FACILITY

DOUBLE SPRING STORAGE

ARCH L. TRULOCK, ARCHITECT

[illegible]

DATE :	03/12/04
FOR :	CONSTRUCTION INCORPORATION
PROJECT # :	1002 MO
3D PERSPECTIVES	
TITLE	

SHEET

A5.0

- T I T L E

100 57

A1.1

SEAL

[illegible]

GEOIMAGE
LAND SURVEYING, LAND PLANNING & DESIGN
21 ENOTA STREET, DALLHOVEGA, GA 30533, (706) 864-7298



PLAY DATE:
JUNE 13, 2018
FIELD DATES:
APRIL, 2004 &
JUNE, 2018

FIELD CREW: SM, AS, PA
& JCH
DRAWN BY: JCH

RAW FILE: TROTTER B

JOB #1762

PLAT OF PARCEL DIVISION SURVEY FOR

TROTTER FARMS LLC

LAND LOT 35, 10TH DISTRICT, 1ST SECTION
HABERSHAM COUNTY, GEORGIA

eFiled & eRecorded
DATE: 7/12/2021
TIME: 2:08 PM
DEED BOOK: 01270
PAGE: 00963 - 00967
RECORDING FEES: \$25.00
TRANSFER TAX: \$1495.00
PARTICIPANT ID: 5959440500
CLERK: David C Wall
HABERSHAM County, GA
PT61: 0682021001555

The Abram Law Group, LLC
1200 Ashwood Parkway, Suite 560
Atlanta, GA 30338
770/349-0120
File #20-0340

**DOCUMENT PREPARATION ONLY
LIMITED WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF HABERSHAM

THIS INDENTURE made as of the ~~24~~²⁵ day of June, in the year two thousand and twenty one,
between

MULKEY FAMILY HOLDINGS LLC
a Georgia limited liability company

as party or parties of the first part, hereinafter called Grantor, and

DOUBLE SPRINGS FARM, LLC
a Georgia limited liability company

as party or parties of the second part, hereinafter called Grantee, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents, does grant, bargain, sell and convey unto the said Grantee, the following described real property to-wit:

ALL THAT TRACT or parcel of land lying and being in 1486th G.M.D and Land Lots 35 and 48 of the 10th District, Habersham County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for a complete legal description.

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

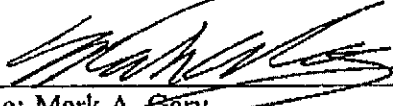
And the said Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons, claiming by, through, or under said Grantor.

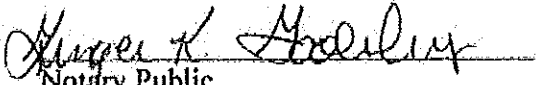
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

Mulkey Family Holdings LLC

Witness

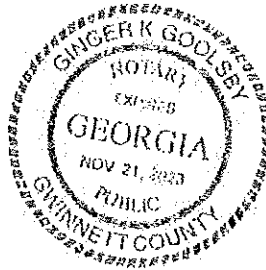
BY:  (SEAL)
Name: Mark A. Gary
Title: Member


Notary Public

My commission expires:

[Notary Seal]

11/21/2023



SeedCapital\DoubleSprings\LLWD Conveyance to DoubleSpringsFarmLLC

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in the 1486th G.M.D. of Habersham County, Georgia, and being shown as Tract A (containing 24.64 acres), Tract B (containing 29.43 acres), Tract C (containing 1.25 acres) and Tract D (containing 1.39 acres) (total of 56.71 acres) per that certain Survey for Double Springs Farm & Mark Gary prepared by DuSouth Surveying & Engineering, Inc., Jerry D. Wood, Georgia RLS #2999, dated 01/20/20, and being more particularly described as follows:

TRACT A:

To find the Point of Beginning commence at the intersection of the centerline of Eller Road with the centerline of Jud Tench Road (40 foot right of way); proceed thence from said intersection north 58°36'19" west 37.89 feet to a one-half inch iron pin found on the southeasterly right of way of Jud Tench Road and the POINT OF BEGINNING; and from said POINT OF BEGINNING proceed along said right of way north 31°35'18" east 70.0 feet to an iron pin set; thence leaving said right of way and proceed south 61°42'13" east 30.0 feet to an iron pin set; proceed thence north 59°35'12" east 127.30 feet to an iron pin set; proceed thence north 35°35'37" east 164.17 feet to a one-half inch rebar found; proceed thence north 37°44'56" east 146.49 feet to a one-half inch rebar found; proceed thence north 37°50'38" east 107.89 feet to a one-half inch rebar found; proceed thence south 34°32'27" east 172.62 feet to a concrete monument found; proceed thence north 58°36'10" east 307.71 feet to an iron pin set; proceed thence north 59°31'13" east 363.66 feet to an X found on rock; proceed thence south 29°26'02" east 279.10 feet to a concrete monument found; proceed thence south 29°51'33" east 448.23 feet to a one-half inch rebar found on the northerly right of way of Double Springs Road (80 foot right of way); proceed thence along said right of way the following courses and distances: south 54°22'52" west 385.35 feet to an iron pin set; southwesterly along the arc of a curve having a radius of 5804.56 feet, said arc being subtended by a chord bearing south 57°56'31" west and having a chord length of 748.64 feet, an arc distance of 749.16 feet to an iron pin set; south 61°23'58" west 257.55 feet to an angle iron found; thence leaving said right of way and proceed north 28°45'26" west 552.96 feet to a one-half inch rebar found; proceed thence north 40°56'16" east 51.52 feet to a one-half inch rebar found; proceed thence north 30°34'11" east 150.53 feet to an iron pin set; proceed thence north 59°17'00" west 150.0 feet to the POINT OF BEGINNING.

AND

TRACTS B AND C:

To find the Point of Beginning commence at the intersection of the southerly right of way of Double Spring Road (80 foot right of way) with the easterly right of way of Mulkey Road (apparent 50 foot right of way); proceed thence from said intersection along the easterly right of way of Mulkey Road south 21°51'04" west 224.88 feet to an iron pin set and the POINT OF BEGINNING; and from said POINT OF BEGINNING and leaving said right of way and proceed north 59°12'01" east 212.40 feet to an iron pin set; proceed thence north 30°28'11" west 220.71 feet to a one-half inch rebar found on the southerly right of way of Double Spring Road; proceed thence along said right of way north 61°18'03" east 376.74 feet to an iron pin set; thence leaving said right of way and proceed south 30°00'00" east 305.00 feet to an iron pin set; proceed thence north 60°00'00" east 75.0 feet to an iron pin set; proceed thence north 30°00'08" west 50.09 feet to an iron pin set; proceed thence north 60°58'44" east 256.05 feet to an iron pin set; proceed thence north 24°00'03" west 250.57 feet to an iron pin set on the southerly right of way of Double Springs Road; proceed thence along said right of way the following courses and distances: north 61°27'45" east 157.02 feet to an iron pin set; northeasterly along the arc of a curve having a radius of 5589.47 feet, said arc being subtended by a chord bearing north 59°00'42" east and having a chord

length of 531.18 feet, an arc distance of 531.38 feet to a one-half inch rebar found; north 55°57'32" east 64.28 feet to an iron pin set; north 54°44'44" east 163.76 feet to an iron pin set; north 54°34'25" east 143.97 feet to an axel found; thence leaving said right of way and proceed south 19°29'47" east 234.00 feet to an axel found; proceed thence south 21°05'43" east 339.56 feet to an axel found; proceed thence south 45°48'32" east 276.18 feet to an axel found; proceed thence south 60°41'28" west 321.92 feet to a three quarters inch rebar found; proceed thence south 60°05'20" west 893.74 feet to a spindle found; proceed thence south 64°33'07" west 657.15 feet to a three-quarter inch rebar found; proceed thence north 25°27'08" west 126.72 feet to a concrete monument found; proceed thence north 25°24'11" west 157.98 feet to an iron pin set; proceed thence north 25°24'56" west 150.17 feet to a three quarter inch rebar found; proceed thence south 59°32'42" west 150.11 feet to a three eights inch rebar found on the easterly right of way of Mulkey Road; proceed thence along said right of way north 28°12'15" west 98.28 feet to the POINT OF BEGINNING.

AND

TRACT D:

To find the Point of Beginning commence at the intersection of the centerline of Eller Road with the centerline of Jud Tench Road (40 foot right of way); proceed thence from said intersection south 59°17'00" east 150.00 feet to an iron pin set; proceed thence south 30°34'11" west 150.53 feet to a one-half inch rebar found; proceed thence south 40°56'16" west 51.52 feet to a one-half inch rebar found; proceed thence south 28°45'26" east 552.96 feet to an angle iron found on the northerly right of way of Double Springs Road; proceed thence along said right of way south 61°22'23" west 150.01 feet to a one-half inch rebar found; thence leaving said right of way and proceed north 28°32'39" west 293.24 feet to a one-half inch rebar found and the POINT OF BEGINNING; and from said POINT OF BEGINNING proceed south 62°15'23" west 149.31 feet to a one-half inch rebar found proceed thence south 61°36'18" west 150.80 feet to an iron pin set; proceed thence south 28°37'53" east 145.11 feet to a four inch wooden fence post; proceed thence south 60°58'38" west 149.79 feet to a one-half inch rebar found; proceed thence north 07°15'38" west 150.04 feet to a one-half inch rebar found proceed thence north 21°18'46" east 57.82 feet to an axle found; proceed thence north 34°12'44" east 150.07 feet to a three-eighths inch rebar found; proceed thence north 33°56'57" east 149.63 feet to a one-half inch rebar found; proceed thence north 38°54'34" east 91.17 feet to an iron pin found; proceed thence south 28°43'47" east 205.98 feet to the POINT OF BEGINNING.

AND

All that tract or parcel of land lying and being in Land Lot 35 in the 10th District of Habersham County, Georgia, containing 8.00 acres and more particularly shown on that certain plat of survey for Trotter Farms LLC by, Geolmage LLC, dated June 13, 2018, filed June 27, 2018, recorded in Plat Book 69, page 155 in the records of the Clerk of Superior Court Habersham County, Georgia.

AND

All that tract or parcel of land lying and being in Land Lot 48 in the 10th District of Habersham County, Georgia, containing 1.000 acres and more particularly shown as Tract C on that certain plat of survey for The Estate of Dorothy D. Trotter, by Geolmage LLC, dated April 22, 2002, filed May 14, 2013, recorded in Plat Book 65, page 113 in the records of the Clerk of Superior Court Habersham County, Georgia.

AND

All that tract or parcel of land lying and being in Land Lot 48 in the 10th District of Habersham County, Georgia, containing 17.247 acres and more particularly shown as Tract A on that certain plat of survey for The Estate of Dorothy D. Trotter, by GeoImage LLC, dated April 22, 2002, filed May 14, 2013, recorded in Plat Book 65, page 113 in the records of the Clerk of Superior Court Habersham County,

HABERSHAM STORAGE

HABERSHAM COUNTY, GEORGIA

SITE RECONNAISSANCE FOR WETLANDS, STREAMS, AND STREAM BUFFERS

PREPARED: APRIL 22, 2026 FOR: SEED CAPITAL INVESTMENTS, LLC

On April 20, 2026, NEI reviewed "Habersham Storage" to determine the extent of aquatic areas we believe would be jurisdictional to the US Army Corps of Engineers (USACE) under *Section 404 of the Clean Water Act* and to identify waters of the State where we believe the Georgia Environmental Protection Division (GAEPD) would regulate land disturbance in the "stream buffers." The study area is approximately eight (8) acres in size and is located approximately 300 feet northwest of the intersection of Cannon Bridge Road and Double Springs Road in Demorest, Habersham County, Georgia.

SUMMARY OF FINDINGS

TOTAL STUDY AREA	~ 8 AC
Wetland	0 AC
Intermittent Stream	~ 17 LF
Ephemeral Stream	~ 12 LF

PROPERTY DESCRIPTION

At the time of the on-site reconnaissance, most of the study area was vegetated by mixed hardwood/pine forest with moderately dense understory. The southwest portion of the study area consisted primarily of maintained upland pasture. The topography of the study area was consistent with the Southern Inner Piedmont ecoregion with slopes ranging up to 25 percent. A single-family home is located to the north of the property. Cannon Bridge Road borders the study area to the west.

AQUATIC RESOURCES

- An Intermittent Stream ((a)(3) water) was identified originating immediately to the north of the study area. The stream originated where ephemeral flow gained hydrological characteristics indicative of intermittent flow, and where soil based evidence of a seasonally high-water table was identified. The intermittent stream continues northeast outside the study area. The stream was up to approximately four feet wide, entrenched up to approximately six feet, and contained sand, cobble, and boulder substrates.
- An Ephemeral Stream ((a)(3) water) was identified on the north portion of the study area. The ephemeral stream originated near the north parcel boundary where overland flow consolidated at a headcut to form the features of a defined bed and banks. Recent channel scour in the dry stream channel was evidenced by the relative absence of leaf litter compared to the surrounding upland areas. The stream was up to approximately four feet wide, entrenched up to approximately four feet, and contained sand and cobble substrates.
- At the time of on-site reconnaissance, the rest of the study area appeared to be upland.

SUMMARY OF OUR WORK ACTIVITY AND PERTINENT REGULATIONS

After reviewing available remote data including aerial photography, USGS topography, the National Wetlands Inventory mapping, the USDA soils survey, the FEMA flood hazard mapping, USGS Stream Stats mapping, and other available data as appropriate, field reconnaissance was conducted to locate on-site aquatic resources. The typical field reconnaissance generally commences along the lower elevation areas of the study area, then works up-valley until no further evidence of aquatic resources is found.

Antecedent Precipitation Tool

The Antecedent Precipitation Tool (APT), developed by the USACE, provides climatic context by comparing recent precipitation at a site to long-term historical averages, typically based on the 30-year record. The tool evaluates cumulative rainfall over multiple antecedent periods to characterize conditions as wetter than normal, normal, or drier than normal and is intended to provide supporting climatic context for field observations. Climatic conditions may affect the expression of some aquatic resource field indicators. Based on APT results at the time of the April 2026 site reconnaissance, **antecedent precipitation conditions within the study area were drier than normal.**

Mapping and GPS Deliverable

- **Mapping:** As part of this site review, the accompanying mapping and illustrations were prepared: a location map; USGS quad map; aerial photograph; USDA NRCS soils map; USFWS wetlands map; FEMA flood hazard map; USGS Stream Stats map; and approximate photo locations.
- **GPS:** While on-site, Trimble GPS antennas equipped with Trimble Terra Flex Software were used to log the location of aquatic resources and other notable features as appropriate. The location and area(s) of aquatic resources reported herein is based partly on GPS data that was collected using Trimble antenna(s), post-processed with Trimble Terra Flex software, and alignments and measurements were accomplished in Google Earth. While the data shown herein is presumed to be accurate, actual stream alignments and aquatic resource boundaries found in the field can vary somewhat from that which is mapped. This mapping grade GPS data is known to be sub-meter accurate and suitable for acceptance by the regulatory agencies but can vary in precision depending upon several variables. If a greater level of precision for the aquatic resource location is required, please let us know.

Waters of the United States

"Waters of the United States" (WOTUS) are under the jurisdiction of the USACE per *Section 404 of the Clean Water Act*. The USACE Savannah District is currently operating under the Pre-2015 Regulatory Regime WOTUS definition which is interpreted in light of the *Sackett v. EPA* U.S. Supreme Court decision and other guidance as published on the EPA website. The USACE jurisdiction in North Georgia includes freshwater ponds, lakes, rivers, streams, and wetlands. Currently, the term "waters of the United States" is defined as the following:

WOTUS Designations

- (a)(1) – All waters which are a.) Currently used or were used in the past, or may be susceptible to use in interstate or foreign commerce; b.) Territorial seas; c.) Interstate waters including interstate wetlands;
- (a)(2) – All impoundments of waters otherwise defined as WOTUS under this definition, other than impoundments of waters identified under paragraph (a)(5) of this section;
- (a)(3) – Relatively permanent water tributaries of waters identified in paragraphs (a)(1) or (a)(2);

WOTUS Designations (Continued)

- (a)(4) – Wetlands sharing a continuous surface connection to other waters identified in (a)(1) - (a)(3).
- (a)(5) – All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce including any such waters:
 - a.) Which are or could be used by interstate or foreign travelers for recreational or other purposes; or b.) From which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or c.) Which are used or could be used for industrial purposes in interstate commerce.

Since the length of the ephemeral portion of the tributary appeared to be less than half the length of the entire tributary, in accordance with current USACE guidance, the ephemeral portion was assessed to be part of the predominately relatively permanent water, and therefore “jurisdictional”.

The USACE would regulate the discharge of fill material into the intermittent stream and ephemeral stream identified herein.

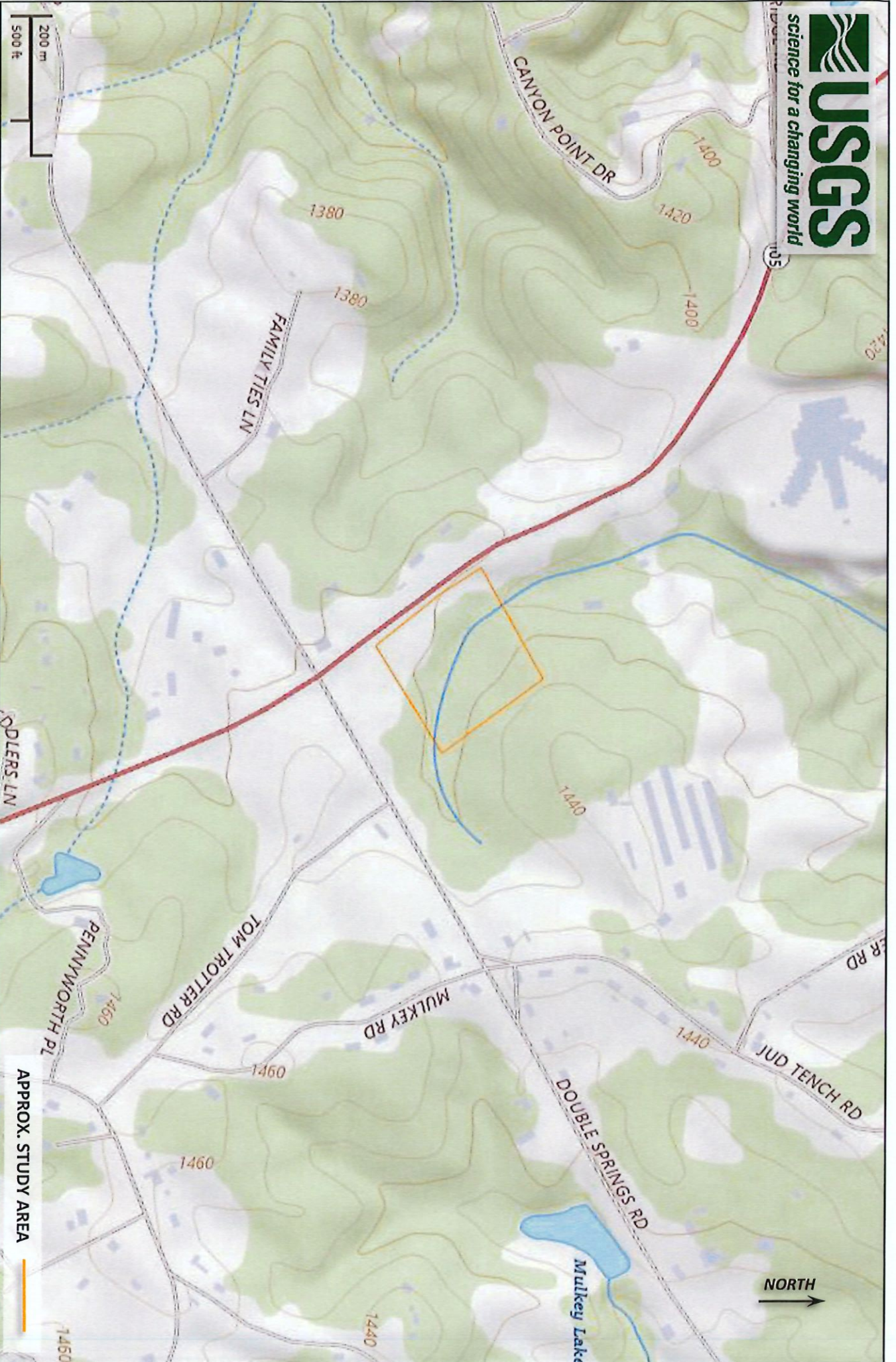
GAEPD Buffered State Waters

Through the *Erosion and Sedimentation Act of 1975*, the GAEPD regulates land disturbance in buffers extending horizontally from the point of wrosted vegetation from normal stream flow or wave action. Drainage from the site leads to the Soque River, which is in the Upper Chattahoochee watershed, USGS HUC 03130001. The streams in this area are not listed in GADNR 391-3-6-.03 as “trout streams.”

The intermittent stream identified herein qualifies to be considered a “Buffered Water of the State” where GAEPD would regulate land disturbance in 25-foot stream buffers. The GAEPD does not recognize “stream buffers” along ephemeral streams in warm water watersheds.

CLOSING

The information and data provided herein is sufficient for planning purposes but is not necessarily sufficient for agency verification. We conducted this field reconnaissance with the most current available data, and we have based our decisions and offer our guidance using our team’s 35+ years of experience and knowledge of these matters in the Southeastern United States. However, please note that the USACE and GAEPD hold the ultimate discretionary authority to determine their respective jurisdictional boundaries. If you would like us to pursue official jurisdictional determination with the USACE and/or the GAEPD, please let us know.



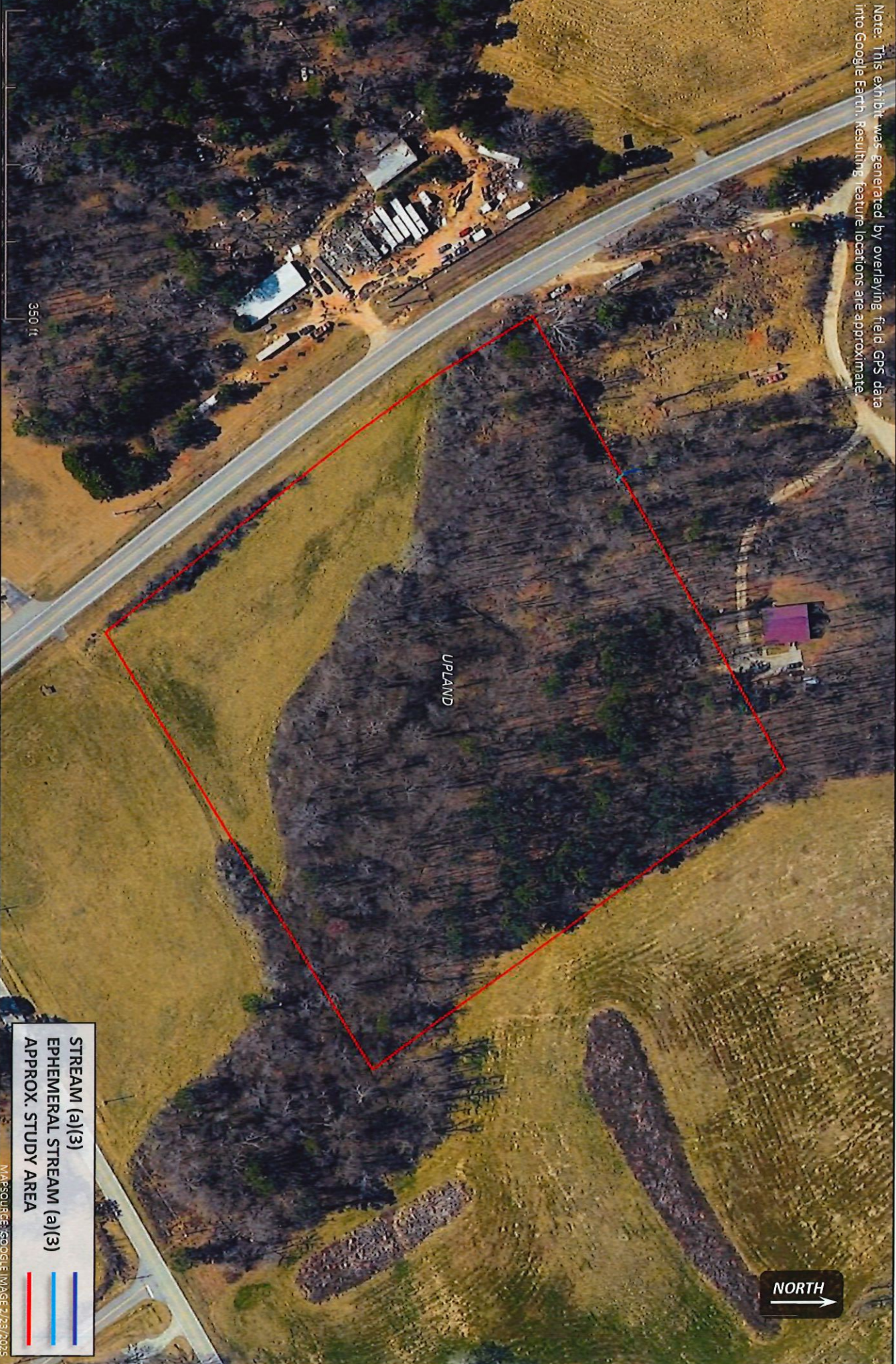
USGS QUADRANGLE MAP

PREPARED FOR:
SEED CAPITAL INVESTMENTS, LLC

FIELD RECONNAISSANCE FOR STREAMS AND WETLANDS
HABERSHAM STORAGE
HABERSHAM COUNTY, GEORGIA

EXHIBIT 2
PREPARED APRIL 22, 2026 BY:
NELSON ENVIRONMENTAL, INC.
www.NelsonEnvironmental.us PH: 404/862-1665

Note: This exhibit was generated by overlaying field GPS data into Google Earth. Resulting feature locations are approximate.



STREAM (a)(3)
EPHEMERAL STREAM (a)(3)
APPROX. STUDY AREA

AERIAL PHOTO W/
AQUATIC RESOURCE LOCATIONS

FIELD RECONNAISSANCE FOR STREAMS AND WETLANDS

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EXHIBIT 3
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Cannon Bridge Rd

103

Double Springs Rd

Double Springs Rd

NORTH
→

500 ft

APPROX. STUDY AREA

MAPSOURCE: GOOGLE IMAGE 10/21/2015

AERIAL PHOTOGRAPH

FIELD RECONNAISSANCE FOR STREAMS AND WETLANDS

HABERSHAM STORAGE

HABERSHAM COUNTY, GEORGIA

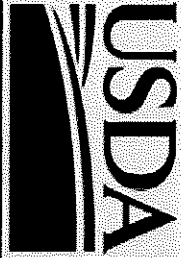
PREPARED FOR:
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EXHIBIT 4

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SOIL SURVEY LEGEND	
CYC2	Cecil sandy loam, 6-10% slopes, moderately eroded
CZE3	Cecil sandy clay loam, 15-25% slopes, severely eroded
MKD3	Madison fine sandy clay loam, 10-15% slopes, severely eroded

APPROX. STUDY AREA ———

MARSOURCE.GOOGL.E IMAGE 2/2/1993

USDA SOILS SURVEY

FIELD RECONNAISSANCE FOR STREAMS AND WETLANDS

HABERSHAM STORAGE

HABERSHAM COUNTY, GEORGIA

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USFWS NWI MAP

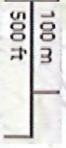
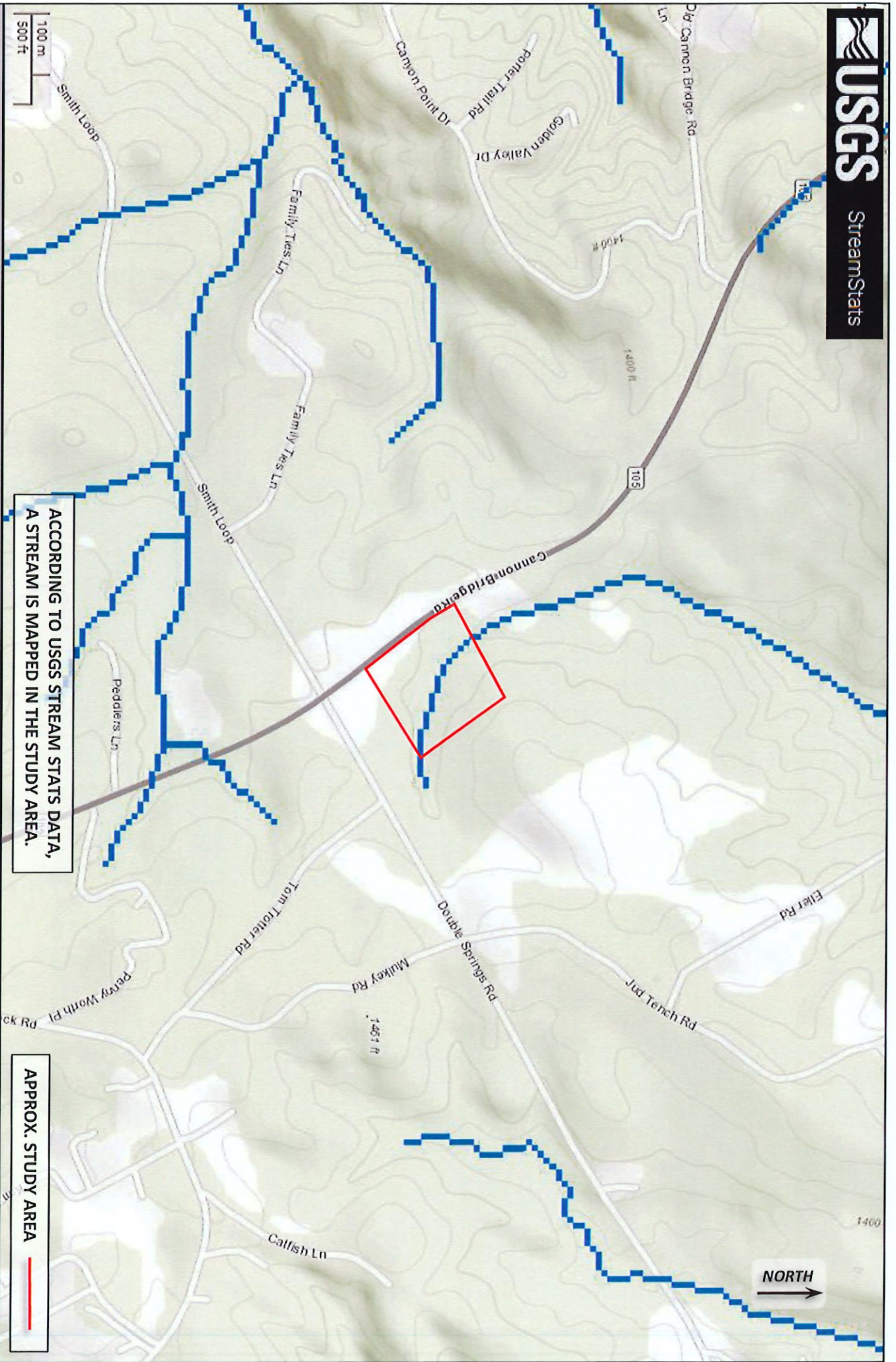
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FIELD RECONNAISSANCE FOR STREAMS AND WETLANDS
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EXHIBIT 6
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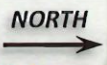
StreamStats



USGS STREAM STATS MAP

ACCORDING TO USGS STREAM STATS DATA,
A STREAM IS MAPPED IN THE STUDY AREA.

APPROX. STUDY AREA



FIELD RECONNAISSANCE FOR STREAMS AND WETLANDS

**HABERSHAM STORAGE
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EXHIBIT 7
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ACCORDING TO FEMA FLOOD HAZARD DATA, FLOOD HAZARD AREAS ARE NOT MAPPED IN THE STUDY AREA.

SPECIAL FLOOD HAZARD AREAS	
	0.2% Annual Chance Flood Hazard
	1% Annual Chance Flood Hazard
	Regulatory Floodway

APPROX. STUDY AREA

MASOURCE: GOOGLEIMAGE/4/23/2025



FEMA FLOOD HAZARD MAP

FIELD RECONNAISSANCE FOR STREAMS AND WETLANDS

**HABERSHAM STORAGE
HABERSHAM COUNTY, GEORGIA**

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EXHIBIT 8

PREPARED APRIL 22, 2026 BY:

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PHOTO LOCATIONS

PREPARED FOR:
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FIELD RECONNAISSANCE FOR STREAMS AND WETLANDS
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STREAM (a)(3)
EPHEMERAL STREAM (a)(3)
APPROX. STUDY AREA

EXHIBIT 9

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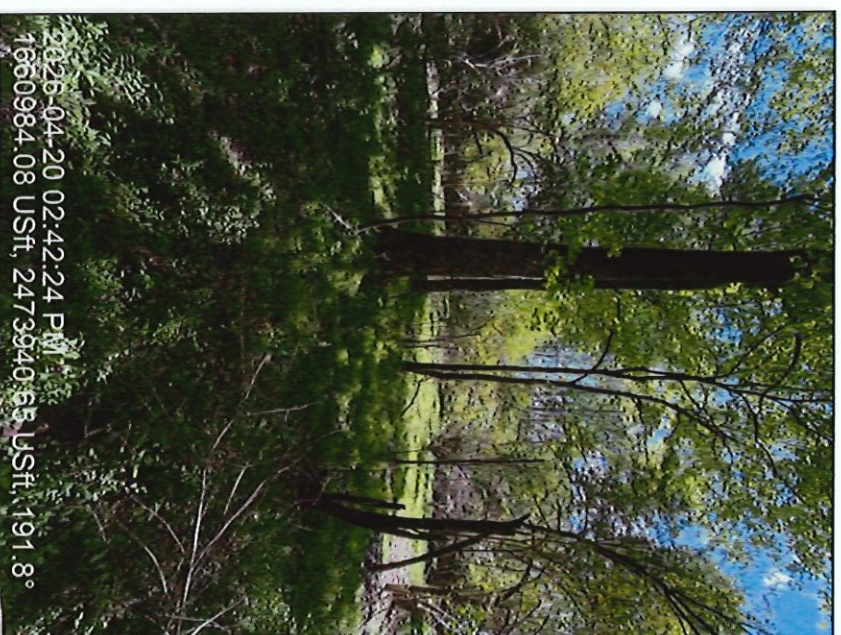
2026-04-20 02:51:26 PM
1661095.83 USft, 2473940.65 USft, 325.9°

PHOTO 1: INTERMITTENT STREAM



2026-04-20 02:47:36 PM
1661081.34 USft, 2473940.65 USft, 180.8°

PHOTO 2: EPHEMERAL STREAM ORIGIN



2026-04-20 02:42:24 PM
1660984.08 USft, 2473940.65 USft, 191.8°

PHOTO 3: UPLAND

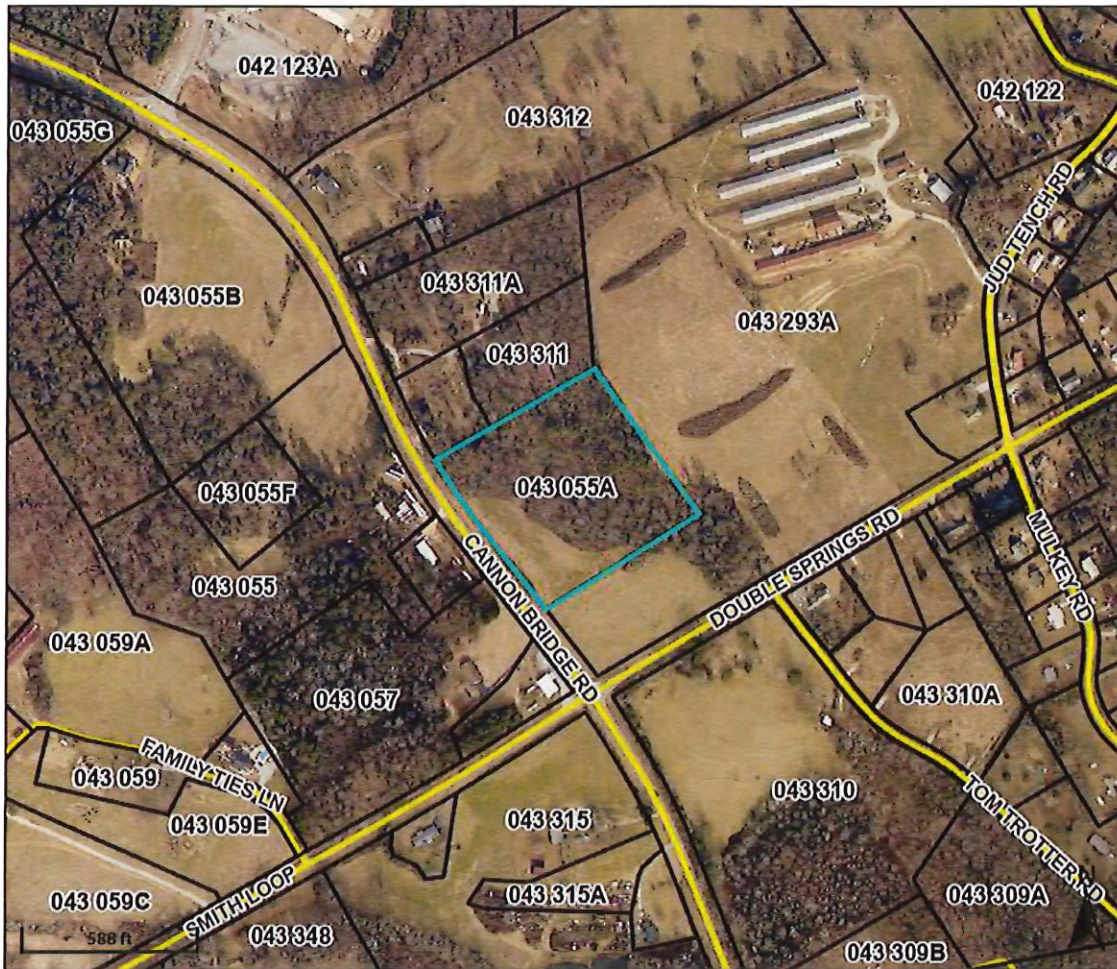
SEE PRECEDING EXHIBIT FOR PHOTO LOCATIONS

SITE PHOTOS

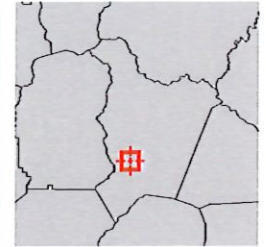
FIELD RECONNAISSANCE FOR STREAMS AND WETLANDS

HABERSHAM STORAGE

HABERSHAM COUNTY, GEORGIA



Overview



Legend

-  Parcels
-  Roads
-  Flood Map

Parcel ID	043 055A	Alternate ID	488212	Owner Address	DOUBLE SPRINGS FARM LLC
Sec/Twp/Rng	n/a	Class	Consv Use		3112 MAIN ST
Property Address	DOUBLE SPRINGS RD	Acreage	8.0		SUITE 200
					DULUTH, GA 30096

District COUNTY

Brief Tax Description 10-48 PB 65-116 1270-963

(Note: Not to be used on legal documents)

Flood Map Disclaimer: The data shown is provided as a reference only and does not imply accuracy with regard to horizontal or vertical location. This data is not to be employed to determine any base flood elevations for National Flood Insurance.

FEMA provides access to the National Flood Hazard Layer (NFHL) through web mapping services. The NFHL is a computer database that contains FEMA's flood hazard map data. The simplest way for you to access the flood hazard data, including the NFHL, is through [FEMA's Map Service Center \(MSC\)](#). If you want to explore the current digital effective flood hazard data in a map, the best tool to use is the [NFHL Viewer](#). From the NFHL Viewer, you may view, download, and print flood maps for your location

Date created: 1/28/2026

Last Data Uploaded: 1/27/2026 10:57:46 PM

Developed by  SCHNEIDER
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