



AGENDA ITEM

Community Services and Parks

REPORT TO: Work Session (05/11/26)
REPORT TO: Voting Meeting (05/14/26)
ITEM NO: 196/2026
SUBJECT: Approve the request of Sunrise Cove SMI Westrec for refurbishments and improvements to existing F, M, N, and O docks at Sunrise Cove Marina.

Meetings:

Work Session Date: 05/11/26

Voting Meeting Date: 05/14/26

Executive Summary:

Presenter: BH
Recommendation:
Approve

Purpose of Request:

Approve the request of Sunrise Cove SMI Westrec for refurbishments and improvements to existing F, M, N, and O docks at Sunrise Cove Marina.

History:

Per requirements of sublease agreement (with Sunrise Cove SMI Westrec, a subsidiary of Suntex Marina Investors, LLC), this item has received has previously been approved by the Hall County Parks Advisory Board and the United States Army Corps of Engineers.

Facts and Issues:

Options:

Sunrive Cove Marina is seeking permission to proceed with the refurbishment of existing M, N, O and F Docks.

Phase 1: Realign docks M, N and O. Relocate the main approach to allow one gangway with gentle slope.

Phase 2: Extend O dock with additional 35-foot open slips

Phase 3: Replace existing M dock with a new single open concrete dock.

Phase 4: Replace F dock with a thirty-foot covered dock with concrete dock.

Existing N dock slip count will not change, but new decking will be installed.

Docks M and F are original to the property and in need of replacement.

Proposed project adds 38 slips, creating a total count of 679, below the approved count of 794.

Funding Requested	\$ 0.00
Are funds within current budget?	No
Source of Funds	N/A
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Budget	Finance
BH	BH	JM	TS
Attorney	Administration	Clerk	
JL	CR	JR	

Attachments:

- Board Action Letter
- USACE Approval Letter
- Parks Advisory Board Approval Letter
- Project plan details



**HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT**

AGENDA ITEM 196/2026

Funds Requested: \$ 0.00

Request Budgeted: No

Proposed Source of Funding:

Budget Transfer Requested:

N/A

No

Funding Source Items:

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BH

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