

STATE OF GEORGIA

COUNTY OF HALL

**RESOLUTION OBJECTING TO THE CITY OF BUFORD'S
ANNEXATION OF THE PROPERTY OF CLAYTON ORTIZ KNOWN AS
HALL COUNTY TAX PARCEL 07299 003002**

WHEREAS, Hall County has received a notice of filing with the City of Buford of a petition for annexation of the property of Clayton Ortiz located at 5659 Holiday Road, Buford, Georgia 30518 and bearing Hall County Tax Parcel Number 07299 003002; and

WHEREAS, the annexation petition seeks to rezone the subject property from Hall County's designation of Agricultural-Residential III to the City of Buford's designation of C-2 General Business District; and

WHEREAS, the City of Buford has notified the County that the City intends to take action on the annexation and rezoning request on December 5, 2022; and

WHEREAS, the proposed use of the subject property, commercial space for a building contractor's office with possible storage of vehicles and equipment associated with the builder's business, represents a substantially more intense or significantly different use of the property than allowed by Hall County's existing residential zoning of the property; and

WHEREAS, the area has developed with residential properties adjacent to the subject property, and the area is substantially residential in character; and

WHEREAS, the Hall County Board of Commissioners has carefully reviewed the annexation and rezoning request, and the Board has determined that annexation and rezoning to a commercial 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 by objecting to this annexation and rezoning request;

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 Parcel Number 07299 003002 as requested by the owner Clayton Ortiz and applicant Veritas Homes. 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 application for annexation provided by the City of Buford, Hall County specifically objects to the proposed change in zoning and land use that would result from the annexation as follows:

The application for annexation describes a rezoning from Hall County's AR-III District to the City of Buford's C-2 District for use of the subject property as a building contractor's office for Veritas Homes with possible storage of vehicles and equipment associated with the business. This use of the subject property as commercial space would be in contrast to the surrounding uses permitted by Hall County's AR-III zoning of the property. This change in both zoning and land use as proposed in the application for annexation would create a material increase in burden upon Hall County directly related to the proposed change in zoning and land use. Hall County attaches the application for annexation and supporting documents served upon Hall County. *See Exhibit A.*

The proposed change in zoning and land use as described in the application for annexation would result in a substantial change in the intensity of the allowable use of the property. An aerial photograph of the area immediately surrounding the proposed annexation shows that there are no commercial buildings adjacent to the subject property. *See Exhibit B.* The proposed use of the property, a 1.21 acre lot, as commercial space for a building contractor's office together with the possible storage of vehicles, equipment, and materials associated with the business would disrupt the neighboring homeowners' quiet enjoyment of their property. Neighbors could be forced to look at a multitude of vehicles, e.g. numerous pickup trucks, flatbed trucks, commercial vans, excavating equipment, etc., or building materials that would collect permanently or temporarily on the property in connection with the homebuilding company's business. Further, there would be significantly increased traffic into and out of the property from various employees, subcontractors, and customers, which would disturb the peace and quiet of the

neighbors and substantially increase road traffic on Holiday Road. The proposed change in zoning and land use of the subject property from AR-III to general commercial business use by the City of Buford would be significantly different from the single-family residential uses currently permitted by Hall County on the property. *See* Chapter 17.110 of the Official Code of Hall County, Exhibit C. Moreover, upon the property's annexation and rezoning, there would be nothing to prevent the property owner from converting the property or selling it for development into a seemingly limitless variety of commercial businesses (including retail, dining, and entertainment establishments) whose existence and operation would be wholly inconsistent with the residential character of the surrounding properties. *See* Art XIII, Sec. 1308 of the City of Buford Zoning Ordinance, Exhibit D.

The proposed change in zoning and land use would also differ from the existing uses suggested for the subject property 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 property for Lake Area Residential uses. *See* Exhibit E. The attached description of Lake Area Residential uses seeks to preserve established residential neighborhoods. The description of Lake Area Residential uses notes that future development will continue to be detached, single-family homes at low densities. The proposed change in zoning and land use for the subject property also differs significantly from the uses permitted in the AR-III zoning ordinance regulations, which provide for low-density residential uses or agricultural uses.

Finally, the proposed annexation of the subject property would result in the undesirable creation of an unincorporated island in a neighboring property located at 5629 Holiday Road, bearing Hall County Tax Parcel Number 07299 003003, as the neighboring property would be abutted on all sides by properties that are located in the City of Buford.

For the foregoing reasons, the members of the Board of Commissioners have executed this objection to the annexation petition of Clayton Ortiz and Veritas Homes regarding Hall County Tax Parcel Number 07299 003002 this the 27th day of October, 2022.

[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: _____
Shelly Echols, Commissioner, District 3

By: _____
Jeff Stowe, Commissioner, District 4

ATTEST:

By: _____
Jennifer Rivera, Commission Clerk

(SEAL)

APPROVED AS TO FORM:

By: _____
Van Stephens, County Attorney

Exhibit A.

CHANDLER, BRITT & JAY, LLC

ATTORNEYS AT LAW

Richard B. Chandler Jr., P.C.
Walt M. Britt, P.C.
Gregory D. Jay, P.C.
Amy L. Allen

4350 South Lee Street, Buford, Georgia 30518
P.O. Box 1749, Buford, Georgia 30515
Phone 770.271.2991
Fax 770.271.9641

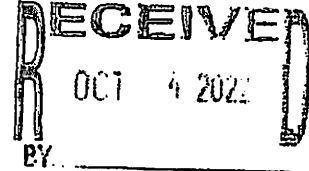
Sender's email: gjay@cbjblawfirm.com

October 3, 2022

Via Statutory Overnight Delivery

Hall County Board of Commissioners
P.O. Drawer 1435
Gainesville, Georgia 30503

Hall County Board of Education
711 Green Street
Gainesville, Georgia 30501



Re: Initiation of Annexation pursuant to the 100% Application Method to the City of Buford, Georgia

To the Honorable Commissioners and Members:

Notice is hereby given, pursuant to O.C.G.A. § 36-36-6, that the City of Buford has accepted two petitions for annexation pursuant to O.C.G.A. § 36-36-20, et seq. (Article II or 100% Application Method). Enclosed are copies of the written Applications for Annexation which include surveys and/or maps showing the boundaries of the proposed annexed areas and legal descriptions of the property to be annexed. The proposed re-zoning and land use for each parcel upon Annexation under the City of Buford Zoning Ordinance, is set forth on the attached Exhibit "A".

In accordance with O.C.G.A. § 36-36-112, the County governing authority, by majority vote, may object to the annexation. Notice of an objection must be served upon the City Commission of the City of Buford, by certified mail or statutory overnight delivery, not later than the end of the 30th day following receipt of this notice.

The Buford City Commission plans to conduct a public hearing and take action on said annexation and rezoning at its meeting scheduled on Monday, December 5, 2022 at 7:00 p.m., at the Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518.

Sincerely,

CHANDLER, BRITT & JAY, LLC

Gregory D. Jay, City Attorney

Enclosures

cc: Randi Doveton, Director Planning and Development
Kim Wolfe, Buford Planning Director

EXHIBIT "A"

APPLICATIONS FOR ANNEXATION TO THE CITY OF BUFORD, GEORGIA

Hall Co Tax Parcel No.	Property Address	Owner	Proposed Rezoning
1. 08169 003001	133 Holiday Rd	Ana Campsozano	AR-III to RA-200
2. 07299 003002	5659 Holiday Rd	Clayton Ortiz	AR-III to C-2

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

APPLICATION FOR ANNEXATION

Tax Map Number: 08-00169-03-001 Date: 09/20/2022.

Present Zoning: AR3 Requested Zoning: R#100

Address of subject property: 133 Holiday Rd. Buford, GA, 30518

Owner of property: Ana M. Campozano

Telephone number: (231) 360-4216 cell: _____ email: anacampozano101@gmail.com

Housing Units: 1 Other Buildings: 1

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.

Ana M. Campozano
Signature - Owner

Signature- Owner

For office use only:

Annexation # 640

Application received: 9-21-22

Date Annexation will become effective and official: _____

Fee received: \$ 350.00

Exhibit A

PETITION REQUESTING ANNEXATION

CITY OF BUFORD, GEORGIA

DATE 09/20/2022.

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 is unincorporated and contiguous [as defined and described in O.C.G.A. 36-36-20(a)] to the existing corporate limits of Buford, Georgia and the description of such territory area is as follows:

Address/Location of Property:

133 Holiday Rd, Buford, GA, 30518-1647.

Tax Map Number: 08-00169-03-001

See description attached.

3. It is requested that this territory to be annexed shall be zoned: G Winnett - RA-250
Buford city

For the following reasons:

My son wants to continue education at
CITY OF BUFORD school system.

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,

Alex M. Compton

Signature of 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: Ana M. Campozano

Address: 133 Holiday Rd.
Buford, GA 30518-1647.

Telephone number: _____ cell: (231) 360-4206

Email address: ana.campozano121@gmail.com

Ana M. Campozano
Signature of Owner

Signature of Owner

PARCEL ID: 08169-003001

Return Recorded Document to:
Nogales & Associates, LLC
1805 Herrington Rd, Bldg 3, Ste D
Lawrenceville, GA 30043

eFiled and eRecorded
DATE: 08/29/2022
TIME: 12:18 PM
DEED BOOK: 8188
PAGE: 118 - 119
FILING FEES: \$25.00
TRANSFER TAX: \$320.00
PARTICIPANT ID: 7427077891
PT81: 088-2022-007704
RECORDED BY: JP
CLERK: Charles Baker, C.S.C
Hall County, GA

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF Gwinnett

File #: 22-7333S

This Indenture made this 26th day of August, 2022 between

CANDACE A MORGAN ,

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

ANA M. CAMPOZANO ,

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

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED.

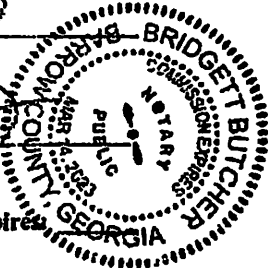
This Deed is given subject to all easements and restrictions of record, if any.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness _____
Notary Public _____
SEAL/My Commission Expires _____


 (Seal)
CANDACE A MORGAN

**EXHIBIT A
LEGAL DESCRIPTION**

File No.: 22-7333S

Tract I: All that tract or parcel of land lying and being in Land Lot 169 in the Eighth Land District of Hall County, Georgia, and more fully described as follows: Beginning at an iron pin at the center of the Greens Crossing Road at corner of land already owned by John H. Haney; thence North 29 degrees 22 minutes West 322.5 feet to an iron pin on the South side of the 200 feet right of way of Southern Railroad, which iron pin is located 429 feet East of the line between Land Lot 169 in the Eighth District and Land Lot No. 329 in the Seventh District as measured along the South side of said Railroad Right of way, thence North 67 degrees 08 minutes East 50.1 feet along the South side of said right of way to an iron pin; thence South 29 degrees 22 minutes East 360.9 feet to the center line of the Greens Crossing Road; thence North 77 degrees 37 minutes West 67 feet to the beginning corner. Tract II All that tract or parcel of land lying and being in County of Hall, State of Georgia, Seventh Land District, and a part of Lot 169, bounded as follows: Beginning at a point on the Southern Railway, running along said Southern Railway right of way twenty-six (26) rods to an iron pin corner and line with Harrison Pugh Property; thence in an Easterly direction along the Pugh Property, nineteen (19) rods and 9 feet to the Greens Crossing Road; thence in a Southwesterly direction along the Greens Crossing Road, nineteen (19) rods and eight feet to an iron pin corner; thence in a Southwesterly direction 11 rods and 5 feet to an iron pin corner and line with John S. Haney; thence in a Westerly direction along the lands of Leonard Whidby 11 rods and 14 feet to the Southern Railway and point of beginning. Said tract of land contains two acres, more or less, and a four room dwelling.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

ADDRESS: 133 Holiday Road, Buford, GA 30518

Parcel: 08169-003001

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

APPLICATION FOR ANNEXATION

Tax Map Number: 07299 003002 Date: 9/15/22
Present Zoning: AR-III Requested Zoning: C2
Address of subject property: 5659 HOLIDAY RD. BUFORD, GA 30518
Owner of property: CLAYTON ORTIZ - VERITAS HOMES MEMBER OF OWNER
Telephone number: 678 8780714 cell: 678 300 6001 email: _____
Housing Units: 1 Other Buildings: _____

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:

Annexation # 1045

Application received: 9-28-22

Date Annexation will become effective and official: _____

Fee received: \$ 800.00

Exhibit A

PETITION REQUESTING ANNEXATION

CITY OF BUFORD, GEORGIA

DATE 9/15/22

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 is unincorporated and contiguous [as defined and described in O.C.G.A. 36-36-20(a)] to the existing corporate limits of Buford, Georgia and the description of such territory area is as follows:

Address/Location of Property:

5659 HOLIDAY RD. BUFORD GA 30518

Tax Map Number: 07299 003002

See description attached.

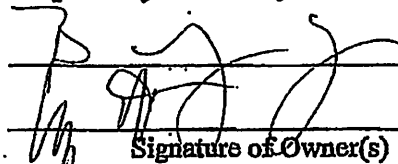
3. It is requested that this territory to be annexed shall be zoned: C2

For the following reasons:

CONVERTING HOUSE INTO OFFICE SPACE
FOR RESIDENTIAL BUILDER - VERITAS HOMES

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,



Signature of Owner(s)

- 678 878 0714

Exhibit B

AUTHORIZATION BY PROPERTY OWNER

Application for Annexation

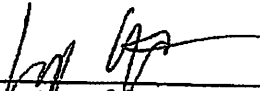
I swear that I am the owner of the property which is the subject matter of the attached application as shown in the records of HALL County, Georgia. I authorize the person named below to act as applicant in the pursuit of an annexation request of this property.

Name of Applicant: CLAYTON ORTIZ

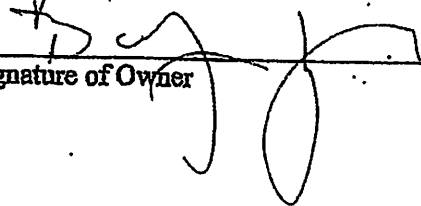
Address: 5659 HOLIDAY RD
BUFORD, GA 30518

Telephone number: _____ call: 678 300 6001

Email address: _____



Signature of Owner



Signature of Owner - 678 878 0714

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

APPLICANT Veritas Homes
Clayton Ortiz
ADDRESS 5659 Holiday Rd. P.O. Box 118
Buford ZIP 30518

PROPERTY OWNER Clayton Ortiz
ADDRESS 5659 Holiday Rd
Buford ZIP 30518

PHONE NUMBER 678 300 6001
770 614 4698
CONTACT PERSON _____

PHONE NUMBER 678 300 6001

ADDRESS OF PROPERTY 5659 Holiday Rd, Buford GA. 30518

PRESENT ZONING DISTRICT AR-III REQUESTED ZONING DISTRICT C2

CITY OF BUFORD LIMITS: YES _____ NO ✓

LAND DISTRICT 7 LAND LOT 299 PARCEL 03002 ACREAGE 1.094

PROPOSED USE Office Space for a Residential Builder -
Veritas Homes

RESIDENTIAL

NON-RESIDENTIAL

NUMBER OF LOTS/DWELLING UNITS 1

NUMBER OF BUILDINGS/LOTS _____

DWELLING UNIT SIZE (SQ. FT.) 1190

SQUARE FEET _____

JUSTIFICATION FOR REZONING

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

Rezoning to an office space for a residential builder - Veritas
Homes.

SIGNATURE OF APPLICANT _____ DATE _____

SIGNATURE OF OWNER _____ DATE _____

TYPED OR PRINTED NAME AND TITLE _____

TYPED OR PRINTED NAME AND TITLE _____

Keely Weir
NOTARY PUBLIC EXPIRES 9/16/22
05/07/2026

Keely Weir
NOTARY PUBLIC EXPIRES 9/16/22
05/07/2026

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

SIGNATURE _____ DATE _____

PLANNING DEPARTMENT USE ONLY

CASE # _____ DATE RECEIVED _____ RECEIVED BY _____ RECEIPT _____ FEE _____

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 ZONING TO C2 WILL BE SUITABLE
FOR THE ADJACENT PROPERTIES. THERE IS COMMERCIAL &
INDUSTRIAL TYPE TRUCK PROPERTY

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

THE PROPOSED ZONING WILL NOT ADVERSELY AFFECT
THE USE OR USABILITY OF NEARBY PROPERTIES.

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

PROPERTY WOULD BE REASONABLY SUITED ECONOMICALLY
AS C2

- (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:

THERE WILL BE NO BURDENS DUMPED IF PROPERTY
IS ZONED TO C2.

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

THE PROPOSED ZONING IS IN CONFORMANCE W/ THE
INTENT OF LAND USE.

- (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:


THERE ARE NO CONDITIONS THAT AFFECT THE USE OF THE
PROPERTY.

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

The undersigned below is authorized to make this application. The undersigned certifies that all City of Buford property taxes billed to date for the parcel listed below have been paid in full to the City of Buford. In no case shall an application or reapplication for rezoning be processed without such property verification.

- **NOTE:** A separate verification form must be completed for each tax parcel included in the rezoning request.

Parcel I.D. Number: _____ District 7 Land Lot 299 Parcel 003002
(Map Reference Number)



Signature of Applicant

9/15/22

Date

Bobby Hughes

Type or Print Name

CITY OF BUFORD TAX DEPARTMENT USE ONLY

(Payment of all property taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below)

Name _____

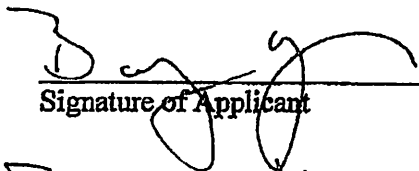
Title _____

Date _____

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

Date 9/15/22

Bobby Munnis

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.

LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 299 of the 7th District, Hall County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at a Concrete Monument Found at the Right-of-Way intersection of the Easterly Right-of-Way of Holiday Road (apparent Right-of-Way Varies) and the Northerly Right-of-Way of McEver Road (apparent Right-of-Way Varies); THENCE from said point as thus established, North 36 degrees 47 minutes 27 seconds West for a distance of 344.00 feet to a Point, said Point being The True Point of Beginning.

THENCE from said Point as thus established, North 36 degrees 20 minutes 29 seconds West for a distance of 175.00 feet to a Point; THENCE North 61 degrees 56 minutes 24 seconds East for a distance of 277.05 feet to a Point; THENCE South 37 degrees 33 minutes 53 seconds East for a distance of 149.48 feet to a Point; THENCE South 56 degrees 37 minutes 19 seconds West for a distance of 277.73 feet to a Point, said Point being The True Point of Beginning.

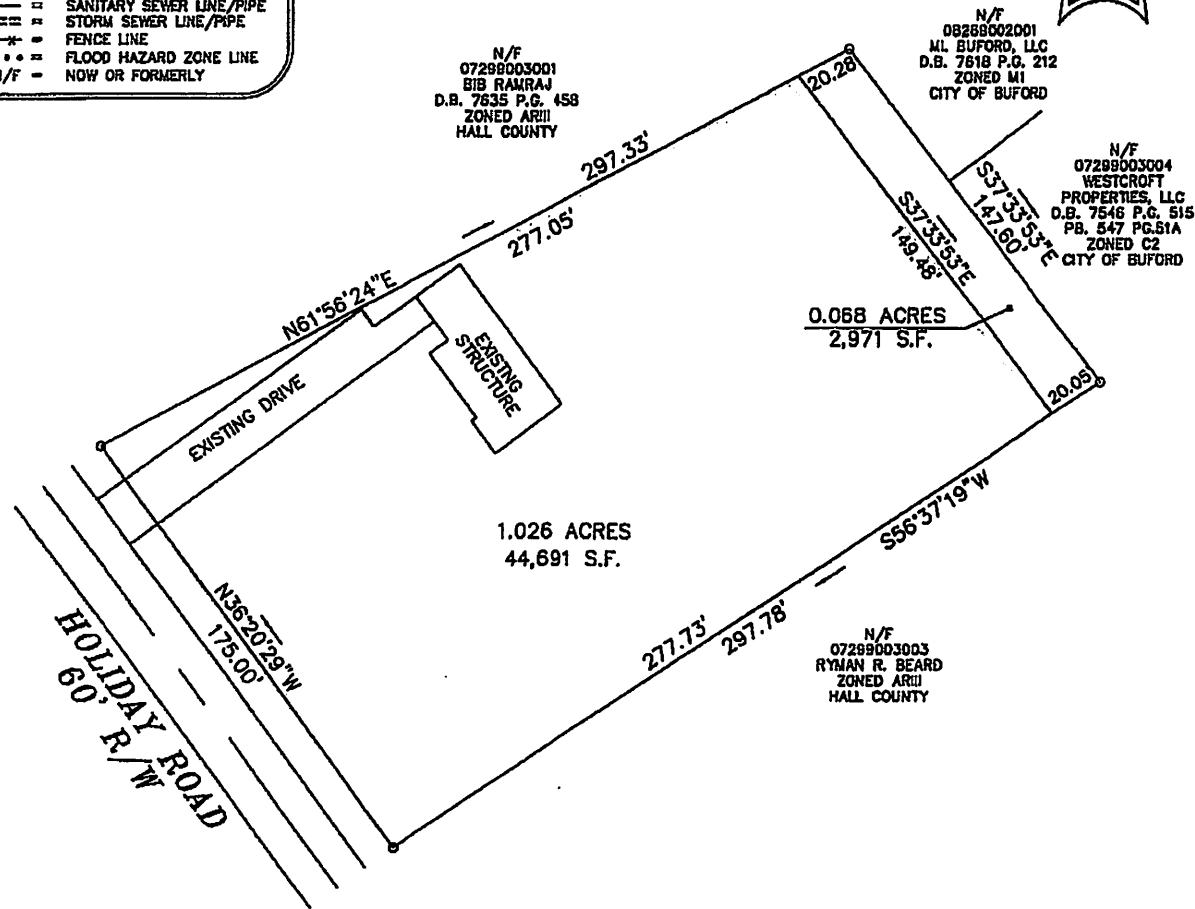
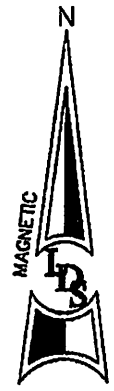
Said property contains 1.026 Acres.
Including easements within

LEGEND	
IPF	IRON PIN FOUND
IPS	1/2" REBAR PIN SET
LL	LAND LOT
LLL	LAND LOT LINE
P	PROPERTY LINE
C	CENTERLINE
B	BUILDING LINE
R/W	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
MH	MANHOLE
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEADWALL
DI	DROP INLET
PP	POWER/UTILITY POLE
FH	FIRE HYDRANT
IE	INVERT ELEVATION
FPE	FINISHED FLOOR ELEVATION
BDC	BACK OF CURB
EP	EDGE OF PAVEMENT
S	SANITARY SEWER LINE/PIPE
SS	STORM SEWER LINE/PIPE
X-X-X	FENCE LINE
.....	FLOOD HAZARD ZONE LINE
N/F	NOW OR FORMERLY

GRAPHIC SCALE

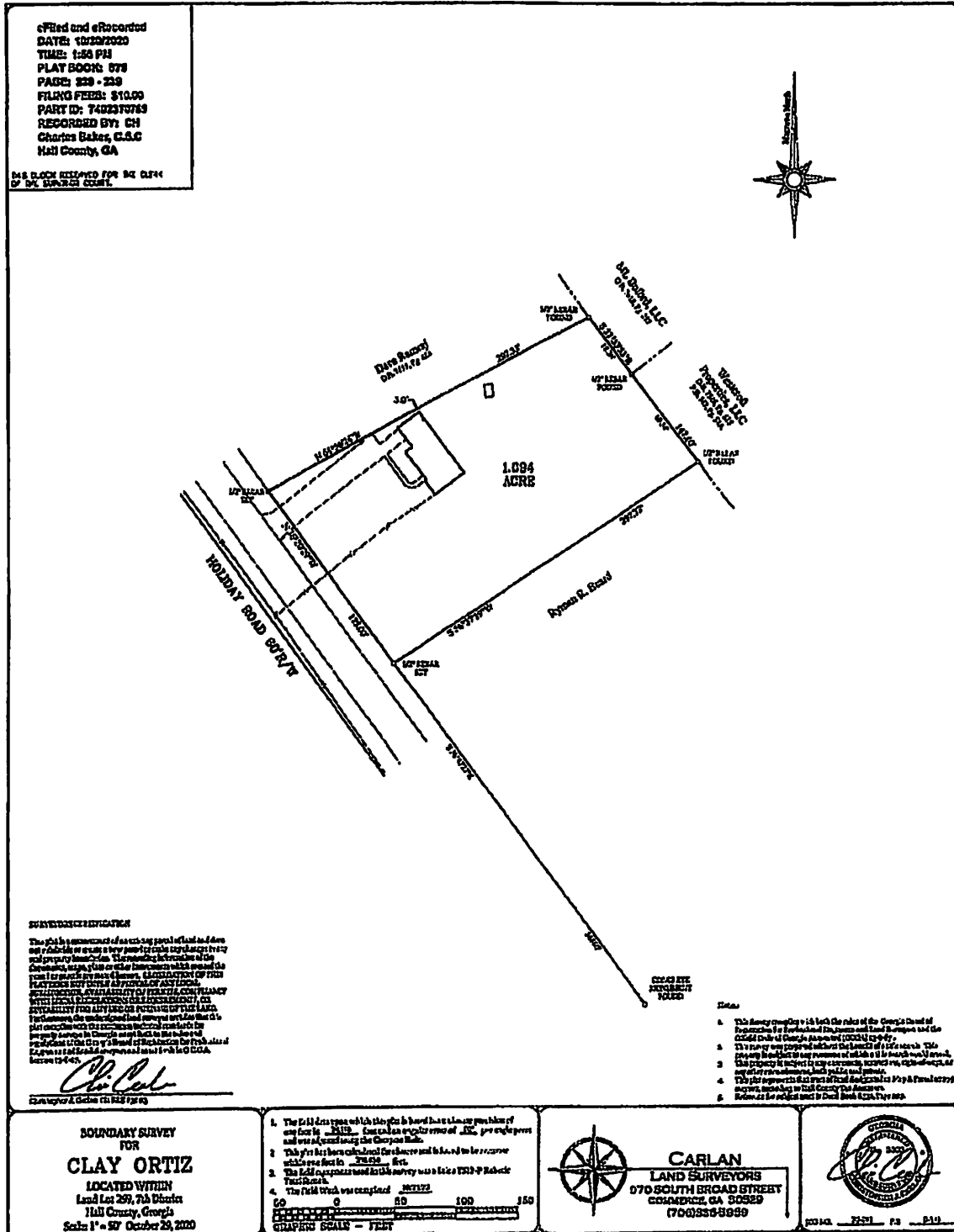


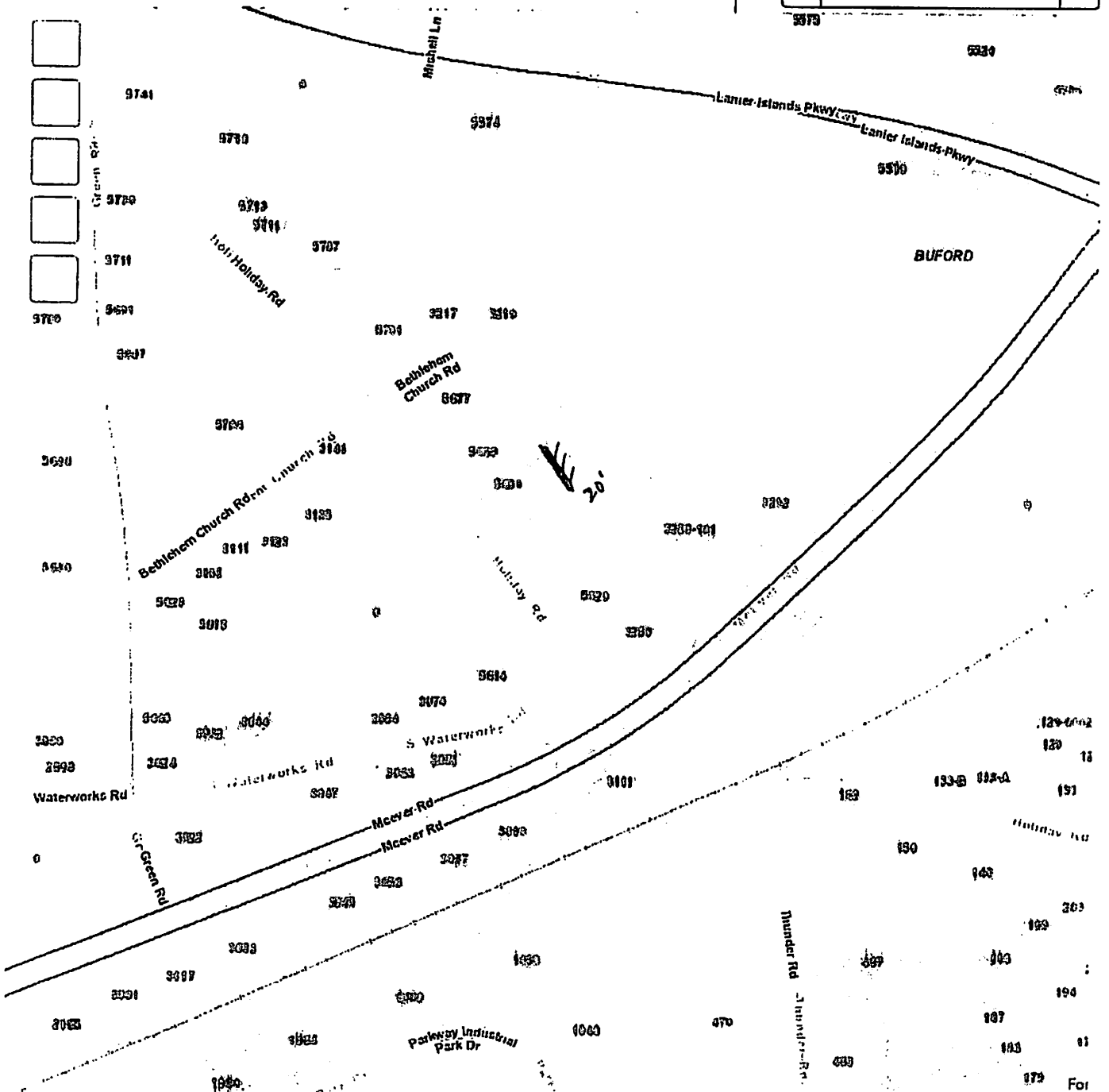
(IN FEET)
1 inch = 60 ft.



SITE CONTAINS
1.094 ACRES
TAX ID# 07299003002
5659 HOLIDAY ROAD
BUFORD, GA. 30518
(INCLUDES EASEMENTS WITHIN)

ANNEXATION EXHIBIT PLAN FOR:		
VERITAS HOMES		
 LAND DEVELOPMENT SURVEYORS, INC. <small>P.O. BOX 2004 DUBLIA, GA. 30019 (770) 653-8200 LD S/SRVY @ BELLSOUTH.NET CSA 137400032</small>		
Date: 9/22/22	Land Lot: 299	District: 7th
County: HALL, GA	Scale: 1" = 60'	Sheet No.
Proj. Manager:	Drawn By: JB	Checked By: LJJ
Job Number: 22171	File Number:	1 of 1





300ft

Exhibit B

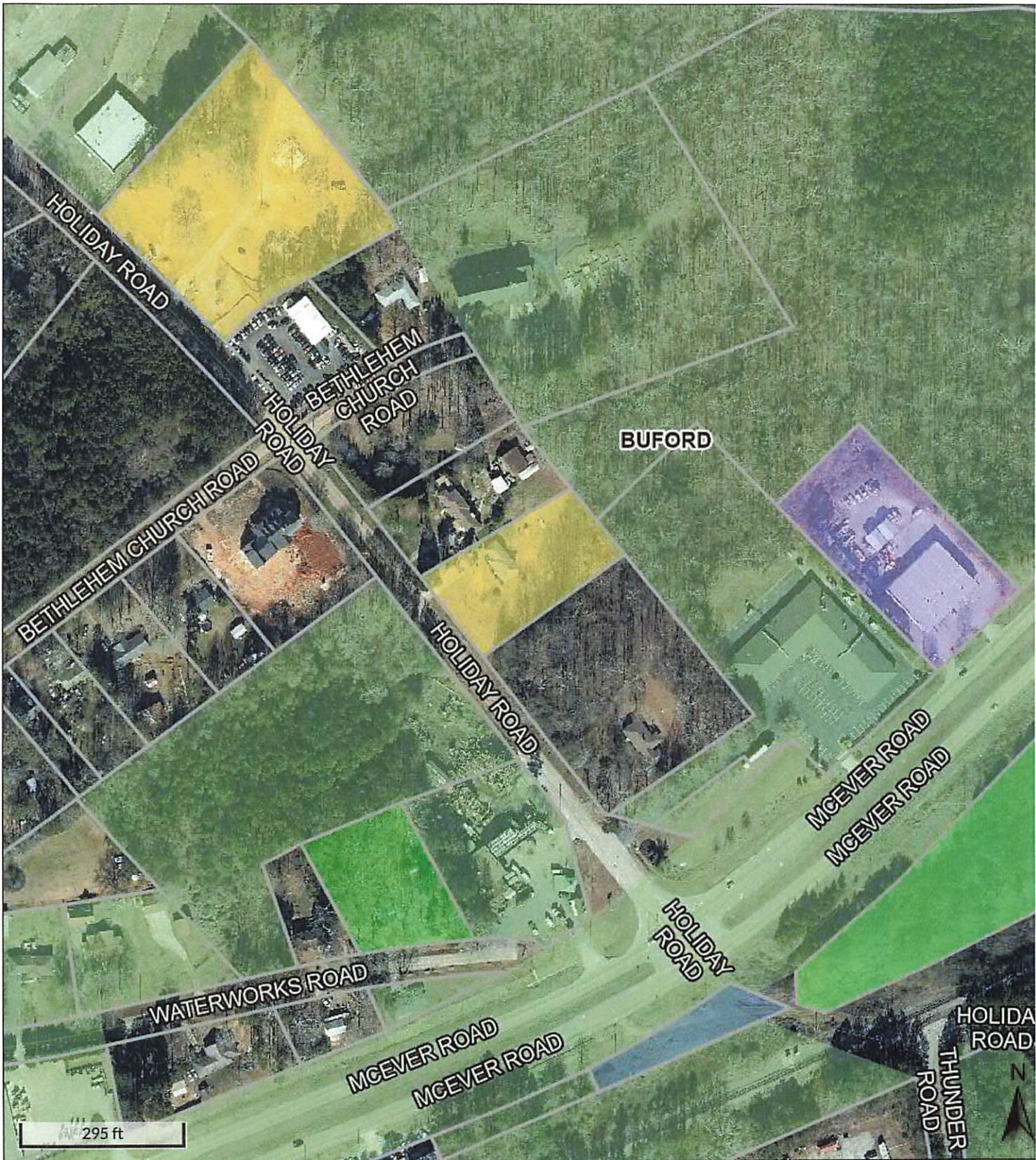


EXHIBIT C

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 D

ARTICLE XIII USE PROVISIONS

Section 1308. C-2 General Business District, Retail and Services Uses

Purpose :

The C-2 General Business District is intended to provide adequate space in appropriate locations along major streets, thoroughfares and at intersection for various types of business use. These uses should include the retailing of major goods and services, general office facilities and public functions that would serve a community area of several neighborhoods. Development of uses in the district characteristically occupies a large area because it is intended to serve a greater population and to offer a wider range of services. Orientation and expansion of this district should occur as an increase in depth at major intersections rather than as a strip-like extension along the street or thoroughfare.

Permitted Uses :

Only the following permitted uses shall be allowed in the C-2 General Business District and no structure shall be erected, structurally altered or enlarged for any use other than a use permitted herein with the exception of a) uses lawfully established prior to the effective date of the amendment; b) special uses as permitted herein; or c) accessory uses as defined in Article III, Definitions; or other uses which are clearly similar to and consistent with the purpose of this district.

A. Retail and Service Uses :

1. Antique shops.
2. Animal hospitals or veterinary clinics.
3. Art and school supply stores.
4. Art galleries.
5. Automotive parts stores (no on-premises installation).
6. Bakeries.
7. Banks or financial institutions. Drive-in/through facilities shall obtain a special use permit. See Special Use (19). Automatic tellers as accessory or freestanding use.
8. Barber and beauty shops.
9. Bicycle shops. 13.16
10. Blueprinting establishments.
11. Book or stationery stores.

12. Building, electrical or plumbing contractors (provided no equipment or materials are stored outside).
13. Business college or business schools operated as a business enterprise.
14. Clothing sales or rental stores.
15. Convenience food stores with or without fuel pumps.
16. Custom dressmaking and sewing shops.
17. Dance studios.
18. Day care center, provided the following conditions are met:
 - a. At least one hundred (100) square feet of outdoor recreation area per child, and the outdoor play area is enclosed with a six (6) foot high fence.
 - b. Comply with all state day care requirements.
 - c. Comply with all health regulations.
19. Department stores.
20. Drive-in restaurants. (see special uses #20)
21. Drug stores.
22. Dry cleaning pick-up and delivery stations.
23. Electronic sales and service establishments.
24. Florist.
25. Food catering establishments.
26. Food stores or grocery stores.
27. Funeral homes and mausoleums. 13.17
28. Furniture rental or sales establishments.
29. Equipment rental (excluding heavy equipment, bulldozers, backhoes, forklifts, cranes, etc., and provided there is no outside storage associated with the use).
30. Garden supply centers and greenhouses (including accessory outdoor storage).
31. Gift shops.
32. Hardware stores.
33. Health clubs and spas.
34. Hobby shops.

35. Hotel or motels. (see special uses #17)
36. Ice cream shops.
37. Instruction of fine arts.
38. Interior decorating shops.
39. Jewelry stores.
40. Laundries and dry cleaning establishments, including self-service laundries.
41. Liquor stores.
42. Locksmith shops.
43. Mobile buildings (temporary, while any of the permitted or special uses are under construction, but not exceed six (6) months).
44. Museums and libraries.
45. Music stores or studios.
46. Office/showroom facilities.
47. Parking lots and garages. 13.18
48. Pest control businesses.
49. Pet shops or grooming establishments.
50. Photocopying and reproduction services.
51. Photography shops and studios.
52. Plant nursery sales facilities.
53. Plumbing, electrical, pool and home building supply showrooms and sales centers (provided there is no outdoor storage associated with the use).
54. Radio, recording or television studios and broadcasting stations.
55. Radio and television repair shops.
56. Record/video sales and rental stores.
57. Recreation facilities (indoor, such as bowling alleys, skating rinks, shooting ranges and movie theaters.
58. Restaurants and lounges. Drive-in/through facilities shall obtain a special use permit. See Special Use (20).
59. Shoe stores and shoe repair shops.
60. Small appliance repair shops.

61. Sporting goods stores.
62. Tailor shops.
63. Taxidermist.
64. Toy stores.
65. Travel agencies.
66. Watch and clock repair shops.
67. Weaving apparel shops.
68. Automotive service stations, with or without fuel pumps. 13.19
69. Building supply centers with outdoor lumber yards or storage areas, provided these areas are screened with a six (6) foot high, one hundred (100) percent opaque fence.
70. Log splitting and storage lots, provided splitting and storage areas are screened with a six (6) foot high, one hundred (100) percent opaque fence.
71. Machine, welding, radiator or muffler repair shops.
72. Adult Entertainment Facility.
 - a. Said facility meets all requirements set forth by the City of Buford Code of Ordinance Regulating Adult Entertainment Establishments.
 - b. Said facility shall not be located on a parcel of land that is closer than 1,500 feet of any parcel of land which is either named or used for residential purposes, whether located inside or outside the corporate limits of the City.
 - c. Said facility shall not be located on a parcel of land that is closer than 1,500 feet of any parcel of land which a place of worship, school, governmental building, library, civic center, public park or playground is located, whether located inside or outside the corporate limits of the City.
 - d. Said facility shall not be located on a parcel of land that is closer than 1,500 feet of any parcel of land which contains another adult entertainment facility establishment, whether located inside or outside the corporate limits of the City.

B. Office Uses :

1. Accounting offices.
2. Architecture or engineering offices.
3. Doctor, dentist or chiropractor offices.
4. Insurance offices.
5. Law offices.

6. Medical clinics. 13.20

7. Other public or professional offices.

8. Real estate offices.

C. Public and Semi-Public Uses :

1. Churches, temples, and synagogues.

2. Clubs, lodges, fraternal institutions and meeting halls.

3. Government offices.

4. Post offices.

5. Public or semi-public buildings and land uses, parks, playgrounds or community centers.

6. Utility offices.

D. Residential :

1. Caretaker or watchman quarters as an accessory use.

E. Temporary Uses :

Within the C-2 General Business District only the following uses are permitted for a period not to exceed twenty (20) days or otherwise indicated provided: 1) written permission of the property owner is provided; 2) these uses are not located within fifty (50) feet to any public right-of-way; 3) a sign (not portable) may be erected on the property provided it does not exceed a total of sixteen (16) square feet to ten (10) feet in height and is not placed within twenty (20) feet of any public right-of-way; 4) adequate parking, ingress and egress are provided on site or written permission is obtained if provided on an adjoining property; and 5) a temporary permit is applied for and approved by the Department of Planning and Department. All other requirements for licenses and regulations of the City of Buford shall be met.

1. The sale of fruits and vegetables.

2. Charitable or non-profit events not to exceed four (4) days.

3. Christmas tree sales between November 15 and January 1. 13.21

4. The sale of any items in association with an existing business located on the premises as a principal use (i.e., sidewalk, parking lot or tent sales).

5. Carnival rides not to exceed fifteen (15) days provided no structure or equipment is located within five hundred (500) feet of any residential property lines.

A permit for any temporary use on the same property may not be applied for or renewed for a period of not less than six (6) months from the date of any prior approval of a temporary use. However, one ten (10) day extension of the twenty (20) day period may be granted by the Director of Planning and Development.

Special Uses :

Within the C-2 General Business District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the Board of Commissioners after receiving recommendations from the Planning Director and Planning Commission and after a public hearing.

1. Auto body repair shops.
2. Auto repair shops or tire stores including lubrication or tune-up centers (full service and self-service).
3. Automotive sales lots and associated service facilities (new or used), provided such building contains at least 2,000 square feet of heated floor space.
4. Building materials sales with outdoor storage.
5. Recreation facilities (commercial outdoor, such as miniature golf courses, driving ranges, water slides, drive-in theaters or race tracks).
6. Contractor's offices using fencing for any purpose or contractor's offices with outside storage of equipment and materials. Any fencing shall be located in the rear yard provided the storage or equipment areas are screened with a six (6) foot high, one hundred (100) percent opaque fence.
7. Heavy equipment and farm equipment rental or sales and service.
8. Lawn mower repair shops.
9. Machine or welding, radiator or muffler repair shops. 13.22
10. Mobile home or mobile building leasing or sales lots (new or used).
11. Veterinary clinics with outside runs or pens.
12. Animal hospitals provided they are located not less than three hundred (300) feet from any residential zoning district or use as measured from property line to property line.
13. Boat sales establishments (new or used).
14. Telecommunications tower.
15. Mini-warehouse storage facilities.
16. Boat storage facilities.
17. Any hotel or motel with guest rooms containing any two (2) or more of the following three (3) items: dishwasher, stove (cooktop), refrigerator.
18. Banks or other financial institutions with drive-in facilities.

19. Drive-in/through restaurants.
20. Tattoo parlors and body piercing establishments.
21. Vehicle rental establishments.
22. Car wash establishments.
23. Taxi cab establishments.
24. Office/warehouse condominiums.
25. Pay Day Loans/Check Cashing establishments.
26. Secondary residential uses are allowed in proposed multi-story, mixed use buildings and is limited to new construction provided:
 - a. Commercial, retail, and/or office uses are provided on the first floor of the building;
 - b. Residential uses are limited to the second and third story of such building with common floors/ceilings with the commercial development; 13.23
 - c. The total heated residential floor area is not greater than two (2) times the total heated non-residential floor area;
 - d. Garage parking is provided for the residential use within the building; and
 - e. The City Commission approves a concept plan depicting the site plank, building elevations, and mix of uses for the overall development;
 - f. Two (2) car garages shall be required for each residential unit and located in the rear of the building;
 - g. Residential garbage pick-up shall be housed and presented for pick-up next to the garage (rear of dwellings) and shall not be placed outside in excess of twenty-four (24) hours prior to pickup. The City of Buford shall provide sanitation service.
27. Any retail or service establishment not specifically permitted herein, but which is similar to the listed uses, compatible with uses on adjoining property and which meets the intent and purpose of the District.

Other Provisions :

1. No outdoor storage or fencing except as otherwise provided herein.

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.

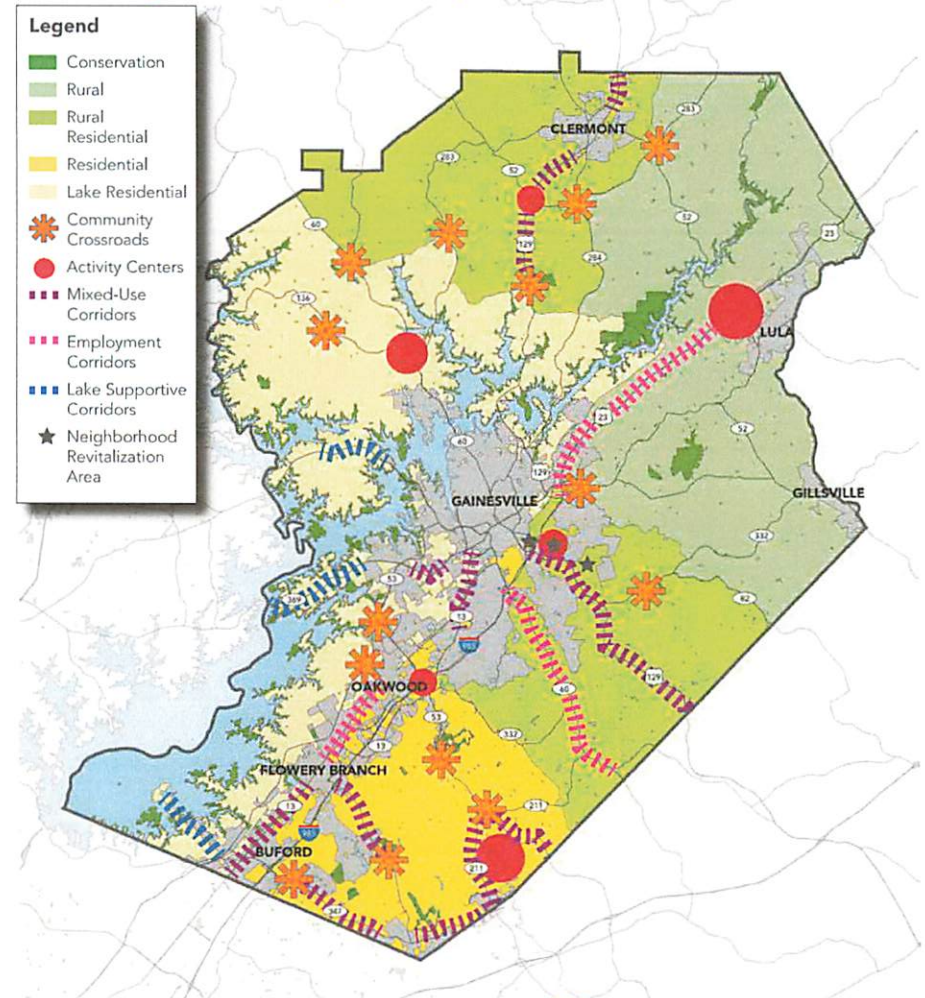
The Future Development Guide includes the three sections shown below:

- 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



Adapted from 2017 Hall County Forward Plan, Date



Lake Area Residential

Intent: PRESERVE established neighborhoods and CREATE opportunities for permanent and vacation residences similar in land use patterns to Residential Areas but at lower residential densities.

General Characteristics: The Lake Area Residential category includes low-density residential development and neighborhoods. Land use patterns are similar to Residential Areas, and there is orientation toward Lake Lanier in terms of development and flexibility in use of single-family homes. The area includes the 500-foot buffer around the lake, wherein properties have the potential to be zoned Vacation Cottage District in order for single-family homes to be used as short-term vacation rentals.

Future development will continue to be detached, single family homes at low densities in addition to less intensive agricultural uses that are found in the northwestern part of the area.

Application: Lake Area Residential Areas include portions of the county adjacent to or near Lake Lanier, including parts of Murrayville/ Sardis, Gainesville, and South Hall areas. These areas are located outside of the County's sewer service area, but public water is available.

Primary Future Land Uses

- Low density residential
- Less intensive agriculture
- 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 1.2, RC 1.3, RC 1.4, RC 1.7, RC 1.9, RC 2.1, RC 2.3, RC 2.7, RC 3.1, RC 3.3

DESIGN PRINCIPLES

Density/Intensity

- Low density
- 1 dwelling per acre

Greenspace

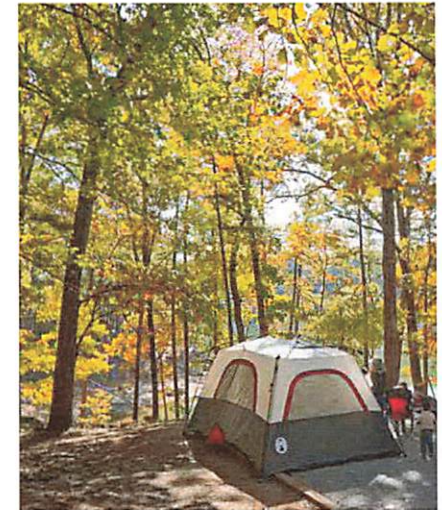
- Formal landscaping with built areas; informal landscaping with passive use areas
- Natural areas
- Agricultural uses

Transportation

- Moderate 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 private sewer (septic)



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