

STATE OF GEORGIA

COUNTY OF HALL

**RESOLUTION OBJECTING TO THE CITY OF BUFORD'S ANNEXATION OF
THE PROPERTIES OF CIV FRIENDSHIP BUSINESS PARK II, LLC KNOWN
AS HALL COUNTY TAX PARCELS 08153 000017, 08153 000012, 08153 000016,
08153 000009, AND 08153 000008**

WHEREAS, Hall County has received a notice of the filing with the City of Buford of petitions for the annexation of the properties of CIV Friendship Business Park II, LLC (by applicant Matt Brune, VP of Development, for Seefried Industrial Properties) located at 0 Bennett Road, 4556 Bennett Road, 4616 Bennett Road, 4740 Bennett Road, and 4764 Bennett Road, and bearing Hall County Tax Parcel Numbers 08153 000017, 08153 000012, 08153 000016, 08153 000009, and 08153 000008, respectively (the "Subject Properties"); and

WHEREAS, the annexation petitions seek to rezone the Subject Properties from Hall County's designation of Agricultural-Residential III (AR-III) to the City of Buford's designation of M-1 Light Industry; and

WHEREAS, the City of Buford has failed to properly notify Hall County by verifiable delivery that the City intends to take action on the annexation and rezoning requests within 30 days of their acceptance as required under O.C.G.A. § 36-36-111; and

WHEREAS, the two proposed warehouse distribution facilities to be constructed by Seefried Industrial Properties following the proposed annexation and rezoning of the Subject Properties represent a substantially more intense and significantly different use of the properties than allowed by Hall County's existing residential zoning of the properties; and

WHEREAS, the proposed annexation and rezoning of the Subject Properties is inconsistent with Hall County's Comprehensive Plan and Future Land Development Map; and

WHEREAS, the area has developed with residential properties adjacent to and across from the Subject Properties, and the area is substantially residential in character; and

WHEREAS, the Hall County Board of Commissioners has carefully reviewed the annexation and rezoning requests, and the Board has determined that annexation and rezoning to an industrial classification is not in the best interest of the residents of Hall County; and

WHEREAS, the Georgia Code provides a procedure for resolving annexation disputes; and

WHEREAS, the Board of Commissioners wishes to avail itself of the remedies provided by the annexation dispute resolution process as a result of its objection to these annexation and rezoning requests;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF HALL COUNTY DOES HEREBY OBJECT to the City of Buford's annexation and rezoning of Hall County Tax Parcels 08153 000017, 08153 000012, 08153 000016, 08153 000009, and 08153 000008 as requested by the owner CIV Friendship Business Park II, LLC and applicant Seefried Properties. This objection is based upon a material increase in burden on Hall County directly related to the proposed change in zoning and land use.

Based upon the information presented in the applications for annexation provided to Hall County, the County specifically objects to the proposed change in zoning and land use that would result from the annexations as follows:

The applications for annexation of the Subject Properties, approximately 49.93 acres in total, describe a rezoning from Hall County's AR-III District to the City of Buford's M-1 Light Industry District for the construction of two warehouse distribution facilities of approximately 434,320 square feet in total. Hall County attaches the five applications for annexation and supporting documents served upon Hall County. *See Exhibit A.* These massive warehouse distribution facilities would be in stark contrast to the uses permitted by Hall County's AR-III zoning of the Subject Properties. The County's existing AR-III zoning of the Subject Properties would permit single-family detached dwelling units for agricultural or residential uses at a low density as shown on the attached Chapter 17.110 of the Official Code of Hall County. *See Exhibit B.* This change in both zoning and land use as proposed in the applications for annexation would create a large material increase in burden upon Hall County directly related to the proposed change in zoning and land use.

Specifically, the proposed change in zoning and land use as described in the applications for annexation of the Subject Properties would result in a substantial change in the intensity of the allowable use of the properties as well as a change to a significantly different allowable use of the properties. An aerial photograph of the area immediately surrounding the proposed annexations shows that there are no commercial or industrial buildings adjacent to the Subject Properties, let alone any buildings that approach the size of the massive warehouse distribution buildings proposed by the applicant. *See Exhibit C.* Although the applicant states that parcels to the west of the Subject Properties are zoned M-1 by the City of Buford, there has been no industrial or commercial development of those properties to date and the parcels to the north, east, and south of the Subject Properties are zoned AR-III and will remain so. Critically, the requested annexations and rezoning would leave two adjacent parcels with single-family residences, Hall County Tax Parcels 08153 000002C and 08153 000002 B, unreasonably close to the proposed locations of the warehouse distribution facilities. The first parcel mentioned, 08153 000002C with a street address of 4602 Bennett Road, is enveloped on three of its sides by the Subject Properties. If the proposed change in zoning and land use is allowed, that parcel will be dangerously close to permitted

industrial uses on the Subject Properties that are wholly inconsistent with that parcel's existence as a residential property in the County's AR-III zoning district. *See* Exhibit D.

Significantly, the proposed use of the Subject Properties as locations for two warehouse distribution facilities would result in a multitude of large tractor-trailer trucks idling at the facilities for long periods of time and during the overnight hours. The diesel fumes and noises from the engines, air brakes, and backing signals would disrupt the neighboring homeowners' quiet enjoyment of their property. These noises might also be in violation of Hall County's applicable loud noise ordinances under Chapter 8.80 of the Official Code of Hall County. *See* Exhibit E. Further, there would be significantly increased traffic into and out of the area from various transporters, employees, and contractors, which would disturb the peace and quiet of the neighbors and substantially increase road traffic on Bennett Road. Although Seefried Properties has proposed road improvements to the immediate area in the form of a signalized intersection at Friendship and North Bogan Roads as well as an additional drive to Bennett Road, these proposed changes only signify the applicant's awareness of the increase in traffic volume and the significant increase in infrastructure demands on Hall County associated with the proposed change in zoning and land use of the Subject Properties.

Additionally, the proposed change in zoning and land use of the Subject Properties from AR-III to light industrial use by the City of Buford would be significantly different from the single-family residential uses currently permitted by Hall County on the properties. Moreover, upon the Subject Properties' annexation and rezoning, there would be nothing to prevent the property owner from converting the properties or selling them for development into a seemingly limitless variety of industrial and commercial operations (including, but not limited to, a heavy truck fueling station, truck terminal, auto body repair shop, building material storage yard, and/or aircraft landing field) whose existence and operation would be wholly inconsistent with the residential character of the surrounding properties. *See* Art XIII, Sec. 1310 of the City of Buford Zoning Ordinance, Exhibit F.

Finally, the proposed change in zoning and land use would also differ from the existing uses suggested for the Subject Properties by Hall County's 2017-2037 Comprehensive Land Use Plan. As shown on the attached Hall County Future Development Map, the Land Use Plan designates the Subject Properties for Residential uses. *See* Exhibit G. The attached description of Residential uses seeks to preserve established residential neighborhoods. The description of Residential uses notes that future development will continue to be detached, single-family homes at moderate densities.

For the foregoing reasons, the members of the Board of Commissioners have executed this objection to the annexation petitions of CIV Friendship Business Park, II, LLC regarding Hall County Tax Parcels 08153 000017, 08153 000012, 08153 000016, 08153 000009, and 08153 000008 this the 9th day of February, 2023.

[SIGNATURES ON FOLLOWING PAGE]

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
Richard Higgins, Chairman

By: _____
Kathy Cooper, Commissioner, District 1

By: _____
Billy Powell, Commissioner, District 2

By: _____
Gregg Poole, Commissioner, District 3

By: _____
Jeff Stowe, Commissioner, District 4

ATTEST:

By: _____
Jennifer Rivera, Commission Clerk

(SEAL)

APPROVED AS TO FORM:

By: _____
William J. Linkous, III, County Attorney

RECEIVED

JAN 06 2023

Planning & Zoning Department

CITY OF BUFORD
 Planning & Zoning Department
 2300 Buford Highway
 Buford, GA 30518
 (770) 945-6761

APPLICATION FOR ANNEXATION

Tax Map Number: 08153-000017 Date: 11-29-22

Present Zoning: AR-III Requested Zoning: M-1

Address of subject property: 0 Bennett Rd
 CIV Friendship Business Park II, LLL (represented by Matt
 Owner of property: Brune - Seefried Properties)

Telephone number: 404-233-0204 cell: 404-405-4052 email: mattbrune@seefriedproperties.com

Housing Units: 0 Existing / 0 Proposed Other Buildings: 0 Existing / 2 Proposed

- A. Submit copy of recorded survey.
- B. Subject property Description – A legal description (deed) and plat.
- C. Petition Requesting Annexation – Owners must complete Petition Requesting Annexation. (Exhibit A)
- D. Authorization By Property Owner – Owners must complete certifying property ownership (Exhibit B)

Fees – annexation with same/similar zoning - \$350; annexation with rezoning - \$800.00.

Authorization to inspect premises – I hereby authorize the Buford City Commission, the Planning Commission and their staff to inspect the premises which is the subject of this annexation application.

Signature - Owner

Signature- Owner

Plot # 651

For office use only:

Application received: 1-2-23

Date Annexation will become effective and official: _____

Fee received: \$ 800.00

Exhibit A

PETITION REQUESTING ANNEXATION

CITY OF BUFORD, GEORGIA

DATE 11-29-22

TO THE CITY COMMISSION OF THE CITY OF BUFORD, GEORGIA

1. The undersigned, as owner of all real property of the territory described herein, respectfully requests that the City Commission annex this territory to the City of Buford, Georgia, and extend the City boundaries to include the same.
2. The territory to be annexed abuts the existing boundary of Buford, Georgia, and the description of such territory area is as follows:

Address/Location of Property:

0 Bennett Rd

Tax Map Number: 08153-000017

See description attached.

3. It is requested that this territory to be annexed shall be zoned: M-1

For the following reasons:

To allow for the development of two industrial distribution facilities

WHEREFORE, the Petitioners pray that the City Commission of the City of Buford, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia, Laws, 1946, do by proper ordinance annex said property to the City Limits of the City of Buford, Georgia.

Respectfully submitted,



Owner(s)

Exhibit B

AUTHORIZATION BY PROPERTY OWNER

Application for Annexation

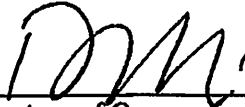
I swear that I am the owner of the property which is the subject matter of the attached application as shown in the records of Hall County, Georgia. I authorize the person named below to act as applicant in the pursuit of an annexation request of this property.

Name of Applicant: Seefried Industrial Properties - Matt Brune VP Development

Address: 3333 Riverwood Parkway, Suite 200
Atlanta, Ga 30339

Telephone number: 404-405-4052 cell: _____

Email address: mattbrune@seefriedproperties.com



Signature of Owner

Signature of Owner

Signature of Owner

Signature of Owner

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF BUFORD

APPLICANT Seefried Industrial Properties PROPERTY OWNER CIV Friendship Business Park II, LLC
ADDRESS 3333 Riverwood Pkwy SE Suite 200 ADDRESS 1717 McKinney Ave, Suite 1900
Atlanta, GA ZIP 30339 Dallas, TX ZIP 75202
PHONE NUMBER 404-405-4052 PHONE NUMBER _____
CONTACT PERSON Matt Brune

ADDRESS OF PROPERTY 0 Bennett Rd
PRESENT ZONING DISTRICT AR-III REQUESTED ZONING DISTRICT M-1
CITY OF BUFORD LIMITS: YES _____ NO X
LAND DISTRICT 08 LAND LOT 153 PARCEL 000017 ACREAGE 6.704
PROPOSED USE Development of a two building industrial/warehouse park.

RESIDENTIAL

NON-RESIDENTIAL

NUMBER OF LOTS/DWELLING UNITS N/A NUMBER OF BUILDINGS/LOTS 2
DWELLING UNIT SIZE (SQ. FT.) N/A SQUARE FEET 434,320

JUSTIFICATION FOR REZONING

PLEASE DEMONSTRATE THE NEED FOR THE REQUEST. (USE ATTACHMENTS).

Rezoning of the property to M-1 would allow for the development of two class
A light industrial/warehouse buildings. Improvements to the intersection at
Friendship and N. Bogan roads will be provided to allow for access.

Matt Brune 12-7-22
SIGNATURE OF APPLICANT DATE
Matt Brune - V.P. Development
TYPED OR PRINTED NAME AND TITLE

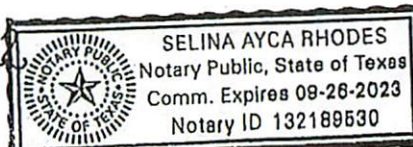
Donna Conner
SIGNATURE OF OWNER DATE
Donna Conner
TYPED OR PRINTED NAME AND TITLE

Selina Ayca Rhodes 12.6.2022
NOTARY PUBLIC DATE

Selina Ayca Rhodes 12.6.2022
NOTARY PUBLIC DATE

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT UNDER PENALTY OF
LAW.

Selina Ayca Rhodes 12.6.2022
SIGNATURE DATE



PLANNING DEPARTMENT USE ONLY

CASE # 2-23-03 DATE RECEIVED 1-2-23 RECEIVED BY Yes RECEIPT 30342 FEE 800.00
2-18-23
3-6-23

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

Pursuant to section 1702 of the 2000 City of Buford Zoning Ordinance, the commissioners find that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary.

- (A) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:

The proposed use is suitable with the adjacent parcels to the west which are zoned M-1. Property will have direct access to major thoroughfare with close proximity to I-985 through the adjacent M-1 development. This makes it suitable for industrial and commercial uses.

- (B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

No adverse impacts anticipated.

- (C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The AR-III zoning does not allow for the highest and best use of the property.

- (D) 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:

No excessive or burdensome use anticipated.

- (E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:

The 2040 Future Land Use Map identifies the subject parcel as Commercial/Industrial.

- (F) 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 interchange between SR 347 and Interstate 985 greatly improve access to the site.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Buford Board of Commissioners.

NO (yes/no)



Signature of Applicant

12-6-22

Date

Dayan Cankern

Type or Print Name

If the answer is yes, please complete the following section:

| Name and Official position of government official | Contribution (list all which aggregate to \$250 or more) | Date contribution was made (within last two years) |
|---|--|--|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Attach additional sheets if necessary to disclose or describe all contributions.



SEEFRIED
INDUSTRIAL PROPERTIES

November 29, 2022

Kim Wolfe
City of Buford
2300 Buford Highway
Buford, GA 30518

RE: Letter of Intent
Seefried Industrial Properties -Friendship Business Park
4764, 4740, 4626, 0, and 4556 Bennett Road

Dear Ms. Wolfe:

Seefried Industrial Properties is applying to annex and rezone 49.93 acres located at 4764, 4740, 4626, 0, and 4556 Bennett Road in unincorporated Hall County. The site is five existing parcels (08153 000008, 08153 000009, 08153 000012, 08153 000016 and 08153 000017) which are all currently zoned Hall County AR-III. M-1 (Light Industrial) zoning is proposed for the property.

Following the annexation and rezoning, Seefried Industrial Properties is proposing to construct two warehouse/distribution facilities totaling 434,320 square feet. The proposed construction will utilize a signalized intersection at Friendship Road and North Bogan Roads. An additional drive will be added to Bennett Road.

The parcels on the west are zoned M-1. The parcels to the north, east and south of the subject property are currently zoned AR-III. As currently zoned, the property does not have reasonable economic use. The proposed project will not cause an excessive or burdensome use of the existing streets based on the proposed improvements. The proposed use will have a minimal impact on the utilities and schools.

The proposed project will require three variances. One to allow tilt-up concrete construction, a second to allow modular block retaining walls in the front yard, and a third to allow for grading and replanting in the residential zoning buffers.

Sincerely,

Seefried Industrial Properties

Matt Brune, PE
Senior Development Manager

LEGAL DESCRIPTION: WE-FLIP TRACT 4-A

All that tract or parcel of land lying and being in Land Lot 153 of the 8th Land District, Hall County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #21-003; Drawing/File #21-003), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

To find the POINT OF BEGINNING, COMMENCE at a 1" open top pipe found at the intersection of the common line of Land Lots 152 and 153 with the westerly right-of-way line of Bennett Road (60' public R/W per Plat Book 781, Page 192A);

THENCE proceeding along said westerly right-of-way line of Bennett Road the following courses and distances, South 44 degrees 41 minutes 53 seconds East for a distance of 107.35 feet to a point;

THENCE along a curve to the right having a radius of 1237.49 feet for an arc length of 207.56 feet, being subtended by a chord of South 40 degrees 09 minutes 46 seconds East for a distance of 207.32 feet to a point;

THENCE along a curve to the right having a radius of 381.39 feet for an arc length of 144.85 feet, being subtended by a chord of South 24 degrees 28 minutes 39 seconds East for a distance of 143.98 feet to a point;

THENCE South 12 degrees 46 minutes 18 seconds East for a distance of 93.98 feet to a 1/2" rebar found;

THENCE along a curve to the right having a radius of 2937.46 feet for an arc length of 218.43 feet, being subtended by a chord of South 09 degrees 53 minutes 32 seconds East for a distance of 218.38 feet to a point;

THENCE South 07 degrees 45 minutes 25 seconds East for a distance of 67.43 feet to a 1/2" rebar found;

THENCE South 07 degrees 45 minutes 56 seconds East for a distance of 87.76 feet to a point;

THENCE along a curve to the left having a radius of 4404.71 feet for an arc length of 300.77 feet, being subtended by a chord of South 09 degrees 52 minutes 32 seconds East for a distance of 300.71 feet to a 1/2" rebar found;

THENCE along a curve to the left having a radius of 4404.71 feet for an arc length of 42.82 feet, being subtended by a chord of South 12 degrees 06 minutes 37 seconds East for a distance of 42.82 feet to a point;

THENCE South 12 degrees 23 minutes 15 seconds East for a distance of 153.35 feet to a 1/2" rebar found;

THENCE South 12 degrees 21 minutes 00 seconds East for a distance of 29.27 feet to a 1/2" rebar found;

THENCE South 12 degrees 22 minutes 38 seconds East for a distance of 300.08 feet to a 1/2" rebar found, said 1/2" rebar found being the POINT OF BEGINNING.

THENCE continuing along said westerly right-of-way line of Bennett Road South 12 degrees 39 minutes 00 seconds East for a distance of 118.07 feet to a 1/2" iron pin set;

THENCE departing said westerly right-of-way line of Bennett Road, South 62 degrees 05 minutes 39 seconds West for a distance of 384.20 feet to a point;

THENCE South 27 degrees 28 minutes 54 seconds West for a distance of 637.29 feet to a computed point at or near the centerline of a small stream;

THENCE proceeding along the centerline of said small stream the following courses and distances: North 08 degrees 59 minutes 46 seconds West for a distance of 9.82 feet to a computed point;

THENCE North 69 degrees 37 minutes 31 seconds West for a distance of 36.27 feet to a computed point;

THENCE North 09 degrees 13 minutes 38 seconds West for a distance of 31.49 feet to a computed point;

THENCE North 74 degrees 06 minutes 00 seconds West for a distance of 24.46 feet to a computed point;

THENCE North 10 degrees 26 minutes 24 seconds West for a distance of 23.60 feet to a computed point;

THENCE North 73 degrees 33 minutes 30 seconds West for a distance of 40.84 feet to a computed point;

THENCE North 31 degrees 01 minutes 55 seconds West for a distance of 24.01 feet to a computed point;

THENCE North 43 degrees 25 minutes 21 seconds West for a distance of 27.46 feet to a computed point;

THENCE North 57 degrees 18 minutes 13 seconds West for a distance of 28.11 feet to a computed point;

THENCE North 85 degrees 07 minutes 42 seconds West for a distance of 27.13 feet to a computed point;

THENCE North 26 degrees 34 minutes 30 seconds West for a distance of 26.16 feet to a computed point;

THENCE North 55 degrees 25 minutes 41 seconds West for a distance of 39.70 feet to a computed point;

THENCE South 68 degrees 09 minutes 32 seconds West for a distance of 34.67 feet to a computed point;

THENCE North 69 degrees 10 minutes 31 seconds West for a distance of 46.70 feet to a computed point;

THENCE North 73 degrees 34 minutes 11 seconds West for a distance of 18.81 feet to a computed point;

THENCE North 86 degrees 28 minutes 23 seconds West for a distance of 27.51 feet to a computed point;

THENCE North 12 degrees 26 minutes 02 seconds West for a distance of 16.18 feet to a computed point;

THENCE North 36 degrees 18 minutes 59 seconds West for a distance of 19.35 feet to a computed point;

THENCE North 75 degrees 25 minutes 17 seconds West for a distance of 71.36 feet to a computed point;

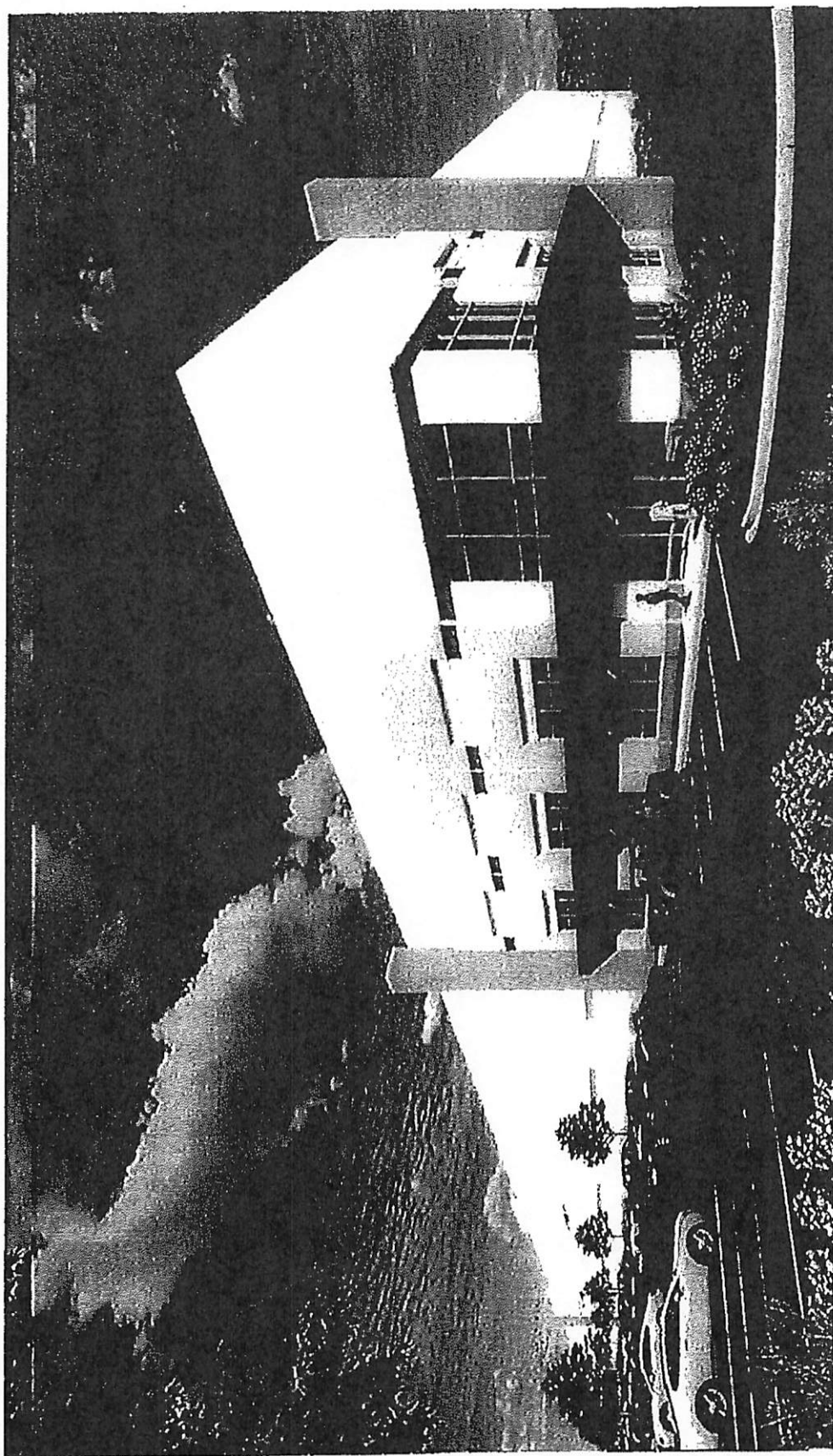
THENCE departing the centerline of said small stream North 35 degrees 14 minutes 56 seconds West for a distance of 15.79 feet to a 1/2" iron pin set;

THENCE North 55 degrees 35 minutes 49 seconds East for a distance of 924.94 feet to a 1/2" rebar found;

THENCE North 77 degrees 17 minutes 35 seconds East for a distance of 32.01 feet to a 1/2" rebar and cap found;

THENCE North 77 degrees 18 minutes 06 seconds East for a distance of 268.29 feet to a 1/2" rebar found on said westerly right-of-way line of Bennett Road, said 1/2" rebar found being the POINT OF BEGINNING.

Said tract or parcel of land contains 6.704 acres or 292,052 square feet and is a portion of the same tracts or parcels of land as described in Plat Book 781, Page 192, Hall County, Georgia records.



WALL COUNTY, GA

| DATE | DESCRIPTION | AMOUNT |
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1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

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1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

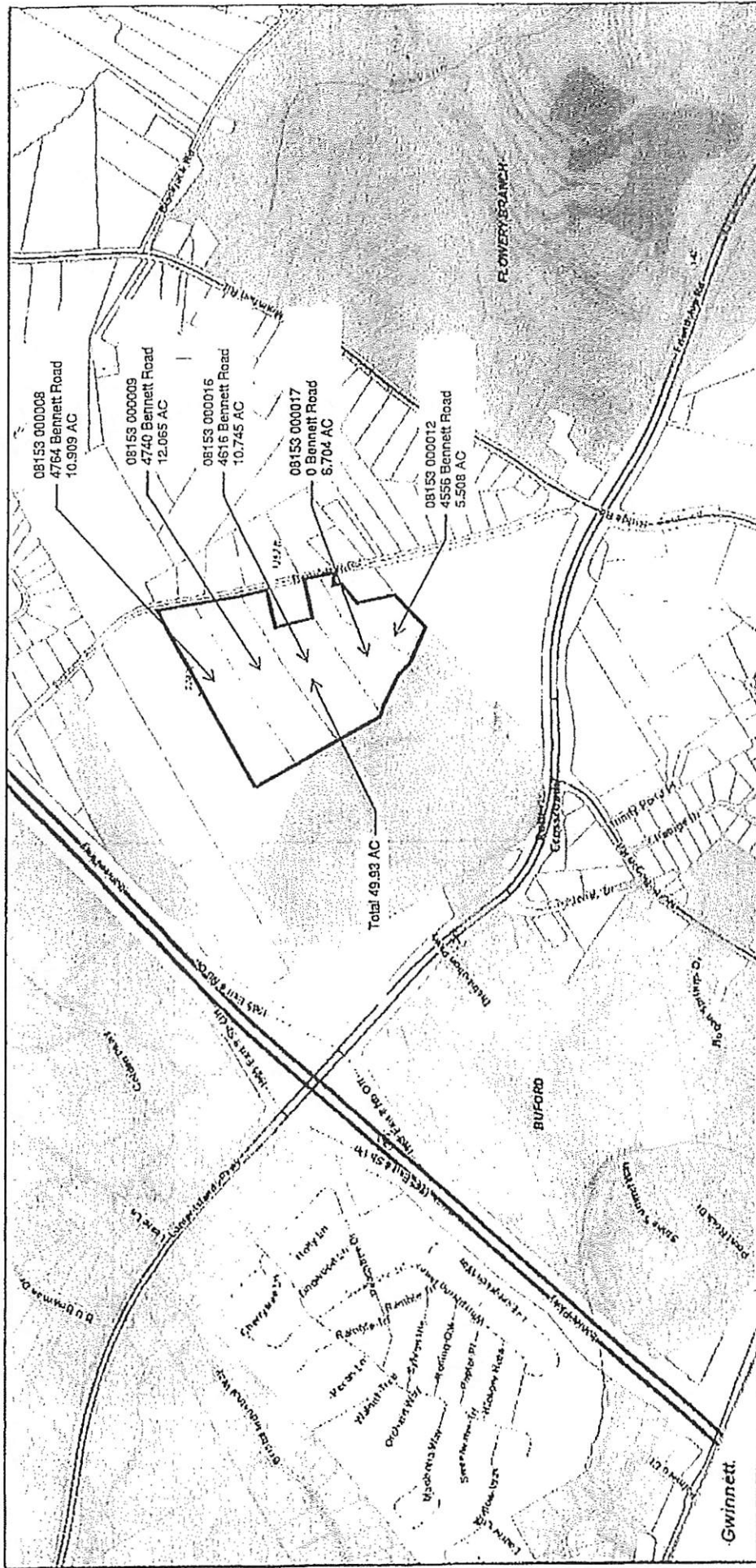
| Year | Population |
|------|------------|
| 1990 | 1,000,000 |
| 2000 | 1,200,000 |
| 2010 | 1,500,000 |
| 2020 | 1,800,000 |

25

A-211

NOT ISSUED FOR CONSTRUCTION

ArcGIS Web Map



11/14/2022, 8:08:42 PM

Counties
City Limits

CLERMONT
FLOWERY BRANCH
GAINESVILLE
GILLSVILLE

LULA
OAKWOOD
RESTHAVEN
BRASELTON
BUFORD

Roads
Local
Arterial-Collector
Interstate

Railway
Parcel Boundary
GA_Interstate_Shlds
GA_Hwy_Shlds

1:11,2B5
0 0.1 0.2 0.3 0.4 mi
0 0.15 0.3 0.6 km

Esri, Community Maps Contributors, Forestry County DE, Esri, HERE, Garmin, SafeGraph, GeoTechnology, Inc., METLINASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, NASA, NGA, USGS, FEMA, GCHQIS

Esri, NASA, NGA, USGS, FEMA, 1544 Community Maps Contributors, Forsyth County GIS, © OpenStreetMap contributors, Esri, HERE, Garmin, SafeGraph, GeoTechnology, Inc., METLINASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, NASA, NGA, USGS, FEMA, GCHQIS

RECEIVED

JAN 06 2023

Planning & Zoning Department

CITY OF BUFORD
Planning & Zoning Department
2300 Buford Highway
Buford, GA 30518
(770) 945-6761

APPLICATION FOR ANNEXATION

Tax Map Number: 08153-000012 Date: 11-29-22

Present Zoning: AR-III Requested Zoning: M-1

Address of subject property: 4556 Bennett Rd

Owner of property: CIV Friendship Business Park II, LLL (represented by Matt Brune - Seefried Properties)

Telephone number: 404-233-0204 cell: 404-405-4052 email: mattbrune@seefriedproperties.com

Housing Units: 0 Existing / 0 Proposed Other Buildings: 0 Existing / 2 Proposed

- A. Submit copy of recorded survey.
- B. Subject property Description – A legal description (deed) and plat.
- C. Petition Requesting Annexation – Owners must complete Petition Requesting Annexation. (Exhibit A)
- D. Authorization By Property Owner – Owners must complete certifying property ownership (Exhibit B)

Fees – annexation with same/similar zoning - \$350; annexation with rezoning - \$800.00.

Authorization to inspect premises – I hereby authorize the Buford City Commission, the Planning Commission and their staff to inspect the premises which is the subject of this annexation application.

Signature - Owner

Signature- Owner

For office use only:

Application received: 1-2-23

Date Annexation will become effective and official: _____

Fee received: \$ 800.00

Plat # 650

Exhibit A

PETITION REQUESTING ANNEXATION

CITY OF BUFORD, GEORGIA

DATE 11-29-22

TO THE CITY COMMISSION OF THE CITY OF BUFORD, GEORGIA

1. The undersigned, as owner of all real property of the territory described herein, respectfully requests that the City Commission annex this territory to the City of Buford, Georgia, and extend the City boundaries to include the same.
2. The territory to be annexed abuts the existing boundary of Buford, Georgia, and the description of such territory area is as follows:

Address/Location of Property:

4556 Bennett Rd

Tax Map Number: 08153-000012

See description attached.


3. It is requested that this territory to be annexed shall be zoned: M-1

For the following reasons:

To allow for the development of two industrial distribution facilities

WHEREFORE, the Petitioners pray that the City Commission of the City of Buford, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia, Laws, 1946, do by proper ordinance annex said property to the City Limits of the City of Buford, Georgia.

Respectfully submitted,



Owner(s)

Exhibit B

AUTHORIZATION BY PROPERTY OWNER

Application for Annexation

I swear that I am the owner of the property which is the subject matter of the attached application as shown in the records of Hall County, Georgia. I authorize the person named below to act as applicant in the pursuit of an annexation request of this property.


Name of Applicant: Seefried Industrial Properties - Matt Brune VP Development

Address: 3333 Riverwood Parkway, Suite 200

Atlanta, Ga 30339

Telephone number: 404-405-4052 cell: _____

Email address: mattbrune@seefriedproperties.com



Signature of Owner

Signature of Owner

Signature of Owner

Signature of Owner

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF BUFORD

APPLICANT Seefried Industrial Properties PROPERTY OWNER CIV Friendship Business Park II, LLC
ADDRESS 3333 Riverwood Pkwy SE Suite 200 ADDRESS 1717 McKinney Ave, Suite 1900
Atlanta, GA ZIP 30339 Dallas, TX ZIP 75202
PHONE NUMBER 404-405-4052 PHONE NUMBER _____
CONTACT PERSON Matt Brune

ADDRESS OF PROPERTY 4556 Bennett Rd
PRESENT ZONING DISTRICT AR-III REQUESTED ZONING DISTRICT M-1
CITY OF BUFORD LIMITS: YES _____ NO x
LAND DISTRICT 08 LAND LOT 153 PARCEL 000012 ACREAGE 5.508
PROPOSED USE Development of a two building industrial/warehouse park.

RESIDENTIAL

NON-RESIDENTIAL

NUMBER OF LOTS/DWELLING UNITS N/A NUMBER OF BUILDINGS/LOTS 2
DWELLING UNIT SIZE (SQ. FT.) N/A SQUARE FEET 434,320

JUSTIFICATION FOR REZONING

PLEASE DEMONSTRATE THE NEED FOR THE REQUEST. (USE ATTACHMENTS).

Rezoning of the property to M-1 would allow for the development of two class
A light industrial/warehouse buildings. Improvements to the intersection at
Friendship and N. Bogan roads will be provided to allow for access.

[Signature] 12-7-22
SIGNATURE OF APPLICANT DATE

Matthew K Brune - V.P. Development
TYPED OR PRINTED NAME AND TITLE

[Signature] _____
SIGNATURE OF OWNER DATE

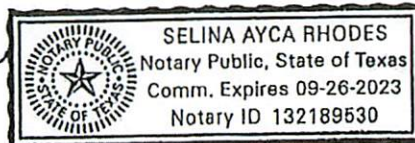
Dragon Conrad
TYPED OR PRINTED NAME AND TITLE

[Signature] 12.6.2022
NOTARY PUBLIC DATE

[Signature] 12.6.2022
NOTARY PUBLIC DATE

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT UNDER PENALTY OF
LAW.

[Signature] 12.6.2022
SIGNATURE DATE



PLANNING DEPARTMENT USE ONLY

CASE # 1-23-04 DATE RECEIVED 1-2-23 RECEIVED BY [Signature] RECEIPT 30342 FEE 800.00
2-14-23
3-6-23

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

Pursuant to section 1702 of the 2000 City of Buford Zoning Ordinance, the commissioners find that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary.

- (A) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:

The proposed use is suitable with the adjacent parcels to the west which are zoned M-1. Property will have direct access to major thoroughfare with close proximity to I-985 through the adjacent M-1 development. This makes it suitable for industrial and commercial uses.

- (B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

No adverse impacts anticipated.

- (C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The AR-III zoning does not allow for the highest and best use of the property.

- (D) 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:

No excessive or burdensome use anticipated.

- (E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:

The 2040 Future Land Use Map identifies the subject parcel as Commercial/Industrial.

- (F) 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 interchange between SR 347 and Interstate 985 greatly improve access to the site.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Buford Board of Commissioners.

NO (yes/no)


Signature of Applicant

12-6-22
Date

Dayron Canbern
Type or Print Name

If the answer is yes, please complete the following section:

| Name and Official position of government official | Contribution (list all which aggregate to \$250 or more) | Date contribution was made (within last two years) |
|---|--|--|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Attach additional sheets if necessary to disclose or describe all contributions.

November 29, 2022

Kim Wolfe
City of Buford
2300 Buford Highway
Buford, GA 30518

RE: Letter of Intent
Seefried Industrial Properties -Friendship Business Park
4764, 4740, 4626, 0, and 4556 Bennett Road

Dear Ms. Wolfe:

Seefried Industrial Properties is applying to annex and rezone 49.93 acres located at 4764, 4740, 4626, 0, and 4556 Bennett Road in unincorporated Hall County. The site is five existing parcels (08153 000008, 08153 000009, 08153 000012, 08153 000016 and 08153 000017) which are all currently zoned Hall County AR-III. M-1 (Light Industrial) zoning is proposed for the property.

Following the annexation and rezoning, Seefried Industrial Properties is proposing to construct two warehouse/distribution facilities totaling 434,320 square feet. The proposed construction will utilize a signalized intersection at Friendship Road and North Bogan Roads. An additional drive will be added to Bennett Road.

The parcels on the west are zoned M-1. The parcels to the north, east and south of the subject property are currently zoned AR-III. As currently zoned, the property does not have reasonable economic use. The proposed project will not cause an excessive or burdensome use of the existing streets based on the proposed improvements. The proposed use will have a minimal impact on the utilities and schools.

The proposed project will require three variances. One to allow tilt-up concrete construction, a second to allow modular block retaining walls in the front yard, and a third to allow for grading and replanting in the residential zoning buffers.

Sincerely,

Seefried Industrial Properties



Matt Brune, PE
Senior Development Manager

LEGAL DESCRIPTION: WE-FLIP TRACT 5-A

All that tract or parcel of land lying and being in Land Lot 153 of the 8th Land District, Hall County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #21-003; Drawing/File #21-003), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

To find the POINT OF BEGINNING, COMMENCE at a 1" open top pipe found at the intersection of the common line of Land Lots 152 and 153 with the westerly right-of-way line of Bennett Road (60' public R/W per Plat Book 781, Page 192A);

THENCE proceeding along said westerly right-of-way line of Bennett Road the following courses and distances, South 44 degrees 41 minutes 53 seconds East for a distance of 107.35 feet to a point;

THENCE along a curve to the right having a radius of 1237.49 feet for an arc length of 207.56 feet, being subtended by a chord of South 40 degrees 09 minutes 46 seconds East for a distance of 207.32 feet to a point;

THENCE along a curve to the right having a radius of 381.39 feet for an arc length of 144.85 feet, being subtended by a chord of South 24 degrees 28 minutes 39 seconds East for a distance of 143.98 feet to a point;

THENCE South 12 degrees 46 minutes 18 seconds East for a distance of 93.98 feet to a 1/2" rebar found;

THENCE along a curve to the right having a radius of 2937.46 feet for an arc length of 218.43 feet, being subtended by a chord of South 09 degrees 53 minutes 32 seconds East for a distance of 218.38 feet to a point;

THENCE South 07 degrees 45 minutes 25 seconds East for a distance of 67.43 feet to a 1/2" rebar found;

THENCE South 07 degrees 45 minutes 56 seconds East for a distance of 87.76 feet to a point;

THENCE along a curve to the left having a radius of 4404.71 feet for an arc length of 300.77 feet, being subtended by a chord of South 09 degrees 52 minutes 32 seconds East for a distance of 300.71 feet to a 1/2" rebar found;

THENCE along a curve to the left having a radius of 4404.71 feet for an arc length of 42.82 feet, being subtended by a chord of South 12 degrees 06 minutes 37 seconds East for a distance of 42.82 feet to a point;

THENCE South 12 degrees 23 minutes 15 seconds East for a distance of 153.35 feet to a 1/2" rebar found;

THENCE South 12 degrees 21 minutes 00 seconds East for a distance of 29.27 feet to a 1/2" rebar found;

THENCE South 12 degrees 22 minutes 38 seconds East for a distance of 300.08 feet to a 1/2" rebar found;

THENCE South 12 degrees 39 minutes 00 seconds East for a distance of 118.07 feet to a 1/2" iron pin set, said 1/2" iron pin set being the POINT OF BEGINNING.

THENCE continuing along said westerly right-of-way line of Bennett Road South 12 degrees 39 minutes 00 seconds East for a distance of 118.07 feet to a 1" open top pipe found;

THENCE departing said westerly right-of-way line of Bennett Road, North 84 degrees 47 minutes 09 seconds West for a distance of 75.31 feet to a 1/4" rebar found;

THENCE South 06 degrees 45 minutes 42 seconds East for a distance of 69.70 feet to a 1/2" rebar found;

THENCE South 46 degrees 46 minutes 58 seconds West for a distance of 199.50 feet to a 1/2" rebar found;

THENCE South 12 degrees 43 minutes 52 seconds East for a distance of 300.01 feet to a 1/4" rebar found;

THENCE South 46 degrees 48 minutes 10 seconds West for a distance of 401.06 feet to a 1/2" Iron pin set;

THENCE North 47 degrees 55 minutes 39 seconds West for a distance of 50.95 feet to a computed point at or near the centerline of a small stream;

THENCE proceeding along the centerline of said small stream the following courses and distances: North 83 degrees 27 minutes 53 seconds West for a distance of 14.54 feet to a computed point;

THENCE North 21 degrees 54 minutes 26 seconds West for a distance of 44.84 feet to a computed point;

THENCE South 75 degrees 45 minutes 56 seconds West for a distance of 34.96 feet to a computed point;

THENCE North 54 degrees 38 minutes 50 seconds West for a distance of 84.16 feet to a computed point;

THENCE North 89 degrees 37 minutes 53 seconds West for a distance of 18.81 feet to a computed point;

THENCE North 81 degrees 02 minutes 57 seconds West for a distance of 12.27 feet to a computed point;

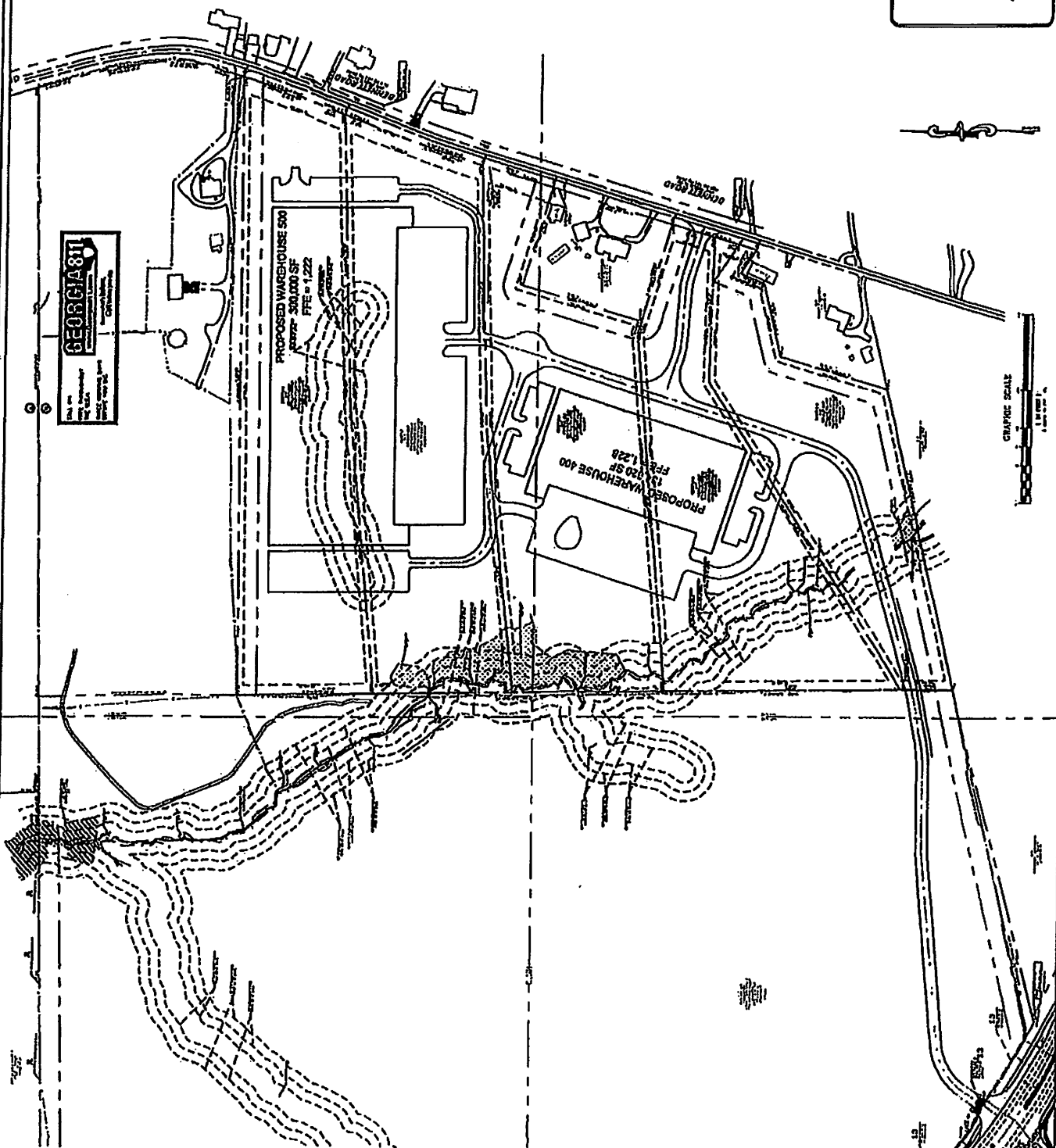
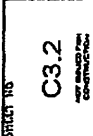
THENCE North 64 degrees 05 minutes 27 seconds West for a distance of 19.19 feet to a computed point;

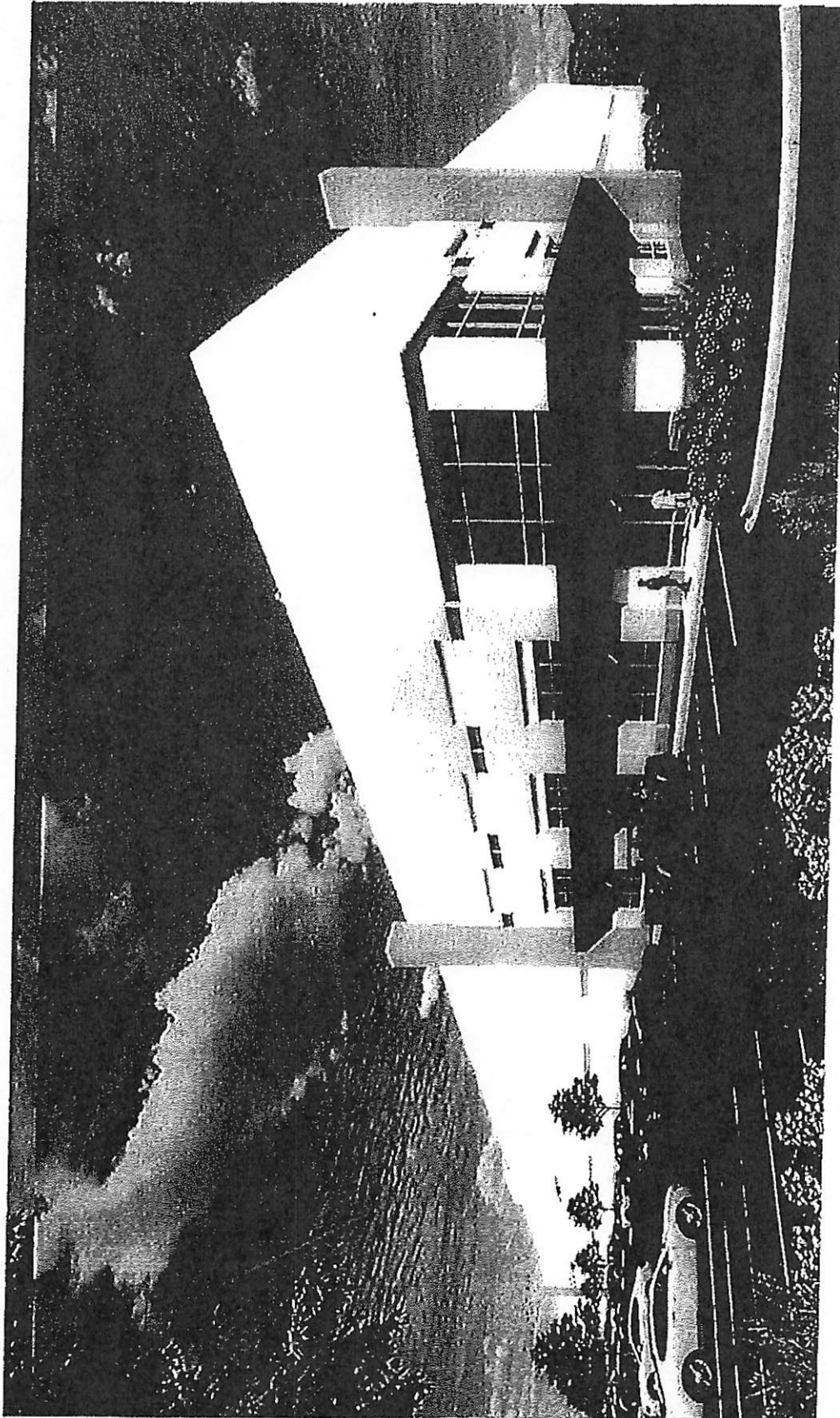
THENCE North 08 degrees 59 minutes 46 seconds West for a distance of 8.35 feet to a computed point;

THENCE departing the centerline of said small stream North 27 degrees 28 minutes 54 seconds East for a distance of 637.29 feet to a point;

THENCE North 62 degrees 05 minutes 39 seconds East for a distance of 384.20 feet to a 1/2" Iron pin set on said westerly right-of-way line of Bennett Road, said 1/2" Iron pin set being the POINT OF BEGINNING.

Said tract or parcel of land contains 5.508 acres or 239,911 square feet and is a portion of the same tracts or parcels of land as described in Plat Book 781, Page 192, Hall County, Georgia records.

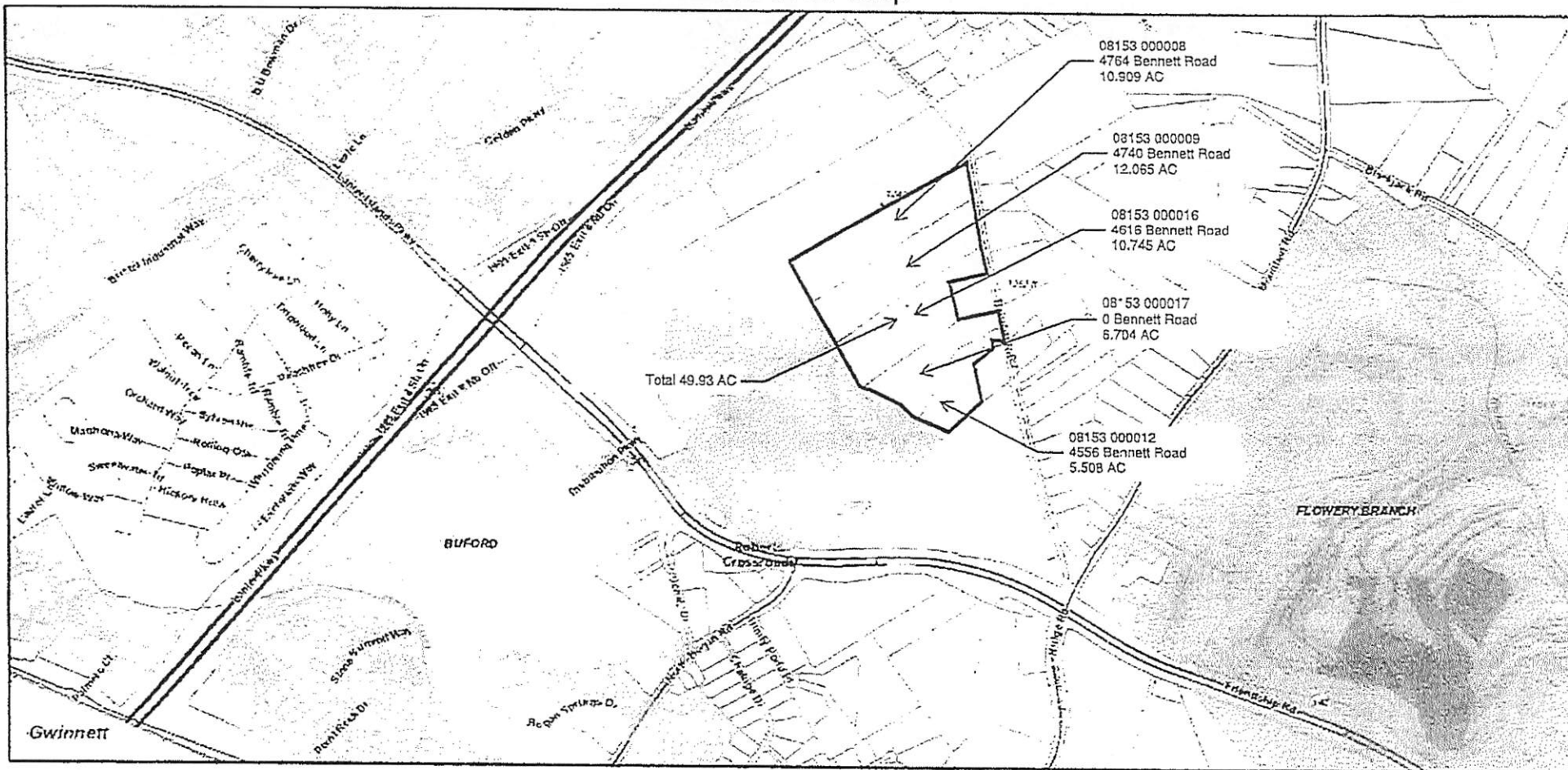




WELCOMING.CA

NOT ISSUED FOR CONSTRUCTION

ArcGIS Web Map



11/14/2022, 6:05:42 PM

☐ Counties

Citylimits

BRASELTON

BUFORD

CLERMONT

FLOWERY BRANCH

GAINESVILLE

GILLSVILLE

LULA

OAKWOOD

RESTHAVEN

Roads

Local

Arterial-Collector

— Interstate

— Railway

Parcel Boundary

GA_Interstate_Shlds

GA_Hwy_Shlds

1:11.285

Est. Commercially Viable Contributors, Forsyth County GIS, EMU
HERE, Garmin, SafeGraph, GeoTechnologies, Inc. METRONASA,
NRGS, EPA, NPS US Census Bureau, USDA, ERI, NASA, NOAA,
USGS, FEMA, GHCCIS

Esri, NASA, NOAA, USGS, FEMA | Esri Community Maps Contributors, Forsyth County GIS, OpenStreetMap, Mapbox | Esri, HERE, Garmin | SafeGraph, GeoTechnologies, Inc., METANASA, USGS, EPA, NPS | US Census Bureau, USDA | OMDGIS | Hall County GIS |

RECEIVED

JAN 06 2023

Planning & Zoning Department

CITY OF BUFORD
Planning & Zoning Department
2300 Buford Highway
Buford, GA 30518
(770) 945-6761

APPLICATION FOR ANNEXATION

Tax Map Number: 08153-000016 Date: 11-29-22
Present Zoning: AR-III Requested Zoning: M-1
Address of subject property: 4616 Bennett Rd
CIV Friendship Business Park II, LLL (represented by Matt
Owner of property: Brune - Seefried Properties
Telephone number: 404-233-0204 cell: 404-405-4052 email: mattbrune@seefriedproperties.com
Housing Units: 0 Existing / 0 Proposed Other Buildings: 0 Existing / 2 Proposed

- A. Submit copy of recorded survey.
- B. Subject property Description – A legal description (deed) and plat.
- C. Petition Requesting Annexation – Owners must complete Petition Requesting Annexation.
(Exhibit A)
- D. Authorization By Property Owner – Owners must complete certifying property ownership
(Exhibit B)

Fees – annexation with same/similar zoning - \$350; annexation with rezoning - \$800.00.

Authorization to inspect premises – I hereby authorize the Buford City Commission, the Planning Commission and their staff to inspect the premises which is the subject of this annexation application.

Signature - Owner

18M
Signature- Owner

Plat # 652

For office use only:

Application received: 1-2-23

Date Annexation will become effective and official: _____

Fee received: \$ 800.00

Exhibit A

PETITION REQUESTING ANNEXATION

CITY OF BUFORD, GEORGIA

DATE 11-29-22

TO THE CITY COMMISSION OF THE CITY OF BUFORD, GEORGIA

1. The undersigned, as owner of all real property of the territory described herein, respectfully requests that the City Commission annex this territory to the City of Buford, Georgia, and extend the City boundaries to include the same.

2. The territory to be annexed abuts the existing boundary of Buford, Georgia, and the description of such territory area is as follows:

Address/Location of Property:

4616 Bennett Rd

Tax Map Number: 08153-000016

See description attached.

3. It is requested that this territory to be annexed shall be zoned: M-1

For the following reasons:

To allow for the development of two industrial distribution facilities

WHEREFORE, the Petitioners pray that the City Commission of the City of Buford, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia, Laws, 1946, do by proper ordinance annex said property to the City Limits of the City of Buford, Georgia.

Respectfully submitted,



Owner(s)

Exhibit B

AUTHORIZATION BY PROPERTY OWNER

Application for Annexation

I swear that I am the owner of the property which is the subject matter of the attached application as shown in the records of Hall County, Georgia. I authorize the person named below to act as applicant in the pursuit of an annexation request of this property.


Name of Applicant: Seefried Industrial Properties - Matt Brune VP Development

Address: 3333 Riverwood Parkway, Suite 200

Atlanta, Ga 30339

Telephone number: 404-405-4052 cell: _____

Email address: matthbrune@seefriedproperties.com



Signature of Owner

Signature of Owner

Signature of Owner

Signature of Owner

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF BUFORD

APPLICANT Seefried Industrial Properties
ADDRESS 3333 Riverwood Pkwy SE Suite 200
Atlanta, GA ZIP 30339

PROPERTY OWNER CIV Friendship Business Park II, LLC
ADDRESS 1717 McKinney Ave, Suite 1900
Dallas, TX ZIP 75202

PHONE NUMBER 404-405-4052

PHONE NUMBER _____

CONTACT PERSON Matt Brune

ADDRESS OF PROPERTY 4616 Bennett Rd

PRESENT ZONING DISTRICT AR-III

REQUESTED ZONING DISTRICT M-1

CITY OF BUFORD LIMITS: YES _____ NO x

LAND DISTRICT 08 LAND LOT 153 PARCEL 000016 ACREAGE 10.745

PROPOSED USE Development of a two building industrial/warehouse park.

RESIDENTIAL

NON-RESIDENTIAL

NUMBER OF LOTS/DWELLING UNITS N/A

NUMBER OF BUILDINGS/LOTS 2

DWELLING UNIT SIZE (SQ. FT.) N/A

SQUARE FEET 434,320

JUSTIFICATION FOR REZONING

PLEASE DEMONSTRATE THE NEED FOR THE REQUEST. (USE ATTACHMENTS).

Rezoning of the property to M-1 would allow for the development of two class
A light industrial/warehouse buildings. Improvements to the intersection at
Friendship and N. Bogan roads will be provided to allow for access.

SIGNATURE OF APPLICANT [Signature]

DATE 12-7-22

TYPED OR PRINTED NAME AND TITLE Matthew K. Brune - V.P. Development

SIGNATURE OF OWNER [Signature]

DATE _____

TYPED OR PRINTED NAME AND TITLE [Signature]

NOTARY PUBLIC [Signature]

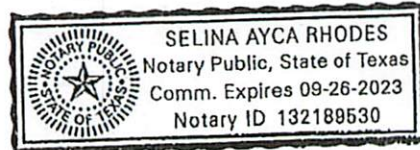
DATE 12.6.2022

NOTARY PUBLIC [Signature]

DATE 12.6.2022

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT UNDER PENALTY OF
LAW.

SIGNATURE [Signature] DATE 12.6.2022



PLANNING DEPARTMENT USE ONLY

CASE # 22304 DATE RECEIVED 12-2-23 RECEIVED BY [Signature] RECEIPT # 32342 FEE 800.00
2-14-23
3-6-23

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

Pursuant to section 1702 of the 2000 City of Buford Zoning Ordinance, the commissioners find that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary.

- (A) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:

The proposed use is suitable with the adjacent parcels to the west which are zoned M-1. Property will have direct access to major thoroughfare with close proximity to I-985 through the adjacent M-1 development. This makes it suitable for industrial and commercial uses.

- (B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

No adverse impacts anticipated.

- (C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The AR-III zoning does not allow for the highest and best use of the property.

- (D) 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:

No excessive or burdensome use anticipated.

- (E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:

The 2040 Future Land Use Map identifies the subject parcel as Commercial/Industrial.

- (F) 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 interchange between SR 347 and Interstate 985 greatly improve access to the site.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Buford Board of Commissioners.

No (yes/no)


Signature of Applicant

12-6-22
Date

Dayton Conkser
Type or Print Name

If the answer is yes, please complete the following section:

| Name and Official position of government official | Contribution (list all which aggregate to \$250 or more) | Date contribution was made (within last two years) |
|---|--|--|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Attach additional sheets if necessary to disclose or describe all contributions.



November 29, 2022

Kim Wolfe
City of Buford
2300 Buford Highway
Buford, GA 30518

RE: Letter of Intent
Seefried Industrial Properties -Friendship Business Park
4764, 4740, 4626, 0, and 4556 Bennett Road

Dear Ms. Wolfe:

Seefried Industrial Properties is applying to annex and rezone 49.93 acres located at 4764, 4740, 4626, 0, and 4556 Bennett Road in unincorporated Hall County. The site is five existing parcels (08153 000008, 08153 000009, 08153 000012, 08153 000016 and 08153 000017) which are all currently zoned Hall County AR-III. M-1 (Light Industrial) zoning is proposed for the property.

Following the annexation and rezoning, Seefried Industrial Properties is proposing to construct two warehouse/distribution facilities totaling 434,320 square feet. The proposed construction will utilize a signalized intersection at Friendship Road and North Bogan Roads. An additional drive will be added to Bennett Road.

The parcels on the west are zoned M-1. The parcels to the north, east and south of the subject property are currently zoned AR-III. As currently zoned, the property does not have reasonable economic use. The proposed project will not cause an excessive or burdensome use of the existing streets based on the proposed improvements. The proposed use will have a minimal impact on the utilities and schools.

The proposed project will require three variances. One to allow tilt-up concrete construction, a second to allow modular block retaining walls in the front yard, and a third to allow for grading and replanting in the residential zoning buffers.

Sincerely,

Seefried Industrial Properties

Matt Brune, PE
Senior Development Manager

LEGAL DESCRIPTION: WE-FLIP TRACT 3-A

All that tract or parcel of land lying and being in Land Lot 153 of the 8th Land District, Hall County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #21-003; Drawing/File #21-003), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

To find the POINT OF BEGINNING, COMMENCE at a 1" open top pipe found at the intersection of the common line of Land Lots 152 and 153 with the westerly right-of-way line of Bennett Road (60' public R/W per Plat Book 781, Page 192A);

THENCE proceeding along said westerly right-of-way line of Bennett Road the following courses and distances: South 44 degrees 41 minutes 53 seconds East for a distance of 107.35 feet to a point;

THENCE along a curve to the right having a radius of 1237.49 feet for an arc length of 207.56 feet, being subtended by a chord of South 40 degrees 09 minutes 46 seconds East for a distance of 207.32 feet to a point;

THENCE along a curve to the right having a radius of 381.39 feet for an arc length of 144.85 feet, being subtended by a chord of South 24 degrees 28 minutes 39 seconds East for a distance of 143.98 feet to a point;

THENCE South 12 degrees 46 minutes 18 seconds East for a distance of 93.98 feet to a 1/2" rebar found;

THENCE along a curve to the right having a radius of 2937.46 feet for an arc length of 218.43 feet, being subtended by a chord of South 09 degrees 53 minutes 32 seconds East for a distance of 218.38 feet to a point;

THENCE South 07 degrees 45 minutes 25 seconds East for a distance of 67.43 feet to a 1/2" rebar found;

THENCE South 07 degrees 45 minutes 56 seconds East for a distance of 87.76 feet to a point;

THENCE along a curve to the left having a radius of 4404.71 feet for an arc length of 300.77 feet, being subtended by a chord of South 09 degrees 52 minutes 32 seconds East for a distance of 300.71 feet to a 1/2" rebar found, said 1/2" rebar found being the POINT OF BEGINNING.

THENCE continuing along said westerly right-of-way line of Bennett Road the following courses and distances: along a curve to the left having a radius of 4404.71 feet for an arc length of 42.82 feet, being subtended by a chord of South 12 degrees 06 minutes 37 seconds East for a distance of 42.82 feet to a point;

THENCE South 12 degrees 23 minutes 15 seconds East for a distance of 153.35 feet to a 1/2" rebar found;

THENCE departing said westerly right-of-way line of Bennett Road, South 77 degrees 15 minutes 34 seconds West for a distance of 270.06 feet to a 1/2" rebar found;

THENCE South 12 degrees 40 minutes 56 seconds East for a distance of 329.14 feet to a rebar and cap found;

THENCE South 77 degrees 17 minutes 35 seconds West for a distance of 32.01 feet to a 1/2" rebar found;

THENCE South 55 degrees 35 minutes 49 seconds West for a distance of 951.28 feet to a 1/2" rebar found;

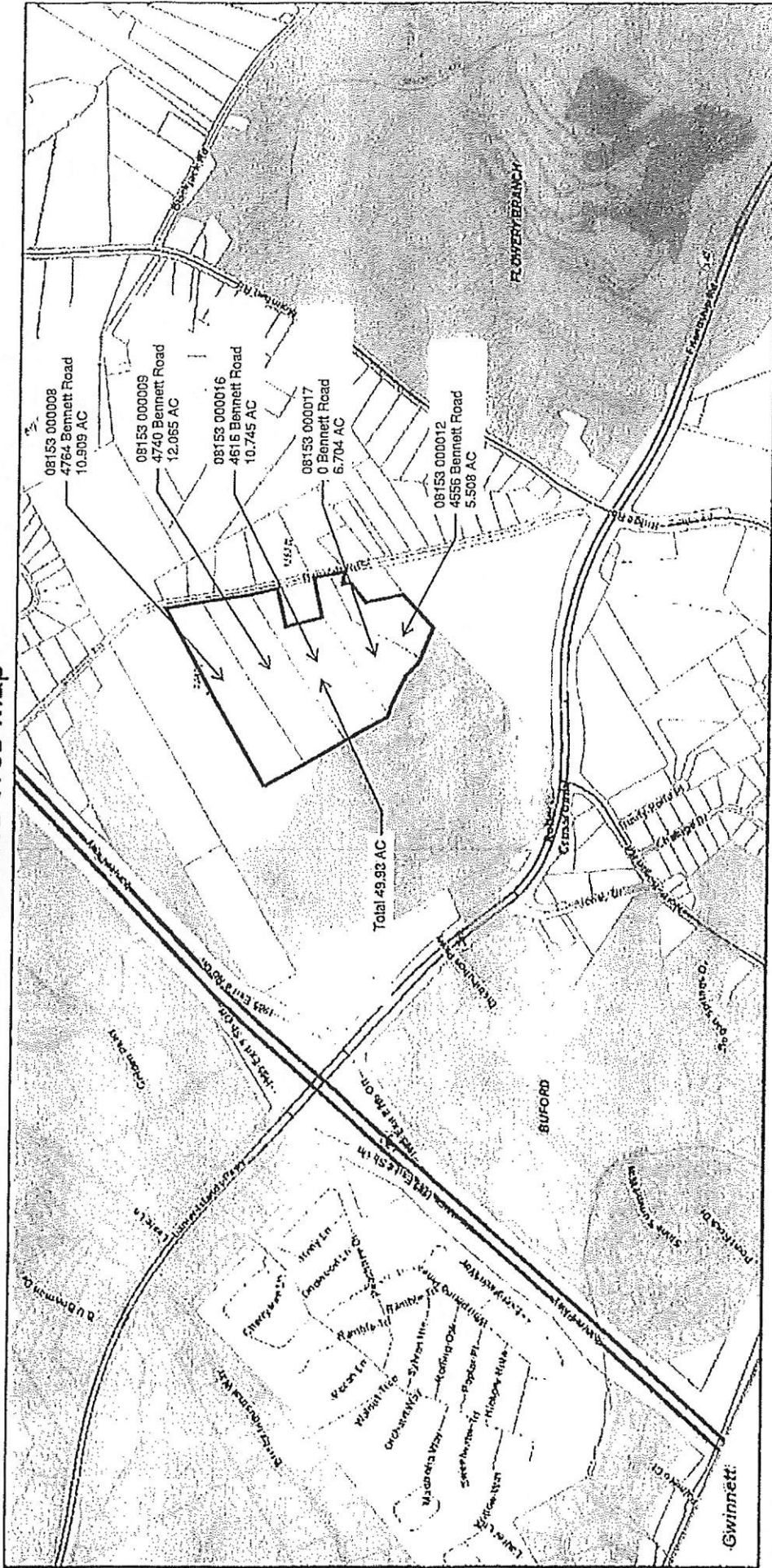
THENCE North 29 degrees 50 minutes 56 seconds West for a distance of 399.86 feet to a point;

THENCE North 54 degrees 07 minutes 39 seconds East for a distance of 699.94 feet to a point;

THENCE North 58 degrees 55 minutes 38 seconds East for a distance of 697.26 feet to a 1/2" rebar found on said westerly right-of-way line of Bennett Road, said 1/2" rebar found being the POINT OF BEGINNING.

Said tract or parcel of land contains 10.745 acres or 468,046 square feet and is a portion of the same tracts or parcels of land as described in Plat Book 781, Page 192, Hall County, Georgia records.

ArcGIS Web Map



11/14/2022, 8:05:42 PM

Counties

City Limits

BRASELTON

BUFORD

CLERMONT

FLOWERY BRANCH

GAINESVILLE

GILLSVILLE

LULA

OAKWOOD

RESTHAVEN

ROCKDALE

Roads

Local

Arterial-Collector

Interstate

Railway

Parcel Boundary

GA_Interstate_Shlds

GA_Hwy_Shlds

1:11,285

0 0.1 0.2 0.3 0.4 mi

0 0.15 0.3 0.6 km

Esri, Community Maps Contributors, Forsyth County GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnology, Inc., US Census Bureau, USGS, EPA, NPS, US Census Bureau, USDA, Esri, NASA, NOAA, USGS, FEMA, GHCCGIS

Esri, NASA, NOAA, USGS, FEMA | Esri Community Maps Contributors, Forsyth County GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnology, Inc., US Census Bureau, USGS, EPA, NPS, US Census Bureau, USDA, Esri, NASA, NOAA, USGS, FEMA, GHCCGIS

Web Application for ArcGIS

RECEIVED

JAN 06 2023

Planning & Zoning Department

CITY OF BUFORD
Planning & Zoning Department
2300 Buford Highway
Buford, GA 30518
(770) 945-6761

APPLICATION FOR ANNEXATION

Tax Map Number: 08153-000009 Date: 11-29-22

Present Zoning: AR-III Requested Zoning: M-1

Address of subject property: 4740 Bennett Rd

Owner of property: CIV Friendship Business Park II, LLL (represented by Matt Brune - Seefried Properties)

Telephone number: 404-233-0204 cell: 404-405-4052 email: mattbrune@seefriedproperties.com

Housing Units: 0 Existing / 0 Proposed Other Buildings: 0 Existing / 2 Proposed

- A. Submit copy of recorded survey.
- B. Subject property Description – A legal description (deed) and plat.
- C. Petition Requesting Annexation – Owners must complete Petition Requesting Annexation. (Exhibit A)
- D. Authorization By Property Owner – Owners must complete certifying property ownership (Exhibit B)

Fees – annexation with same/similar zoning - \$350; annexation with rezoning - \$800.00.

Authorization to inspect premises – I hereby authorize the Buford City Commission, the Planning Commission and their staff to inspect the premises which is the subject of this annexation application.

Signature - Owner

Signature- Owner

Plat # 653

For office use only:

Application received: 1-2-23

Date Annexation will become effective and official: _____

Fee received: \$800.00

Exhibit A

PETITION REQUESTING ANNEXATION

CITY OF BUFORD, GEORGIA

DATE 11-29-22

TO THE CITY COMMISSION OF THE CITY OF BUFORD, GEORGIA

1. The undersigned, as owner of all real property of the territory described herein, respectfully requests that the City Commission annex this territory to the City of Buford, Georgia, and extend the City boundaries to include the same.
2. The territory to be annexed abuts the existing boundary of Buford, Georgia, and the description of such territory area is as follows:

Address/Location of Property:

4740 Bennett Rd

Tax Map Number: 08153-000009

See description attached.

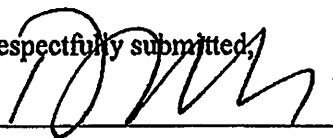
3. It is requested that this territory to be annexed shall be zoned: M-1

For the following reasons:

To allow for the development of two industrial distribution facilities

WHEREFORE, the Petitioners pray that the City Commission of the City of Buford, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia, Laws, 1946, do by proper ordinance annex said property to the City Limits of the City of Buford, Georgia.

Respectfully submitted,



Owner(s)

Exhibit B

AUTHORIZATION BY PROPERTY OWNER

Application for Annexation

I swear that I am the owner of the property which is the subject matter of the attached application as shown in the records of Hall County, Georgia. I authorize the person named below to act as applicant in the pursuit of an annexation request of this property.

Name of Applicant: Seefried Industrial Properties - Matt Brune VP Development

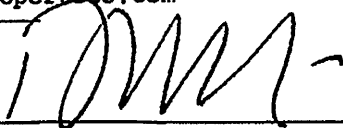
Address: 3333 Riverwood Parkway, Suite 200

Atlanta, Ga 30339

Telephone number: 404-405-4052

cell: _____

Email address: mattbrune@seefriedproperties.com



Signature of Owner

Signature of Owner

Signature of Owner

Signature of Owner

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF BUFORD

APPLICANT Seefried Industrial Properties
ADDRESS 3333 Riverwood Pkwy SE Suite 200
Atlanta, GA ZIP 30339

PROPERTY OWNER CIV Friendship Business Park II, LLC
ADDRESS 1717 McKinney Ave, Suite 1900
Dallas, TX ZIP 75202

PHONE NUMBER 404-405-4052

PHONE NUMBER _____

CONTACT PERSON Matt Brune

ADDRESS OF PROPERTY 4740 Bennett Rd

PRESENT ZONING DISTRICT AR-III

REQUESTED ZONING DISTRICT M-1

CITY OF BUFORD LIMITS: YES _____ NO X

LAND DISTRICT 08 LAND LOT 153 PARCEL 000009 ACREAGE 12.065

PROPOSED USE Development of a two building industrial/warehouse park.

RESIDENTIAL

NON-RESIDENTIAL

NUMBER OF LOTS/DWELLING UNITS N/A

NUMBER OF BUILDINGS/LOTS 2

DWELLING UNIT SIZE (SQ. FT.) N/A

SQUARE FEET 434,320

JUSTIFICATION FOR REZONING

PLEASE DEMONSTRATE THE NEED FOR THE REQUEST. (USE ATTACHMENTS).

Rezoning of the property to M-1 would allow for the development of two class
A light industrial/warehouse buildings. Improvements to the intersection at
Friendship and N. Bogan roads will be provided to allow for access.

SIGNATURE OF APPLICANT _____ DATE 12-7-22

Matthew K. Brune - V.P. Development
TYPED OR PRINTED NAME AND TITLE

SIGNATURE OF OWNER _____ DATE _____

Sharon Conklin
TYPED OR PRINTED NAME AND TITLE

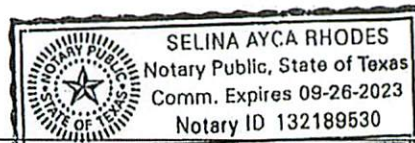
NOTARY PUBLIC _____ DATE 12.6.2022

NOTARY PUBLIC _____ DATE 12.6.2022

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT UNDER PENALTY OF
LAW.

SIGNATURE _____

DATE 12.6.2022



PLANNING DEPARTMENT USE ONLY

CASE # 2-23-05 DATE RECEIVED 12-23 RECEIVED BY km RECEIPT 30346 FEE 800.00
2-14-23
3-6-23

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

Pursuant to section 1702 of the 2000 City of Buford Zoning Ordinance, the commissioners find that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary.

- (A) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:

The proposed use is suitable with the adjacent parcels to the west which are zoned M-1. Property will have direct access to major thoroughfare with close proximity to I-985 through the adjacent M-1 development. This makes it suitable for industrial and commercial uses.

- (B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

No adverse impacts anticipated.

- (C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The AR-III zoning does not allow for the highest and best use of the property.

- (D) 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:

No excessive or burdensome use anticipated.

- (E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:

The 2040 Future Land Use Map identifies the subject parcel as Commercial/Industrial.

- (F) 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 interchange between SR 347 and Interstate 985 greatly improve access to the site.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Buford Board of Commissioners.

A/S (yes/no)


Signature of Applicant

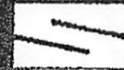
12-6-22
Date

DARYL CONKLIN
Type or Print Name

If the answer is yes, please complete the following section:

| Name and Official position of government official | Contribution (list all which aggregate to \$250 or more) | Date contribution was made (within last two years) |
|---|--|--|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Attach additional sheets if necessary to disclose or describe all contributions.



SEEFRIED
INDUSTRIAL PROPERTIES

November 29, 2022

Kim Wolfe
City of Buford
2300 Buford Highway
Buford, GA 30518

RE: Letter of Intent

**Seefried Industrial Properties -Friendship Business Park
4764, 4740, 4626, 0, and 4556 Bennett Road**

Dear Ms. Wolfe:

Seefried Industrial Properties is applying to annex and rezone 49.93 acres located at 4764, 4740, 4626, 0, and 4556 Bennett Road in unincorporated Hall County. The site is five existing parcels (08153 000008, 08153 000009, 08153 000012, 08153 000016 and 08153 000017) which are all currently zoned Hall County AR-III. M-1 (Light Industrial) zoning is proposed for the property.

Following the annexation and rezoning, Seefried Industrial Properties is proposing to construct two warehouse/distribution facilities totaling 434,320 square feet. The proposed construction will utilize a signalized intersection at Friendship Road and North Bogan Roads. An additional drive will be added to Bennett Road.

The parcels on the west are zoned M-1. The parcels to the north, east and south of the subject property are currently zoned AR-III. As currently zoned, the property does not have reasonable economic use. The proposed project will not cause an excessive or burdensome use of the existing streets based on the proposed improvements. The proposed use will have a minimal impact on the utilities and schools.

The proposed project will require three variances. One to allow tilt-up concrete construction, a second to allow modular block retaining walls in the front yard, and a third to allow for grading and replanting in the residential zoning buffers.

Sincerely,

Seefried Industrial Properties

Matt Brune, PE
Senior Development Manager

LEGAL DESCRIPTION: WE-FLIP TRACT 2

All that tract or parcel of land lying and being in Land Lot 153 of the 8th Land District, Hall County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #21-003; Drawing/File #21-003), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

To find the POINT OF BEGINNING, COMMENCE at a 1" open top pipe found at the intersection of the common line of Land Lots 152 and 153 with the westerly right-of-way line of Bennett Road (60' public R/W per Plat Book 781, Page 192A);

THENCE proceeding along said westerly right-of-way line of Bennett Road the following courses and distances, South 44 degrees 41 minutes 53 seconds East for a distance of 107.35 feet to a point;

THENCE along a curve to the right having a radius of 1237.49 feet for an arc length of 207.56 feet, being subtended by a chord of South 40 degrees 09 minutes 46 seconds East for a distance of 207.32 feet to a point;

THENCE along a curve to the right having a radius of 381.39 feet for an arc length of 144.85 feet, being subtended by a chord of South 24 degrees 28 minutes 39 seconds East for a distance of 143.98 feet to a point;

THENCE South 12 degrees 46 minutes 18 seconds East for a distance of 93.98 feet to a 1/2" rebar found;

THENCE along a curve to the right having a radius of 2937.46 feet for an arc length of 218.43 feet, being subtended by a chord of South 09 degrees 53 minutes 32 seconds East for a distance of 218.38 feet to a point;

THENCE South 07 degrees 45 minutes 25 seconds East for a distance of 67.43 feet to a 1/2" rebar found, said 1/2" rebar found being the POINT OF BEGINNING.

THENCE continuing along said westerly right-of-way line of Bennett Road the following courses and distances: South 07 degrees 45 minutes 56 seconds East for a distance of 87.76 feet to a point;

THENCE along a curve to the left having a radius of 4404.71 feet for an arc length of 300.77 feet, being subtended by a chord of South 09 degrees 52 minutes 32 seconds East for a distance of 300.71 feet to a 1/2" rebar found;

THENCE departing said westerly right-of-way line of Bennett Road South 58 degrees 55 minutes 38 seconds West for a distance of 697.26 feet to a point;

THENCE South 54 degrees 07 minutes 39 seconds West for a distance of 699.94 feet to a point;

THENCE North 29 degrees 50 minutes 56 seconds West for a distance of 368.19 feet to a 1/2" rebar found;

THENCE North 55 degrees 14 minutes 52 seconds East for a distance of 766.40 feet to a point;

THENCE North 58 degrees 45 minutes 34 seconds East for a distance of 765.52 feet to a 1/2" rebar found on said westerly right-of-way line of Bennett Road, said 1/2" rebar found being the POINT OF BEGINNING.

Said tract or parcel of land contains 12.065 acres or 525,541 square feet and is a portion of the same tracts or parcels of land as described in Plat Book 781, Page 192, Hall County, Georgia records.



THIS PLAN IS THE PROPERTY OF THE GEORGIA DEPARTMENT OF TRANSPORTATION AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE GEORGIA DEPARTMENT OF TRANSPORTATION.

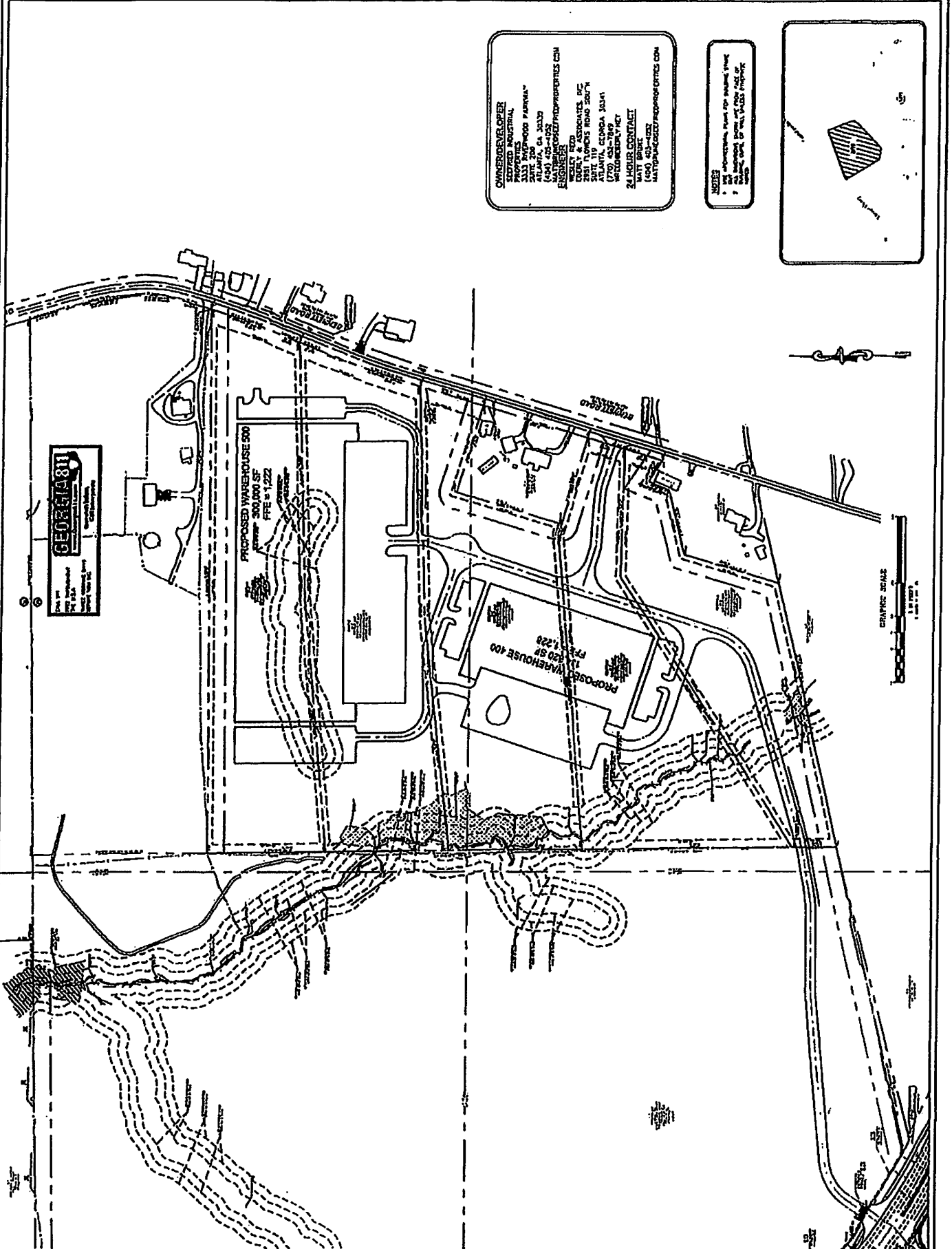
PROJECT NO. 21-022

PROJECT: FRIENDSHIP BUSINESS PARK
LAND LOT 122.111 DISTRICT 1
HALL COUNTY, GEORGIA

| | |
|-------------|--------------------------------------|
| DATE | 10/1/01 |
| BY | W. J. BROWN |
| FOR | GEORGIA DEPARTMENT OF TRANSPORTATION |
| PROJECT NO. | 21-022 |
| SECTION NO. | C3.2 |

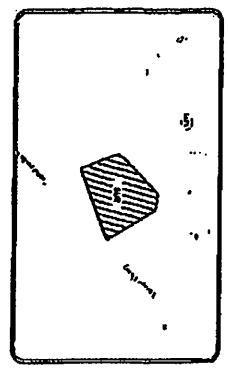
OVERALL LAYOUT PLAN

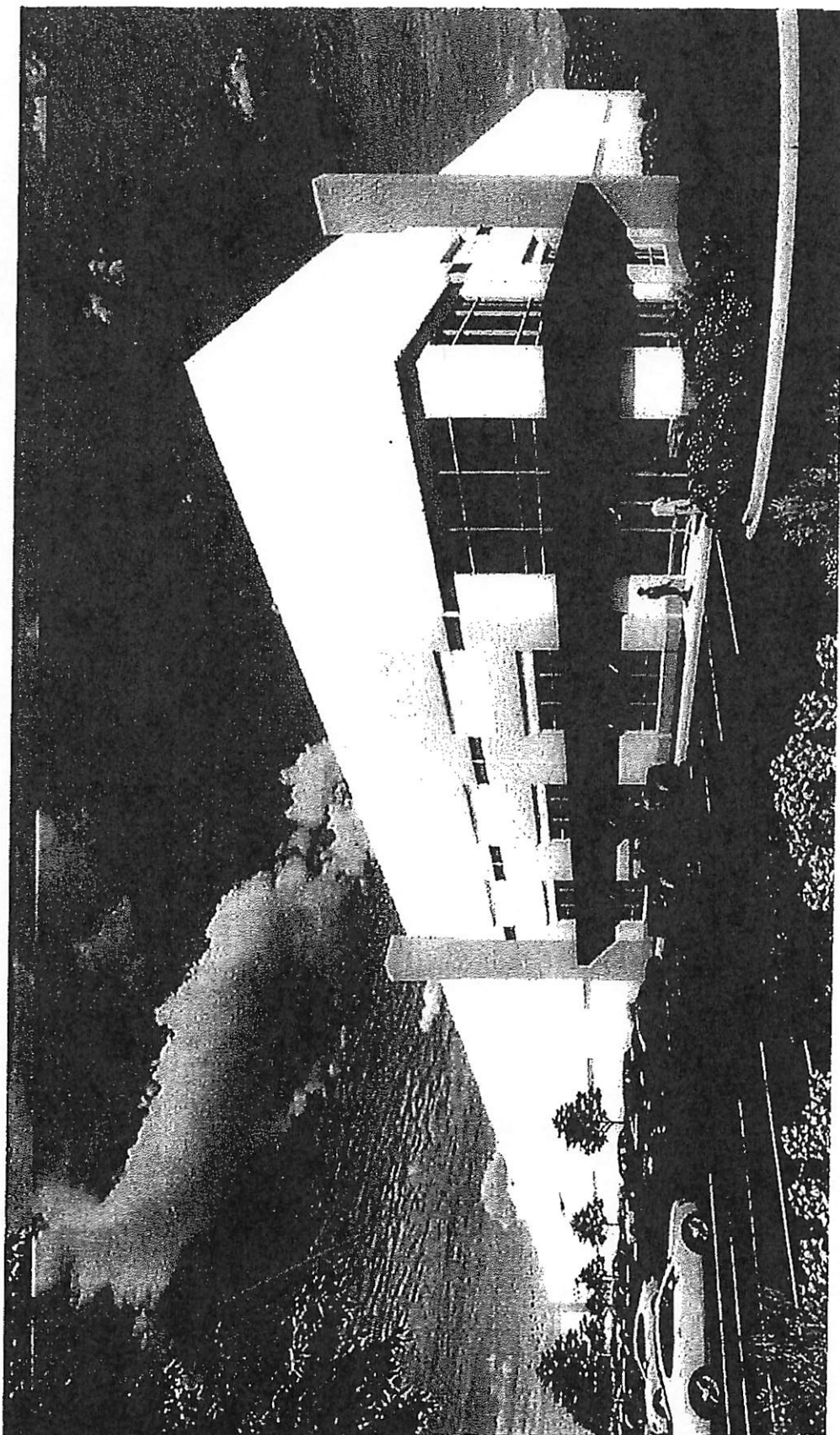
PROJECT NO. 21-022
SECTION NO. C3.2
HALL COUNTY, GEORGIA



OWNER/DEVELOPER
FRIENDSHIP INDUSTRIAL
PROPERTIES
3333 FRIENDSHIP PARKWAY
ATLANTA, GA 30370
(404) 405-1000
FRIENDSHIP INDUSTRIAL PROPERTIES, INC.
10000 WOODBRIDGE DRIVE
ATLANTA, GA 30328
(404) 405-1000
24 HOUR CONTACT
MATT BRADY
(404) 405-1000
MATTHEW@FRIENDSHIP-INDUSTRIAL.COM

NOTES
1. ALL DIMENSIONS ARE TO BE SHOWN, INCLUDING
2. ALL DIMENSIONS ARE TO BE SHOWN, INCLUDING
3. ALL DIMENSIONS ARE TO BE SHOWN, INCLUDING





SULLY COUNTY, CA

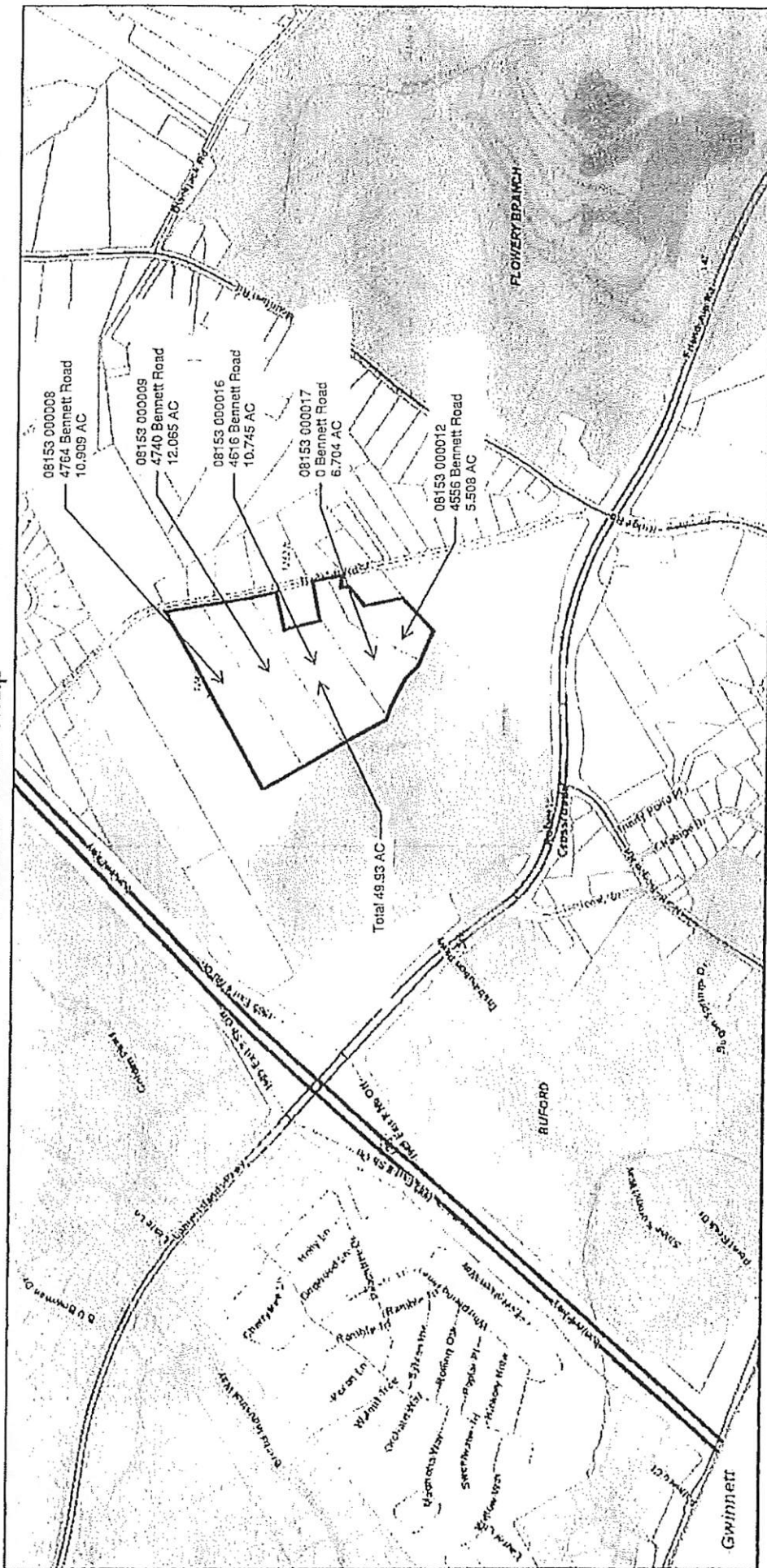
NOT ISSUED FOR CONSTRUCTION

ENTRY VIEW

A-211

NOT ISSUED FOR CONSTRUCTION

ArcGIS Web Map



11/14/2022, 6:05:42 PM

Counties

City/towns

BRASELTON

BUFORD

CLERMONT

FLOWERY BRANCH

GAINESVILLE

GILLSVILLE

LULA

OAKWOOD

RESTHAVEN

Roads

Local

Arterial-Collector

Interstate

Railway

Parcel Boundary

GA_Interstate_Shlds

GA_Hwy_Shlds

1:11,285

0 0.1 0.2 0.3 0.4 mi

0 0.15 0.3 0.6 km

Err. Community Data Contributor, Forsyth County GIS, ENR
 HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METLINASA
 URCS, EPA, NPS, US Census Bureau, USDA, ENR, NASA, NGA
 USGS FEMA, GRCCGIS

Err. NASA, NGA, USGS, FEMA | Err. Community Data Contributor, Forsyth County GIS, & GeoTechnologies, Inc., HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METLINASA, URCS, EPA, NPS, US Census Bureau, USDA, ENR, NASA, NGA
 Web Application for ArcGIS

RECEIVED

JAN 06 2023

Planning & Zoning Department

CITY OF BUFORD
Planning & Zoning Department
2300 Buford Highway
Buford, GA 30518
(770) 945-6761

APPLICATION FOR ANNEXATION

Tax Map Number: 08153-000008 Date: 11-29-22

Present Zoning: AR-III Requested Zoning: M-1

Address of subject property: 4764 Bennett Rd

CIV Friendship Business Park II, LLL (represented by Matt
Owner of property: Brune - Seefried Properties)

Telephone number: 404-233-0204 cell: 404-405-4052 email: mattbrune@seefriedproperties.com

Housing Units: 0 Existing / 0 Proposed Other Buildings: 0 Existing / 2 Proposed

- A. Submit copy of recorded survey.
- B. Subject property Description – A legal description (deed) and plat.
- C. Petition Requesting Annexation – Owners must complete Petition Requesting Annexation. (Exhibit A)
- D. Authorization By Property Owner – Owners must complete certifying property ownership (Exhibit B)

Fees – annexation with same/similar zoning - \$350; annexation with rezoning - \$800.00.

Authorization to inspect premises – I hereby authorize the Buford City Commission, the Planning Commission and their staff to inspect the premises which is the subject of this annexation application.

Signature - Owner

Signature- Owner

For office use only:

Application received: 1-2-23

Date Annexation will become effective and official: _____

Fee received: \$ 800.00

Plat # 654

Exhibit A

PETITION REQUESTING ANNEXATION

CITY OF BUFORD, GEORGIA

DATE 11-29-22

TO THE CITY COMMISSION OF THE CITY OF BUFORD, GEORGIA

1. The undersigned, as owner of all real property of the territory described herein, respectfully requests that the City Commission annex this territory to the City of Buford, Georgia, and extend the City boundaries to include the same.
2. The territory to be annexed abuts the existing boundary of Buford, Georgia, and the description of such territory area is as follows:

Address/Location of Property:

4764 Bennett Rd

Tax Map Number: 08153-000008

See description attached.

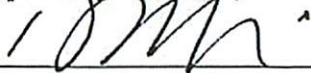
3. It is requested that this territory to be annexed shall be zoned: M-1

For the following reasons:

To allow for the development of two industrial distribution facilities

WHEREFORE, the Petitioners pray that the City Commission of the City of Buford, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia, Laws, 1946, do by proper ordinance annex said property to the City Limits of the City of Buford, Georgia.

Respectfully submitted,



Owner(s)

Exhibit B

AUTHORIZATION BY PROPERTY OWNER

Application for Annexation

I swear that I am the owner of the property which is the subject matter of the attached application as shown in the records of Hall County, Georgia. I authorize the person named below to act as applicant in the pursuit of an annexation request of this property.

Name of Applicant: Seefried Industrial Properties - Matt Brune VP Development

Address: 3333 Riverwood Parkway, Suite 200
Atlanta, Ga 30339

Telephone number: 404-405-4052 cell: _____

Email address: mattbrune@seefriedproperties.com



Signature of Owner

Signature of Owner

/

Signature of Owner

Signature of Owner

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF BUFORD

APPLICANT Seefried Industrial Properties PROPERTY OWNER CIV Friendship Business Park II, LLC
ADDRESS 3333 Riverwood Pkwy SE Suite 200 ADDRESS 1717 McKinney Ave, Suite 1900
Atlanta, GA ZIP 30339 Dallas, TX ZIP 75202
PHONE NUMBER 404-405-4052 PHONE NUMBER _____
CONTACT PERSON Matt Brune

ADDRESS OF PROPERTY 4764 Bennett Rd
PRESENT ZONING DISTRICT AR-III REQUESTED ZONING DISTRICT M-1
CITY OF BUFORD LIMITS: YES _____ NO X _____
LAND DISTRICT 08 LAND LOT 153 PARCEL 000008 ACREAGE 10.909
PROPOSED USE Development of a two building industrial/warehouse park.

RESIDENTIAL

NON-RESIDENTIAL

NUMBER OF LOTS/DWELLING UNITS N/A NUMBER OF BUILDINGS/LOTS 2
DWELLING UNIT SIZE (SQ. FT.) N/A SQUARE FEET 434,320

JUSTIFICATION FOR REZONING

PLEASE DEMONSTRATE THE NEED FOR THE REQUEST. (USE ATTACHMENTS).

Rezoning of the property to M-1 would allow for the development of two class
A light industrial/warehouse buildings. Improvements to the intersection at
Friendship and N. Bogan roads will be provided to allow for access.

Matthew K Brune 12-7-22
SIGNATURE OF APPLICANT DATE
Matthew K Brune - V.P. Development
TYPED OR PRINTED NAME AND TITLE

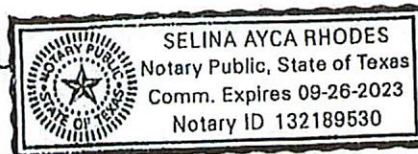
DN 40022 concern
SIGNATURE OF OWNER DATE
DN 40022 concern
TYPED OR PRINTED NAME AND TITLE

Selina Ayca Rhodes 12.6.2022
NOTARY PUBLIC DATE

Selina Ayca Rhodes 12.6.2022
NOTARY PUBLIC DATE

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT UNDER PENALTY OF
LAW.

Selina Ayca Rhodes 12.6.2022
SIGNATURE DATE



PLANNING DEPARTMENT USE ONLY

CASE # 2-23-06 DATE RECEIVED 1-2-23 RECEIVED BY ms RECEIPT 30342 FEE 800.00
2-16-23
3-6-23

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

Pursuant to section 1702 of the 2000 City of Buford Zoning Ordinance, the commissioners find that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary.

- (A) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:

The proposed use is suitable with the adjacent parcels to the west which are zoned M-1. Property will have direct access to major thoroughfare with close proximity to I-985 through the adjacent M-1 development. This makes it suitable for industrial and commercial uses.

- (B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

No adverse impacts anticipated.

- (C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The AR-III zoning does not allow for the highest and best use of the property.

- (D) 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:

No excessive or burdensome use anticipated.

- (E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:

The 2040 Future Land Use Map identifies the subject parcel as Commercial/Industrial.

- (F) 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 interchange between SR 347 and Interstate 985 greatly improve access to the site.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Buford Board of Commissioners.

NO (yes/no)


Signature of Applicant

12-6-22
Date


Type or Print Name

If the answer is yes, please complete the following section:

| Name and Official position of government official | Contribution (list all which aggregate to \$250 or more) | Date contribution was made (within last two years) |
|---|--|--|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Attach additional sheets if necessary to disclose or describe all contributions.

November 29, 2022

Kim Wolfe
City of Buford
2300 Buford Highway
Buford, GA 30518

RE: Letter of Intent

**Seefried Industrial Properties -Friendship Business Park
4764, 4740, 4626, 0, and 4556 Bennett Road**

Dear Ms. Wolfe:

Seefried Industrial Properties is applying to annex and rezone 49.93 acres located at 4764, 4740, 4626, 0, and 4556 Bennett Road in unincorporated Hall County. The site is five existing parcels (08153 000008, 08153 000009, 08153 000012, 08153 000016 and 08153 000017) which are all currently zoned Hall County AR-III. M-1 (Light Industrial) zoning is proposed for the property.

Following the annexation and rezoning, Seefried Industrial Properties is proposing to construct two warehouse/distribution facilities totaling 434,320 square feet. The proposed construction will utilize a signalized intersection at Friendship Road and North Bogan Roads. An additional drive will be added to Bennett Road.

The parcels on the west are zoned M-1. The parcels to the north, east and south of the subject property are currently zoned AR-III. As currently zoned, the property does not have reasonable economic use. The proposed project will not cause an excessive or burdensome use of the existing streets based on the proposed improvements. The proposed use will have a minimal impact on the utilities and schools.

The proposed project will require three variances. One to allow tilt-up concrete construction, a second to allow modular block retaining walls in the front yard, and a third to allow for grading and replanting in the residential zoning buffers.

Sincerely,

Seefried Industrial Properties



Matt Brune, PE
Senior Development Manager

LEGAL DESCRIPTION: WE-FLIP TRACT 1-A

All that tract or parcel of land lying and being in Land Lot 153 of the 8th Land District, Hall County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #21-003; Drawing/File #21-003), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

To find the POINT OF BEGINNING, COMMENCE at a 1" open top pipe found at the intersection of the common line of Land Lots 152 and 153 with the westerly right-of-way line of Bennett Road (60' public R/W per Plat Book 781, Page 192A);

THENCE proceeding along said westerly right-of-way line of Bennett Road the following courses and distances, South 44 degrees 41 minutes 53 seconds East for a distance of 107.35 feet to a point;

THENCE along a curve to the right having a radius of 1237.49 feet for an arc length of 207.56 feet, being subtended by a chord of South 40 degrees 09 minutes 46 seconds East for a distance of 207.32 feet to a point;

THENCE along a curve to the right having a radius of 381.39 feet for an arc length of 144.85 feet, being subtended by a chord of South 24 degrees 28 minutes 39 seconds East for a distance of 143.98 feet to a point;

THENCE South 12 degrees 46 minutes 18 seconds East for a distance of 93.98 feet to a 1/2" rebar found, said 1/2" rebar found being the POINT OF BEGINNING.

THENCE continuing along said westerly right-of-way line of Bennett Road the following courses and distances, along a curve to the right having a radius of 2937.46 feet for an arc length of 218.43 feet, being subtended by a chord of South 09 degrees 53 minutes 32 seconds East for a distance of 218.38 feet to a point;

THENCE South 07 degrees 45 minutes 25 seconds East for a distance of 67.43 feet to a 1/2" rebar found;

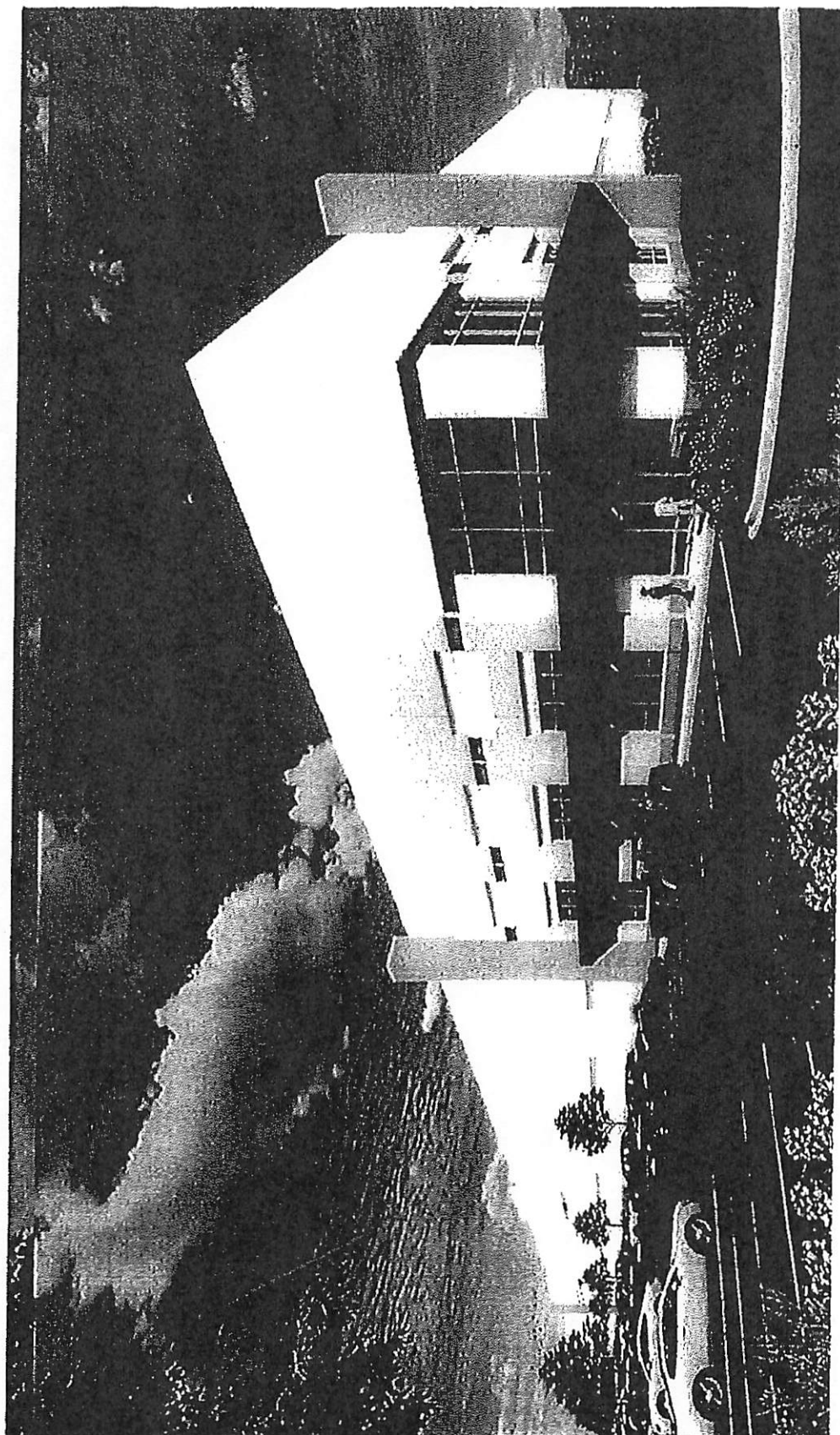
THENCE departing said westerly right-of-way line of Bennett Road South 58 degrees 45 minutes 34 seconds West for a distance of 765.52 feet to a computed point;

THENCE South 55 degrees 14 minutes 52 seconds West for a distance of 766.40 feet to a 1/2" rebar found;

THENCE North 29 degrees 55 minutes 57 seconds West for a distance of 358.58 feet to a 1/2" rebar found;

THENCE North 60 degrees 23 minutes 16 seconds East for a distance of 1629.32 feet to a 1/2" rebar found on said westerly right-of-way line of Bennett Road, said 1/2" rebar found being the POINT OF BEGINNING.

Said tract or parcel of land contains 10.909 acres or 475,193 square feet and is a portion of the same tracts or parcels of land as described in Plat Book 781, Page 192, Hall County, Georgia records.



FRIENDSHIP BUSINESS
PARK

YU. LUNDOV 1994

The author of this book would be happy to hear from you. Write to him at the address below, or to the publisher, at the address on the back of the book. He will be glad to answer your questions.

Activity 1

DATE _____

NAME _____

CLASS _____

AA 750000 (27/04/17)

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

June 7, 1960

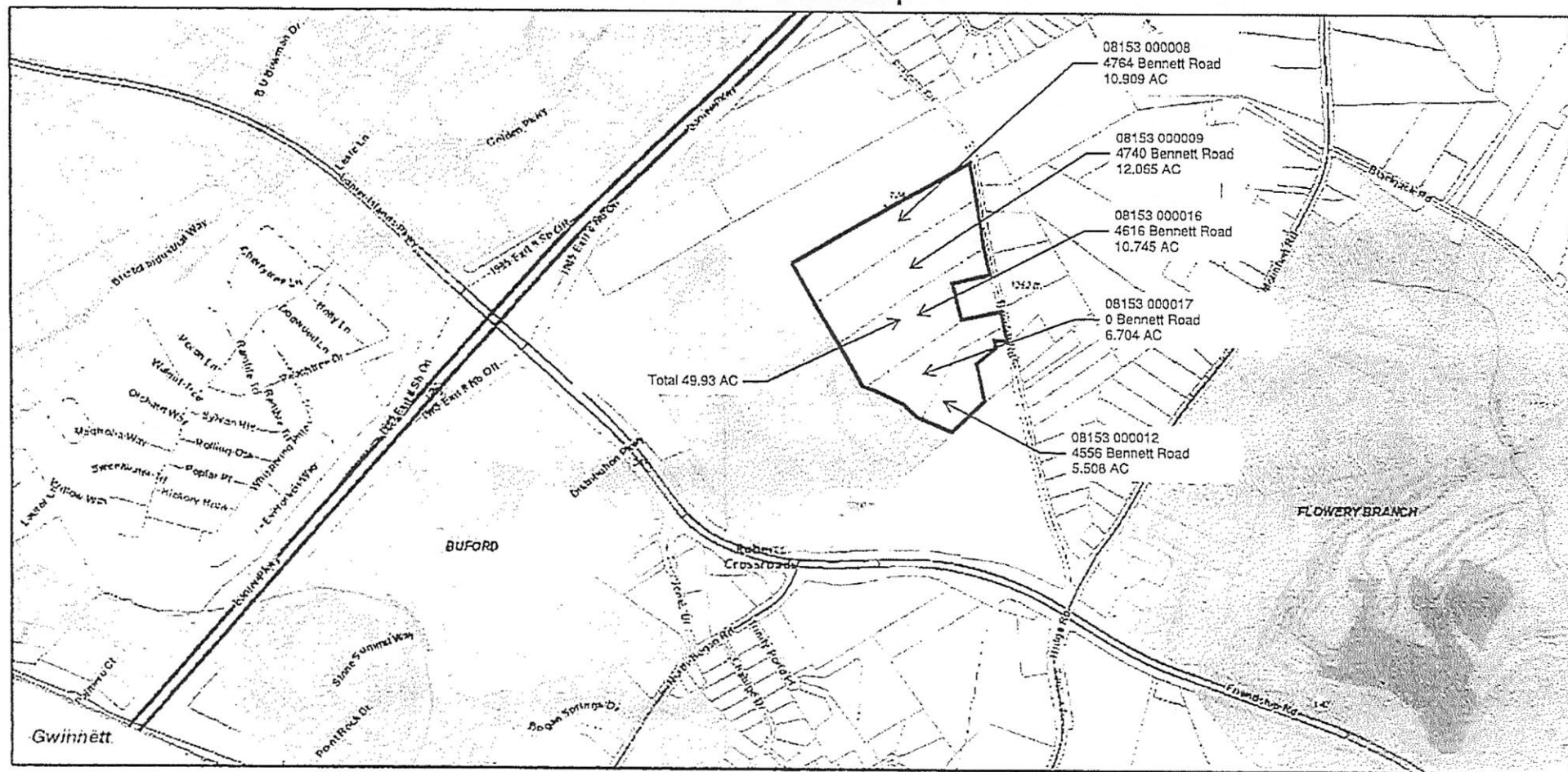
ENTRY VIEW

3

A-277

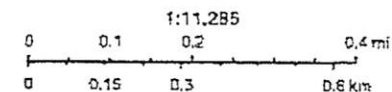
NOT ISSUED FOR CONSTRUCTION

ArcGIS Web Map



11/14/2022, 6:05:42 PM

| | | | | |
|------------|----------------|-----------|--------------------|---------------------|
| Counties | CLERMONT | LULA | Roads | Railway |
| Citylimits | FLOWERY BRANCH | OAKWOOD | Local | Parcel Boundary |
| BRASELTON | GAINESVILLE | RESTHAVEN | Arterial-Collector | GA_Interstate_Shlds |
| BUFORD | GILLSVILLE | | Interstate | GA_Hwy_Shlds |



Esri, Community Maps Contributors, Forsyth County GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, NASA, NGA, USGS, FEMA, GHCGIS

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, Forsyth County GIS, OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | GHCGIS | Hall County GIS |

CHAPTER 17.110. - AGRICULTURAL- RESIDENTIAL-III DISTRICT (AR-III)

17.110.010. - Permitted uses.

Uses permitted in the AR-III district include:

- A. Agricultural, horticultural [uses] and/or farm winery.
- B. Accessory farm uses including the sale of products grown on the premises and the keeping of livestock or poultry.
- C. Residences:
 - 1. Site-built single-family detached dwelling units.
 - 2. Class A single-family manufactured home.
 - 3. Class A single-family industrialized dwelling units.
- D. Non-commercial accessory residential uses, including but not limited to a private garage, detached home workshop, swimming pool, or greenhouse, all of which shall be incidental to the use of the property as a residence.
- E. Home offices.
- F. Churches and other places of worship, but excluding cemeteries.
- G. County uses including parks and playgrounds, but excluding cemeteries.
- H. [Deleted 1-13-92.]
- I. Substations for electrical transformers, gas regulators and telephone subscriber carrier sites, provided the conditions of [chapter 17.210](#) are met.
- J. Minor subdivisions.
- K. Sawmills used to process timber grown and harvested on the property where it is processed, provided the conditions of [chapter 17.210](#) are met.
- L. Family day care home.
- M. Construction trailer, provided the conditions of [chapter 17.210](#) are met.
- N. Community residences, provided the conditions of [chapter 17.210](#) are met.

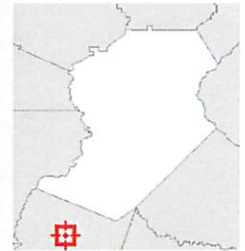
O. Home occupations, provided the conditions of [chapter 17.210](#) are met.

P. Transient occupancy of a vacation home provided all requirements of [chapter 17.216](#) are met.

EXHIBIT C



Overview



Legend

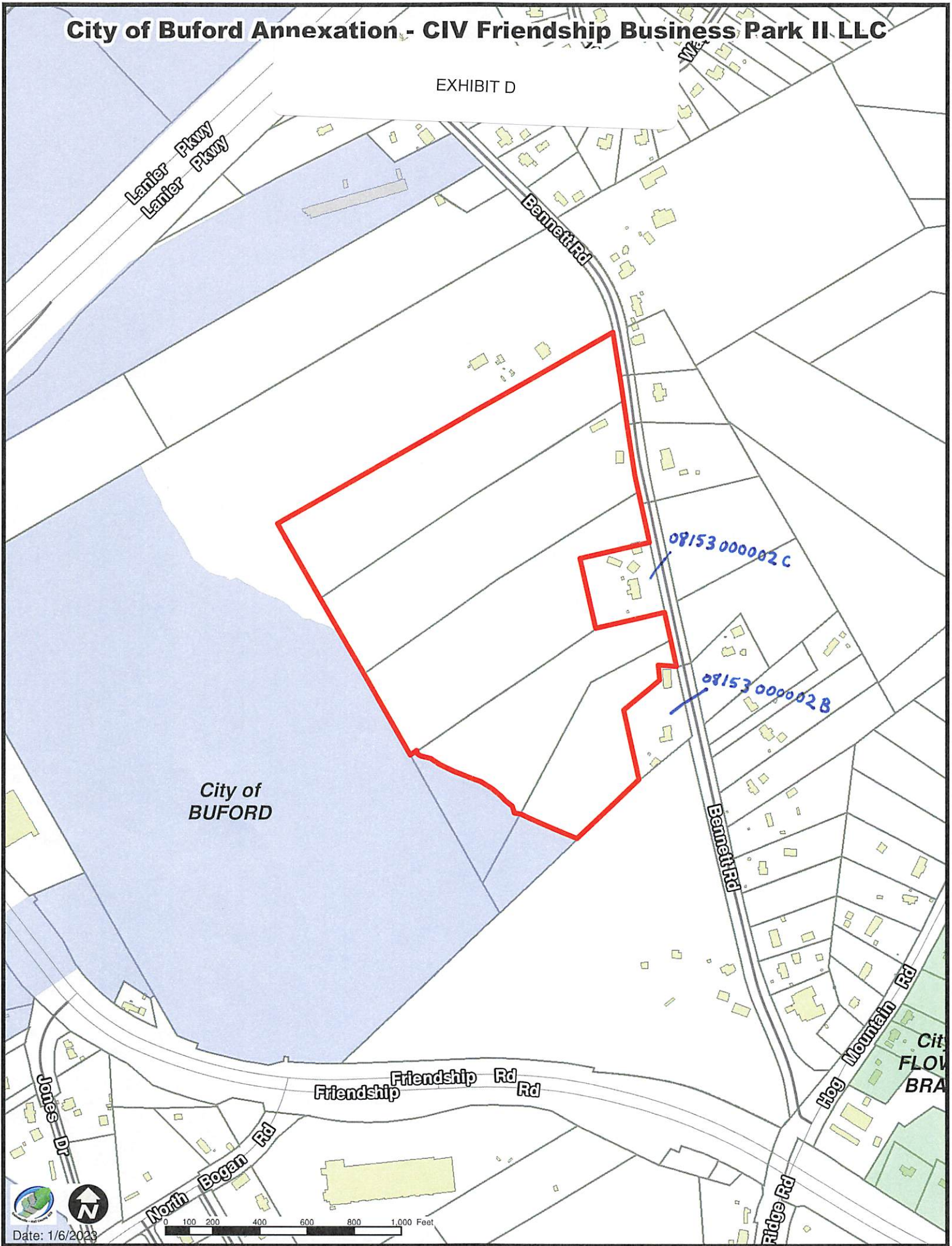
- Parcels
- Qualified Sales
 - 2018
 - 2019
 - 2020
 - 2021
 - 2022
- Roads
- Cities
 - BRASELTON
 - BUFORD
 - CLERMONT
 - FLOWERY BRANC
 - GAINESVILLE
 - GILLSVILLE
 - LULA
 - OAKWOOD
 - RESTHAVEN

Date created: 2/3/2023
Last Data Uploaded: 2/2/2023 9:58:19 PM

Developed by  Schneider
GEOSPATIAL

City of Buford Annexation - CIV Friendship Business Park II LLC

EXHIBIT D



CHAPTER 8.80 – NOISE CONTROL

8.80.010. - Loud noises prohibited.

It shall be unlawful for any person to make, continue or cause to be made or continued any loud, unnecessary or unusual sound or noise which unreasonably annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others in Hall County, Georgia, and which is audible to a person of normal hearing ability more than 100 feet from the point of origin of this sound or noise.

(Res. of 5-13-91, § 1; Code 1991, § 8.28.010)

8.80.020. - Unlawful noises designated.

The following are declared to be loud, disturbing and unnecessary noises in violation of this section, but this enumeration shall not be deemed to be exclusive:

A. *Horns, signaling devices.* The sounding of any horn or signaling device on any automobile, motorcycle or other vehicle on any street or public area in the county except as a danger warning, the creation of any unreasonable loud or harsh sound by means of any signaling device and the sounding of any device for any unnecessary and unreasonable period of time.

B. *Radios, phonographs, similar devices.* The using of, operating of, or permitting to be played, used or operated, any radio receiving set, musical instrument, phonograph or other machine or device for any producing or reproducing of sound in a manner as to disturb the peace, quiet and comfort of the neighboring inhabitants or at any time with a louder volume than is reasonably necessary for the convenient hearing for the person who is in the room, vehicle, or chamber in which this machine or device is operated, and who is a voluntary listener thereto. The operation of the set, instrument, phonograph, machine or device between the hours of 11:00 p.m. and 7:00 a.m. in such a manner as to be plainly audible at a distance of 100 feet from the room, building, structure or vehicle in which it is located shall be prima facie evidence of a violation of this section.

C. *Loudspeakers, amplifiers for advertising.* The using of, operating of, or permitting to be played, used or operated, any radio receiving set, musical instrument, phonograph, loudspeaker, sound amplifier or other machine or device for the producing or reproducing of sound which is cast upon the public streets for the purpose of commercial advertising or attracting the attention of the public to any building or structure.

D. *Yelling, shouting, etc.* Yelling, shouting, hooting, whistling or singing on the public streets so as to annoy or disturb the quiet, comfort, or repose of persons in any office, dwelling, hotel or other type of residence or of any persons in the vicinity.

E. *Noisy animals or birds.* Anyone who keeps or maintains an animal or bird that unreasonably disturbs the comfort or repose of any person or persons because the animal or bird is emitting frequent or long continued sound or noise, and who continues to keep, maintain, or allow any animal or bird to so disturb the comfort or repose of any person or persons shall be deemed in

violation of this section. This section shall apply to horses, livestock, poultry and other farm animals, provided they are maintained in accordance with the governing authority's zoning regulations or ordinances, with the following exception: Multiple roosters being raised on other than a bona-fide farm are subject to this section. Existing roosters are exempt until September 30, 2004.

F. *Steam whistles*. The blowing of any steam whistle attached to any stationary boiler, except to give notice of the time to begin or stop work, as a warning of fire or danger, or upon request of proper county authorities.

G. *Exhausts*. The discharge into the open air of the exhaust of any steam engine, stationary or moving internal combustion engine or motor boat except through a muffler or other device which will effectively prevent loud or explosive noises therefrom. Such are not in any event to annoy or disturb the quiet, comfort or repose of persons in any office, dwelling, hotel or other type of residence or of any persons in the vicinity.

H. *School, courts, places of worship, hospitals*. The creation of any excessive noise on any street adjacent to any school, instruction [institution] of learning, place of worship or court while in use, or adjacent to any hospital which unreasonably interferes with the normal operation of that institution, or which disturbs or unduly annoys patients in the hospital, provided that conspicuous signs are displayed in those streets indicating a school, hospital or court is adjacent thereto.

I. *Hawkers, peddlers, vendors*. The shouting and crying of peddlers, hawkers and vendors which disturb the peace and quiet of the neighborhood.

J. *Noise to attract attention*. The use of any drum or other instrument or device for the purpose of attracting attention by creation of noise to any performance, show or sale.

K. *Sound trucks*. The use of mechanical loudspeakers or amplifiers on trucks or other moving or standing vehicles for advertising or other commercial purposes. The use of sound trucks for non-commercial purposes during hours and in places and with volume as would constitute this use as [is] a public nuisance.

ARTICLE XIII USE PROVISIONS

Section 1310. M-1 Light Industry District

The M-1 Light Industry District is comprised of lands that are located on or have ready access to a major street or state highway and are well adapted to industrial development but whose proximity to residential or commercial districts makes it desirable to limit industrial operations and processes to those that are not objectionable by reason of the emission of noise, vibration, smoke, dust, gas, fumes, odors or radiation and that do not create fire or explosion hazards or other objectionable conditions.

With the M-1 Light Industry District, the following uses are permitted:

1. Baking plants.
2. Building material or other outdoor storage yards, other than junk yards, if they meet the following requirements:
 - a. They shall not be located within a required front yard.
 - b. They shall be screened by a solid fence at least six (6) feet high.
 - c. If an outdoor storage yard is established in connection with a permitted building, it shall meet the above requirements.
3. Accessory uses such as retail business and service establishments. In addition to the limitations on "accessory use" imposed under "Article III, Definitions" such permitted accessory uses specifically exclude retail business, offices, and service establishments that could be construed as principal uses and include only those uses that are primarily intended for and used by patrons or occupants of the principal use to which said establishment is accessory.
4. Cold storage plants.
5. Soft drink bottling and distributing plants.
6. Wholesaling and warehousing.
7. Similar industries that meet the standards of this zoning district.
8. Aircraft landing field.
9. Newspaper and printing plants.

10. Offices or office parks.

11. Automobile internet sales.

a. No outside storage of vehicles for sale or sales lots.

Within the M-1 Light Industry District, the following uses may be permitted as a Special Use, subject to the approval of the Board of Commissioners after receiving recommendations from the Planning Director and Planning Commissioner and after a public hearing, if the conditions, including a site plan, and such other appropriate stipulated conditions that the Board of Commissioners may require are met:

1. Mini-warehouses.

2. Financial services/institutions.

3. Heavy Truck Fueling Station.

a. There is a distinction in the fueling industry regarding the nature of the customers served: one level of station serves primarily the automobiles used by the general public, and a second level serves primarily the heavy trucks used by the trucking industry.

b. These regulations are intended to provide uniform criteria for fueling stations to address: 1) the outdoor nature of their primary activity; 2) the generation of noise, or air pollution, 3) the aesthetic impact on adjacent properties; 4) the intensive vehicular demands for ingress and egress both on-site and off-site on City streets; 5) the reduction of pedestrian-vehicular conflict; and 6) environmental issues, including, but not limited to, the disposal or handling of volatile chemicals.

c. A heavy truck fueling station is a Special Use in an M-1 Light Industrial District and located only on an Arterial or Collector Street as defined by the Buford Development Regulations Section 6.3.2, Table 6B.

d. The heavy truck fueling station is designed to serve heavy, semi-tractor, or similar trucks. The site is designed for larger turning movements and higher canopy heights.

e. Heavy truck fueling station site area shall be no less than 1 acre. The site design shall be of adequate size and design for unobstructed large turning movements and appropriate areas designed for refueling.

- f. The heavy truck fueling station may or may not contain a convenience or retail store.
- g. Heavy truck fueling stations are not intended to be a place for resting, idling or overnight stay. The facility is only for refueling and retail sales, if any.
- h. Heavy truck fueling stations may be upgraded, replaced or redeveloped, including an increase in building size, on the existing site with approval of a Special Use Permit.
- i. New heavy truck fueling stations must be located at least ½-mile from any existing heavy truck fueling station. The ½-mile measurement must be taken without regard to the City limits of Buford and is measured to the property line, regardless of where the fuel pumps are located on the site.
- j. Reductions to the offset distances to the nearest Heavy Truck Fueling Station shall be considered on a case by case basis for sites only within the corridors of I-985 and SR 20 (Buford Drive), I-985 and SR 347 (Lanier Islands Parkway). The Interstate Corridors includes parcels, and portions thereof, within a 1000' radius as measured from the centerline of both the North and South Bound exit lanes at the intersections. Within the Interstate Corridors, Heavy Truck Fueling Stations must be located at least 500 feet from any existing Heavy Truck Fueling Station within or outside of the Interstate Corridors. New Heavy Truck Fueling Stations outside of the Interstate Corridors shall be subject to the offset distance in Paragraph (2.g.) of this Section whether inside or outside of the corridor

4. Hotels and motels.

5. Day care facilities.

6. Churches, temples and synagogues.

- a. The building shall be less than 100,000 square feet.
- b. Church operations shall not interfere or have similar hours with existing industrial/office operations.

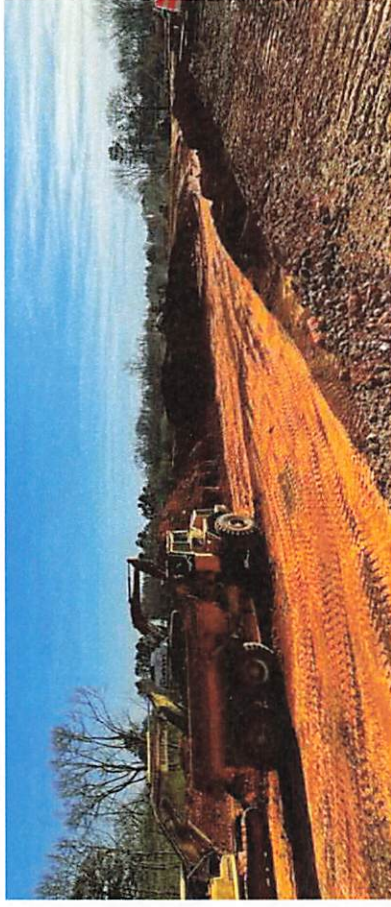
7. Truck terminals.

8. Telecommunications towers.

9. Office/warehouse condominiums.

10. Auto Body Repair Shops.

FUTURE DEVELOPMENT GUIDE Chapter 4



A key component of the comprehensive planning process is the creation of the Future Development Guide. The guide includes the Future Development Map, which depicts unique Character Areas that describe the type of development and land uses desired for particular areas. This guide – in addition to the goals and strategies presented in Chapter 3 – explains and helps illustrate the ‘community vision’ for growth and development in Hall County.

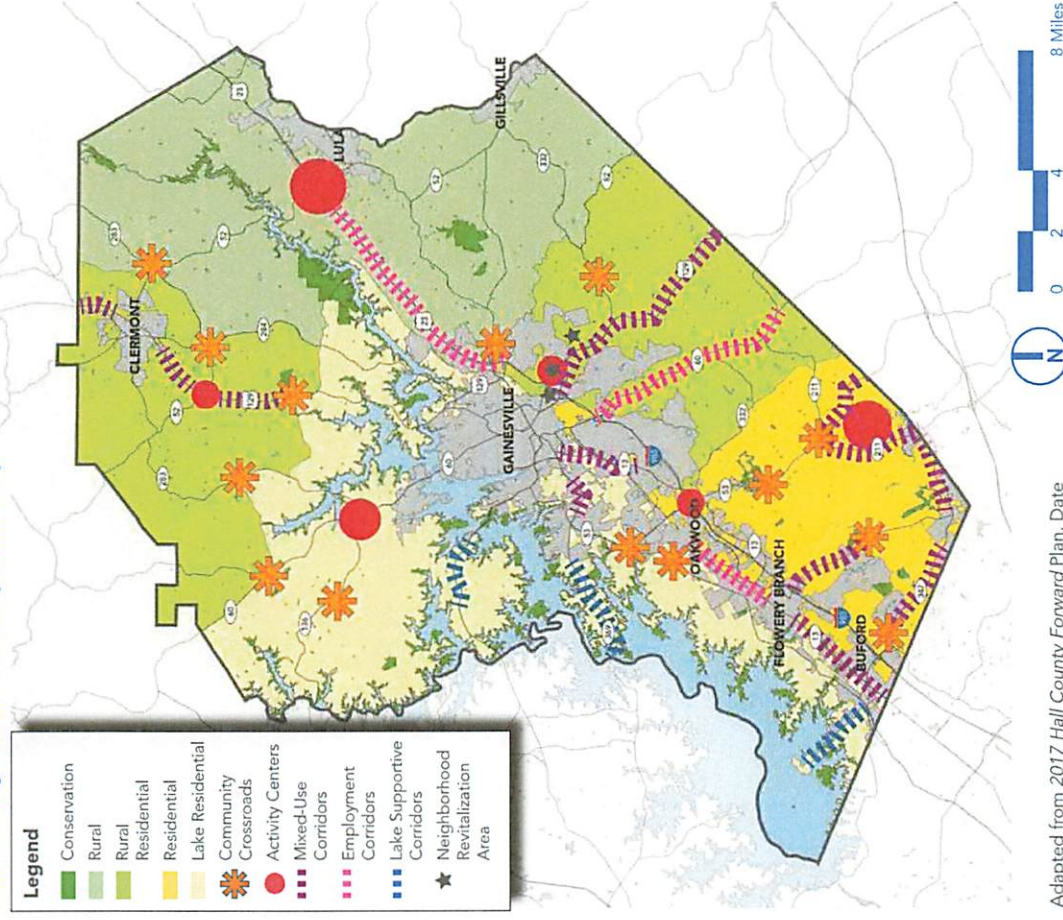
The Future Development Guide includes the three section shown below:

- Future Development Map
- Character Area-Based Planning
- Character Area Policy

Future Development Map

The Future Development Map is used to identify the geographic location of the Character Areas within Hall County. The Character Areas are described in detail later in this chapter. The Future Development Map is intended to help guide decision making related to the physical location of development and where the most appropriate scale and intensity of development should occur. While the map recommends land uses and development patterns for a 20-year planning horizon, it is important that it is regularly reviewed to determine if amendments are needed based on changing market and demographic trends or local goals. At a minimum, the plan is required by the Georgia Department of Community Affairs to be updated every five years.

Hall County Future Development Map



Residential

Intent: **PRESERVE** established neighborhoods and **CREATE** new residential development consistent with surrounding suburban densities.

General Characteristics: Residential Areas are characterized by moderate-density residential development and neighborhoods. Street networks are defined by curvilinear streets and green space is largely provided on individual lots but neighborhood open space and/or park amenities may also be provided. Pedestrian connectivity is moderate, where sidewalks may be internal to a neighborhood but may not currently connect nearby parks and schools.

Future development will continue to be detached, single-family homes at moderate densities, with opportunities for variations in housing size and types through the Planned Development District zoning classification.

New development should provide opportunities for open space/greenspace, including shared areas for the benefit of residents and ample tree cover.

Application: Residential Areas are located in South Hall County. This area is located inside the County's sewer service area and is currently served by public sewer or will have access to it as infrastructure continues to be installed by the County.

Primary Future Land Uses

- Moderate density residential uses
- Greenways and trails
- Civic benefit uses such as community centers, libraries, places of worship and schools

Implementation Strategies (see Chapter 3)

- SED 1.4
- DP 2.1, DP 2.2, DP 3.1, DP 3.2, DP 3.4, DP 4.1, DP 5.1, DP 5.2, DP 6.2
- RC 3.1, RC 3.3

DESIGN PRINCIPLES

Density/Intensity

- Moderate density
- 2 dwellings per acre
- Residential subdivision design should set aside a high percentage of open space

Greenspace

- Formal landscaping with built areas; informal landscaping with passive use areas
- Maintain and create connections between natural features
- Neighborhood and community parks

Transportation

- Moderate to high pedestrian connectivity with sidewalks, greenways, and pedestrian paths
- Moderate vehicular connectivity with curvilinear streets and generous to moderate distance between intersections

Infrastructure

- Public water and sewer



Note: Images are for example purposes only and may not be located in unincorporated Hall County.