

Bryan Aasheim

From: Clark O'Barr <Clark.OBarr@pape-dawson.com>
Sent: Thursday, July 23, 2026 2:19 PM
To: Bryan Aasheim
Cc: Denver Youngblood; Chris Gohagan
Subject: Re: Fortner Road Properties Annexation
Attachments: CONCEPTUAL LAYOUT 7.15.26.pdf

Follow Up Flag: Follow up
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Categories: ZONING

Bryan,

Attached is an updated concept that would create a 200' wide parcel that would be ~11.5 acres with a minimum of 80' of frontage on Leslie Road. This parcel would remain in the county so that the Monroe and Bowen properties would not be isolated. At least a portion of this parcel will be utilized as a stormwater management pond. We will provide a 60' access easement where the proposed road within the future development will connect to the industrial park.

On a separate but related matter, the city has determined that the GIS tax map is not up to date and the two parcels on the east side of Fortner Road have been annexed so no island creation concerns exist there. I can't remember if you or the county attorney had a concern about that, but it is resolved.

Please let me know if this option is acceptable. If so, we will move forward with the division plat and then the annexation of the Leslie Road tract that fronts I-16. Feel free to call me at 912.536.6478 if you have any questions.

Thanks!

Clark

Clark O'Barr, P.E. | Managing Vice President

PAPE-DAWSON

O: 912.489.7112 | C: 912.536.6478 | E: Clark.OBarr@pape-dawson.com
Registered In: FL, GA, MS, NC, SC, TX, AR

From: Bryan Aasheim <BAasheim@CANDLERCO-GA.GOV>
Sent: Friday, June 12, 2026 8:36 AM
To: Clark O'Barr <Clark.OBarr@pape-dawson.com>
Cc: Denver Youngblood <Denver.Youngblood@pape-dawson.com>; Chris Gohagan <cgohagan@taulbeerushing.com>
Subject: RE: Fortner Road Properties Annexation

Clark:

I've reviewed the proposed plat and discussed the concept with our county attorney. I don't believe that this is consistent with the intent of our land use ordinances. I'll consider other options if you come up with any that meet your needs and may constitute a commercially viable division of the property.

Bryan Aasheim

County Administrator
Board of Commissioners of Candler County, Georgia
1075 East Hiawatha St, Suite A
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From: Clark O'Barr <Clark.OBarr@pape-dawson.com>
Sent: Monday, June 8, 2026 3:15 PM
To: Bryan Aasheim <BAasheim@CANDLERCO-GA.GOV>
Cc: Denver Youngblood <Denver.Youngblood@pape-dawson.com>; Chris Gohagan <cgohagan@taulbeerushing.com>
Subject: Fw: Fortner Road Properties Annexation

Bryan,

We have updated the parcel based upon the discussions you have had with Denver. The attached drawing shows a parcel that 1) is a minimum of 200' wide, 2) has a minimum lot area of 3 acres, 3) has 80' of frontage along Leslie Road, and 4) has a tail that extends to the Monroe and Bowen properties to keep from isolating them. Is this parcel now acceptable and if so, can we submit a subdivision plat for your approval? FYI, Denver is out of the office this week, so I will be the main point of contact. Please call me at 912.536.6478 if you have any questions or need to discuss this any further.

I have cc'd Chris Gohagan, our legal counsel for this annexation so he can speak to any concerns of island creation and his discussions with the city attorney.

Thank you for all of your help!

Clark

From: Denver Youngblood <Denver.Youngblood@pape-dawson.com>
Sent: Tuesday, June 2, 2026 8:22 AM
To: Clark O'Barr <Clark.OBarr@pape-dawson.com>
Subject: Fw: Fortner Road Properties Annexation

See below

Denver Youngblood, RLS | Vice President

O: 912.489.7112 | C: 912.531.2473 | E: Denver.Youngblood@pape-dawson.com
Registered In: GA

From: Bryan Aasheim <BAasheim@CANDLERCO-GA.GOV>
Sent: Tuesday, June 2, 2026 8:17 AM
To: Denver Youngblood <Denver.Youngblood@pape-dawson.com>
Subject: RE: Fortner Road Properties Annexation

Denver:

My position is that the configuration below could work in theory, with the following considerations:

1. The main portion of the lot must meet the lot size requirements without the addition of the corridor; so the bulk lot would need to be at least 3.0 acres alone (I'm assuming that the 3.1 acres identified includes the buffer acreage in your drawing)
2. The road frontage (Leslie) would need to be at least 60'

Given the nature of the lot and its intended use, I may need to submit this to the Board of Commissioners for approval. I'm not an attorney, but in my mind the bigger issue you may have with annexation is that regardless of the northern buffer you create the property is still bounded entirely on the east by county right of way, and the annexation of the two parcels still leaves an island of the ROW and parcel 037 044.



Bryan Aasheim

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From: Denver Youngblood <Denver.Youngblood@pape-dawson.com>
Sent: Monday, June 1, 2026 6:56 PM
To: Clark O'Barr <Clark.OBarr@pape-dawson.com>; Bryan Aasheim <BAasheim@CANDLERCO-GA.GOV>
Subject: Re: Fortner Road Properties Annexation

Oops I was talking while I was typing email yes 3.1 acres

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Denver Youngblood, RLS | Vice President

O: 912.489.7112 | C: 912.531.2473 | E: Denver.Youngblood@pape-dawson.com
Registered In: GA

From: Clark O'Barr <Clark.OBarr@pape-dawson.com>
Sent: Monday, June 1, 2026 6:52:07 PM
To: Denver Youngblood <Denver.Youngblood@pape-dawson.com>; Bryan Aasheim <BAasheim@CANDLERCO-GA.GOV>
Subject: Re: Fortner Road Properties Annexation

Denver - I think you meant slightly over 3.1 acres, right?

Clark O'Barr, P.E. | Managing Vice President

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From: Denver Youngblood <Denver.Youngblood@pape-dawson.com>
Sent: Monday, June 1, 2026 6:16 PM
To: Bryan Aasheim <BAasheim@CANDLERCO-GA.GOV>; Clark O'Barr <Clark.OBarr@pape-dawson.com>
Subject: Re: Fortner Road Properties Annexation

LAUREA SAMPLES
PARCEL ID. 028 006 002
DB. 214, PG. 123
DB. 9, PG. 146
(CANDLER COUNTY)

LILA MAE WIND
PARCEL ID. 037 038
DB. 294, PG. 404
DB. 4, PG. 16
(CANDLER COUNTY)

SHAWY RENTALS LLC
PARCEL ID. 028 081
DB. 325, PG. 10
PB. 15, PG. 28

±3.1
ACRES

678.47'

674.26'

221.15'

We adjusted the western side to adjoin Leslie Road. We reduced the size of the top back to 1ft. This puts us slightly over 1 acre. Thoughts?

Denver Youngblood, RLS | Vice President

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Registered In: GA

From: Bryan Aasheim <BAasheim@CANDLERCO-GA.GOV>

Sent: Monday, June 1, 2026 3:31 PM

To: Denver Youngblood <Denver.Youngblood@pape-dawson.com>

Subject: RE: Fortner Road Properties Annexation

Apologies. Let me be more clear.

The proposed lot/parcel you have indicated would not be approved under the current ordinances as it would create a landlocked parcel within the two current parcels. Although the ownership is the same, the ordinances prohibit this type of parcel. In order for it to qualify as a “flag lot” it would need to have access to a county road.

Bryan Aasheim

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From: Bryan Aasheim
Sent: Monday, June 1, 2026 3:27 PM
To: 'Denver Youngblood' <Denver.Youngblood@pape-dawson.com>
Subject: RE: Fortner Road Properties Annexation

Denver:

So you are providing a perpetual access easement from the road to the flag lot you propose?

Bryan Aasheim

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From: Denver Youngblood <Denver.Youngblood@pape-dawson.com>
Sent: Monday, June 1, 2026 3:26 PM
To: Bryan Aasheim <BAasheim@CANDLERCO-GA.GOV>; Clark O'Barr <Clark.OBarr@pape-dawson.com>
Subject: Re: Fortner Road Properties Annexation

Bryan,

It will not go all the way to Fortner Road. It will go across 037 021 and then go onto 037 022 for around 200 feet which is shown on the original exhibit. This allows it to touch the Clara Monroe and the Ben Bowen Property thus creating a parcel that connects property located within the county to property located within the county. I tried to label the below a little better so you can see the dimensions and property owners below. Let me know if this makes better sense.

Denver

Denver Youngblood, RLS | Vice President

O: 912.489.7112 | C: 912.531.2473 | E: Denver.Youngblood@pape-dawson.com
Registered In: GA

From: Bryan Aasheim <BAasheim@CANDLERCO-GA.GOV>
Sent: Monday, June 1, 2026 2:49 PM
To: Denver Youngblood <Denver.Youngblood@pape-dawson.com>
Subject: RE: Fortner Road Properties Annexation

Just so I'm clear, your intent is to carry the 39' easement from Fortner road, across the northern bounds of 037 021, and then through 037 022 as indicated on the drawing?

Bryan Aasheim

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From: Denver Youngblood <Denver.Youngblood@pape-dawson.com>
Sent: Monday, June 1, 2026 7:57 AM
To: Bryan Aasheim <BAasheim@CANDLERCO-GA.GOV>
Subject: Re: Fortner Road Properties Annexation

Bryan,

The corridor would need to be around 39 FT wide to make the 3 acres.

Denver

Denver Youngblood, RLS | Vice President

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Registered In: GA

From: Bryan Aasheim <BAasheim@CANDLERCO-GA.GOV>
Sent: Thursday, May 28, 2026 3:32 PM
To: Denver Youngblood <Denver.Youngblood@pape-dawson.com>
Subject: RE: Fortner Road Properties Annexation

How wide is the access corridor?

Bryan Aasheim

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From: Denver Youngblood <Denver.Youngblood@pape-dawson.com>
Sent: Thursday, May 28, 2026 2:05 PM
To: Bryan Aasheim <BAasheim@CANDLERCO-GA.GOV>

Cc: Clark O'Barr <Clark.OBarr@pape-dawson.com>

Subject: Re: Fortner Road Properties Annexation

200 x 200 on the flag and we would make it to be 3 acres at a minimum

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Registered In: GA

From: Bryan Aasheim <BAasheim@CANDLERCO-GA.GOV>

Sent: Thursday, May 28, 2026 1:56 PM

To: Denver Youngblood <Denver.Youngblood@pape-dawson.com>

Cc: Clark O'Barr <Clark.OBarr@pape-dawson.com>

Subject: Re: Fortner Road Properties Annexation

Denver,

In the diagram, what are the dimensions and acreage of the flag?

Bryan Aasheim

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From: Denver Youngblood <Denver.Youngblood@pape-dawson.com>

Sent: Thursday, May 28, 2026 1:03:45 PM

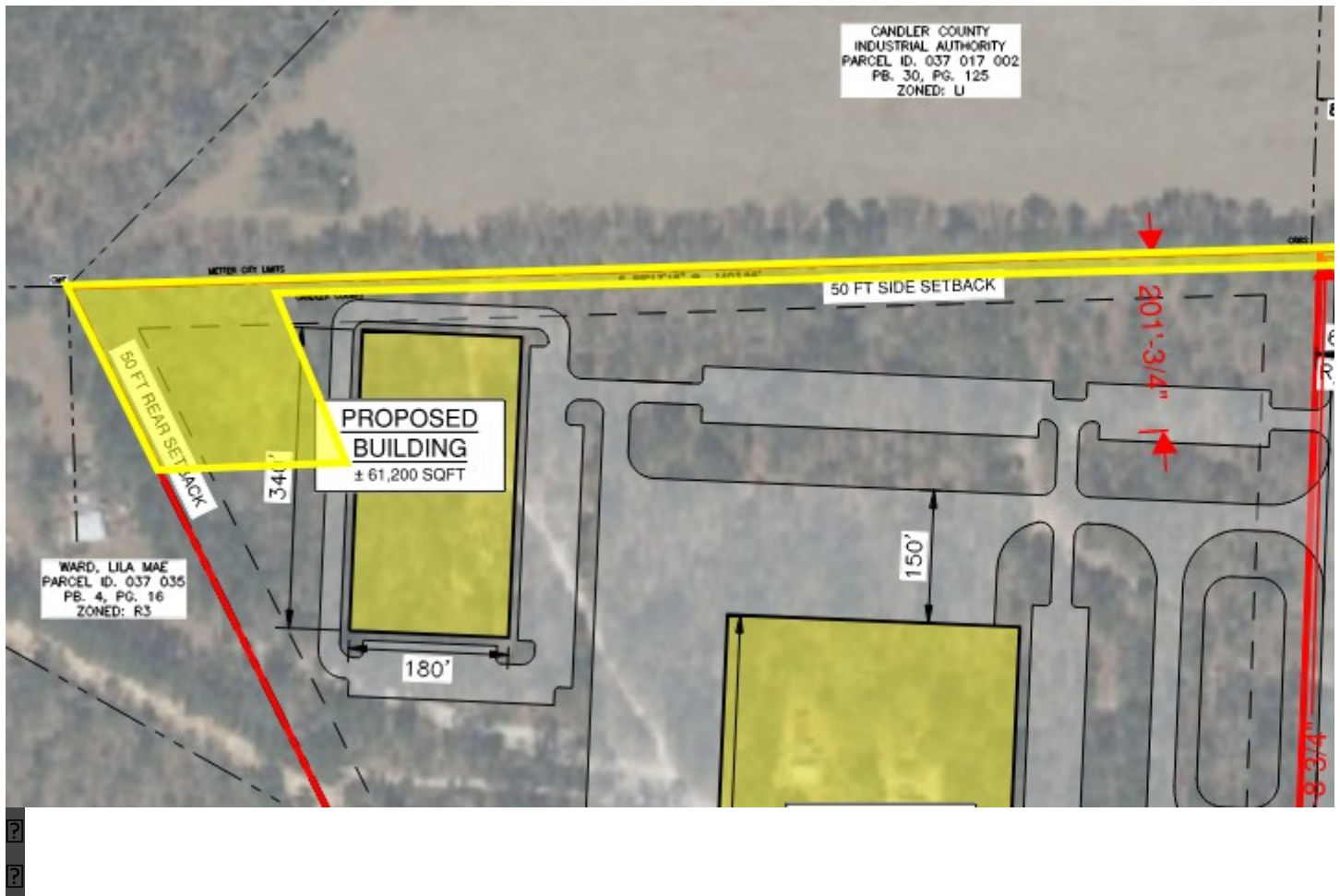
To: Bryan Aasheim <BAasheim@candlerco-ga.gov>

Cc: Clark O'Barr <Clark.OBarr@pape-dawson.com>

Subject: Fortner Road Properties Annexation

Bryan,

Denver



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