HALL COUNTY BOARD OF COMMISSIONERS
WORK SESSION AGENDA
Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Monday, May 23, 2022 - 03:00 PM

Call to Order

Appointments for Consideration

1 Chicopee Woods Greens Committee appointment to serve a term from July 1, 2022 to June 30, 2023. Commission Districts 1, 2, 3, and 4.

2 Library Board appointment to serve a term from July 1, 2022 to June 30, 2023. Commission Districts 1, 2, 3, and 4.

3 Convention and Visitors Bureau (CVB) appointment to serve a term from June 12, 2022 to June 11, 2023. Chairman's Appointment.

4 Private Sector Member of the Georgia Mountains Regional Commission (GMRC) appointment to serve a term from July 1, 2022 to June 30, 2023. Chairman and City Mayors Appointment.

5 Library Board appointment to serve a term from July 1, 2022 to June 30, 2025. Chairman's Appointment.

6 Parks and Leisure Advisory Board appointment to fill an unexpired term to December 31, 2024. Chairman's Appointment.

7 Library Board appointment to serve a term from July 1, 2022 to June 30, 2025. Commission District 1.

8 Library Board appointment to serve a term from July 1, 2022 to June 30, 2025. Commission District 1.

9 Department of Family and Children Services (DFACS) appointment to serve a term from July 1, 2022 to June 30, 2027. Commission District 2.

10 Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) appointment to serve a term from July 1, 2022 to June 30, 2025. Commission District 3.

11 Library Board appointment to serve a term from July 1, 2022 to June 30, 2025. Commission District 3.

12 Library Board appointment to serve a term from July 1, 2022 to June 30, 2025. Commission District 4.

13 Library Board appointment to serve a term from July 1, 2022 to June 30, 2025. Commission District 4.

14 Convention and Visitors Bureau (CVB) appointment to serve a term from June 12, 2022 to June 11, 2023. Administrator's Appointment.

Corrections and Maintenance

15 Approve the renewal of annual contract for IFB #020-42 for New Tires and Related Parts and Services for Fleet Maintenance to Kesler Tire Services, Inc. of Gainesville, GA and Harrison Tire Service of Gainesville, GA. The estimated annual cost is $244,500.00.

16 Approve the renewal of annual contract for RFP #024-42 Inmate Grocery & Meat Products Supply for the Correctional Institution to Sysco Atlanta of Atlanta, GA and Performance Food Group of Oakwood, GA. The estimated annual cost is $565,800.00.

17 Approve the annual renewal of the subsidy contract with the Georgia Department of Corrections.

County Attorney

18 Approval and authorization for the Chairman to execute an intergovernmental lease agreement with the City of Gainesville for the Allen Creek Soccer Complex, subject to review and approval by County Attorney.

19 Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, Georgia relating to the disposition of County personal property so as to clarify the process under Hall County Code Section 3.10.180 (C), subject to review and approval by County Attorney.

20 Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, Georgia relating to Defense and Indemnification of Officers and Employees, subject to review and approval by County Attorney.

21 Public Hearing regarding approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, Georgia relating to Adult Establishment Zoning Regulations, subject to review and approval by County Attorney.

Court Administration

22 Approve the purchase of OneSolution Public Safety Software Interface for Court Administration and Sheriff's Office to Superion, LLC of Lake Mary, FL, in the amount of $99,996.49, subject to review and approval by County Attorney.

Fire Rescue

23 Approve the renewal of annual contract for IFB #006-42 Disposable EMS Supply for Fire Rescue to Bound Tree Medical, LLC of Dublin, OH. The estimated annual cost is $418,000.00.

Planning and Development

24 Application of Cook Communities for a Use Subject to County Commission approval on a 11.64± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710 Hardy Road and 3428, 3416 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B. Proposed use: subdivide property into eleven (11) lots. Commission District 2. NOTE: Tabled at the May 11, 2022 Meeting until the May 26, 2022 Voting Meeting.

25 Application of Highlands Residential, LLC to amend conditions of a Planned Commercial Development (PCD) on a 5.77± acre tract located on the north side of Thompsons Mill Road approximately 1,049 feet from its intersection with Napa Ridge Road; a.k.a. 5596, 5608, 5614, and 0 Thompsons Mills Road; Zoned PCD; Tax Parcel 15041 000020, 000013, 000056, and 000191. Proposed use: 152 unit senior living facility. Commission District 1.

26 Application of Roger Perkins for a Use Subject to County Commission approval on a .29± acre tract on the south side of Lakeshore Drive approximately 149 feet from its intersection with Oakwood Trail; a.k.a. 6527 Lakeshore Drive; Zoned PRD; Tax Parcel 10011D000105. Proposed use: Personal Single family residence. Commission District 2.

27 Application of D. Barrett Investment Properties, LLC to rezone from Agricultural-Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.7± acre tract located on the east side of Thompson Bridge Road approximately 1,306 feet from its intersection with Mount Vernon Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III and R-II; Tax Parcel 10104 000002. Purposed Use: climate controlled storage and medical office facility. Commission District 2.

28 Application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 27.29± acre tract located on the west side of Coker Road approximately 171 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131. Proposed Use: 18 lot subdivision. Commission District 3.

Public Works and Utilities

29 Approval and authorization for the Chairman to execute a resolution to declare certain Hall County easements and accompanying water reuse lines unserviceable within the Sterling on the Lake Community, and authorize the Chairman to sign the transfer agreement pertaining to the reuse water system from Hall County to the Sterling on the Lake Community Association, subject to review and approval by County Attorney.

30 Approval and authorization for the Chairman to execute a resolution to temporarily suspend the County's prohibition against extension of sidewalk bonds beyond the twenty-four (24) month period, subject to review and approval by the County Attorney.

31 Approve the award of RFP #42-021 Friendship Road Corridor Sewer Extension for Public Works & Utilities to Strickland & Sons Pipeline, Inc. of Gainesville, GA, in the amount of $13,937,663.50.

32 Approve the award of RFP #42-024 Spout Springs Right of Way Acquisition Phase II to Croy Engineering of Marietta, GA. The estimated cost is $847,650.00.

33 Approve the award of RFQ/P #43-004 Sewer System Operation Services for Public Works & Utilities to ClearWater Solutions, LLC of Auburn, AL. The estimated annual cost is $1,080,500.00.

34 Approve the acceptance of a $615,335.39 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Union Grove Phase 2 Subdivision. Commission District 1.

35 Approve the acceptance of a $516,275.00 Irrevocable Letter of Credit/Performance Agreement for Streets and Sidewalks in Overlook at Marina Bay Subdivision. Commission District 2.

Sheriff's Office

36 Approve the renewal of annual contract for RFP #40-004 Inmate Food Service for the Hall County Jail to Trinity Services Group, Inc. of Oldsmar, FL. The estimated annual cost is $786,000.00.

37 Approve the annual contract renewal for medical services for the Hall County Jail to Dr. Linwood Zoller, M.D. of Gainesville, GA. The estimated annual cost is $168,246.60.

38 Approve the annual contract renewal for nursing services for the Hall County Jail to Correctional Nursing Services, LLC of Oakwood, GA. The estimated annual cost is $1,070,000.00.

39 Approve the ratification of a multi-year agreement for a Axon Fleet In-Car Recording Platform for the Sheriff's Office to Axon Enterprises, Inc. of Scottsdale, AZ, in the amount of $100,620.00.

County Administrator

Public Comments

Commission Time

Adjourn

Hall County Government welcomes people with disabilities and their trained service animals. For questions about accessibility or to request reasonable accommodations please contact Maria Tuck, Compliance Specialist at 770-531-6712 48 hours prior to the event or as soon as possible.

AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 174/2022

SUBJECT: Chicopee Woods Greens Committee appointment to serve a term from July 1, 2022 to June 30, 2023. Commission Districts 1, 2, 3, and 4.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: BoC

Recommendation:
N/A

Purpose of Request:
Chicopee Woods Greens Committee appointment to serve a term from July 1, 2022 to June 30, 2023. Commission Districts 1, 2, 3, and 4.

History:

Facts and Issues:
Current appointment is Keith Morris. Mr. Morris would like to serve another term and RK Whitehead recommends his reappointment.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
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:

Approve	Attorney	Administration	Clerk
JR	WLI	LJ	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 175/2022

SUBJECT: Library Board appointment to serve a term from July 1, 2022 to June 30, 2023. Commission Districts 1, 2, 3, and 4.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: BoC

Recommendation:
N/A

Purpose of Request:
Library Board appointment to serve a term from July 1, 2022 to June 30, 2023. Commission Districts 1, 2, 3, and 4.

History:

Facts and Issues:
Current appointment is Commissioner Kathy Cooper as Ex-Officio. Commissioner Cooper would like to serve another term and Lisa MacKinney recommends re-appointment.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
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:

Approve	Attorney	Administration	Clerk

Approve	Attorney	Administration	Clerk
JR	WLI	LJ	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 176/2022

SUBJECT: Convention and Visitors Bureau (CVB) appointment to serve a term from June 12, 2022 to June 11, 2023. Chairman's Appointment.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: BoC

Recommendation:
N/A

Purpose of Request:
Convention and Visitors Bureau (CVB) appointment to serve a term from June 12, 2022 to June 11, 2023. Chairman's Appointment.

History:

Facts and Issues:
Current appointment is Commissioner Billy Powell. Commissioner Powell would like to serve another term and Stacey Dickson recommends re-appointment.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
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:

Approve	Attorney	Administration	Clerk

Approve	Attorney	Administration	Clerk
JR	WLI	LJ	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 186/2022

SUBJECT: Private Sector Member of the Georgia Mountains Regional Commission (GMRC) appointment to serve a term from July 1, 2022 to June 30, 2023. Chairman and City Mayors Appointment.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: BoC

Recommendation:
N/A

Purpose of Request:
Private Sector Member of the Georgia Mountains Regional Commission (GMRC) appointment to serve a term from July 1, 2022 to June 30, 2023. Chairman and City Mayors Appointment.

History:

Facts and Issues:
This appointment is the private sector appointment which is determined by the Hall County Board of Commissioners Chairman and City Mayors. Chairman Higgins and each of the City Mayors agree to reappoint Deborah Mack.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
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:

Approve	Attorney	Administration	Clerk
JR	WLI	LJ	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 177/2022

SUBJECT: Library Board appointment to serve a term from July 1, 2022 to June 30, 2025. Chairman's Appointment.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: BoC

Recommendation:
N/A

Purpose of Request:
Library Board appointment to serve a term from July 1, 2022 to June 30, 2025. Chairman's Appointment.

History:

Facts and Issues:
Current appointment is Cathryn Bennett Smith. Smith is not eligible to serve another term.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
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:

Approve	Attorney	Administration	Clerk
JR	WLI	LJ	JR

Attachments:
Expression of Interest - Leslie Jarchow
Expression of Interest - Amy Nierodzik
Expression of Interest - Alex Koch

Jennifer Rivera (Administration)

From: Info <Info@hallcountylibrary.org>
Sent: Thursday, March 3, 2022 10:52 PM
To: Lisa MacKinney
Subject: Expression of Interest

EXTERNAL EMAIL: Do not click any link or attachment in this email unless you recognize the **SENDER** and know the content is safe.

Library Board Membership Application

Name	Leslie Jarchow
Street Address	7876 Keepsake Lane
City, Zip Code	Flowery Branch, GA 30542
eMail Address	Leslie.jarchow@gmail.com
Primary Phone	6785492958
Secondary Phone	
Occupation	Program Analyst
Employer	CNOS

Statement of Interest

While I've always had a love of reading and learning which was cultivated within the very walls of the Gainesville-Hall County Library building, it wasn't until the first time I served as a member on it's board that I truly understood all the essential services our library offers this community. I had the honor of being the library chair during times of renovation and uncertainty from the pandemic. Watching the dedicated library staff, as they morphed endlessly to ensure relevant services already in place stayed available and problem solve to offer new and creative services to meet the collective need of the community, was an experience which gave me a new and profound appreciation of this imperative system. Thusly, I will forever be one of Hall County Library System's biggest advocates, which I feel is the core role of a library board member. I am well-versed in operating procedures, budget matters, bylaws, rules of order, and general inner-workings of the library system. If appointed to serve again, I come already trained and enthusiastic to serve. I thank you for your consideration of my application and look forward to the opportunity to dedicate my full zeal and knowledge base to advocate for the continued greatness of this institution and it's the representatives who have done so much to keep this vital resource available to the community!

I understand and agree to these terms: yes

Jennifer Rivera (Administration)

From: Info <Info@hallcountylibrary.org>
Sent: Thursday, March 3, 2022 9:31 AM
To: Lisa MacKinney
Subject: Expression of Interest

EXTERNAL EMAIL: Do not click any link or attachment in this email unless you recognize the **SENDER** and know the content is safe.

Library Board Membership Application

Name	Amy Nierodzik
Street Address	5829 Abbey View Court
City, Zip Code	30527
eMail Address	amy@nierodzik.com
Primary Phone	7703670468
Secondary Phone	
Occupation	
Employer	

Statement of Interest

I believe a strong library system is at the heart of a community. Easy access to information for all the residents should be, and is, a cornerstone of the Hall County Library System. When we first moved to Hall County with our young family, the Spout Springs branch became our second home. Now, three houses and over fifteen years later, I am happy to call the North Hall Technology Center my home branch. With a background in public education, including a Master's of Education in Instructional Technology, I will be able to bring a fresh perspective to the Hall County Board of Trustees.

I understand and agree to these terms: yes

Jennifer Rivera (Administration)

From: Info <Info@hallcountylibrary.org>
Sent: Monday, March 21, 2022 9:17 PM
To: Lisa MacKinney
Subject: Expression of Interest

EXTERNAL EMAIL: Do not click any link or attachment in this email unless you recognize the **SENDER** and know the content is safe.

Library Board Membership Application

Name	Alexis Koch
Street Address	1057 Longview Drive
City, Zip Code	Gainesville, 30501
eMail Address	alexistaylork@yahoo.com
Primary Phone	404-754-0238
Secondary Phone	
Occupation	Teacher
Employer	Gainesville City Schools

Statement of Interest

I am very interested in serving on the Library Board in downtown Gainesville. I grew up going to the Murrayville library and was always eager to gain knowledge and join any adventure in a book. Now I am a teacher in the city and I am surrounded by books on a daily basis. I think that it is an essential stepping stone in any child's life and gives them opportunities to make real life connections. It can also ignite their creativity and be comfort in a time of need. I work with Cathryn Smith and Mollie Stowe and they always talk about how they love being a part of the Library Board. I want to be an active part in of the community that enriches any child or adults life. I would love to volunteer and get more people aware of the resources the library has to offer.

I understand and agree to these terms: yes

AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 270/2022

SUBJECT: Parks and Leisure Advisory Board appointment to fill an unexpired term to December 31, 2024. Chairman's Appointment.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: BoC

Recommendation:
N/A

Purpose of Request:
Parks and Leisure Advisory Board appointment to fill an unexpired term to December 31, 2024. Chairman's Appointment.

History:
Mike Beard resigned. This appointment is to fill the unexpired term.

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
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:

Approve	Attorney	Administration	Clerk
JR	WLI	ZP	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 179/2022

SUBJECT: Library Board appointment to serve a term from July 1, 2022 to June 30, 2025. Commission District 1.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: BoC

Recommendation:
n/a

Purpose of Request:
Library Board appointment to serve a term from July 1, 2022 to June 30, 2025. Commission District 1.

History:

Facts and Issues:
Current appointment is Killian Edwards. Edwards would like to serve another term and Lisa MacKinney recommends re-appointment.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
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:

Approve	Attorney	Administration	Clerk
JR	WLI	LJ	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 178/2022

SUBJECT: Library Board appointment to serve a term from July 1, 2022 to June 30, 2025. Commission District 1.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: BoC

Recommendation:
n/a

Purpose of Request:
Library Board appointment to serve a term from July 1, 2022 to June 30, 2025. Commission District 1.

History:

Facts and Issues:
Current appointment is Taylor Ewing. Ewing would like to serve another term and Lisa MacKinney recommends re-appointment.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
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:

Approve	Attorney	Administration	Clerk
JR	WLI	LJ	JR

Attachments:

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AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 180/2022

SUBJECT: Department of Family and Children Services (DFACS) appointment to serve a term from July 1, 2022 to June 30, 2027. Commission District 2.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: BoC

Recommendation:
n/a

Purpose of Request:
Department of Family and Children Services (DFACS) appointment to serve a term from July 1, 2022 to June 30, 2027. Commission District 2.

History:

Facts and Issues:
Current appointment is Lora G. Thomas. Thomas would like to serve another term.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
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:

Approve	Attorney	Administration	Clerk
JR	WLI	LJ	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 181/2022

SUBJECT: Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) appointment to serve a term from July 1, 2022 to June 30, 2025. Commission District 3.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: BoC

Recommendation:
n/a

Purpose of Request:
Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) appointment to serve a term from July 1, 2022 to June 30, 2025. Commission District 3.

History:

Facts and Issues:
Current appointment is Nick Allen. Allen would like to serve another term and Joseph Boyd recommends re-appointment.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
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:

Approve	Attorney	Administration	Clerk
JR	WLI	LJ	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 182/2022

SUBJECT: Library Board appointment to serve a term from July 1, 2022 to June 30, 2025. Commission District 3.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: BoC

Recommendation:
n/a

Purpose of Request:
Library Board appointment to serve a term from July 1, 2022 to June 30, 2025. Commission District 3.

History:

Facts and Issues:
Current appointment is Maryellen Cosgrove. Cosgrove would like to serve another term and Lisa MacKinney recommends re-appointment.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
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:

Approve	Attorney	Administration	Clerk
JR	WLI	LJ	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 184/2022

SUBJECT: Library Board appointment to serve a term from July 1, 2022 to June 30, 2025. Commission District 4.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: BoC

Recommendation:
n/a

Purpose of Request:
Library Board appointment to serve a term from July 1, 2022 to June 30, 2025. Commission District 4.

History:

Facts and Issues:
Current appointment is Mollie Stowe. Stowe would like to serve another term and Lisa MacKinney recommends re-appointment.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
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:

Approve	Attorney	Administration	Clerk
JR	WLI	LJ	JR

Attachments:

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AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 183/2022

SUBJECT: Library Board appointment to serve a term from July 1, 2022 to June 30, 2025. Commission District 4.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: BoC

Recommendation:
n/a

Purpose of Request:
Library Board appointment to serve a term from July 1, 2022 to June 30, 2025. Commission District 4.

History:

Facts and Issues:
Current appointment is Madison Gee. Gee would like to serve another term and Lisa MacKinney recommends re-appointment.

Options:

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

Approvals:

Approve	Attorney	Administration	Clerk
JR	WLI	LJ	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 185/2022

SUBJECT: Convention and Visitors Bureau (CVB) appointment to serve a term from June 12, 2022 to June 11, 2023. Administrator's Appointment.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: BoC

Recommendation:
n/a

Purpose of Request:
Convention and Visitors Bureau (CVB) appointment to serve a term from June 12, 2022 to June 11, 2023. Administrator's Appointment.

History:

Facts and Issues:
Current appointment is Becky Ruffner. Ruffner would like to serve another term and County Administrator Jock Connell recommends re-appointment.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
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:

Approve	Attorney	Administration	Clerk

Approve	Attorney	Administration	Clerk
JR	WLI	LJ	JR

Attachments:

AGENDA ITEM

Corrections and Maintenance

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 234/2022

SUBJECT: Approve the renewal of annual contract for IFB #020-42 for New Tires and Related Parts and Services for Fleet Maintenance to Kesler Tire Services, Inc. of Gainesville, GA and Harrison Tire Service of Gainesville, GA. The estimated annual cost is $244,500.00.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: WD

Recommendation:
Kesler Tire Services, Inc. of Gainesville, GA and Harrison Tire Service of Gainesville, GA.

Purpose of Request:
Approve the renewal of annual contract for IFB #020-42 for New Tires and Related Parts and Services for Fleet Maintenance to Kesler Tire Services, Inc. of Gainesville, GA and Harrison Tire Service of Gainesville, GA. The estimated annual cost is $244,500.00.

History:
This is year 2 of 3 year contract. Kesler and Harrison are very good vendors and are in good standing within the County. Various departments use Kesler Tires Services, Inc. and Harrison Tire Service for their vehicle needs.

Facts and Issues:
This is year 2 of 3 year contract. Kesler is a very good vendor and is in good standing within the County. There was a total of 3 vendors on this contract; but, the various departments ask that we don't extend another renewal to Southern Tire for various reasons.

Options:

Funding Requested	$ 244,500.00
Are funds within current budget?	Yes
Source of Funds	Various
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes

Has it been reviewed by the County Attorney? Yes
Is there a deadline for this item?

Approvals:

Buyer	Submit	Purchasing	Budget
DH	WD	AP	TS
Finance	**Attorney**	**Administration**	**Clerk**
WG	WLI	LJ	JR

Attachments:
Financial Supplement
Harrison Tire Service - Signature Request, Pricing and Contract
Kesler Tire Services - Signature Request, Pricing and Contract

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 234/2022

Funds Requested: $ 244,500.00

Request Budgeted: Yes

Proposed Source of Funding:

Various

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY23	TBD	TBD	4481 - VEHICLE MAINTENANCE	$244,500.00

Budget Transfer Items:

Additional Information/Comments:

These costs will be coded appropriately throughout the year to each applicable cost center.

Contact for Questions: WD

Phone: 770-531-6872

State of Georgia
County of Hall

Contract #020-42-1

Supplement Agreement #1

Tires (New) and Related Parts and Services Annual Contract

March 9, 2022

Whereas, the County desires to extend the contract period for a one year period through June 30, 2023, in accordance with the terms and conditions of Bid #020-42, Tires (New) and Related Parts and Services Annual Contract, dated July 1, 2021 and

Whereas the Contractor has agreed to this extension and agrees to provide services and/or materials previously supplied in accordance with the original agreement; and

Whereas, with both parties agreeing to the extension as stated and therefore, the above numbered contract is hereby changed as follows:

1. By extending the contract coverage for a one year period through June 30, 2023,

2. Allow for price adjustments as agreed to and recorded in Attachment A,

3. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved per the County's Purchasing Policies through the Contract Administrator prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

With the above change to the original contract set forth herein, the parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both parties.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

Subscribed and sworn to in our presence this _____ day of _____, 2022

_____
Notary Public
Commission expires: _____

Hall County, Georgia

By: _____
Jock Connell
County Administrator

Subscribed and sworn to in our presence this 12 day of May, 2022

Jana Lovell
Notary Public
Commission expires: Sept. 23, 2023

JANA LOVELL NOTARY PUBLIC HALL COUNTY, GA EXPIRES GEORGIA September 23, 2023

Harrison Tire Service

By: James Harrison
James Harrison
Owner

Hall County Financial Services

SIGNATURE REQUEST ROUTE SHEET

Document name: Tires Parts + Services

Date: 5-13-22 **Due date:** ASAP

Has this document been approved by the Board of Commissioners? ☐ Yes ☒ No

Date of voting meeting: 5/26/22 Agenda Item No: # 234/2022

DOCUMENT TYPE (SELECT BELOW):

- ☐ Financial Report
- ☒ Purchasing Contract
- ☐ Purchasing Letter to Proceed
- ☐ MOU/MOA
- ☐ Official Letter/Correspondence
- ☐ Grant Application
- ☐ Grant Drawdown/Reimbursement
- ☐ Grant Financial Report
- ☐ Grant Progress Report
- ☐ Miscellaneous

PREPARER REVIEW SECTION (*must be completed by preparer*)

1) Reviewed document
   ☒ Yes ☐ No
2) Reviewed all budget/financial information
   ☒ Yes ☐ No
3) County Attorney review/approval
   ☐ Yes ☒ No

*If no, state explanation:
Renewal contract needs Jack Connell's signature only.

SPECIAL INSTRUCTIONS (*must be completed by preparer*)

1) Does this need to be notarized?
   ☒ Yes ☐ No
2) Does this require a witness?
   ☐ Yes ☒ No

*Additional instructions:

APPROVAL (*initial and date*)

Prepared by: JL 5-13-22
Reviewed by: _____ _____
2nd Review by: _____ _____
Routed to Admin: JR 5/13/22

Notarized by: _____ _____
Witnessed by: _____ _____
Admin/Clerk: _____ _____
Routed to FS: _____ _____

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

Hall County Government
FINANCIAL SERVICES

CONTRACT EXECUTION SIGNATURE REQUEST

Date: 5/13/2022

To: Wesley Geddings, Director

From: Debra Howington, Buyer

Your signature is requested to execute the attached bid/contract award documents for:

Bid/Contract Name: New Tires and Related Parts & Services

Department(s) Requesting Contract: Various

Award Recipient Name: Harrison Tire Services

Date of BOC Approval: 8/12/21 Item #9

Contract Description: Tires & related services for Hall Co. vehicles

☒ Annual Contract ☐ New ☒ Renewal

Prior Year's Spend: $29,721.00

☒ Price Increase Requested Increase Percentage: Average 16.01%

☒ Project/Service Contract Awarded Amount: $34,500.00

☐ Product Contract Awarded Amount: $0

Comments:

Reviewed and Approved by:

Andy Penick
Purchasing Manager

Wes Geddings
Director

CONTRACT EXECUTION SIGNATURE REQUEST
PRICE INCREASE DETAILS

Bid/Contract No: 020-42-1

Bid/Contract Name: New Tires and Related Parts & Services. This is year 2 of 3 year contract. The overall average of the price increase the tire manufacturer is passing on to Harrison Tire is 16.01%.

State of Georgia
County of Hall

Contract #020-42-1

Attachment A

Tires (New) and Related Parts and Services Annual Contract

March 9, 2022

Whereas, the Contractor and the County have agreed to a change in the contract prices and have recorded them below, and have both agreed to their rates, the prices associated with this contract are hereby changed upon approval of the County:

See Attached

Attachment E – Proposal Pricing

All quantities are estimated annual usage

Size / Description	Qty.	Price
Group 1 **Tire**		
ST175/ 70R13 Sailun Atrezzo SH406	5	52.64
ST175 / 80R13, Towmax ~~6Ply~~ Trailer tire Vanguard 8 Ply	5	59.20
ST185 /80R13 Trailer LRC Pking Tow Max Vanguard 8 Ply	5	63.08
P195 / 65R15 ~~Cooper CS5 G/Tour~~ Goodyear Assurance A/S	5	74.44
P205 / 60R15 Sailun Atrezzo SH406	5	64.76
LT205 / 75D15, 8 Ply ~~TH R501 STR~~ Power King Vanguard	10	84.10
ST205 / 75D14, ~~Load Range C, 6 Ply~~ Power King Vanguard	5	80.09
P215 / 55R15 F/S A/T Destination TYPO - NO TIRE THAT SIZE	5	—
P215 / 55R16 ~~Uniroyal Tiger Paw~~ Goodyear Assurance A/S	5	88.14
P215 / 55R16 ~~B/S Potenza RE97~~ Goodyear Assurance A/S	5	88.14
P215 / 55R17, ~~F/S FR710~~ Goodyear Assurance A/S	5	100.98
P215 / 60R15 ~~Sumitomo Touring~~ Sailun Atrezzo SH406	5	76.21
P215 / 60R16, ~~F/S FR710~~ Goodyear Assurance A/S	10	85.96
P215 / 60R16 ~~Cooper CS5 Tour~~ Goodyear Assurance A/S	5	85.96
P215 / 70R15, Treadwear - 400 Goodyear Assurance A/S	5	59.62
P215 / 75R14, ~~Load Range C, 102C~~ Power King Vanguard 8ply	5	82.80
P215 / 75R17.5 ~~Sum ST727 LRH A/P~~ Goodyear G114 LR H	5	215.45
LT215 / 85R16 ~~F/S HT Transforce~~ Goodyear Fortitude HT	5	144.64
P225 / 45R18 ~~F/S F/Hawk Indy 500~~ Goodyear Assurance A/S	5	96.62
P225 / 50R17 ~~F/S FR710BW~~ Goodyear Assurance A/S	5	103.40
P225 / 60R16, ~~F/S FR710 BW~~ Goodyear Assurance A/S	5	75.00
P225 / 60R16 ~~F/S FF Champion~~ Goodyear Assurance A/S	5	75.00
P225 / 60R16, Goodyear Eagle RSA	5	99.62
P225 / 60R17 ~~Cooper CS3 Touring~~ Goodyear Assurance A/S	5	104.34
P225 / 65R16 ~~Cooper CSS Tour~~ Goodyear Assurance A/S	10	86.76
P225 / 70R15, ~~F/S Destination LE2 Owl~~ Goodyear Wrgl SRA	5	109.07
P225 / 70R19.5 ~~Continental Hubrid HS3~~ Goodyear G647 LR "G"	5	265.00
P225 / 70R19.5, 14 Ply, ~~Continental HDR~~ Goodyear G622 LR "G"	20	280.00
255 ~~P225~~ / 70R22.5, Load Range H, Tread Depth 18 Marathon RSA	5	325.00
LT225 / 75R16, Load Range E Goodyear Wrangler HT	10	127.19

ST225 / 75R15, Load Range D, ~~8 Ply~~ Power King Vanguard DPL	10	98 69
P235 / 50R18 F/S ~~Firehawk GT Pursuit XL~~ Goodyear Eagle RSA	10	136 00
P235 / 50R18 ~~Cooper CS5 Touring~~ Goodyear Assurance AIS	5	118 72
P235 / 55R17, Goodyear Eagle RS-A SL VSB	100	116 00
P235 / 65R17 ~~F/S Champ FF BW~~ Goodyear Assurance AIS	5	114 09
P235 / 65R18 ~~F/Stone Dest LE2~~ Goodyear Assurance AIS	5	121 00
P235 / 70R16XL, ~~F/S LE2 Destination~~ Goodyear Wrgl Fortitude	10	124 80
P235 / 70R16 ~~F/S Dest A/T Owl~~ Goodyear Workhorse AT	5	98 77
P235 / 70R17XL, ~~F/S LE2 Destination~~ Goodyear Workhorse AT	5	122 10
P235 / 75R15, Treadwear - 460 Goodyear Trail Runner AT	20	77 22
P235 / 75R15, Treadwear - 480 Goodyear Trail Runner AT	5	77 22
P235 / 75R15~~XL, F/S Dest LE~~ Goodyear Fortitude HT	5	102 91
P235 / 75R16 ~~F/S Destination AT Owl~~ Goodyear Fortitude HT	5	139 88
P235 / 75R17.5, ~~Sailun S637~~ Prinx AR602	5	205 52
P235 / 75R17.5 ~~FALKEN RI-151 LRJ~~ Goodyear RH KMAX	5	281 50
P235 / 75R17.5 Sumitomo ~~ST727~~ ST 719	5	316 80
ST235 / 80R16, 12 Ply ~~TH R501~~ Power King Vanguard	15	130 29
ST235 / 80R16, Power Kind Towmax LR E Power King Vanguard	5	118 90
LT235 / 85R16, Load Range E Power King Vanguard	50	132 12
ST235 / 85R16 - 14 Ply Sailun Trailer tire	5	190 99
P245 / 45R18 ~~F/S GT Z Pursuit FireHawk~~ Goodyear Eagle RSA	50	135 00
P245 / 55R18 Goodyear Eagle RS-A SL VSB	100	135 00
P245 / 55R18 ~~FS Firehawk Woval~~ Goodyear Eagle RSA	5	135 00
P245 / 60R18 ~~FS DEST LE2~~ Goodyear Assurance AIS	5	125 14
P245 / 65R17, ~~Treadwear - 520~~ Goodyear Fortitude HT	5	132 18
P245 / 65R17 ~~F/S Dest LE2 Owl~~ Goodyear Fortitude HT	5	132 18
P245 / 65R17 ~~F/S Dest AT Owl~~ Goodyear Workhorse AT	10	121 42
P245 / 70R16, ~~F/S LE2 Destination~~ Goodyear Fortitude HT	5	134 76
P245 / 70R17, ~~Treadwear - 500~~ Goodyear Fortitude HT	10	149 58
P245 / 70R19.5, Michelin XZE 18 Ply	30	NO BID
LT245 / 75R16, ~~F/S Trans HT~~ Goodyear Fortitude HT	10	155 77
LT245 / 75R17, 10 Ply ~~F/S HT Transforce~~ Fortitude HT	20	164 79
LT ~~P245 / 75R17 F/S Owl~~ Goodyear Trail Runner AIT	5	132 24
LT ~~P245 / 75R17 F/S Trans AT2 Owl~~ Goodyear Trail Runner AIT	5	132 24
P255 / 65R17 GY Wrangler Forittude HT	5	104 00
P255 / 70R16, ~~F/S Destination LE2 Owl~~ Goodyear SRA	5	136 40
P255 / 70R22.5, ~~Firestone560~~ Goodyear Marathon RSA	5	325 00
P265 / 60R17, ~~F/S Firehawk GT Pursuit~~ Goodyear Eagle RSA	30	120 51
P265 / 60R17, PVS # 149558 - Snow Tire Eagle Enforcer Winter	5	134 77
P265 / 60R18, ~~F/S Dest LE2~~ Goodyear Assurance MaxLife	5	140 89

P265 / 70R16, ~~Treadwear - 480~~ Goodyear Fortitude HT		10	122 69
P265 / 70R16 ~~F/S Dest LE2 Owl~~ Goodyear Fortitude HT		5	122 69
LT265 / 70R17, ~~Load Range E~~ Goodyear Fortitude HT		20	178 28
LT265 / 70R17 ~~F/S Trans HT Owl~~ Goodyear Fortitude HT		5	178 28
P265 / 70R17, F/S Destination LE2 Owl Goodyear Fortitude HT		10	126 85
P265 / 70R17 F/S ~~Trans Force AT2 Owl~~ Goodyear Workhorse AT		10	119 37
P265 / 70R17, ~~F/S A/T Destination~~ Goodyear Workhorse AT		30	119 37
LT265 / 75R16, ~~F/S Trans AT2 BL~~ Goodyear Workhorse AT		10	120 67
LT265 / 75R16, ~~Load Range E~~ Goodyear Fortitude HT		5	172 43
LT265 / 75R16 ~~F/S Trans 10P Owl~~ Goodyear Fortitude HT		5	172 43
P265 / 75R16 ~~F/S Owl~~ Goodyear Fortitude HT		5	131 56
P265 / 75R16, Treadwear - 480, Speed Rating - T Goodyear Fortitude		10	131 56
P315 / 80R22.5, ~~F/S FS400~~ Goodyear G289		30	574 64
P385 / 65R22.5, ~~F/S FS818~~ Armor Max MSA		5	803 46
P425 / 65R22.5, ~~F/S FS818~~ Armor Max MSA		20	882 76

8-14, Load Range F, 8 Ply Power King Lowboy		5	97 13
9 x 14.5, Pking Lowboy HD		10	121 93
9R 22.5, Load Range G Sumitomo 727		15	306 91
9.50 x 1.56, Load Range E, 8 Ply, Tread Depth 15 Power King SH		5	152 39
9.50Rx16.5 10 Ply F/S HT Transforce		5	NO BID
9.5x24 BKT R1 (fits New Holland Tractor) Harvest King R-1		5	218 12
10 x 16.5, Titan HD200		5	286 44
11L-15, Load Range E, 12 Ply Harvest King Imp R.b		5	115 42
11L-16, Load Range E, 12 Ply Harvest King F-3		5	153 16
11R 22.5, Load Range H, Tread Depth 19 Goodyear Marathon RSA		15	360 00
11R 22.5 ~~Bandag 4310~~ Oliver HMT		5	157 86
11R 22.5, Load Range G, Tread Depth 26 Goodyear Marathon RTD		5	360 00
11R 22.5, ~~Bandag BDM Retread~~ Oliver Waste Haul Lug		30	185 78
11R 22.5, ~~Bandag DR4.3 Retread~~ Oliver HMT		20	157 86
11R 22.5 x ~~F/S A/P FS561~~ Goodyear Marathon RSS		5	325 00
11R 24.5, ~~Bandag BDM Retread~~ Oliver Waste Haul Lug		10	147 86
11R 24.5, Load Range H, Tread Depth 19 Goodyear Marathon RSA		5	448 67
11R 22.5, Truck Radial Casing		5	75 00
11R 24.5, Truck Radial Casing		5	75 00
12 x 16.5, Load Range F, Tread Depth 23, 12 Ply Power King Rim		5	169 84
12 x 16.5 PowerKing S/Hwy		5	234 91
12 x 16.5 Power King KRG27A		5	169 84
12 x 16.5 Skid Steer Rim Guard		5	159 12

	12 x 22.5, 16 ~~Ply F/S A/P FS561~~ Goodyear Marathon RSA	35	415.00
12.5×80×18	12.5 x 80, Load Range F Power King Harvest	5	303.38
13×500-6	13 x 500-~~8~~ Rib Tread	5	184.41
	14 x 17.5, Load Range E, Tread Depth 22, 10 Ply Power King	5	304.98
	14 x 24, PK PRG32 Power King	5	540.56
	14.9 x 24, Load Range C, 6 Ply Harvest King F Pro R-1	5	382.07
	14.9 x 28, Load Range C Harvet King F Pro R-1	5	457.35
	16.9 x 28, Load Range D, Tread Depth 34, 8 Ply Harvest King F Pro	5	514.86
	16.9 x 30, BKT R-1 Tractor	5	642.12
	17.5L24 E Industrial Lug tire Harvest King Pro R-1	5	542.12
	18 x 9.5 - 8, Load Range B, 4 Ply Power King Turf	5	41.00
	18.4 x 30, R-1 Tread Design BKT R135	5	757.12
	22 x 9.5 - 10 Carl all trail	5	999.71
	~~1~~2 x 9.5 - 12 Turf tire Carlisle Turf Master	5	824.44
	22 x 12 - 8 Carisle Field Trax	5	975.00
	22.5 x 10 - 8, Load Range B, 2 Ply Carlisle Turf Trac	5	865.56
	23 x 10.50 -12, Load Range B, 4 Ply Carlisle Turf Tenc	5	836.41
	24 x 10.5 - 10 Carl all trail	5	1151.12
	24 x 12 - 12 Carisle Turf Master	5	991.18
	25 x 13 - 9 for Golf Cart Carlisle Field Trax	5	1181.16
	27 x 9.5 - 15 Samson 8 ply Carlisle Multi Rib	5	1191.18

Group 2 **Tubes**

	5" Tube 410 350×5	10	87.50
	12' Tube	5	21.86
	12-16.5 Tube	5	25.36
	14R17.5 Tube	5	41.12
	14R24 Tube	5	72.80
	16" Tube	5	15.11
	17.5 x24 Tube	5	73.43
	18.4R30 Tube	5	79.84

Heavy Duty Truck and Bus Tubes

Radial, 900R20, Valve TR-175A	5	29.81
Radial, 1000R-20, Valve TR-78A	5	33.96

Farm Tubes

14.9 x 28	5	68.44
16.9 x 30 / 10.4 x 30	5	80.31
26-12-12	5	218

Group 3 **Wheels**

16" Factory Impala Wheel	5	
16x6 8 lug Trailer wheel	5	
17" Tahoe	5	
18" Ford Explorer	5	
18" OE Taurus Wheel	5	

Group 4 **Tire O-Rings**

Small 24"	5	
Small 25"	5	
Large 24"	5	
Large 25"	5	

Group 5 **Valve Stems**

Passenger / Light Truck	200	
Passenger / Car	10	
Truck / Aluminum	150	
Sensor Valve (Passenger/Light Trucks)	150	

Group 6 **Tire Boots**

Small	60	

Services

Group 7 **In-Shop Services**

Balancing (Electronic) - Autos - Business Hours - Per Tire		
Balancing (Electronic) - Autos - After Business Hours - Per Tire		
Balancing (Electronic) - Autos - Emergency - Per Tire		
Balancing (Electronic) - Light Trucks - Business Hours - Per Tire		
Balancing (Electronic) - Light Trucks - After Business Hours - Per Tire		
Balancing (Electronic) - Light Trucks - Emergency - Per Tire		

Bid #020-42 Tires (New) & Related Parts & Services
CONTRACT SUMMARY PAGE

Buyer: Debra Howington
Contract Start Date: July 1, 2021

All quantities are estimated annual usage

Part # / Size / Description	Est. Usage	Harrison Oil & Tire Gainesville, GA			% of Inc.
		Part # if different	2022 Pricing	2023 Pricing	
Group 1 - Tire					
ST175/ 70R13 Sailun Atrezzo	5	SH406	$50.45	$52.64	4.30%
ST175 / 80R13, Towmax 8Ply Trailer tire	5	Vanguard 8 ply	$54.77	$59.20	8.10%
ST185 /80R13 Trailer LRC Pking Tow Max	5	Vanguard 8 ply	$58.45	$63.08	7.90%
P195 / 65R15 Goodyear Assurance A/S	5	Goodyear Assurance A/S	$59.00	$74.44	26.00%
P205 / 60R15 Sailun Atrezzo SH406	5		$61.95	$64.76	4.50%
LT205 / 75D15, 8 Ply Power King Vanguard 8 ply	10	Power King Vanguard 8 ply	$72.42	$84.10	16.10%
ST205 / 75D14, Power King Vanguard 8 ply	5	Power King Vanguard 8 ply	$69.57	$80.09	15.00%
P215 / 55R15 F/S A/T Destination - no longer available	5		no bid	no bid	0.00%
P215 / 55R16 Goodyear Assurance A/S	5	Goodyear Assurance A/S	$72.93	$88.14	20.80%
P215 / 55R17, Goodyear Assurance A/S	5	Goodyear Assurance A/S	$80.01	$100.98	26.20%
P215 / 60R15 Sailor Alrezzo SH406	5		$78.31	$76.21	-3.00%
P215 / 60R16, Goodyear Assurance A/S	10	Goodyear Assurance A/S	$65.85	$85.96	30.50%
P215 / 70R15, Goodyear Assurance A/S	5	Goodyear Assurance A/S	$62.00	$59.62	-4.00%
P215 / 75R14, Power King Vanguard 8 ply	5	Power King Vanguard 8 ply	$70.57	$82.80	17.30%
P215 / 75R17.5 Goodyear G114 LR14	5	Goodyear G114 LR "14"	$213.42	$215.45	1.00%
LT215 / 85R16 Goodyear Fortitude HT	5	Goodyear Fortitude HT	$131.15	$144.64	10.30%
P225 / 45R18 Goodyear Assurance A/S	5	Goodyear Eagle Sport A/S	$105.54	$96.62	-9.00%
P225 / 50R17 Goodyear Assurance A/S	5	Goodyear Assurance A/S	$81.43	$103.40	27.00%
P225 / 60R16, Goodyear Assurance A/S	5	Goodyear Assurance A/S	$70.00	$75.00	7.00%
P225 / 60R16, Goodyear Eagle RSA	5		$95.00	$99.62	4.80%
P225 / 60R17 Goodyear Assurance A/S	5	Goodyear Assurance A/S	$77.89	$104.34	34.00%
P225 / 65R16 Goodyear Assurance A/S	10	Goodyear Assurance A/S	$72.93	$86.76	19.00%

P225 / 70R15, Goodyear Wrangler SRA	5	Goodyear Wrangler SRA	$92.57	$109.07	17.80%
P225 / 70R19.5 Goodyear G647 LR"G"	5	Goodyear G647 LR "G"	$246.72	$265.00	7.00%
P225 / 70R19.5, 14 Ply, Goodyear G622 LR"G"	20	Goodyear G622 LR "G"	$250.65	$280.00	11.70%
P255 / 70R22.5, Load Range H, Tread Depth 18 Marathon RSA	5		$325.00	$325.00	0.00%
LT225 / 75R16, Load Range E Goodyear Wrangler HT	10	Goodyear Wrangler HT	$115.98	$127.19	9.70%
ST225 / 75R15, Load Range D, Power King Vanguard 10 ply	10	Power King Vanguard 10 ply	$83.96	$98.09	16.80%
P235 / 50R18 Goodyear Eagle RSA	10	Goodyear Eagle RSA	$129.00	$136.00	5.40%
P235 / 50R18 Goodyear Assurance A/S	5	Goodyear Eagle Sport A/S	$118.04	$118.72	0.00%
P235 / 55R17, Goodyear Eagle RS-A SL VSB	100		$116.00	$116.00	0.00%
P235 / 65R17 Goodyear Assurance A/S	5	Goodyear Assurance A/S	$89.22	$114.09	27.90%
P235 / 65R18 Goodyear Assurance A/S	5	Goodyear Assurance A/S	$107.20	$121.00	12.90%
P235 / 70R16XL, Goodyear Wrangler Fortitude	10	Goodyear Wrangler Fortitude	$115.98	$124.80	7.60%
P235 / 70R16 Goodyear Workhorse AT	5	Goodyear Trail Runner A/T	$107.53	$98.77	-9.00%
P235 / 70R17XL, Goodyear Workhorse AT	5	Goodyear Trail Runner A/T	$119.50	$122.10	2.10%
P235 / 75R15, Treadwear - 460 Goodyear Trail Runner AT	20	Goodyear Trail Runner A/T	$67.32	$77.22	14.70%
P235 / 75R15, Treadwear - 480 Goodyear Trail Runner AT	5	Goodyear Trail Runner A/T	$67.32	$77.22	14.70%
P235 / 75R15XL, Goodyear Fortitude HT	5	Goodyear Fortitude HT	$104.96	$102.91	-2.00%
P235 / 75R16 Goodyear Fortitude HT	5	Goodyear Fortitude HT	$118.46	$139.88	18.10%
P235 / 75R17.5, Prinx AR60Z	5	Prinx AR60Z	$183.75	$205.52	11.80%
P235 / 75R17.5 Goodyear RH Kmax	5	Goodyear RH Kmax	$219.92	$281.50	28.00%
P235 / 75R17.5 Sumitomo ST719	5	Sumitomo ST719	$269.64	$316.80	17.40%
ST235 / 80R16, 12 Ply Power King Vanguard	15	Power King Vanguard	$108.61	$130.29	20.00%

ST235 / 80R16, Power King Towmax LR E Vanguard	5	Power King Vanguard	$99.35	$118.90	20.00%
LT235 / 85R16, Load Range E Power King Vanguard	50	Power King Vanguard	$107.20	$132.12	23.20%
ST235 / 85R16 - 14 Ply Sailun Trailer tire	5		$174.59	$190.99	9.40%
P245 / 45R18 Goodyear Eagle RSA	50	Goodyear Eagle RSA	$130.00	$135.00	3.80%
P245 / 55R18 Goodyear Eagle RS-A SL VSB	100		$130.00	$135.00	3.80%
P245 / 55R18 Goodyear Eagle RSA	5	Goodyear Eagle RSA	$130.00	$135.00	3.80%
P245 / 60R18 Goodyear Assurance A/S	5	Goodyear Assurance A/S	$111.24	$125.14	12.50%
P245 / 65R17, Goodyear Fortitude HT	5	Goodyear Fortitude HT	$128.33	$132.18	3.00%
P245 / 65R17 Goodyear Fortitide HT	5	Goodyear Fortitude HT	$128.33	$132.18	3.00%
P245 / 65R17 Goodyear Workhorse AT	10	Goodyear Trail Runner A/T	$118.73	$121.42	2.20%
P245 / 70R16, Goodyear Fortitude HT	5	Goodyear Fortitude HT	$128.56	$134.76	4.80%
P245 / 70R17, Goodyear Fortitude HT	10	Goodyear Fortitude HT	$133.78	$149.58	11.80%
P245 / 70R19.5, Michelin XZE 18 Ply	30	16 ply	$0.00	$0.00	0.00%
LT245 / 75R16, Goodyear Fortitude HT	10	Goodyear Wrangler Fortitude HT	$135.80	$155.77	14.70%
LT245 / 75R17, 10 Ply Goodyear Fortitude HT	20	Goodyear Wrangler Fortitude HT	$152.32	$164.79	8.20%
LT245 / 75R17 Goodyear Trail Runner AT	5	Goodyear Wrangler AT Adventure	$140.95	$132.26	-4.00%
P255 / 70R16, Goodyear SRA	5	Goodyear Wrangler SRA	$117.94	$136.40	15.60%
P255 / 70R22.5, Goodyear Marathon RSA	5	Goodyear Marathon RSA	$301.23	$325.00	7.90%

P265 / 60R17, Goodyear Eagle RSA	30	Goodyear Eagle RSA	$120.81	$120.81	0.00%
P265 / 60R17, PVS # 149558 - Snow Tire Eagle Enforcer Wistor	5	Goodyear Eagle Enforcer Wistor	$123.99	$134.77	8.70%
P265 / 60R18, Goodyear Assurance Maxlife	5	Goodyear Assurance Maxlife	$125.60	$140.89	12.20%
P265 / 70R16, Goodyear Fortitude HT	10	Goodyear Fortitude HT	$99.70	$122.69	23.00%
LT265 / 70R17, Goodyear Fortitude HT	20	Goodyear Fortitude HT	$158.59	$178.28	12.40%
P265 / 70R17, Goodyear Fortitude HT	10	Goodyear Fortitude HT	$119.21	$126.85	6.40%
P265 / 70R17 Goodyear Workhorse AT	10	Goodyear Trail Runner A/T	$120.81	$119.37	-1.00%
LT265 / 75R16, Goodyear Workhorse AT	10	Goodyear Trail Runner A/T	$141.52	$120.67	-15.00%
LT265 / 75R16, Goodyear Fortitude HT	5	Goodyear Fortitude HT	$150.93	$172.43	14.20%
P265 / 75R16 Goodyear Fortitude HT	5	Goodyear Fortitude HT	$116.44	$131.56	13.00%
P315 / 80R22.5, Goodyear G289 WHA	30	Goodyear G289 WHA	$448.94	$574.64	28.00%
P385 / 65R22.5, Armor Max MSA	5	Goodyear 296 MSA	$627.71	$803.46	28.00%

8-14, Load Range F, 8 Ply, Power King Lowboy	5	Power King Lowboy	$84.31	$97.13	15.00%
9 x 14.5, Power King Lowboy HD	10		$110.12	$121.93	10.70%
9R 22.5, Load Range G, Sumitomo ST727	15	Sumitomo ST727	$248.30	$306.94	23.60%
9.50 x 1.56, Load Range E, 8 Ply, Tread Depth 15, Power King SH	5		$152.39	$152.39	0.00%
9.50R x 16.5 10 Ply F/S HT Transforce	5		$0.00	$0.00	0.00%
9.5 x 24 BKT R1 (fits New Holland Tractor) Harvest King R-1	5	Harvest King R-1	$185.06	$218.12	17.90%
10 x 16.5, Titan HD200	5		$196.80	$286.44	45.50%
11L-15, Load Range E, 12 Ply, Harvest King Implement Rib	5	Harvest King Implement Rib	$102.10	$115.42	13.00%
11L-16, Load Range E, 12 Ply Harvest King F-3	5	Harvest King F-3	$133.98	$153.16	14.30%
11R 22.5, Load Range H, Tread Depth 19, Goodyear Marathon RSA	15	Goodyear Marathon	$330.68	$360.00	8.90%

11R 22.5 Oliver HMT	5	Oliver HMT	$157.86	$157.86	0.00%
11R 22.5, Load Range G, Tread Depth 26 Goodyear Marathon RTD	5	Goodyear Marathon RTD	$318.73	$360.00	12.90%
11R 22.5, Oliver Waste Haul Lug	30	Oliver Waste Haul Lug	$185.78	$185.78	0.00%
11R 22.5, Oliver HMT	20	Oliver HMT	$157.86	$157.86	0.00%
11R 22.5 x , Goodyear Marathon RSS	5	Goodyear Marathon RSS	$278.96	$325.00	16.50%
11R 24.5, Oliver Waste Haul Lug	10	Oliver Waste Haul Lug	$197.86	$197.86	0.00%
11R 24.5, Load Range H, Tread Depth 19 Goodyear Marathon RSA	5	Goodyear Marathon RSA	$350.52	$448.67	28.00%
11R 22.5, Truck Radial Casing	5		$75.00	$75.00	0.00%
11R 24.5, Truck Radial Casing	5		$75.00	$75.00	0.00%
12 x 16.5, Load Range F, Tread Depth 23, 12 Ply Power King Rim	5	Power King Rim 20 ply	$143.12	$169.84	18.70%
12 x 16.5 Power King S/Hwy	5		$203.86	$234.91	15.20%
12 x 16.5 Power King KRG27A	5		$145.12	$169.84	17.00%
12 x 16.5 Skid Steer Rim Guard	5	Rim Guard	$131.12	$159.12	21.30%
12 x 22.5, 16 Ply Goodyear Marathon RSA	35	Goodyear Marathon RSA	$380.29	$415.00	9.10%
12.5 x 80 x 18, Load Range F Power King Harvest	5	Power King	$261.91	$303.38	15.80%
13 x 500-6 Rib Tread	5	Power King Straight Rib, 6 ply	$18.41	$18.41	0.00%
14 x 17.5, Load Range E, Tread Depth 22, 14 Ply Power King	5	Power King 14 ply	$256.30	$304.98	19.00%
14 x 24, Power King PGR32	5	Power King PRG32	$447.57	$540.56	20.80%
14.9 x 24, Load Range C, 6 Ply Harvest King F Pro R-1	5	Harvest King Field Pro	$242.50	$382.09	57.60%
14.9 x 28, Load Range C Harvest King F Pro R-1	5	Harvest King Field Pro	$362.81	$457.35	26.00%
16.9 x 28, Load Range D, Tread Depth 34, 8 Ply Harvest King F-Pro	5	Harvest King Field Pro	$480.12	$514.86	7.20%
16.9 x 30, BKT R-1 Tractor	5	TR135	$450.18	$642.12	42.60%
17.5L24 E Industrial Lug tire Harvest King Pro R-4	5	Harvest King Field Pro R-4	$409.04	$542.12	32.50%
18 x 9.5 - 8, Load Range B, 4 Ply Power King Turf	5	Power King Turf	$41.00	$41.00	0.00%
18.4 x 30, R-1 Tread Design BKT TR135	5	BKT TR135	$510.88	$757.12	48.20%

22 x 9.5 - 10 Carlisle all trail	5		$88.94	$99.97	12.40%
22 x 9.5 - 12 Turf tire Carlisle Turf Master	5	Carlisle Turf Master 22 x 950 x 12	$76.81	$82.44	7.30%
22 x 12 - 8 Carisle Field Trax	5		$85.34	$97.50	14.20%
22.5 x 10 - 8, Load Range B, 2 Ply Carlisle Turf Trac	5	Carlisle Turf Trac 4 ply	$80.00	$86.56	8.00%
23 x 10.50 -12, Load Range B, 4 Ply Carlisle Turf Trac	5	Carlisle Turf Trac	$75.83	$83.64	10.30%
24 x 10.5 - 10 Carl all trail	5		$103.60	$115.12	11.10%
24 x 12 - 12 Carisle Turf Master	5		$92.10	$99.18	7.70%
25 x 13 - 9 for Golf Cart Carlisle Field Trax	5	Carlisle Field Trax	$106.32	$118.16	11.10%
27 x 9.5 - 15 Samson 8 ply Carlisle Multi Rib	5	Carlisle Multi Rib	$93.18	$119.18	28.00%

Group 2 - Tubes

5" Tube	10	4.10 x 350 -5	$8.75	$8.75	0.00%
12' Tube	5	24 x 1200 -12	$21.86	$21.86	0.00%
12-16.5 Tube	5		$23.86	$25.36	6.30%
14R17.5 Tube	5		$41.12	$41.12	0.00%
14R24 Tube	5		$65.80	$72.80	603.00%
16" Tube	5		$15.11	$15.11	0.00%
17.5 x24 Tube	5		$63.18	$73.43	16.20%
18.4R30 Tube	5		$72.12	$79.84	10.70%

Heavy Duty Truck and Bus Tubes

Radial, 900R20, Valve TR-175A	5		$29.81	$29.81	0.00%
Radial, 1000R-20, Valve TR-78A	5		$33.96	$33.96	0.00%

Farm Tubes

14.9 x 28	5		$61.80	$68.99	11.70%
16.9 x 30 / 10.4 x 30	5		$72.12	$80.37	11.40%
26-12-12	5		$21.86	$21.86	0.00%
					16.01%

cc: Contract File

State of Georgia
County of Hall

Contract #020-42-1

Supplement Agreement #1

Tires (New) and Related Parts and Services Annual Contract

March 9, 2022

Whereas, the County desires to extend the contract period for a one year period through June 30, 2023, in accordance with the terms and conditions ofBid #020-42, Tires (New) and Related Parts and Services Annual Contract, dated July 1, 2021and

Whereas the Contractor has agreed to this extension and agrees to provide services and/or materials previously supplied in accordance with the original agreement; and

Whereas, with both parties agreeing to the extension as stated and therefore, the above numbered contract is hereby changed as follows:

1. By extending the contract coverage for a one year period through June 30, 2023,

2. Allow for price adjustments as agreed to and recorded in Attachment A,

3. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved per the County's Purchasing Policies through the Contract Administrator prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

With the above change to the original contract set forth herein, the parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both parties.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

Subscribed and sworn to in our presence this _____ day of _____, 2022

_____
Notary Public
Commission expires: _____

Hall County, Georgia

By: _____
Richard Higgins, Chairman
Board of Commissioners

Subscribed and sworn to in our presence this 30 day of March, 2022

B. Alene Cochran
Notary Public
Commission expires: Feb. 20, 2024

B. ALENE COCHRAN NOTARY PUBLIC HALL COUNTY, GEORGIA

Kesler Tire Services, Inc.

By: Ladonna Smith
Ladonna Smith
Office Manager


NOTARY
PUBLIC
R. ALENE COCHRAN
HALL COUNTY, GEORGIA

Hall County Financial Services

SIGNATURE REQUEST ROUTE SHEET

Document name: Tires & Parts & Services

Date: 4-18-22 **Due date:** AS SOON AS possible

Has this document been approved by the Board of Commissioners? ☐ Yes ☒ No

Date of voting meeting: ~~5-12-22~~ 5-11 Agenda Item No: #234|2022

DOCUMENT TYPE (SELECT BELOW):

- ☐ Financial Report
- ☒ Purchasing Contract
- ☐ Purchasing Letter to Proceed
- ☐ MOU/MOA
- ☐ Official Letter/Correspondence
- ☐ Grant Application
- ☐ Grant Drawdown/Reimbursement
- ☐ Grant Financial Report
- ☐ Grant Progress Report
- ☐ Miscellaneous

PREPARER REVIEW SECTION (*must be completed by preparer*)

1) Reviewed document
   ☒ Yes ☐ No
2) Reviewed all budget/financial information
   ☒ Yes ☐ No
3) County Attorney review/approval
   ☐ Yes ☒ No

*If no, state explanation: Renewal contract needs Chairman Higgins' signature

SPECIAL INSTRUCTIONS (*must be completed by preparer*)

1) Does this need to be notarized?
   ☒ Yes ☐ No
2) Does this require a witness?
   ☐ Yes ☒ No

*Additional instructions:

APPROVAL (*initial and date*)

Prepared by:	dh 4-18-22	Notarized by:	
Reviewed by:	CAP 04-19-2022	Witnessed by:	
2nd Review by:		Admin/Clerk:	
Routed to Admin:	WB 04-27-22	Routed to FS:	

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

Hall County Government
FINANCIAL SERVICES

CONTRACT EXECUTION SIGNATURE REQUEST

Date: 4/18/2022

To: Wesley Geddings, Director

From: Debra Howington, Buyer

Your signature is requested to execute the attached bid/contract award documents for:

Bid/Contract Name: New Tires and Related Parts & Services

Department(s) Requesting Contract: Various

Award Recipient Name: Kesler Tire Services, Inc.

Date of BOC Approval: 8/12/21 Item #9

Contract Description: Tires & related services for Hall Co. vehicles

☒ Annual Contract ☐ New ☒ Renewal

Prior Year's Spend: $210,000.00

☒ Price Increase Requested Increase Percentage: Average 21.12%

☒ Project/Service Contract Awarded Amount: $210,000.00

☐ Product Contract Awarded Amount: $0

Comments:

Reviewed and Approved by:

Chuck Pinney
Purchasing Supervisor

Wes Geddings
Director

CONTRACT EXECUTION SIGNATURE REQUEST
PRICE INCREASE DETAILS

Bid/Contract No: 020-42-1

Bid/Contract Name: New Tires and Related Parts & Services. This is year 2 of 3 year contract. The overall average of the price increase the tire manufacturer is passing on to Kesler is 21.12%.

Original

State of Georgia
County of Hall

Contract #020-42-1

Attachment A

Tires (New) and Related Parts and Services Annual Contract

March 9, 2022

Whereas, the Contractor and the County have agreed to a change in the contract prices and have recorded them below, and have both agreed to their rates, the prices associated with this contract are hereby changed upon approval of the County:

175/70R13 Sailun Atrezzo SH401		$52.17
ST 175/80R13 Road Max		$59.26
ST 185/80R13 TBC Trailer King		$45.79
P195/65R15 F/S Champion FuelFighter	015131	$65.12
P205/60R15 F/S Champion FuelFighter	015165	$73.10
ST205/75 D15 Power King		$69.00
ST 205/75 D14 Power King		$60.00
P215/55R16 F/S All Season	004042	$83.56
P215/55R16 F/S FirehawK AS XL	001409	$95.45
P215/55R17 F/S FR710	066105	$87.37
P215/60R15 B/S Ecopia EP422	002009	$75.04
P215/60R16 F/S FR710	112345	$71.22
P215/60R16 F/S Champion FuelFighter	015369	$85.24
P215/70R15 F/S Champion FuelFighter	014910	$69.97
P215/75R14 Power King Towmax STR11 C Max 38T		$70.24
215/75R17.5 F/S FS561 16Ply	248511	$242.66
LT215/85R16 F/S Transforce HT2	002758	$104.82
P225/45R18 F/S FireHawK Indy 500 XL	012275	$119.00
P225/50R17 F/S Champion FuelFighter	015556	$105.84
P225/60R16 F/S All Season	004002	$81.59
P225/60R16 F/S FirehawK PV41	067911 (In place of Goodyear EagleRSA)	$95.17
P225/60R17 F/S All Season	004022	$88.55

State of Georgia
County of Hall

Contract #020-42-1

Attachment A

Tires (New) and Related Parts and Services Annual Contract

March 9, 2022

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P225/65R16 F/S All Season 004046	$80.15
P225/70R15 F/S Destination LE3	$101.73
LT225/75R16 F/S Transforce HT2 002760	$113.90
ST225/75R15 Road Max ST 8Ply	$84.38
P235/50R18 F/S Firehawk GTZ Pursuit XL 002308	$112.00
P235/50R18 F/S Firehawk AS 001427	$134.90
P235/55R17 F/S Firehawk Pursuit 011687	$106.70
P235/65R17 F/S FT140 003213	$79.48
P235/65R18 F/S Destination LE3 005379	$131.92
P235/70R16 F/S Destination LE3 005338	$102.89
P235/70R16 F/S Destination A/T2 014213	$136.64
P235/70R17 XL F/S Destination LE3 005362	$103.63
P235/75R15 F/S Destination LE3 005346	$108.65
P235/75R15 F/S Destination A/T2 014043	$95.90
P235/75R15 F/S Destination LE XL 005346	$108.65
P235/75R16 F/S Destination A/T2 005284	$104.16
235/75R17.5 Prinx AR602	$219.36
235/75R17.5 Milestar BS623 A/P	$225.76
235/75R17.5 Sumitomo S637	$249.29
ST235/80R16 Thunderer R501 12Ply	$116.48
ST235/80R16 Power King Towmax Vanguard	$129.48
LT235/85R16 F/S Transforce HT2 002759	$111.00

State of Georgia
County of Hall

Contract #020-42-1

Attachment A

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March 9, 2022

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ST235/85R16 Road Max ST		$126.31
P245/45R18 F/S FirehawK AS XL	001430	$133.65
P245/55R18 F/S FirehawK Pursuit	000702	$125.77
P245/60R18 F/S Destination LE3	005384	$110.00
P245/65R17 F/S Destination LE3	005370	$95.69
P245/65R17 F/S Destination LE3	005370 (Replaced Dest LE2)	$95.69
P245/65R17 F/S Destination A/T2	014519	$134.89
P245/70R16 F/S Destination LE3	005341	$99.29
P245/70R17 F/S Destination LE3	005369	$102.54
LT245/75R16 F/S Transforce HT2	002761	$112.36
LT245/75R17 F/S Transforce HT2	002777	$129.90
LT 245/75R17 F/S Transforce HT2	002777	$129.90
LT245/75R17 F/S Transforce AT2	000184	$143.99
P255/65R17 F/S Destination LE3	005372	$188.95
P255/70R16 F/S Destination LE3	005342	$114.36
255/70R22.5 F/S FS560	192982	$283.36
P265/60R17 F/S FirehawK Pursuit	011685	$119.40
P265/60R17 F/S FirehawK Pursuit AWT	011691	$124.86
P265/60R18 F/S Destination LE3	005391	$119.00
P265/70R16 F/S Destination LE3	005354	$122.82
P265/70R16 F/S Destination LE3	005354 (Replaced LE2)	$122.82
LT265/70R17 F/S Transforce HT2	002768	$147.22

State of Georgia
County of Hall

Contract #020-42-1

Attachment A

Tires (New) and Related Parts and Services Annual Contract

March 9, 2022

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LT265/70R17 F/S Transforce HT2	002768	$147.22
P265/70R17 F/S Destination LE2	005374	$123.48
LT265/70R17 F/S Transforce AT2	000187	$159.07
P265/70R17 F/S Destination AT2	014434	$131.43
LT265/75R16 F/S Transforce AT2	000182	$136.96
LT 265/75R16 F/S Transforce HT2	002762	$129.49
LT 265/75R16 F/S Transforce HT2	002762	$129.49
P265/75R16 F/S Destination LE3	005353	$129.37
P265/75R16 F/S Destination LE3	005353	$129.37
315/80R22.5 F/S FS400	004168	$440.00
385/65R22.5 F/S FS818	247780	$462.00
425/65R22.5 F/S FS818	241235	$512.00
8-14.5 Power King Low Boy II		$101.62
9-14.5 Power King Low Boy HD II		$130.87
9R22.5 F/S FS561	248562	$290.00
9.50R16.5 F/S Transforce HT	189820	$145.06
9.50R16.5 F/S Transforce HT	189820	$145.06
9.5x24 F/S SAT II 23	008564	$201.63
10x16.5 Deestone Loader D304		$151.00
11L-15 Firestone Industrial SPC	326011	$112.95
11L-16 F/S Industrial SPC	326089	$140.22
11R22.5 F/S FS560 16Ply	156558	$270.40

State of Georgia
County of Hall

Contract #020-42-1

Attachment A

Tires (New) and Related Parts and Services Annual Contract

March 9, 2022

Whereas, the Contractor and the County have agreed to a change in the contract prices and have recorded them below, and have both agreed to their rates, the prices associated with this contract are hereby changed upon approval of the County:

11R22.5 Bandag DR4.3 Retread		$ 117.41
11R22.5 F/S FD663	281042	$ 297.00
11R22.5 Bandag BDM Retread		$ 130.00
11R22.5 Bandag DR4.3 Retread		$ 117.41
11R22.5 F/S FS561 A/P 14Ply	248307	$ 325.00
11R24.5 Bandag BDM Retread		$ 132.00
11R24.5 General RA H 16Ply		$ 312.00
11R22.5 Truck Radial Casing		$ 50.00
11R24.5 Truck Radial Casing		$ 50.00
12x16.5 Deestone Loader D304		$ 181.25
12x16.5 Power King Super Hwy II		$ 247.82
12x16.5 Power King SRG27 Rim Guard SD		$ 177.94
12x16.5 Deestone Loader D304		$ 181.25
12R22.5 Continental HSR2		$ 315.00
12.5x80-18 F/S Super Trac Load F		$ 236.83
14-17.5 NHS F/S Super Trac Duplex	416177	$ 276.63
~~14.9-24 F/S SAT II 23 C~~ Price is Same	~~008559~~	~~$366.51~~
14.9-28 F/S SAT II 23 C	008561	$ 412.94
~~16.9-28 F/S All TRC Utility D~~ Price is Same	~~000900~~	~~$480.66~~
16.9x30 BKT TR135 R1		$671.82
17.5L-24 Harvest King Field Pro R4		$ 596.87
18x9.50-8 Power King Turf 4Ply		$ 46.68

State of Georgia
County of Hall

Contract #020-42-1

Attachment A

Tires (New) and Related Parts and Services Annual Contract

March 9, 2022

Whereas, the Contractor and the County have agreed to a change in the contract prices and have recorded them below, and have both agreed to their rates, the prices associated with this contract are hereby changed upon approval of the County:

18.4-30 FIS SAT II 23 372626	$596.95
22x9.50-10 Carlisle All Trail	$100.21
22x950-12 Carlisle Turf Saver	$78.14
22x12-8 Carlisle HD Field Trax	$97.69
22.5x10-8 Carlisle Turf Tamer B	$98.15
23x10.50-12 Carlisle Turf Trac RS	$84.58
24x10.50-10 Carlisle All Trail II	$113.32
24x12.00-12 Carlisle Turf Master	$96.94
25x13-9 Carlisle HD Field Trax	$116.73
27x9.50-15 Carlisle HF1 MultiRib	$109.15
Prices staying Same ~~245/70R19.5 Michelin XZE 16Ply~~	~~$356.00~~
14.00-24 Titan Grader III GT	$545.00
13x500-6 (13x500-8) Power King Straight Rib 6Ply	$22.67
14R24 Tube	$54.95
17.5x24 Tube	$59.95
16.9x30/10.4x30 Tube	$72.95
Radial, 900R20, Valve TR-175A	$26.95
Radial, 1000R20, Valve TR-78A	$28.95
16.9x30/10.4x30 Farm Tube	$70.95
26-12-12 Farm Tube	$21.41
Small 24" Tire O-Ring	$12.95
Small 25" Tire O-Ring	$12.95

State of Georgia
County of Hall

Contract #020-42-1

Attachment A

Tires (New) and Related Parts and Services Annual Contract

March 9, 2022

Whereas, the Contractor and the County have agreed to a change in the contract prices and have recorded them below, and have both agreed to their rates, the prices associated with this contract are hereby changed upon approval of the County:

Large 24" Tire O-Ring	$13.95
Large 25" Tire O-Ring	$15.95
Truck/Aluminum Valve Stem	$7.50
Small Tire Boot	$8.00
Group 7 In-Shop Services → Alignment - Auto/Light Truck - Business Hours - Per Vehicle	$69.00
Alignment - Autos/Light Truck - After Business Hours - Per Vehicle	$69.00
Alignment - Autos/Light Truck - Emergency - Per Vehicle	$69.00
Alignment External - Auto/Lt. Truck - Alignment - All 4 Wheels - Business hrs.	$74.00
Alignment External - Auto/Lt. Truck - Alignment - All 4 Wheels - After Bus. Hrs.	$74.00
Alignment External - Auto/Lt. Trk - Alignment - All 4 Wheels - Emergency	$74.00
Alignment Extended Cab Light Truck - Business Hours	$74.00
Alignment Extended Cab Light Truck - After Hours	$74.00
Alignment - Extended Cab Light Truck - Emergency	$74.00
Alignment - Medium/Heavy Truck - Business Hours	$145.00
Alignment - Medium/Heavy Truck - After Business Hours	$145.00
Alignment - Medium/Heavy Truck - Emergency	$145.00
Fix Flats - Auto - Business Hours - Per Tire	$15.00
Fix Flats - Autos - After Business Hours - Per Tire	$15.00
Fix Flats - Autos - Emergency - Per Tire	$15.00
Fix Flats - Light Trucks - Business Hours - Per Tire	$15.00
Fix Flats - Light Trucks - Business Hours - Per Tire	$15.00
Fix Flats - Light Trucks - Emergency - Per Tire	$15.00

State of Georgia
County of Hall

Contract #020-42-1

Attachment A

Tires (New) and Related Parts and Services Annual Contract

March 9, 2022

Whereas, the Contractor and the County have agreed to a change in the contract prices and have recorded them below, and have both agreed to their rates, the prices associated with this contract are hereby changed upon approval of the County:

Fix Flats - Medium/Heavy Trucks - Business Hours - Per Tire	$35.00
Fix Flats - Medium/Heavy Trucks - After Business Hours - Per Tire	$35.00
Fix Flats - Medium/Heavy Trucks - Emergency - Per Tire	$35.00
Fix Flats - Tractors w/28 in Rim or Under - Business Hours - Per Tire	$55.00
Fix Flats - Tractor w/28 in Rim or Under - After Business Hours - Per Tire	$55.00
Fix Flats - Tractor w/28 in Rim or Under - Emergency - Per Tire	$55.00
Fix Flat - Tractor 30 in Rim - Business Hours - Per Tire	$55.00
Fix Flats - Tractor 30" Rim - After Business Hours - Per Tire	$55.00
Fix Flats - Tractors w/30" Rim - Emergency - Per Tire	$55.00
Large Mower - Demount and Mount - Business Hours - Per Tire	$55.00
Large Mower - Demount and Mount - After Business Hours - Per Tire	$55.00
Large Mower - Demount and Mount - Emergency - Per Tire	$55.00
Labor Rate for Repairs - Business Hours - Per Hour	$75.00
Labor Rate For Repairs - After Business Hours - Per Hour	$110.00
Labor Rate for Repairs - Emergency - Per Hours	$110.00
Fix Flats - Autos - Business Hours - Per Service Call	$64.50
Fix Flats - Autos - After Business Hours - Per Service Call	$99.50
Fix Flats - Emergency - Per Service Call - Autos	$99.50
Fix Flats - Light Trucks - Business Hours - Per Service Call	$74.50
Fix Flats - Light Trucks - After Business Hours Per Service Call	$99.50
Fix Flats - Light Trucks - Emergency - Per Service Call	$99.50
Fix Flats - Medium/Heavy Trk - Business Hours - Per Service Call	$74.50

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State of Georgia
County of Hall

Contract #020-42-1

Attachment A

Tires (New) and Related Parts and Services Annual Contract

March 9, 2022

Whereas, the Contractor and the County have agreed to a change in the contract prices and have recorded them below, and have both agreed to their rates, the prices associated with this contract are hereby changed upon approval of the County:

Fix Flats - Medium / Heavy Trucks After Business Hours - Per Service Call	$99.50
Fix Flats - Medium / Heavy Trucks - Emergency - Per Service Call	$99.50
Fix Flats - Tractors w/ side / rear Mower Decks - Business Hours Per Serv. Call	$114.50
Fix Flats - Tractor w/ side / rear Mower Decks - After Business Hrs - Per Service Call	$129.50
Fix Flats - Tractor w/ side / rear Mower Decks - Emergency - Per Service Call	$129.50
Fix Flats - Tractor w/ 28" Rim or Under - Business Hrs - Per Service Call	$114.50
Fix Flats - Tractor w/ 28" Rim or Under - After Bus. Hrs - Per Service Call	$129.50
Fix Flats - Tractor w/ 28" Rim or Under - Emergency - Per Service Call	$129.50
Fix Flats - Tractor w/ 30" Rim or Larger - Business Hrs - Per Service Call	$114.50
Fix Flats - Tractor w/ 30" Rim or Larger - After Business Hrs - Per Serv. Call	$129.50
Fix Flats - Tractor w/ 30" Rim or Larger - Emergency - Per Service Call	$129.50
Fix Flats - Auto - Business Hours - Per Service Call	$74.50
Fix Flats - Auto - After Business Hours - Per Service Call	$114.50
Fix Flats - Auto - Emergency - Per Service Call	$114.50
Fix Flats - Light Trucks - Business Hours - Per Service Call	$74.50
Fix Flats - Light Trucks - After Business Hours - Per Service Call	$114.50
Fix Flats Light Trucks - Emergency - Per Service Call	$114.50
Fix Flats - Medium / Heavy Trucks - Business Hours Per Service Call	$114.50
Fix Flats - Medium / Heavy Trucks - After Business Hrs - Per Service Call	$139.50
Fix Flats - Medium / Heavy Trucks - Emergency - Per Service Calls	$139.50
Fix Flats - Tractors w/ side / rear Mower Decks - Business Hrs Per Serv. Call	$129.50
Fix Flats - Tractors w/ side / rear Mower Decks - After Business Hrs Per S/C	$154.50

Group 9 of Rd Serv.

State of Georgia
County of Hall

Contract #020-42-1

Attachment A

Tires (New) and Related Parts and Services Annual Contract

March 9, 2022

Whereas, the Contractor and the County have agreed to a change in the contract prices and have recorded them below, and have both agreed to their rates, the prices associated with this contract are hereby changed upon approval of the County:

Fix Flats - Tractors w/ side/ rear Mower Decks - Emergency - Per Service Call	$154.50
Fix Flats - Tractors w/28" Rim or Under - Business Hours - Per Service Call	$129.50
Fix Flats - Tractors w/28" Rim or Under - After Business Hrs - Per Service Call	$154.50
Fix Flats - Tractors w/28" Rim or Under - Emergency - Per Service Call	$154.50
Fix Flats - Tractors w/30" Rim or Larger - Business Hours - Per Service Call	$129.50
Fix Flats - Tractors w/30" Rim or Larger - After Business Hours Per Service Call	$154.50
Fix Flats - Tractors w/30" Rim or Larger - Emergency - Per Service Call	$154.50
Tire Changeover to include Service Call	$64.50
Road Service for Autos/Light Trucks - Per Service Call	$74.50
Road Service for Medium/Heavy Trucks - such as Ambulance Fire/ Trucks - Per Service Call	$74.50

Bid #020-42 Tires (New) & Related Parts & Services
CONTRACT SUMMARY PAGE

Buyer: Debra Howington
Contract Start Date: July 1, 2021
All quantities are estimated annual usage

	Kesler Tire Gainesville, GA			
	FY 22 Pricing		Requested FY 23 Price Revisions	
Part # / Size / Description **Group 1 - Tire**	**Alt. Part #**	**PRICE**	**PRICE**	**% of Change**
ST175/ 70R13 Sailun Atrezzo		$54.45	$52.17	-4.19%
ST175 / 80R13, Towmax 6Ply Trailer tire		$55.52	$59.26	6.74%
ST185 /80R13 Trailer LRC Pking Tow Max		$58.67	$45.79	-21.95%
P195 / 65R15 Cooper CS5 G/Tour		$88.38	$65.12	-26.32%
P205 / 60R15 Sailun Atrezzo SH406		$65.95	$73.10	10.84%
LT205 / 75D15, 8 Ply TH R501 STR		$74.75	$69.00	-7.69%
ST205 / 75D14, Load Range C, 6 Ply		$64.75	$60.00	-7.34%
P215 / 55R15 F/S A/T Destination - no longer available		no bid		
P215 / 55R16 Uniroyal Tiger Paw		$107.78	$83.56	-22.47%
P215 / 55R16 B/S Potenza RE97	Firestone Firehawk AS XL #001409	$100.45	$95.45	-4.98%
P215 / 55R17, F/S FR710		$89.87	$87.37	-2.78%
P215 / 60R15 Sumitomo Touring		$79.02	$75.04	-5.04%

P215 / 60R16, F/S FR710		$76.22	$71.22	-6.56%
P215 / 60R16 Cooper CS5 Tour		$101.82	$85.24	-16.28%
P215 / 70R15, Treadwear - 400	Firestone A/S	$72.00	$69.97	-2.82%
P215 / 75R14, Load Range C, 102C	Power King Towmax STRII	$66.88	$70.24	5.02%
P215 / 75R17.5 Sum ST727 LRH A/P	Sumitomo LRH A/P ST719	$257.72	$242.66	-5.84%
LT215 / 85R16 F/S HT Transforce	Firestone HT2	$109.82	$104.82	-4.55%
P225 / 45R18 F/S F/Hawk Indy 500		$124.00	$119.00	-4.03%
P225 / 50R17 F/S FR710BW	Firestone Champion Fuel Fighter	$107.99	$105.84	-1.99%
P225 / 60R16, F/S FR710 BW	Firestone A/S	$81.39	$81.59	0.25%
P225 / 60R16 F/S FF Champion		$80.59	$88.55	9.88%
P225 / 60R16, Goodyear Eagle RSA			$91.59	
P225 / 60R17 Cooper CS3 Touring	Cooper CS5	$125.03		-100.00%
P225 / 65R16 Cooper CSS Tour	Cooper CS5	$112.75	$80.15	-28.91%

P225 / 70R15, F/S Destination LE2 Owl	Firestone Destination LE3	$96.63	$101.73	5.28%
P225 / 70R19.5 Continental Hubrid HS3		$200.00		
P225 / 70R19.5, 14 Ply, Continental HDR		$259.00		
P225 / 70R22.5, Load Range H, Tread Depth 18				
LT225 / 75R16, Load Range E	Firestone Transforce HT2	$118.90		
ST225 / 75R15, Load Range D, 8 Ply	Power King Towmax STRII	$77.51		
P235 / 50R18 F/S Firehawk GTZ Pursuit XL		$139.98	$112.00	-19.99%
P235 / 50R18 Cooper CS5 Touring		$140.75	$134.90	-4.16%
P235 / 55R17, Goodyear Eagle RS-A SL VSB			$106.70	
P235 / 65R17 F/S Champ FF BW		$103.67	$79.48	-23.33%
P235 / 65R18 F/Stone Dest LE2	Firestone Destination LE3	$136.92	$131.92	-3.65%
P235 / 70R16XL, F/S LE2 Destination		$115.81	$102.89	-11.16%
P235 / 70R16 F/S Dest A/T Owl	Firestone Destination AT2	$116.07	$136.64	17.72%

P235 / 70R17XL, F/S LE2 Destination	Firestone Destination LE3	$108.63	$103.63	-4.60%
P235 / 75R15, Treadwear - 460	Firestone Destination LE3	$104.96	$108.65	3.52%
P235 / 75R15, Treadwear - 480	Firestone Destination AT2	$100.90	$95.90	-4.96%
P235 / 75R15XL, F/S Dest LE		$104.96	$108.65	3.52%
P235 / 75R16 F/S Destination AT Owl	Firestone Destination AT2	$109.16	$104.16	-4.58%
P235 / 75R17.5, Sailun S637		$225.07	$219.36	-2.54%
P235 / 75R17.5 FALKEN RI-151 LRJ		$297.05	$225.76	-24.00%
P235 / 75R17.5 Sumitomo ST727	Sumitomo ST719	$293.93	$249.29	-15.19%
ST235 / 80R16, 12 Ply TH R501		$97.82	$116.48	19.08%
ST235 / 80R16, Power Kind Towmax LR E		$91.49	$129.48	41.52%
LT235 / 85R16, Load Range E	Firestone Transforce HT2	$122.37	$111.00	-9.29%
ST235 / 85R16 - 14 Ply Sailun Trailer tire		$165.98	$126.31	-23.90%
P245 / 45R18 F/S GT Z Pursuit FireHawk	Firestone Firehawk AS XL #001409	$138.65	$133.65	-3.61%
P245 / 55R18 Goodyear Eagle RS-A SL VSB		$0.00		
P245 / 55R18 FS Firehawk Woval	Firestone Pursuit	$126.85	$125.77	-0.85%

P245 / 60R18 FS DEST LE2	Firestone Destination LE3	$115.00	$110.00	-4.35%
P245 / 65R17, Treadwear - 520	Firestone Destination LE3	$100.69	$95.69	-4.97%
P245 / 65R17 F/S Dest LE2 Owl		$107.44	$95.69	-10.94%
P245 / 65R17 F/S Dest AT Owl	Firestone Destination AT2	$139.89	$134.89	-3.57%
P245 / 70R16, F/S LE2 Destination	Firestone Destination LE3	$104.29	$99.29	-4.79%
P245 / 70R17, Treadwear - 500	Firestone Destination LE3	$105.35	$102.54	-2.67%
P245 / 70R19.5, Michelin XZE 18 Ply		$356.00	$356.00	
LT245 / 75R16, F/S Trans HT	Firestone Transforce HT2	$117.36	$112.36	-4.26%
LT245 / 75R17, 10 Ply F/S HT Transforce	Firestone Transforce HT2, 10 ply	$136.90	$129.90	-5.11%
LT245 / 75R17 F/S Owl	Firestone Transforce AT2	$148.99	$129.90	-12.81%
P245 / 75R17 F/S Trans AT2 Owl		$148.99	$143.99	-3.36%

P255 / 65R17 GY Wrangler Forittude		$0.00	$188.95	
P255 / 70R16, F/S Destination LE2 Owl	Firestone Destination LE3	$114.25	$114.36	0.10%
P255 / 70R22.5, Firestone560		$264.91	$283.36	6.96%
P265 / 60R17, F/S Firehawk GT Pursuit		$124.40	$119.40	-4.02%
P265 / 60R17, PVS # 149558 - Snow Tire		$124.83	$124.86	0.02%
P265 / 60R18, F/S Dest LE2		$134.87	$119.00	-11.77%
P265 / 70R16, Treadwear - 480	Firestone Transforce AT2	$125.55		0.00%
P265 / 70R16 F/S Dest LE2 Owl	Firestone Destination LE3	$118.56	$122.82	3.59%
LT265 / 70R17, Load Range E	Firestone Transforce HT2	$143.05		
LT265 / 70R17 F/S Trans HT Owl	Firestone Transforce HT2	$143.05		
P265 / 70R17, F/S Destination LE2 Owl	Firestone Destination LE3	$122.66	$122.82	0.13%
P265 / 70R17 F/S Trans Force AT2 Owl		$164.07	$159.07	-3.05%
P265 / 70R17, F/S A/T Destination	Firestone Destination AT2	$130.62	$123.48	-5.47%

LT265 / 75R16, F/S Trans AT2 BL	138.41	$138.41	$136.96	-1.05%
LT265 / 75R16, Load Range E	Firestone Transforce HT2	$134.49	$147.22	9.47%
LT265 / 75R16 F/S Trans 10P Owl	Firestone Transforce HT2	$134.49	$147.22	9.47%
P265 / 75R16 F/S Owl	Firestone Destination AT2	$123.62	$129.49	4.75%
P265 / 75R16, Treadwear - 480, Speed Rating - T	Firestone Destination LE3	$126.01	$129.49	2.76%
P315 / 80R22.5, F/S FS400		$478.00	$440.00	-7.95%
P385 / 65R22.5, F/S FS818		$480.64	$462.00	-3.88%
P425 / 65R22.5, F/S FS818		$532.64	$512.00	-3.88%
8-14, Load Range F, 8 Ply	Power King Lowboy II	$95.81	$101.62	6.06%
9 x 14.5, Power King Lowboy HD		$123.68	$130.87	5.81%
9R 22.5, Load Range G	Sumitomo ST727	$337.97	$290.00	-14.19%
9.50 x 1.56, Load Range E, 8 Ply, Tread Depth 15	Power King Super Highway	$138.23	$145.06	4.94%
9.50R x 16.5 10 Ply F/S HT Transforce		$134.12	$145.06	8.16%
9.5 x 24 BKT R1 (fits New Holland Tractor)		$251.20	$201.63	-19.73%
10 x 16.5, Titan HD200		$171.00	$151.00	-11.70%

11L-15, Load Range E, 12 Ply	Harvest Kind Prem. Backhoe HBH33	$138.82	$112.95	-18.64%
11L-16, Load Range E, 12 Ply	BKT Field Pro #H3F116	$145.00	$140.22	-3.30%
11R 22.5, Load Range H, Tread Depth 19	Firestone FS561	$337.00	$270.40	-19.76%
11R 22.5 Bandag 4310	DR4.3	$138.52	$117.41	-15.24%
11R 22.5, Load Range G, Tread Depth 26	Firestone FD663	$320.00	$297.00	-7.19%
11R 22.5, Bandag BDM Retread		$168.47	$130.00	-22.83%
11R 22.5, Bandag DR4.3 Retread		$138.52	$117.41	-15.24%
11R 22.5 x , F/S A/P FS561		$337.00	$325.00	-3.56%
11R 24.5, Bandag BDM Retread		$177.24	$132.00	-25.52%
11R 24.5, Load Range H, Tread Depth 19		$365.70	$312.00	-14.68%
11R 22.5, Truck Radial Casing		$65.00	$50.00	-23.08%
11R 24.5, Truck Radial Casing		$80.00	$50.00	-37.50%
12 x 16.5, Load Range F, Tread Depth 23, 12 Ply	Deestone	$185.00	$181.25	-2.03%
12 x 16.5 Power King S/Hwy		$214.44	$247.82	15.57%
12 x 16.5 Power King KRG27A		$150.57	$177.94	18.18%
12 x 16.5 Skid Steer	Deestone Loader D304	$185.00	$181.25	-2.03%
12 x 22.5, 16 Ply F/S A/P FS561		$344.14	$315.00	-8.47%

12.5 x 80, Load Range F		Firestone Sup Trac Loader (12.5/80-18)	$241.83	$236.83	-2.07%
13 x 500-8 Rib Tread			$0.00		0.00%
14 x 17.5, Load Range E, Tread Depth 22, 10 Ply		Firestone Sup Trac Duplex	$276.63	$276.63	0.00%
14 x 24, PK PGR32			$480.57	$545.00	13.41%
14.9 x 24, Load Range C, 6 Ply		Firestone SAT II 23	$366.51	$366.51	0.00%
14.9 x 28, Load Range C		Firestone SAT II 23	$397.06	$412.94	4.00%
16.9 x 28, Load Range D, Tread Depth 34, 8 Ply		Firestone All Trac Utility	$480.66	$480.66	
16.9 x 30, BKT R-1 Tractor			$494.58	$671.82	35.84%
17.5L24 E Industrial Lug tire		BKT TR459	$478.32	$596.87	24.78%
18 x 9.5 - 8, Load Range B, 4 Ply		Power King Turf	$45.00	$46.68	3.73%
18.4 x 30, R-1 Tread Design		BKT TR135	$563.10	$596.95	6.01%
22 x 9.5 - 10 Carlisle all trail			$96.50	$100.21	3.84%
12 x 9.5 - 12 Turf tire		Carlisle Turf Saver	$73.88	$78.14	5.77%
22 x 12 - 8 Carisle Field Trax			$90.75	$97.69	7.65%
22.5 x 10 - 8, Load Range B, 2 Ply		Carlisle Turf Trac RS	$86.37	$98.15	13.64%

23 x 10.50 -12, Load Range B, 4 Ply		Carlisle Turf Trac RS	$79.68	$84.58	6.15%
24 x 10.5 - 10 Carl all trail			$107.85	$113.32	5.07%
24 x 12 - 12 Carisle Turf Master			$93.20	$96.94	4.01%
25 x 13 - 9 for Golf Cart		Carlisle HD Field Trax	$110.87	$116.73	5.29%
27 x 9.5 - 15 Samson 8 ply		Carlisle HF1 Multi Rib	$100.06	$109.15	9.08%
Group 2 - Tubes					
5" Tube			$11.00		
12' Tube			$14.00		
12-16.5 Tube			$26.95		
14R17.5 Tube			$39.00		
14R24 Tube			$39.00	$54.95	40.90%
16" Tube			$17.00		
17.5 x24 Tube			$55.05	$59.95	8.90%
18.4R30 Tube			$70.95		
Heavy Duty Truck and Bus Tubes					
Radial, 900R20, Valve TR-175A			$24.95	$26.95	8.02%
Radial, 1000R-20, Valve TR-78A			$24.95	$28.95	16.03%
Farm Tubes					
14.9 x 28			$58.95		
16.9 x 30 / 10.4 x 30			$64.95	$70.95	9.24%
26-12-12			$19.95	$21.41	7.32%
Group 3 - Wheels					
16" Factory Impala Wheel			current cost + 33% markup		
16x6 8 lug Trailer wheel			current cost + 33% markup		
17" Tahoe			current cost + 33% markup		
18" Ford Explorer			current cost + 33% markup		

18" OE Taurus Wheel			current cost + 33% markup		
Group 4 - Tire O-Rings					
Small 24"			$9.95	$12.95	30.15%
Small 25"			$9.95	$12.95	30.15%
Large 24"			$10.95	$13.95	27.40%
Large 25"			$12.95	$15.95	23.17%
Group 5 - Valve Stems					
Passenger / Light Truck			$2.00	$7.50	275.00%
Passenger / Car			$2.00		
Truck / Aluminum			$6.50		
Sensor Valve (Passenger/Light Trucks)			$7.00		
Group 6 - Tire Boots					
Small			$6.00	$8.00	33.33%
Group 7 - Services					
In-Shop Services					
Balancing (Electronic) - Autos - Business Hours - Per Tire			$9.00		
Balancing (Electronic) - Autos - After Business Hours - Per Tire			$9.00		
Balancing (Electronic) - Autos - Emergency - Per Tire			$9.00		
Balancing (Electronic) - Light Trucks - Business Hours - Per Tire			$10.00		
Balancing (Electronic) - Light Trucks - After Business Hours - Per Tire			$10.00		
Balancing (Electronic) - Light Trucks - Emergency - Per Tire			$10.00		
Balancing (Electronic) - Medium / Heavy Trucks - Business Hours - Per Tire			$20.00		
Balancing (Electronic) - Medium / Heavy Trucks - After Business Hours - Per Tire			$20.00		
Balancing (Electronic) - Medium / Heavy Trucks - Emergency - Per Tir			$20.00		
Alignment - Autos / Light Trucks - Business Hours - Per Vehicle			$54.50	$69.00	26.61%
Alignment - Autos / Light Trucks - After Business Hours - Per Vehicle			$54.50	$69.00	26.61%
Alignment - Autos / Light Trucks - Emergency - Per Vehicle			$54.50	$69.00	26.61%

Alignment External - Autos / Light Trucks - Alignment - All 4 Wheels - Business Hours - Per Vehicle		$77.50	$74.00	-4.52%
Alignment External - Autos / Light Trucks - Alignment - All 4 Wheels - After Business Hours - Per Vehicle		$77.50	$74.00	-4.52%
Alignment External - Autos / Light Trucks - Alignment - All 4 Wheels - Emergency - Per Vehicle		$77.50	$74.00	-4.52%
Alignment - Extended Cab Light Trucks - Business Hours - Per Vehicle		$55.50	$74.00	33.33%
Alignment - Extended Cab Light Trucks - After Business Hours - Per Vehicle		$55.50	$74.00	33.33%
Alignment - Extended Cab Light Trucks - Emergency - Per Vehicle		$55.50	$74.00	33.33%
Alignment - Medium / Heavy Trucks - Business Hours - Per Vehicle		$145.00	$145.00	
Alignment - Medium / Heavy Trucks - After Business Hours - Per Vehi		$145.00	$145.00	
Alignment - Medium / Heavy Trucks - Emergency - Per Vehicle		$145.00	$145.00	
Rotation - Autos / Light Trucks - Business Hours - Per Vehicle		$14.00		
Rotation - Autos / Light Trucks - After Business Hours - Per Vehicle		$14.00		
Rotation - Autos / Light Trucks - Emergency - Per Vehicle		$14.00		
Rotation - Medium / Heavy Trucks - Business Hours - Per Vehicle		$16.00		
Rotation - Medium / Heavy Trucks - After Business Hours - Per Vehicl		$16.00		
Rotation - Medium / Heavy Trucks - Emergency - Per Vehicle		$16.00		
Fix Flats - Autos - Business Hours- Per Tire		$12.00	$15.00	25.00%
Fix Flats - Autos - After Business Hours - Per Tire		$12.00	$15.00	25.00%
Fix Flats - Autos - Emergency - Per Tire		$12.00	$15.00	25.00%
Fix Flats - Light Trucks - Business Hours - Per Tire		$14.00	$15.00	7.14%
Fix Flats - Light Trucks - After Business Hours - Per Tire		$14.00	$15.00	7.14%
Fix Flats - Light Trucks - Emergency - Per Tire		$14.00	$15.00	7.14%
Fix Flats - Medium / Heavy Trucks - Business Hours - Per Tire		$25.00	$35.00	40.00%
Fix Flats - Medium / Heavy Trucks - After Business Hours - Per Tire		$25.00	$35.00	40.00%
Fix Flats - Medium / Heavy Trucks - Emergency - Per Tire		$25.00	$35.00	40.00%
Fix Flats - Tractors with Side / Rear Mower Decks - Business Hours - Per Tire		$50.00		
Fix Flats - Tractors with Side / Rear Mower Decks - After Business Hours - Per Tire		$50.00		
Fix Flats - Tractors with Side / Rear Mower Decks - Emergency - Per Tire		$50.00		
Tire Sensor Band - Per Sensor		$45.00		
Fix Flats - Tractors with 28" Rim Diameter or Under - Business Hours - Per Tire		$38.00	$55.00	44.74%
Fix Flats - Tractors with 28" Rim Diameter or Under - After Business Hours - Per Tire		$38.00	$55.00	44.74%
Fix Flats - Tractors with 28" Rim Diameter or Under - Emergency - Per Tire		$38.00	$55.00	44.74%
Fix Flats - Tractors with 30" Rim Diameter - Business Hours - Per Tire		$43.00	$55.00	27.91%
Fix Flats - Tractors with 30" Rim Diameter - After Business Hours - Per Tire		$43.00	$55.00	27.91%
Fix Flats - Tractors with 30" Rim Diameter - Emergency - Per Tire		$43.00		
20.5-25 - Demount and Mount - Business Hours - Per Tire		$0.00		
20.5-25 - Demount and Mount - After Business Hours - Per Tire		$0.00		
20.5-25 - Demount and Mount - Emergency - Per Tire		$0.00		
Large Mower - Demount and Mount - Business Hours - Per Tire		$45.00	$55.00	22.22%
Large Mower - Demount and Mount - After Business Hours - Per Tire		$45.00	$55.00	22.22%

Large Mower - Demount and Mount - Emergency - Per Tire		$45.00	$55.00	22.22%
Labor Rate for Repairs - Business Hours - Per Hour		$70.00	$75.00	7.14%
Labor Rate for Repairs -After Business Hours - Per Hour		$70.00	$110.00	57.14%
Labor Rate for Repairs - Emergency - Per Hour		$70.00	$110.00	57.14%
Percentage Markup on Parts for Repairs				
Group 8 - Road Services				
Fix Flats - Autos - Business Hours - Per Service Call		$42.50	$64.50	51.76%
Fix Flats - Autos - After Business Hours - Per Service Call		$56.50	$99.50	76.11%
Fix Flats - Autos - Emergency - Per Service Call		$56.50	$99.50	76.11%
Fix Flats - Light Trucks - Business Hours - Per Service		$44.50	$74.50	67.42%
Fix Flats - Light Trucks - After Business Hours - Per Service Call		$56.50	$99.50	76.11%
Fix Flats - Light Trucks - Emergency - Per Service Call		$56.50	$99.50	76.11%
Fix Flats - Medium / Heavy Trucks - Business Hours - Per Service Cal		$68.50	$74.50	8.76%
Fix Flats - Medium / Heavy Trucks - After Business Hours - Per Service Call		$88.50	$99.50	12.43%
Fix Flats - Medium / Heavy Trucks - Emergency - Per Service Call		$88.50	$99.50	12.43%
Fix Flats - Tractors with Side / Rear Mower Decks - Business Hours - Per Service Call		$101.50	$114.50	12.81%
Fix Flats - Tractors with Side / Rear Mower Decks - After Business Hours - Per Service Call		$121.50	$129.50	6.58%
Fix Flats - Tractors with Side / Rear Mower Decks - Emergency - Per Service Call		$121.50	$129.50	6.58%
Fix Flats - Tractors with 28" Rim Diameter or Under - Business Hours - Per Service Call		$101.50	$114.50	12.81%
Fix Flats - Tractors with 28" Rim Diameter or Under - After Business Hours - Per Service Call		$121.50	$129.50	6.58%
Fix Flats - Tractors with 28" Rim Diameter or Under - Emergency - Per Service Call		$121.50	$129.50	6.58%
Fix Flats - Tractors with 30" Rim Diameter or Larger - Business Hours - Per Service Call		$101.50	$114.50	12.81%
Fix Flats - Tractors with 30" Rim Diameter or Larger - After Business Hours - Per Service Call		$121.50	$129.50	6.58%
Fix Flats - Tractors with 30" Rim Diameter or Larger - Emergency - Per Service Call		$121.50	$129.50	6.58%
Group 9 - Off-The-Road Services: to include Service Call / Repair				
Fix Flats - Autos - Business Hours - Per Service Call		$42.50	$74.50	75.29%
Fix Flats - Autos - After Business Hours - Per Service Call		$56.50	$114.50	102.65%
Fix Flats - Autos - Emergency - Per Service Call		$56.50	$114.50	102.65%
Fix Flats - Light Trucks - Business Hours - Per Service Call		$44.50	$74.50	67.42%
Fix Flats - Light Trucks - After Business Hours - Per Service Call		$56.50	$114.50	102.65%
Fix Flats - Light Trucks - Emergency - Per Service Call		$56.50	$114.50	102.65%
Fix Flats - Medium / Heavy Trucks - Business Hours - Per Service Cal		$68.50	$114.50	67.15%
Fix Flats - Medium / Heavy Trucks - After Business Hours - Per Service Call		$88.50	$139.50	57.63%
Fix Flats - Medium / Heavy Trucks - Emergency - Per Service Call		$88.50	$139.50	57.63%

Fix Flats - Tractors with Side / Rear Mower Decks - Business Hours - Per Service Call		$101.50	$129.50	27.59%
Fix Flats - Tractors with Side / Rear Mower Decks - After Business Hours - Per Service Call		$121.50	$154.50	27.16%
Fix Flats - Tractors with Side / Rear Mower Decks - Emergency - Per Service Call		$121.50	$154.50	27.16%
Fix Flats - Tractors with 28" Rim Diameter or Under - Business Hours - Per Service Call		$101.50	$129.50	27.59%
Fix Flats - Tractors with 28" Rim Diameter or Under - After Business Hours - Per Service Call		$121.50	$154.50	27.16%
Fix Flats - Tractors with 28" Rim Diameter or Under - Emergency - Per Service Call		$121.50	$154.50	27.16%
Fix Flats - Tractors with 30" Rim Diameter or Larger - Business Hours - Per Service Call		$101.50	$129.50	27.59%
Fix Flats - Tractors with 30" Rim Diameter or Larger - After Business Hours - Per Service Call		$121.50	$154.50	27.16%
Fix Flats - Tractors with 30" Rim Diameter or Larger - Emergency - Per Service Call		$121.50	$154.50	27.16%
Group 10 - Emergency Vehicle Unique Services				
Storage of Tires - Per Tire		no charge		
State length of time for storage fee		per year		
Storage of Wheels - 16" - Per Wheel		no charge		
State length of time for storage fee				
Storage of Wheels - 17" - Per Wheel		no charge		
State length of time for storage fee		$0.00		
Tire Changeover to include Service Call		$30.50	$64.50	111.48%
Road Service for Autos / Light Trucks - Per Service Call		$27.50	$74.50	170.91%
Road Service for Medium / Heavy Trucks - such as Ambulances / Fire Trucks - Per Service Call		$52.50	$74.50	41.90%
Group 11 - Waste Tire Disposal Fees				
Passenger Car		$3.00		
Pursuit		$3.00		
Light Truck		$4.50		
Truck		$9.00		
Ambulance		$6.00		
Trailer Tires		$4.50		
Farm Tractor		$14.00		
Turf Tires		$2.00		
Tires 20.25		$23.00		

Average % Increase	**21.12%**

HALL COUNTY
GEORGIA We have it all in Hall

AGENDA ITEM

Corrections and Maintenance

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 233/2022

SUBJECT: Approve the renewal of annual contract for RFP #024-42 Inmate Grocery & Meat Products Supply for the Correctional Institution to Sysco Atlanta of Atlanta, GA and Performance Food Group of Oakwood, GA. The estimated annual cost is $565,800.00.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: WD

Recommendation:
Sysco Atlanta of Atlanta, GA and Performance Food Group of Oakwood, GA

Purpose of Request:
Approve the renewal of annual contract for RFP #024-42 Inmate Grocery & Meat Products Supply for the Correctional Institution to Sysco Atlanta of Atlanta, GA and Performance Food Group of Oakwood, GA. The estimated annual cost is $565,800.00.

History:

This is year 2 of 3 year contract. Sysco Atlanta and Performance Food Group are very good vendors and in good standing with C.I.

Facts and Issues:
This is year 2 of 3 year contract with Sysco Atlanta and Performance Food Group. There are 2 vendors for this contract.

Options:

Funding Requested	$ 565,800.00
Are funds within current budget?	Yes
Source of Funds	General Funds
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Buyer	Submit	Purchasing	Budget
DH	WD	AP	TS
Finance	**Attorney**	**Administration**	**Clerk**
WG	WLI	LJ	JR

Attachments:

Financial Supplement
Performance Food Service - Signature Request and Contract
Sysco - Signature Request and Contract

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 233/2022

Funds Requested: $ 565,800.00

Request Budgeted: Yes

Proposed Source of Funding:

General Funds

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY23	001 - GENERAL	123 - CORRECTIONAL INSTITUTION	4222 - PRISONER MEALS	$565,800.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: WD

Phone: 770-531-6872

State of Georgia
County of Hall

Contract #024-42-1

Supplement Agreement #2

Inmate Grocery & Meat Products Supply Annual Contract

March 9, 2022

Whereas, the County desires to extend the contract period for a one year period through June 30, 2023, in accordance with the terms and conditions of Bid #024-42, Inmate Grocery & Meat Products Supply Annual Contract, dated July 13, 2022 and

Whereas the Contractor has agreed to this extension and agrees to provide services and/or materials previously supplied in accordance with the original agreement; and

Whereas, with both parties agreeing to the extension as stated and therefore, the above numbered contract is hereby changed as follows:

1. By extending the contract coverage for a one year period through June 30, 2023,

2. Allow for price adjustments as agreed to and recorded in Attachment A,

3. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved per the County's Purchasing Policies through the Contract Administrator prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

With the above change to the original contract set forth herein, the parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both parties.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

Subscribed and sworn to in our presence this _____ day of _____, 2022

_____
Notary Public
Commission expires: _____

Hall County, Georgia

By: _____
Richard Higgins, Chairman
Board of Commissioners

Subscribed and sworn to in our presence this 6 day of May, 2022

Polly Huff
Notary Public
Commission expires: 11/7/2025

POLLY J HUFF NOTARY PUBLIC ROCKDALE COUNTY EXPIRES GEORGIA NOVEMBER 7, 2025

Performance Foodservice

By: _____
Tom Frennea
Sales Manager

HALL COUNTY
GEORGIA
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POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

Hall County Government
FINANCIAL SERVICES

CONTRACT EXECUTION SIGNATURE REQUEST

Date: 5/6/2022

To: Richard Higgins, Chairman, BOC

From: Debra Howington, Buyer

Your signature is requested to execute the attached bid/contract award documents for:

Bid/Contract Name: Inmate Grocery & Meat Products Supply Annual Contract

Department(s) Requesting Contract: Correctional Institution

Award Recipient Name: Performance Foodservice

Date of BOC Approval: Click here to enter text.

Contract Description: Grocery and meat product for C.I. Inmates

☒ Annual Contract ☐ New ☒ Renewal

Prior Year's Spend: $292,000.00

☐ Price Increase Requested Increase Percentage: 0

☐ Project/Service Contract Awarded Amount: $0

☒ Product Contract Awarded Amount: $335,800.00

Comments:

Reviewed and Approved by:

Andy Penick
Purchasing Manager

Wesley Geddings
Director

CONTRACT EXECUTION SIGNATURE REQUEST
PRICE INCREASE DETAILS

Bid/Contract No: 024-42-1

Bid/Contract Name: Inmate Grocery & Meat Products Supply Annual Contract. This is year 2 of 3 year contract. Performance Foodservice is asking for increase. We will monitor monthly the increases and decreases that are going to be passed along.

State of Georgia
County of Hall

Contract #024-42-1

Supplement Agreement #2

Inmate Grocery & Meat Products Supply Annual Contract

March 9, 2022

Whereas, the County desires to extend the contract period for a one year period through June 30, 2023, in accordance with the terms and conditions of Bid #024-42, Inmate Grocery & Meat Products Supply Annual Contract, dated July 13, 2022 and

Whereas the Contractor has agreed to this extension and agrees to provide services and/or materials previously supplied in accordance with the original agreement; and

Whereas, with both parties agreeing to the extension as stated and therefore, the above numbered contract is hereby changed as follows:

1. By extending the contract coverage for a one year period through June 30, 2023,

2. Allow for price adjustments as agreed to and recorded in Attachment A,

3. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved per the County's Purchasing Policies through the Contract Administrator prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

With the above change to the original contract set forth herein, the parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both parties.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

Subscribed and sworn to in our presence this _____ day of _____, 2022

_____
Notary Public
Commission expires: _____

Hall County, Georgia

By: _____
Richard Higgins, Chairman
Board of Commissioners

Subscribed and sworn to in our presence this 4 day of April, 2022

_____
Notary Public
Commission expires: August 24, 2025

Sysco Atlanta

By: _____ 4/4/22
Brian McCloskey
Sales Consultant

JENNIFER GALVAN DELGADO
Notary Public, Georgia
Forsyth County
My Commission Expires
August 24, 2025

HALL COUNTY
GEORGIA
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POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

Hall County Government
FINANCIAL SERVICES

CONTRACT EXECUTION SIGNATURE REQUEST

Date: 4/7/2022

To: Wesley Geddings, Director

From: Debra Howington, Buyer

Your signature is requested to execute the attached bid/contract award documents for:

Bid/Contract Name: Inmate Grocery & Meat Products Supply Annual Contract

Department(s) Requesting Contract: Correctional Institution

Award Recipient Name: Sysco Atlanta

Date of BOC Approval: 8/12/2021, Item #415

Contract Description: Grocery and meat product for C.I. Inmates

☒ Annual Contract ☐ New ☒ Renewal

Prior Year's Spend: $225,844.00

☐ Price Increase Requested Increase Percentage: 0

☐ Project/Service Contract Awarded Amount: $0

☒ Product Contract Awarded Amount: $230,000.00

Comments:

Reviewed and Approved by:

Andy Penick
Purchasing Manager

Wes Geddings
Director

CONTRACT EXECUTION SIGNATURE REQUEST
PRICE INCREASE DETAILS

Bid/Contract No: 024-42-1

Bid/Contract Name: Inmate Grocery & Meat Products Supply Annual Contract. This is year 2 of 3 year contract.

AGENDA ITEM

Corrections and Maintenance

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 263/2022

SUBJECT: Approve the annual renewal of the subsidy contract with the Georgia Department of Corrections.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: WD

Recommendation:
Approval

Purpose of Request:
Request approval of IGA with State DOC for housing state inmates.

History:
Annual subsidy contracts have been used for over 70 years.

Facts and Issues:
This is a long standing revenue contract with the state that reimburses the county at a rate of $22 per day, per inmate.

Options:

Funding Requested	$ 1,766,600.00
Are funds within current budget?	Yes
Source of Funds	State of Georgia
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2022-07-01

Approvals:

Submit	Budget	Finance	Attorney
WD	TS	WG	WLI

Administration	Clerk
LJ	JR

Attachments:

Financial Supplement
FY-23 Capacity Agreement

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 263/2022

Funds Requested: $ 1,766,600.00

Request Budgeted: Yes

Proposed Source of Funding:

State of Georgia

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY23	001 - GENERAL	123 - CORRECTIONAL INSTITUTION	3726 - PRISONER LODGING	$1,766,600.00

Budget Transfer Items:

Additional Information/Comments:

The above amount is an estimate. Revenue amount will vary depending on inmate population.

Contact for Questions:

Phone:

INTERGOVERNMENTAL AGREEMENT
BY AND BETWEEN
GEORGIA DEPARTMENT OF CORRECTIONS
AND
HALL COUNTY
COUNTY CAPACITY

THIS AGREEMENT is entered into the 1st day of July, 2022, by and between the GEORGIA DEPARTMENT OF CORRECTIONS, an agency of the State of Georgia ("Department"), and HALL COUNTY, a political subdivision of the State of Georgia ("County"), acting by and through its Board of County Commissioners, referred to individually as "Party" or together as "Parties."

WHEREAS, Department desires to contract with County for appropriate care and custody of certain offenders for which Department is responsible, ("State Offenders"); and

County desires to provide appropriate care and custody of State Offenders at a correctional institution operated by County ("Services").

NOW, THEREFORE, in consideration of these premises and the mutual promises and agreements hereinafter set forth, the parties hereby agree as follows:

1. Care and Custody. County agrees to provide complete care and custody of up to 220 State Offenders daily, for the Term of this Agreement and in accordance with all applicable state and federal laws, rules, and regulations. Without limiting the generality of the foregoing, County specifically agrees that no State Offender labor shall benefit private persons or corporations.

2. Recording Offender Movement in SCRIBE. County agrees to record any and all movement of State Offenders transferred in and out of the County facility by entering the movement in Department's SCRIBE system on the same day the movement occurs. Movements that are not entered in SCRIBE on the day the movement occurs will not show as an adjustment and result in an inaccurate daily count. County is solely responsible for implementing procedures to ensure that SCRIBE entries are made accurately and in a timely manner. County is responsible for verifying the State Offender count and all movements in and out of the County facility in SCRIBE on a daily basis to ensure that the count is accurate. County understands that the count reflected in SCRIBE is the official count for purposes of calculating payment under this Agreement. Late documentation, lack of documentation, or inaccurate documentation may result in delayed payment or non-payment under this Agreement. County agrees to grant Department access to County's records, documentation procedure, and personnel for purposes of auditing SCRIBE entries and verifying State Offender count at any time upon Department's

request.

3. Notification of Medical Treatment. County shall notify Department of any State Offender that the County transfers to a hospital for treatment that will require an overnight stay or for whom treatment is likely to cost in excess of One Thousand Dollars ($1,000.00). Said notification shall be provided via telephone contact within Twenty-Four (24) hours of offender being admitted for treatment on an outpatient or inpatient basis. County shall notify Department pursuant to this paragraph by calling the Department's "On Call Utilization Management Nurse" at 404-863-3079 at any time of day or night.

4. Employee or Offender Misconduct. The County agrees that it will notify the Department within ten (10) business days after terminating an employee of the County correctional institution for misconduct or of the resignation of any employee in connection with an allegation or investigation of misconduct. The County further agrees that it will notify the Department within ten (10) business days if it, one of its employees, or any other law enforcement officer secures a criminal warrant for the arrest or otherwise pursues the prosecution of an offender being housed at the County CI for criminal conduct allegedly committed at the County CI. County agrees that it will not hire any employee terminated by Department for misconduct or who resigns from Department in connection with an allegation or investigation of misconduct.

5. Compensation. Department agrees to pay County the sum of Twenty-Two Dollars ($22.00) per State Offender per day for the duration of this Agreement. County agrees that upon receipt of documentation from the Department showing inmate dates and total amount of payment, County shall validate the accuracy of the documentation in a manner as prescribed by the Department and return the validation of the same to the Business Management Unit within seven (7) business days of receiving the documentation. Department shall endeavor to pay County for Services within Forty-Five (45) days of invoice receipt in approved form. County acknowledges and agrees that the Commissioner of Corrections shall have sole authority with respect to the transfer of State Offenders to and from the County correctional institution and Department shall not incur charges for State Offenders not under the care and custody of County. A State Offender is not under the care and custody of County when a State Offender is not housed at the County facility including when a State Offender is out to court or sent to a Department facility for medical or mental health evaluation.

6. Term of Agreement. The term of this Agreement shall be from July 1, 2022 until 11:59 p.m. on June 30, 2023 (the "Term"). The Parties may, by mutual agreement in writing, extend the Term for additional time periods.

7. Termination. Department may at any time and for any reason terminate this Agreement by providing written notice in advance of such termination to County. In the event of termination under this paragraph, Department shall pay County for Services performed prior to the effective date of termination; provided, however, that payments

otherwise due County may be applied by Department against amounts due or claimed to be due to Department. In the event that County fails to comply with the provisions of this Agreement, Department may terminate this Agreement for cause and without notice. If termination is for cause, payments may be withheld by Department on account of the Services being deemed deficient and not remedied by County prior to the effective date of termination. County shall be liable to Department for any additional cost incurred by Department as a result of deficiencies in the Services to be provided hereunder.

8. Prison Rape Elimination Act. County agrees that it will adopt and comply with 28 C.F.R. 115, entitled the Prison Rape Elimination Act ("PREA"). As required in 28 C.F.R. 155.12, County further agrees to cooperate with Department in any audit, inspection, or investigation by Department or other entity relating to County's compliance with PREA. Department shall monitor the County's compliance with PREA and shall have the right to inspect any documents or records relating to such audit, inspection or investigation, and County will provide such documents or records at Department's request. County acknowledges that any violation of PREA is a material breach of this Agreement, is cause for termination of this Agreement and may lead to administrative and criminal sanctions. The County shall acknowledge in writing that the Department has advised the County of these matters.

9. Sexual Harassment Prevention. The State of Georgia promotes respect and dignity and does not tolerate sexual harassment in the workplace. The State is committed to providing a workplace and environment free from sexual harassment for its employees and for all persons who interact with state government. All State of Georgia employees are expected and required to interact with all persons including other employees, Governmental Entity's, and customers in a professional manner that contributes to a respectful work environment free from sexual harassment. Furthermore, the State of Georgia maintains an expectation that its Governmental Entity's and their employees and sub-contractors will interact with entities of the State of Georgia, their customers, and other Governmental Entities of the State in a professional manner that contributes to a respectful work environment free from sexual harassment.

Pursuant to the State of Georgia's Statewide Sexual Harassment Prevention Policy (the "Policy"), all Governmental Entities who are regularly on State premises or who regularly interact with State personnel must complete sexual harassment prevention training on an annual basis.

A Governmental Entity, including its employees and sub-contractors, who have violated the Policy, including but not limited to engaging in sexual harassment and/or retaliation may be subject to appropriate corrective action. Such action may include, but is not limited to, notification to the employer, removal from State premises, restricted access to State premises and/or personnel, termination of contract, and/or other corrective action(s) deemed necessary by the State.

(i) If Governmental Entity is an individual who is regularly on State premises or who will regularly interact with State personnel, Governmental Entity certifies that:

(a) Governmental Entity has received, reviewed, and agreed to comply with the State of Georgia's Statewide Sexual Harassment Prevention Policy located at http://doas.ga.gov/human-resources-administration/board-rules-policy-and-compliance/jointly-issued-statewide-policies/sexual-harassment-prevention-policy;

(b) Governmental Entity has completed sexual harassment prevention training in the last year; or will complete the Georgia Department of Administrative Services' sexual harassment prevention training located at http://doas.ga.gov/human-resources-administration/sexual-harassment-prevention/hr-professionals/employee-training (scroll down to section for entities without a LMS section) or this direct link https://www.youtube.com/embed/NjVt0DDnc2s?rel=0 prior to accessing State premises and prior to interacting with State employees; and on an annual basis thereafter; and,

(c) Upon request by the State, Governmental Entity will provide documentation substantiating the completion of sexual harassment training.

(ii) If Governmental Entity has employees and sub-contractors that are regularly on State premises or who will regularly interact with State personnel, Governmental Entity certifies that:

(a) Governmental Entity will ensure that such employees and sub-contractors have received, reviewed, and agreed to comply with the State of Georgia's Statewide Sexual Harassment Prevention Policy located at http://doas.ga.gov/human-resources-administration/board-rules-policy-and-compliance/jointly-issued-statewide-policies/sexual-harassment-prevention-policy;

(b) Governmental Entity has provided sexual harassment prevention training in the last year to such employees and sub-contractors and will continue to do so on an annual basis; or Governmental Entity will ensure that such employees and sub-contractors complete the Georgia Department of Administrative Services' sexual harassment prevention

training located at http://doas.ga.gov/human-resources-administration/sexual-harassment-prevention/hr-professionals/employee-training (scroll down to section for entities without a LMS section) or this direct link https://www.youtube.com/embed/NjVt0DDnc2s?rel=0 prior to accessing State premises and prior to interacting with State employees; and on an annual basis thereafter; and

(c) Upon request of the State, Governmental Entity will provide documentation substantiating such employees and sub-contractor's acknowledgment of the State of Georgia's Statewide Sexual Harassment Prevention Policy and annual completion of sexual harassment prevention training.

10. Notices. Any notice under this Agreement, other than those referenced in Paragraph 3, "Notification of Medical Treatment," shall be deemed duly given if delivered by hand (against receipt) or if sent by registered or certified mail, return receipt requested, to a Party hereto at the address set forth below or to such other address as the Parties may designate by notice from time to time in accordance with this Agreement.

If to the County:

Hall County Board of Commissioners
Chairman, Richard Higgins
PO Drawer 1435
Gainesville, GA 30503

With a copy to:

Hall County Prison
Warden, Walt Davis
1968 Barber Road
Gainesville, GA 30507

If to the Department:

Jennifer Ammons
General Counsel
Georgia Department of Corrections
State Office South, Gibson Hall, 3rd Floor
P.O. Box 1529
Forsyth, Georgia 31029

With a copy to:

Robert Toole
Facilities Director
Georgia Department of Corrections
State Office South, Gibson Hall, 1st Floor
P.O. Box 1529
Forsyth, Georgia 31029

11. Reimbursement of Medical Costs.

a. Department agrees to reimburse County for certain costs of medical services required for medical conditions which: (1) pose an immediate threat to life or limb, and (2) occur under circumstances in which the State Offender cannot reasonably be placed in a state institution for the receipt of this care ("Emergency Medical Services"). Department's obligation to reimburse County for the cost of any medical services, to include Emergency Medical Services, arises only when the cost per State Offender per incident exceeds One Thousand Dollars ($1,000.00), and Department shall only be liable for the amount in excess of One Thousand Dollars ($1,000.00), subject to the limitations of this paragraph and other applicable laws and regulations.

b. County agrees to invoice Department monthly for the actual cost of Emergency Medical Services paid by County. If there existed any rate agreement between County and the hospital or hospital authority at the time Emergency Medical Services were rendered, the invoice must reflect such rate. All invoices from County must include an invoice or receipt from the hospital that clearly shows the actual cost of Emergency Medical Services paid by County.

c. Department is not liable to County for any late fees or charges imposed by the hospital, hospital authority (collectively, "Late Fees"), or other service provider, for late or nonpayment by the County. County agrees to exclude Late Fees from its invoices to Department.

d. If Department reasonably determines that there is a difference between the actual cost incurred by County and the invoice sent to Department, Department may assess an administrative fee of one-half (1/2) of the difference to cover the administrative costs incurred by the Department. Department shall send County written notice of any administrative fees, and County shall have Thirty (30) days to make payment or to dispute the fee in writing. If County does not make payment of undisputed administrative fees by the due date, Department is entitled to a setoff of the same amount against future payments owing to County.

e. Pursuant to O.C.G.A. § 42-5-2(c), Department shall reimburse County no more than the applicable Georgia Medicaid Rate for Emergency Medical Services provided to a State Offender by a hospital, hospital authority, or other service provider. Department shall not be liable to County for any amount paid by County to a hospital, hospital authority, or other service provider, in excess of the Medicaid Rate for emergency services provided to a State Offender.

12. Entire Agreement. This Agreement constitutes the entire agreement and

understanding between the parties hereto and replaces, cancels and supersedes any prior agreements and understandings relating to the subject matter hereof, and all prior representations, agreements, understandings and undertakings between the parties hereto with respect to the subject matter hereof are merged herein.

13. Sole Benefit. Department and County enter into this Agreement for their sole benefit. Department and County do not intend to give any rights pursuant to this Agreement to any other parties.

14. Choice of Law and Venue. The Contract shall be governed in all respects by the laws of the State of Georgia. Any lawsuit or other action brought against the Department and the State based upon or arising from this Agreement shall be brought in the Superior Court of Fulton County, Georgia.

15. Amendment. The Parties recognize and agree that it may be necessary or convenient for the Parties to amend this Agreement and the Parties agree to cooperate fully in connection with such amendments if and as necessary. However, no change, modification or amendment to this Agreement shall be effective unless the same is reduced to writing and signed by the Parties.

16. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original but all of which shall constitute one agreement. No Party shall be bound by this Agreement until all Parties have executed it.

IN WITNESS WHEREOF, the parties have caused the authorized representatives of each to execute this Agreement on the day and year first above written.

GEORGIA DEPARTMENT OF CORRECTIONS:

By: _____
Jennifer Ammons
General Counsel
Date: _____

HALL COUNTY:

By: _____

Print Name: _Richard Higgins_____

Title:_Commission Chairman_____

Date: _____

FACILITY WARDEN

By: _____

Print Name: _____
Date: _____

COUNTY ATTORNEY

By: _____

Print Name: _____
Date: _____

AGENDA ITEM

County Attorney

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 259/2022

SUBJECT: Approval and authorization for the Chairman to execute an intergovernmental lease agreement with the City of Gainesville for the Allen Creek Soccer Complex, subject to review and approval by County Attorney.

Meetings:

Work Session Date: 05/23/22

Voting Meeting Date: 05/26/22

Executive Summary:

Presenter: WLDCA

Recommendation:
Approval.

Purpose of Request:

To approve the Allen Creek Soccer Complex Intergovernmental Lease Agreement with the City of Gainesville and to authorize the Chairman to execute said Agreement subject to the approval of the County Attorney.

History:
The improved real property known as the Allen Creek Soccer Complex is owned in fee simple 50% by Hall County and 50% by the City of Gainesville. Since November 21, 2001 the County and the City have jointly operated and maintained the soccer complex pursuant to an Intergovernmental Agreement. With this agreement, the County was responsible for 82% of the funding and the City of Gainesville was responsible for 18% of the funding. That Agreement expired on or about November 21, 2021, and the City of Gainesville has given notice to the County that it no longer wishes to be involved in the operation or maintenance of the soccer complex. Going forward, Hall County would now be responsible for covering the 18% that the City of Gainesville was previously responsible for.

Facts and Issues:

Options:

The City of Gainesville has agreed to allow the County to solely operate and maintain the Allen Creek Soccer Complex going forward and to lease to the County the City's 50% interest in the property in exchange for $100.00 per year and the requirement that the property be used for recreational purposes. The City has agreed to transfer any interest it has in the personal property located at the Complex.	Approve or deny the Agreement.

Funding Requested	$ 293,529.00
Are funds within current budget?	Yes
Source of Funds	Parks and Leisure
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2022-05-26

Approvals:

Submit	Budget	Finance	Attorney
WLI	TS	WG	WLI
Administration		**Clerk**	
LJ		JR	

Attachments:

Financial Supplement
Allen Creek Soccer Complex Intergovernmental Lease Agreement with the City of Gainesville

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 259/2022

Funds Requested: $ 293,529.00

Request Budgeted: Yes

Proposed Source of Funding:

Parks and Leisure

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4104 - SALARIES	$17,131.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4106 - PART-TIME SALARIES	$50,000.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4110 - F.I.C.A.	$5,136.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4121 - HEALTH INSURANCE	$1,984.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4122 - LIFE INSURANCE	$54.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4131 - RETIREMENT	$1,370.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4132 - RETIREMENT-DEFINED BENEFIT	$10,931.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4210 - OFFICE SUPPLIES	$200.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4225 - UNIFORMS	$300.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4229 - OPERATING SUPPLIES	$15,000.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4233 - LUMBER & NAILS	$500.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4234 - STONE & ROCK	$2,500.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4241 - FUEL	$5,400.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4281 - OPERATING EQUIPMENT	$1,750.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4331 - TRAVEL & TRAINING	$810.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4419 - TECHNICAL & PROFESSIONAL	$840.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4421 - COMMUNICATIONS/LANDLINE	$1,500.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4421A - CELL PHONE/DATA CHARGES	$1,400.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4421C - COMMUNICATION SUPPORT	$900.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4422 - POSTAGE	$50.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4460 - SELF-FUNDED RISK MGMT INS	$9,291.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4471 - POWER	$74,000.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4472 - GAS	$400.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4473 - WATER	$1,500.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4481 - VEHICLE MAINTENANCE	$1,754.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4483 - BUILDING MAINTENANCE	$50,500.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4484 - EQUIPMENT MAINTENANCE	$4,000.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4485 - GROUNDS MAINTENANCE	$32,348.00
2023	002 - PARKS & LEISURE	1117 - PARKS & LEISURE -SVS DIS	4708 - OPERATING SERVICES	$1,980.00

Budget Transfer Items:

Additional Information/Comments:

This represents the full cost of the Allen Creek Soccer complex being added to the Parks and Leisure Services Fund beginning in FY 2023, and removed from its own special revenue fund. However, since the City of Gainesville was responsible for 18% of the cost, the only additional cost for the County overall is approximately $ 52,835 going forward.

Contact for Questions: WLDCA **Phone:** (770) 297-2686

CITY OF
GAINESVILLE
OFFICE OF THE CITY CLERK

April 21, 2022

Attorney William J. Linkous III
Hall County Government
PO Box 1720
Gainesville, GA 30503

REFERENCE: Allen Creek Soccer Complex Intergovernmental Lease Agreement

Dear Attorney Linkous,

During the April 19, 2022 Mayor/Council Meeting, the governing body adopted resolution BR-2022-16 authorizing execution of the referenced agreement.

Enclosed, herewith, please find a copy of the resolution along with two (2) original lease agreements for signing. Please execute both lease agreements and return one fully executed original agreement to our office for the official files.

If you have any questions or concerns, please do not hesitate to contact the City Clerk's Office via email to cityclerk@gainesvillega.gov or by telephone at 770.297.5601

Sincerely,

Alisa Grayson
Deputy City Clerk

/ag

RESOLUTION BR-2022-16

ALLEN CREEK SOCCER COMPLEX INTERGOVERNMENTAL LEASE AGREEMENT WITH HALL COUNTY

WHEREAS, Art. IX, § III, ¶ I (a) of the Georgia Constitution authorizes a municipality and county to contract with each other for a period not exceeding 50 years for the provision of services and use of facilities relating to activities, services and facilities that the contracting parties are authorized by law to provide; and

WHEREAS, Hall County and the City of Gainesville ("Gainesville") each own a one-half interest in the improved real property known as the Allen Creek Soccer Complex ("Allen Creek"); and

WHEREAS, Hall County has indicated that it intends to continue to operate and maintain Allen Creek as a recreational facility, and Gainesville is willing to lease its interest in Allen Creek to Hall County for use as a recreational facility; and

WHEREAS, Gainesville wishes to lease its interest in Allen Creek to Hall County for fifty years, such that Allen Creek can continue to be used to provide recreational benefits for the citizens of Hall County, Gainesville, and surrounding communities; and

WHEREAS, Hall County has reviewed and approved the Intergovernmental Lease Agreement that is attached hereto as Exhibit 1.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body of the City of Gainesville does hereby approve the attached Intergovernmental Lease Agreement and authorizes the Mayor, City Manager and City Attorney to execute an agreement in substantially the same form as the Intergovernmental Lease Agreement attached hereto, as well as such other documents as may be necessary to effectuate the terms of the attached Agreement.

Adopted this 19th day of April, 2022.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

CITY OF GAINESVILLE GEORGIA CHARTERED 1821

INTERGOVERNMENTAL LEASE AGREEMENT FOR ALLENS CREEK SOCCER COMPLEX

BETWEEN HALL COUNTY, GEORGIA AND THE CITY OF GAINESVILLE

This Intergovernmental Lease Agreement entered into pursuant to the authority granted by Georgia Constitution Art. IX, § III, ¶ I (a) this _____ day of _____, 2022, by and between Hall County, Georgia, a political subdivision of the State of Georgia, by and through its duly authorized governing authority, the Board of Commissioners of Hall County, Georgia (hereinafter referred to as "Hall County"), and the City of Gainesville, Georgia, a municipal corporation, by and through its duly authorized governing authority, the City Council of Gainesville, Georgia (hereinafter referred to as the "City of Gainesville"), is entered into for the purpose of setting forth the duties, obligations, and responsibilities of both government entities in undertaking a long-term lease of the City of Gainesville's one-half interest in the improved real property known as the Allen Creek Soccer Complex by Hall County.

WHEREAS, Hall County is fee simple owner of a one-half interest in the improved real property known as the Allen Creek Soccer Complex pursuant to a deed dated March 23, 2000 and recorded in the real estate records on November 13, 2000 (see Exhibit A hereto); and

WHEREAS, the City of Gainesville is fee simple owner of a remaining one-half interest in the improved real property known as the Allen Creek Soccer Complex; and

WHEREAS, on or about November 21, 2001 Hall County and the City of Gainesville entered into an Intergovernmental Agreement ("IGA") covering the operation and maintenance of the Allen Creek Soccer complex; and

WHEREAS, the November 21, 2001 IGA, its addendum, and its automatic renewal periods expired on November 21, 2021, and said IGA is no longer in effect; and

WHEREAS, the City of Gainesville has indicated that it no longer wishes to be involved in the operation and maintenance of the Allen Creek Soccer Complex; and

WHEREAS, Hall County has indicated that it intends to continue to operate and maintain the Allen Creek Soccer Complex as a recreational facility for the foreseeable future; and

WHEREAS, the City of Gainesville has indicated its willingness to enter into an Intergovernmental Lease Agreement whereby it leases its interest in the Allen Creek Soccer Complex to Hall County for Hall County's use as a public recreational facility.

NOW THEREFORE, Hall County and the City of Gainesville hereby enter into the following Intergovernmental Lease Agreement for said facility upon the following terms and conditions.

1.

Term of Lease

As permitted by Article IX, § III, ¶ I (a) of the Georgia Constitution, the term of this lease shall be for a total of fifty years from the date of its full execution.

2.

Consideration

In consideration of the mutual promises contained herein, Hall County shall pay to the City of Gainesville the yearly amount of $100.00 paid to the City in a lump sum each year during the month of December for the entire term of this Intergovernmental Lease Agreement. For the year 2022 the County shall pay in December of 2022 a pro rata share of the above-referenced yearly lump sum for the time that this Lease Agreement is in effect during 2022 based upon this lease taking effect on the date of its full execution by the parties.

3.

Premises

In consideration of the mutual promises contained herein and other good and valuable consideration, as well as the payments described in paragraph 2 herein, the City of Gainesville does hereby rent and lease to Hall County its entire interest in the real property and improvements known as the Allen Creek Soccer Complex, said real property and improvements being the City of Gainesville's entire remaining interest in said Complex, including real property and improvements. For purposes of describing the premises of the Complex, the Allen Creek Soccer Complex property is depicted and described in a Quit Claim Deed between the parties dated March 23, 2000 and filed with the Clerk's real estate records on November 13, 2000. Said deed and related documents are attached hereto as Exhibit "A" for reference as to the boundaries of the Complex.

4.

Use of the Premises

As a condition of this Intergovernmental Lease Agreement, Hall County agrees to use the real property and improvements known as the Allen Creek Soccer Complex solely for recreational purposes during the term of this Agreement. In the event that the Allen Creek Soccer Complex ceases being used for recreational purposes for a period of more than six (6) months, the City of Gainesville shall have the option, upon written notice to Hall County, to terminate this Intergovernmental Lease Agreement.

5.

Operation and Maintenance

During the term of this Intergovernmental Lease Agreement, Hall County agrees to be solely responsible for the operation and maintenance of the Allen Creek Soccer Complex as a recreational facility, and will accordingly be solely responsible for the oversight and management of the facility during the lease term.

6.

Revenue

During the term of this Agreement, Hall County shall be solely entitled to receive all revenue generated as a result of the operation of the Complex premises and facility thereon.

7.

Records

During the term of this Agreement Hall County shall be responsible for maintaining all financial records and financial reports reflecting the operation of the facility.

8.

Improvements

During the term of the lease, Hall County shall be permitted, without first consulting the City, to make minor improvements to the facility as deemed necessary to landscape the facility, to replace and repair the athletic fields and buildings, and engage in necessary or routine maintenance such as cleaning, painting, re-roofing, and repair to existing structures. Should Hall County wish to make major improvements or changes to the facility, such as changing the footprint of existing buildings and/or grading/excavating, the County will first obtain the permission of the City, and such permission shall not be unreasonably withheld.

9.

Utilities

During the term of the lease, Hall County shall be solely responsible for the payment of all utilities required for the operation of the facility.

10.

Subleasing

During the term of the lease, Hall County shall be entitled to sublease all or a portion of the facility as it deems necessary provided that any such sublease shall be for operation of recreational facilities on the property.

11.

Severance

In the event that any part or provision of this Agreement is held to be invalid, the remainder of the Agreement shall not be affected thereby and shall continue in full force and effect.

12.

Governing Law

This Agreement shall be governed in all respects as to validity, construction, capacity, performance, enforcement, or otherwise by the laws of the State of Georgia.

13.

Entire Agreement

This Agreement, including any exhibits hereto, constitutes the entire agreement between the parties. There are no conditions, agreements, or representations either written or oral between the parties except those expressed herein. This Agreement may only be altered or amended by a written instrument duly executed by both parties hereto.

14.

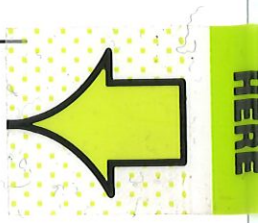
Notice

During the term of this Agreement any required notice or communication from the City to the County shall be sufficient if sent via Certified Mail, return receipt requested, to the County Administrator, with copies via U.S. Mail to the County's Director of Parks and Leisure and to the County Attorney. Likewise, during the term of this Agreement any required notice or communication from the County to the City shall be sufficient if sent via Certified Mail, return receipt requested, to the City Manager, with copies via U.S. Mail to the City's Director of Parks and Recreation and to the City Attorney.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective as of the day and year first above written.

HALL COUNTY, GEORGIA

By:_____
Richard Higgins
Commission Chairman



Attest:_____
Jennifer Rivera
Commission Clerk

CITY OF GAINESVILLE, GEORGIA

APPROVED AS TO FORM

_____
Abbott S. Hayes, Jr.
Hulsey, Oliver & Mahar, LLP
City Attorney

By:_____
W. Samuel Couvillon
Mayor

Attest: Denise O. Jordan
Denise O. Jordan
City Clerk

CITY OF GAINESVILLE GEORGIA CHARTERED 1821

Exhibit 1
Attachment to BR-2022-16

Exhibit A
(November 13, 2000 Deed from City to County of ½ Interest in Complex)

28 seconds west 72.41 feet; north 22 degrees 05 minutes 11 seconds west 51.80 feet; north 33 degrees 36 minutes 56 seconds east 19.78 feet; north 53 degrees 50 minutes 23 seconds west 18.41 feet; north 40 degrees 44 minutes 15 seconds west 30.10 feet; north 67 degrees 36 minutes 06 seconds west 33.10 feet; north 38 degrees 39 minutes 38 seconds west 36.43 feet; north 57 degrees 17 minutes 23 seconds east 83.89 feet; north 05 degrees 16 minutes 44 seconds east 51.53 feet; north 49 degrees 16 minutes 23 seconds west 58.30 feet; south 71 degrees 43 minutes 57 seconds west 40.13 feet; north 65 degrees 01 minutes 17 seconds west 27.21 feet; north 16 degrees 49 minutes 45 seconds west 34.19 feet; north 74 degrees 01 minutes 55 seconds west 49.07 feet; north 78 degrees 15 minutes 38 seconds west 31.65 feet; north 46 degrees 00 minutes 53 seconds west 29.23 feet; south 87 degrees 52 minutes 35 seconds west 56.57 feet; south 71 degrees 36 minutes 42 seconds west 29.00 feet; north 63 degrees 14 minutes 22 seconds west 73.10 feet; north 28 degrees 54 minutes 26 seconds west 61.77 feet; north 30 degrees 17 minutes 26 seconds west 48.60 feet; north 46 degrees 06 minutes 43 seconds west 39.08 feet; north 07 degrees 39 minutes 18 seconds west 34.16 feet; north 25 degrees 24 minutes 03 seconds east 54.84 feet; north 51 degrees 07 minutes 08 seconds west 40.11 feet; north 05 degrees 14 minutes 27 seconds west 47.28 feet; north 36 degrees 46 minutes 31 seconds west 23.84 feet; south 74 degrees 21 minutes 59 seconds west 78.15 feet; north 15 degrees 07 minutes 01 seconds west 16.90 feet; north 11 degrees 55 minutes 28 seconds east 56.44 feet; north 63 degrees 29 minutes 36 seconds west 60.93 feet; north 09 degrees 18 minutes 26 seconds west 37.47 feet; north 25 degrees 59 minutes 53 seconds west 34.87 feet; north 22 degrees 57 minutes 37 seconds west 54.39 feet; north 47 degrees 28 minutes 34 seconds west 61.55 feet; north 74 degrees 57 minutes 11 seconds west 53.72 feet; north 63 degrees 14 minutes 10 seconds west 54.53 feet; north 14 degrees 26 minutes 29 seconds east 28.71 feet; north 27 degrees 43 minutes 33 seconds west 73.77 feet; north 58 degrees 26 minutes 02 seconds east 72.08 feet; north 13 degrees 44 minutes 02 seconds east 36.52 feet; north 56 degrees 46 minutes 28 seconds west 41.42 feet; north 35 degrees 24 minutes 00 seconds west 42.06 feet; north 18 degrees 04 minutes 12 seconds west 25.48 feet; north 01 degrees 23 minutes 32 seconds east 43.36 feet; north 45 degrees 28 minutes 38 seconds west 66.13 feet; north 47 degrees 48 minutes 15 seconds west 61.94 feet; north 34 degrees 10 minutes 08 seconds west 53.82 feet; north 29 degrees 33 minutes 09 seconds east 61.59 feet; north 37 degrees 08 minutes 27 seconds west 77.23 feet; north 51 degrees 03 minutes 30 seconds west 67.31 feet; north 02 degrees 44 minutes 35 seconds east 41.79 feet; north 23 degrees 11 minutes 36 seconds west 57.55 feet; north 23 degrees 53 minutes 37 seconds west 47.65 feet; north 23 degrees 34 minutes 18 seconds west 52.31 feet; north 44 degrees 08 minutes 15 seconds west 56.78 feet; north 36 degrees 50 minutes 45 seconds west 46.93 feet; north 20 degrees 29 minutes 06 seconds west 59.45 feet; north 19 degrees 30 minutes 56 seconds west 77.61 feet; north 08 degrees 47 minutes 32 seconds east 35.58 feet; north 16 degrees 35 minutes 34 seconds west 56.56 feet; north 18 degrees 01 minutes 13 seconds west 59.37 feet; north 34 degrees 48 minutes 41 seconds west 52.62 feet; north 05 degrees 33 minutes 41 seconds west 58.41 feet; north 63 degrees 55 minutes 29 seconds east 69.45 feet; north 11 degrees 01 minutes 34 seconds west 37.48 feet; north 43 degrees 23 minutes 45 seconds west 61.41 feet; north 82 degrees 40 minutes 40 seconds west 49.14 feet; thence leaving the centerline of the said Allen Creek and running north 48 degrees 15 minutes 25 seconds west 52.96 feet to an iron pin located on the southeast side of the right-of-way of Monroe Drive; thence along said right-of-way north 38 degrees 43 minutes 53 seconds east 217.22 feet to a point; thence continuing along said right-of-way a chord bearing and distance of north 34 degrees 09 minutes 43 seconds east 194.53 feet to a point; thence continuing along said right-of-way north 60 degrees 24 minutes 27 seconds west 25 feet to a point; thence continuing along said right-of-way north 28 degrees 49 minutes 40 seconds east 31.93 feet to a concrete monument located at the intersection of the southeast side of the right-of-way of Monroe Drive with the southwest side of the right-of-way of Allen Creek Road at the POINT OF BEGINNING.

TO HAVE AND TO HOLD the said described premises to the said GRANTEE, so that neither the said GRANTOR nor his heirs, nor any other person or persons claiming under him shall at any time, by an means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

03767
0511

000511

WHEREVER there is a reference herein to the GRANTOR or the GRANTEE, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal, the day and year above written.

CITY OF GAINESVILLE

By: _____ (SEAL)

Attest: _____ (SEAL)

Signed, sealed and delivered in presence of:

_____

_____

Notary Public

My commission expires: 1-06-04

AGENDA ITEM

County Attorney

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 254/2022

SUBJECT: Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, Georgia relating to the disposition of County personal property so as to clarify the process under Hall County Code Section 3.10.180 (C), subject to review and approval by County Attorney.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: WLDCA

Recommendation:
Approval.

Purpose of Request:
Approval and authorization for the Chairman to execute a Resolution to amend the Code of Ordinances of Hall County, Georgia relating to the disposition of County personal property so as to clarify the process under Hall County Code Section 3.10.180 (C), subject to review and approval by County Attorney.

History:

Hall County Code Section 3.10.180 deals with the disposition of County property, including the sale of real property, sale of surplus real property, disposition of personal property, and leases of County real property.

Facts and Issues:

Options:

Subsection (C) of Hall County Code Section 3.10.180 is currently ambiguous in that it provides the Board with the discretion to establish criteria relating serviceability and disposition of personal property, but gives incomplete guidance. This resolution would delegate authority to the County Administrator to determine both serviceability and the method of disposition of County personal property with an original unit purchase cost of less than $50,000.00 (with certain restrictions), but require Board approval for any item with an original unit purchase cost of $50,000.00 or more.	Approve or deny the Resolution.

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2022-05-26

Approvals:

Submit	Budget	Finance	Attorney
WLI	TS	WG	WLI
Administration		**Clerk**	
LJ		JR	

Attachments:

Resolution Regarding Disposition of County Personal Property

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 254/2022

Funds Requested: $ 0.00

Request Budgeted: No

Proposed Source of Funding:

Budget Transfer Requested: No

Funding Source Items:

Budget Transfer Items:

Additional Information/Comments:

Discussed with the Board at their recent retreat.

Contact for Questions: WLDCA

Phone: (770) 297-2686

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION REGARDING DISPOSITION OF COUNTY PERSONAL PROPERTY

WHEREAS, the Official Code of Hall County, Georgia contains extensive provisions relating to County contracting and disposition of County property which can be found at Chapter 3.10; and

WHEREAS, Hall County Code Section 3.10.180 (C) provides that the Hall County Board of Commissioners can establish criteria for unserviceability of County personal property and can establish policies relating to disposition of unserviceable County personal property; and

WHEREAS, the Hall County Board of Commissioners is dedicated to careful analysis of County personal property to determine when personal property may become unserviceable; and

WHERAS, the Hall County Board of Commissioners is dedicated to using careful analysis to determine the best method of disposing County personal property in order to obtain the best possible return for Hall County government in any such disposition; and

WHEREAS, the Hall County Board of Commissioners wishes to exercise its authority to create policies that will guide the County in making proper determinations of unserviceability of County personal property and subsequent disposition thereof; and

WHEREAS, the Hall County Board of Commissioners has determined that enactment of such policies will be in the best interests of the County and its citizens and will promote the overall welfare of County citizens and businesses.

NOW THEREFORE, the Hall County Board of Commissioners hereby approves the following policies and procedures relating to the disposition of County personal property in concert with the Official Code of Hall County, Georgia Section 3.10.180 (C).

Declaration of Unserviceability of County Personal Property

1. For any item of personal property as to which the original unit purchase cost was less than $50,000.00, the Board of Commissioners delegates to the County Administrator the discretion and authority to declare unserviceable each such item when, after an examination of the facts surrounding the serviceability of said item, in his or her opinion the item can no longer be used advantageously by the County and is thus unserviceable.
2. For any item of personal property as to which the original unit purchase cost was greater than $50,000.00, the County Administrator shall prepare a report of the facts and issues relating to the serviceability of the item and place the report on the agenda of the Board of Commissioners to determine whether the item should be declared unserviceable.

Disposition of Items of County Personal Property Declared Unserviceable

1. Items of County personal property which have been declared unserviceable shall in all cases be disposed of according to state law.
2. The County Administrator shall dispose of all items of unserviceable County personal property as to which the original unit purchase cost was less than $50,000.00. In so doing, the County Administrator may sell the items by public sale, sealed bidding, spot bidding, or any other legal means he or she deems most advantageous to the County under the particular circumstances, taking into account the anticipated amount of return to the County on the item's disposal using various methods. The County Administrator may, in his or her discretion, develop and establish uniform procedures for disposal of such items of unserviceable County personal property.
3. As to any item of unserviceable County personal property with an original unit purchase cost of less than $50,000.00, the County Administrator may dispose of said property by

donating it to another governmental entity or to a properly designated non-profit organization (as designated by the Internal Revenue Service regulations) under appropriate circumstances. In any such instance the County Administrator shall inform each of the members of the Board of Commissioners of said donation.

4. The Hall County Board of Commissioners shall approve of the disposal of all items of unserviceable County personal property as to which the original unit purchase cost was $50,000.00 or more. In so doing, the Board shall approve the method of disposal which it deems to be the most advantageous to the County under the particular circumstances, including public sale, sealed bidding, spot bidding, or any other legal means, taking into account the anticipated amount of return to the County on the item's disposal using various methods.
5. If the County utilizes a sale to a private person to dispose of unserviceable County personal property, it shall sell the item for the highest net purchase price reasonably obtainable.
6. If the County utilizes a sale to another governmental entity to dispose of unserviceable County personal property, it shall sell the item for a reasonable purchase price which need not be as high as the purchase price obtainable from a private person or private entity.
7. All County policies and procedures inconsistent with these policies are hereby repealed.

SO RESOLVED this the _____ day of _____, 2022.

HALL COUNTY BOARD OF COMMISSIONERS

_____

Chairman, Richard Higgins

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Van Stephens, County Attorney

AGENDA ITEM

County Attorney

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 255/2022

SUBJECT: Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, Georgia relating to Defense and Indemnification of Officers and Employees, subject to review and approval by County Attorney.

Meetings:

Work Session Date: 05/23/22

Voting Meeting Date: 05/26/22

Executive Summary:

Presenter: WLDCA

Recommendation:
Approval.

Purpose of Request:
To Approve the Resolution to Amend the Code of Ordinances of Hall County with Regard to Defense and Indemnification of Officers and Employees.

History:
Hall County currently has no defense and indemnification plan for its officers and employees.

Facts and Issues:
This ordinance has two purposes: to provide assurance to employees and officials that the County is willing to defend and indemnify them against claims by third parties for actions they take during their official duties and to give the County the power to refuse defense and indemnification if an employee or official acts or fails to act in a clearly improper manner as described in the new ordinance. This ordinance would create a new Chapter 2.150 of the Code of Ordinances.

Options:

Approve or deny the Resolution adopting the ordinance.

Funding Requested $ 0.00

Are funds within current budget? No

Source of Funds

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2022-05-26

Approvals:

Submit	Budget	Finance	Attorney
WLI	TS	WG	WLI
Administration		**Clerk**	
LJ		JR	

Attachments:

Resolution Adopting Defense and Indemnification Ordinance

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 255/2022

Funds Requested: $ 0.00

Request Budgeted: No

Proposed Source of Funding:

Budget Transfer Requested: No

Funding Source Items:

Budget Transfer Items:

Additional Information/Comments:

This ordinance was presented to the Board at its recent retreat.

Contact for Questions: WLDCA

Phone: (770) 297-2686

STATE OF GEORGIA

COUNTY OF HALL

A RESOLUTION TO AMEND THE CODE OF ORDINANCES OF HALL COUNTY WITH REGARD TO DEFENSE AND INDEMNIFICATION OF OFFICERS AND EMPLOYEES

WHEREAS, pursuant to the authority granted by O.C.G.A. § 45-9-20 Hall County's Board of Commissioners has purchased liability insurance which provides coverage for some of the claims and lawsuits against its officers or employees arising out of the performance of their official duties and employment or connected therewith; and

WHEREAS, pursuant to O.C.G.A. § 45-9-21 Hall County's Board of Commissioners has authority in its discretion to, in lieu of obtaining insurance or indemnity pursuant to O.C.G.A. § 45-9-20 or in addition thereto, adopt policies whereby the County will undertake to defend all or specified civil, criminal, or quasi-criminal actions brought or maintained against members of the County's Board of Commissioners, or against supervisors, administrators, employees, or other elected or appointed County officers arising out of the performance of their duties or connected therewith, whether based upon negligence, violation of contract rights, or violation of civil, constitutional, common law, or statutory rights, whether state, federal, or local; and

WHEREAS, pursuant to O.C.G.A. § 45-9-22 (a) Hall County's Board of Commissioners has authority in its discretion to adopt a policy establishing the terms and conditions under which it may pay part or all of any claim or civil judgment rendered against any person whose defense the County is authorized to undertake under O.C.G.A. § 45-9-21; and

WHEREAS, Hall County wishes to set forth the terms and conditions under which it will undertake to provide for defense and indemnification of members of its Board of Commissioners,

supervisors, administrators, employees, or other elected or appointed County officers arising out of the performance of their duties or connected therewith; and

WHEREAS, the County would best be served by the enactment of a County policy on defense and indemnification of officials and employees pursuant to O.C.G.A. §§ 45-9-21 and 45-9-22; and

WHEREAS, the Hall County Board of Commissioners believes that the changes to its Code of Ordinances described herein are in the best interests of residents and businesses of Hall County, Georgia, and would promote the public health, safety, and general welfare of such residents and businesses.

NOW, THEREFORE, the Board of Commissioners does hereby amend the Official Code of Hall County, Georgia as follows:

1.

The Official Code of Hall County, Georgia is hereby amended by inserting therein a new Chapter 2.150 (Officer and Employee Defense and Indemnification) which provides as follows:

"Chapter 2.150 – Defense and Indemnification.

2.150.010 – Purpose and Intent

It is the intent and purpose of this Chapter to provide for the policies, terms, and conditions under which Hall County may provide for the defense of claims, lawsuits, and administrative proceedings brought against its officials and employees, and for the payment thereof as permitted by Georgia law, including O.C.G.A. §§ 45-9-20 et seq. This Chapter shall be liberally construed to allow Hall County to provide the fullest defense allowed by law.

2.150.020 - Definitions.

For purposes of this Chapter, the following words and phrases shall have the meanings respectively assigned to them by this section:

(a) Claim shall mean any formal allegation presented against an official or employee prior to the institution of a civil lawsuit or an administrative proceeding;

(b) County shall mean Hall County, Georgia;

(c) Commission or Board of Commissioners shall mean the Hall County Board of Commissioners;

(d) County Attorney shall mean the County Attorney of Hall County, Georgia or any Deputy County Attorney or Assistant County Attorney employed by Hall County, Georgia in its Law Department;

(e) Risk Manager shall mean the Hall County Risk Manager or any claims manager designated by the Hall County Risk Manager;

(f) Plan shall mean the Officer and Employee Defense and Indemnification Plan established by this Chapter of the Hall County, Georgia Code of Ordinances;

(g) Plan Member shall mean a natural person who is:

(i) a current or former supervisor, manager, administrator, employee, or other elected or appointed officer employed by Hall County, Georgia or appointed to his or her position by the Commission;

(ii) any current or former member of the Hall County Board of Commissioners;

(iii) any current or former County Officer as defined in the Constitution of the State of Georgia, Article IX, Section I, Paragraph III, including the Clerk of

Court, the Judge of the Probate Court, the Sheriff, and the Tax Commissioner, and his or her employees;

(iv) any current or former Hall County State Court Judge, Juvenile Court Judge, or Magistrate; and

(v) any current or former appointed member of an Authority, Board, or Committee created by the Commission.

2.150.030 – Effective Date

This Plan is effective as of the date of its adoption by the County's governing authority and applies to all claims made against any Plan Member filed after that date and time.

2.150.040 – Immunity and Defenses Not Waived

(a) Nothing contained in this ordinance shall be deemed to constitute any waiver of the governmental immunity or any other immunity or defense (whether sovereign immunity, official immunity, statutory immunity, qualified immunity, legislative immunity, judicial immunity, quasi-judicial immunity, or any other immunity or defense based on immunity of any sort) afforded to the County, its employees, its officials, or the Plan members by the United States Constitution, federal law, the Georgia Constitution, and/or by Georgia law. The County and its officials, employees, and Plan members specifically reserve the right to assert any applicable immunity or defense based thereon in any claim, action, lawsuit, or proceeding.

(b) The purchase by the County of any liability insurance policy shall likewise not be deemed to constitute any waiver of the governmental immunity or any other immunity or defense (whether sovereign immunity, official immunity, statutory immunity, qualified immunity, legislative immunity, judicial immunity, quasi-judicial immunity, or any other immunity or defense based on immunity of any sort) afforded to the County, its employees, its officials, or the

Plan members by the United States Constitution, federal law, the Georgia Constitution, and/or by Georgia law. Any such purchase of liability insurance by the County shall exhibit no intent by the County to waive any defense available to it, including any immunity-based defenses, as it is the explicit intent of the County to retain all such defenses to the extent that they are available under applicable law as to itself, its employees and officials, and its Plan members.

(c) Nothing contained in this ordinance shall be construed to in any way reduce or eliminate the rights of any Plan member against any other party.

2.150.050 – Defense of Plan Members

Whenever any civil litigation or administrative proceeding is instituted or threatened in or before any court or administrative agency of the State of Georgia or any other State or of the United States against any Plan member in any such Plan member's individual or official capacity, asserting personal liability for damages arising out of the performance of said Plan member's duties as an official or employee of Hall County, Georgia, or in any way connected therewith, whether based upon negligence, violation of contract rights, or violation of civil, constitutional, common law, or statutory rights, upon the written request of such Plan member the County shall undertake to defend said civil litigation, administrative action, or claim on behalf of such Plan member, by and through the Office of the County Attorney, subject to the limitations and exclusions as hereinafter set forth below.

2.150.060 – Notice of Claim or Suit and Cooperation of Plan Member

To be entitled to coverage under this Plan, a Plan member must:

(a) notify his or her immediate supervisor and the Risk Manager within forty-eight (48) hours of actual notice of a claim, lawsuit, or administrative proceeding;

(b) notify the County Attorney as soon as practicable upon receipt of written notice of a claim or service of a lawsuit or administrative proceeding, but no later than five (5) working days after such receipt;

(c) execute a written contract for representation by or through the office of the County Attorney which may include at the discretion of the County Attorney the Plan member's agreement to representation under a reservation of the County's defenses to coverage hereunder;

(d) execute a written waiver of any and all actual or potential conflicts of interest with the County and other Plan members;

(e) cooperate fully with the County Attorney and Risk Manager and, upon request, assist in making settlements, the conduct of the litigation, and enforcing any right of contribution or indemnity against a person or organization who may be liable to the County;

(f) provide insight, testimony, and documentation as requested by the County Attorney;

(g) attend hearings and trials and assist in securing and giving evidence and obtaining the attendance of witnesses;

(h) not give any oral or written statement or enter into any stipulation or agreement concerning a claim or lawsuit, except upon advice of the Risk Manager or County Attorney or when questioned by a police officer at the scene of an accident; and

(i) not make any voluntary payment, or admission of liability, assume any obligation, or incur any expense with respect to a claim or lawsuit without the prior consent of the County.

2.150.070 – Limitation of Coverage

(a) This Plan shall not apply unless the Plan member complies with all provisions of Code Section 2.150.060.

(b) If the Plan is canceled at any time in the future, the Plan shall apply as if it was still in effect as to all claims of which the Risk Manager received actual notice under Section 2.150.060 (a) on or prior to the date of the Plan cancellation.

(c) This Plan is only to provide for the defense and indemnification of Plan members in excess of coverage provided by any contract or policy of insurance from any source whatsoever, including, but not limited to: (1) a Plan member's professional liability insurance whether provided by the County or not, and/or (2) a Plan member's individual automobile insurance policy or other contract of individual liability insurance or other contract of insurance whether provided by the County or not.

2.150.080 – Grounds for Refusal of Defense and/or Termination of Coverage

(a) The County may refuse to provide for the defense of a claim or proceeding brought against any Plan member if the County Attorney determines that:

(1) the act or omission giving rise to the claim did not arise out of and/or was not in the course of the Plan member's performance of duties within the scope of their employment with the County as defined by Section 2.150.050;

(2) the Plan member acted or failed to act because of actual or intentional misconduct, fraud, corruption, malice, or bad faith;

(3) the proceeding against the Plan member is a criminal prosecution;

(4) The County is a plaintiff in the claim or proceeding brought against the Plan member;

(5) the claim or proceeding against the Plan member arises out of such Plan member's intentional or knowing violation of a written policy of the Commission, of any department of the County government, and/or of the County Administrator;

(6) the Plan member acts or fails to act as a result of impaired judgment caused by the voluntary consumption of alcohol or by the voluntary illegal use of any controlled substance as defined by the laws of the State of Georgia;

(7) the Plan member acts or fails to act contrary to the advice of the County Attorney or the Risk Manager, except in an emergency situation or upon the existence of extenuating circumstances;

(8) the Plan member acts or fails to act in willful disregard of County policy or the specific instructions of the Plan member's superiors or supervisors;

(9) the Plan member fails to comply with any notice or cooperation requirement of this ordinance or engages in any act which is harmful or injurious to the common defense of the claim; or

(10) the defense of any such claim or proceeding by the County may create a conflict of interest between the County and the Plan member.

(b) Once the County has assumed the defense of a claim or proceeding, the County may terminate such Plan member's entitlement to defense under this Plan at any time if the County Attorney determines that:

(1) one or more of the conditions set forth within Subsection (a) of this Code section has become present;

(2) a court of competent jurisdiction has found that the Plan member is not entitled to defense under the terms of this Plan; or

(3) the Plan member refuses to comply with any requirement of this ordinance including the requirements of Section 2.150.060.

2.150.090 – Defense Under Reservation of Rights

Where the County Attorney deems it appropriate, the County may assume the defense of a Plan member subject to a reservation of the County's right to raise all of its defenses to coverage, on the condition that the Plan member shall first have agreed in writing to defense on such terms. Where the Plan member does not agree to representation under a reservation of rights by the County, the County Attorney may tender an initial defense for the Plan member and promptly file a declaratory judgment action to determine the County's obligation, if any, to defend the Plan member as to the claim, lawsuit, or administrative proceeding at issue.

2.150.100 – Conflicts of Interest Among Plan Members

(a) Nothing in this ordinance shall be construed to prohibit the County from undertaking to defend a civil action on behalf of any Plan member where there exists a conflict of interest with regard to another Plan member.

(b) If, at the initiation or during the course of any such civil litigation, a conflict of interest arises as to the representation of any Plan member(s), the County Attorney may provide representation as follows:

(1) As to claims arising out of or otherwise involving a dispute between elected officials and other Plan members, the County Attorney may represent the elected officials;

(2) As to claims arising out of or otherwise involving a dispute between Plan members, the County Attorney shall make the determination as to representation;

(3) As to claims arising out of or otherwise involving a dispute between elected officials which does not involve a member of the Board of Commissioners, a determination as to representation shall be made by the Board of Commissioners; and

(4) As to claims arising out of or otherwise involving a dispute between members of the Board of Commissioners, the County Attorney may approve outside counsel for each member of the Commission who is named as a party to the claims as set forth in Subsection (c) below, provided that any attorney so approved must charge no more than the "prevailing rates" approved by the County Attorney.

(c) Where any such conflict of interest as described herein exists and a determination has been made as to which Plan members, if any, may be represented by the County Attorney, those Plan members not represented by the County Attorney may employ outside counsel at the expense of the County; provided, however, that the selection and compensation of such other counsel shall be subject to the prior approval of the County Attorney, and any attorney so approved must charge no more than the "prevailing rates" approved by the County Attorney.

2.150.110 – Payment of Judgments and Monetary Settlements

(a) Where the County has undertaken to defend a claim or civil action brought against a Plan member as provided by this Plan, the County shall pay any final judgment awarded against such Plan member(s) by a court of competent jurisdiction, or any amount determined to be appropriate and payable as a monetary settlement of any such claim or civil action, subject to the following limitations:

(1) No sum shall be paid where the County has terminated such Plan member's defense as provided in this ordinance;

(2) No sum shall be paid where the Plan member has been represented by counsel other than the County Attorney or County Law Department without prior approval of the County Attorney as provided in this ordinance;

(3) No sum shall be paid unless the Plan member and all claimants unconditionally release and forever discharge the County, the Board of Commissioners and its members, County elected officials, and any and all of their officers, agents, attorneys, and employees from any and all liability, suits, claims, actions, causes of action, demands, damages, costs, expenses, and compensation of any kind which result from or in any way arise out of (or are related to) any such single or continuing incident or occurrence.

(4) Any sum paid in settlement or compromise of a claim, lawsuit, or administrative proceeding shall be paid only as provided in the County's settlement of claims ordinance.

(5) No sum shall be paid for any part of a judgment for punitive or exemplary damages unless the County's Board of Commissioners finds that all of the following circumstances exist:

(i) The judgment is based on an act or omission of a Plan member within the course and scope of his or her duties as a County employee or official;

(ii) At the time of the act giving rise to the liability, the Plan member acted, or failed to act, in good faith, without actual malice, and in the apparent best interest of the County; and

(iii) Payment of the judgment for punitive or exemplary damages would be in the best interests of the County.

(6) Where the County undertakes to defend a Plan member in a lawsuit, claim, administrative proceeding, or other action pursuant to an agreement with the Plan member reserving the County's right to assert its defenses to coverage, the County shall pay the judgment or settlement only if the County Attorney or a court of competent jurisdiction determines that the occurrence arose out of an act or omission in the course and scope of the Plan member's employment by the County.

(b) If the Plan member is not subject to any exclusion listed in Paragraph (a) above, in addition to payment of any final judgment awarded against such Plan member by a court of competent jurisdiction, or any amount payable as a monetary settlement of any such claim, lawsuit, or administrative proceeding, the County shall pay:

(1) the County's expenses in investigating and defending the claim or lawsuit;

(2) court costs, deposition costs, witness fees and compensation, and all other like costs, expenses, and fees incurred in the representation of the Plan member;

(3) any costs taxed against a Plan member in a suit covered by this Plan and interest that may accrue after entry of the judgment before the County has deposited payment with the court on that part of the judgment which does not exceed the limits of coverage;

(4) court costs and attorneys' fees awarded by the Court against a Plan member; and

(5) the reasonable fees and expenses incurred by outside counsel in investigating and defending a claim against a Plan member where such outside counsel has been appropriately approved by the County Attorney as provided in this ordinance.

2.150.120 – No Creation of Cause of Action

Nothing contained in this Plan shall be construed as creating a right or cause of action against a Plan member nor as a right to a third party to institute or maintain as suit which would not otherwise exist under law as a legal claim against a Plan member. Nothing in this Plan shall be construed as creating a right or cause of action against the County, its officers, or its employees for the denial of defense or indemnification under this Plan, it being expressly recognized that the County Attorney is vested by the Hall County Board of Commissioners with broad discretion in fulfilling his or her delegated duties hereunder.

2.150.130 – Non-Severability

The provisions of this section shall not be severable. If any part hereof is declared to be invalid or unconstitutional by the appellate courts of this state, then all remaining parts of this Plan shall be null, void, and unenforceable in their entirety.

2.150.140 – Repeal of Conflicting Ordinances and Resolutions

All ordinances and resolutions and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

SO RESOLVED, this the _____ day of _____, 2022.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
Richard Higgins, Chairman

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Van Stephens, County Attorney

AGENDA ITEM

County Attorney

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 256/2022

SUBJECT: Public Hearing regarding approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, Georgia relating to Adult Establishment Zoning Regulations, subject to review and approval by County Attorney.

Meetings:

Work Session Date: 05/23/22

Voting Meeting Date: 05/26/22

Executive Summary:

Presenter: WLDCA

Recommendation:
Approval.

Purpose of Request:

To approve the Resolution to Amend the Code of Ordinances of Hall County with Regard to Adult Establishment Zoning Regulations.

History:
On May 11, 2022 the County adopted a comprehensive new licensing ordinance relating to adult establishments which uses slightly different terminology than the prior version. The text of Hall County's Zoning Code should be changed to use the corresponding new terminology. The moratorium enacted by the County will expire on May 27, 2022, and thus the Zoning Code text amendment should be adopted before that date.

Facts and Issues:
This amendment to the text of Hall County's Zoning Code has been advertised for the required public hearing on May 26, 2022. The amendment merely changes the terminology relating to adult establishments in the County's Zoning Code to match the terminology used in the County's new Adult Establishments licensing ordinance so that both ordinances are consistent with one another.

Options:

Approve or deny the amendment to the text of the Hall County Zoning Code.

Funding Requested $ 0.00

Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2022-05-26

Approvals:

Submit	Budget	Finance	Attorney
WLI	TS	WG	WLI
Administration		**Clerk**	
LJ		JR	

Attachments:

Zoning Text Amendment for Adult Establishments.

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 256/2022

Funds Requested: $ 0.00

Request Budgeted: No

Proposed Source of Funding:

Budget Transfer Requested: No

Funding Source Items:

Budget Transfer Items:

Additional Information/Comments:

This item has been advertised for the May 26, 2022 meeting. It requires a public hearing because it is a text amendment to the County's Zoning Ordinance.

Contact for Questions: WLDCA

Phone: (770) 297-2686

STATE OF GEORGIA

COUNTY OF HALL

A RESOLUTION TO AMEND THE CODE OF ORDINANCES OF HALL COUNTY WITH REGARD TO ADULT ESTABLISHMENT ZONING REGULATIONS

WHEREAS, Hall County has developed comprehensive regulations governing zoning and development in the County found in Title 17 of the Official Code of Hall County, Georgia; and

WHEREAS, the County's Board of Commissioners wishes to update terminology relating to adult establishments to correspond to amendments it is making to adult establishment licensing regulations in Chapter 5.20 of the Code; and

WHEREAS, the County's Board of Commissioners believes that these changes to its zoning and development regulations as described herein are in the best interests of residents and businesses of Hall County, Georgia, and would promote the public health, safety, and general welfare of such residents and businesses.

NOW, THEREFORE, the Board of Commissioners does hereby amend The Official Code of Hall County, Georgia as follows:

1.

Section 17.20.020 (Definitions – Adult establishments) is hereby amended by deleting Section 17.20.020 in its entirety and inserting in lieu thereof a new Section 17.20.020 which provides as follows:

" "Adult establishment" means an adult arcade, an adult bookstore, an adult cabaret, an adult motion picture theatre, or a sexual device shop, as those terms are defined in section 5.20.020 of the Official Code of Hall County, Georgia."

2.

Section 17.420.050 (Gateway Corridors Overlay District (GCOD) - Non-residential property development standards) is hereby amended by deleting Subsection (A) in its entirety and inserting in lieu thereof a new Subsection (A) which provides as follows:

"A. *Prohibited uses.*

1. Adult establishments.

2. Junk yards.

3. Billboard signs."

3.

The remaining provisions of Title 17 (Zoning Regulations) of the Hall County Code of Ordinances shall remain as they were, unchanged by this amendment.

SO RESOLVED, this the _____ day of _____, 2022.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
Richard Higgins, Chairman

ATTEST:

_____
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Van Stephens, County Attorney

AGENDA ITEM

Court Administration

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 273/2022

SUBJECT: Approve the purchase of OneSolution Public Safety Software Interface for Court Administration and Sheriff's Office to Superion, LLC of Lake Mary, FL, in the amount of $99,996.49, subject to review and approval by County Attorney.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: JS

Recommendation:
Court Administration, the Clerk of Courts, and the Sheriff's Office jointly recommend this item for approval.

Purpose of Request:
The Sales Order provides a software interface between the Clerk of Court's new case management system (CMS360) and the Hall County Sheriff's Office's records management system. The Sales Order is provided as an addendum to the existing Master agreements between HCSO and Superion. Specifically, the interface will provide an electronic exchange of information regarding warrant status, jail status, and service of process.

History:
In September 2021, the Superior, State, and Magistrate Courts selected a new case management system. This agreement continues the adoption and delivery of that new system.

Facts and Issues:
This interface will help reduce the need for duplicate data entry within the two separate systems maintained by the courts and HCSO, and offer important, updated status reports on defendants and cases. The interface fits within the scope of the existing project budget.

Options:

Funding Requested $ 99,996.49

Are funds within current budget?	Yes
Source of Funds	Capital Projects Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2022-06-01

Approvals:

Submit	Approve	Budget	Finance
JS	JS	TS	WG

Attorney	Administration	Clerk
WLI	ZP	JR

Attachments:

Financial Supplement
Sales Order Agreement

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 273/2022

Funds Requested: $ 99,996.49

Request Budgeted: Yes

Proposed Source of Funding:

Capital Projects Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2022	005 - CAPITAL PROJECTS	562 - COURT INFO SYSTEM-CAPITAL	6008 - COMPUTERS/SOFTWARE	$99,996.49

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: KM

Phone: x5383

SALES ORDER
PURSUANT TO EXISTING AGREEMENT

This Sales Order is intended as a binding Agreement between Hall County Board of Commissioners, GA and Superion, LLC (a CentralSquare company), and shall be effective as of the date of the last signature herein.

Quote Number: Q-96040 is attached hereto as Exhibit "A". The Quote contains a description of all products and services sold pursuant to this Sales Order. The Quote is hereby incorporated by reference as a term of this Sales Order.

Payment Terms:

- Services are fixed fee and due 50% upon execution and 50% upon completion of services.

Master Agreement. This Sales Order shall be goverened by the terms and conditions of the existing Agreements between the parties, more specifically described as: Contract #37-009, dated May 1, 2017 (the "Master Agreement"). NO OTHER TERMS OR CONDITIONS OF THE MASTER AGREEMENT ARE NEGATED OR CHANGED AS A RESULT OF THIS DOCUMENT.

Purchase Order. Customer may provide CentralSquare with a valid purchase order, upon execution of this Sales Order. Notwithstanding anything to the contrary herein, purchase orders are to be used solely for Customer's accounting purposes and any terms and conditions contained therein shall be deemed null and void with respect to the parties' relationship and this Sales Order. Any such purchase order provided to CentralSquare shall in no way relieve Customer of any obligation entered into pursuant to this Sales Order including, but not limited to, its obligation to pay CentralSquare in a timely fashion.

Acceptance of Order Terms. By signing this Sales Order below, Customer represents and warrants that: (a) it has read and understands the Master Agreement and Quote that are incorporated by reference into this Sales Order and agrees to be bound by the terms thereof, and (b) it has full power and authority to accept this Sales Order.

Superion, LLC (a CentralSquare company)	**Hall County Board of Commissioners, GA ("Customer")**
1000 Business Center Dr. Lake Mary, FL 32746	P.O. Drawer 1435 Gainesville, GA 30503
By:	By:
Print Name:	Print Name:
Print Title:	Print Title:
Date Signed:	Date Signed:

Exhibit A
(Attached)

CENTRALSQUARE

Quote prepared on:
May 17, 2022
Quote prepared by:
Bryan Shanley
bryan.shanley@centralsquare.com

Quote #: Q-96040
Primary Quoted Solution: ONESolution PS
Quote expires on: July 28, 2022

Quote prepared for:
Katie Mincey
Hall County
P.O. DRAWER 1435
GAINESVILLE, GA 30503
(770) 535-8276

Thank you for your interest in CentralSquare. CentralSquare provides software that powers over 8,000 communities. More about our products can be found at www.centralsquare.com.

WHAT SERVICES ARE INCLUDED?

	DESCRIPTION	TOTAL
1.	Public Safety Development Services - Fixed Fee	103,155.00
2.	Public Safety Project Management Services - Fixed Fee	1,560.00
3.	Public Safety Technical Services - Fixed Fee	7,020.00

Services Subtotal	111,735.00 USD
Discount	- 11,738.51 USD
Services Total	99,996.49 USD

QUOTE SUMMARY

Services Subtotal	111,735.00 USD
Quote Subtotal	111,735.00 USD

Quote prepared on:
May 17, 2022
Quote prepared by:
Bryan Shanley
bryan.shanley@centralsquare.com

Discount	- 11,738.51 USD

Quote Total **99,996.49 USD**

WHAT ARE THE RECURRING FEES?

TYPE	AMOUNT
FIRST YEAR MAINTENANCE TOTAL	0.00
FIRST YEAR SUBSCRIPTION TOTAL	0.00

The amount totals for Maintenance and/or Subscription on this quote include only the first year of software use and maintenance. Renewal invoices will include this total plus any applicable uplift amount as outlined in the relevant purchase agreement.

This Quote is not intended to constitute a binding agreement. The terms herein shall only be effective once incorporated into a definitive written agreement with CentralSquare Technologies (including its subsidiaries) containing other customary commercial terms and signed by authorized representatives of both parties.

BILLING INFORMATION

Fees will be payable within 30 days of invoicing.

Please note that the Unit Price shown above has been rounded to the nearest two decimal places for display purposes only. The actual price may include as many as five decimal places. For example, an actual price of $21.37656 will be shown as a Unit Price of $21.38. The Total for this quote has been calculated using the actual prices for the product and/or service, rather than the Unit Price displayed above.

Prices shown do not include any taxes that may apply. Any such taxes are the responsibility of Customer. This is not an invoice.

Quote prepared on:
May 17, 2022
Quote prepared by:
Bryan Shanley
bryan.shanley@centralsquare.com

For customers based in the United States or Canada, any applicable taxes will be determined based on the laws and regulations of the taxing authority(ies) governing the "Ship To" location provided by Customer on the Quote Form.

PURCHASE ORDER INFORMATION

Is a Purchase Order (PO) required for the purchase or payment of the products on this Quote Form? (Customer to complete)

Yes [ ] No [ ]

Customer's purchase order terms will be governed by the parties' existing mutually executed agreement, or in the absence of such, are void and will have no legal effect.

PO Number: _____

Initials: _____

AGENDA ITEM

Fire Rescue

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 261/2022

SUBJECT: Approve the renewal of annual contract for IFB #006-42 Disposable EMS Supply for Fire Rescue to Bound Tree Medical, LLC of Dublin, OH. The estimated annual cost is $418,000.00.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: CCA

Recommendation:
Bound Tree Medical, LLC of Dublin, OH.

Purpose of Request:
Approve the renewal of annual contract for IFB #006-42 Disposable EMS Supply Annual Contract for EMS Department to Bound Tree Medical, LLC of Dublin, OH. The estimated annual cost is $418,000.00.

History:
This is year two (2) of three (3) year bid.

Facts and Issues:
Bound Tree has had this contract for two (2) years of a three (3) year contract. They are a good vendor in good standing with the County.

Options:

Funding Requested	$ 418,000.00
Are funds within current budget?	Yes
Source of Funds	Emergency Services
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Buyer	submit	approve	Purchasing
DH	CA	CA	CP
Budget	**Finance**	**Attorney**	**Administration**
TS	WG	WLI	ZP
Clerk			
JR			

Attachments:

Financial Supplement
Bound Tree Pricing
Bound Tree Contract

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 261/2022

Funds Requested: $ 418,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Emergency Services

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2023	009 - EMERGENCY SERVICES	1124 - E.M.S. - SVS DIST	4229 - OPERATING SUPPLIES	$418,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: CCA

Phone: 470-623-7129

IFB #006-42 DISPOSABLE EMS SUPPLY	Boundtree		
	FY22 PRICING	Requested FY23 Price Revisions	
ITEM DESCRIPTION	PRICE	PRICE	% of CHANGE
CATEGORY # 1 Airway and Oxgenation Materials			
Bite Stick	$0.37	$0.44	19%
Bulb Syringe, 2 oz.	$0.50	$0.59	18%
Cylinder Wrench	$2.95	$3.33	13%
DC Power Cord "LSU4" (300 ml) Suction Unit	$44.26	$46.03	4%
DC Power Cord "LSU Suction Unit (1200 ml) Canister	$76.16	$78.39	3%
Emergency Resuscitator Adult Disposable Bag / Mask	$33.35	$35.02	5%
End Tidal Disposable Co2 Detector	$9.65	$9.65	0%
Endotracheal Tube-Uncuffed-2.5 mm w/stylette	$1.63	$1.63	0%
Endotracheal Tube-Uncuffed-3.0 mm w/stylette	$1.63	$1.63	0%
Endotracheal Tube-Uncuffed-3.5 mm w/stylette	$1.63	$1.63	0%
Endotrachael Tube-Uncuffed-4.0 mm w/stylette	$1.63	$1.63	0%
Endotracheal Tube-Uncuffed-4.5 mm w/stylette	$1.63	$1.63	0%
Endotrachael Tube-Uncuffed-5.0 mm w/stylette	$1.63	$1.63	0%
Endotrachael Tube-Uncuffed-5.5 mm w/stylette	$1.63	$1.67	2%
Endotrachael Tube-Cuffed-6.0 mm w/stylette	$1.63	$1.67	2%
Endotrachael Tube-Cuffed-6.5 mm w/stylette	$1.63	$1.67	2%
Endotrachael Tube-Cuffed-7.0 mm w/stylette	$1.63	$1.67	2%
Endotrachael Tube-Cuffed-7.5 mm w/stylette	$1.63	$1.67	2%
Endotrachael Tube-Cuffed-8.0 mm w/stylette	$1.63	$1.67	2%
Endotrachael Tube-Cuffed-8.5 mm w/stylette	$1.63	$1.67	2%
Endotrachael Tube-Cuffed-9.0 mm w/stylette	$1.63	$1.67	2%
Endotrachael Tube Holder, Adult	$2.72	$2.72	0%
Endotrachael Tube Holder, Infant	$2.72	$2.72	0%
Endotrachael Tube Holder, Select Size	$3.38	$3.38	0%
Esophageal Intubation Detector	$1.85		
ET Tube Introducer, Adult	$4.71	$4.94	5%
ET Tube Introducer, Pediatric	$4.71	$4.94	5%
Filterline Set	$6.00	$6.00	0%
Humidifier	$1.84	$1.84	0%
Introducer Cric Kit	$147.51	$147.51	0%
Laryngoscope Blade-Macintosh-2 - Rapid Trauma	$5.19	$4.32	-17%
Laryngoscope Blade-Macintosh-3 - Rapid Trauma	$5.19	$4.32	-17%
Laryngoscope Blade-Macintosh-4 - Rapid Trauma	$5.19	$4.32	-17%
Laryngoscope Blade-Miller-0 Rapid Trauma	$5.19	$4.32	-17%
Laryngoscope Blade-Miller-1 Rapid Trauma	$5.19	$4.32	-17%
Laryngoscope Blade-Miller-2 Rapid Trauma	$5.19	$4.32	-17%
Laryngoscope Blade-Miller-3 Rapid Trauma	$5.19	$4.32	-17%
Laryngoscope Blade-Macintosh 2 - Curaplex Select	$11.00		
Laryngoscope Handle, Adult	$8.57	$8.57	0%
Laryngoscope Handle, Pediatric	$8.57	$8.57	0%
Lubricating jelly	$5.25	$6.35	21%
Mucosal Atomization Device - Rusch	$7.55	$7.55	0%
Mucosal Atomization Device - MAD301	$7.55	$7.55	0%
Nasal Cannula - Adult, Hudson only 7" tubing, non-crushable	$47.50	$47.50	0%
Nasal Cannula-Adult-ZOLL X- Series compatible	$7.70	$7.70	0%
Nasopharyngeal Airway-# 20 French-5.0 mm	$2.03	$2.03	0%
Nasopharyngeal Airway-# 22 French-5.5 mm	$2.03	$2.03	0%
Nasopharyngeal Airway-# 24 French-6.0 mm	$2.03	$2.03	0%
Nasopharyngeal Airway-# 26 French-6.5 mm	$2.03	$2.03	0%
Nasopharyngeal Airway-# 28 French-7.0 mm	$2.03	$2.03	0%
Nasopharyngeal Airway-# 30 French-7.5 mm	$2.03	$2.03	0%
Nasopharyngeal Airway-# 32 French-8.0 mm	$2.03	$2.03	0%
Nasopharyngeal Airway-# 34 French-8.5 mm	$2.03	$2.03	0%
Nasopharyngeal Airway-# 36 French-9.0 mm	$2.03	$2.03	0%
Nebulizer-Adult	$0.80	$0.82	2%
Nebulizer, Pediatric with Mask	$0.82	$0.82	0%
Nebulizer, Adult with Mask	$0.85	$0.85	0%
Nebulizer Kit (bag assist)	$3.45	$4.07	18%
Oropharyngeal Airway-Neonatal-40 mm	$0.16	$0.16	0%
Oropharyngeal Airway-Infant-50 mm	$0.16	$0.16	0%
Oropharyngeal Airway-Small Child-60 mm	$0.16	$0.16	0%
Oropharyngeal Airway-Large Chjild, 70 mm	$0.16	$0.16	0%
Oropharyngeal Airway-Small Adult, 80 mm	$0.16	$0.16	0%
Oropharyngeal Airway-Medium Adult, 90 mm	$0.16	$0.16	0%
Oropharyngeal Airway-Large Adult, 100 mm	$0.16	$0.16	0%
Oropharyngeal Airway-X-Large Adult, 110 mm	$0.16	$0.16	0%
Oxygen Adapter	$0.25	$0.25	0%
Oxygen Mask - adult	$0.68	$0.68	0%
Oxygen Mask - pediatric	$0.66	$0.66	0%
Oxygen Regulator	$49.94	$49.94	0%
Oxygen Tubing	$0.23	$0.34	48%
Resuscitator Mask - Adult	$8.25	$8.49	3%
Resuscitator Bag - Infant	$14.85	$15.60	5%

IFB #006-42 DISPOSABLE EMS SUPPLY	Boundtree FY22 PRICING	Requested FY23 Price Revisions	
Replacement Canister Ambu # 2760000010	$7.28	$8.80	21%
Resuscitator HEPA Filter	$2.15	$2.15	0%
Adjustable PEEP Valve	$2.67	$2.81	5%
Rescue CPAP - medium adult	$38.99	$38.99	0%
Rescue CPAP - small adult	$18.75	$19.83	6%
Rescue CPA- large adult	$18.99	$20.09	6%
Suction Catheter-# 6 French	$0.15	$0.15	0%
Suction Catheter-# 10 French	$0.15	$0.15	0%
Suction Catheter-# 14 French	$0.15	$0.15	0%
Suction Catheter-# 18 French	$0.15	$0.15	0%
Suction Catheter-SSCOR DuCanto, tube length 9.3"	$1.82	$1.96	8%
Suction Canister-Bemiss # 484410 Hi-Flow, 1200CC	$2.82	$3.56	26%
Suction Canister - Laerdal #886100, 300 ml w/tubing	$15.06	$15.95	6%
Suction Tubing - 9/32" x 6"	$1.50	$1.50	0%
Suction unit (manual) inc. 1 canister & 2 suction catheters	$35.95		
Suction Unit LF	$782.33	$805.99	3%
Replacement Filter for Laerdal Compact Suction Unit 4	$85.86	$88.52	3%
Suction Unit LF Battery	$57.00	$57.00	0%
Suction Unit LF Rechargeable Battery	$108.87	$112.41	3%
Suction Unit LF Soft Carrying Case	$42.71	$44.49	4%
	$35.14	$36.29	4%
Supraglottic Airway Kit , Pink - size 1, 2-5 kg., Neonate, 15mm conncector	$14.00	$14.61	4%
Supraglottic Airway Kit , Blue - size 1.5, 5-12 kg., Infant, 15mm conncector	$14.00	$14.61	4%
Supraglottic Airway Kit , Gray - size 2, 10-25 kg., Small Pediatric, 15mm conncector	$14.00	$14.61	4%
Supraglottic Airway Kit , White - size 2.5, 25-35 kg., Large Pediatric, 15mm conncector	$14.00	$14.61	4%
Supraglottic Airway Kit , Yellow - size 3, 30-60 kg., Small Adult, 15mm conncector	$22.50	$24.32	8%
Supraglottic Airway Kit , Green - size 4, 50-90 kg., Medium Adult, 15mm conncector	$22.50	$24.32	8%
Supraglottic Airway Kit , Orange - size 5, 90+ kg., Large Adult, 15mm conncector	$22.50	$24.32	8%
Tube Flow Meter	$31.79	$31.79	0%
Wall bracket	$322.71	$332.41	3%
TOTAL FOR CATEGORY # 1			
CATEGORY # 2 Bandaging Materials			
Abdonminal Pad	$2.40	$2.90	21%
Bandage-1" x 3"	$1.06	$1.06	0%
Bandage, Conforming, 4"	$2.15	$2.60	21%
Bandage, Conforming, 6"	$1.55	$1.88	21%
Bandage-4-1/2" x 4.1	$0.61	$0.73	20%
Bandage-3"x48"	$15.50	$15.50	0%
Burn Dressing	$6.89	$8.27	20%
Burn Sheet-60" x 90"	$1.95	$1.95	0%
Cohesive Bandage - 4"x5	$15.30	$18.51	21%
Cohesive Bandage - 6"x5 yds.	$3.09	$3.09	0%
Elastic Bandage-2"	$2.37	$2.87	21%
Elastic Bandage-4"	$3.84	$4.65	21%
Elastic Bandage-6"	$5.10	$6.17	21%
Eye Pad-50/box, oval, 2-5/8" x 1-5/8", sterile	$4.25	$4.46	5%
Gauze - combat - 3"x4 yds.	$34.92	$34.92	0%
Bandage - Israeli T3 Emergency Bandage	$7.48	$7.48	0%
Gauze Sponge - 4"x4" sterile	$4.44	$5.37	21%
Gauze Sponge - 4"x4" non sterile	$3.40	$4.11	21%
Gauze Sponge - 2"x2" non sterile	$1.06	$1.28	21%
Gauze Strip, Occlusive, 3" x 9" petroleum, gauze	$5.79	$5.79	0%
Multi Trauma Bandage, 12" x 30", sterile	$1.01	$1.01	0%
Tape, 3" 98% cotton and 2" latex woven	$2.24	$2.24	0%
Tape, clear surgical, hypoallergenic, 1" x 10 yds.	$5.95	$6.94	17%
Tape, clear surgical, hypoallergenic, 2" x 10 yds.	$5.95	$6.94	17%
Tape, adhesive cloth, 2" x 10 yds.	$8.27	$9.64	17%
Tape, Pedia	$15.64	$15.64	0%
Tri-Angular Bandage	$0.38	$0.38	0%
TOTAL FOR CATEGORY # 2			
CATEGORY # 3 Diagnostic Materials			
AED Pads, Adult, defib	$36.81	$36.81	0%
AED Pads, multi-function CPR, defib, Adult	$71.79	$71.79	0%
AED Battery	$268.87	$268.87	0%
AED Pads, defib, pedi-padz	$36.81	$36.81	0%
AED Pads,multi-function ECG Electrode / Pacing, child, pedi-padz	$88.29	$88.29	0%

IFB #006-42 DISPOSABLE EMS SUPPLY	Boundtree FY22 PRICING	Requested FY23 Price Revisions	
Blood Glucose Monitor	$29.55	$29.55	0%
Blood Glucose Test Strip	$7.50	$7.50	0%
Blood Glucose Test Solution	$7.50	$10.00	33%
Blood Glucose Safety Lancet, 2.2mm, 22 gauge	$11.88	$13.80	16%
Blood Pressure Cuff - adult, navy, 11	$11.88	$13.80	16%
Blood Pressure Cuff - large adult, navy, 12	$11.47	$17.09	49%
Blood Pressure Cuff - small adult, navy, 10	$11.88	$13.80	16%
Cardiac Monitoring Electrode, medium size, pediatric / adult 4 electrodes / pack	$0.80	$0.85	6%
Cardiac Monitoring Electrode, medium size, pediatric / adult 10 electrodes / pack	$1.89	$2.01	6%
EKG Calipers	$5.98	$5.98	0%
Forceps-Magill-Pediatric	$2.86	$2.86	0%
Forceps-Magill-Adult	$3.86	$3.86	0%
Intellisense Lithium Battery	$268.87	$268.87	0%
Nail Polish remover pad	$4.01	$4.01	0%
Penlight	$3.99	$3.99	0%
Stethoscope	$27.58	$29.36	6%
Thermometer	$231.21	$238.83	3%
Thermometer Probe Cover	$13.75	$13.75	0%
TOTAL FOR CATEGORY # 3			
CATEGORY # 4 Infection Control Materials			
Coverall - medium set in sleeve design, zipper, attached hood, boots, eleastic wrist	$5.95	$5.95	0%
Coverall - large set in sleeve design, zipper, attached hood, boots, eleastic wrist	$5.95	$5.95	0%
Coverall - X-large set in sleeve design, zipper, attached hood, boots, eleastic wrist	$5.95	$5.95	0%
Coverall - 2X-large set in sleeve design, zipper, attached hood, boots, eleastic wrist	$6.30	$5.95	-6%
Coverall - 3X-large set in sleeve design, zipper, attached hood, boots, eleastic wrist	$6.68	$5.95	-11%
Coverall - with mask	No Bid		
Exam Gloves-small, non-latex	$23.74	$25.38	7%
Exam Gloves-medium, non-latex	$23.74	$25.38	7%
Exam Gloves-large, non-latex	$23.74	$25.38	7%
Exam Gloves-x-large, non-latex	$23.74	$25.38	7%
Exam Gloves-2x-large, non-latex	$23.74	$25.38	7%
Face Shield	$1.54	$1.72	12%
Arm Sleeve, white disposable sleeve, white gauntlet, elsatic openings 18"	$76.69	$76.69	0%
Face Shield	$1.54	$1.72	12%
Infectious Waste Bag	$0.09	$0.09	0%
Germicidal Disposable Wipes	$6.02	$6.69	11%
Hand Sanitizer	$0.94	$0.98	4%
Impervious Gown	$20.55	$20.55	0%
Respirator - regular	$45.00	$45.00	0%
Respirator - small	$45.00	$45.00	0%
Respirator - nosefoam - regular	$18.01	$20.17	12%
Respirator - nosefoam - small	$18.01	$20.17	12%
Safety glasses	$3.00	$3.09	3%
Safety goggles	$1.55	$2.18	41%
TOTAL FOR CATEGORY # 4			
CATEGORY # 5 Miscellaneous Materials			
Bedpan	$1.39	$1.39	0%
Trauma Pelvic Orthotic Device	$94.41	$94.41	0%
Cold Compress	$0.30	$0.30	0%
Convenience Bag	$19.02	$19.52	3%
Disposable Blanket	$15.79	$21.45	36%
Emergency Blanket	$7.00	$7.00	0%
Finger Ring Cutter	$5.97	$5.97	0%
Fitted Cot Sheet	$29.50	$29.50	0%
Flat Cot Sheet	$35.26	$35.26	0%
G2 Clinician Bag	$138.07	$138.07	0%
G2 Airway Cell	$83.74	$98.30	17%
G2 IV Cell	$183.94	$199.15	8%
G2 Medicine Cell	$67.15	$83.94	25%
G2 Universal Cell	$67.15	$72.99	9%
Hot Pack	$0.25	$0.25	0%
Obstetrical Kit	$11.60	$11.68	1%
Pillow	$1.97	$3.67	86%
Pillow Case	$29.96	$29.96	0%
Quik Clot	$15.50	$15.50	0%
Shears	$0.63	$0.66	5%

IFB #006-42 DISPOSABLE EMS SUPPLY	Boundtree FY22 PRICING	Requested FY23 Price Revisions	
Sterile Foil Baby Bunting	$3.50	$4.04	15%
Tourniquet - Combat application, 1 handed windless system	$22.75	$22.75	0%
Tourniquet - 1" x 18", latex free, rolled, blue	$21.57	$21.57	0%
Transport	$309.79	$310.18	0%
Urinal	$0.55	$0.56	2%
Leather Restraints, 15" wrist, 16" ankle	$84.97	$84.97	0%
Window Punch	$5.34	$5.34	0%
TOTAL FOR CATEGORY # 5			
CATEGORY # 6 Pharmaceutical Materials			
Alcohol Prep Pad	$1.63	$1.97	21%
SPEAR for needle decompression	$32.04	$32.04	0%
Butterfly Set	$0.27	$0.29	7%
Chest Seal	$7.98	$7.98	0%
Emergency Catheter	$163.92	$163.92	0%
Extension Set	$4.36	$4.50	3%
Extension Tubing	$1.58	$1.58	0%
Glucose Gel	$3.71	$3.97	7%
Hypodermic needle	$4.39	$4.63	5%
IV Administration Set - 60 drop 86"	$1.79	$2.11	18%
IV Administration Set - 10 drop 88"	$1.90	$1.90	0%
IV Administration Set	$5.25	$5.85	11%
IV Arm Board - 3"x18"	$2.04	$2.15	5%
IV Arm Board - 3"x9"	$0.99	$1.04	5%
IV Dressing	$36.19	$36.19	0%
I. V. Catheter - 24 gauge x 3/4"	$1.99	$1.99	0%
I. V. Catheter - 22 gauge x 1"	$1.99	$1.99	0%
I. V. Catheter - 20 gauge x 1.16"	$1.99	$1.99	0%
I. V. Catheter - 18 gauge x 1.16"	$1.99	$1.99	0%
I. V. Catheter - 16 gauge x 1.16"	$2.35	$2.35	0%
I. V. Catheter - 14 gauge x 1-3/4"	$2.35	$2.35	0%
I. V. Catheter - 14 gauge x 2"	$0.80	$0.85	6%
IV Fluid Warmers	$581.75	$581.75	0%
Irrigation Solution	$2.72	$2.80	3%
Male Plug	$0.88	$0.95	8%
Needle / connector	$0.29	$0.29	0%
Needle Decompression Kit	$8.14	$8.96	10%
Pressure Infusers	$14.50	$14.50	0%
Sharps Container - 1 quart	$1.78	$1.86	4%
Sharps Container - 5 quart	$4.61	$4.83	5%
Sharps Container - 1 gallon	$7.09	$7.09	0%
Stopcock	$0.91	$0.91	0%
Syringe w/needle - 21 gauge x 1-1/2"	$19.01	$20.25	7%
Syringe w/needle - 23 gauge x 1"	$8.21	$8.69	6%
Syringe w/needle - 25 gauge x 5/8"	$0.11	$0.12	9%
Syringe - 20-25cc	$13.61	$13.61	0%
Syringe - 50-60cc	$16.73	$17.71	6%
Wall bracket	$319.99	$329.61	3%
Wall enclosure	$12.32	$15.97	30%
TOTAL FOR CATEGORY # 6			
CATEGORY # 7 Splinting Materials			
Duct Tape	$5.72	$6.06	6%
Extrication Collar, Pediatric	$3.93	$4.06	3%
Extrication Collar, Adult	$3.87	$3.99	3%
Extrication Device	$52.11	$52.11	0%
Head Mobilizer Block	$5.36	$5.78	8%
Immobilization System - Pediatric	$214.95	$214.95	0%
Long Backboard	$91.22	$102.65	13%
Mega Mover 1000 lbs - white	$12.50	$14.01	12%
Mega Mover 1000 lbs - gray	$13.20	$15.74	19%
Replacement Splint-Small Arm	$14.24	$15.43	8%
Replacement Splint-Small Leg	$26.53	$28.06	6%
Replacement Splint-Large Leg	$30.89	$33.38	8%
Restraint Straps - 2"x5'	$1.92	$2.48	29%
Restraint Strap - Foam Limb Holder Double	$5.52	$5.91	7%
SAM Splint	$6.79	$6.79	0%
Traction Splint - Ankle	$158.13	$158.13	0%
Traction Splint - Child	$385.35	$400.68	4%
Traction Splint - Adult	$385.35	$394.92	2%
TOTAL FOR CATEGORY # 7			5%
	AVERAGE % OF CHANGE		5%

State of Georgia
County of Hall

Contract #006-42-1

Supplement Agreement #1

Disposable EMS Supply Annual Contract

March 9, 2022

Whereas, the County desires to extend the contract period for a one year period through June 30, 2023, in accordance with the terms and conditions of Bid #013-41, Disposable EMS Supply Annual Contract, dated August 26, 2021 and

Whereas the Contractor has agreed to this extension and agrees to provide services and/or materials previously supplied in accordance with the original agreement; and

Whereas, with both parties agreeing to the extension as stated and therefore, the above numbered contract is hereby changed as follows:

1. By extending the contract coverage for a one year period through June 30, 2023,

2. Allow for price adjustments as agreed to and recorded in Attachment A,

3. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved per the County's Purchasing Policies through the Contract Administrator prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

With the above change to the original contract set forth herein, the parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both parties.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

Subscribed and sworn to in our presence this _____ day of _____, 2022

_____
Notary Public
Commission expires: _____

Hall County, Georgia

By: _____
Richard Higgins, Chairman
Board of Commissioners

Subscribed and sworn to in our presence this 21st day of April, 2022

_____
Notary Public
Commission expires: N/A

Darrell A. Hughes, Esq.
Notary Public, State of Ohio
My Commission Expires
No Expiration Date

Bound Tree Medical, LLC

By: _____
Corey Case
Senior Vice President of Marketing

AGENDA ITEM

Planning and Development

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 265/2022

SUBJECT: Application of Cook Communities for a Use Subject to County Commission approval on a 11.64± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710 Hardy Road and 3428, 3416 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B. Proposed use: subdivide property into eleven (11) lots. Commission District 2. NOTE: Tabled at the May 11, 2022 Meeting until the May 26, 2022 Voting Meeting.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: RD

Recommendation:

Approve, with conditions: 1. The development shall conform to the zoning and development standards set forth in the code of ordinances and with the site plan submitted with the application. 2. The applicant shall meet engineering requirements pertaining to stormwater regulations. 3. An internal roadway or common access drive shall be constructed to provide shared lot access. 4. All conditions of zoning shall be listed on the final plat. 5. The lots shall have a five foot non access easement along the frontage of Nancy Creek Road and Hardy Road.

Purpose of Request:

Application of Cook Communities for a Use Subject to County Commission approval on a 11.64± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710 Hardy Road and 3428, 3416 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B. Proposed use: subdivide property into eleven (11) lots. Commission District 2.

History:

Facts and Issues:

Options:

Funding Requested $ 0.00

Are funds within current budget?	No
Source of Funds	
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
JR	JR	JR	JR

Attorney	Administration	Clerk
JR	JR	JR

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site Plan
Additional Options for Site Plans - Provided by Cook on 5-4-2022
Maps
Deed
Legal Description
Environmental Health Comments
GDOT Comments
Public Works Comments
Public Comments
Notice Sign Photos

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

INTERIM DIRECTOR
Srikanth Yamala

Hall County Government
PLANNING & DEVELOPMENT

To: Richard Higgins, Chairman
Kathy Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

From: Srikanth Yamala, Interim Director

Date: April 25, 2022

Subject: Application of Cook Communities for a use subject to County Commission approval on a 11.64± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710 Hardy Road and 3428, 3416 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B. Proposed use: subdivide property into eleven (11) lots. Commission District 2.

Application of Cook Communities for a use subject to County Commission approval on a 11.64± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710 Hardy Road and 3428, 3416 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B. Proposed use: subdivide property into eleven (11) lots. Commission District 2.

At their April 4, 2022 meeting, the Hall County Planning Commission voted to recommend approval (5-0) of this request with the following five (5) conditions:

1. *The development shall conform to the zoning and development standards set forth in the code of ordinances and with the site plan submitted with the application.*
2. *The applicant shall meet engineering requirements pertaining to stormwater regulations.*
3. *An internal roadway or common access drive shall be constructed to provide shared lot access.*
4. *All conditions of zoning shall be listed on the final plat.*
5. *The lots shall have a five foot non access easement along the frontage of Nancy Creek Road and Hardy Road.*

There was two (2) written comments in opposition submitted in advance of the Planning Commission meeting and one (1) person spoke in opposition during the public hearing on April 4, 2022.

There have been no changes to the request since the Planning Commission took action.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant	Cook Communities
Request	Use Subject to County Commission approval
Proposed Use	Single-family Residential
Size	11.64± acres
Zoning	Residential 1 (R-1) and Vacation Cottage (V-C)
Location	On the south side of Hardy Road at its intersection with Nancy Creek Road, 3710 Hardy Road, 3428 Nancy Creek Road, and 3416 Nancy Creek Road; tax parcels 10121 000015, 10121 000015A, and 10121 000015B.
Commission District	Two
Planning Commission Date	April 4, 2022
Staff Recommendation	**Approval, with conditions**

Planning Commission Recommendation – Approval with conditions
Vote: 5-0

Conditions:

1. The development shall conform to the zoning and development standards set forth in the code of ordinances and with the site plan submitted with the application.
2. The applicant shall meet engineering requirements pertaining to stormwater regulations.
3. An internal roadway or common access drive shall be constructed to provide shared lot access.
4. All conditions of zoning shall be listed on the final plat.
5. The lots shall have a five foot non access easement along the frontage of Nancy Creek Road and Hardy Road.

Applicant Proposal

The applicant is requesting a single-family residential subdivision on 11.64± acres currently dual-zoned Residential -1 (R-1) and Vacation Cottage (VC). Pursuant to §17.50.040 (V-C) and §17.60.040 (R-I), a residential subdivision in either district requires conditional use approval from the County Commission.

The applicant's narrative describes the intent to create 11 lots where three residential lots currently exist. Each lot would be at least one acre in size. The owner is proposing to market these lots to individuals and custom homebuilders. The applicant is proposing to turn these lots into entitled lots

with community dock slips with lake access.

The proposed development will to connect to City of Gainesville water and the lots will be served on individual septic tanks. A site plan was submitted with the application with a date of February 14, 2022 illustrating the configuration of the proposed lots. A trip generation memo with a date of March 30, 2022 was also submitted depicting operational impacts based on the additional peak hour traffic volumes.

History and Existing Land Uses

The subject properties make up 11.64± acres and is zoned Residential -1 (R-1) and Vacation Cottage (VC). The northern two lots are wholly zoned R-1 while the southernmost lot is split zoned between R-1 and VC. Currently, all three lots are heavily wooded and undeveloped.

Adjacent properties to the north, east, and west are zoned R-1 and developed with primarily single-family residences. The property to the south is zoned VC and is a U.S.A.C.E property, an arm of Lake Lanier. The current zoning does not allow subdivisions by right. The applicant has chosen to request a conditional use approval from the County Commission to accommodate the proposed residential subdivision.

Comprehensive Plan Land Use Designation

The Comprehensive Plan's future land use designation for the subject parcel is "Lake Area Residential." This land use category is characterized by low-density single-family residential and neighborhoods. The intent of land use category is to preserve established neighborhoods and create opportunities for permanent and vacation residences similar in land use patters to Residential Areas but at a lower density.

Development Support and Constraints

Hall County Environmental Health
In an email dated March 10, 2022, Emily McGahee, Environmental Health Manager, provided the following comments:

All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Hall County Fire Services
No comments were provided in relation to this item.

Hall County Public Works and Utilities
A memo dated March 16, 2022 from Bill Nash, PE, Interim Director of Hall County Public Works and Utilities, provided the following comment:

Engineering
The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Must submit Engineering plans for grading and stormwater, etc… Site plan should include all original lots (6) for storm water purposes.

Utilities
No comment.

Traffic Engineering
Recommend internal roadway providing lot access or common access drives.

Hall County Tax Assessors
No comments were provided in relation to this item.

Gainesville Water and Sewer Resources
No comments were provided in relation to this item.

Georgia Department of Transportation
No comments were provided in relation to this item.

Zoning Analysis

- The subject parcels make up a total of 11.64± acres in size and exist currently as three lots of record. The applicant is requesting to allow a subdivision of the three lots into 11 lots. Based on the notes from Hall County Engineering on the original three lots, stormwater management will be required for the original three lots plus the 11 lots being proposed.
- The proposed property use is consistent with the Comprehensive Plan. These parcels are not located within any corridors or activity centers.
- Chapter 16.50 outlines general design requirements for all plats. The application **does meet** these standards.
- Per § 17.240.010, the minimum dimensional standards for both V-C and R-I districts are as follows:
    - 35,000 sf minimum lot size
    - 50’ minimum frontage
    - 75’ minimum lot width (at front setback line) per § 17.240.120
    - 30’ front and street side setbacks
    - 10’ side yard setback
    - 20’ rear setback
- It is **unclear** whether additional requirements in the code of ordinances like tree protection and stormwater have been met, but the applicant will be required to demonstrate compliance with those regulations during the development review process. Additionally, the property will need to show confirmation for access to water and sanitary sewer service prior to the issuance of a building permit.
- Hall County records do not indicate that there was ever a business license issued to the subject property, which suggests that the use has continuously been always residential in nature.
- According to the Trip Generation Memo, the additional trips generated by the development are not anticipated to have a significant impact on the roadway’s operations. The all-way stop controlled intersections at Hardy Road and Nancy Creek Road, and Nancy Creek Road and Ed Dodd Trail are expected to experience nominal operational impacts as a result of the additional peak hour traffic volumes.
    - Seven lots will be accessed via individual driveways along Nancy Creek Road and four lots along Hardy Road.
    - Per Georgia Department of Transportation’s (GDOT’s) crash data system there have been zero crashes reported in the development area since 2015.

    - New daily trips: 104 (52 entering; 52 exiting); AM peak period: eight (2 entering; 6 exiting); PM peak period: 11 (7 entering; 4 exiting)
- §17. 380.060 provides the criteria for considering a conditional use. The application **meets** all these standards based on the following analysis:
    - The zoning proposal is consistent with the Comprehensive Land Use designation by maintaining low density residential uses in the area of the lake.
    - Due to the number of other residential uses within the R-1 zoning in this area, a conditional use, if granted, would not cause substantial detriment to the public good

Staff Recommendation

Staff recommends **approval** of the applicant's request with the following conditions:

1. The development shall conform to the zoning and development standards set forth in the code of ordinances and with the site plan submitted with the application.
2. The applicant shall meet engineering requirements pertaining to stormwater regulations.
3. An internal roadway or common access drive shall be constructed to provide shared lot access.
4. All conditions of zoning shall be listed on the final plat.

Excerpts from the minutes of the Planning Commission meeting on April 4, 2022:

Applicant's Presentation:

David Webb, Principal Planner, presented a summary of the request.

Jane Range, 200 E. E. Butler Parkway, Gainesville, presented the request. The applicant stated that they have complied with all recommendations to keep moving forward. The applicant stated that they plan to put 1,800 to 3,500 square foot homes on the lots that will be two stories high with three car garage, side entry, and lake docks. The applicant stated that these will not be starter homes, they will be custom homes starting at well over a million dollars purchase price. The applicant stated that not utilizing Nancy Creek Road and having to add a road in between the lots will interfere with the minimum acreage requirement for each home.

Luke Pressley, 3120 Frontage Road, Gainesville, presented a summary of the request. The applicant stated that there are stop signs on Nancy Creek Road and Hardy Road.

Rebuttal

The applicant stated that because each lot will have a septic tank rather than sewer they can make the lots smaller but having to add an internal road will then have to have sidewalks added, further decrease the size of the lots. The applicant stated that adding a road will diminish the depth of the houses and attractiveness. The applicant stated that Nancy Creek Road is not a road with heavy traffic.

Public Forum:

Roy Cleveland, 3742 Timber Walk Drive, Gainesville spoke in opposition. The applicants concerns were the home styles and acreage size.

Planning Commission Comments:

Bill Nash, Interim Public Works Director, presented a summary of the Public Works recommendation. Mr. Nash explained the steepness and repetitive nature of the driveways on Nancy Creek Road and how the intersection of Nancy Creek Road and Hardy Road is a substandard intersection with a street jog. Public Works recommendation of adding an internal road will provide the effect of the development without the negative impacts onto Hardy Road and Nancy Creek Road. Mr. Nash explained that adding a 5 foot non access easement along the frontage of Nancy Creek Road and Hardy Road will prevent future driveways from being added onto the lots.

Ms. Pilcher pointed out that the way the community dock was proposed was not very encouraging of community. Mr. Bell questioned if adding an internal road would decreased the size of each lot and cause it to fail the acreage requirement. Mr. Nash stated that running an internal road could still provide the development with the minimum lot size. Mr. Bell questioned what the road frontage requirement on Nancy Creek Road is. Mr. Webb stated that it is 50 feet.

***Motion:* A motion to approve, with conditions was made by Mr. Hunt and seconded by Ms. Pilcher. Vote: 5-0**

Conditions:

6. The development shall conform to the zoning and development standards set forth in the code of ordinances and with the site plan submitted with the application.
7. The applicant shall meet engineering requirements pertaining to stormwater regulations.
8. An internal roadway or common access drive shall be constructed to provide shared lot access.
9. All conditions of zoning shall be listed on the final plat.
10. The lots shall have a five foot non access easement along the frontage of Nancy Creek Road and Hardy Road.

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

RECEIVED
FEB 14 2022
Planning & Zoning Department

HALL COUNTY
GEORGIA
We have it all in Hall

USE
ZONING APPLICATION

Applicant (Name & Mailing Address)
Cook Communities
3120 Frontage Road
Gainesville, GA 30504
Phone (678) 207-1500
Email Address info@thecookandcompany.com

Property Owner (Name & Mailing Address)
Hardy Land Partners, LLC
3120 Frontage Road
Gainesville, GA 30504
Phone (678) 207-1500
Email Address info@thecookandcompany.com

Proposed Use Single-Family Residential Lots

Contact Person (Name & Mailing Address)
Keith Cook
3120 Frontage Road
Gainesville, GA 30504
Phone (678) 207-1500
Email Address gcook@cook-residential.com

Status of Applicant
☒ Owner
☐ Option to Purchase
☐ Area Resident
☐ Other

Requested Action
Existing Zoning: R-I
Rezone to:
Fee:$ 600
Receipt #: 858958
Check #: 1347

Tax Parcel Number 10121 000015, 10121 000015A & 10121000015B
Acreage 11.80
Location Address Hardy Road & Nancy Creek Road

I hereby certify that the above information and all attached information are true and correct.

Sign _____ Date: 2/14/22

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: 02/14/2022 Taken by: Michelle

Tentative Planning Commission Date: 04/04/22 Tentative County Commission Date: 05/21/22

County Commission District: 2

ZON 2022-00013

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 | f: 770-531-3902

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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Hardy Land Partners, LLC

Address 3120 Frontage Road

Gainesville, GA 30504

Phone Number (678) 207-1500

Name of applicant(s) Cook Communities

Address 3120 Frontage Road

Gainesville, GA 30504

Phone Number (678) 207-1500

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Personally appeared before me

Keith Cook

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Pattie Johnson
Notary Public

PATTIE JOHNSON
NOTARY PUBLIC
My Commission Expires
07-24-2022
HALL COUNTY, GEORGIA

2/14/2022
Date

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not_X__

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 2/14/22

Applicant's/Owner's Name (Printed): Keith Cook

COOK
COMMUNITIES

February 14th, 2022

Hall County Board of Commissioners
2875 Browns Bridge Road
Gainesville, GA 30504

LETTER OF INTENT

Use Subject to Board of Commissioner Approval
Subdivision Approval - 11.8 acres
Hardy & Nancy Creek Road, Gainesville, GA 30506
Tax Parcel No. 10121 000015, 10121 000015A & 10121 000015B

Cook Communities submits this Letter of Intent, Application and Site Plan for the purpose of subdividing three existing parcels totaling 11.8 acres into eleven (11) 1-acre+ Single-Family residential building lots. The subject property has existing road frontage along Nancy Creek Road and Hardy Road in Hall County. The proposed residential lots will be a minimum of 1-acre in size and will meet the requirements for the existing R-I zoning district. Most of the property is moderate-to-heavily wooded and adjoins U.S.A.C.E. Property for Lake Lanier. A 10-slip community dock is being proposed with 10 building lots having a deeded slip. Subdivision covenants will be put into place for the neighborhood to control the architectural elevations, landscaping, and overall development standards. An architectural review committee will be implemented to review all proposed home plans prior to construction. The proposed homes will exceed the standards of the surrounding areas. While Cook Communities is a residential home builder, the proposed lots will be marketed to individuals and custom homebuilders. The City of Gainesville will provide water service to the property and each lot will utilize an individual onsite septic system.

The applicant and its representatives welcome the opportunity to meet with Hall County staff to answer any questions or concerns you may have concerning the application.

Respectfully,

Cook Communities

Keith Cook

STORMWATER MANAGEMENT REPORT

FOR

HARDY ROAD SUBDIVISION

(R-I ZONING)
TAX PARCEL #'s:
10121 000015, 10121 000015A & 10121 000015B
HALL COUNTY, GEORGIA
COOK JOB #21-012



PREPARED BY:

COOK

3120 FRONTAGE ROAD
GAINESVILLE, GA 30504
www.thecookandcompany.com
P.E.F. #007278

CONTACT: C. LUKE PRESSLEY, P.E.
PHONE: (678) 267-7153
EMAIL: luke@thecookandcompany.com

PREPARED FOR:

SHADOW STONE
PARTNERS, L.L.C.
3120 FRONTAGE ROAD
GAINESVILLE, GA 30504

REPORT DATE:
January 31st, 2022

GEORGIA REGISTERED No. 36163 PROFESSIONAL ENGINEER C. LUKE PRESSLEY

COOK ©

TABLE OF CONTENTS

INTRODUCTION 3

EXISTING CONDITIONS 3

PROPOSED CONDITIONS.....3

STORMWATER QUALITY.....4

LIST OF FIGURES

FIGURE 1 VICINITY MAP

FIGURE 2 FEMA MAP

FIGURE 3 EXISTING CONDITIONS MAP (PRE-DEVELOPED) (WITH AERIAL)

FIGURE 4 EXISTING CONDITION MAP (PRE-DEVELOPED) (WITH TOPO MAP)

FIGURE 5 WATER QUALITY MAP

FIGURE 6 CONSTRUCTION DETAILS

LIST OF APPENDICES

APPENDIX A HYDROLOGIC CALCULATIONS

APPENDIX B STORMWATER QUALITY PERFORMANCE REVIEW FORMS

INTRODUCTION

The purpose of this report is to evaluate the stormwater management and water quality for the proposed 11.80-acre Single-Family Residential Subdivision located along Nancy Creek Road and Hardy Road in Hall County, Georgia. The enclosed analysis addresses the design issues as outlined in the Georgia Stormwater Management Manual (GSMM), latest edition.

EXISTING CONDITIONS

The Subject Property currently consists of 3 existing parcels totaling 11.80 Acres. The existing zoning for the three parcels is R-1 Residential. All three parcels generally drain to the south and discharge directly into Lake Sydney Lanier. Offsite water comes onto the site along the northern and western portions of the property. Approximately 30 acres drain through the site and discharges into Lake Lanier. No portion of the Subject Property lies within a Special Flood Hazard Area (Zone "A") as per Hall County F.I.R.M. Community Panel No. 13139C0180G, effective April 4th, 2018.

PROPOSED CONDITIONS

The proposed improvements consist of subdividing the 3 existing R-1 zoned parcels into 11 single-family detached residential building lots. Future improvements will be at the discretion of the lot purchaser; however, restrictions will be placed on each building lot in regards to the stormwater BMP's required to comply with the stormwater quality requirements for the parcels. Each future home constructed will be required to implement downspout disconnects, enhanced dry swales and one (1) bio-retention/rain garden feature prior to receiving a Certificate of Occupancy. A standard detail for this bio-retention area is included on the Final Plat to ensure compliance with this requirement. Detailed calculations for these measures are included in the following report.

STORMWATER QUALITY

The purpose of this section is to present a method for conformance with current Hall County Regulations for the proposed development. The water quality facility described herein will conform to the Georgia Stormwater Management Manual, latest edition.

As part of the Georgia Stormwater Management Manual, all stormwater runoff generated from a site shall be adequately treated before discharge. Stormwater management systems (which can include both structural stormwater controls and better site design practices) should be designed to remove 80% of the average annual post-development total suspended solids (TSS) load.

In order to analyze the TSS loading for individual sites, a Site Development Review Tool was developed to facilitate the evaluation of development projects in accordance with recommendations in the Georgia Stormwater Management Manual. This tool allows the designer to objectionably analyze their site and provide the necessary BMP's to satisfy current GSMM requirements.

Each future home constructed will be required to implement downspout disconnects, enhanced dry swales and one (1) bio-retention/rain garden feature. The bio-retention serve as the primary BMP to meet the stormwater requirements for the site. Each bio-retention to provide a minimum of 1,000 c.y. of storage. A standard detail is included on the Final Plat to ensure compliance with this requirement, a copy is included within this report.

These BMP's will serve to improve the water quality and reduce the TSS loading rate at or below the maximum allowable rate. The Storm Water Quality Performance Review Form can be found in Appendix B.

FIGURES

FIGURE 1

VICINITY MAP

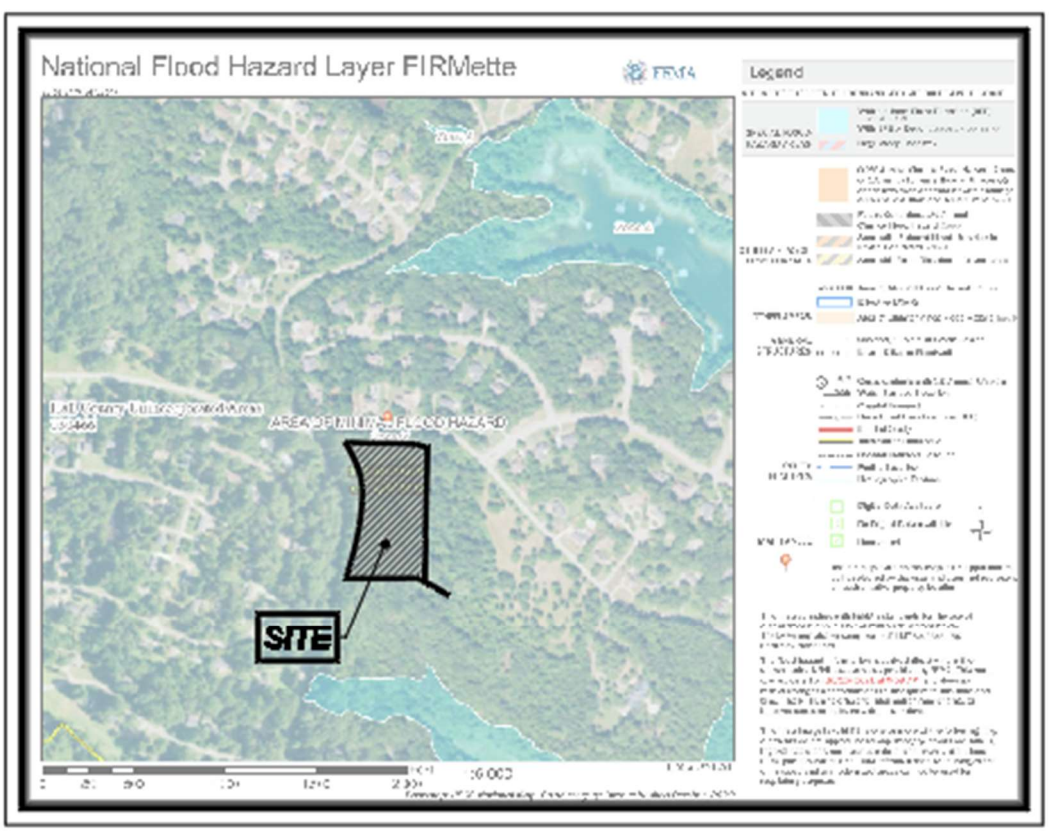


VICINITY MAP

N.T.S.

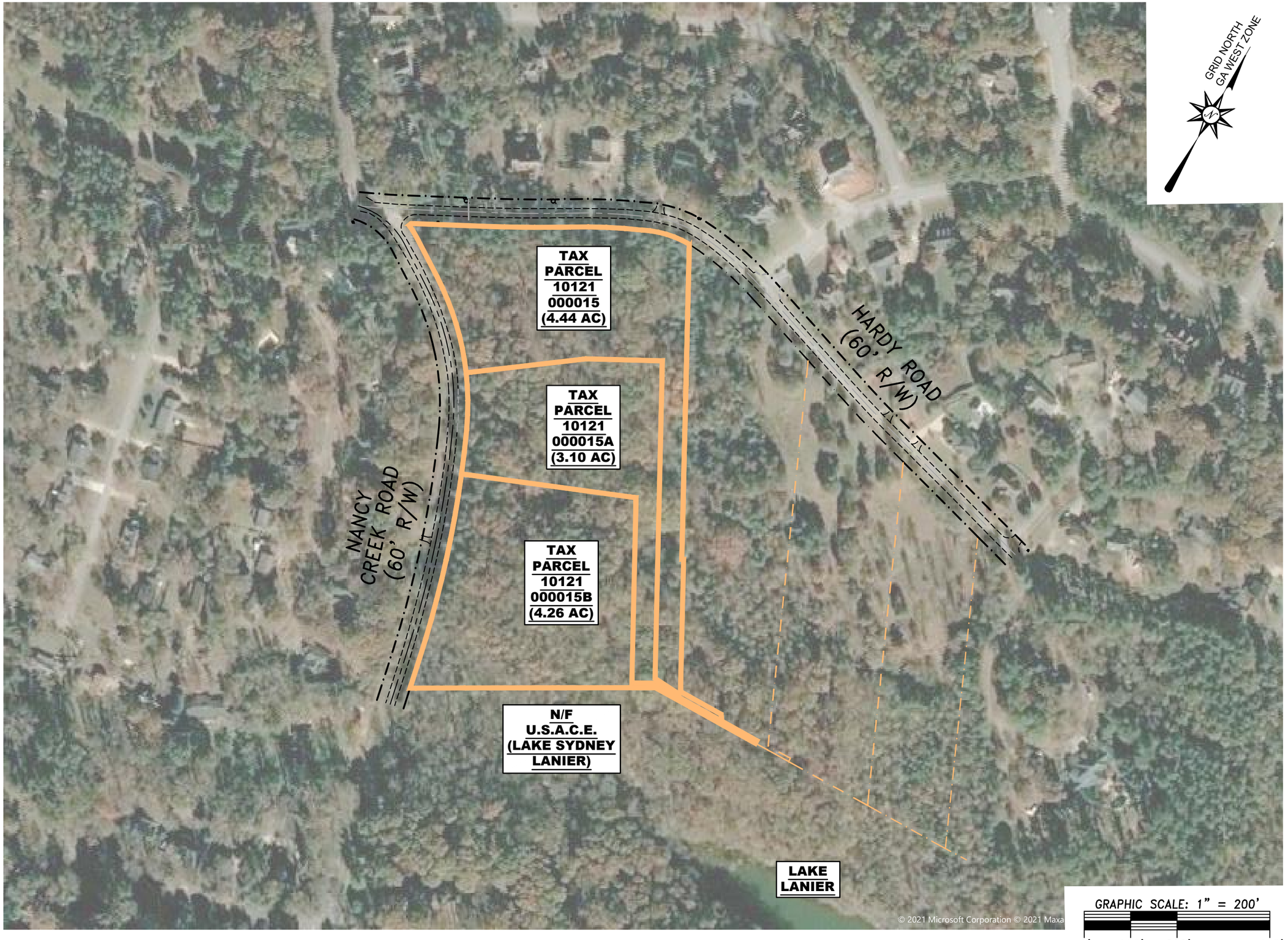
FIGURE 2

FEMA MAP



FIRM PANEL NO. 13139C0180G

N.T.S.



COOK
3120 FRONTAGE ROAD
GAINESVILLE, GEORGIA 30504
(678) 207-1509
www.thecookandcompany.com

PREPARED FOR:

HARDY LAND PARTNERS, LLC
3120 FRONTAGE RD.
GAINESVILLE, GA 30504
CONTACT:
GEOFF COOK
(678) 207-1509

PROJECT NAME:

HARDY ROAD

TASK:

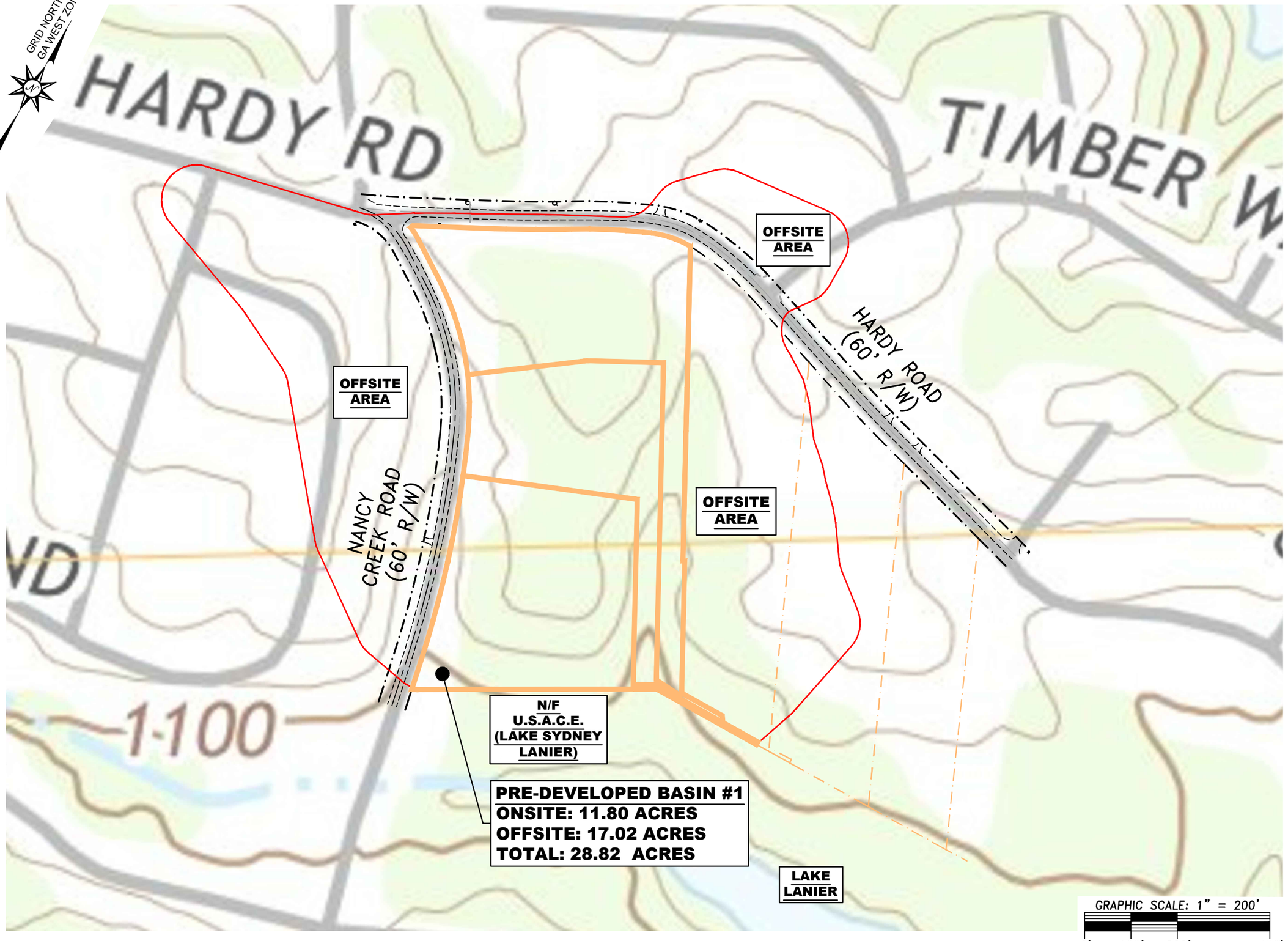
PRE-DEVELOPED MAP (AERIAL)

GEORGIA REGISTERED No. 36163 PROFESSIONAL ENGINEER C. LUKE PRESSLEY

G.S.W.C.C. LEVEL II CERTIFIED DESIGN PROFESSIONAL No. 0000013059

CONTACT:
C. LUKE PRESSLEY, P.E.
(678) 267-7153
luke@thecookandcompany.com

JWW DESIGN	AS SHOWN SCALE
1/31/22 DATE	21-012 PROJECT No.



COOK
3120 FRONTAGE ROAD
GAINESVILLE, GEORGIA 30504
(678) 207-1509
www.thecookandcompany.com

PREPARED FOR:

HARDY LAND PARTNERS, LLC
3120 FRONTAGE RD.
GAINESVILLE, GA 30504
CONTACT:
GEOFF COOK
(678) 207-1509

PROJECT NAME:

HARDY ROAD

TASK:

PRE-DEVELOPED MAP

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SHEET
2 of 4

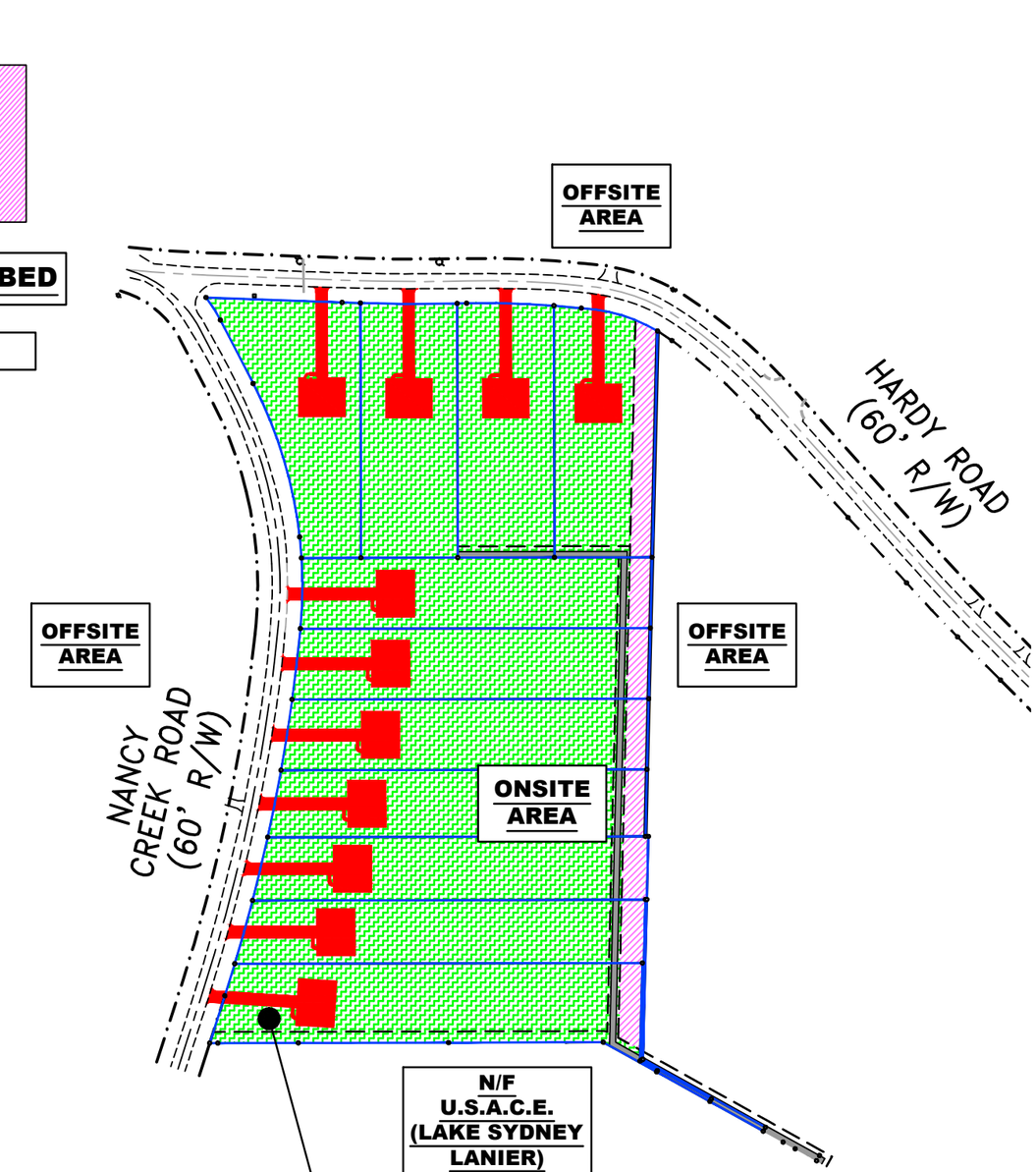
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IMPERVIOUS

DISTURBED PERVIOUS

UNDISTURBED

OFFSITE AREA NOT INCLUDED IN CALCULATIONS



POST-DEVELOPED BASIN #1
ONSITE: 11.80 ACRES
OFFSITE: 17.02 ACRES
TOTAL: 28.82 ACRES

GRAPHIC SCALE: 1" = 200'

0' 100' 200' 400'

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PROJECT NAME:

HARDY ROAD

TASK:

WATER QUALITY MAP

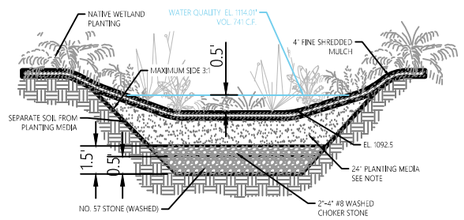
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NOTE:
NATIVE SOILS IF THEY HAVE AT LEAST 0.5 INCH/HR INFILTRATION ABILITY. OTHERWISE ENGINEERED MEDIA IS NEEDED INCLUDING COARSE SAND, SILT, CLAY, AND OTHER ORGANIC MATTER. THE RECOMMENDED STANDARD MEDIA DEPTH IS 36 INCHES, WITH A MINIMUM DEPTH OF 18 INCHES AND A MAXIMUM DEPTH OF 48 INCHES. A QUALIFIED, LICENSED PROFESSIONAL SHOULD TEST THE SOILS TO DETERMINE THE BEST DEPTH OF SOIL FOR THE PRACTICE. SEE BIORETENTION PLANTING PLANTS FOR ADDITIONAL ENGINEERED SOIL INFORMATION.

ZONE 2 PLANTING SCHEDULE:
(NORMAL POOL ELEVATION TO 1 FOOT DEPTH)

CONTRACTOR TO PROVIDE A MIXTURE OF GRASS, SEDGE, AND PERENNIALS. PLANTINGS SHALL BE SPACED AT 4' O.C. THROUGHOUT ZONE 2.

SCIENTIFIC NAME	COMMON NAME	HABIT
LEERSIA ORYZOIDES	RICE CUT GRASS	GRASS
PANICUM VIRGATUM	SWITCHGRASS	GRASS
CYPERUS ODORATUS	FLAT SEDGE	SEDGE
JUNCUS EFFUSUS	SOFT RUSH	SEDGE
SCIRPUS CALIFORNICUS	GIANT BULRUSH	SEDGE
SCIRPUS VALIDUS	SOFTSTEM BULRUSH	SEDGE
SAURURUS CERNUUS	LIZARD'S TAIL	PERENNIAL
SCIRPUS AMERICANUS	THREE-SQUARE	PERENNIAL
THALIA GENICULATA	ALLIGATOR FLAG	PERENNIAL
HIBISCUS COCCINEUS	SWAMP HIBISCUS	PERENNIAL
PONTEDERIA CORDATA	PICKERELWEED	PERENNIAL

ZONE 3 PLANTING SCHEDULE:
(SHORELINE FRINGE)

CONTRACTOR TO PROVIDE A MIXTURE OF GRASS, SEDGE, AND PERENNIALS. PLANTINGS SHALL BE SPACED AT 10' O.C. THROUGHOUT ZONE 3.

SCIENTIFIC NAME	COMMON NAME	HABIT
CEPHALANTHUS OCCIDENTALIS	COMMON BUTTONBUSH	SHRUB
ILEX VERTICILLATA	WINTERBERRY	SHRUB
ILEX DECIDUA	DECIDUOUS HOLLY	SHRUB
LINDERA BENZOIN	SPICEBUSH	SHRUB

CONTRACTOR TO UTILIZE A 60 / 20 / 20 RATIO FOR GRASS / SEDGE / PERENNIAL

CONTRACTOR TO UTILIZE AT LEAST (2) SPECIES FROM AVAILABLE SCHEDULE

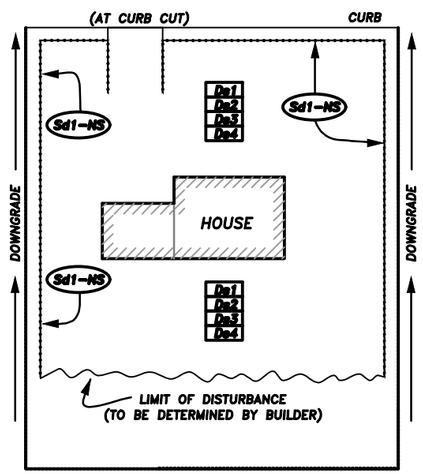
ENGINEERED SOILS MIXTURE:
THE NATIVE SOILS CANNOT SUFFICE FOR THE PLANTING MEDIA USED WITHIN THE BIORETENTION AREA PLANTING BEDS. THEN AN ENGINEERED SOIL MIX SHOULD BE PROVIDED THAT MEETS THE FOLLOWING SPECIFICATIONS:

TEXTURE: SANDY LOAM OR LOAMY SAND
SAND CONTENT: SOILS SHOULD CONTAIN 25%-60% COARSE, WASHED SAND
TOPSOIL CONTENT: SOILS SHOULD CONTAIN 20%-30% TOPSOIL
ORGANIC CONTENT: SOILS SHOULD CONTAIN 10%-25% ORGANIC MATTER
CLAY: SOILS SHOULD CONTAIN LESS THAN 15%

INFILTRATION RATE: SOILS SHOULD HAVE AN INFILTRATION RATE OF AT LEAST 0.50 INCHES PER HOUR (UNIFORM ASTHOUGH INFILTRATION RATE OF BETWEEN 2 AND 6 INCHES IS PREFERRED
PHOSPHORUS (MEHLICH): SOILS SHOULD HAVE A P-INDEX OF LESS THAN 30.
EXCHANGE CAPACITY (CEC): SOILS SHOULD HAVE A CEC THAT EXCEEDS 10 MILLIEQUIVALENTS (MEQ) PER 100 GRAMS OF DRY WEIGHT
PH: SOILS SHOULD HAVE A PH OF 6-8

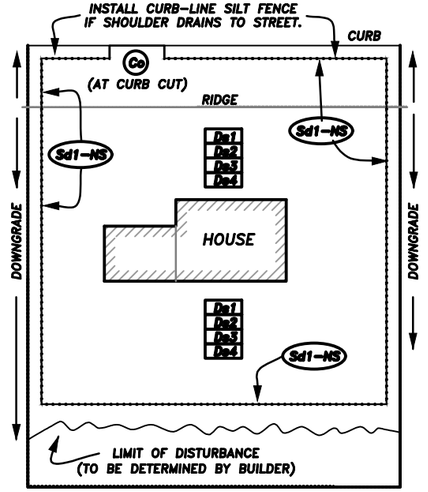
COOK | BIORETENTION SCHEMATIC + PLANTINGS (WITHOUT UNDERDRAIN)

SLOPE TOWARD FRONT



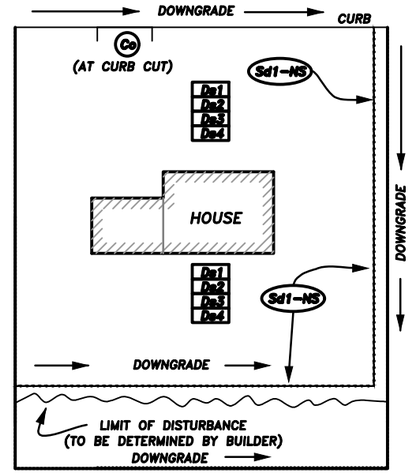
COOK | EROSION CONTROL RESIDENTIAL LOTS (TYPICAL)

SLOPE TOWARD REAR



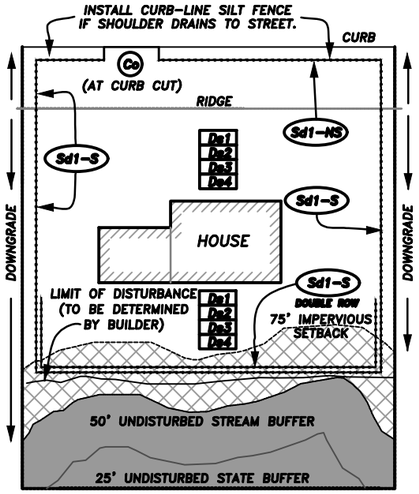
COOK | EROSION CONTROL RESIDENTIAL LOTS (TYPICAL)

SLOPE TOWARD SIDE & REAR



COOK | EROSION CONTROL RESIDENTIAL LOTS (TYPICAL)

LOTS ADJACENT TO STREAM AND STATE BUFFERS



COOK | EROSION CONTROL RESIDENTIAL LOTS (TYPICAL)

GENERAL NOTES FOR BUILDING LOT DETAILS

1. THE SECONDARY PERMITTEE IS RESPONSIBLE TO COORDINATE BEST MANAGEMENT PRACTICES (BMPS) FOR THE INDIVIDUAL LOT WITH THE REQUIREMENTS LISTED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN (ES&PCP OR PLAN). THE SECONDARY PERMITTEE BMPS WILL SUPPORT AND COMPLEMENT THE OVERALL ES&PCP OBJECTIVES.
2. THE SECONDARY PERMITTEE IS RESPONSIBLE TO IMPLEMENT THE APPLICABLE SECTIONS OF THE ES&PCP INCLUDING DETAILS, AND PROVISIONS FOR WASTE MATERIALS, POLLUTANTS, AND BMP MAINTENANCE.
3. THE SECONDARY PERMITTEE ACKNOWLEDGES RECEIPT OF THE APPLICABLE SECTIONS OF THE ES&PCP BY SIGNING THE ATTACHED FORM.
4. THE SECONDARY PERMITTEE SHALL MAKE MODIFICATIONS IMMEDIATELY AND NOTIFY THE PRIMARY PERMITTEE WITHIN 24 HOURS OF ANY DESIGN DEFICIENCIES, OR SIGNIFICANT CHANGES, THAT AFFECT IMPLEMENTATION OF THE PRIMARY ES&PCP.
5. THE SECONDARY PERMITTEE SHALL, IF NOTIFIED OF PLAN DEFICIENCIES BY THE GEORGIA EPD, NOTIFY THE PRIMARY PERMITTEE WITHIN 24 HOURS OF THE DEFICIENCIES.
6. THE SECONDARY PERMITTEE WILL PERFORM INSPECTION AND MAINTENANCE ACTIVITIES AS DESCRIBED IN THE PRIMARY PERMITTEE ES&PCP NOTES.
7. THE BMPS SHOWN ON THIS PLAN MAY REQUIRE MODIFICATION IF CONSTRUCTION ACTIVITIES MODIFY THE OVERALL FLOW PATTERN ON THE BUILDING LOT. THE SECONDARY PERMITTEE MAY NEED TO PROVIDE ADDITIONAL BMPS IF CONSTRUCTION ACTIVITIES CREATE THE POTENTIAL FOR CONCENTRATED STORMWATER FLOW NOT ANTICIPATED BY THIS PLAN.
8. CONSTRUCTION ACTIVITIES ARE NOT AUTHORIZED WITHIN ANY DESIGNATED BUFFER AT STATE OR FEDERAL WATERS.
9. THE SECONDARY PERMITTEE SHALL SELECT THE APPROPRIATE LOT DETAIL BASED ON THE DRAINAGE PATTERN OF EACH INDIVIDUAL LOT. ADJUSTMENTS FOR LOT-SPECIFIC CONDITIONS SHALL BE MADE IF NEEDED.
10. THE SECONDARY PERMITTEE SHALL PHASE IMPLEMENTATION OF THE BMPS TO MATCH CONSTRUCTION ACTIVITIES PRIOR TO INITIATING LAND-DISTURBING ACTIVITIES. BMPS SHALL BE MODIFIED TO ACCOUNT FOR CHANGES IN SITE CONDITIONS, SUCH AS PAVING OF DRIVEWAYS, ETC., SHOWN ON THE RESPECTIVE DETAILS.
11. USE TWO ROWS OF TYPE C SILT FENCE (SD1-C) ALONG STATE WATER BUFFERS AND OPEN CHANNEL DRAINAGE EASEMENTS.
12. AT SECONDARY PERMITTEE'S OPTION, STAKED AND ENTRENCHED HAY BALES (SD1-HB) MAY BE USED IN PLACE OF A SILT FENCE.

COOK | EROSION CONTROL RESIDENTIAL LOTS (TYPICAL)

GENERAL NOTES FOR BUILDING LOT DETAILS (CONTINUED)

13. SILT FENCE SHALL BE PLACED TO FILTER STORMWATER RUNOFF CONSISTENT WITH THE FOLLOWING CRITERIA. THE MAXIMUM SLOPE LENGTH BEHIND A SILT FENCE SHALL NOT EXCEED THE VALUES SHOWN IN THE TABLE BELOW. THE DRAINAGE AREA SHALL NOT EXCEED 1/4 ACRE FOR EVERY 100 FEET OF SILT FENCE.

LAND SLOPE (PERCENT)	MAXIMUM SLOPE LENGTH BEHIND SILT FENCE (FEET)
LESS THAN 2	100
2 TO 5	75
5 TO 10	50
10 TO 20	25
GREATER THAN 20*	15
* IN AREAS WHERE THE SLOPE IS GREATER THAN 20 PERCENT, A FLAT AREA LENGTH OF 10 FEET BETWEEN THE TOE OF THE SLOPE TO THE FENCE SHOULD BE PROVIDED.	

14. ANY OTHER BMP AFFECTED BY THE SECONDARY PERMITTEE'S CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR CLEANED BY THE SECONDARY PERMITTEE AS SOON AS PRACTICAL.
15. IT IS RECOMMENDED THE BUILDER REAPPLY TEMPORARY STABILIZATION (DS1) TO ANY RECENTLY DISTURBED AREA ON A REGULAR BASIS. DS1 SHALL BE APPLIED BY THE 14TH DAY CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE.
16. CLEAN STREETS OF SIGNIFICANT MUD THAT CREATE A HAZARD TO THE PUBLIC OR THAT CAN ENTER A STORMWATER CONVEYANCE SYSTEM.
17. UTILITY CONTRACTORS SHALL RESTORE OR REPLACE DAMAGED SILT FENCE OR HAY BALES, OR OTHER BMPS, BEFORE LEAVING THE SITE DAILY. UTILITY CONTRACTORS SHALL APPLY DS1 ON ANY SECTION AS SOON AS CONSTRUCTION ACTIVITIES ARE COMPLETED.

COOK | EROSION CONTROL RESIDENTIAL LOTS (TYPICAL)

COOK
3120 FRONTAGE ROAD
GAINESVILLE, GEORGIA 30504
(678) 207-1509
www.thecookandcompany.com

PREPARED FOR:
HARDY LAND PARTNERS, LLC
3120 FRONTAGE RD.
GAINESVILLE, GA 30504
CONTACT:
GEOFF COOK
(678) 207-1509

PROJECT NAME:
HARDY ROAD

TASK:
HYDROLOGY / EROSION CONTROL DETAILS

GEORGIA REGISTERED No. 36163 PROFESSIONAL ENGINEER C. LUKE PRESSLEY

G.S.W.C.C. LEVEL II CERTIFIED DESIGN PROFESSIONAL
No. 0000013059
CONTACT:
C. LUKE PRESSLEY, P.E.
(678) 267-7153
luke@thecookandcompany.com

SHEET
4 of 4

JWW DESIGN	AS SHOWN SCALE
1/31/22 DATE	21-012 PROJECT No.

APPENDIX A

HYDROLOGIC CALCULATIONS

WEIGHTED CURVE NUMBER CALCULATION

Pre-Developed Basin #1

(Reference Table 3.1.5-1 of the Georgia Stormwater Manual, 2016 Edition)

Project:	21-012 Hardy Road Subdivision
Location:	Hall County, GA
Calculated By:	JWW
Date:	1/31/2022
Drainage Basin:	Pre-Developed Basin #1

	DESCRIPTION	AREA	CURVE NUMBER	
	ONSITE - Wood/Forrest (Good Cover)	11.8 AC.	55	
	OFFSITE - Wood/Forrest (Thin Stand)	6.5 AC.	60	
	OFFSITE - Streets and Roads (Includes Right-of-Way)	3.0 AC.	89	
	OFFSITE - Low Density Residential (1 to 2 Acres Avg. Lot Size)	7.5 AC.	67	
	Total Onsite	**11.80 AC.**	**55.0**	
	Total Offsite	**17.02 AC.**	**68.2**	
	Total Area:	**28.82 AC.**		
	Weighted Curve Number Calculated:	62.8		
	Weighted Curve Number Used:	**62.8**		

TIME OF CONCENTRATION CALCULATION

Average Lot for BMP Sizing

(Reference the Georgia Stormwater Management Manual, 2016 Edition)

Project:	21-012 Hardy Road Subdivision
Location:	Hall County, GA
Calculated By:	JWW
Date:	1/31/2022
Description:	Average Lot for BMP Sizing

Upland Flow				Sub Total
	Surface Description:	Grass		
	Flow Length (<300 Feet):	100 feet		
	Land Slope:	0.030 ft/ft		
	Manning's Roughness n:	0.01		
	Surface Type:	Woods		
	Travel Time (t):	1.0 minutes		1.0 minutes

Shallow Concentrated Flow				
	Surface Description	Woods		
	Flow Length	457 feet		
	Watercourse Slope:	0.046 ft/ft		
	Average Velocity:	3.46 ft/s	Equation 3.1.9	
	Travel Time (t):	2.2 minutes		2.2 minutes

Main Drainage Channel				
	Surface Description:	Ditch		
	Channel Slope:	0.060 ft/ft		
	Flow Length:	1009 feet		
	Average velocity:	2.50 ft/s		
	Travel Time (t)	6.7 minutes		6.7 minutes

Time of Concentration	**=**	9.9 minutes	**USE 10.0 Minutes 0.17 Hours**

WEIGHTED CURVE NUMBER CALCULATION

Average Lot for BMP Sizing

(Reference Table 3.1.5-1 of the Georgia Stormwater Manual, 2016 Edition)

Project:	21-012 Hardy Road Subdivision
Location:	Hall County, GA
Calculated By:	JWW
Date:	1/31/2022
Description:	Average Lot for BMP Sizing

	DESCRIPTION	AREA	CURVE NUMBER
	ONSITE Impervious (Driveways, Buildings, Patios, Etc.)	0.30 AC.	98
	ONSITE Disturbed Pervious (Lawns, Landscaped Areas, Etc.)	0.50 AC.	61
	ONSITE Wood/Forrest (Thin Stand)	0.25 AC.	60
	Total Onsite	**1.05 AC.**	**71.3**
	Weighted Curve Number Used:	**71.5**	

APPENDIX B

STORMWATER QUALITY

PERFORMANCE REVIEW FORMS

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool
Version 2.2

General Information

Name of Developer:	Hardy Land Partners	**Date Submitted:**	1.31.22
Development Name:	Hardy Road Subdivision	**Permit Number:**	
Site Location / Address:	Nancy Creek Road & Hardy Road	**Developer Contact:**	
		Phone Number:	
		Name of Engineer(s):	John Worsley
Development Type:	Low Density Residential	**Maintenance Responsibility:**	Homeowner

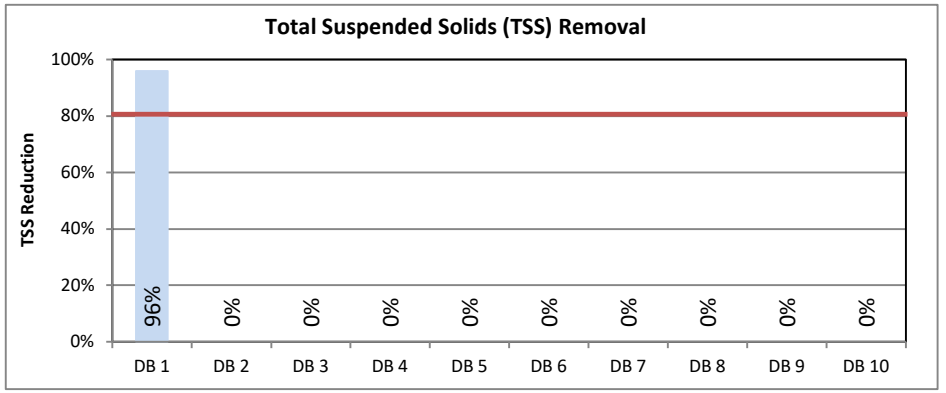
Site Summary

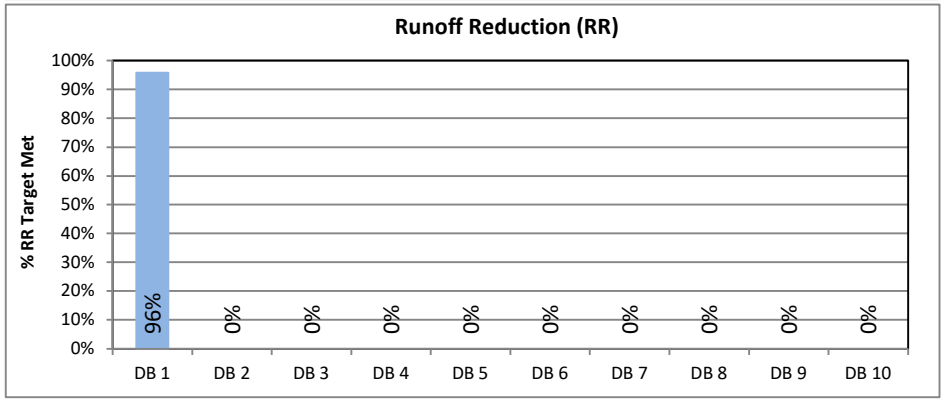
Total Pre-Development Area (ac):	**11.80**
Total Post-Development Area (ac):	**1.05**
Total Treated Area (ac):	**0.80**
Total Untreated Area (ac):	**0.25**

		I (ac)	P (ac)	CA (ac)
BMPs - Average Lot	**DB 1**	0.30	0.75	0.00
Drainage Basin 2	**DB 2**	0.00	0.00	0.00
Drainage Basin 3	**DB 3**	0.00	0.00	0.00
Drainage Basin 4	**DB 4**	0.00	0.00	0.00
Drainage Basin 5	**DB 5**	0.00	0.00	0.00
Drainage Basin 6	**DB 6**	0.00	0.00	0.00
Drainage Basin 7	**DB 7**	0.00	0.00	0.00
Drainage Basin 8	**DB 8**	0.00	0.00	0.00
Drainage Basin 9	**DB 9**	0.00	0.00	0.00
Drainage Basin 10	**DB 10**	0.00	0.00	0.00
	TOTAL	**0.30**	**0.75**	**0.00**

I = Impervious Area, P = Pervious Area, CA = Conservation Area

Target Runoff Reduction Volume Achieved?	**No**
Target TSS Removal Achieved?	**Yes**
Total Target Runoff Reduction Volume (cf)	1,171
Runoff Reduction Volume Achieved (cf)	1,122
Total Target Water Quality Volume (cf)	1,405
% TSS Removal Achieved	96%





Official Use Only

Tracking #:		**Conditions of Approval:**	
Reviewed By:			
Date Approved:			

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: Hardy Road Subdivision
Drainage Basin Name: BMPs - Average Lot

data input cells
calculation cells
constant values

Site Data

Indicate Pre-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG* A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Woods - Fair Condition		36	11.80	60		73		79	11.80	100%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		11.80		0.00		0.00		11.80	100%

*HSG = hydrologic soil group

Impervious (ac)	0.00
Weighted CN	60
Potential Max Soil Retention, S_{pre} (in)	6.67

Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Impervious		98	0.30	98		98		98	0.30	29%
Open space - Fair condition (grass cover 50% to 75%)		49	0.50	69		79		84	0.50	48%
Woods - Fair Condition		36	0.25	60		73		79	0.25	24%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		1.05		0.00		0.00		1.05	100%

Impervious (ac)	0.30
Rv	0.31
Weighted CN	75
Potential Max Soil Retention, S_{post} (in)	3.31

Conservation Area Credits

Scenario 1: Natural Conservation Area **See the GSMM Volume 2, Section 2.3.3.3 for more information.*

☐ Check the box if a portion of the post-developed area is protected by a conservation easement or equivalent form of protection.

Area (ac) of development protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 1 box above is checked

Scenario 2: Site Reforestation/Revegetation **See the GSMM Volume 2, Section 4.22 for more information.*

☐ Check the box if a portion of the post-developed area employs site reforestation/revegetation and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development reforested/revegetated and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 2 box above is checked

Scenario 3: Soil Restoration **See the GSMM Volume 2, Section 4.23 for more information.*

☐ Check the box if a portion of the post-developed area employs soil restoration and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development with restored soils and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 3 box above is checked

Scenario 4: Site Reforestation/Revegetation & Soil Restoration **See the GSMM Volume 2, Section 4.22 and 4.23 for more information.*

☐ Check the box if the same portion of the post-developed area employs site reforestation/revegetation and soil restoration, and is protected by a conservation easement or equivalent form of protection.

Area (ac) with restored soils in a reforested & revegetated area and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 4 box above is checked

Total Conservation Area Credit (acres) **0.00**

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: Hardy Road Subdivision
Drainage Basin Name: BMPs - Average Lot

data input cells
calculation cells
constant values

Water Quality Goals

Target Runoff Reduction Storm (in): 1.00

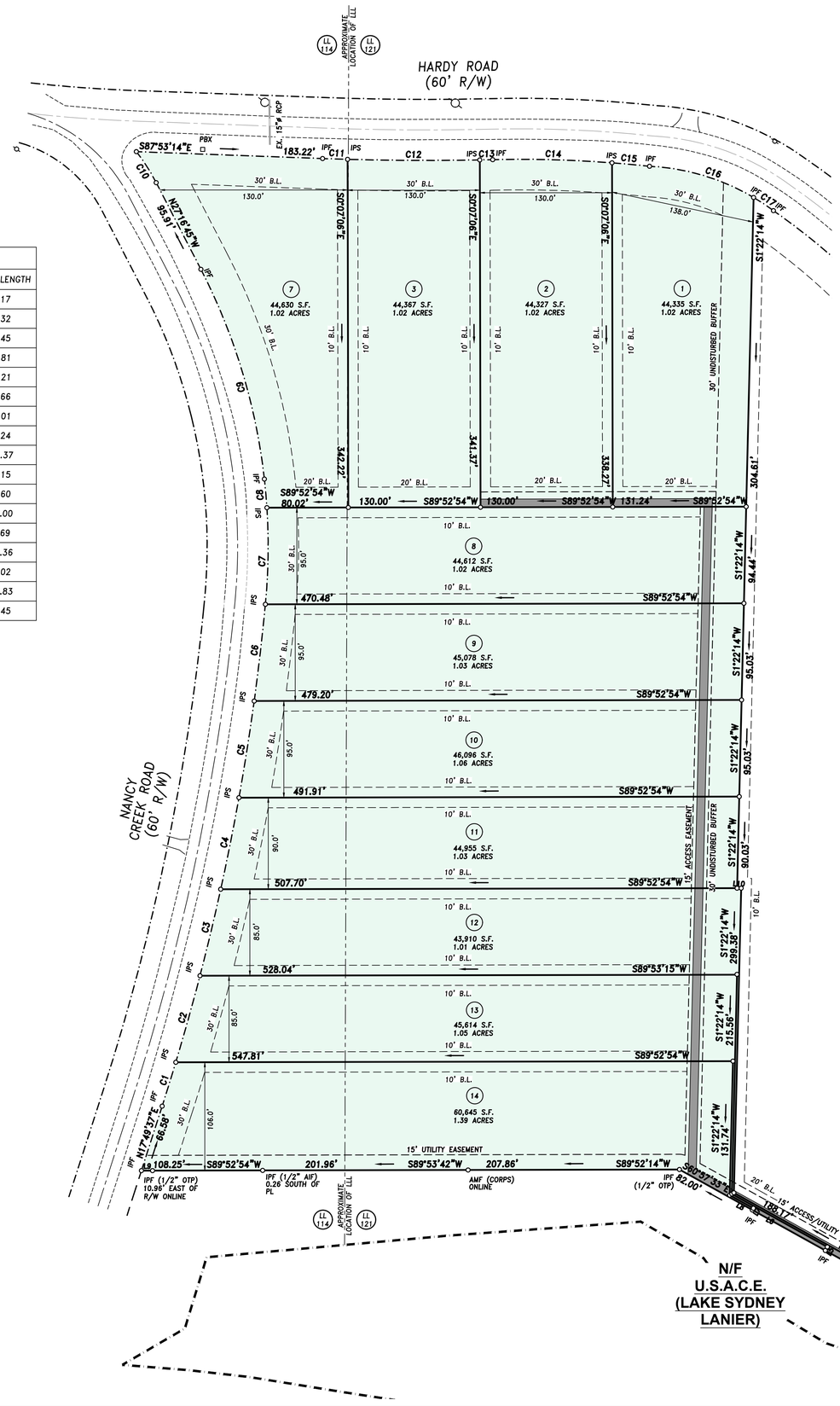
Total Site Area for Water Quality Volume (acres)	1.05
Target Runoff Reduction Volume (cf)	1,171
Target Water Quality Volume (cf)	1,405

Select BMPs for Runoff Reduction and Water Quality

		Area Draining to Each BMP			Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations						WQ Calculations	
		On-site Pervious Area (acres)	On-site Impervious Area (acres)	Offsite Area (acres)				RR Volume from Direct Drainage (cf)	RR Volume from Upstream Practices (cf)	Total RR Volume Received by BMP (cf)	Runoff Reduction %	RR Achieved (cf)	Remaining RR Volume (cf)	WQ_v from Direct Drainage (cf)	Effective TSS Removal %
BMP 1	Downspout Disconnect (A & B hydrologic soils)		0.02			66	BMP 2	66	0	66	50%	33	33	79	80%
BMP 2	Bioretention Basin (w/o underdrain)	0.25	0.14		1,000			511	33	544	100%	544	0	613	100%
BMP 3	Downspout Disconnect (A & B hydrologic soils)		0.02			69	BMP 4	69	0	69	50%	34	34	83	80%
BMP 4	Enhanced Dry Swale (w/o underdrain)	0.25	0.13		511			476	34	511	100%	511	0	572	100%
BMP 5	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 6	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 7	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 8	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 9	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 10	Select a BMP…							0	0	0	N/A	0	0	0	N/A
	TOTAL	0.50	0.30	0.00				1,122				1,122		1,346	
	UNTREATED AREA (acres)	0.25	0.00												

Target Runoff Reduction Volume (cf)	1,171
Target Achieved?	No
Remaining Runoff Reduction Volume (cf)	49

Target Water Quality Volume (cf)	1,405
% TSS Removal Achieved	96%
Target Achieved?	Yes!
Remaining TSS Removal %	0%



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	45.17	2331.85	1.11	N17° 16' 20"E	45.17
C2	88.32	2331.85	2.17	N15° 37' 56"E	88.32
C3	87.45	2331.85	2.15	N13° 28' 22"E	87.45
C4	91.81	2331.85	2.26	N11° 16' 13"E	91.81
C5	96.21	2331.85	2.36	N8° 57' 37"E	96.21
C6	95.66	2331.85	2.35	N6° 36' 11"E	95.66
C7	95.12	594.52	9.17	N0° 53' 47"E	95.01
C8	28.24	594.52	2.72	N5° 02' 51"W	28.24
C9	216.57	594.52	20.87	N16° 50' 38"W	215.37
C10	36.20	193.09	10.74	N32° 39' 02"W	36.15
C11	24.60	2761.79	0.51	S88° 08' 31"E	24.60
C12	130.01	2761.79	2.70	S89° 44' 45"E	130.00
C13	12.69	1169.41	0.62	S88° 46' 26"W	12.69
C14	117.41	1169.41	5.75	N88° 28' 54"W	117.36
C15	37.02	1169.41	1.81	N84° 41' 54"W	37.02
C16	107.89	222.16	27.82	N73° 20' 04"W	106.83
C17	23.46	222.22	6.05	N56° 23' 50"W	23.45

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	32.97	S60° 54' 19.70"E
L2	18.72	S61° 03' 12.05"E
L3	30.31	S60° 57' 32.50"E
L4	6.00	S29° 02' 27.50"W
L5	4.00	S29° 02' 27.50"W
L6	107.38	S60° 57' 32.50"E
L7	2.00	S29° 02' 27.50"W
L8	26.59	S60° 57' 32.50"E
L9	10.96	N89° 51' 05.24"E
L10	4.00	S88° 37' 45.59"E

PROPOSED LOT WIDTHS (AS SHOWN)	
LOT	LOT WIDTH (L.F.)
1	138.0'
2	130.0'
3	130.0'
7	130.0'
8	95.0'
9	95.0'
10	95.0'
11	90.0'
12	85.0'
13	85.0'
14	106.0'

GRID NORTH
GA WEST ZONE

LEGEND

IPS	=	IRON PIN SET (1/2" REBAR)
IPF	=	IRON PIN FOUND
CMF	=	CONCRETE MONUMENT FOUND
OTP	=	OPEN TOP PIPE
BM	=	BENCHMARK
TBM	=	TEMPORARY BENCHMARK
CTP	=	CRIMP TOP PIPE
LLL	=	LAND LOT LINE
N/F	=	NOW OR FORMERLY
℄	=	PROPERTY LINE
℄	=	BUILDING LINE
GMD	=	GEORGIA MILITIA DISTRICT
PB/PG	=	PLAT BOOK/PAGE
DB/PG	=	DEED BOOK/PAGE
℄	=	CENTERLINE
R/W	=	RIGHT-OF-WAY
S.S.E.	=	SANITARY SEWER EASEMENT
D.E.	=	DRAINAGE EASEMENT
B.E.	=	BUFFER EASEMENT
U.E.	=	UTILITY EASEMENTS
Ⓜ MH	=	MANHOLE
CB	=	CATCH BASIN
JB	=	JUNCTION BOX
HW	=	HEADWALL
DI	=	DROP INLET
PP	=	POWER/UTILITY POLE
FH	=	FIRE HYDRANT
GV	=	WATER VALVE
INV.	=	INVERT ELEVATION
STA.	=	STATION
B/C	=	BACK OF CURB
EP	=	EDGE OF PAVEMENT
SS	=	SANITARY SEWER LINE
	=	STORM SEWER PIPE
W	=	WATER LINE
ELEV.	=	ELEVATION
CMP	=	CORRUGATED METAL PIPE
RCP	=	REINFORCED CONCRETE PIPE
DIP	=	DUCTILE IRON PIPE
PVC	=	POLYVINYLCHLORIDE PIPE
910	=	EXISTING CONTOUR ELEVATION
P	=	OVERHEAD POWER
T	=	OVERHEAD TELEPHONE
x x	=	FENCE LINE
	=	BRANCH/CREEK/STREAM CENTERLINE
T.B.R.	=	TO BE REMOVED

GENERAL NOTES:

EXISTING ZONING REQUIREMENTS (R-I):		HARDY ROAD SUBDIVISION (AS SHOWN):	
FRONT YARD =	30'	FRONT YARD =	30'
REAR YARD =	20'	REAR YARD =	20'
SIDE YARD =	10'	SIDE YARD =	10'
MIN. LOT SIZE =	35,000 S.F.	MIN. LOT SIZE =	43,560 S.F.
MIN. LOT WIDTH =	75'	MIN. LOT WIDTH =	85'

GEORGIA811
Utilities Protection Center, Inc
Know what's below.
Call before you dig.

GRAPHIC SCALE: 1" = 60'
0' 30' 60' 120' 240'

COOK
3120 FRONTAGE ROAD
GAINESVILLE, GA 30504
(678) 207-1509
www.thecookandcompany.com
P.E.F. #007243

PREPARED FOR:

HARDY LAND PARTNERS, LLC
3120 FRONTAGE RD.
GAINESVILLE, GA 30504
CONTACT:
GEOFF COOK
(678) 207-1509

PROJECT NAME:

HARDY ROAD SUBDIVISION

TASK:
FINAL PLAT

PROJECT INFORMATION:

HARDY ROAD
Project Name

21-012
Project Number

HARDY ROAD & NANCY CREEK ROAD
Project Address

114 & 121
Land Lot No.(s)

District
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA
County, State

PLAN REVISION

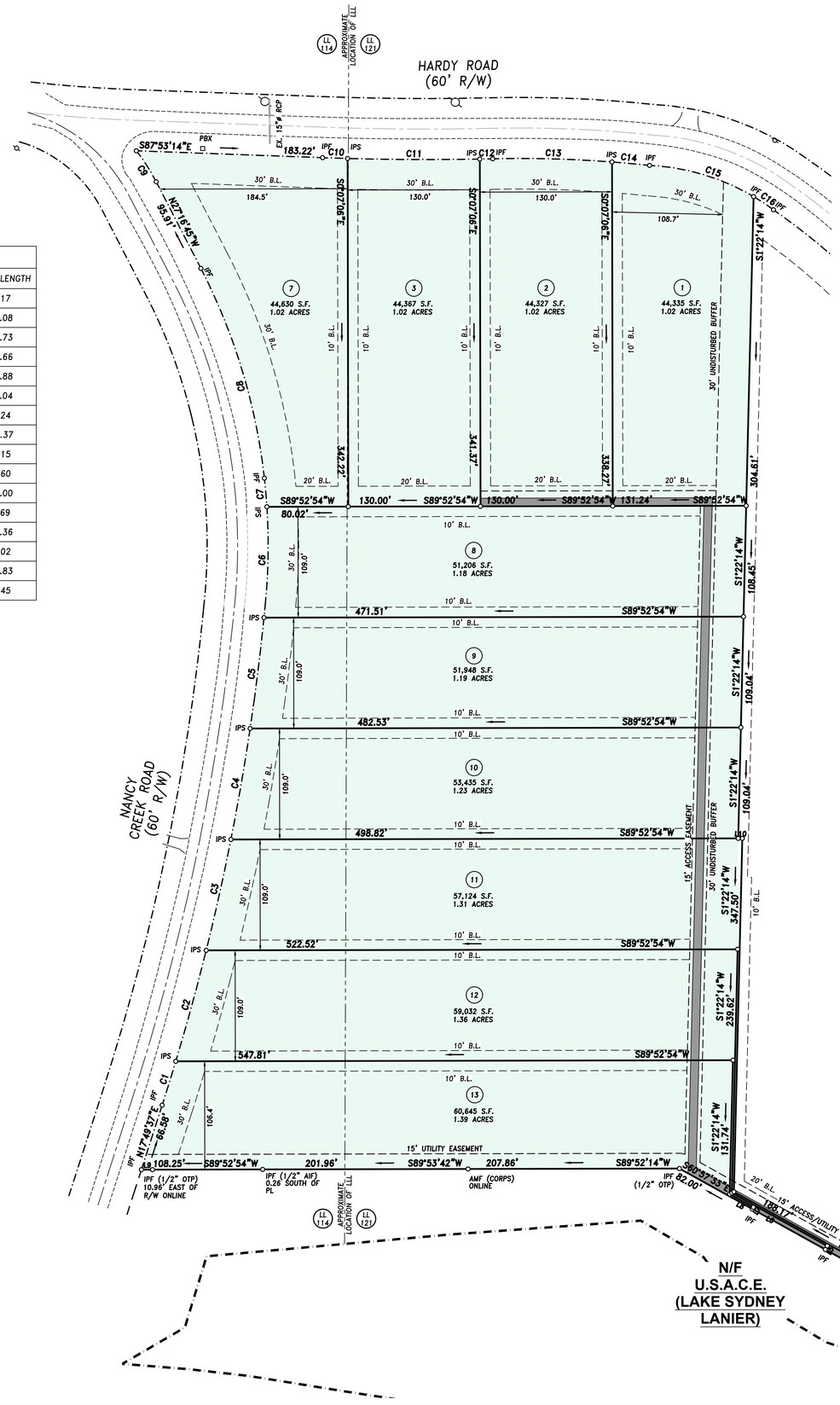
No.	DATE	DESCRIPTION
1		
2		
3		
4		

G.S.W.C.C. LEVEL II CERTIFIED
DESIGN PROFESSIONAL
No. 0000013059

CONTACT:
C. LUKE PRESSLEY, P.E.
(678) 267-7153
luke@thecookandcompany.com

SHEET
1 of 1

JWW DESIGN	AS SHOWN SCALE
3/29/22 DATE	21-012 PROJECT No.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	45.17	2331.85	1.11	N17° 16' 20"E	45.17
C2	113.10	2331.85	2.78	N15° 19' 40"E	113.08
C3	111.74	2331.85	2.75	N12° 33' 56"E	111.73
C4	110.68	2331.85	2.72	N9° 49' 59"E	110.66
C5	109.89	2331.85	2.70	N7° 07' 25"E	109.88
C6	109.19	610.87	10.24	N1° 30' 10"E	109.04
C7	28.24	594.52	2.72	N5° 02' 51"W	28.24
C8	216.57	594.52	20.87	N16° 50' 38"W	215.37
C9	36.20	193.09	10.74	N32° 39' 02"W	36.15
C10	24.60	2761.79	0.51	S88° 08' 31"E	24.60
C11	130.01	2761.79	2.70	S89° 44' 45"E	130.00
C12	12.69	1169.41	0.62	S88° 46' 26"W	12.69
C13	117.41	1169.41	5.75	N88° 28' 54"W	117.36
C14	37.02	1169.41	1.81	N84° 41' 54"W	37.02
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L8	26.59	S60° 57' 32.50"E
L9	10.96	S89° 51' 05.24"W
L10	4.00	S89° 52' 54.32"W

GRID NORTH
GA WEST ZONE

LEGEND

IPS	=	IRON PIN SET (1/2" REBAR)
IPF	=	IRON PIN FOUND
CMF	=	CONCRETE MONUMENT FOUND
OTP	=	OPEN TOP PIPE
BM	=	BENCHMARK
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B.E.	=	BUFFER EASEMENT
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T.B.R.	=	TO BE REMOVED

GENERAL NOTES:

EXISTING ZONING REQUIREMENTS (R-I):		HARDY ROAD SUBDIVISION (AS SHOWN):	
FRONT YARD =	30'	FRONT YARD =	30'
REAR YARD =	20'	REAR YARD =	20'
SIDE YARD =	10'	SIDE YARD =	10'
MIN. LOT SIZE =	35,000 S.F.	MIN. LOT SIZE =	43,560 S.F.
MIN. LOT WIDTH =	75'	MIN. LOT WIDTH =	106'

GRAPHIC SCALE: 1" = 60'
0' 30' 60' 120' 240'

GEORGIA811
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PREPARED FOR:

HARDY LAND PARTNERS, LLC
3120 FRONTAGE RD.
GAINESVILLE, GA 30504
CONTACT:
GEOFF COOK
(678) 207-1509

PROJECT NAME:

HARDY ROAD SUBDIVISION

TASK:
FINAL PLAT

PROJECT INFORMATION:

HARDY ROAD	Project Name
21-012	Project Number
HARDY ROAD & NANCY CREEK ROAD	Project Address
114 & 121	Land Lot No.(s)
CITY OF GAINESVILLE HALL COUNTY, GEORGIA	District
	County, State

PLAN REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

G.S.W.C.C. LEVEL II CERTIFIED
DESIGN PROFESSIONAL
No. 0000013059

CONTACT:
C. LUKE PRESSLEY, P.E.
(678) 267-7153
luke@thecookandcompany.com

SHEET
1 of 1

JWW DESIGN	AS SHOWN SCALE
2/14/22 DATE	21-012 PROJECT No.

HARDY ROAD
(60' R/W)

APPROXIMATE LOCATION OF LLL

LL 114

LL 121

EX. 15"Ø RCP

PBX

IPF

IPS

30' FRONT S/B

10' SIDE S/B

LOT 1
62,055 SF

LOT 2
50,706 SF

LOT 3
47,584 SF

LOT 4
46,170 SF

LOT 5
46,295 SF

LOT 6
47,259 SF

LOT 7
48,647 SF

LOT 8
50,462 SF

LOT 9
52,715 SF

LOT 10
56,112 SF

LOT 11
217,030 SF

LOT 12
178,821 SF

TOTAL TRACT
20.75 AC

30' ACCESS EASEMENT

30' UNDISTURBED BUFFER

15' UTILITY EASEMENT

20' REAR S/B

NANCY CREEK
ROAD (60'
R/W)

IPF (1/2" OTP)
10.96' EAST OF
R/W ONLINE

IPF (1/2" AIF)
0.26' SOUTH OF PL

AMF (CORPS) ONLINE

IPF
(1/2" OTP)

AMF (CORPS)
ONLINE

N/F
LASTER SKY PORTER

MAXIMUM POOL
1085

NORMAL POOL
1071

PACOLET
5-18%

STARR
5-15%

RION
18-25%

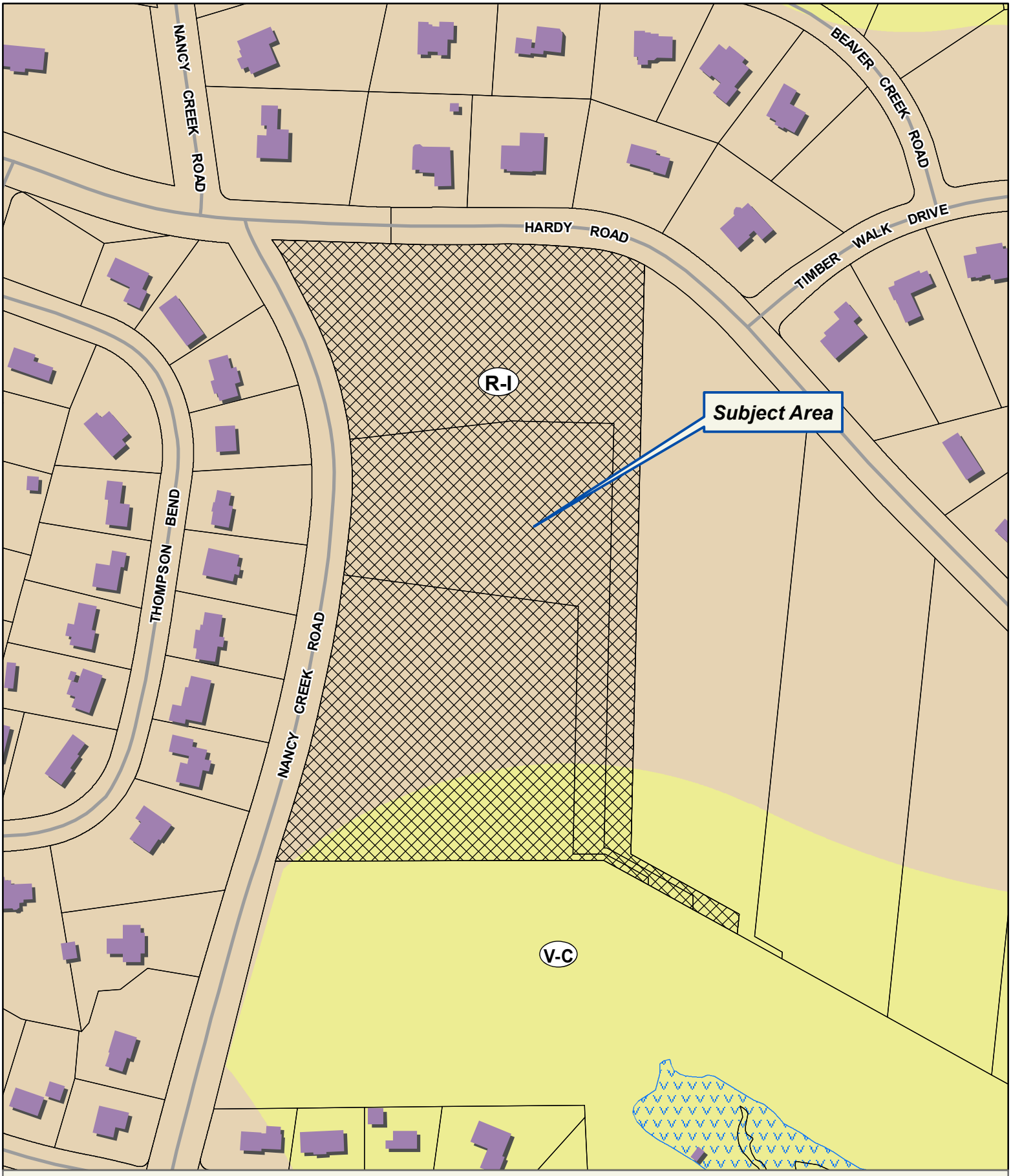
MADISON
5-15%

CECIL
5-18%


HARDY ROAD
(60' R/W)
APPROXIMATE LOCATION OF LL
LL 114
LL 121
EX. 15" RCP
PBX
IPF
IPS
30' FRONT S/B
10' SIDE S/B
30' ACCESS EASEMENT
20' REAR S/B
LOT 1
57,668 SF
LOT 2
44,564 SF
LOT 3
41,559 SF
LOT 4
40,183 SF
LOT 5
38,937 SF
LOT 32
37,416 SF
LOT 33
36,565 SF
LOT 8
37,752 SF
LOT 9
39,950 SF
LOT 10
42,582 SF
LOT 11
52,840 SF
LOT 12
58,458 SF
LOT 13
40,703 SF
LOT 14
53,458 SF
LOT 15
53,270 SF
LOT 16
38,191 SF
LOT 17
36,332 SF
LOT 18
37,753 SF
LOT 19
51,755 SF
LOT 20
53,921 SF
TOTAL TRACT
20.75 AC
NANCY CREEK ROAD (60' R/W)
IPF (1/2" OTP)
10.96' EAST OF
R/W ONLINE
IPF (1/2" AIF)
0.26' SOUTH OF PL
AMF (CORPS) ONLINE
IPF (1/2" OTP)
UTILITY EASEMENT
N/F
LASTER SKY PORTER
MAXIMUM POOL
1085
NORMAL POOL
1071
PACOLET
STARR
RION
MADISON
CECIL



Applicant: COOK COMMUNITIES
Tax Parcel #: 10121 000015, 000015A, & 000015B
Location: 3710 HARDY ROAD, 3428, & 3416 NANCY CREEK ROAD, GAINESVILLE, GA 30506
Commission District 2 **PC Mtg. Date:** 04/04/2022

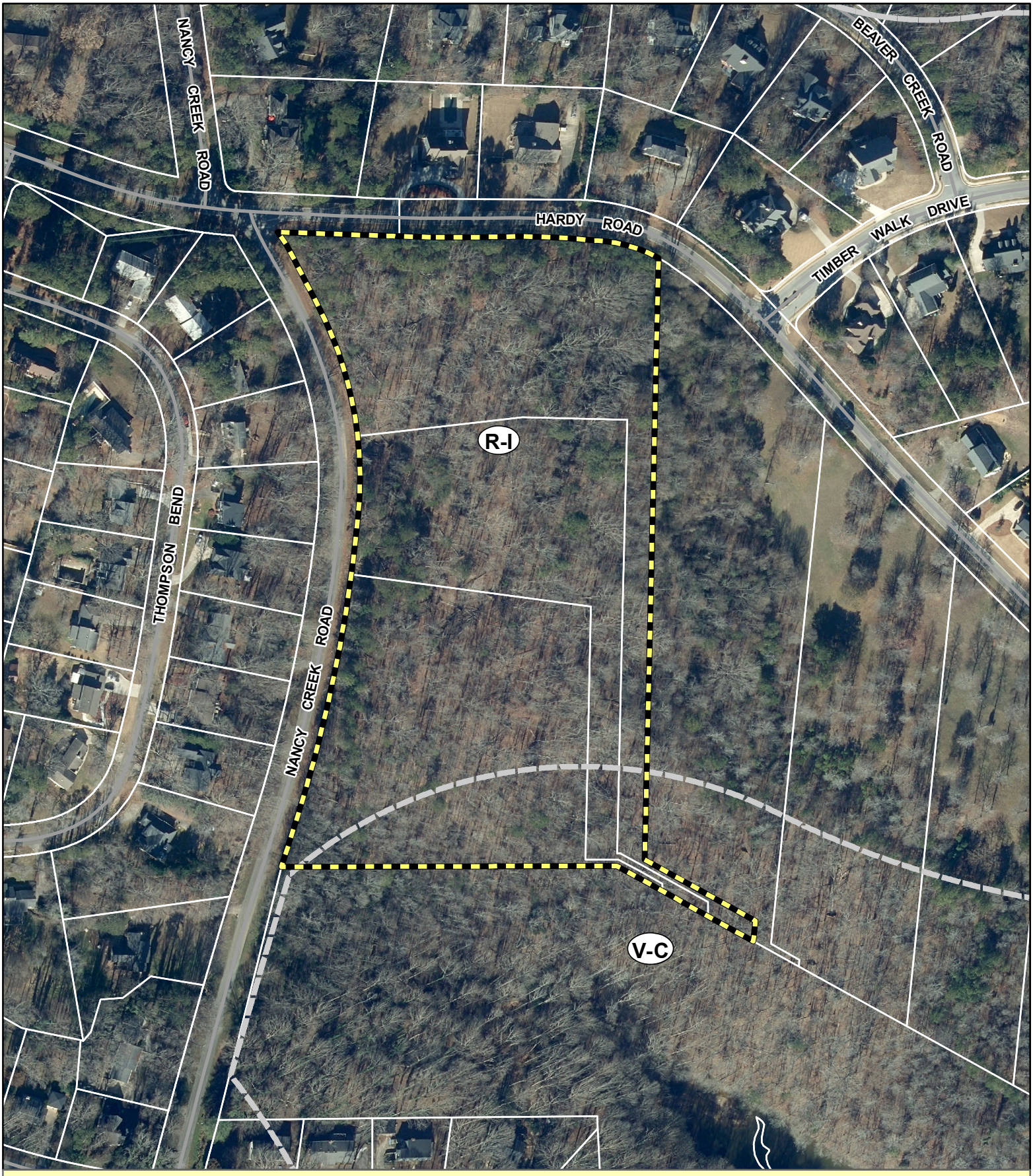


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Commission District 2 **PC Mtg. Date:** 04/04/2022

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: COOK COMMUNITIES
Tax Parcel #: 10121 000015, 000015A, & 000015B
Location: 3710 HARDY ROAD, 3428, & 3416 NANCY CREEK ROAD, GAINESVILLE, GA 30506
Commission District 2 **PC Mtg. Date:** 04/04/2022

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area

N

eFiled and eRecorded
DATE: 09/28/2021
TIME: 4:58 PM
DEED BOOK: 8944
PAGE: 107 - 108
FILING FEES: $25.00
TRANSFER TAX: $1,850.00
PARTICIPANT ID: 0419150030
PT61: 069-2021-009714
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

210980RT
Russell C Petersen, LLC
P.O. Box 6499
Gainesville, GA 30504

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE made **September 27th, 2021**, between **INDEVCO DEVELOPMENT LLC**, as party or parties of the first part, hereinunder called Grantor, and **HARDY LAND PARTNERS, LLC**, 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).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable consideration 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, the following described property, together with all improvements located thereon, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 by, through and under the above named grantor.

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
My Commission Expires:
(NOTARY SEAL)

INDEVCO DEVELOPMENT LLC

By: _____ (Seal)
BENNY R. SIMS, SOLE MEMBER

By: _____ (Seal)

RUSSELL PETERSEN
Notary Public, Georgia
Hall County
My Commission Expires
March 11, 2022

210980RT
Russell C Petersen, LLC
P.O. Box 6499
Gainesville, GA 30504

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

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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
My Commission Expires:
(NOTARY SEAL)

INDEVCO DEVELOPMENT LLC

By:_____(Seal)
BENNY R. SIMS, SOLE MEMBER

By:_____(Seal)

STATE OF GEORGIA NOTARY PUBLIC
RUSSELL PETERSEN
Notary Public, Georgia
Hall County
My Commission Expires
March 11, 2022

210980RT

Exhibit "A"

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOTS 114 AND 121 OF THE 10TH LAND DISTRICT OF HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DEPICTED AS TRACTS 1, 2, 3, 4 AND 5 ON THAT PLAT OF SURVEY ENTITLED "DIVISION OF PARENT TRACT FOR INDEVCO DEVELOPMENT, LLC," PREPARED BY RICHARD E. MILLARD, GEORGIA REGISTERED LAND SURVEYOR NO. 6044 OF ROCHESTER AND ASSOCIATES, INC., DATED JANUARY 30, 2019 AND RECORDED AT PLAT BOOK 877, PAGES 77-78 OF THE HALL COUNTY, GEORGIA PLAT RECORDS. SAID PLAT BEING INCORPORATED HEREIN BY REFERENCED THERETO.



Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, March 10, 2022 2:33 PM
To: Srikanth Yamala (Public Works); Anael Dominguez (Planning); Kevin McOmber (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 4.4.22

Please find Environmental Health comments below:

Item 1, 3418 Cagle Road, Panchal: Must meet all Environmental Health residential septic system permitting requirements.

Item 2, 6210 Dahlonega Hwy, Ava Hospitality: Must meet all Environmental Health Tourist Accommodation permitting requirements.

Item 3, 3710 Hardy/3428/3416 Nancy Creek, Cook Communities: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 4, 603 Atlanta Hwy, Loyd: No comment. Public sewer.

Item 5, 2978 Athens Hwy, G&G Fabricators: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, existing septic system evaluation, or septic system installation/modification may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 6, 4670 Union Church Road, Ridgeline: No comment. Public sewer.

Item 7, 5205 Winder Hwy, United Logistics: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, existing septic system evaluation, or septic system installation/modification may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Emily McGahee
Hall County Environmental Health
Hall County Government Center – 3rd Floor
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504

(770) 531-3973
(770) 531-6767 (fax)

http://dph.georgia.gov/environmental-health (State Website)
http://www.phdistrict2.org/HallCounty.htm (District Website)
http://www.hallcounty.org/devserv/environmental.asp (County Website & Forms)

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Tuesday, March 15, 2022 6:10 PM
To: Anael Dominguez (Planning); Srikanth Yamala (Public Works)
Cc: Peevy, Jonathan; Dykes, Jason
Subject: RE: Tentative Planning Agenda for April 4, 2022

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see GDOT responses in red below

Parker Niebauer
D1TO Traffic Operations Supervisor

GDOT Georgia Department of Transportation

District 1 Division of Field Services
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8275 office
770.519.3223 cell

From: Anael Dominguez (Planning) <adominguez@hallcounty.org>
Sent: Thursday, March 10, 2022 9:09 AM
To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Daniel.C.Barnes@usace.army.mil; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; jeremy.wills@gainesville.org; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Lamar Carver (Building Inspection) <lcarver@hallcounty.org>; matt.cox@hallco.org; Mike Little (Parks and Leisure) <mlittle@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; nswafford@gainesville.org; pam.cravero@hallco.org; rich@flowerybranchga.org; Scott Puckett <spuckett@hallcounty.org>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Srikanth Yamala (Public Works) <syamala@hallcounty.org>; troy.s.cain@usace.army.mil; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Wanda Moreno (Engineering) <wmoreno@hallcounty.org>; will.schofield@hallco.org
Subject: Tentative Planning Agenda for April 4, 2022

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, April 4th, 2022** Hall County Planning Commission Meeting.

Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, March 17th.** Email comments to Srikanth (syamala@hallcounty.org) and Ana (adominguez@hallcounty.org).

Thank you!

CALL TO ORDER

APPROVAL OF MINUTES – March 21, 2022

NEW BUSINESS

1. Application of Prathamesh Panchal for a front yard setback variance from 30 feet to 15 feet and a right side yard setback variance from 10 feet to 5 feet on a 0.49± acre tract located on the south side of Cagle Road approximately 391 feet from its intersection with Ridge Drive; a.k.a. 3418 Cagle Road; Zoned R-I; Tax Parcel 09106A002014. Proposed use: construct a single family residence. * Commission District 3.

   None

2. Application of Ava Hospitality LLC for a use subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonega Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonega Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. ** Commission District 3.

   GDOT Coordination Required

3. Application of Cook Communities for a use subject to County Commission approval on a 11.64± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710 Hardy Road and 3428, 3416 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B. Proposed use: subdivide property into eleven (11) lots. ** Commission District 2.

   None

4. Application of Greg Loyd for a use subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. ** Commission District 4.

   GDOT Coordination Required

5. Application of G & G Fabricators LLC to rezone from Suburban Shopping (S-S) to Light Industrial (I-I) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial – welding shop. ** Commission District 3.

   GDOT Coordination Required (Access preferred from Baker Rd)

6. Application of Ridgeline Land Planning, Inc. to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 50.75± acre tract located on the east side of Union Church Road approximately 166 feet from its intersection with Steeple Chase Lane; a.k.a. 4670 Union Church Road; Zoned AR-III; Tax Parcel 15043 000001. Proposed Use: single family detached subdivision. ** Commission District 1.

   Do you have any existing/projected counts for the intersection of SR 53 and Union Church Rd?

7. Application of United Logistics to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with

Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. ** Commission District 1.

GDOT Coordination Required

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within five working days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Wednesday, May 11, 2022 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Wednesday, May 11, 2022. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Ana Dominguez
Clerk to the Planning Commission
Hall County Government
Tel: 770-531-6810
adominguez@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
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Hall County Government
PUBLIC WORKS AND UTILITIES

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GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

INTERIM DIRECTOR
Bill Nash, P.E.

To: Srikanth Yamala, Interim Director of Planning and Zoning

From: Bill Nash, P.E., Interim Director of Public Works and Utilities

Date: March 16, 2022

Subject: April 4, 2022 Hall County Planning Commission Agenda

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Please be advised that our office has reviewed the Hall County Planning Commission agenda for the *April 4, 2022* meeting. Upon review, we provide the following comments:

1. Application of Prathamesh Panchal for a front yard setback variance from 30 feet to 15 feet and a right side yard setback variance from 10 feet to 5 feet on a 0.49± acre tract located on the south side of Cagle Road approximately 391 feet from its intersection with Ridge Drive; a.k.a. 3418 Cagle Road; Zoned R-I; Tax Parcel 09106A002014. Proposed use: construct a single-family residence. * Commission District 3.

a) Engineering: Show stream buffers and impervious setback from wrested vegetation, not centerline of creek. No mention of wanting a variance for 75' impervious.
b) Traffic: No Traffic Comments
c) Utilities: Provide design for Creek Crossing.

2. Application of Ava Hospitality LLC for a use subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonega Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonega Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. ** Commission District 3.

a) Engineering: N/A
b) Traffic: No Traffic Comments
c) Utilities: No Comments

3. Application of Cook Communities for a use subject to County Commission approval on a 11.64± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710 Hardy Road and 3428, 3416 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B. Proposed use: subdivide property into eleven (11) lots. ** Commission District 2.

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Must submit Engineering plans for grading and stormwater, etc… Site plan should include all original lots (6) for storm water purposes.
b) Traffic: Recommend internal roadway providing lot access or common access drives.
c) Utilities: No Comments

4. Application of Greg Loyd for a use subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. ** Commission District 4.

a) Engineering: N/A
b) Traffic: No Traffic Comments
c) Utilities: No Comments

5. Application of G & G Fabricators LLC to rezone from Suburban Shopping (S-S) to Light Industrial (I-I) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial – welding shop. ** Commission District 3.

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
b) Traffic: No Traffic Comments
c) Utilities: No Comments

6. Application of Ridgeline Land Planning, Inc. to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 50.75± acre tract located on the east side of Union Church Road approximately 166 feet from its intersection with Steeple Chase Lane; a.k.a. 4670 Union Church Road; Zoned AR-III; Tax Parcel 15043 000001. Proposed Use: single family detached subdivision. ** Commission District 1.

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not centerline of creek.
b) Traffic: Was a traffic study completed for this proposal? Both left and right turn lanes will be required. Proposed entrance does not appear to meet offset spacing requirements with Steeple Chase Lane. Secondary access off Union Church Road should be a gated emergency access only.
c) Utilities: The property falls within the Hall County Sewer Service Area; however, the property is not presently served by any sewer outfall lines, and the development will require connection to sanitary sewer based on the density. The applicant shall provide availability letter prior to rezoning.

7. Application of United Logistics to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. ** Commission District 1.

a) Engineering: Show flood. The sight may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffers and impervious setback from wrested vegetation, not centerline of stream.
b) Traffic: Access permit will be through the Georgia Department of Transportation.
c) Utilities: Hall County service district.

Print

Planning Commission Comments - April 4, 2022 - Submission #52273

Date Submitted: 4/3/2022

Comments completed in the form below will be submitted into the record for the April 4, 2022 meeting of the Hall County Planning Commission.

First Name*

Bruce

Last Name*

Beckham

Address1*

3732 Beaver Creek Rd

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

3. Application of Cook Communities

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

We would very much prefer this land to be left undeveloped as green space. The area off Nancy Creek Road has become increasingly congested in the last few years as more undeveloped land has been cleared for construction. The result has been an increase in traffic on narrow, poorly maintained roads. Previously quiet neighborhoods now have a steady hum of traffic as more trees have been lost and North Hall becomes more like South Hall. More development in the area will certainly not improve the quality of life. The county should consider purchasing tracts of land such as this for recreation e.g. a simple walking trail.

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Print

Planning Commission Comments - April 4, 2022 - Submission #52277

Date Submitted: 4/3/2022

Comments completed in the form below will be submitted into the record for the April 4, 2022 meeting of the Hall County Planning Commission.

First Name*

Constance

Last Name*

Beckham

Address1*

3732 Beaver Creek Road

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

3. Application of Cook Communities

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Dear Members of the Planning Commission,

I am a long-time homeowner living in the area that will be impacted by this proposed re-zoning. Please DO NOT allow this property to be re-zoned. The proposed re-zoning will create an increase in traffic on the roads. These roads are used by many pedestrians for daily walking. An increase in traffic can create a hazard for the pedestrians on these narrow roads. There will also be an increase in noise pollution if this land is allowed to be developed. This re-zoning will also allow the destruction of local wildlife habitat.

I urge you to disapprove the proposed re-zoning. I know that my opinions are shared by my neighbors. Thank you for your continued service and support of our communities.

Best regards,

Constance C. Beckham

Please write your comments in the box above.



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AGENDA ITEM

Planning and Development

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 243/2022

SUBJECT: Application of Highlands Residential, LLC to amend conditions of a Planned Commercial Development (PCD) on a 5.77± acre tract located on the north side of Thompsons Mill Road approximately 1,049 feet from its intersection with Napa Ridge Road; a.k.a. 5596, 5608, 5614, and 0 Thompsons Mills Road; Zoned PCD; Tax Parcel 15041 000020, 000013, 000056, and 000191. Proposed use: 152 unit senior living facility. Commission District 1.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: RD

Recommendation:

Approved, with conditions: 1. All conditions of zoning from the January 9, 2020 approval shall remain. 1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval. 2. Development shall not exceed 152 residential units. 3. Development shall not exceed 150,000 square feet of heated floor space. 4. All development shall conform with Â§17.420 Gateway Corridors Overlay District (GCOD). 5. All conditions of zoning shall be made a part of any plat of the property. 6. The community shall be an age-restricted community in compliance with the Housing For Older Persons Act of 1995 ("HOPA"). All households shall have one leaseholder who is fifty-five (55) years of age of older ("Qualifying Occupant"), except for certain permitted exceptions (the "Permitted Exceptions"), provided that this change in occupancy does not violate HOPA. Permitted Exceptions are limited to: 1. Death, separation, incapacitation of the Qualifying Occupant; 2. In the case of no more than 5% of the units, the household requires the features of mobility accessibility of the units. Other than as allowed by Permitted Exceptions for those requiring the features of mobility accessibility, no units shall be occupied by an person under the age of fifty (50) years old, provided however that the household may have younger visitors not to exceed 14 days in any calendar year. In all cases, any exemptions required by HUD, FHA, or other governmental agencies to the age-restricted policy of the community will apply. 2. Access to the property will be permitted to the unnamed county road between Thompsons Mill Road and State Highway 347 to be constructed by the Applicant, at the Applicants expense, as shown on the site plan submitted as part of this application. 3. The unnamed county road shall be constructed to Hall County standards and approved by the BOC.

Purpose of Request: **History:**

Application of Highlands Residential, LLC to amend conditions of a Planned Commercial Development (PCD) on a 5.77± acre tract located on the north side of Thompsons Mill Road approximately 1,049 feet from its intersection with Napa Ridge Road; a.k.a. 5596, 5608, 5614, and 0 Thompsons Mills Road; Zoned PCD; Tax Parcel 15041 000020, 000013, 000056, and 000191. Proposed use: 152 unit senior living facility. Commission District 1.

Facts and Issues: **Options:**

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
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
AD	RD	TS	WG

Attorney	Administration	Clerk
WLI	LJ	JR

Attachments:
Board Memo
Recommendation Report
Application
Narrative
Site Plan
Maps
Environmental Health Comments
GDOT Comments
Public Works Comments
Notice Sign Photos

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DIRECTOR
Randi Doveton

Hall County Government
PLANNING & DEVELOPMENT

To: Richard Higgins, Chairman
Kathy Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: May 4, 2022

Subject: Application of Highlands Residential, LLC to amend conditions of a Planned Commercial Development (PCD) on a 5.77± acre tract located on the north side of Thompsons Mill Road approximately 1,049 feet from its intersection with Napa Ridge Road; a.k.a. 5596, 5608, 5614, and 0 Thompsons Mills Road; Zoned PCD; Tax Parcel 15041 000020, 000013, 000056, and 000191. Proposed use: 152 unit senior living facility. Commission District 1.

Application of Highlands Residential, LLC to amend conditions of a Planned Commercial Development (PCD) on a 5.77± acre tract located on the north side of Thompsons Mill Road approximately 1,049 feet from its intersection with Napa Ridge Road; a.k.a. 5596, 5608, 5614, and 0 Thompsons Mills Road; Zoned PCD; Tax Parcel 15041 000020, 000013, 000056, and 000191. Proposed use: 152 unit senior living facility. Commission District 1.

At their April 18, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-0) of this request with the following three (3) conditions:

1. All conditions of zoning from the January 9, 2020 approval shall remain.
    1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval.
    2. Development shall not exceed 152 residential units.
    3. Development shall not exceed 150,000 square feet of heated floor space.
    4. All development shall conform with §17.420 Gateway Corridors Overlay District (GCOD).
    5. All conditions of zoning shall be made a part of any plat of the property.
    6. The community shall be an age-restricted community in compliance with the Housing For Older Persons Act of 1995 (“HOPA”). All households shall have one leaseholder who is fifty-five (55) years of age of older (“Qualifying Occupant”), except for certain permitted exceptions (the “Permitted Exceptions”), provided that this change in occupancy does not violate HOPA. Permitted Exceptions are limited to:

1. Death, separation, incapacitation of the Qualifying Occupant;
2. In the case of no more than 5% of the units, the household requires the features of mobility accessibility of the units. Other than as allowed by Permitted Exceptions for those requiring the features of mobility accessibility, no units shall be occupied by an person under the age of fifty (50) years old, provided however that the household may have younger visitors not to exceed 14 days in any calendar year.
   In all cases, any exemptions required by HUD, FHA, or other governmental agencies to the age-restricted policy of the community will apply.

2. Access to the property will be permitted to the unnamed county road between Thompsons Mill Road and State Highway 347 to be constructed by the Applicant, at the Applicants expense, as shown on the site plan submitted as part of this application.
3. The unnamed county road shall be constructed to Hall County standards and approved by the BOC.

There was zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and zero (0) people spoke during the public hearing on April 18, 2022.

There have been no changes to the request since the Planning Commission took action.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant	Highlands Residential, LLC
Request	Amend conditions of a Planned Commercial Development (PCD)
Proposed Use	152 unit senior living facility
Size	5.77± acres
Zoning	PCD
Location	On the north side of Thompsons Mill Road approximately 1049 feet from its intersection with Napa Ridge Road; a.k.a. 5596, 5608, 5614, and 0 Thompsons Mill Road; Tax Parcel 15041 000020, 000013, 000056, and 000191
Commission District	One
Planning Commission Date	April 18, 2022
Staff Recommendation	**Approval, with conditions**

Planning Commission Recommendation – Approval, with conditions
Vote: 4-0 (Varner absent)

Conditions:

1. *All conditions of zoning from the January 9, 2020 approval shall remain.*
    1. *The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval.*
    2. *Development shall not exceed 152 residential units.*
    3. *Development shall not exceed 150,000 square feet of heated floor space.*
    4. *All development shall conform with §17.420 Gateway Corridors Overlay District (GCOD).*
    5. *All conditions of zoning shall be made a part of any plat of the property.*
    6. *The community shall be an age-restricted community in compliance with the Housing For Older Persons Act of 1995 ("HOPA"). All households shall have one leaseholder who is fifty-five (55) years of age of older ("Qualifying Occupant"), except for certain permitted exceptions (the "Permitted Exceptions"), provided that this change in occupancy does not violate HOPA. Permitted Exceptions are limited to:*
        1. *Death, separation, incapacitation of the Qualifying Occupant;*

2. *In the case of no more than 5% of the units, the household requires the features of mobility accessibility of the units.*

Other than as allowed by Permitted Exceptions for those requiring the features of mobility accessibility, no units shall be occupied by an person under the age of fifty (50) years old, provided however that the household may have younger visitors not to exceed 14 days in any calendar year.

In all cases, any exemptions required by HUD, FHA, or other governmental agencies to the age-restricted policy of the community will apply.

2. *Access to the property will be permitted to the unnamed county road between Thompsons Mill Road and State Highway 347 to be constructed by the Applicant, at the Applicants expense, as shown on the site plan submitted as part of this application.*
3. *The unnamed county road shall be constructed to Hall County standards and approved by the BOC.*

Applicant Proposal

The applicant is requesting to amend one condition of a rezoning request approved on January 9, 2020 for a 152 unit senior living facility. Condition one of the approval stated that "The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval." Originally, no connection had been proposed onto Friendship Road from the development, so the narrative included the following sentence: "Access to the property will be on Thompsons Mill Road rather than State Highway 347."

Since the rezoning approval, it was found that residents of the area currently utilize an informal connection on a parcel adjacent to this property, to connect between Thompsons Mill Road and Friendship Road (SR 347).

Upon learning this, the applicant met with the Georgia Department of Transportation (GDOT) and Hall County Engineering to discuss formalizing the connection by developing a road between Friendship Road and Thompsons Mill Road. The applicant and GDOT will both donate necessary right of way and the applicant will be paying for construction of the new road. The road will be designated for "right in and right out" access only.

In order to do this, the applicant has requested to add the following condition, "Access to the property will be on an unnamed road between Thompsons Mill Road and State Highway 347 to be constructed by Applicant as shown on the attached site plan."

History and Existing Land Uses

The subject property consists of four tracts totaling approximately 5.77± acres which are zoned Planned Commercial Development (PCD). The parcels were rezoned to PCD in January of 2020 for the purpose of constructing a senior living facility. Since the rezoning approval the property was issued a land disturbance permit in August 2021 for site development.

The property has frontage on both Thompsons Mill Road and Friendship Road. The adjacent properties to the east and west are zoned AR-IV; the property to the west is developed with a church and the parcel to the east is developed with a single-family residence. Across Thompsons

Mill Road is Del Webb Chateau Elan subdivision, which is within the town limits of Braselton. The property across Friendship Road is zoned AR-IV and is developed with a single-family residence.

Comprehensive Plan Land Use Designation

The subject area falls within the "Revitalization Corridor" future land use designation. Revitalization Corridors often link activity centers and neighborhoods. This corridor is characterized by retail activities, office-based employment, civic uses, and single-family residential developments. Low-impact industrial or higher density residential is appropriate where the same is found on adjacent properties.

The subject parcel also falls within the Gateway Corridors Overlay District (GCOD) and is supplemental to the underlying zoning district classifications. The GCOD governs non-residential property development standards.

The request is consistent with the Comprehensive Plan.

Development Support and Constraints

Hall County Environmental Health
In an email dated March 25, 2022, Emily McGahee provided the following comment: Public sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Hall County Fire Services
The subject property is located approximately 2.1 miles from Hall County Fire Station #14 located at 7065 Dove Point Lane. The nearest fire hydrant is located in front of the property along Thompsons Mill Road.

Hall County Public Works and Utilities
In a memo dated March 31, 2022, from Bill Nash, Interim Director of Public Works and Utilities, the following comments were provided:

> Engineering
> No comment.
>
> Traffic Engineering
> The proposed new roadway does not appear to meet County road standards and, if considered, will need to be private (not County maintained). May be possible issues with the development driveway on the proposed new roadway. Any Friendship Road (SR347) access will need to be approved/permitted by GDOT. Any Thompsons Mill Road access will need to be approved/permitted by Hall County.
>
> Utilities
> No comment.

Hall County Tax Assessors
No comments provided.

Gainesville Water Resources
Public water is available from the city of Gainesville along both Thompsons Mill Road and

Friendship Road.

Braselton Sewer Service
Sewer service will be provided by the Town of Braselton.

Georgia Department of Transportation
In an email dated March 31, 2022, Parker Niebauer, District 1 Traffic Operations Supervisor for the Georgia Department of Transportation, acknowledged that this project would require GDOT coordination.

Zoning Analysis

- The proposed use is consistent with the Hall County Comprehensive Plan.
    - The proposed use of a senior living facility was approved by the Hall County Board of Commissioners in January 2020.
- The applicant had requested to amend the original approval which limited access only to Thompsons Mill Road.
- The access to the development will now be on a newly constructed road (at the applicants expense), to the west of the development, adjacent to the existing church.
    - This will formalize a connection which has been used by residents between Thompsons Mill Road and Friendship Road (SR 347).
- The applicant has indicated in their narrative that the Georgia Department of Transportation (GDOT) has approved the project.

Staff Recommendation

Staff recommends **approval** of the applicant's request with the following conditions:

1. All conditions of zoning from the January 9, 2020 approval shall remain.
    7. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval.
    8. Development shall not exceed 152 residential units.
    9. Development shall not exceed 150,000 square feet of heated floor space.
    10. All development shall conform with §17.420 Gateway Corridors Overlay District (GCOD).
    11. All conditions of zoning shall be made a part of any plat of the property.
    12. The community shall be an age-restricted community in compliance with the Housing For Older Persons Act of 1995 ("HOPA"). All households shall have one leaseholder who is fifty-five (55) years of age of older ("Qualifying Occupant"), except for certain permitted exceptions (the "Permitted Exceptions"), provided that this change in occupancy does not violate HOPA. Permitted Exceptions are limited to:
        3. Death, separation, incapacitation of the Qualifying Occupant;
        4. In the case of no more than 5% of the units, the household requires the features of mobility accessibility of the units.

Other than as allowed by Permitted Exceptions for those requiring the features of mobility accessibility, no units shall be occupied by an person under the age of fifty (50) years old, provided however that the household may have younger visitors not to exceed 14 days in any calendar year.
In all cases, any exemptions required by HUD, FHA, or other governmental agencies to the age-restricted policy of the community will apply.

13. Access to the property will be on an unnamed road between Thompsons Mill Road and State Highway 347 to be constructed by Applicant as shown on the attached site plan.

2. Access to the property will be permitted to the unnamed road between Thompsons Mill Road and State Highway 347 to be constructed by Applicant, at the Applicants expense, as shown on the site plan submitted as part of this application.

Excerpts from the minutes of the meeting of April 18, 2022

Applicant's Presentation:

David Webb, Principal Planner, presented a summary of the request.

Steve Gilliam, 340 Jesse Jewell, Gainesville, presented the request. The applicant stated that since the development was built there have been some issues with the residents using the nearby church parking lot as a cut through.

Dave Loeffel, 3200 Windy Hill Road, Atlanta, presented the request. The applicant stated that they have been working with GDOT to have a right in, right out unnamed road added to avoid cutting through the church and to ensure public safety. The applicant stated that the road would be built by the developer per Hall County standards at the developer's expense to be maintained by Hall County.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Ms. Pilcher questioned whether there would be signage indicating that there is a new road to enter the development to avoid cutting through the church. Mr. Bell stated that it might be something the church would have to do. Mr. Loeffel stated that they would work with the church if needed.

***Motion:* A motion was made by Mr. Bell and seconded by Mr. Hunt. Vote: 4-0 (Varner absent)**

Conditions:

4. *All conditions of zoning from the January 9, 2020 approval shall remain.*
    14. *The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval.*
    15. *Development shall not exceed 152 residential units.*
    16. *Development shall not exceed 150,000 square feet of heated floor space.*
    17. *All development shall conform with §17.420 Gateway Corridors Overlay District (GCOD).*

18. *All conditions of zoning shall be made a part of any plat of the property.*
19. *The community shall be an age-restricted community in compliance with the Housing For Older Persons Act of 1995 ("HOPA"). All households shall have one leaseholder who is fifty-five (55) years of age of older ("Qualifying Occupant"), except for certain permitted exceptions (the "Permitted Exceptions"), provided that this change in occupancy does not violate HOPA. Permitted Exceptions are limited to:*
    5. *Death, separation, incapacitation of the Qualifying Occupant;*
    6. *In the case of no more than 5% of the units, the household requires the features of mobility accessibility of the units.*

    Other than as allowed by Permitted Exceptions for those requiring the features of mobility accessibility, no units shall be occupied by an person under the age of fifty (50) years old, provided however that the household may have younger visitors not to exceed 14 days in any calendar year.

    In all cases, any exemptions required by HUD, FHA, or other governmental agencies to the age-restricted policy of the community will apply.

5. *Access to the property will be permitted to the unnamed county road between Thompsons Mill Road and State Highway 347 to be constructed by the Applicant, at the Applicants expense, as shown on the site plan submitted as part of this application.*
6. *The unnamed county road shall be constructed to Hall County standards and approved by the BOC.*

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 I f: 770-531-3902

RECEIVED
FEB 28 2022
Planning & Zoning Department

HALL COUNTY
GEORGIA
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ZONING APPLICATION

Applicant (Name & Mailing Address)

Highlands Residential, LLC
3200 Windy Hill Road, Suite 755
Atlanta, Georgia 30339
Phone (404) 969 - 5367
Email Address dloeffel@highlandsresidential.com

Property Owner (Name & Mailing Address)

GA Hall Unico 347, LLC
3200 Windy Hill Road, Suite 755
Atlanta, Georgia 30339
Phone (404) 969-5367
Email Address dloeffel@highlandsresidential.com Proposed

Use Senior Living Apartments

Contact Person (Name & Mailing Address)

Smith, Gilliam, Williams & Miles c/o Steven P. Gilliam
PO Box 1098
Gainesville, Georgia 30503
Phone (770) 536-3381
Email Address sgilliam@sgwmfirm.com

Status of Applicant

☒ Owner
☐ Option to Purchase
☐ Area Resident
☐ Other

Requested Action

Existing Zoning: PCD
Rezone to: PCD - Removal of Conditions
Fee:$ 550.00
Receipt #: 858962
Check #: 00027659

Tax Parcel Number See Attached
Acreage 5.587
Location Address See Attached

I hereby certify that the above information and all attached information are true and correct.

Sign _____ Date: 2/28/2022

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: 2/28/22
Taken by: Michelle
Tentative Planning Commission Date: 4/18/22
Tentative County Commission Date: 5/26/22
County Commission District: 1

Revised December 2019

ZON 2022-00018

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902

HALL COUNTY
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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) GA Hall Unico 347, LLC

Address 3200 Windy Hill Road, Suite 755

Atlanta, Georgia 30339

Phone Number (404)969 - 5367

Name of applicant(s) Highlands Residential, LLC

Address 3200 Windy Hill Road, Suite 755

Atlanta, Georgia 30339

Phone Number (404)969 - 5367

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Personally appeared before me

David K Loeffel

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Jamie M Hill
Notary Public

JAMIE M. HILL
My Commission Expires
NOTARY PUBLIC
June 29, 2024
PAULDING COUNTY, GEORGIA

2/28/2022
Date

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not_x___

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 2/28/2022

Applicant's/Owner's Name (Printed): GA Hall Unico 347, LLC, David K. Loeffel, Organizer

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA. 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE GA 30503
t: 770-531-6809 | f. 770-531-3902

HALL COUNTY
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(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 2/28/2022

Applicant's/Owner's Name (Printed): Highlands Residential, LLC., David K. Loeffel, Organizer

HIGHLANDS RESIDENTIAL, LLC. AND THOMPSONS MILL ROAD
STATE HIGHWAY 347 INDEPENDENT LIVING COMMUNITY

NARRATIVE

Applicant, Highlands Residential, LLC, a Georgia Limited Liability Company, located in Atlanta, Georgia is building an independent senior living facility located on State Highway 347 with access from Thompsons Mill Road, Braselton, Hall County, Georgia. Applicant has been the owner and developer of independent senior living facilities and other commercial real estate for thirty-eight (38) projects.

Project Description: The proposed project site is composed of four adjacent land parcels located between State Highway 347 and Thompsons Mill Road. The four parcels total 5.587 acres as shown on the survey of the property attached to the Application for Rezoning and Narrative. The entire tract is located in Clinchem District, GMD 392, Hall County, Georgia.

The property was rezoned by the Hall County Commission on January 9, 2020 with several listed conditions:

- Condition 1 provided "The development shall conform substantially with the proposed site plan and narrative modified as necessary for compliance with current development standards at time of site plan approval."

- The Narrative provided "Access to the property will be on Thompsons Mill Road rather than State Highway 347."

After the zoning approval construction began but it was found that drivers on Thompsons Mill Road were using a parking lot on Celebration Baptist Ministries, Inc. property that is contiguous to the zoned property to access State Highway 347. The properties are shown on the attached plat.

Applicant met with the Georgia Department of Transportation ("GDOT") and Hall County road engineers and a proposed unnamed road between State Route 347 and Thompsons Mill Road has been approved with Applicant and GDOT donating the right of way and Applicant paying for construction of the unnamed road. The new road is shown on the attached road improvements site plan and will provide a new access to Applicants property rather than access from Thompsons Mill Road. The unnamed road will have a "right in and right out" access on State Route 347.

Due to the statement in the prior Narrative that access will be on Thompsons Mill Road rather than State Highway 347, Applicant files this Application to remove that condition and provide in its place "Access to the property will be on an unnamed road between Thompsons Mill Road and State Highway 347 to be constructed by Applicant as shown on the attached site plan."

No Traffic Study was required at the initial rezoning, so one is not being ordered or filed with this application

Property Line Description for Highlands Residential
Thompson Mill Road Property

All that tract or parcel of land lying and being in G.M.D. 392 (Clinchem District), Hall County, Georgia, being more particularly described as follows:

Beginning at a nail set in an asphalt driveway at North 1,496,169.93, East 2,391,075.34 (Georgia State Plane Coordinates, West Zone (NAD 83)), said nail being at the intersection of the northern right-of-way margin of Thompson Mill Road (Variable right-of-way width, fka GA State Route 347) with the property line common to land now or formerly held by Georgia Department of Transportation, said point being the POINT OF BEGINNING;

Thence along the northern right-of-way margin of Thompson Mill Road (Variable right-of-way width, fka GA State Route 347) the following three (3) courses and distances:

Following a curve to the left an arc length of 322.64 feet, said curve having a radius of 1501.20 feet, and being subtended by a chord of 322.02 feet, at South 44 degrees 19 minutes 40 seconds West to a 5\8" open top pipe;
Thence South 35 degrees 57 minutes 10 seconds West 50.12 feet to a 1/2" rebar;
Thence South 35 degrees 22 minutes 20 seconds West 167.70 feet to a 1/2" rebar;

Thence leaving said right-of way margin North 56 degrees 35 minutes 46 seconds West 103.98 feet to a 1/2" rebar; Thence South 48 degrees 24 minutes 20 seconds West a distance of 39.78 feet to a 1/2" rebar;

Thence along property now or formerly held by Celebration Baptist Ministries, Inc. North 24 degrees 27 minutes 00 seconds West 505.51 feet to a point on the southern right-of-way margin of Friendship Road (aka GA State Route 347, Lanier Islands Parkway) as witnessed by a concrete right-of-way monument located 0.7 feet north of corner;

Thence along said right-of-way margin the following four (4) courses and distances:

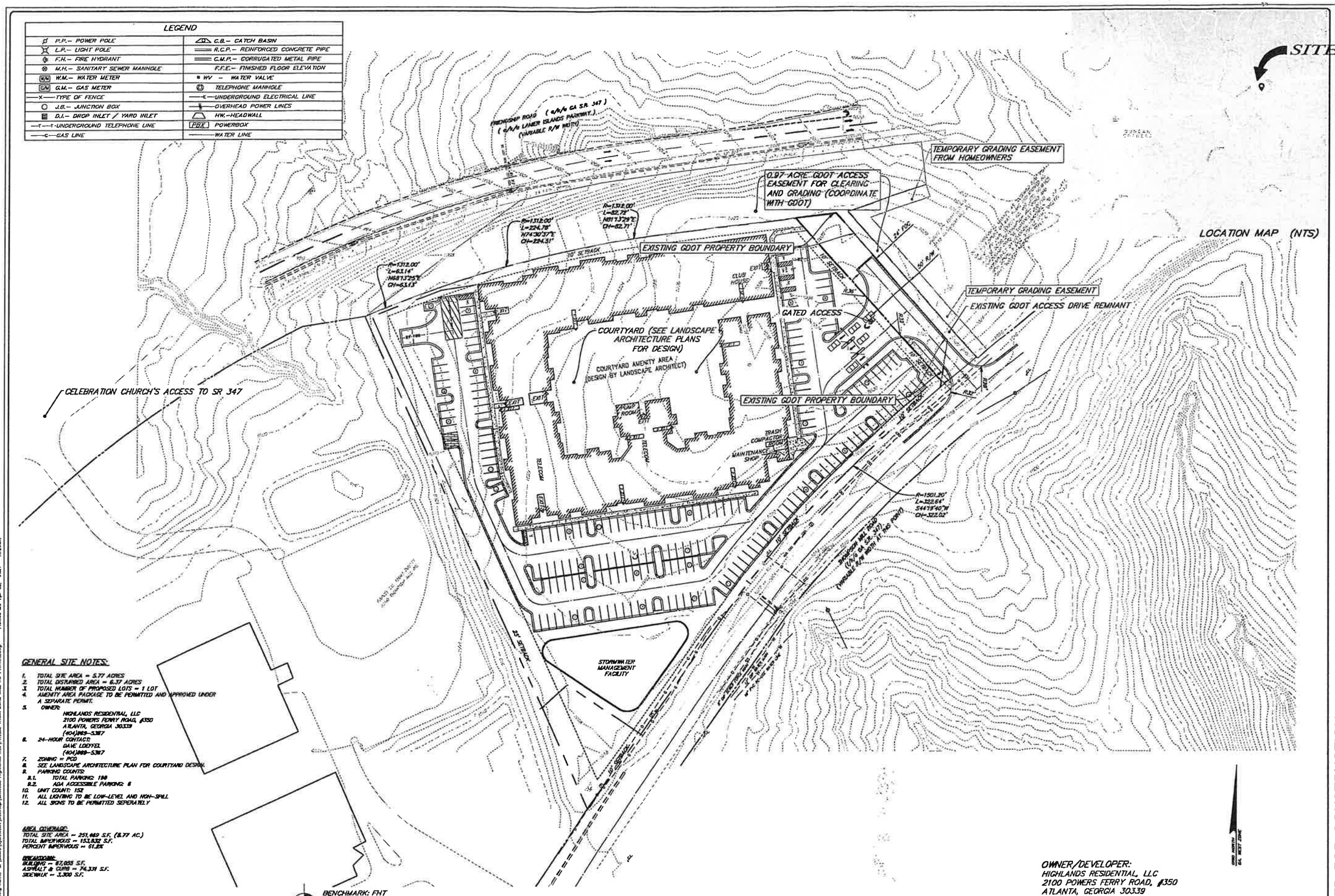
Following a curve to the right an arc length of 63.14 feet, said curve having a radius of 1312.00 feet, and being subtended by a chord of 63.13 feet, at North 68 degrees 13 minutes 25 seconds East to a 1/2" rebar set;
Thence following a curve to the right an arc length of 224.78 feet, said curve having a radius of 1312.00 feet, and being subtended by a chord of 224.51 feet, at North 74 degrees 30 minutes 37 seconds East to a 1/2" rebar set;
Thence continuing along a curve to the right an arc length of 82.72 feet, said curve having a radius of 1312.00 feet, and being subtended by a chord of 82.71 feet, at North 81 degrees 13 minutes 29 seconds East to a concrete right-of-way monument, broken.
Thence North 83 degrees 01 minutes 51 seconds East 198.48 feet to a 1/2" rebar set;

Thence leaving said right-of-way and along property now or formerly held by Georgia Department of Transportation the following two (2) courses:

South 41 degrees 42 minutes 23 seconds East 197.88 feet to a 1/2" rebar bent;
Thence South 08 degrees 15 minutes 39 seconds West 56.27 feet to a nail, said point being the ROINT OF BEGINNING.

Said tract or parcel contains 5.58 acres comprising Tract 2, Tract 3, and Tract 4 as indicated on a Boundary Retracement Survey for Highlands Residential prepared by Gaskins Surveying dated May 12, 2021.

Gaskins Surveying (LSF# 789)
558 Old Norcross Road, Suite 204
Lawrenceville, GA 30046
Phone: 770.299.1005



Gaskins
SURVEYING
ENGINEERING
PLANNING/CONSULTING
PROJECT MGMT
1266 Powder Springs Road
Marietta, Georgia 30064
Engineering Licensure No. 24680
www.gaskinsurveying.com
Phone: (770) 424-7168
Fax: (770) 424-7293
WWW.GEORGIASTATEBOARD.COM
PAUL GASKINS
REGISTERED
No. 24680
PROFESSIONAL
ENGINEER
STATE OF GEORGIA

© 2016, GASKINS SURVEYING COMPANY, INC. This drawing may be used for the express purpose of constructing the work shown for the site and owner specified for the date. Any other use of this drawing, including any reproduction or alteration of this drawing without the prior written approval of Gaskins Surveying Company, Inc. is prohibited.

CHATEAU SENIOR LIVING
APARTMENTS
1670 FRIENDSHIP ROAD
HOSCHTON, GA 30548
HALL COUNTY, GEORGIA
ZONED PCD

NOT ISSUED FOR CONSTRUCTION

REVISIONS

REV.	DATE	REVISION REFERENCE
1		
2		
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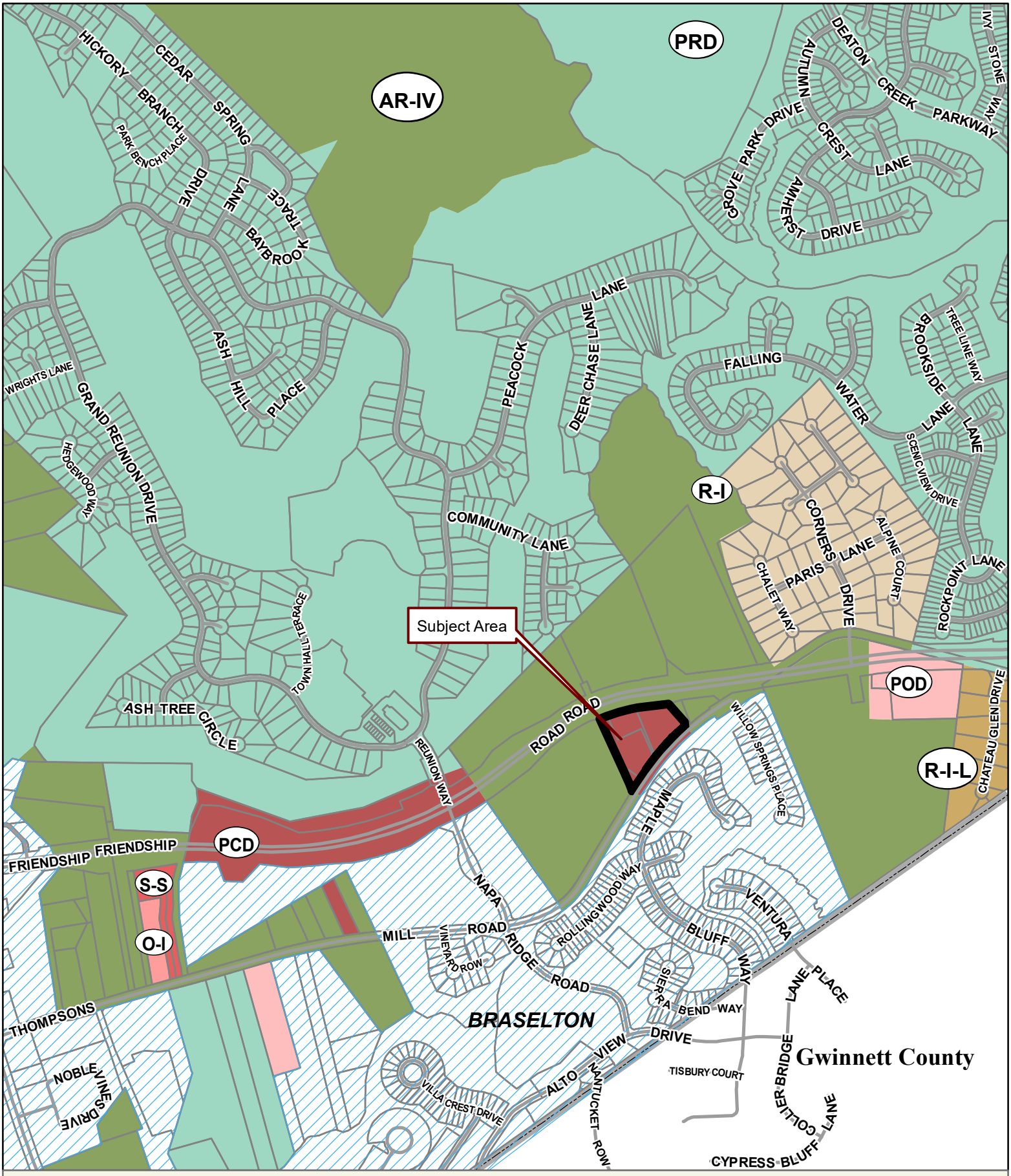
SHEET TITLE
PRELIMINARY PLAT
INTERMEDIATE PLAN

SEAL
GEORGIA REGISTERED No. 042118 PROFESSIONAL ENGINEER MICHAEL M. BARLOW
GaSWCC #69395

PROJECT I.D.	FIELD BOOK
1907033	N/A
DRAWN BY	CHECKED BY
ACC	AGJ
SCALE	ISSUE DATE
1"=50'	04/02/2021

SHEET NUMBER
2

Printed by Johnston
Drawing name: G:\Users\Johnston\Desktop\Chateau Highlands Rev\PRELIM THOMPSONS MILL RD PARTIAL.dwg
Plotted on: Apr 02, 2021 - 11:23am



Applicant: HIGHLANDS RESIDENTIAL, LLC
Tax Parcel #: 15041 000020, 000013, 000056, & 000191
Location: 5596, 5608, 5614 & 0 THOMPSONS MILL ROAD, HOSCHTON, GA 30548
Commission District 1 **PC Mtg. Date:** 04/18/2022

0 300 600 1,200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: HIGHLANDS RESIDENTIAL, LLC
Tax Parcel #: 15041 000020, 000013, 000056, & 000191
Location: 5596, 5608, 5614 & 0 THOMPSONS MILL ROAD, HOSCHTON, GA 30548
Commission District 1 **PC Mtg. Date:** 04/18/2022

0 50 100 200
Feet

Zoning Boundary
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Structure

N



Applicant: HIGHLANDS RESIDENTIAL, LLC
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Commission District 1 **PC Mtg. Date:** 04/18/2022

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area

N

Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Friday, March 25, 2022 1:59 PM
To: Srikanth Yamala (Public Works); Anael Dominguez (Planning); Kevin McOmber (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 4.18.22

Please find Environmental Health comments below:

Item 1, 3504 Coker Road, Bailey: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 2, 3024 Dale Road, Simpson: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 3, 2825 Outer Circle, Gomez: Must meet all Environmental Health residential septic system permitting requirements. Existing system evaluation will be required if using existing septic system. Level 3 Soil Evaluation will be required prior to application if existing septic system will not be used. Recorded plat required.

Item 4, 4294 Hunter Road, Bark Camp Farm: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, existing septic system evaluation, or septic system installation/modification may be required after review of business plan. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan.

Item 5, 6527 Lakeshore Drive, Perkins: Must meet all Environmental Health residential septic system permitting requirements.

Item 6, 5596/5608/5614/0 Thompson Mills Road, Highlands Residential: Public sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 7, 3654 Thompson Bridge Road, Barrett: Public Sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 8, 3596 Meadow Lane, Brown: No comment. Public Sewer.

Emily McGahee
Hall County Environmental Health
Hall County Government Center – 3rd Floor
2875 Browns Bridge Road

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, March 31, 2022 8:50 PM
To: Anael Dominguez (Planning); Srikanth Yamala (Public Works)
Cc: Chavers, Veronica E; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for April 18, 2022

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see responses in red below

Thank you,

Parker Niebauer
D1TO Traffic Operations Supervisor

GDOT Georgia Department of Transportation

District 1 Division of Field Services
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8275 office
770.519.3223 cell

From: Anael Dominguez (Planning) <adominguez@hallcounty.org>
Sent: Thursday, March 24, 2022 10:25 AM
To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; 'Dan Barnes' <Daniel.C.Barnes@usace.army.mil>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; 'Jeremy Wills' <jeremy.wills@gainesville.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Lamar Carver (Building Inspection) <lcarver@hallcounty.org>; 'Matt Cox' <matt.cox@hallco.org>; Mike Little (Parks and Leisure) <mlittle@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; nswafford <nswafford@gainesville.org>; 'Pam Cravero' <pam.cravero@hallco.org>; 'Rich Atkinson' <rich@flowerybranchga.org>; Scott Puckett <spuckett@hallcounty.org>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Srikanth Yamala (Public Works) <syamala@hallcounty.org>; 'Stephen Cain' <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Wanda Moreno (Engineering) <wmoreno@hallcounty.org>; 'Will Schofield' <will.schofield@hallco.org>; Nicole Griffin <nicole.griffin@hallcounty.org>
Subject: Tentative Planning Agenda for April 18, 2022

Good morning–

Here is the Tentative Agenda and Maps for the **Monday, April 18, 2022** Hall County Planning Commission Meeting.

Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, March 31st.** Email comments to Srikanth (syamala@hallcounty.org) and Ana (adominguez@hallcounty.org).

Thank you–

CALL TO ORDER

APPROVAL OF MINUTES – April 4, 2022

OLD BUSINESS

1. Previously tabled application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 27.29± acre tract located on the west side of Coker Road approximately 171 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131. Proposed Use: 18 lot subdivision. ** Commission District 3

2. Previously tabled application of James E. and Greg S. Simpson to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 37.30± acre tract located on the north side of Dale Road at its intersection with Candler Road; a.k.a. 3024 Dale Road; Zoned AR-IV; Tax Parcel 15025 000006. Proposed Use: light industrial uses. ** Commission District 3.

NEW BUSINESS

3. Application of Juana Gomez-Garcia and Andres Gomez-Gomez for a front yard setback variance from 40 feet to 30 feet and rear yard setback variance from 25 feet to 10 feet on a .34± acre tract located on the east side of Outer Circle approximately 208 feet from its intersection with Oak Hill Circle; a.k.a. 2825 Outer Circle; Zoned AR-III; Tax Parcel 15023B000075. Proposed use: to place a mobile home onto property.* Commission District 3.
   None

4. Application of Bark Camp Farm for a Use Subject to County Commission on a 30.62± acre tract located on the south side of Hunter Road approximately 1,252 feet from its intersection with Cleveland Highway; a.k.a. 4294 Hunter Road; Zoned AR-IV; Tax Parcel 12023 000010. Proposed use: Farm-style dog daycare, boarding facility and family/community events. ** Commission District 3.
   None

5. Application of Roger Perkins for a Use Subject to County Commission on a .29± acre tract on the south side of Lakeshore Drive approximately 149 feet from its intersection with Oakwood Trail; a.k.a. 6527 Lakeshore Drive; Zoned PRD; Tax Parcel 10011D000105. Proposed use: Personal Single family residence. ** Commission District 2.
   None

6. Application of Highlands Residential, LLC to amend conditions of a Planned Commercial Development (PCD) on a 5.77± acre tract located on the north side of Thompsons Mill Road approximately 1,049 feet from its intersection with Napa Ridge Road; a.k.a. 5596, 5608, 5614, and 0 Thompsons Mills Road; Zoned PCD; Tax Parcel 15041 000020, 000013, 000056, and 000191. Proposed use: 152 unit senior living facility. ** Commission District 1.
   GDOT Coordination Required

7. Application of D. Barrett Investment Properties, LLC to rezone from Agricultural-Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.7± acre tract located on the east side of Thompson Bridge Road approximately 1,306 feet from its intersection with Mount Vernon Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III and R-II; Tax Parcel 10104 000002. Purposed Use: climate controlled storage and medical office facility. ** Commission District 2.
   GDOT Coordination Required

8. Application of Tyrus Brown to rezone from Residential-I (R-I) to Residential-II (R-II) on a 9.65± acre tract located on Meadow Lane at its terminus; a.k.a. 3596 Meadow Lane; Zoned R-I; Tax parcel 10105 004089. Proposed use: 44 unit townhome development. ** Commission District 2.
   None

9. Amend the Official Code of Hall County, Georgia by amending Section 17.20.020. Definitions to change the definition of "Adult Establishments"; by amending Section 17.420.050(A) to amend the list of Prohibited uses in the Gateway Corridors Overlay District (GCOD). The intent of the proposed changes is to update the regulation of Adult establishments in Title 17 to protect the health, safety, and welfare by preventing negative secondary effects, while satisfying constitutional standards for adult establishment regulations.

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within five working days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, May 26, 2022 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, May 26, 2021. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Ana Dominguez
Planning Commission Clerk
Hall County Government
2875 Browns Bridge Road, Gainesville, GA 30504
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

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Hall County Government
PUBLIC WORKS AND UTILITIES

HALL COUNTY
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GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

INTERIM DIRECTOR
Bill Nash, P.E.

To: Srikanth Yamala, Interim Director of Planning and Zoning

From: Bill Nash, P.E., Interim Director of Public Works and Utilities

Date: March 31, 2022

Subject: April 18, 2022 Hall County Planning Commission Agenda

---

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 18, 2022 meeting. Upon review, we provide the following comments:

1.Previously tabled application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 27.29± acre tract located on the west side of Coker Road approximately 171 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131. Proposed Use: 18 lot subdivision. ** Commission District 3

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation, not centerline of creek.
b) Traffic: No Comments
c) Utilities: Septic – Hall County

2.Previously tabled application of James E. and Greg S. Simpson to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 37.30± acre tract located on the north side of Dale Road at its intersection with Candler Road; a.k.a. 3024 Dale Road; Zoned AR-IV; Tax Parcel 15025 000006. Proposed Use: light industrial uses. ** Commission District 3.

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation, not centerline of creek.
b) Traffic: Recommend access be along Candler Road (SR 60) frontage only and access to Dale Road be prohibited. Candler Road (SR 60) access must be permitted through GDOT.
c) Utilities: Septic – Hall County

3. Application of Juana Gomez-Garcia and Andres Gomez-Gomez for a front yard setback variance from 40 feet to 30 feet and rear yard setback variance from 25 feet to 10 feet on a .34± acre tract located on the east side of Outer Circle approximately 208 feet from its intersection with Oak Hill Circle; a.k.a. 2825 Outer Circle; Zoned AR-III; Tax Parcel 15023B000075. Proposed use: to place a mobile home onto property.* Commission District 3.

a) Engineering: N/A
b) Traffic: No Comment
c) Utilities: No Comment

4..Application of Bark Camp Farm for a Use Subject to County Commission on a 30.62± acre tract located on the south side of Hunter Road approximately 1,252 feet from its intersection with Cleveland Highway; a.k.a. 4294 Hunter Road; Zoned AR-IV; Tax Parcel 12023 000010. Proposed use: Farm-style dog daycare, boarding facility and family/community events. ** Commission District 3.

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation, not centerline of creek.
b) Traffic: No comments
c) Utilities: No Comments

5.Application of Roger Perkins for a Use Subject to County Commission on a .29± acre tract on the south side of Lakeshore Drive approximately 149 feet from its intersection with Oakwood Trail; a.k.a. 6527 Lakeshore Drive; Zoned PRD; Tax Parcel 10011D000105. Proposed use: Personal Single family residence. ** Commission District 2.

a) Engineering: N/A
b) Traffic: No Comments
c) Utilities: No Comment

6.Application of Highlands Residential, LLC to amend conditions of a Planned Commercial Development (PCD) on a 5.77± acre tract located on the north side of Thompsons Mill Road approximately 1,049 feet from its intersection with Napa Ridge Road; a.k.a. 5596, 5608, 5614, and 0 Thompsons Mills Road; Zoned PCD; Tax Parcel 15041 000020, 000013, 000056, and 000191. Proposed use: 152 unit senior living facility. ** Commission District 1.

a) Engineering: N/A
b) Traffic: The proposed new roadway does not appear to meet County road standards and, if considered, will need to be private (not County maintained). May be possible issues with the development driveway on the proposed new roadway. Any Friendship Road (SR347) access will need to be approved/permitted by GDOT. Any Thompsons Mill Road access will need to be approved/permitted by Hall County.
c) Utilities: No Comments

7.Application of D. Barrett Investment Properties, LLC to rezone from Agricultural-Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.7± acre tract located on the east side of Thompson Bridge Road approximately 1,306 feet from its intersection with Mount Vernon Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III and R-II; Tax Parcel 10104 000002. Purposed Use: climate controlled storage and medical office facility. ** Commission District 2.

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Must have easement for driveway entering Ingles property.

b) Traffic: GDOT driveway approval/permit required. Shared driveway agreement required for inter parcel driveway.
c) Utilities: No Hall County sewer

8. Application of Tyrus Brown to rezone from Residential-I (R-I) to Residential-II (R-II) on a 9.65± acre tract located on Meadow Lane at its terminus; a.k.a. 3596 Meadow Lane; Zoned R-I; Tax parcel 10105 004089. Proposed use: 44 unit townhome development. ** Commission District 2.

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of creek. Show Hall County studied flood zone. Any impacts to flood zone must have "No rise study".
b) Traffic: No Comments
c) Utilities: No Hall County sewer

9. Amend the Official Code of Hall County, Georgia by amending Section 17.20.020. Definitions to change the definition of "Adult Establishments"; by amending Section 17.420.050(A) to amend the list of Prohibited uses in the Gateway Corridors Overlay District (GCOD). The intent of the proposed changes is to update the regulation of Adult establishments in Title 17 to protect the health, safety, and welfare by preventing negative secondary effects, while satisfying constitutional standards for adult establishment regulations

TRUE NORTH

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GENERAL CONTRACTOR

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: HIGHLANDS RESIDENTIAL

REQUEST: AMEND CONDITIONS OF PCD FOR 152-UNIT SENIOR LIVING FACILITY

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION		COUNTY COMMISSION
Date: 4-18-2022	AND	Date: 5-26-2022
Time: 5:15 p.m.		Time: 6:00 p.m.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: HIGHLANDS RESIDENTIAL

REQUEST: AMEND CONDITIONS OF PCD FOR 152-UNIT SENIOR LIVING FACILITY

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: 04/18/22
Time: 05:15 PM

AND

COUNTY COMMISSION
Date: 05/26/22
Time: 06:00 PM

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

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HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

AGENDA ITEM

Planning and Development

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 242/2022

SUBJECT: Application of Roger Perkins for a Use Subject to County Commission approval on a .29± acre tract on the south side of Lakeshore Drive approximately 149 feet from its intersection with Oakwood Trail; a.k.a. 6527 Lakeshore Drive; Zoned PRD; Tax Parcel 10011D000105. Proposed use: Personal Single family residence. Commission District 2.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: RD

Recommendation:
Approved

Purpose of Request:
Application of Roger Perkins for a Use Subject to County Commission approval on a .29± acre tract on the south side of Lakeshore Drive approximately 149 feet from its intersection with Oakwood Trail; a.k.a. 6527 Lakeshore Drive; Zoned PRD; Tax Parcel 10011D000105. Proposed use: Personal Single family residence. Commission District 2.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
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
AD	RD	TS	WG

Attorney	Administration	Clerk
WLI	LJ	JR

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site plan
Maps
Environmental Health Comments
GDOT Comments
Public Works Comments
Notice sign photo

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DIRECTOR
Randi Doveton

To: Richard Higgins, Chairman
Kathy Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: May 4, 2022

Subject: Application of Roger Perkins for a Use Subject to County Commission on a .29± acre tract on the south side of Lakeshore Drive approximately 149 feet from its intersection with Oakwood Trail; a.k.a. 6527 Lakeshore Drive; Zoned PRD; Tax Parcel 10011D000105. Proposed use: Personal Single family residence. Commission District 2.

Application of Roger Perkins for a Use Subject to County Commission on a .29± acre tract on the south side of Lakeshore Drive approximately 149 feet from its intersection with Oakwood Trail; a.k.a. 6527 Lakeshore Drive; Zoned PRD; Tax Parcel 10011D000105. Proposed use: Personal Single family residence. Commission District 2.

At their April 18, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-0) of this request.

There was zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and zero (0) people spoke during the public hearing on April 18, 2022.

There have been no changes to the request since the Planning Commission took action.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Roger Perkins

Request..... Use subject to County Commission approval to amend conditions of an existing PRD

Proposed Use..... Single Family Residence

Size ..... 0.295± acres

Zone..... PRD

Location..... On the south side of Lakeshore Drive approximately 149 feet from its intersection with Oakwood Trail; a.k.a. 6527 Lakeshore Drive; Tax Parcel 10011D000105

Commission District ..... Two

Planning Commission Date..... April 18, 2022

Staff Recommendation ..... **Approval**

Planning Commission Recommendation – Approval
Vote: 4-0 (Varner absent)

Applicant Proposal

The applicant is seeking to reinstate a previously approved amendment to the Timberidge Subdivision Planned Residential Development (PRD). In 2017 the Board of Commissioners approved the conversion of the subject property from a camping use to a single family residential use.

The requirement to convert camping lots to residential lots was part of a rezoning of the community to PRD, in March 1990, to bring the development into compliance with Hall County development standards. Timberidge has lots that are designated camper and residential. Residential development can occur on lots that either are a minimum of 12,500 square feet or can draw on “reserve” lots designated to provide this square footage. The residential lots cannot be combined with camper lots to meet this requirement.

The current request seeks to reinstate the change from camper to residential, which was approved for the period of one year. The property totals 0.295 acres or 12,850 square feet, which exceeds the 12,500 square foot minimum. Timberidge was approved with the following setbacks for the development, front setback of 40 feet from the centerline of the road, and ten feet side and rear property lines. The applicant also seeks to reinstate the variance which was approved in 2017 to vary the front setback requirement from 40 feet from the centerline of the road to 25 feet from the centerline of the road.

History and Existing Land Uses

The applicant proposes to build a single-family home on the property. Timberidge is made up of both mobile and site-built homes and camper sites. Approximately ½ mile southwest of the property is a 70 lot subdivision zoned PRD by Hall County on July 27, 2006. This subdivision is currently under construction. South and west of the property is an area zoned V-C and developed with site-built homes. Northwest of the property is Jerd Grant Estates, zoned R-I and sparsely developed with large acreage tracts. There is some residential development located within the AR-III zoning district.

Comprehensive Plan Land Use Designation

The property is located within the "Lake Area Residential" land-use category of the Comprehensive Plan. 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-feet 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.

The request is consistent with the comprehensive plan.

Development Support and Constraints

Hall County Environmental Health
In an email dated March 25, 2022, Emily McGahee provided the following comment: Must meet all Environmental Health residential septic system permitting requirements.

Hall County Fire Services
The subject property is located approximately 4.2 miles from Hall County Station 3, location at 4660 Ledan Extension. There is a fire hydrant located at the intersection of Lakeshore Drive and Oakwood Trail, approximately 100 feet away.

Hall County Public Works and Utilities
In a memo dated March 31, 2022, from Bill Nash, Interim Director of Public Works and Utilities, the following comments were provided:

Engineering
NA.

Traffic Engineering
No comment.

Utilities
No comment.

Hall County Tax Assessors
No comments provided.

Gainesville Water Resources
Public water is available from the City of Gainesville along Lakeshore Drive.

Georgia Department of Transportation
In an email dated March 31, 2022, Parker Niebauer, District 1 Traffic Operations Supervisor for the Georgia Department of Transportation, stated that this project would not require GDOT coordination.

Zoning Analysis

- The request to reinstate the approved amendment to the PRD in 2017 is consistent with the comprehensive plan.
- The requested variances are consistent with other front setbacks within the subdivision.
- The lot totals 12,850 square feet and exceeds the minimum residential lot requirement of 12,500 square feet.
- The addition of one residential lot should not be detrimental to Timberidge Subdivision. In many cases residents seek to eliminate camping lots to support permanent residential housing.
- Other similar requests have been approved by Hall County.

Variance Analysis

Application of Roger Perkins

Factor	Analysis	Supports requested variance? Yes	No	
1) Are there extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).	The topography and road configuration lends support to this request.	**X**		
2) Would the application of the requirements of this resolution to this particular piece of property create an unusual hardship.	The lot at its widest is 53 ft. and width and at the narrowest is 46ft. in width. If the required setbacks were enforced the maximum width of a house would be 30ft.	**X**		
3) Are such conditions peculiar to the particular piece of property involved and not common to other properties in the neighborhood.	This lot is similar in size to many of those found within this subdivision.	**X**		

4) Are the conditions the result of any actions of the property owner.	The applicant is responsible for the size and location of the proposed structure.			**X**
5) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution or for a conditional use which has been denied by the Hall County Planning Commission.	Hall County has approved several similar type variances within this subdivision. Locating a new home on the property would improve both the existing parcel and surrounding neighborhood. The combination of five lots also reduces the density of the subdivision.	**X**		

Staff Recommendation

Staff recommends **approval** of both setback variance and amending the PRD.

Excerpts from the minutes of the meeting of April 18, 2022

Applicant's Presentation:

David Webb, Principal Planner, presented a summary of the request.

Roger Perkins 2315 Lakeside Trail, Cumming, presented the application. The applicant stated that they were ready to build. The applicant stated that he has purchased that water meter and that septic has already been coordinated.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell asked if anything has changed on the site plan. The applicant stated it hasn't.

Motion: ***A motion to approve was made by Mr. Hunt and seconded by Ms. Pilcher. Vote: 4-0 (Varner absent)***

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 I f: 770-531-3902

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CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Roger Perkins
2315 Lakeside Trail
Cumming, Ga. 30041

Phone 404-557-4671

Email Address r_perkins@comcast.net

Property Owner (Name & Mailing Address)

Same

Phone

Email Address r_perkins@comcast.net

Proposed Use Single Family Personal Residence

Contact Person (Name & Mailing Address)

Same

Phone 404-557-4671

Email Address r_perkins@comcast.net

Status of Applicant

- ☐ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ☐ Other

Requested Action

Permissive Use:

☐ HCPC ☒ HCC

Fee:$ 450.00

Receipt #: 858959

Check #:

Zoning: PRD

Acreage 0.295

Tax Parcel Number

Location Address 6527 Lakeshore Dr, Gainesville

I hereby certify that the above information and all attached information are true and correct.

Sign Roger D Perkins Date: 2/15/22

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby **withdraw** the application.

Sign Date:

Staff Use Only

Application Date: 2/15/22

Taken by: Michelle Y

Tentative Planning Commission Date: 4/18/22

Tentative County Commission Date: 5/26/22

County Commission District: 2

ZON 2022-00014

PLANNING AND DEVELOPMENT DEPARTMENT
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Roger D Perk **Date:** 2/15/2022

Applicant's/Owner's Name (Printed): Roger D. Perkins

02/15/22

I, Roger Perkins am applying for a variance (which was previously granted but continuation was limited due to the changes in the world...and it expired), at 6527 Lakeshore Drive Gainesville, Ga. I am building my personal residence on this lot. Before the pandemic, we purchased the water meter (which is installed), had the septic site staked and looked at and approved by the Septic inspector, had the House blueprints finalized and had the site plan redrawn to accommodate the house and septic system(s) by Patton Land Surveying, LLC of Gainesville. This is all represented in the site plan submitted with this application.

Thank you,

Roger Perkins

404-557-4671

r_perkins@comcast.net

SURVEYOR'S NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP 13139C0075G HALL COUNTY, GA. COMMUNITY PANEL NO. 130466 0075 G , EFFECTIVE DATE: APRIL 4, 2018. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

2. THIS PROPERTY IS NOT AFFECTED BY THE HALL COUNTY FUTURE FLOOD AREA AS SHOWN ON HALL COUNTY GIS WEB SITE LOCATED AT: http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx

3. IF THIS PROPERTY CONTAINS FEMA AND/OR LOCAL FLOOD HAZARD AREAS. BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.

4. THIS SURVEY WAS PREPARED ON A "LOCAL" ASSUMED COORDINATE BASE. THE BASIS OF BEARINGS ARE BASED ON RECORD NORTH.

5. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103.

6. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,198 FEET AND AN ANGULAR CLOSURE OF 00°00'00" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY W.H.

7. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 86,876 FEET.

8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

9. THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

10. THE FIELD SURVEY WAS CONDUCTED ON 9/27/2016.

11. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017).

12. THIS PROPERTY DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.

EXISTING ZONING AND BUILDING SETBACKS (S/B):

CURRENT HALL COUNTY ZONING:
PRD – PLANNED RESIDENTIAL DEVELOPMENT
BUILDING SETBACKS:
FRONT: 25' FROM CENTERLINE OF ROAD
SIDE: 10' FROM PROPERTY LINE
REAR: 10' FROM PROPERTY LINE
0' FROM PROPERTY LINE WHEN ADJOINING CORP OF ENGINEERS PROPERTY LINE

REFERENCES:

1. DEED BOOK 8108, PAGE 349
2. PLAT BOOK 874, PAGE 336
3. DEED BOOK 1919, PAGE 20
4. DEED BOOK 3590, PAGE 117
5. DEED BOOK 3279, PAGE 188
6. PLAT SLIDE 160, PAGES 195A

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY OR COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. THERE SHALL BE A 50-FOOT UNDISTURBED BUFFER AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. THERE SHALL BE A 75-FOOT IMPERVIOUS SET-BACK AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

WETLANDS INFORMATION:

AS PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY AS RESEARCHED ON THE FOLLOWING WEB SITE: HTTP://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML. THIS PROPERTY DOES NOT CONTAIN WETLANDS. NO FORMAL WETLANDS STUDY HAS BEEN PERFORMED FOR THIS SITE UNLESS OTHERWISE NOTED.

TOPOGRAPHIC NOTE:

TOPOGRAPHIC CONTOUR INFORMATION SHOWN HEREON WAS SKETCHED FROM HALL COUNTY GIS TOPOGRAPHIC INFORMATION.
NO FIELD TOPOGRAPHIC SURVEYING WAS PERFORMED BY PATTON LAND SURVEYING, LLC.
CONTOURS ARE SHOWN AT 2 FOOT VERTICAL INTERVALS AND ARE BASED ON MEAN SEA LEVEL.

AREA: 0.295 ACRES

PROPERTY ADDRESS:

6257 LAKESHORE DRIVE
GAINESVILLE, GEORGIA 30506

TAX PARCEL NUMBER

10011D 000105

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.

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Richard P. Higgins

Kathy L. Cooper, District 1
Billy Powell, District 2
Scott Gibbs, District 3
Jeff Stowe, District 4

COUNTY ADMINISTRATOR
Randy D. Knighton

ASSISTANT COUNTY ADMINISTRATOR
Marty Nix

COMMISSION CLERK
Lisa A. Ritchie

Hall County Government
BOARD OF COMMISSIONERS

May 15, 2017

Anthony Darby
4330 Waterside Ridge Court
Cumming, GA 30040

RE: Application

Mr. Darby:

Please be advised that in its meeting of May 10, 2017, the Hall County Board of Commissioners voted to approve the following application:

- Application of Anthony Darby to vary the front yard setback from 40ft. from c/l to 25ft. from c/l and a use subject to County Commission approval to amend conditions of an existing PRD on 0.295± acres located on the west side of Lakeshore Drive, 125ft. from the intersection of Pinecrest, a.k.a. 6527, 6529, and 6531 Lakeshore Drive; Zoned Planned Residential Development (PRD); Tax Parcels 10011D000105, 10011D000106, and 10011D000107. Proposed Use: Construct a residence. Commission District 2.

"Pursuant to section 17.380.13- of the Official Code of Hall County, the approval of any application for a use subject to approval of the county commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business."

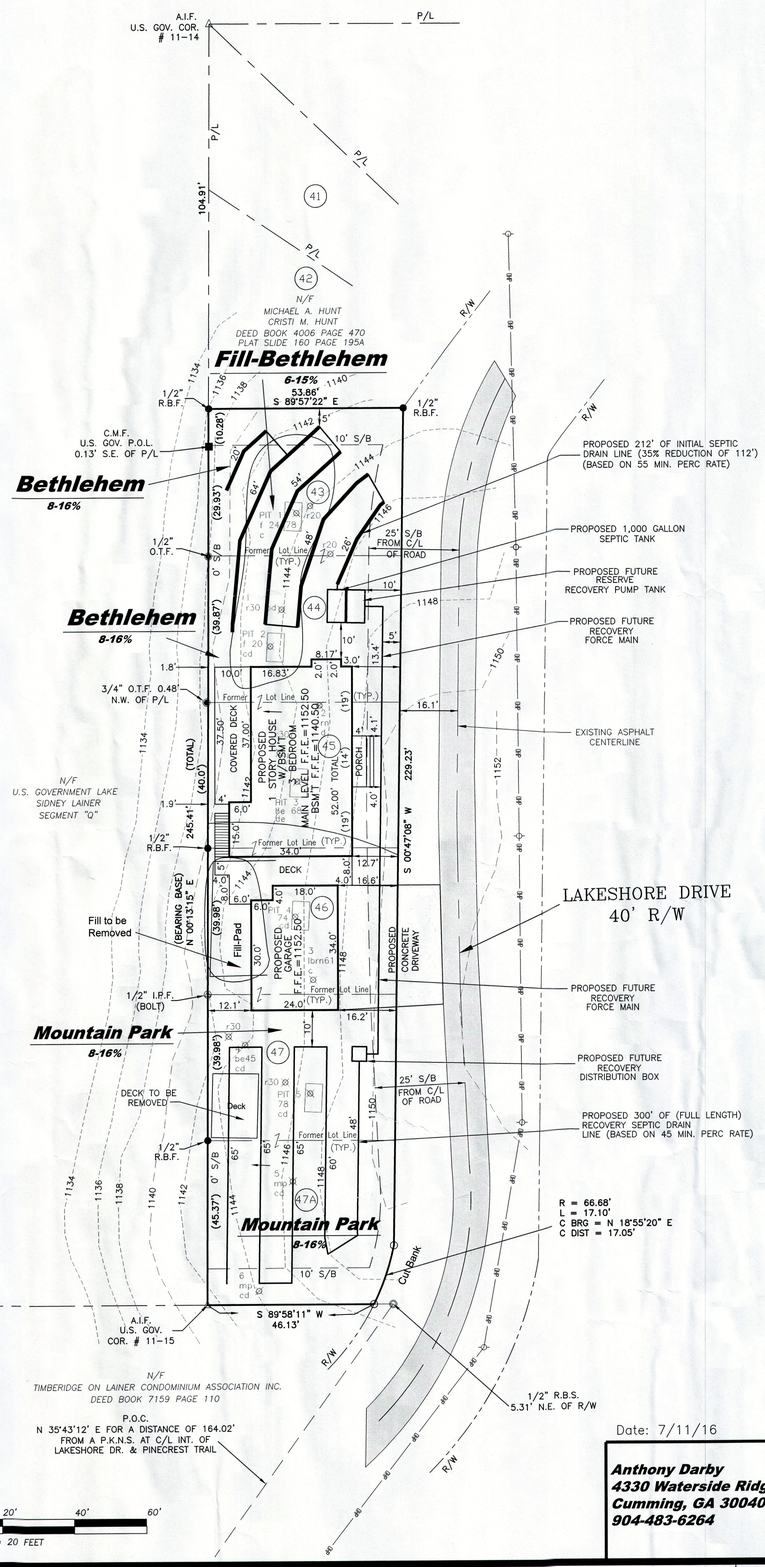
Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

Lisa A. Ritchie
Hall County Commission Clerk

cc: Srikanth Yamala, Planning Director

www.hallcounty.org



RECORD NORTH

LEGEND:

- △ A.I.F. – ANGLE IRON FOUND
- ■ C.M.F. – CONCRETE MONUMENT FOUND
- ● R.B.F. – REBAR FOUND (SEE DRAWING FOR SIZE)
- ◉ O.T.F. – OPEN TOP FOUND (SEE DRAWING FOR SIZE)
- Ø I.P.F. – IRON PIN FOUND
- ⊠ P.K.N.S. – PARKER KALON NAIL SET
- ⊙ R.B.S. – 1/2" REBAR SET WITH CAP
- ⊹ P.P. – POWER POLE
- –OHP– – OVERHEAD POWER LINES
- P/L – PROPERTY LINE
- R/W – RIGHT-OF-WAY
- N/F – NOW OR FORMERLY
- ℄ – CENTERLINE
- INTX – INTERSECTION
- S/B – SETBACK
- ~ – CONTINUOUS OWNERSHIP

HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT NOTES:

THERE ARE NO WELLS WITHIN 100' OF PROPERTY.

MUST NOTIFY HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT BEFORE BURIAL OF MULCH, ORGANIC DEBRIS, TRASH OR OTHER MATERIAL, AND WHEN SETTING UP BURN PITS.

⊠1 : Represents Boring location (Summit Soil Consulting)
\ : Represents Slope Direction

The information contained in this report is based on the professional opinion and judgement of Summit Soil Consulting, Inc. The soil scientist has no control over the permitting, design, installation, or maintenance of septic systems. Therefore, the soil scientist does not guarantee the performance of any septic system installed on this property.

☐ Five test pits were conducted with a backhoe to determine rock limitations. Pits were excavated from 65" to 78". Some rock was encounteed and backhoe was able to remove or penetrate to adequate drain line depth.

LAKESHORE DRIVE LOTS 43-47A BLOCK- K TIMBERIDGE

Level III Soil Survey & Pit Study; Summit Soil Consulting Inc.
HALL COUNTY

NRCS SERIES	Depth to ROCK inches	Depth to WATER inches	TRENCH DEPTH inches	PERC RATE min/in	DOH CODE
Bethleham	65>74	>74	20-34	50	A,K,X
Fill Bethleham	>78	>78	20-34*	55	A,K,X,V
Mountain Park	>72	>72	20-36	45	A,K,X

Note: - Hard rock is defined as material impenetrable by hand auger, soft saprolite excluded
- Depth to water is defined as the depth to first indication of seasonal saturation
* After fill as been removed

SUITABILITY CODES:
A: Soils should have ability to function as an absorption field with proper design, installation, and maintenance.
K: These soils generally have sufficient depth of soil material over bedrock to accommodate a septic system, however, inclusions of rock with insufficient depth may occur.
Removing more than 12" of natural soil in these areas, will require the area to be reevaluated.
V: 12"-20" of fill should be removed before drain line installation
X: Due to random rock and limited space, septic system in before construction is recommended.

GENERAL NOTES AND COMMENTS:
1) Base Map Source: Plat from Client and Hall Co GIS which are showing some discrepancies from ground pins and markers. Soil map should be compared to property survey to verify locations.
2) All borings and features on soil map were located using differentially corrected GPS Data.
3) Lines delineating soil unit boundaries on map should not be considered exact. Instead, they should be considered as transitional areas separating units of soils with similar physical characteristics and utilization.
4) Alterations, during construction or prior to drain field installation, that result in significant changes to the natural soil profile (i.e. filling or grading >12"), render the specifications of those soils inapplicable. Those soils should be reevaluated to determine suitability prior to drain field installation.
5) When trench lines are dug by installer, every precaution should be taken to ensure that there is minimal disturbance to the soil on the trench walls. Smearing of trench walls or improper installation can lead to system failure. Sides of wall should be picked if possible. Trench bottom should be raked. Drain field should be installed in dry conditions to preserve structure, prevent smearing and clogging.
6) Down-spouts and drainage grading should be diverted away from drain-field area to prevent saturation.
7) Rock inclusions may exist that are not delineated by a level 3 soil survey
8) Installation depths are based on natural soil and should be adjusted if fill is encountered.
9) At Level 3 survey intensity, soil unit lines do not delineate exact soil series boundaries. These lines should be considered transitional areas of soil series or utilization changes. Level 3 survey intensity provides approximately 1/3 acre resolution. Units of suitable soils that border or are inclusions in units of marginal or unsuitable soil may need to be more intensely surveyed to better delineate soil
10) Line reducing septic systems and effluent composition may have an effect on septic system performance
11) Drain field area should be protected from construction traffic and building material placement.

This soil survey meets or exceeds the Georgia Soil Classifiers Board minimum soil investigation standards for on-site sewage disposal systems.

THIS PLAN IS NOT FOR RECORDING

Date: 7/11/16

Anthony Darby
4330 Waterside Ridge Ct
Cumming, GA 30040
904-483-6264

LEVEL 3 SOIL SURVEY

These documents and permitted reproductions, in whole or in part, are proprietary of Summit Soil Consulting Inc. and should not be reproduced or used for any other purposes, unless otherwise agreed to, other than those indicated hereto and are subject to written permission, release and due compensation to Summit Soil Consulting, Inc.
ALL RIGHTS RESERVED

Summit Soil Consulting Inc.
Soil Surveying Site Plans Wetlands Delineation Septic Design Consulting
(770) 965-1617
6568 Bluewaters Dr Flowery Branch Ga 30542
Web : summitsoil.com Fax 1-866-294-3626

REGISTERED PROFESSIONAL LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com
PATTON
LAND SURVEYING, LLC

GEORGIA REGISTERED PROFESSIONAL No. 3070 LAND SURVEYOR
ROBYN G. WHITE

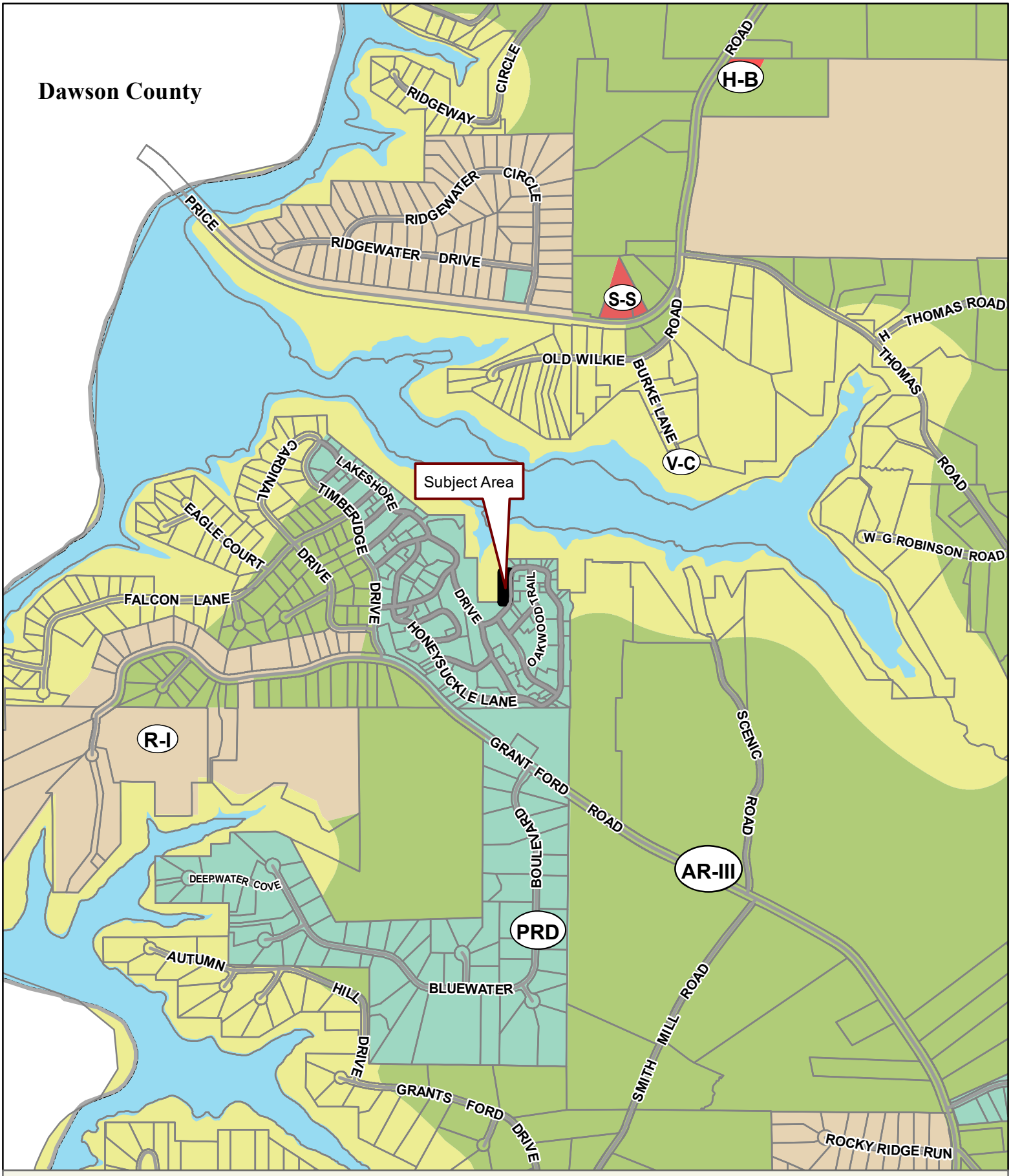
LAND SURVEYING FIRM
CERTIFICATE OF AUTHORIZATION
NUMBER LSF 001029

SITE/SEPTIC PLAN FOR:
ROGER DEAN PERKINS
AND
SUZETTE PAIGE CONNER
BEING LOTS 43-47A BLOCK "K" SECTION 1 OF THE TIMBERIDGE CONDOMINIUM ASSOCIATION
(PLAT BOOK 874, PAGE 336)
– LOCATED IN –
LAND LOT 11, 10TH LAND DISTRICT
HALL COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION

SHEET NUMBER: 1 of 1
SCALE: 1" = 20'
SURVEY DATE: 09/27/2016
PLAT DATE: 09/30/2016
PLAN DATE: 02/11/2021
21-028.dwg
JN. 21-028

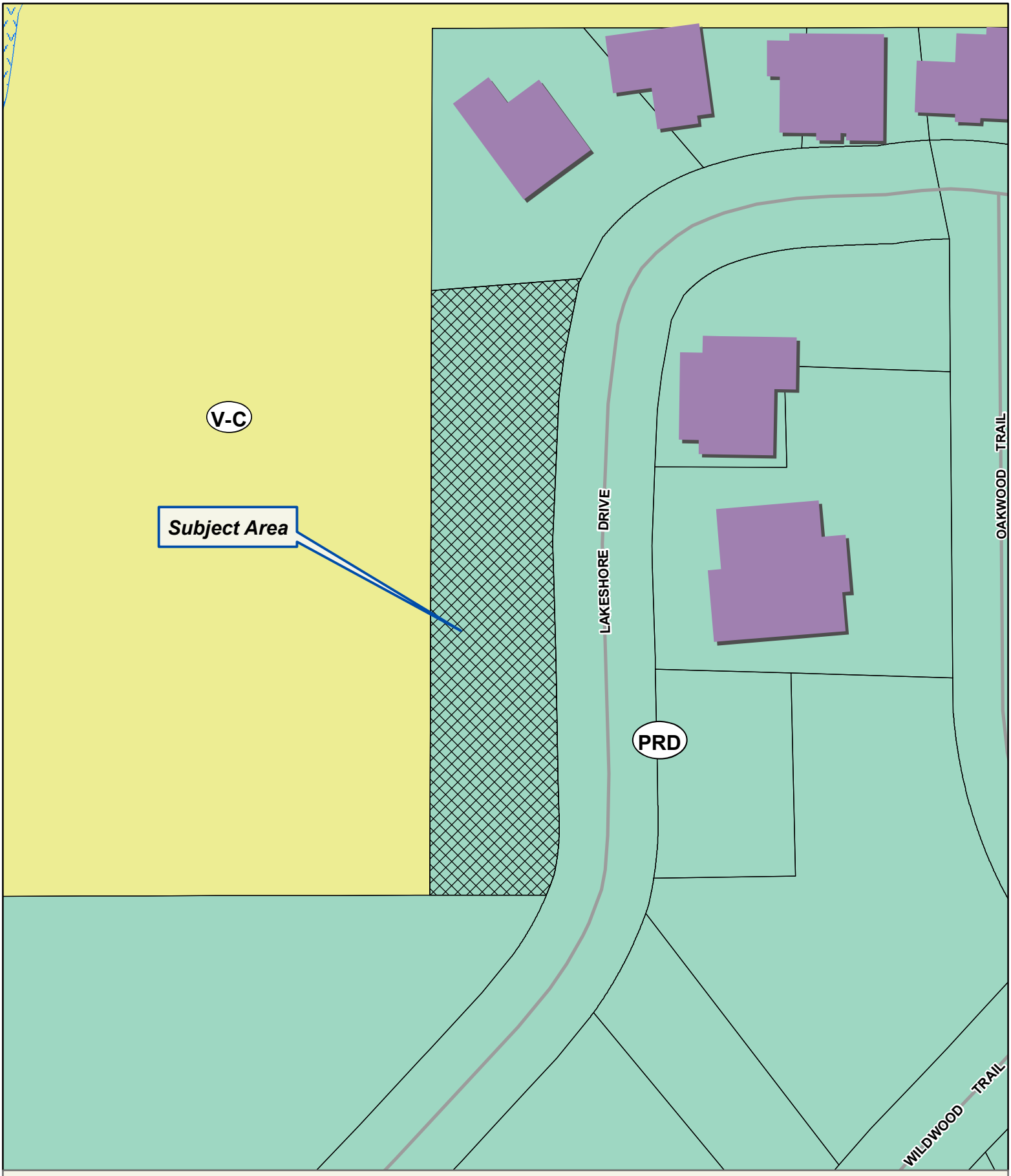


Applicant: ROGER PERKINS
Tax Parcel #: 10011D000105
Location: 6527 LAKESHORE DRIVE, GAINESVILLE, GA 30506
Commission District 2 **PC Mtg. Date:** 04/18/2022

0 300 600 1,200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: ROGER PERKINS
Tax Parcel #: 10011D000105
Location: 6527 LAKESHORE DRIVE, GAINESVILLE, GA 30506
Commission District 2 **PC Mtg. Date:** 04/18/2022

0 12.5 25 50
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: ROGER PERKINS
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Commission District 2 **PC Mtg. Date:** 04/18/2022

0 12.5 25 50
Feet

Zoning Boundary
City Limits
Subject Area

N

Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Friday, March 25, 2022 1:59 PM
To: Srikanth Yamala (Public Works); Anael Dominguez (Planning); Kevin McOmber (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 4.18.22

Please find Environmental Health comments below:

Item 1, 3504 Coker Road, Bailey: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 2, 3024 Dale Road, Simpson: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 3, 2825 Outer Circle, Gomez: Must meet all Environmental Health residential septic system permitting requirements. Existing system evaluation will be required if using existing septic system. Level 3 Soil Evaluation will be required prior to application if existing septic system will not be used. Recorded plat required.

Item 4, 4294 Hunter Road, Bark Camp Farm: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, existing septic system evaluation, or septic system installation/modification may be required after review of business plan. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan.

Item 5, 6527 Lakeshore Drive, Perkins: Must meet all Environmental Health residential septic system permitting requirements.

Item 6, 5596/5608/5614/0 Thompson Mills Road, Highlands Residential: Public sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 7, 3654 Thompson Bridge Road, Barrett: Public Sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 8, 3596 Meadow Lane, Brown: No comment. Public Sewer.

Emily McGahee
Hall County Environmental Health
Hall County Government Center – 3rd Floor
2875 Browns Bridge Road

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, March 31, 2022 8:50 PM
To: Anael Dominguez (Planning); Srikanth Yamala (Public Works)
Cc: Chavers, Veronica E; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for April 18, 2022

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see responses in red below

Thank you,

Parker Niebauer
D1TO Traffic Operations Supervisor

GDOT Georgia Department of Transportation

District 1 Division of Field Services
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8275 office
770.519.3223 cell

From: Anael Dominguez (Planning) <adominguez@hallcounty.org>
Sent: Thursday, March 24, 2022 10:25 AM
To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; 'Dan Barnes' <Daniel.C.Barnes@usace.army.mil>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; 'Jeremy Wills' <jeremy.wills@gainesville.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Lamar Carver (Building Inspection) <lcarver@hallcounty.org>; 'Matt Cox' <matt.cox@hallco.org>; Mike Little (Parks and Leisure) <mlittle@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; nswafford <nswafford@gainesville.org>; 'Pam Cravero' <pam.cravero@hallco.org>; 'Rich Atkinson' <rich@flowerybranchga.org>; Scott Puckett <spuckett@hallcounty.org>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Srikanth Yamala (Public Works) <syamala@hallcounty.org>; 'Stephen Cain' <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Wanda Moreno (Engineering) <wmoreno@hallcounty.org>; 'Will Schofield' <will.schofield@hallco.org>; Nicole Griffin <nicole.griffin@hallcounty.org>
Subject: Tentative Planning Agenda for April 18, 2022

Good morning–

Here is the Tentative Agenda and Maps for the **Monday, April 18, 2022** Hall County Planning Commission Meeting.

Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, March 31st.** Email comments to Srikanth (syamala@hallcounty.org) and Ana (adominguez@hallcounty.org).

Thank you–

CALL TO ORDER

APPROVAL OF MINUTES – April 4, 2022

OLD BUSINESS

1. Previously tabled application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 27.29± acre tract located on the west side of Coker Road approximately 171 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131. Proposed Use: 18 lot subdivision. ** Commission District 3

2. Previously tabled application of James E. and Greg S. Simpson to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 37.30± acre tract located on the north side of Dale Road at its intersection with Candler Road; a.k.a. 3024 Dale Road; Zoned AR-IV; Tax Parcel 15025 000006. Proposed Use: light industrial uses. ** Commission District 3.

NEW BUSINESS

3. Application of Juana Gomez-Garcia and Andres Gomez-Gomez for a front yard setback variance from 40 feet to 30 feet and rear yard setback variance from 25 feet to 10 feet on a .34± acre tract located on the east side of Outer Circle approximately 208 feet from its intersection with Oak Hill Circle; a.k.a. 2825 Outer Circle; Zoned AR-III; Tax Parcel 15023B000075. Proposed use: to place a mobile home onto property.* Commission District 3.
   None

4. Application of Bark Camp Farm for a Use Subject to County Commission on a 30.62± acre tract located on the south side of Hunter Road approximately 1,252 feet from its intersection with Cleveland Highway; a.k.a. 4294 Hunter Road; Zoned AR-IV; Tax Parcel 12023 000010. Proposed use: Farm-style dog daycare, boarding facility and family/community events. ** Commission District 3.
   None

5. Application of Roger Perkins for a Use Subject to County Commission on a .29± acre tract on the south side of Lakeshore Drive approximately 149 feet from its intersection with Oakwood Trail; a.k.a. 6527 Lakeshore Drive; Zoned PRD; Tax Parcel 10011D000105. Proposed use: Personal Single family residence. ** Commission District 2.
   None

6. Application of Highlands Residential, LLC to amend conditions of a Planned Commercial Development (PCD) on a 5.77± acre tract located on the north side of Thompsons Mill Road approximately 1,049 feet from its intersection with Napa Ridge Road; a.k.a. 5596, 5608, 5614, and 0 Thompsons Mills Road; Zoned PCD; Tax Parcel 15041 000020, 000013, 000056, and 000191. Proposed use: 152 unit senior living facility. ** Commission District 1.
   GDOT Coordination Required

7. Application of D. Barrett Investment Properties, LLC to rezone from Agricultural-Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.7± acre tract located on the east side of Thompson Bridge Road approximately 1,306 feet from its intersection with Mount Vernon Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III and R-II; Tax Parcel 10104 000002. Purposed Use: climate controlled storage and medical office facility. ** Commission District 2.
   GDOT Coordination Required

8. Application of Tyrus Brown to rezone from Residential-I (R-I) to Residential-II (R-II) on a 9.65± acre tract located on Meadow Lane at its terminus; a.k.a. 3596 Meadow Lane; Zoned R-I; Tax parcel 10105 004089. Proposed use: 44 unit townhome development. ** Commission District 2.
   None

9. Amend the Official Code of Hall County, Georgia by amending Section 17.20.020. Definitions to change the definition of "Adult Establishments"; by amending Section 17.420.050(A) to amend the list of Prohibited uses in the Gateway Corridors Overlay District (GCOD). The intent of the proposed changes is to update the regulation of Adult establishments in Title 17 to protect the health, safety, and welfare by preventing negative secondary effects, while satisfying constitutional standards for adult establishment regulations.

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within five working days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, May 26, 2022 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, May 26, 2021. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Ana Dominguez
Planning Commission Clerk
Hall County Government
2875 Browns Bridge Road, Gainesville, GA 30504
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

Georgia is a state of natural beauty. And it's a state that spends millions each year cleaning up litter that not only mars that beauty, but also affects road safety, the environment and the economy. Do your part – don't litter. How can you play an active role in protecting the splendor of the Peach State? Find out at http://keepgaclean.com/.

Hall County Government
PUBLIC WORKS AND UTILITIES

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

INTERIM DIRECTOR
Bill Nash, P.E.

To: Srikanth Yamala, Interim Director of Planning and Zoning

From: Bill Nash, P.E., Interim Director of Public Works and Utilities

Date: March 31, 2022

Subject: April 18, 2022 Hall County Planning Commission Agenda

---

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 18, 2022 meeting. Upon review, we provide the following comments:

1.Previously tabled application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 27.29± acre tract located on the west side of Coker Road approximately 171 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131. Proposed Use: 18 lot subdivision. ** Commission District 3

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation, not centerline of creek.
b) Traffic: No Comments
c) Utilities: Septic – Hall County

2.Previously tabled application of James E. and Greg S. Simpson to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 37.30± acre tract located on the north side of Dale Road at its intersection with Candler Road; a.k.a. 3024 Dale Road; Zoned AR-IV; Tax Parcel 15025 000006. Proposed Use: light industrial uses. ** Commission District 3.

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation, not centerline of creek.
b) Traffic: Recommend access be along Candler Road (SR 60) frontage only and access to Dale Road be prohibited. Candler Road (SR 60) access must be permitted through GDOT.
c) Utilities: Septic – Hall County

3. Application of Juana Gomez-Garcia and Andres Gomez-Gomez for a front yard setback variance from 40 feet to 30 feet and rear yard setback variance from 25 feet to 10 feet on a .34± acre tract located on the east side of Outer Circle approximately 208 feet from its intersection with Oak Hill Circle; a.k.a. 2825 Outer Circle; Zoned AR-III; Tax Parcel 15023B000075. Proposed use: to place a mobile home onto property.* Commission District 3.

a) Engineering: N/A
b) Traffic: No Comment
c) Utilities: No Comment

4..Application of Bark Camp Farm for a Use Subject to County Commission on a 30.62± acre tract located on the south side of Hunter Road approximately 1,252 feet from its intersection with Cleveland Highway; a.k.a. 4294 Hunter Road; Zoned AR-IV; Tax Parcel 12023 000010. Proposed use: Farm-style dog daycare, boarding facility and family/community events. ** Commission District 3.

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation, not centerline of creek.
b) Traffic: No comments
c) Utilities: No Comments

5.Application of Roger Perkins for a Use Subject to County Commission on a .29± acre tract on the south side of Lakeshore Drive approximately 149 feet from its intersection with Oakwood Trail; a.k.a. 6527 Lakeshore Drive; Zoned PRD; Tax Parcel 10011D000105. Proposed use: Personal Single family residence. ** Commission District 2.

a) Engineering: N/A
b) Traffic: No Comments
c) Utilities: No Comment

6.Application of Highlands Residential, LLC to amend conditions of a Planned Commercial Development (PCD) on a 5.77± acre tract located on the north side of Thompsons Mill Road approximately 1,049 feet from its intersection with Napa Ridge Road; a.k.a. 5596, 5608, 5614, and 0 Thompsons Mills Road; Zoned PCD; Tax Parcel 15041 000020, 000013, 000056, and 000191. Proposed use: 152 unit senior living facility. ** Commission District 1.

a) Engineering: N/A
b) Traffic: The proposed new roadway does not appear to meet County road standards and, if considered, will need to be private (not County maintained). May be possible issues with the development driveway on the proposed new roadway. Any Friendship Road (SR347) access will need to be approved/permitted by GDOT. Any Thompsons Mill Road access will need to be approved/permitted by Hall County.
c) Utilities: No Comments

7.Application of D. Barrett Investment Properties, LLC to rezone from Agricultural-Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.7± acre tract located on the east side of Thompson Bridge Road approximately 1,306 feet from its intersection with Mount Vernon Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III and R-II; Tax Parcel 10104 000002. Purposed Use: climate controlled storage and medical office facility. ** Commission District 2.

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Must have easement for driveway entering Ingles property.

b) Traffic: GDOT driveway approval/permit required. Shared driveway agreement required for inter parcel driveway.
c) Utilities: No Hall County sewer

8. Application of Tyrus Brown to rezone from Residential-I (R-I) to Residential-II (R-II) on a 9.65± acre tract located on Meadow Lane at its terminus; a.k.a. 3596 Meadow Lane; Zoned R-I; Tax parcel 10105 004089. Proposed use: 44 unit townhome development. ** Commission District 2.

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of creek. Show Hall County studied flood zone. Any impacts to flood zone must have "No rise study".
b) Traffic: No Comments
c) Utilities: No Hall County sewer

9. Amend the Official Code of Hall County, Georgia by amending Section 17.20.020. Definitions to change the definition of "Adult Establishments"; by amending Section 17.420.050(A) to amend the list of Prohibited uses in the Gateway Corridors Overlay District (GCOD). The intent of the proposed changes is to update the regulation of Adult establishments in Title 17 to protect the health, safety, and welfare by preventing negative secondary effects, while satisfying constitutional standards for adult establishment regulations

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.

APPLICANT: ROGER PERKINS

REQUEST:
USE SUBJECT TO BOC TO AMEND CONDITION
OF AN EXISTING PRD TO CONSTRUCT
A RESIDENCE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: 4-18-2022
Time: 5:15 P.M.

COUNTY COMMISSION
Date: 5-2[illegible]
Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL (770) 531-6[illegible]

AGENDA ITEM

Planning and Development

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 244/2022

SUBJECT: Application of D. Barrett Investment Properties, LLC to rezone from Agricultural-Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.7± acre tract located on the east side of Thompson Bridge Road approximately 1,306 feet from its intersection with Mount Vernon Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III and R-II; Tax Parcel 10104 000002. Purposed Use: climate controlled storage and medical office facility. Commission District 2.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: RD

Recommendation:

Approved, with conditions: 1. The development shall substantially conform to the submitted building elevations with colors approved by the Director of Planning and Development. 2. The building materials and architectural design shall be consistent with Â§17.420.050. subject to the following variances: 1.) Applicant requests that the PCD allow the property to be divided into two parcels, one to hold the medical office building (Tract A) and the other to hold the storage facility (Tract B) as depicted on the site plan. If divided, Tract A will be approximately 1.31 acres and Tract B will be approximately 4.23 acres. 2.) Hall County Ordinance 17.240.160 requires that lots abutting a divided four-lane highway have a minimum of 500 feet of frontage. The subject property has approximately 300 feet of frontage. Applicant requests a variance allowing this rezoning despite the property not having 500 feet of frontage. Applicant further requests that the variance allow for the lots to be divided as requested in the immediately preceding paragraph with the existing frontage. If divided, Tract A will have approximately 220 feet of frontage, and Tract B will have approximately 80 feet of frontage. 3.) The driveway into the property from Thompson Bridge Road (S.R. 60} will serve both the medical office building and the storage facility, for which the Applicant requests approval of a shared driveway easement. Applicant also shall request plans for interparcel access with the abutting Kroger shopping center site south of the subject property. 4.) Applicant shall requests approval of a shared easement for stormwater detention facilities to serve Tract A and Tract B. 5.) Applicant requests a variance from Hall County Ordinance 17.420.050.F.4 to allow up to two internally illuminated LED digital signs, with automatic change capacity, for the subject property, one for the medical office building and the other for the storage facility. 6.) Applicant requests approval of building materials consistent with the elevations provided with Applicant's rezoning and variance application. Applicant requests a variance from Hall County Ordinance 17.420.050.H.2 to allow use of materials displayed in elevations.

Purpose of Request:

Application of D. Barrett Investment Properties, LLC to rezone from Agricultural-Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.7± acre tract located on the east side of Thompson Bridge Road approximately 1,306 feet from its intersection with Mount Vernon Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III and R-II; Tax Parcel 10104 000002. Purposed Use: climate controlled storage and medical office facility. Commission District 2.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
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
AD	RD	TS	WG

Attorney	Administration	Clerk
WLI	LJ	JR

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site plan
Maps
Environmental Health Comments
GDOT Comments
Public Works Comments
Notice Sign Photo

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GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Randi Doveton

Hall County Government
PLANNING & DEVELOPMENT

To: Richard Higgins, Chairman
Kathy Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: May 4, 2022

Subject: Application of D. Barrett Investment Properties, LLC to rezone from Agricultural-Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.7± acre tract located on the east side of Thompson Bridge Road approximately 1,306 feet from its intersection with Mount Vernon Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III and R-II; Tax Parcel 10104 000002. Purposed Use: climate controlled storage and medical office facility. Commission District 2.

Application of D. Barrett Investment Properties, LLC to rezone from Agricultural-Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.7± acre tract located on the east side of Thompson Bridge Road approximately 1,306 feet from its intersection with Mount Vernon Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III and R-II; Tax Parcel 10104 000002. Purposed Use: climate controlled storage and medical office facility. Commission District 2.

At their April 18, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-0) of this request with the following two (2) conditions:

1. *The development shall substantially conform to the submitted building elevations with colors approved by the Director of Planning and Development.*
2. *The building materials and architectural design shall be consistent with §17.420.050. subject to the following variances:*
   1.) *Applicant requests that the PCD allow the property to be divided into two parcels, one to hold the medical office building (Tract A) and the other to hold the storage facility (Tract B) as depicted on the site plan. If divided, Tract A will be approximately 1.31 acres and Tract B will be approximately 4.23 acres.*
   2.) *Hall County Ordinance 17.240.160 requires that lots abutting a divided four-lane highway have a minimum of 500 feet of frontage. The subject property has approximately 300 feet of frontage. Applicant requests a variance allowing this rezoning despite the property not having 500 feet of frontage. Applicant further requests that the variance allow for the lots to be divided as requested in the immediately preceding paragraph with the existing frontage. If*

divided, Tract A will have approximately 220 feet of frontage, and Tract B will have approximately 80 feet of frontage.

3.) *The driveway into the property from Thompson Bridge Road (S.R. 60} will serve both the medical office building and the storage facility, for which the Applicant requests approval of a shared driveway easement. Applicant also shall request plans for interparcel access with the abutting Kroger shopping center site south of the subject property.*

4.) *Applicant shall requests approval of a shared easement for stormwater detention facilities to serve Tract A and Tract B.*

5.) *Applicant requests a variance from Hall County Ordinance 17.420.050.F.4 to allow up to two internally illuminated LED digital signs, with automatic change capacity, for the subject property, one for the medical office building and the other for the storage facility.*

6.) *Applicant requests approval of building materials consistent with the elevations provided with Applicant's rezoning and variance application. Applicant requests a variance from Hall County Ordinance 17.420.050.H.2 to allow use of materials displayed in elevations.*

There was zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and two (2) people spoke in favor during the public hearing on April 18, 2022.

There have been no changes to the request since the Planning Commission took action.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant	D. Barrett Investment Properties, LLC
Request	Rezone from Agricultural Residential-III (AR-III) and Residential (R-II) to Planned Commercial Development (PCD)
Proposed Use	Climate controlled storage and medical office facility
Size	5.70± acres
Zoning	AR-III and R-II
Location	On the east side of Thompson Bridge Road approximately 684 feet from its intersection with Southers Road; a.k.a. 3654 Thompson Bridge Road; Tax Parcel 10104 000002
Commission District	Two
Planning Commission Date	June 21, 2021
Staff Recommendation	**Approval, with conditions**

Planning Commission Recommendation – Approval, with conditions
Vote: 4-0 (Varner absent)

Conditions:

1. *The development shall substantially conform to the submitted building elevations with colors approved by the Director of Planning and Development.*
2. *The building materials and architectural design shall be consistent with §17.420.050. subject to the following variances:*
    1.) *Applicant requests that the PCD allow the property to be divided into two parcels, one to hold the medical office building (Tract A) and the other to hold the storage facility (Tract B) as depicted on the site plan. If divided, Tract A will be approximately 1.31 acres and Tract B will be approximately 4.23 acres.*
    2.) *Hall County Ordinance 17.240.160 requires that lots abutting a divided four-lane highway have a minimum of 500 feet of frontage. The subject property has approximately 300 feet of frontage. Applicant requests a variance allowing this rezoning despite the property not having 500 feet of frontage. Applicant further requests that the variance allow for the lots to be divided as requested in the immediately preceding paragraph with the existing frontage. If divided, Tract A will have approximately 220 feet of frontage, and Tract B will have approximately 80 feet of frontage.*

3.) The driveway into the property from Thompson Bridge Road (S.R. 60} will serve both the medical office building and the storage facility, for which the Applicant requests approval of a shared driveway easement. Applicant also shall request plans for interparcel access with the abutting Kroger shopping center site south of the subject property.
4.) Applicant shall requests approval of a shared easement for stormwater detention facilities to serve Tract A and Tract B.
5.) Applicant requests a variance from Hall County Ordinance 17.420.050.F.4 to allow up to two internally illuminated LED digital signs, with automatic change capacity, for the subject property, one for the medical office building and the other for the storage facility.
6.) Applicant requests approval of building materials consistent with the elevations provided with Applicant's rezoning and variance application. Applicant requests a variance from Hall County Ordinance 17.420.050.H.2 to allow use of materials displayed in elevations.

Applicant Proposal

The applicant is requesting to rezone a 5.70± acre tract from Agricultural Residential-III (AR-III) and Residential (R-II) to Planned Commercial Development (PCD). The applicant's narrative states that this change in zoning is being requested in order to construct a medical office building on the front section of the property and a two-story climate-controlled self-storage facility on the rear portion of the property.

The applicant's site plan shows the proposed medical office building located at the front of the property, closest to Thompson Bridge Road on tract A. The proposed medical office building is a 15,000 square foot building and the site plan shows 75 parking spaces. The proposed location of the self-storage facility is to the rear of the property, furthest from Thompson Bridge Road on tract B. The narrative states that this building will not exceed 100,000 square feet and includes an office space and 3 customer parking spaces. The elevations included with the application show a two-story building for the self-storage facility. A 25-foot transitional buffer is shown along the northern and eastern boundaries of the subject property. The northern buffer has a not that it is not to be disturbed and the site plan shows supplemental plantings outside of the 25 foot buffer for screening, as the adjacent properties are developed with residential homes.

The property is located within the Gateway Corridors Overlay District (GCOD); self-storage facilities are designated as uses subject to county commission approval within the overlay district. The rezoning request includes the request of approval for this uses as well as variances from the architectural requirements within the GCOD. The requested variance seeks to allow portions of the proposed self-storage building exterior to be metal sided. The submitted elevations show a mixture of stacked stone, brick, and metal on the western, southern and northern facades. The eastern portion of the building – which faces the rear of the property – would be all metal with a brick water table. The medical office building appears to be a mixture of stacked stone siding and tilt-up cement siding, which is prohibited by the GCOD.

The GCOD also governs over signage requirements for commercial locations, and prohibits internal illumination. As a part of the rezoning request, the applicant is requesting approval for two (2) internally illuminated signs with automatic changeable copy capacity; one for the medical office building and the other for the self-storage facility.

The applicant proposes to subdivide the existing parcel into two separate tracts. Tract A would consist of 1.56 acres and Tract B would consist of 4.03 acres. The existing lot has a total of approximately 300 feet of road frontage. Allowing the lot to be subdivided further would require a variance from 500 road frontage requirements for 4 lane divide highways. It is difficult to determine the exact frontage for each tract based on the site plan. Access to the site is proposed to be shared access, as depicted on the site plan. The applicant also plans to utilize interparcel access with the adjacent Kroger shopping center south of the subject property.

History and Existing Land Uses

The subject property is approximately 5.70± acres and is zoned Agricultural Residential-III (AR-III) and Residential (R-II). It is developed with a single-family residence constructed in 1930 and a convenience store constructed in 1966. According to county records, the business license for the convenience store expired in 2007. In the middle of the property are two dilapidated poultry houses. The subject property is surrounded by Planned Commercial Development (PCD), Highway Business (H-B), and AR-III zoning districts.

A development known as Lanier Village Estates, zoned PCD, is located to the north and east of the subject property. This age-restricted development includes detached single-family cottages, as well as an assisted-living and memory care multi-story facility. The detached homes are in the areas immediately adjacent to the subject property. To the south of the subject property is a multi-tenant shopping center anchored by a Kroger grocery store. This development is also zoned PCD. A Wendy's fast-food restaurant occupies an outparcel to the south of the subject property, with frontage also along Thompson Bridge Road and a shared driveway with the Kroger shopping center.

Previously, the applicant submitted a similar rezoning request that was denied by the Hall County Board of Commissioners on August 26, 2021. Per the Official Code of Hall County (§17.380.130.E.), no application shall be filed until the expiration of at least six months immediately following the date of the denial, which ended on February 26, 2022. The previous rezoning request included a proposed car wash in the location of the medical office building in the original request. During the rezoning process the applicant changed the plans to replace the car wash with the medical office building.

Comprehensive Plan Land Use Designation

The future land use is located with an "Activity Center". The Comprehensive Plan characterizes activity centers as compact, walkable, higher density developments. These areas provide additional employment opportunities and support residential uses (e.g. townhomes, loft apartments, condominiums) that can contribute to a live-work environment but are not consistent with the rural or suburban development patterns found in much of the county. Future development should also emphasize high quality building and site design, including dedicated open/ civic space.

The subject parcel also falls within the Gateway Corridors Overlay District (GCOD) and is supplemental to the underlying zoning district classifications. The GCOD governs non-residential property development standards.

The applicant's request is consistent with the Comprehensive Plan.

Development Support and Constraints

Hall County Environmental Health
In an email dated March 25, 2022, Emily McGahee with Hall County Environmental Health stated "Public Sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled."

Hall County Fire Services
The subject parcel is located approximately 2.2 miles from Hall County Fire Station #16, located at 4209 Shirley Road. The nearest fire hydrant is located approximately 170 feet from the southeast corner of the subject property in the right-of-way along Thompson Bridge Road.

Hall County Public Works and Utilities
In a memo dated March 31, 2022, Bill Nash, Interim Director of Hall County Public Works and Utilities, provided the following comments:

> Engineering
> The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Must have easement for driveway entering Ingles property.
>
> Traffic
> GDOT driveway approval/permit required. Shared driveway agreement required for inter parcel driveway.
>
> Utilities
> No Hall County sewer.

Hall County Tax Assessors
No comments were provided.

Gainesville Water Resources
The Hall County GIS shows that public water and sewer is available to the subject property along Thompson Bridge Road from the City of Gainesville Water Resources Department.

Georgia Department of Transportation
In an email dated March 31, 2022, Parker Niebauer, DITO Traffic Operations Supervisor, stated that this project will require GDOT coordination

Zoning Analysis

- The applicant is requesting to rezone to a Planned Commercial Development (PCD) in order to develop a medical office building and self-storage facility.
- The subject property falls within an Activity Center on the future land use map. This land use designation supports compact, walkable, higher density development, as well employment opportunities and residential uses (e.g. townhomes, loft apartments, condominiums) that can contribute to a live-work environment but are not consistent with the rural or suburban development patterns found in much of the county

    - The proposed use of medical office building and self-storage facility is consistent with this land use classification.
- In 2007, the Hall County Board of Commissioners adopted the Gateway Corridors Overlay District standards as part of the Official Code of Hall County. The GCOD governs non-residential property development standards.
    - A self-storage facility is a conditional uses subject to county commissioner approval within the Gateway Corridor Overlay District. By requesting to rezone the property to a PCD, the application addresses this approval requirement.
- §17.420.050.H. of the Official Code of Hall County provides detailed architectural standards for non-residential buildings, including the use of a common palette of building materials maintained for all sides of principal buildings.
    - Building materials used for all four sides of new or reconstructed buildings are restricted to the following: brick, stone, split-face block/concrete masonry unit (CMU, restricted to 50 percent of the surface area of each side of a principal building), stucco (restricted to 50 percent of the surface area of each side of a building), glass and glass block. Exposed metal is prohibited, as is exposed or painted concrete block and pre-cast concrete walls.
        - The applicant has requested a variance from this standard and is proposing that all elevations of the proposed self-storage building include metal. The proposed elevations show a mixture of stacked stone, brick, and metal on the western, southern and northern facades. The eastern facade of the building would be mostly metal siding with a brick water table. This **does not** meet GCOD standards.
        - The proposed medical office building appears to be constructed out of a mixture of stacked stone siding and tilt-up concrete. This **does not** meet GCOD standards.
- §17.420.060. of the Official Code of Hall County discusses sign standards for the Gateway Corridor Overlay district.
    - The narrative proposes two internally illuminated signs: one for the medical office building and the other for the self-storage facility.
        - Internal illumination is prohibited under the GCOD. This **does not** meet GCOD standards.
    - The maximum height of the sign and square footage of the sign face based upon gross floor area of the building:
        - 0—10,000 sq. ft. of gross floor area
            - 32 sq. ft. (each side)
            - 8 ft. above street grade
        - 10,001—50,000 sq. ft.
            - 48 sq. ft. (each side)
            - 8 ft. above street grade
        - 50,001—100,000 sq. ft.
            - 64 sq. ft. (each side)
            - 10 ft. above street grade
        - Over 100,000 sq. ft.
            - 96 sq. ft. (each side)
            - 12 ft. above street grade

    - The applicant has not provided sign details showing height or sign area.
- §14.420.050.C.2 of the Official Code of Hall County states that the transitional buffer required for a commercial property abutting a residential property shall be 25 feet.
    - The applicant's narrative and site plan shows a 25-foot buffer where the property abuts residential uses; this condition **is met**.
- §17.240.160 of the Official Code of Hall County provides development standards for properties accessing divided four lane highways. The following conditions should apply:
    - property abutting and proposing access from a divided four-lane highway, regardless of zoning classification, shall be developed in conformance with the following minimum standards of frontage and access points:
        - Frontage:
            - Lots which are created after January 11, 1982, which abut a divided four-lane highway shall have a minimum of 500 feet of frontage abutting the four-lane divided highway; and
        - Access points.
            - One access point per lot may be permitted provided that approval from the Georgia Department of Transportation shall be required prior to the final approval and recording of a plat of the lot.
            - Additional access points may be approved by the planning commission upon a finding that:
            - The additional access is essential to the use of the property; and
            - Alternative access from another road, joint access with adjoining property or the construction of a frontage road is not feasible; and
            - Additional access would not be detrimental to existing or proposed uses in the area; and
            - The Georgia Department of Transportation will approve the proposed access; and
        - The existence or approval of access for residential or agricultural purposes does not obligate or require the county or the Georgia Department of Transportation to approve access for a change in use to non-residential or non-agricultural uses.
    - The applicant is requesting to vary the road frontage to less than 500 feet on tracts A and B. It cannot be determined the exact frontages for each tract based on the submitted materials.
    - Currently the subject property has approximately 300 feet total of road frontage.
    - A shared access point is shown on the site plan and described in the narrative.

Staff Recommendation

Staff recommends **approval** of the applicant's request with the following condition:

3. The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of application.
4. The building materials and architectural design shall be consistent with §17.420.050. No variances to the building materials are approved as a part of this request.

Excerpts from the minutes of the meeting April 18, 2022

Applicant's Presentation:

David Webb, Principal Planner, presented a summary of the request.

Tyler Smith, 340 Jesse Jewell Parkway, Gainesville, presented the request. Mr. Smith stated that the last proposal which was rejected in 2021 was for a three story building but is now for a two story building. Mr. Smith stated that the climate controlled storage would be 4.2 acres. Mr. Smith stated that they have six variances which are the following: 1.) Applicant requests that the PCD allow the property to be divided into two parcels, one to hold the medical office building (Tract A) and the other to hold the storage facility (Tract B) as depicted on the site plan. If divided, Tract A will be approximately 1.31 acres and Tract B will be approximately 4.23 acres. 2.) Hall County Ordinance 17.240.160 requires that lots abutting a divided four-lane highway have a minimum of 500 feet of frontage. The subject property has approximately 300 feet of frontage. Applicant requests a variance allowing this rezoning despite the property not having 500 feet of frontage. Applicant further requests that the variance allow for the lots to be divided as requested in the immediately preceding paragraph with the existing frontage. If divided, Tract A will have approximately 220 feet of frontage, and Tract B will have approximately 80 feet of frontage. 3.) The driveway into the property from Thompson Bridge Road (S.R. 60} will serve both the medical office building and the storage facility, for which the Applicant requests approval of a shared driveway easement. Applicant also plans for interparcel access with the abutting Kroger shopping center site south of the subject property. 4.) Applicant requests approval of a shared easement for stormwater detention facilities to serve Tract A and Tract B. 5.) Applicant requests a variance from Hall County Ordinance 17.420.050.F.4 to allow up to two internally illuminated LED digital signs, with automatic change capacity, for the subject property, one for the medical office building and the other for the storage facility. 6.) Applicant requests approval of building materials consistent with the elevations provided with Applicant's rezoning and variance application. Applicant requests a variance from Hall County Ordinance 17.420.050.H.2 to allow use of materials displayed in elevations.

Dustin Barrett, 1744 South Lumpkin, Athens, presented the request.

Public Forum:

Augie Deaugustinis, 3743 Dove Circle, Gainesville, spoke in favor. He stated that the applicants accommodated to the nearby property owner's requests.

Kent Karmenis, 163 Camellia Court, Freeport, FL, spoke in favor. He stated that the developers have listened to their concerns and worked very well with them.

Planning Commission Comments:

Mr. Braswell questioned what the maximum height of the building will be. Mr. Barrett stated it would be 30.4 feet.

Motion: ***A motion to approve, with conditions was made by Mr. Hunt and seconded by Ms. Pilcher. Vote: 4-0 (Varner absent)***

Conditions:

1. *The development shall substantially conform to the submitted building elevations with colors approved by the Director of Planning and Development.*

2. *The building materials and architectural design shall be consistent with §17.420.050. subject to the following variances:*
    1.) *Applicant requests that the PCD allow the property to be divided into two parcels, one to hold the medical office building (Tract A) and the other to hold the storage facility (Tract B) as depicted on the site plan. If divided, Tract A will be approximately 1.31 acres and Tract B will be approximately 4.23 acres.*
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PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902

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ZONING APPLICATION

Applicant (Name & Mailing Address)

D. Barrett Investment Properties, L.L.C.

1744 S. Lumpkin Street, Athens, Georgia, 30606

Phone 706-255-5450

Email Address dustin@barrettdevelopment.net

Property Owner (Name & Mailing Address)

D. Barrett Investment Properties, LLC

1744 S. Lumpkin Street, Athens, Georgia, 30606

Phone 706-255-5450

Email Address dustin@barrettdevelopment.net

Proposed Use Climate controlled storage and medical office facility

Contact Person (Name & Mailing Address)

M. Tyler Smith

340 Jesse Jewell Parkway, Suite 300,

PO Box 1098, Gainesville, Georgia 30503

Phone 770-536-3381

Email Address tsmith@sgwmfirm.com

Status of Applicant

☒ Owner
☐ Option to Purchase
☐ Area Resident
☐ Other

Requested Action

Existing Zoning: AR3 / R-II
Rezone to: PCD
Fee:$ 550.00
Receipt #: 558963
Check #: 000 27660

Tax Parcel Number 10104 000002

Acreage 5

Location Address 3654 Thompson Bridge Road, Gainesville, Georgia, 30506

I hereby certify that the above information and all attached information are true and correct.

Sign _____ Date: 2/28/22

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: 2/28/22

Taken by: Michelle

Tentative Planning Commission Date: 4/18/22

Tentative County Commission Date: 5/26/22

County Commission District: 2

ZON2022-00019

PLANNING AND DEVELOPMENT DEPARTMENT
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not x___

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 2/28/22

Applicant's/Owner's Name (Printed): D. Barrett Investment Properties, LLC

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) D. Barrett Investment Properties, LLC

Address 1744 S. Lumpkin Street

Athens, Georgia 30606

Phone Number 706-255-5450

Name of applicant(s) D. Barrett Investment Properties, L.L.C.

Address 1744 S. Lumpkin Street, Athens, Georgia, 30606

Phone Number 706-255-5450

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Personally appeared before me

Kayla Maxwell

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public

2/28/2022
Date

KAYLA MAXWELL
NOTARY PUBLIC
BARROW COUNTY, GEORGIA
MY COMMISSION EXPIRES
DECEMBER 27, 2024

Project Narrative

D. Barrett Investment Properties, L.L.C. ("Applicant") seeks to rezone the subject property from AR-III to PCD. Applicant intends to construct a medical office building on the front section of the property and a two-story climate-controlled self-storage facility on the rear portion of the property. The self-storage facility will be no larger than 100,000 square feet. Provided with the application is a site-plan showing a potential layout of the medical space and self-storage facility. Also provided with the application are proposed elevations of the self-storage facility. Applicant requests that Hall County grant conditional use of the property for the medical space and self-storage facility pursuant to Hall County Ordinance 17.420.050.

As this property is in the Gateway Corridor District, Applicant requests approval of variances and permissive use of the property to accommodate the uses summarized above. More particularly, Applicant requests the following.

Applicant requests that the PCD allow the property to be divided into two parcels, one to hold the medical office building (Tract A) and the other to hold the storage facility (Tract B) as depicted on the site plan. If divided, Tract A will be approximately 1.31 acres and Tract B will be approximately 4.23 acres.

Hall County Ordinance 17.240.160 requires that lots abutting a divided four-lane highway have a minimum of 500 feet of frontage. The subject property has approximately 300 feet of frontage. Applicant requests a variance allowing this rezoning despite the property not having 500 feet of frontage. Applicant further requests that the variance allow for the lots to be divided as requested in the immediately preceding paragraph with the existing frontage. If divided, Tract A will have approximately 220 feet of frontage, and Tract B will have approximately 80 feet of frontage.

The driveway into the property from Thompson Bridge Road (S.R. 60) will serve both the medical office building and the storage facility, for which the Applicant requests approval of a shared driveway easement. Applicant also plans for interparcel access with the abutting Kroger shopping center site south of the subject property.

Applicant requests approval of a shared easement for stormwater detention facilities to serve Tract A and Tract B.

Applicant requests a variance from Hall County Ordinance 17.420.050.F.4 to allow up to two internally illuminated LED digital signs, with automatic change capacity, for the subject property, one for the medical office building and the other for the storage facility.

Applicant requests approval of building materials consistent with the elevations provided with Applicant's rezoning and variance application. Applicant requests a variance from Hall County Ordinance 17.420.050.H.2 to allow use of materials displayed in elevations.

PROPOSED TREES

SYM	Count	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
	30				
✳	24	JUNIPERUS VIRGINIANA	E. RED CEDAR	3.0" cal	b&b
⊙	6	QUERCUS NUTTALLI	NUTTALL OAK	2.0" cal	b&b





REVISIONS

BY	DD	DESCRIPTION	DD	DATE
		ADDED REBARRAGE, ACCESS		03/15/2021

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-4759
www.pruittassociates.com
CONTACT PERSON: TRAVIS PRUITT, JR
e-mail: travis@travispruitt.com

OWNER / DEVELOPER

BARRETT DEVELOPMENT GROUP

1744 SOUTH LUMPKIN STREET
ATHENS, GA 30606
706-353-7527

24 HOUR EMERGENCY CONTACT
DUSTIN BARRETT
706-353-7527
E-mail: dustin@barrettdevelopment.net

PROPOSED SITE ZONING:	PCD
SITE AREA:	5.59 ACRES
DISTURBED AREA:	± 4.96 ACRES
TAX PARCEL ID:	10104 000002

PROPOSED BUILDING SETBACK LINES:

FRONT YARD: 55 ft from center line of road or 30 ft from property line, whichever is greater.
REAR YARD: 10 FT.
SIDE YARD: 20 FT.

BUILDING SUMMARY:

2- STORY 63,144 SF

PARKING SUMMARY

DESCRIPTION	MIN.	MAX.	PROVIDED
REGULAR PARKING	6	8	72
ADA ACCESSIBLE PARKING	1	1	2
TOTAL PARKING SPACES	7	9	75

3.5 SPACES PER 1,000 SQUARE FEET OF GROSS OFFICE AREA FOR CLIMATE CONTROLLED SELF STORAGE BUILDING.

CONCEPT PLAN 1

GAINESVILLE STORAGE

3584 THOMPSON BRIDGE ROAD • LAND LOT 104 • 10TH DISTRICT • HALL COUNTY, GEORGIA

NOTE: ALL CURB RADII ARE 5 FT., UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY GEORGIA COMMUNITY PANEL NUMBER 13139C0150D, DATED 8/4/2010.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, ITS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

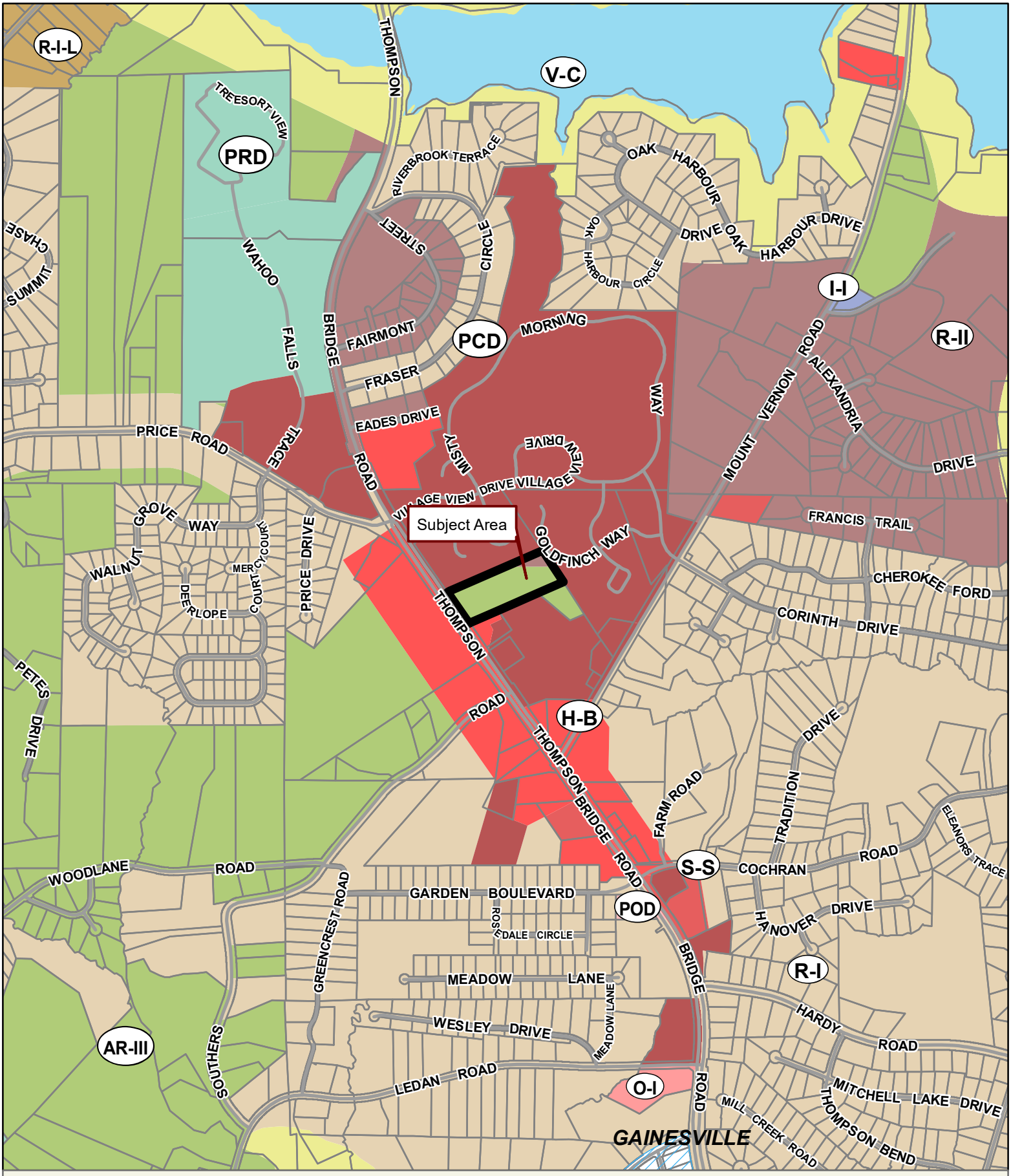
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GRAPHIC SCALE - IN FEET
0 30 60 90 120

For The Firm
Travis Pruitt & Associates, Inc.

DATE:	08-13-2021
SCALE:	1" = 30'
CN:	210025CPA-2.1
JN:	1-21-0025
FN:	215-E-095
SHEET NO:	1 OF 1

W:\2021\210025\Engineering\CADD\drawings\210025CPA-2.1.dwg, Concept Plan 1, dmoughon, Oct. 12, 21-3 23:45 PM, 1:1

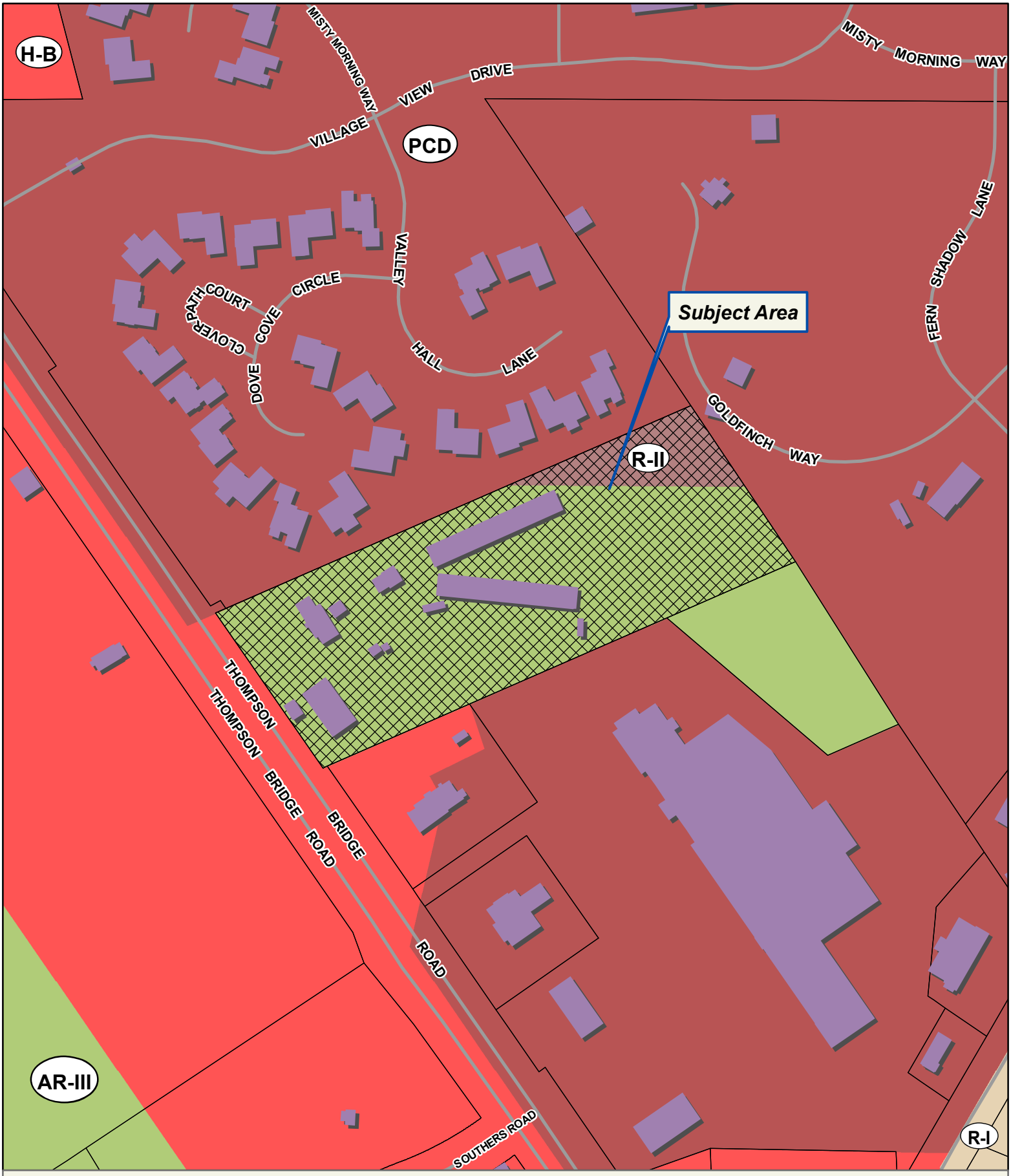


Applicant: D. BARRETT INVESTMENT PROPERTIES, LLC
Tax Parcel #: 10104 000002
Location: 3654 THOMPSON BRIDGE ROAD, GAINESVILLE, GA 30506
Commission District 2 **PC Mtg. Date:** 04/18/2022

0 300 600 1,200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

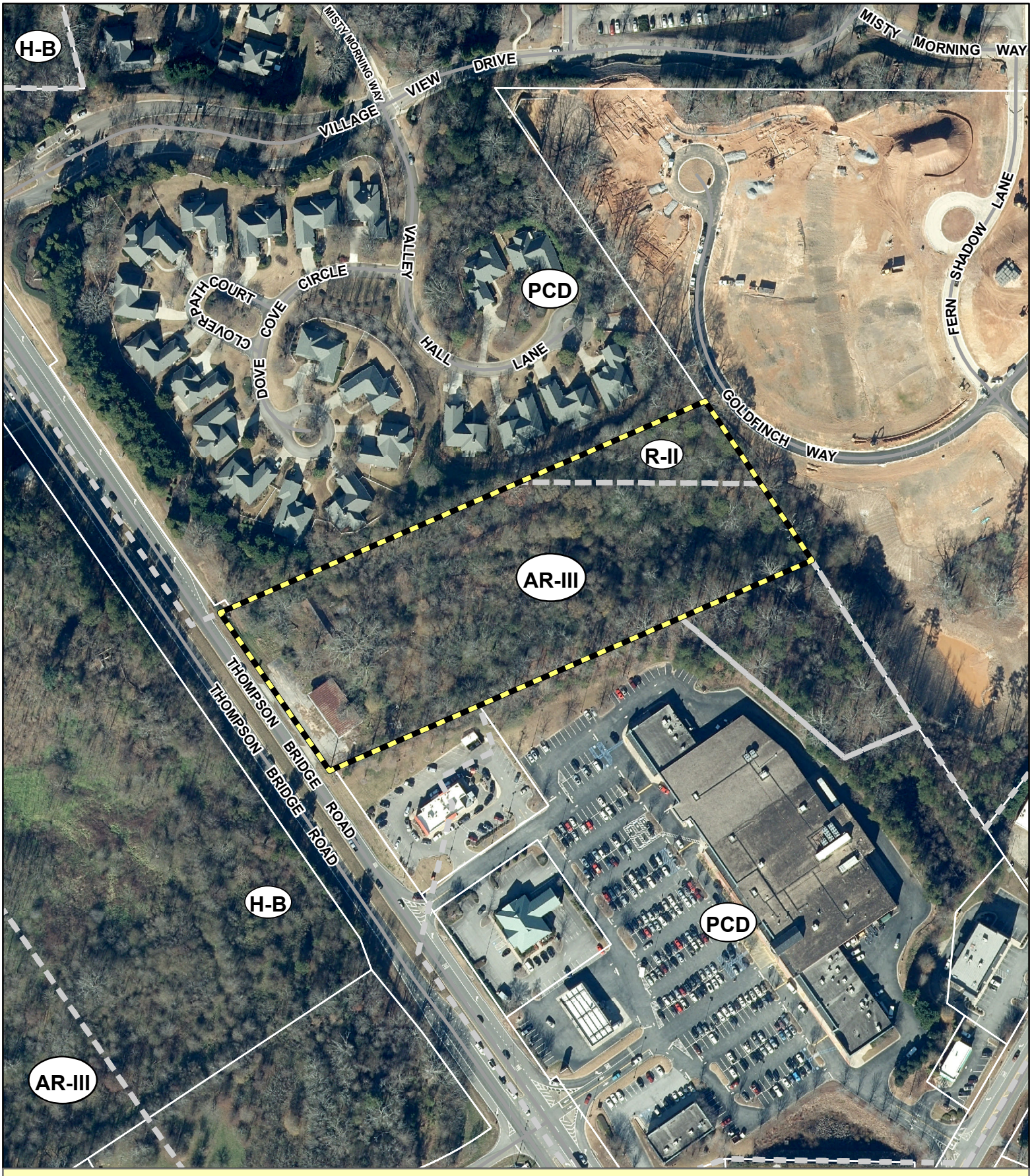


Applicant: D. BARRETT INVESTMENT PROPERTIES, LLC
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Commission District 2 **PC Mtg. Date:** 04/18/2022

0 25 50 100
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: D. BARRETT INVESTMENT PROPERTIES, LLC
Tax Parcel #: 10104 000002
Location: 3654 THOMPSON BRIDGE ROAD, GAINESVILLE, GA 30506
Commission District 2 **PC Mtg. Date:** 04/18/2022

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area
N

Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Friday, March 25, 2022 1:59 PM
To: Srikanth Yamala (Public Works); Anael Dominguez (Planning); Kevin McOmber (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 4.18.22

Please find Environmental Health comments below:

Item 1, 3504 Coker Road, Bailey: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 2, 3024 Dale Road, Simpson: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 3, 2825 Outer Circle, Gomez: Must meet all Environmental Health residential septic system permitting requirements. Existing system evaluation will be required if using existing septic system. Level 3 Soil Evaluation will be required prior to application if existing septic system will not be used. Recorded plat required.

Item 4, 4294 Hunter Road, Bark Camp Farm: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, existing septic system evaluation, or septic system installation/modification may be required after review of business plan. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan.

Item 5, 6527 Lakeshore Drive, Perkins: Must meet all Environmental Health residential septic system permitting requirements.

Item 6, 5596/5608/5614/0 Thompson Mills Road, Highlands Residential: Public sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 7, 3654 Thompson Bridge Road, Barrett: Public Sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 8, 3596 Meadow Lane, Brown: No comment. Public Sewer.

Emily McGahee
Hall County Environmental Health
Hall County Government Center – 3rd Floor
2875 Browns Bridge Road

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, March 31, 2022 8:50 PM
To: Anael Dominguez (Planning); Srikanth Yamala (Public Works)
Cc: Chavers, Veronica E; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for April 18, 2022

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see responses in red below

Thank you,

Parker Niebauer
D1TO Traffic Operations Supervisor

GDOT Georgia Department of Transportation

District 1 Division of Field Services
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8275 office
770.519.3223 cell

From: Anael Dominguez (Planning) <adominguez@hallcounty.org>
Sent: Thursday, March 24, 2022 10:25 AM
To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; 'Dan Barnes' <Daniel.C.Barnes@usace.army.mil>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; 'Jeremy Wills' <jeremy.wills@gainesville.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Lamar Carver (Building Inspection) <lcarver@hallcounty.org>; 'Matt Cox' <matt.cox@hallco.org>; Mike Little (Parks and Leisure) <mlittle@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; nswafford <nswafford@gainesville.org>; 'Pam Cravero' <pam.cravero@hallco.org>; 'Rich Atkinson' <rich@flowerybranchga.org>; Scott Puckett <spuckett@hallcounty.org>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Srikanth Yamala (Public Works) <syamala@hallcounty.org>; 'Stephen Cain' <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Wanda Moreno (Engineering) <wmoreno@hallcounty.org>; 'Will Schofield' <will.schofield@hallco.org>; Nicole Griffin <nicole.griffin@hallcounty.org>
Subject: Tentative Planning Agenda for April 18, 2022

Good morning–

Here is the Tentative Agenda and Maps for the **Monday, April 18, 2022** Hall County Planning Commission Meeting.

Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, March 31st.** Email comments to Srikanth (syamala@hallcounty.org) and Ana (adominguez@hallcounty.org).

Thank you–

CALL TO ORDER

APPROVAL OF MINUTES – April 4, 2022

OLD BUSINESS

1. Previously tabled application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 27.29± acre tract located on the west side of Coker Road approximately 171 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131. Proposed Use: 18 lot subdivision. ** Commission District 3

2. Previously tabled application of James E. and Greg S. Simpson to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 37.30± acre tract located on the north side of Dale Road at its intersection with Candler Road; a.k.a. 3024 Dale Road; Zoned AR-IV; Tax Parcel 15025 000006. Proposed Use: light industrial uses. ** Commission District 3.

NEW BUSINESS

3. Application of Juana Gomez-Garcia and Andres Gomez-Gomez for a front yard setback variance from 40 feet to 30 feet and rear yard setback variance from 25 feet to 10 feet on a .34± acre tract located on the east side of Outer Circle approximately 208 feet from its intersection with Oak Hill Circle; a.k.a. 2825 Outer Circle; Zoned AR-III; Tax Parcel 15023B000075. Proposed use: to place a mobile home onto property.* Commission District 3.
   None

4. Application of Bark Camp Farm for a Use Subject to County Commission on a 30.62± acre tract located on the south side of Hunter Road approximately 1,252 feet from its intersection with Cleveland Highway; a.k.a. 4294 Hunter Road; Zoned AR-IV; Tax Parcel 12023 000010. Proposed use: Farm-style dog daycare, boarding facility and family/community events. ** Commission District 3.
   None

5. Application of Roger Perkins for a Use Subject to County Commission on a .29± acre tract on the south side of Lakeshore Drive approximately 149 feet from its intersection with Oakwood Trail; a.k.a. 6527 Lakeshore Drive; Zoned PRD; Tax Parcel 10011D000105. Proposed use: Personal Single family residence. ** Commission District 2.
   None

6. Application of Highlands Residential, LLC to amend conditions of a Planned Commercial Development (PCD) on a 5.77± acre tract located on the north side of Thompsons Mill Road approximately 1,049 feet from its intersection with Napa Ridge Road; a.k.a. 5596, 5608, 5614, and 0 Thompsons Mills Road; Zoned PCD; Tax Parcel 15041 000020, 000013, 000056, and 000191. Proposed use: 152 unit senior living facility. ** Commission District 1.
   GDOT Coordination Required

7. Application of D. Barrett Investment Properties, LLC to rezone from Agricultural-Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.7± acre tract located on the east side of Thompson Bridge Road approximately 1,306 feet from its intersection with Mount Vernon Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III and R-II; Tax Parcel 10104 000002. Purposed Use: climate controlled storage and medical office facility. ** Commission District 2.
   GDOT Coordination Required

8. Application of Tyrus Brown to rezone from Residential-I (R-I) to Residential-II (R-II) on a 9.65± acre tract located on Meadow Lane at its terminus; a.k.a. 3596 Meadow Lane; Zoned R-I; Tax parcel 10105 004089. Proposed use: 44 unit townhome development. ** Commission District 2.
   None

9. Amend the Official Code of Hall County, Georgia by amending Section 17.20.020. Definitions to change the definition of "Adult Establishments"; by amending Section 17.420.050(A) to amend the list of Prohibited uses in the Gateway Corridors Overlay District (GCOD). The intent of the proposed changes is to update the regulation of Adult establishments in Title 17 to protect the health, safety, and welfare by preventing negative secondary effects, while satisfying constitutional standards for adult establishment regulations.

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within five working days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, May 26, 2022 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, May 26, 2021. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Ana Dominguez
Planning Commission Clerk
Hall County Government
2875 Browns Bridge Road, Gainesville, GA 30504
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

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Hall County Government
PUBLIC WORKS AND UTILITIES

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

INTERIM DIRECTOR
Bill Nash, P.E.

To: Srikanth Yamala, Interim Director of Planning and Zoning

From: Bill Nash, P.E., Interim Director of Public Works and Utilities

Date: March 31, 2022

Subject: April 18, 2022 Hall County Planning Commission Agenda

---

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 18, 2022 meeting. Upon review, we provide the following comments:

1.Previously tabled application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 27.29± acre tract located on the west side of Coker Road approximately 171 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131. Proposed Use: 18 lot subdivision. ** Commission District 3

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation, not centerline of creek.
b) Traffic: No Comments
c) Utilities: Septic – Hall County

2.Previously tabled application of James E. and Greg S. Simpson to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 37.30± acre tract located on the north side of Dale Road at its intersection with Candler Road; a.k.a. 3024 Dale Road; Zoned AR-IV; Tax Parcel 15025 000006. Proposed Use: light industrial uses. ** Commission District 3.

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation, not centerline of creek.
b) Traffic: Recommend access be along Candler Road (SR 60) frontage only and access to Dale Road be prohibited. Candler Road (SR 60) access must be permitted through GDOT.
c) Utilities: Septic – Hall County

3. Application of Juana Gomez-Garcia and Andres Gomez-Gomez for a front yard setback variance from 40 feet to 30 feet and rear yard setback variance from 25 feet to 10 feet on a .34± acre tract located on the east side of Outer Circle approximately 208 feet from its intersection with Oak Hill Circle; a.k.a. 2825 Outer Circle; Zoned AR-III; Tax Parcel 15023B000075. Proposed use: to place a mobile home onto property.* Commission District 3.

a) Engineering: N/A
b) Traffic: No Comment
c) Utilities: No Comment

4..Application of Bark Camp Farm for a Use Subject to County Commission on a 30.62± acre tract located on the south side of Hunter Road approximately 1,252 feet from its intersection with Cleveland Highway; a.k.a. 4294 Hunter Road; Zoned AR-IV; Tax Parcel 12023 000010. Proposed use: Farm-style dog daycare, boarding facility and family/community events. ** Commission District 3.

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation, not centerline of creek.
b) Traffic: No comments
c) Utilities: No Comments

5.Application of Roger Perkins for a Use Subject to County Commission on a .29± acre tract on the south side of Lakeshore Drive approximately 149 feet from its intersection with Oakwood Trail; a.k.a. 6527 Lakeshore Drive; Zoned PRD; Tax Parcel 10011D000105. Proposed use: Personal Single family residence. ** Commission District 2.

a) Engineering: N/A
b) Traffic: No Comments
c) Utilities: No Comment

6.Application of Highlands Residential, LLC to amend conditions of a Planned Commercial Development (PCD) on a 5.77± acre tract located on the north side of Thompsons Mill Road approximately 1,049 feet from its intersection with Napa Ridge Road; a.k.a. 5596, 5608, 5614, and 0 Thompsons Mills Road; Zoned PCD; Tax Parcel 15041 000020, 000013, 000056, and 000191. Proposed use: 152 unit senior living facility. ** Commission District 1.

a) Engineering: N/A
b) Traffic: The proposed new roadway does not appear to meet County road standards and, if considered, will need to be private (not County maintained). May be possible issues with the development driveway on the proposed new roadway. Any Friendship Road (SR347) access will need to be approved/permitted by GDOT. Any Thompsons Mill Road access will need to be approved/permitted by Hall County.
c) Utilities: No Comments

7.Application of D. Barrett Investment Properties, LLC to rezone from Agricultural-Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.7± acre tract located on the east side of Thompson Bridge Road approximately 1,306 feet from its intersection with Mount Vernon Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III and R-II; Tax Parcel 10104 000002. Purposed Use: climate controlled storage and medical office facility. ** Commission District 2.

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Must have easement for driveway entering Ingles property.

b) Traffic: GDOT driveway approval/permit required. Shared driveway agreement required for inter parcel driveway.
c) Utilities: No Hall County sewer

8. Application of Tyrus Brown to rezone from Residential-I (R-I) to Residential-II (R-II) on a 9.65± acre tract located on Meadow Lane at its terminus; a.k.a. 3596 Meadow Lane; Zoned R-I; Tax parcel 10105 004089. Proposed use: 44 unit townhome development. ** Commission District 2.

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of creek. Show Hall County studied flood zone. Any impacts to flood zone must have "No rise study".
b) Traffic: No Comments
c) Utilities: No Hall County sewer

9. Amend the Official Code of Hall County, Georgia by amending Section 17.20.020. Definitions to change the definition of "Adult Establishments"; by amending Section 17.420.050(A) to amend the list of Prohibited uses in the Gateway Corridors Overlay District (GCOD). The intent of the proposed changes is to update the regulation of Adult establishments in Title 17 to protect the health, safety, and welfare by preventing negative secondary effects, while satisfying constitutional standards for adult establishment regulations

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH BIBB COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT B. BARRETT INVESTMENT PROPERTIES LLC

REQUEST REZONE FROM AR-III AND R-II TO PCD FOR CLIMATE CONTROLLED STORAGE & MEDICAL OFFICE FACILITY

Date: 4-18-2022 AND Date: 5-24-2022

Time: 5:15 P.M. Time: 6:00 P.M.

AGENDA ITEM

Planning and Development

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 241/2022

SUBJECT: Application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 27.29± acre tract located on the west side of Coker Road approximately 171 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131. Proposed Use: 18 lot subdivision. Commission District 3.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: RD

Recommendation:

Approved, with conditions: 1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval. 2. The lots shall be a minimum of one acre in size. 3. The minimum road frontage shall be 50 feet. 4. The property shall have a maximum of 18 lots. 5. There shall be no vinyl siding. 6. All houses shall have hardi plank stone and masonry exteriors. 7. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices." 8. All conditions of zoning shall be part of any plat of the property. 9. Lot 1 and 14 shall have a 5 foot non access easement to Coker Road. 10. The houses shall have a minimum 1,500 square feet of heated floor space for a one story home and 2,000 square feet of heated floor space for a two story home. 11. All roads shall be built to Hall County standards.

Purpose of Request: **History:**

Application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 27.29± acre tract located on the west side of Coker Road approximately 171 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131. Proposed Use: 18 lot subdivision. Commission District 3.

Facts and Issues: **Options:**

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
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
AD	RD	TS	WG

Attorney	Administration	Clerk
WLI	LJ	JR

Attachments:
Board Memo
Recommendation Report
Application
Narrative
Site plan
Maps
Deed
Enviormental Health Comments.pdf
GDOT Comments
Public Works Comments
Public Comments
Notice Sign Photo

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Randi Doveton

Hall County Government
PLANNING & DEVELOPMENT

To: Richard Higgins, Chairman
Kathy Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: May 4, 2022

Subject: Application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 27.29± acre tract located on the west side of Coker Road approximately 171 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131. Proposed Use: 18 lot subdivision. Commission District 3.

Application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 27.29± acre tract located on the west side of Coker Road approximately 171 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131. Proposed Use: 18 lot subdivision. Commission District 3.

At their April 18, 2022 meeting, the Hall County Planning Commission voted to recommend approval to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) and for a Use Subject to County Commission approval due to the purpose of use being a subdivision under Residential-I (R-I) (4-0) of this request with the following eleven (11) conditions:

1. *The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval.*
2. *The lots shall be a minimum of one acre in size.*
3. *The minimum road frontage shall be 50 feet.*
4. *The property shall have a maximum of 18 lots.*
5. *There shall be no vinyl siding.*
6. *All houses shall have hardi plank stone and masonry exteriors.*
7. *The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:*
   "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
8. *All conditions of zoning shall be part of any plat of the property.*

9. *Lot 1 and 14 shall have a 5 foot non access easement to Coker Road.*
10. *The houses shall have a minimum 1,500 square feet of heated floor space for a one story home and 2,000 square feet of heated floor space for a two story home.*
11. *All roads shall be built to Hall County standards.*

There was one (1) written comment in opposition submitted in advance of the Planning Commission meeting and three (3) people spoke in opposition during the public hearing on April 18, 2022.

There have been no changes to the request since the Planning Commission took action.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant	Efrain Carrillo
Request	Rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I)
Proposed Use	10 lot subdivision
Size	10.0± acres
Zoning	AR-IV
Location	On the west side of Coker Road approximately 840 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Tax Parcel 15015 000131(pt.).
Commission District	Three
Planning Commission Date	April 18, 2022
Staff Recommendation	**Denial**

Planning Commission Recommendation – Approval to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) and for a Use Subject to County Commission approval due to the purpose of use being a subdivision under Residential-I (R-I), with conditions
Vote: 4-0 (Varner absent)

Conditions:

1. *The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval.*
2. *The lots shall be a minimum of one acre in size.*
3. *The minimum road frontage shall be 50 feet.*
4. *The property shall have a maximum of 18 lots.*
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7. *The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:*

"Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

8. *All conditions of zoning shall be part of any plat of the property.*
9. *Lot 1 and 14 shall have a 5 foot non access easement to Coker Road.*
10. *The houses shall have a minimum 1,500 square feet of heated floor space for a one story home and 2,000 square feet of heated floor space for a two story home.*
11. *All roads shall be built to Hall County standards.*

Applicant Proposal

The applicant is requesting to rezone a portion of 3504 Coker Road from Agricultural-Residential-IV (AR-IV) to Residential-I (R-I) in order to subdivide the property into ten (10) lots to be developed with single-family homes. The narrative states that each lot will be a minimum of 35,000 square feet in size; eight (8) will measure 125 feet by 280 feet and two (2) will be of an irregular shape yet still meet the 35,000 square foot requirement. The applicant proposes to develop the property with site-built single-family residences served by public water and individual septic tanks. The development will be served by a new street along the southern boundary of this property to provide each lot with appropriate road frontage.

The proposed road measures 1396.61' in length, and is proposed to branch off of the existing Coker Road and end in a cul-de-sac at the back of the subject property.

History and Existing Land Uses

The subject property is approximately 10.0± acres and is part of a larger 27.29± acre tax parcel zoned Agricultural Residential-IV (AR-IV). The surrounding properties are zoned AR-IV and are developed with a mixture of single family and agricultural uses. To the northeast of the subject property is Harmony Woods subdivision, which is developed with single-family homes on approximately one (1) to two (2) acre lots. Other surrounding properties are large AR-IV tracts developed with a mixture of single family and agricultural uses. The subject property is developed with a 1,669 square foot single family residence built on 1971 as well as a mobile homes and two (2) chicken houses. This appears to be the original zoning per Hall County records.

Comprehensive Plan Land Use Designation

The subject property is located within the "Rural Residential" future land use designation. This land use designation is characterized by low-density single-family residential uses with deep setbacks from the road. Future development should continue to reflect lower density detached single-family residential uses, and neighborhood design should incorporate a high percentage of open space (i.e. 'Conservation Subdivision' design).

The request is inconsistent with the Comprehensive Plan as the minimum density recommended for the rural residential future land use designation is 1 dwelling unit per 1 – 1.5 acres, depending on public water availability.

Development Support and Constraints

Hall County Environmental Health

In an email dated May 4, 2021 Emily McGahee commented: "All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements."

Hall County Fire Services

The subject parcel is located approximately 4.5 miles from Hall County Fire Station #1, located at 2460 Athens Highway. The nearest fire hydrant is in the right-of-way of Coker Road approximately 120 feet from the north east corner of the subject property and approximately 291 feet from the south east corner of the subject property.

Hall County Public Works and Utilities

In a memorandum dated May 6, 2021, Srikanth Yamala, Director of Public Works and Utilities, stated the following:

Engineering

As this subdivision is greater than 6 lots on an existing road, a stormwater management report prepared by a professional engineer will be required.

Traffic Engineering

No comment.

Utilities

No comment.

Hall County Tax Assessors

No comments were provided.

Gainesville Water Resources

The Hall County GIS shows that public water is available to the subject property along Coker Road.

Georgia Department of Transportation

In an email dated April 26, 2021, Jonathan Peevy, Assistant District Traffic Engineer, indicated that this project will not require GDOT coordination.

Zoning Analysis

- The proposed use request is **inconsistent** with the Comprehensive Plan.
    - Per the Hall County Comprehensive plan, this area is characterized by low-density single-family residential uses with deep setbacks from the road. Future development should continue to reflect lower density detached single-family residential uses, and neighborhood design should incorporate a high percentage of open space. The target density for this area is 1 dwelling unit per 1 – 1.5 acres, depending on public water availability.
- §17.20.1210 of the Hall County Zoning Regulations defines a *major subdivision* as the division of a tract or parcel of land into two or more lots, building sites or other divisions for the purpose of sale, legacy, a new street or a change in existing streets, and includes re-subdivision.

    - Within the R-I zoning district, subdivisions are listed as a permitted use.
- §17.240.010 of the Official Code of Hall County designates lots within an R-I zoning district to be a minimum of 35,000 square feet in size.
    - The proposed lots meet this requirement.
- §17.240.010 of the Official Code of Hall County designates lots within the R-I zoning district to have a minimum 50 feet of lot frontage when along local roadways.
    - Coker Road is classified as a local road and there is a proposed road that will serve the majority of lots.
- §17.16.010 of the Official Code of Hall County lists permitted uses within R-I districts as: site-built single-family detached dwelling units; Class A single-family detached industrialized dwelling units; 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; home offices; agricultural or horticultural uses.
- The site plan and narrative do not show or mention a centralized postal unit, which is required by the United States Postal service.
    - This item will be expected to be included with development plans for the subdivision.

Staff Recommendation

Staff recommends **denial** of the applicant's request but if the board see fit to approve, the following conditions shall apply:

1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval.
2. The subdivision shall be limited to a maximum of 10 residential lots.
3. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:

    "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
4. All conditions of zoning shall be made a part of any plat of the property.

Excerpts from the minutes of the meeting of April 18, 2022

Applicant's Presentation:

David Webb, Principal Planner, presented a summary of the request.

Jake Bailey, 2419 Island Drive, Gainesville, presented the request. The applicant indicated that they would not have any objection to adding a non-access easement to property 1 and 14 to access Coker Road. The applicant stated that the road to access these properties will be a new road.

Efrain Carrillo, 344 Clermont, Clermont, presented the request.

Pedro Montes, 3284 Bay Mount Way, Lawrenceville, presented the request.

Rebuttal
re
Mr. Bailey stated that the development was going into an existing subdivision and they would comply with conditions. Mr. Bailey stated that they were not proposing any new driveways onto Coker Road, the road for the driveways would be on a new road. Mr. Bailey stated that as for water runoff and erosion, they would work with engineers and comply with all local and state codes for water control. Mr. Carrillo stated that the plan is to build houses and/or sell the lots to have homes built. Mr. Carrillo stated that he understood the concerns that the nearby property owners had regarding the land but the area is quickly expanding and they are just going in route of that growth.

Public Forum:

William Berry, 3598 Coker Road, Gainesville, spoke in opposition. Concerns was traffic, illegal dumping, and water pollution.

Myrtle Smith, 3576 Coker Road, Gainesville, spoke in opposition**.** Concerns were traffic accidents, illegal dumping, and expansion.

Walter Smith, 3576 Coker Road, Gainesville, spoke in opposition. Concerns were expansion on Coker Road.

Planning Commission Comments:

Mr. Braswell asked if the lots were going to be a minimum of one acre in size. Mr. Bailey stated that was correct, with a 50 foot frontage minimum. Mr. Braswell asked if the new street will be built up to county standards. Mr. Bailey stated that was correct. Mr. Hunt questioned if the scale on the plat was correct. Mr. Bailey stated that it should be. Mr. Hunt stated that the application would also be approved for a Use Subject to County Commission Approval due to the purpose of use being a subdivision under Residential-I (R-I).

***Motion:* A motion to approve to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) and for a Use Subject to County Commission approval due to the purpose of use being a subdivision under Residential-I (R-I), with conditions was made by Mr. Hunt and seconded by Mr. Bell. Vote: 4-0 (Varner absent)**

Conditions:

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    All roads shall be built to Hall County standards.

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 | f: 770-531-3902

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ZONING APPLICATION ZON2021-00017

Applicant (Name & Mailing Address)

EFRAIN CARRILLO
344 CLEAR VIEW COURT
CLERMONT, GA 30527
Phone 770 654 3956
Email Address EFRAINCARRILLO31@YAHOO.COM

Property Owner (Name & Mailing Address)

EFRAIN CARRILLO
344 CLEAR VIEW COURT
CLERMONT, GA 30527
Phone 770 654 3956
Email Address EFRAINCARRILLO31@YAHOO.COM

Proposed Use 10 LOT RESIDENTIAL SUBDIVISION

Contact Person (Name & Mailing Address)

JACK BAILEY
P.O. BOX 3392
GAINESVILLE, GA 30503
Phone 770 540 0369
Email Address BAILEYASSOC@ATT.NET

Status of Applicant

- [X] Owner
- [ ] Option to Purchase
- [ ] Area Resident
- [ ] Other

Requested Action

Existing Zoning: AR
Rezone to: R-1
Fee:$ 600.00
Receipt #: 033522
Check #: 1437

Tax Parcel Number 15015000131
Acreage 10
Location Address 3504 COKER RD. GAINESVILLE, GA 30507

I hereby certify that the above information and all attached information are true and correct.

Sign _____ Date: MAR. 15, 2021

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: 3/18/2021
Taken by: ECG / JMC
Tentative Planning Commission Date: 5/17/2021
Tentative County Commission Date: 6/24/2021
County Commission District: THREE

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not ✓

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 3-15-21

Applicant's/Owner's Name (Printed): Efrain Camillo

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 3-15-21

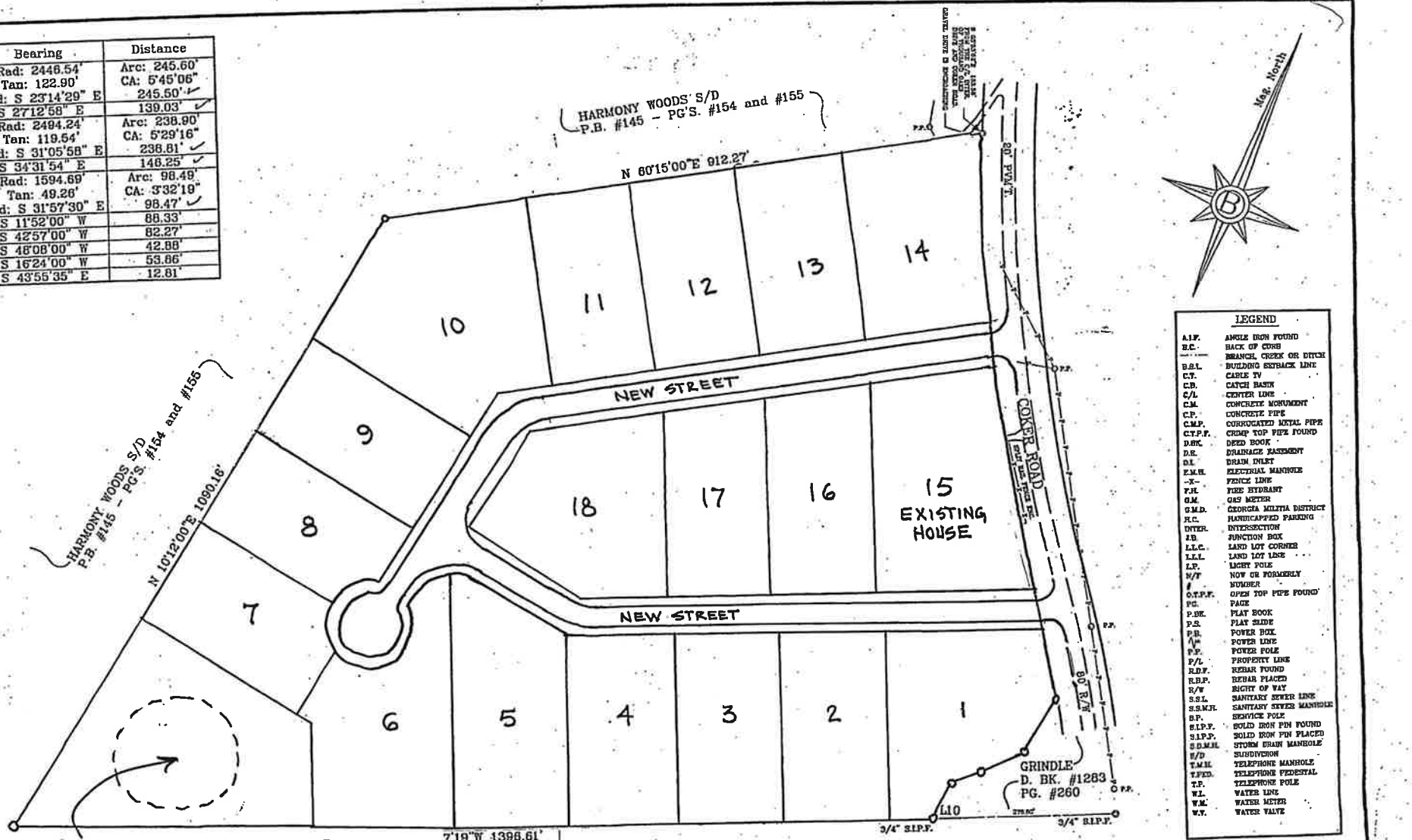
Applicant's/Owner's Name (Printed): Efrain Camillo

EFRAIN CARRILLO PROPERTY
COKER ROAD, TADMORE G.M.D. #268

REZONING WRITTEN REPORT

The existing property is 27.13 acres and is zoned AR.
The owner is requesting that 10 acres be rezoned to R-1.
The proposed development will include 10 residential lots.
8 of the lots will measure 125' x 280' for a total of
35,000 square feet. 2 lots will be irregular in shape but
will total 35,000 square feet.
The development will also include a new street with a cul-de-sac.
The proposed residences will meet all existing codes.
The residences will have public water with individual
septic tanks and waste disposal systems.

Course	Bearing	Distance
L1	Rad: 2446.54' Tan: 122.90' Chd: S 23°14'29" E	Arc: 245.60' CA: 5°45'06" 245.50'
L2	S 27°12'58" E	139.03'
L3	Rad: 2494.24' Tan: 119.54' Chd: S 31°05'58" E	Arc: 238.90' CA: 5°29'16" 238.81'
L4	S 34°31'54" E	146.25'
L5	Rad: 1594.69' Tan: 49.26' Chd: S 31°57'30" E	Arc: 98.49' CA: 3°32'19" 98.47'
L6	S 11°52'00" W	88.33'
L7	S 42°57'00" W	82.27'
L8	S 48°08'00" W	42.88'
L9	S 16°24'00" W	53.66'
L10	S 43°55'35" E	12.81'



PROPOSED WATER DETENTION POND. ENGINEERING DRAWINGS TO BE SUBMITTED PRIOR TO START OF PROJECT DEVELOPMENT

LEGEND	
A.I.F.	ANGLE IRON FOUND
B.C.	BACK OF CURB
———	BRANCH, CREEK OR DITCH
B.S.L.	BUILDING SETBACK LINE
C.T.	CABLE TV
C.B.	CATCH BASIN
C/L	CENTER LINE
C.M.	CONCRETE MONUMENT
C.P.	CONCRETE PIPE
C.M.P.	CORRUGATED METAL PIPE
C.T.P.F.	CRIMP TOP PIPE FOUND
D.BK.	DEED BOOK
D.E.	DRAINAGE EASEMENT
D.I.	DRAIN INLET
E.M.H.	ELECTRICAL MANHOLE
-X-	FENCE LINE
F.H.	FIRE HYDRANT
G.M.	GAS METER
G.M.D.	GEORGIA MILITIA DISTRICT
H.C.	HANDICAPPED PARKING
INTER.	INTERSECTION
J.B.	JUNCTION BOX
L.L.C.	LAND LOT CORNER
L.L.L.	LAND LOT LINE
L.P.	LIGHT POLE
N/F	NOW OR FORMERLY
#	NUMBER
O.T.P.F.	OPEN TOP PIPE FOUND
PG.	PAGE
P.BK.	PLAT BOOK
P.S.	PLAT SLIDE
P.B.	POWER BOX
-P-	POWER LINE
P.P.	POWER POLE
P/L	PROPERTY LINE
R.B.F.	REBAR FOUND
R.B.P.	REBAR PLACED
R/W	RIGHT OF WAY
S.S.L.	SANITARY SEWER LINE
S.S.M.H.	SANITARY SEWER MANHOLE
S.P.	SERVICE POLE
S.I.P.F.	SOLID IRON PIN FOUND
S.I.P.P.	SOLID IRON PIN PLACED
S.D.M.H.	STORM DRAIN MANHOLE
S/D	SUBDIVISION
T.M.H.	TELEPHONE MANHOLE
T.PED.	TELEPHONE PEDESTAL
T.P.	TELEPHONE POLE
W.L.	WATER LINE
W.M.	WATER METER
W.V.	WATER VALVE

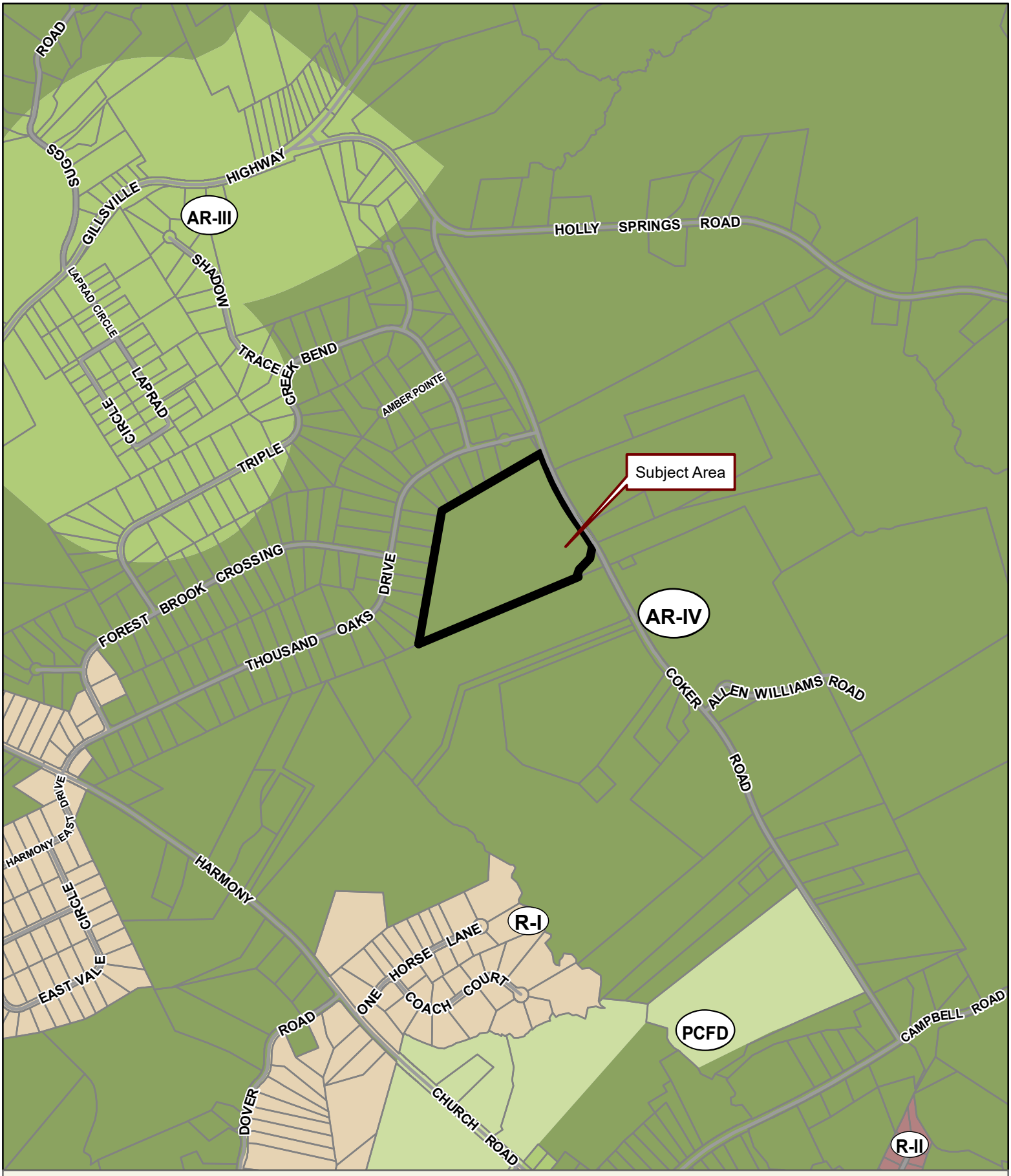
NOTES

MIN. LOT SIZE ONE ACRE
MIN. STREET FRONTAGE 50 FEET

: REFERENCES :
D. BK. #327 – PG. #545
D. BK. #690 – PG. #496
D. BK. #3030 – PG'S. #153 and #154
D. BK. #3030 – PG'S. #173 and #174
P. BK. #59 – PG. #133
P. BK. #143 – PG'S. #154 and #155

100 0 100 200 300
GRAPHIC SCALE – FEET

EFRAIN CARRILLO
TADMORE G.M.D. #268
HALL COUNTY, GEORGIA
FEB 28, 2022 – SCALE 1" = 100'

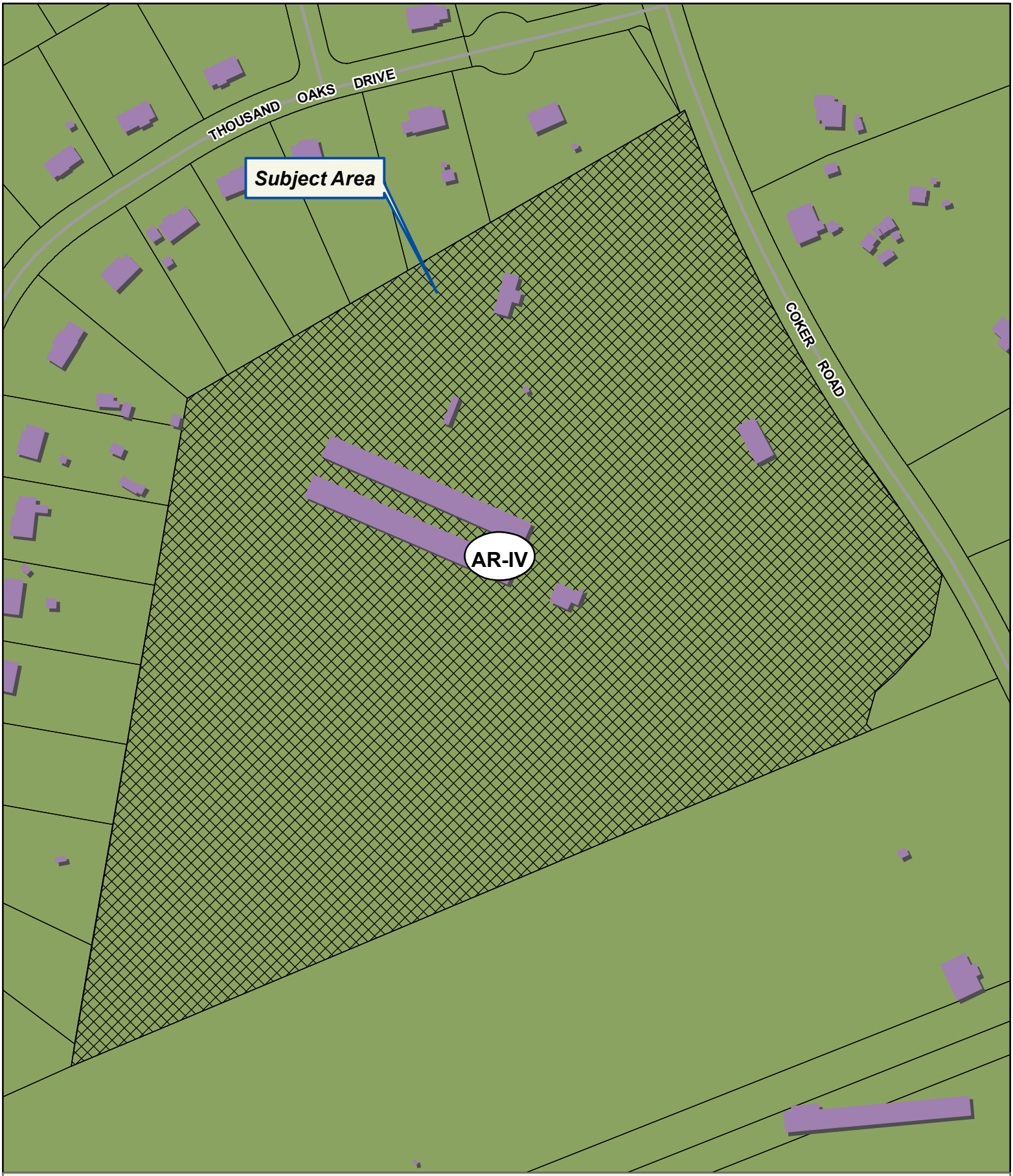


Applicant: EFRAIN CARRILLO
Tax Parcel #: 15015 000131
Location: 3504 COKER ROAD, GAINESVILLE, GA 30507
Commission District 3 **PC Mtg. Date:** 04/18/2022

0 300 600 1,200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: EFRAIN CARRILLO
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Location: 3504 COKER ROAD, GAINESVILLE, GA 30507
Commission District 3 **PC Mtg. Date:** 04/18/2022

0 50 100 200
Feet

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Location: 3504 COKER ROAD, GAINESVILLE, GA 30507
Commission District 3 **PC Mtg. Date:** 04/18/2022

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area

N

eFiled and eRecorded
DATE: 03/10/2021
TIME: 1:33 PM
DEED BOOK: 8763
PAGE: 694 - 696
FILING FEES: $25.00
TRANSFER TAX: $74.00
PARTICIPANT ID: 9171278233
PT61: 059-2021-002216
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

After Recording Return To:
Kim and Bagwell, LLC
311 Green Street, Suite 409
Gainesville, GA 30501

Order No.: 6894

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, made this 8th day of March, 2021, between **Oscar Jesus Carrillo**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Price Road Properties, LLC**, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Seventy-Four Thousand And No/100 Dollars ($74,000.00) 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,

All that tract or parcel of land lying and being in Land Lot 108 of the 11th Land District of Hall County, Georgia, containing 1.7 acres, more or less, and being more particularly described as follows:

Beginning at an iron pin on the northeastern right of way of State Route 136 also known as Price Road (with 60 foot right of way) which pin is South 54 degrees 52 minutes 48 seconds East 120.7 feet from the centerline intersection of State Route 136 and Graham Circle; running thence along property of Joyce Elaine Grindle, North 76 degrees 09 minutes 34 seconds East 225.82 feet to a rebar found, running thence South 48 degrees 35 minutes 58 seconds East 274.90 feet ta a concrete marker found; running thence along property now or formerly of Brittany C, Hooper, South 31 degrees 39 minutes 56 seconds West 212.39 feet to a rebar found and located on the northeastern right of way of State Route 136 a/k/a Price Road; running thence along the northeastern right of way of Price Road the chord bearing and distance: North 46 degrees 32 minutes 03 seconds West 277.10 feet but with an arc distance along the right of way of 277.13 feet, thence continuing along said right of way North 44 degrees 18 minutes 27 seconds West 88.73 feet; thence continuing along said right of way a chord bearing and distance of North 43 degrees 04 minutes 07 seconds West 74.50 feet but with an arc distance along said right of way of 74.51 feet to the Beginning Iron Pin Corner.

Said property is further identified as Tax Parcel No. 11108 000002, and as 4824 Price Road, Gainesville, GA 30506.

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

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 owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 8th day of March, 2021.

Oscar Jesus Carrillo

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

Notary Public Jackson County, Georgia

Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Friday, March 25, 2022 1:59 PM
To: Srikanth Yamala (Public Works); Anael Dominguez (Planning); Kevin McOmber (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 4.18.22

Please find Environmental Health comments below:

Item 1, 3504 Coker Road, Bailey: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 2, 3024 Dale Road, Simpson: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 3, 2825 Outer Circle, Gomez: Must meet all Environmental Health residential septic system permitting requirements. Existing system evaluation will be required if using existing septic system. Level 3 Soil Evaluation will be required prior to application if existing septic system will not be used. Recorded plat required.

Item 4, 4294 Hunter Road, Bark Camp Farm: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, existing septic system evaluation, or septic system installation/modification may be required after review of business plan. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan.

Item 5, 6527 Lakeshore Drive, Perkins: Must meet all Environmental Health residential septic system permitting requirements.

Item 6, 5596/5608/5614/0 Thompson Mills Road, Highlands Residential: Public sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 7, 3654 Thompson Bridge Road, Barrett: Public Sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 8, 3596 Meadow Lane, Brown: No comment. Public Sewer.

Emily McGahee
Hall County Environmental Health
Hall County Government Center – 3rd Floor
2875 Browns Bridge Road

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, March 31, 2022 8:50 PM
To: Anael Dominguez (Planning); Srikanth Yamala (Public Works)
Cc: Chavers, Veronica E; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for April 18, 2022

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see responses in red below

Thank you,

Parker Niebauer
D1TO Traffic Operations Supervisor

GDOT Georgia Department of Transportation

District 1 Division of Field Services
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8275 office
770.519.3223 cell

From: Anael Dominguez (Planning) <adominguez@hallcounty.org>
Sent: Thursday, March 24, 2022 10:25 AM
To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; 'Dan Barnes' <Daniel.C.Barnes@usace.army.mil>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; 'Jeremy Wills' <jeremy.wills@gainesville.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Lamar Carver (Building Inspection) <lcarver@hallcounty.org>; 'Matt Cox' <matt.cox@hallco.org>; Mike Little (Parks and Leisure) <mlittle@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; nswafford <nswafford@gainesville.org>; 'Pam Cravero' <pam.cravero@hallco.org>; 'Rich Atkinson' <rich@flowerybranchga.org>; Scott Puckett <spuckett@hallcounty.org>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Srikanth Yamala (Public Works) <syamala@hallcounty.org>; 'Stephen Cain' <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Wanda Moreno (Engineering) <wmoreno@hallcounty.org>; 'Will Schofield' <will.schofield@hallco.org>; Nicole Griffin <nicole.griffin@hallcounty.org>
Subject: Tentative Planning Agenda for April 18, 2022

Good morning–

Here is the Tentative Agenda and Maps for the **Monday, April 18, 2022** Hall County Planning Commission Meeting.

Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, March 31st.** Email comments to Srikanth (syamala@hallcounty.org) and Ana (adominguez@hallcounty.org).

Thank you–

CALL TO ORDER

APPROVAL OF MINUTES – April 4, 2022

OLD BUSINESS

1. Previously tabled application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 27.29± acre tract located on the west side of Coker Road approximately 171 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131. Proposed Use: 18 lot subdivision. ** Commission District 3

2. Previously tabled application of James E. and Greg S. Simpson to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 37.30± acre tract located on the north side of Dale Road at its intersection with Candler Road; a.k.a. 3024 Dale Road; Zoned AR-IV; Tax Parcel 15025 000006. Proposed Use: light industrial uses. ** Commission District 3.

NEW BUSINESS

3. Application of Juana Gomez-Garcia and Andres Gomez-Gomez for a front yard setback variance from 40 feet to 30 feet and rear yard setback variance from 25 feet to 10 feet on a .34± acre tract located on the east side of Outer Circle approximately 208 feet from its intersection with Oak Hill Circle; a.k.a. 2825 Outer Circle; Zoned AR-III; Tax Parcel 15023B000075. Proposed use: to place a mobile home onto property.* Commission District 3.
   None

4. Application of Bark Camp Farm for a Use Subject to County Commission on a 30.62± acre tract located on the south side of Hunter Road approximately 1,252 feet from its intersection with Cleveland Highway; a.k.a. 4294 Hunter Road; Zoned AR-IV; Tax Parcel 12023 000010. Proposed use: Farm-style dog daycare, boarding facility and family/community events. ** Commission District 3.
   None

5. Application of Roger Perkins for a Use Subject to County Commission on a .29± acre tract on the south side of Lakeshore Drive approximately 149 feet from its intersection with Oakwood Trail; a.k.a. 6527 Lakeshore Drive; Zoned PRD; Tax Parcel 10011D000105. Proposed use: Personal Single family residence. ** Commission District 2.
   None

6. Application of Highlands Residential, LLC to amend conditions of a Planned Commercial Development (PCD) on a 5.77± acre tract located on the north side of Thompsons Mill Road approximately 1,049 feet from its intersection with Napa Ridge Road; a.k.a. 5596, 5608, 5614, and 0 Thompsons Mills Road; Zoned PCD; Tax Parcel 15041 000020, 000013, 000056, and 000191. Proposed use: 152 unit senior living facility. ** Commission District 1.
   GDOT Coordination Required

7. Application of D. Barrett Investment Properties, LLC to rezone from Agricultural-Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.7± acre tract located on the east side of Thompson Bridge Road approximately 1,306 feet from its intersection with Mount Vernon Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III and R-II; Tax Parcel 10104 000002. Purposed Use: climate controlled storage and medical office facility. ** Commission District 2.
   GDOT Coordination Required

8. Application of Tyrus Brown to rezone from Residential-I (R-I) to Residential-II (R-II) on a 9.65± acre tract located on Meadow Lane at its terminus; a.k.a. 3596 Meadow Lane; Zoned R-I; Tax parcel 10105 004089. Proposed use: 44 unit townhome development. ** Commission District 2.
   None

9. Amend the Official Code of Hall County, Georgia by amending Section 17.20.020. Definitions to change the definition of "Adult Establishments"; by amending Section 17.420.050(A) to amend the list of Prohibited uses in the Gateway Corridors Overlay District (GCOD). The intent of the proposed changes is to update the regulation of Adult establishments in Title 17 to protect the health, safety, and welfare by preventing negative secondary effects, while satisfying constitutional standards for adult establishment regulations.

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within five working days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, May 26, 2022 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, May 26, 2021. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Ana Dominguez
Planning Commission Clerk
Hall County Government
2875 Browns Bridge Road, Gainesville, GA 30504
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

Georgia is a state of natural beauty. And it's a state that spends millions each year cleaning up litter that not only mars that beauty, but also affects road safety, the environment and the economy. Do your part – don't litter. How can you play an active role in protecting the splendor of the Peach State? Find out at http://keepgaclean.com/.

Hall County Government
PUBLIC WORKS AND UTILITIES

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

INTERIM DIRECTOR
Bill Nash, P.E.

To: Srikanth Yamala, Interim Director of Planning and Zoning

From: Bill Nash, P.E., Interim Director of Public Works and Utilities

Date: March 31, 2022

Subject: April 18, 2022 Hall County Planning Commission Agenda

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Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 18, 2022 meeting. Upon review, we provide the following comments:

1.Previously tabled application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 27.29± acre tract located on the west side of Coker Road approximately 171 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131. Proposed Use: 18 lot subdivision. ** Commission District 3

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation, not centerline of creek.
b) Traffic: No Comments
c) Utilities: Septic – Hall County

2.Previously tabled application of James E. and Greg S. Simpson to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 37.30± acre tract located on the north side of Dale Road at its intersection with Candler Road; a.k.a. 3024 Dale Road; Zoned AR-IV; Tax Parcel 15025 000006. Proposed Use: light industrial uses. ** Commission District 3.

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation, not centerline of creek.
b) Traffic: Recommend access be along Candler Road (SR 60) frontage only and access to Dale Road be prohibited. Candler Road (SR 60) access must be permitted through GDOT.
c) Utilities: Septic – Hall County

3. Application of Juana Gomez-Garcia and Andres Gomez-Gomez for a front yard setback variance from 40 feet to 30 feet and rear yard setback variance from 25 feet to 10 feet on a .34± acre tract located on the east side of Outer Circle approximately 208 feet from its intersection with Oak Hill Circle; a.k.a. 2825 Outer Circle; Zoned AR-III; Tax Parcel 15023B000075. Proposed use: to place a mobile home onto property.* Commission District 3.

a) Engineering: N/A
b) Traffic: No Comment
c) Utilities: No Comment

4..Application of Bark Camp Farm for a Use Subject to County Commission on a 30.62± acre tract located on the south side of Hunter Road approximately 1,252 feet from its intersection with Cleveland Highway; a.k.a. 4294 Hunter Road; Zoned AR-IV; Tax Parcel 12023 000010. Proposed use: Farm-style dog daycare, boarding facility and family/community events. ** Commission District 3.

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation, not centerline of creek.
b) Traffic: No comments
c) Utilities: No Comments

5.Application of Roger Perkins for a Use Subject to County Commission on a .29± acre tract on the south side of Lakeshore Drive approximately 149 feet from its intersection with Oakwood Trail; a.k.a. 6527 Lakeshore Drive; Zoned PRD; Tax Parcel 10011D000105. Proposed use: Personal Single family residence. ** Commission District 2.

a) Engineering: N/A
b) Traffic: No Comments
c) Utilities: No Comment

6.Application of Highlands Residential, LLC to amend conditions of a Planned Commercial Development (PCD) on a 5.77± acre tract located on the north side of Thompsons Mill Road approximately 1,049 feet from its intersection with Napa Ridge Road; a.k.a. 5596, 5608, 5614, and 0 Thompsons Mills Road; Zoned PCD; Tax Parcel 15041 000020, 000013, 000056, and 000191. Proposed use: 152 unit senior living facility. ** Commission District 1.

a) Engineering: N/A
b) Traffic: The proposed new roadway does not appear to meet County road standards and, if considered, will need to be private (not County maintained). May be possible issues with the development driveway on the proposed new roadway. Any Friendship Road (SR347) access will need to be approved/permitted by GDOT. Any Thompsons Mill Road access will need to be approved/permitted by Hall County.
c) Utilities: No Comments

7.Application of D. Barrett Investment Properties, LLC to rezone from Agricultural-Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.7± acre tract located on the east side of Thompson Bridge Road approximately 1,306 feet from its intersection with Mount Vernon Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III and R-II; Tax Parcel 10104 000002. Purposed Use: climate controlled storage and medical office facility. ** Commission District 2.

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Must have easement for driveway entering Ingles property.

b) Traffic: GDOT driveway approval/permit required. Shared driveway agreement required for inter parcel driveway.
c) Utilities: No Hall County sewer

8. Application of Tyrus Brown to rezone from Residential-I (R-I) to Residential-II (R-II) on a 9.65± acre tract located on Meadow Lane at its terminus; a.k.a. 3596 Meadow Lane; Zoned R-I; Tax parcel 10105 004089. Proposed use: 44 unit townhome development. ** Commission District 2.

a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of creek. Show Hall County studied flood zone. Any impacts to flood zone must have "No rise study".
b) Traffic: No Comments
c) Utilities: No Hall County sewer

9. Amend the Official Code of Hall County, Georgia by amending Section 17.20.020. Definitions to change the definition of "Adult Establishments"; by amending Section 17.420.050(A) to amend the list of Prohibited uses in the Gateway Corridors Overlay District (GCOD). The intent of the proposed changes is to update the regulation of Adult establishments in Title 17 to protect the health, safety, and welfare by preventing negative secondary effects, while satisfying constitutional standards for adult establishment regulations

Hall County Public Hearing

Re: Rezoning of 3504 Coker Road, 27 acres (3504) from AR-IV to R-I

Adjacent and Affected Properties:

Walter and Myrtle Smith
3576 Coker Road

William J Berry Sr., and WJB Jr.
3598 Coker Road

Curtis, Linda, and Louise Akins
3608 Coker Road

Jeffrey and Leigh Ann Perry
3594 Coker Road

Dear Planning Commission members,

The above combined properties represent approximately 100 acres of cattle farm, timberland, a fish farm pond fed by a wet weather runoff, and four single family residences.

We oppose the rezoning of 3504 Coker Road, 27 acres of open pasture to an 18 lot subdivision for the following reasons:

1- As proposed the plan does not adequately protect adjacent properties.

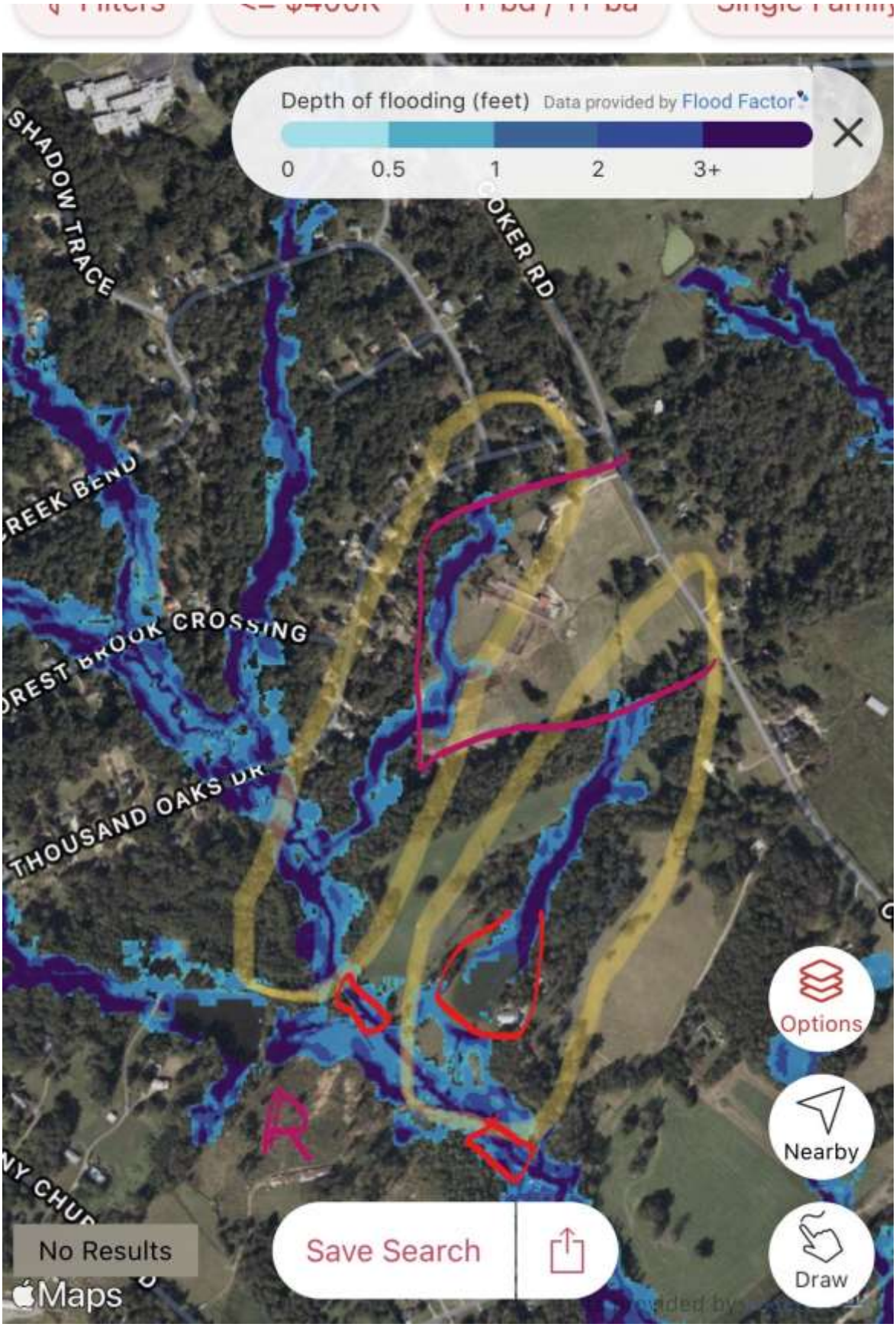
As comparison the Thousand Oaks Subdivision was originally timberland, and has wooded borderlines, the 3504 property is open pasture without natural buffers on the property line. All natural water runoff from the 27 acres flows through the cattle pastures, feeds the fish pond, and creek watering gaps for the cattle.

(See pic of Sat. view realtor.com) KEY: Yellow Highlighted areas = rain water flow from 3504,

Red U = Stocked & fed Fish Pond, Red Rectangles = Cattle Watering Gaps in Creek

Hall County Public Hearing

Re: Rezoning of 3504 Coker Road, 27 acres (3504) from AR-IV to R-I



2- It adversely affects the existing use of our adjacent properties.

Minor grading and clearing on 3504 has historically and recently resulted in more silt and debris runoff into the fish pond reducing and limiting its use. (See pic @ mouth of pond).



Grading and leveling for roads, home sites, and utilities will have significant immediate negative impact on the "Hall County approved" pond, its fish, and cattle watering gap.

The cooperative land use by the owners provides grass fed cattle for auction and personal use, the stocked (pellet fed) fish pond also provides a food source, and is a pursuit of happiness.

The current fencing on the 3504 border is designed for cattle containment not to prevent human trespassers. To keep trespassers from coming in contact with livestock, and other natural and man-made hazards on the farm, the appropriate fencing would have to be installed along the entire border of 3504. We should not have to incur costs of this upgrade.

3- Although the proposed rezoning may conform to the Hall County Comprehensive Land Use Plan, can the board provide any current infrastructure impact studies which support the current rate of concentrated housing being approved in the Tadmore, Gillsville Highway area, and specifically the 3504 property?

Our position is this additional development would cause even more excessive and burdensome increased vehicle traffic on the existing streets, utilities, schools, police protection and enforcement of existing laws and county codes. Examples of current violations include but are not limited to, more potential for speeding and drag racing, ignoring leash laws (Dogs killed a newborn calf less than 30 days ago), open burning of household garbage and trash, illegal dumping on Coker Road.

(See pic of truck illegally dumping in Posted area on Coker Road)

Hall County Public Hearing

Re: Rezoning of 3504 Coker Road, 27 acres (3504) from AR-IV to R-I



County dumpster and recycling point monitoring and capacity, irresponsible gun fire (Bullet holes in the barn roof after Thousand Oaks came in), just to mention a few.

4- Additional existing and changing conditions that affect the development of 3504 are increasing exponentially based on the rate of rezoning to Residential in the area.

On March 25, 2022 it was reported "The Hall County Commission approved at its meeting Thursday evening a rezoning request allowing for a subdivision on Gillsville Highway with 399 single-family detached homes and townhomes."

5- The development of 3504 without environmental buffers and holding ponds will pose significant residential pollution and ecological impact to the adjacent properties. There will undoubtedly be lawn fertilizer, road surface petroleum based and other chemical runoff from the subdivision. The current proposal calls for septic tanks which inevitably leak or overflow which also poses a pollution concern.

Not only does this pollution affect the cattle farm and fish pond, area air quality but it also threatens the natural water fowl, migratory birds, fish, aquatic life and wildlife habitats around the property.

For all the aforementioned reasons we oppose the rezoning development as presented.

We are open to compromise regarding ideas that would eliminate or strongly mitigate our concerns.

Respectfully,

All adjacent owners listed above.

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: EFRAIN CARRILLO

REQUEST: REZONE FROM AR-IV TO R-1 FOR 18-LOT SUBDIVISION

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: 04/18/22
Time: 05:15PM

AND

COUNTY COMMISSION
Date: 05/26/22
Time: 06:00 PM

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

AGENDA ITEM

Public Works and Utilities

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 251/2022

SUBJECT: Approval and authorization for the Chairman to execute a resolution to declare certain Hall County easements and accompanying water reuse lines unserviceable within the Sterling on the Lake Community, and authorize the Chairman to sign the transfer agreement pertaining to the reuse water system from Hall County to the Sterling on the Lake Community Association, subject to review and approval by County Attorney.

Meetings:

Work Session Date: 05/23/22

Voting Meeting Date: 05/26/22

Executive Summary:

Presenter: SY

Recommendation:
Approval

Purpose of Request:
Approve the resolution to declare certain Hall County easements and accompanying water reuse lines unserviceable within the Sterling on the Lake Community, and authorize the Chairman to sign the transfer agreement pertaining to the reuse water system from Hall County to the Sterling on the Lake Community Association, subject to review and approval by the County Attorney. District 1.

History:

The reuse system has been maintained by Hall County since 2007. The system has predominantly served the Sterling on the Lakes Community.

Facts and Issues:

Options:

The Sterling on the Lake Community Association has requested to maintain and take over ownership responsibilities of the Hall County reuse water system within the limits of their community. The Gainesville and Hall County Development Authority, Hall County, and Sterling on the Lake Community Association have reached an agreement to transfer ownership and maintenance responsibilities of the existing infrastructure to Sterling on the Lake Community Association in exchange for the amount of $1,250.00 — payable to Hall County, Georgia.

Approve or deny the Resolution and accompanying Agreement.

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

Approvals:

Submit	Approve	Budget	Finance
BN	BN	TS	WG

Attorney	Administration	Clerk
WLI	LJ	JR

Attachments:

Transfer Agreement
Resolution - Declaring Sterling Water Reuse
Resolution - Exhibit A

STATE OF GEORGIA

COUNTY OF HALL

AGREEMENT FOR TRANSFER OF WATER REUSE LINES WITHIN THE STERLING ON THE LAKE COMMUNITY

This Agreement is made and entered into this 22nd day of April, 2022 by and between Hall County, Georgia with the address of 2875 Browns Bridge Road, Gainesville, Georgia 30504 (hereinafter the "County"), the Gainesville and Hall County Development Authority, with the address of 230 EE Butler Parkway, Gainesville, Georgia 30501 (hereinafter the "Authority"), and Sterling on the Lake Community Association, Inc. (hereinafter the "CA").

INTRODUCTION

The parties to this Agreement mutually desire to enter into this Agreement to document a transaction involving the three parties whereby the County declares its water reuse lines and infrastructure within the Sterling on the Lake Community to be surplus, the County agrees to cap its existing water reuse lines leading into the Sterling on the Lake Community at a mutually agreed upon point at the boundary of the subdivision Community, the CA agrees to pay the County a total of $1,250.00, and the Authority agrees to deed all of its interest in the water reuse lines and any easements relating thereto to the CA for its future use. In consideration of the terms and conditions contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by all three parties, the parties hereto agree as follows.

AGREEMENT

1. Community Association Responsibilities

For and in consideration of the valuable promises made herein by the County and the Authority, the CA agrees to tender a check made out to Hall County, Georgia in the amount of $1,250.00 within sixty days of the date that this Agreement is fully executed by all parties hereto.

2. Authority's Responsibilities

For and in consideration of the valuable promises made herein by the County and the CA, the Authority agrees to deed to the CA, via quitclaim deed reviewed and approved in writing by the CA, all of its rights and interest in the water reuse lines, and any associated easements and infrastructure, within the Sterling on the Lake Community, and shall adopt any resolution necessary to do so, within sixty days of the date that this Agreement is fully executed by all parties hereto. All deeds shall be filed with the Hall County Clerk of Court's real estate records.

3. County's Responsibilities

For and in consideration of the valuable promises made herein by the Authority and the CA, the County Agrees to cap its water reuse lines at an agreed-upon point near the boundary of the Sterling on the Lake Community which is reflected in the document attached hereto as Exhibit A. The County further agrees to transfer to the CA, via quitclaim deed reviewed and approved in writing by the CA, all of its rights and interest in the water reuse lines and any associated easements and infrastructure which it may possess within the Sterling on the Lake Community, and shall adopt any resolution necessary in order to do so, within sixty days of the date that this Agreement is fully executed by all parties hereto. The County further agrees to cap the water reuse lines within thirty days of the deeded transfer of the water reuse lines and associated easements and infrastructure to the CA. All deeds shall be filed with the Hall County Clerk of Court's real estate records.

4. Continuing Responsibilities

Following the capping of the water reuse lines, neither the County nor the Authority will be responsible for the operation of the water reuse lines and facilities within the Sterling on the Lake Community, nor shall the County or the Authority be responsible for providing any water

through the water reuse lines thereafter, and the CA will be solely responsible for providing water and operating the water reuse lines, and the CA shall incur all costs, responsibilities, and liabilities relating thereto from that date.

5. **Severability**

If any paragraph, sub-paragraph, sentence, clause, phrase, or portion of this Agreement is declared invalid or unconstitutional by any Court of competent jurisdiction or if the provisions of any part of this Agreement as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the remaining portions of this Agreement not so held to be invalid or the application of this Agreement to other circumstances not so held to be invalid.

6. **Venue**

The parties agree that this Agreement shall be interpreted, construed, and enforced in accordance with the laws of the State of Georgia. To the extent that any party brings suit to enforce the terms of this Agreement, including suit in equity, the parties agree and consent to file any such suit in the Superior Court of Hall County, Georgia.

7. **Modification**

This Agreement may not be modified, amended, or added to except in writing fully executed by all the parties hereto. This Agreement constitutes the sole and entire agreement and understanding between the parties as to the subject matter hereof, and no verbal promises have been made by any party in relation hereto.

8. Third Parties

This Agreement shall be binding upon and is for the benefit of the parties hereto and their respective successors in interest and assigns only and is not intended to benefit any other third party or to give rise to any duty or causes of action for any other third party.

9. Immunities

No provision of this Agreement is intended to nor shall it be construed to in any way waive any immunities, protections, or defenses provided to any party hereto by the laws of the State of Georgia or by federal law.

10. Authorization

The parties hereto specifically represent and certify that they have the power and authority under law to enter into this Agreement, and that the signatories below are authorized to sign this Agreement on behalf of each party hereto.

11. Remedies

In the event that any party to this Agreement breaches this Agreement, the non-breaching party or parties shall provide written notice to the breaching party which describes the breach of this Agreement. The party whose breach is alleged shall have 30 days from the date of receipt of the written notice to cure the breach or to otherwise negotiate a resolution of the breach. If the breach has not been cured and the parties hereto have not resolved the issue described in the notice letter by 30 days after receipt of the notice letter, the party or parties authoring the letter shall be entitled to seek any and all remedies allowed by Georgia law, including damages, equitable relief, declaratory relief, and/or specific performance.

12. **Notice**

Any and all notice required hereunder shall comply with the requirements of this paragraph. Each such notice shall be in writing and shall be sent either by email, personal delivery, or mailed by registered or certified mail, return receipt requested, with postage prepaid to the appropriate party. The addresses of the parties to which notices are to be sent shall be as follows:

COUNTY: Hall County, Georgia
2875 Browns Bridge Road
Gainesville, Georgia 30504
Attn: County Administrator/County Attorney
Email: jconnell@hallcounty.org; vstephens@hallcounty.org

AUTHORITY: Gainesville and Hall County Development Authority
230 EE Butler Parkway
Gainesville, Georgia 30501
Attn: Chairman

CA: Sterling on the Lake Community Association, Inc.
_____
_____
Attn: John Swain
Email: Jetguy59@gmail.com

13. **No Waiver**

The failure of any party or parties hereto to seek a remedy for any alleged breach of this Agreement shall not constitute a waiver of any claim, cause of action, or remedy allowed by Georgia law for breach hereof.

14. **Captions**

Titles or captions of paragraphs contained in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, extend, or describe the scope of this Agreement or the intent of any provision hereof.

15. **Counterparts**

Multiple counterparts of this Agreement may be executed by parties hereto. Each such counterpart shall have the full force and effect of an original executed instrument. Delivery of an executed signature page of this Agreement by email delivery of a PDF file shall be as effective as delivery of a manually executed original counterpart hereof.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

HALL COUNTY, GEORGIA

By: _____
Richard Higgins, Chairman
Hall County Board of
Commissioners

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

Sworn to and subscribed before me this
_____ day of _____, 20___.

_____
Notary Public

My commission expires:

APPROVED AS TO FORM:

_____
Van Stephens, County Attorney

[Signatures continue on following page.]

[Signatures continued from preceding page.]

GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY

By: _____ 5/4/22

Title: Vice Chairman

Attest: _____
Secretary

Sworn to and subscribed before me this
4th day of May, 2022.

_____
Notary Public
My commission expires:

AMY C. STEWART NOTARY PUBLIC COMMISSION EXPIRES April 28, 2026 HALL COUNTY, GA

APPROVED AS TO FORM:

_____
T. Treadwell Syfan, Attorney for the Gainesville and Hall County Development Authority

[Signatures continue on following page.]

[Signatures continued from preceding page.]

STERLING ON THE LAKE COMMUNITY ASSOCIATION, INC.

By: John Swan

Title: HOA Board Member

Sworn to and subscribed before me this 22 day of May, 2022.

Patricia S McClellan

Notary Public

My commission expires: 5-22-22

Patricia S McClellan
NOTARY PUBLIC
Hall County, GEORGIA
My Comm. Expires 5-22-22

[End of signatures.]

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION DECLARING CERTAIN PROPERTY UNSERVICEABLE

WHEREAS, the Board of Commissioners of Hall County, Georgia currently possesses certain easements and accompanying water reuse lines within the Sterling on the Lake neighborhood previously used for a water reuse irrigation system and described more particularly in the sketches and maps attached hereto as Exhibit A; and

WHEREAS, the Board of Commissioners has determined that the easements and accompanying water reuse lines within the Sterling on the Lake neighborhood are unserviceable as contemplated by Section 3.10.180 of the Hall County Code of Ordinances; and

WHEREAS, the Board of Commissioners desires to dispose of the said easements and accompanying water reuse lines pursuant to Section 3.10.180 of the Hall County Code of Ordinances; and

WHEREAS, the Board of Commissioners has determined that declaring said easements and accompanying water reuse lines within the Sterling on the Lake neighborhood to be unserviceable pursuant to Section 3.10.180 of the Hall County Code of Ordinances would support the general welfare of the citizens of Hall County.

NOW THEREFORE, the Board of Commissioners determines and declares that the easements and accompanying water reuse lines within the Sterling on the Lake neighborhood previously used for a water reuse irrigation system and more particularly described in the sketches and maps attached hereto as Exhibit A are unserviceable, can no longer be used advantageously by the County, and are incapable of being used independently under applicable County land use regulations and ordinances.

SO RESOLVED this the _____ day of May, 2022.

HALL COUNTY BOARD OF COMMISSIONERS

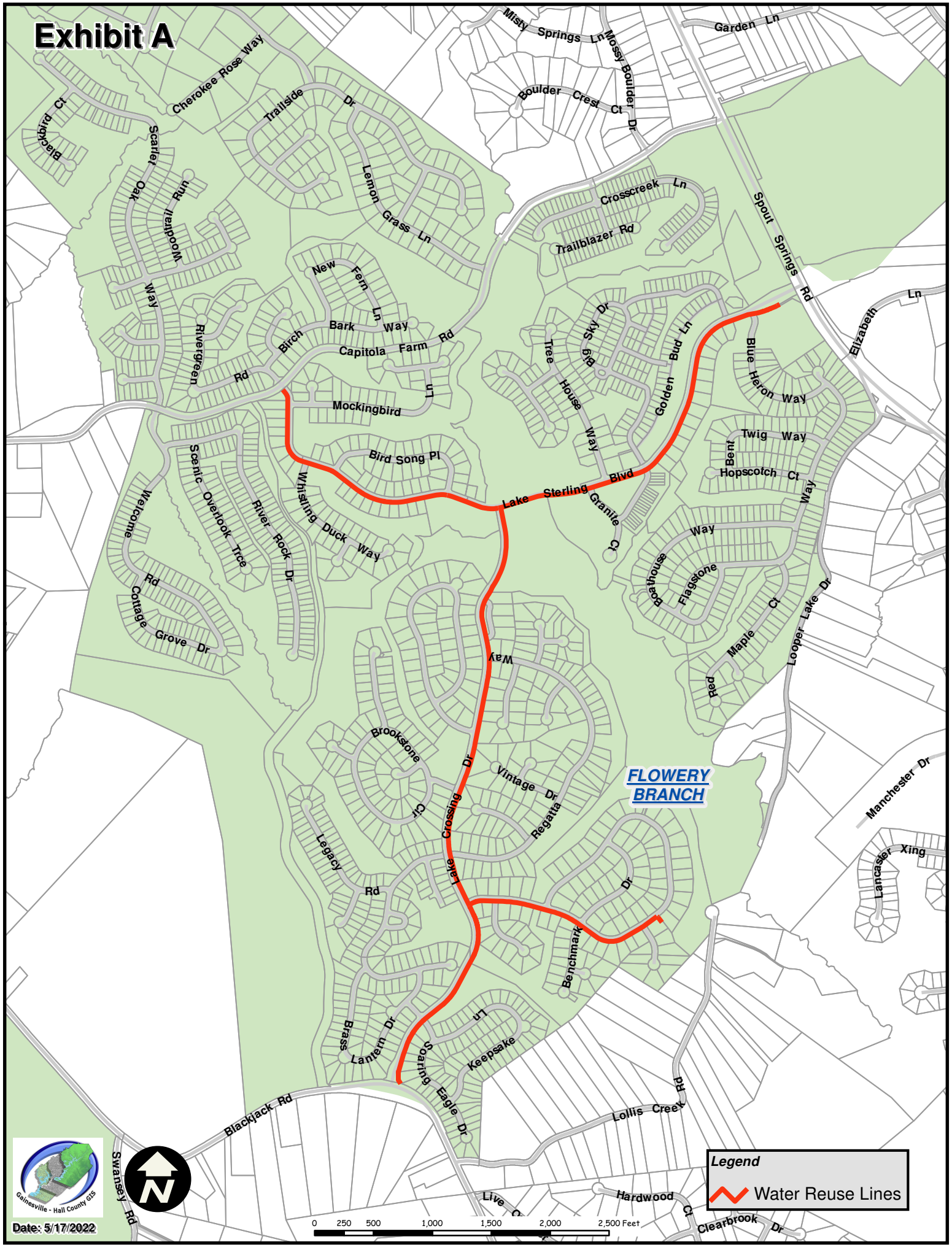
_____
Chairman, Richard Higgins

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Van Stephens, County Attorney


Exhibit A
Misty Springs Ln
Mossy Boulder Dr
Boulder Crest Ct
Garden Ln
Cherokee Rose Way
Trailside Dr
Blackbird Ct
Scarlet Oak Run
Woodtail Way
Lemon Grass Ln
Crosscreek Ln
Trailblazer Rd
Spout Springs Rd
Elizabeth Ln
New Fern Ln
Bark Way
Birch Rd
Rivergreen Rd
Capitola Farm Rd
Mockingbird Ln
Tree House Way
Big Sky Dr
Golden Bud Ln
Blue Heron Way
Twig Way
Bent Hopscotch Ct
Bird Song Pl
Lake Sterling Blvd
Granite Ct
Scenic Overlook Trce
Whistling Duck Way
River Rock Dr
Welcome Rd
Cottage Grove Dr
Boathouse Way
Flagstone Way
Maple Ct
Red
Looper Lake Dr
Brookstone Cir
Crossing Dr
Vintage Dr
Regatta Dr
Legacy Rd
Lake Way
Benchmark Dr
FLOWERY BRANCH
Manchester Dr
Lancaster Xing
Brass Lantern Dr
Soaring Eagle Ln
Keepsake Dr
Blackjack Rd
Lollis Creek Rd
Swansey Rd
Hardwood Ct
Clearbrook Dr
Gainesville - Hall County GIS
Date: 5/17/2022
0 250 500 1,000 1,500 2,000 2,500 Feet
Legend
Water Reuse Lines

AGENDA ITEM

Public Works and Utilities

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 245/2022

SUBJECT: Approval and authorization for the Chairman to execute a resolution to temporarily suspend the County's prohibition against extension of sidewalk bonds beyond the twenty-four (24) month period, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: SY

Recommendation:
Approval

Purpose of Request:
Approve the Resolution to grant the Chairman the authority to execute a Resolution to temporarily suspend the county's prohibition against extension of sidewalk bonds beyond the 24 month period, subject to review and approval by the County Attorney.

History:

This was previously extended at the February 24th 2022 voting meeting.

Facts and Issues:
Current ordinance requires that all sidewalks in residential subdivisions are installed within a 24 month period once the final plat is approved. No extension to the sidewalk bond beyond the 24 month period is currently allowed.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
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? 2022-05-30

Approvals:

Submit	Approve	Budget	Finance
BN	BN	TS	WG

Attorney	Administration	Clerk
WLI	LJ	JR

Attachments:

Resolution

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 245/2022

Funds Requested: $ 0.00

Request Budgeted: No

Proposed Source of Funding:

Budget Transfer Requested: No

Funding Source Items:

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BN

Phone: 770 297-2696

STATE OF GEORGIA
COUNTY OF HALL

RESOLUTION SUSPENDING THE PROHIBITION AGAINST

EXTENSION OF SIDEWALK BONDS

WHEREAS, the Department of Public Works and Utilities is in the process of revising its regulations concerning performance and maintenance bonds for developments within Hall County; and

WHEREAS, during the formation and implementation of the new process, it is necessary to authorize the extension of sidewalk bonds beyond the present 24-month period; and

WHEREAS, the Board of Commissioners desires to authorize the Director of the Department of Public Works and Utilities to extend presently existing sidewalk bonds beyond the 24-month period as needed near expiration during the study and implementation process; and

WHEREAS, certain sidewalk bonds are nearing expiration and should be extended on a one-year basis during this process; and

WHEREAS, the development of a new comprehensive process for administration of performance and maintenance bonds is in the best interest of Hall County citizens;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF HALL COUNTY DOES HEREBY RESOLVE that the portions of Section 16.70.330 of the Code of Ordinances of Hall County regarding the duration of performance and maintenance bonds are hereby suspended through and including August 31, 2022, and the Director of the Department of Public Works and Utilities is hereby authorized to extend such bonds for a

period of one-year pending study of and adoption of a new comprehensive process for acceptance and management of performance and maintenance bonds concerning developments within unincorporated Hall County.

SO RESOLVED, this the 26th day of May, 2022.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
Richard Higgins, Chairman

ATTEST:

_____
Jennifer Rivera, County Clerk

(SEAL)

APPROVED AS TO FORM:

_____
Van Stephens, County Attorney

AGENDA ITEM

Public Works and Utilities

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 260/2022

SUBJECT: Approve the award of RFP #42-021 Friendship Road Corridor Sewer Extension for Public Works & Utilities to Strickland & Sons Pipeline, Inc. of Gainesville, GA, in the amount of $13,937,663.50.

Meetings:

Work Session Date: 05/23/22

Voting Meeting Date: 05/26/22

Executive Summary:

Presenter: SY

Recommendation:
Approve the award to Strickland & Sons, Inc

Purpose of Request:
Approve the award of RFP #42-021 Friendship Road Corridor Sewer Extension for Hall County Public Works & Utilities to Strickland & Sons Pipeline, Inc. of Gainesville, GA, in the amount of $13,937,663.50. Commission District 1.

History:

The planning phase for the project began in 2015 and is part of the 2020 Sewer Master Plan.

Facts and Issues:
The sewer line construction project will consist of 16,700 LF gravity, 10,700 LF of forcemain and one (1) new lift station. The estimated timeline for construction is two (2) years once the notice to proceed is issued.

Options:

Funding Requested	$ 13,937,664.00
Are funds within current budget?	Yes
Source of Funds	Multiple
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Buyer	Submit	Approve	Purchasing
CP	BN	SY	AP
Budget	**Finance**	**Attorney**	**Administration**
TS	WG	WLI	LJ
Clerk			
JR			

Attachments:
Financial Supplement
Bid Tabulation
Contract Doc

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 260/2022

Funds Requested: $ 13,937,664.00

Request Budgeted: Yes

Proposed Source of Funding:

Multiple

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY 22/23	028 - SPLOST VIII	1827 - SP-VIII FRIENDSHIP RD SWR	5009 - INFRASTRUCTURE	$8,727,396.00
FY 22/23	018 - American Rescue Plan Act	830 - American Rescue Plan Act	6009 - INFRASTRUCTURE	$5,210,268.00

Budget Transfer Items:

Additional Information/Comments:

Public Works and Utilities have received confirmation from Financial Services that an additional 10% Contingency ($1,393,766.35) is budgeted from SPLOST VIII and will be brought forward for formal approval, as required or needed.

Contact for Questions: BN

Phone: 770-297-2696

RFP #42-021 Friendship Road Corridor Sewer Extension				GS Construction, Inc. Lawrenceville, GA		Strickland & Sons Pipeline Gainesville, GA	
No.	Item Description	Qty	UOM	Unit Price	Ext. Price	Unit Price	Ext. Price
1	**Pump Station**						
1a	Pump Station Construction	1	LS	$3,000,000.00	$3,000,000.00	$2,415,755.00	$2,415,755.00
2	**Pipe Construction - Open Trench**						
2a	12-inch Diameter HDPE Force Main	10,700	LF	$200.00	$2,140,000.00	$149.00	$1,594,300.00
2b	16-inch Diameter DIP Gravity Sewer Main	900	LF	$425.00	$382,500.00	$457.00	$411,300.00
2c	15-inch Diameter PVC Gravity Sewer Main	4,100	LF	$340.00	$1,394,000.00	$362.00	$1,484,200.00
2d	10-inch Diameter DIP Gravity Sewer Main	550	LF	$255.00	$140,250.00	$283.00	$155,650.00
2e	10-inch Diameter PVC Gravity Sewer Main	8,600	LF	$180.00	$1,548,000.00	$190.00	$1,634,000.00
2f	8-inch diameter PVC Gravity Sewer Main	2,350	LF	$148.75	$349,562.50	$172.00	$404,200.00
2g	8-inch diameter DI Gravity Sewer Main	350	LF	$200.00	$70,000.00	$199.00	$69,650.00
3	**Manholes (Precast Concrete)**						
3a	48-inch Diameter Manhole (Precast)	72	EA	$8,000.00	$576,000.00	$8,240.00	$593,280.00
3b	48-inch Diameter Manhole (Discharge)	1	EA	$10,000.00	$10,000.00	$27,511.00	$27,511.00
4	**Air / Vacuum Valves and Manholes**						
4a	Air / Vacuum Valves and Manholes	5	EA	$5,000.00	$25,000.00	$49,125.00	$245,625.00
5	**Excavation below normal grade and structural fill refill**						
5a	Excavation below normal grade and structural fill refill	1,000	CuYd	$200.00	$200,000.00	$49.00	$49,000.00
6	**Imported Common Fill and Disposal of unsuitable excavation**						
6a	Imported Common Fill and Disposal of unsuitable excavation	10,000	CuYd	$250.00	$2,500,000.00	$30.00	$300,000.00
7	**Pavement Repair, Removal and Replacement, and Miscellaneous Concrete and Roadways**						
7a	Bituminous Concrete Pavement Removal and Replacement	800	SqYd	$50.00	$40,000.00	$208.00	$166,400.00
7b	Concrete Driveway Removal and Replacement	300	SqYd	$50.00	$15,000.00	$125.00	$37,500.00
7c	Concrete Curb and Cutter Removal and Replacement	125	LF	$50.00	$6,250.00	$40.00	$5,000.00
7d	Type 1 -12-foot Wide Gravel Access Driveway	16,400	LF	$100.00	$1,640,000.00	$37.00	$606,800.00
7e	Type 2 - 12-foot Wide Gravel Access Driveway in wetland areas	600	LF	$200.00	$120,000.00	$88.00	$52,800.00
8	**Solid Rock Exploration and Excavation**						
8a	Rock Exploration ($0.50/LF Minimum and $3.00/LF Maximum)	26,865	LF	$3.00	$80,595.00	$2.50	$67,162.50
8b	Rock Excavation in Open Trench ($25.00/CY Minimum)	10,000	CuYd	$25.00	$250,000.00	$85.00	$850,000.00
8c	Rock Excavation in Launch and Exit Pits ($25.00/Minimum)	50	CuYd	$25.00	$1,250.00	$50.00	$2,500.00

RFP #42-021 Friendship Road Corridor Sewer Extension				GS Construction, Inc. Lawrenceville, GA		Strickland & Sons Pipeline Gainesville, GA	
No.	Item Description	Qty	UOM	Unit Price	Ext. Price	Unit Price	Ext. Price
9	**Constructing and Removing Erosion Control Devices**						
9a	Temporary Silt Fence	30,000	LF	$4.00	$120,000.00	$8.00	$240,000.00
9b	Rip Rap Ditch/Diversion Channel	250	LF	$300.00	$75,000.00	$45.00	$11,250.00
9c	Temporary Gravel Construction Entrance and Tire Washing Station	8	EA	$3,500.00	$28,000.00	$3,500.00	$28,000.00
9d	Erosion Control Matting	500	SqYd	$75.00	$37,500.00	$3.30	$1,650.00
9e	Temporary Sidiment Control Device	10	EA	$500.00	$5,000.00	$3,600.00	$36,000.00
9f	Block and Gravel Stone Inlet Protection	2	EA	$700.00	$1,400.00	$575.00	$1,150.00
9g	Temporary Inlet Protection	10	EA	$500.00	$5,000.00	$330.00	$3,300.00
10	**Creek Crossing Construction**						
10a	Creek Crossing No. 1	1	LS	$250,000.00	$250,000.00	$52,925.00	$52,925.00
10b	Creek Crossing No. 2	1	LS	$250,000.00	$250,000.00	$62,888.00	$62,888.00
10c	Creek Crossing No. 3	1	LS	$250,000.00	$250,000.00	$57,907.00	$57,907.00
10d	Creek Crossing No. 4	1	LS	$250,000.00	$250,000.00	$50,466.00	$50,466.00
10e	Creek Crossing No. 5	1	LS	$250,000.00	$250,000.00	$47,944.00	$47,944.00
10f	Culvert No. 1	1	LS	$200,000.00	$200,000.00	$163,500.00	$163,500.00
10g	Culvert No. 2	1	LS	$200,000.00	$200,000.00	$152,996.00	$152,996.00
10h	Creek Crossing No. 6 & 7	1	LS	$500,000.00	$500,000.00	$93,774.00	$93,774.00
10i	Culvert No. 3	1	LS	$50,000.00	$50,000.00	$34,817.00	$34,817.00
10j	Creek Crosing No. 8	1	LS	$100,000.00	$100,000.00	$57,886.00	$57,886.00
10k	Creek Crosing No. 9	1	LS	$100,000.00	$100,000.00	$61,513.00	$61,513.00
10l	Culvert No. 4	1	LS	$100,000.00	$100,000.00	$93,035.00	$93,035.00
10m	Culvert No. 5	1	LS	$50,000.00	$50,000.00	$32,773.00	$32,773.00
10n	Culvert No. 6	1	LS	$75,000.00	$75,000.00	$53,664.00	$53,664.00
10o	Culvert No. 7	1	LS	$75,000.00	$75,000.00	$49,472.00	$49,472.00
10p	Creek Crossing No. 10	1	LS	$100,000.00	$100,000.00	$45,119.00	$45,119.00
10q	Culvert No. 8	1	LS	$50,000.00	$50,000.00	$35,459.00	$35,459.00
10r	Culvert No. 9	1	LS	$25,000.00	$25,000.00	$21,650.00	$21,650.00
11	**Maintenance of Erosion and Sediment Control Devices**						
11a	Maintenance of Erosion and Sediment Control Devices	1	LS	$200,000.00	$200,000.00	$121,623.00	$121,623.00

RFP #42-021 Friendship Road Corridor Sewer Extension				GS Construction, Inc. Lawrenceville, GA		Strickland & Sons Pipeline Gainesville, GA	
No.	Item Description	Qty	UOM	Unit Price	Ext. Price	Unit Price	Ext. Price
12	**Performance and Payment Bond Premiums and Insurance**						
12a	Performance and Payment Bond Premiums and Insurance	1	LS	$250,000.00	$250,000.00	$377,041.00	$377,041.00
13	**Mobilization**						
13a	Mobilization	1	LS	$250,000.00	$250,000.00	$277,228.00	$277,228.00
	Subtotal Items 1-13				**$18,335,307.50**		**$13,437,663.50**
14	**Rock Contingency Allowance**						
14a	Rock Contingency Allowance	1	LS	$500,000.00	$500,000.00	$500,000.00	$500,000.00
	Bid Total:				**$18,835,307.50**		**$13,937,663.50**

RECOMMENDED AWARD:

Strickland & Sons Pipeline, Gainesville, GA - $13,937,663.50

BUDGET AMOUNT: **$10,200,000.00**

TOTAL AWARDED AMOUNT: **$13,937,663.50**

BIDS MAILED: **30** **HALL: 3**

(An additional 904 Contacts & 583 Vendors were notified via the State of Georgia Registry)

BIDS RECEIVED: **2 (0-NO BIDS)** **HALL: 1**

FUNDS: **SPLOST VIII, ARPA & SEWER FUND**

Strickland & Sons Pipeline, Inc. www.sspipeline.net
1551 Fullenwider Road 770-535-2246
Gainesville GA 30507 strickland@sspipeline.net

Introductory Letter

Strickland & Sons Pipeline, Inc. (SSP) is the most qualified, Hall County based Contractor and should be selected for the Friendship Road Corridor Sewer Extension Project.

SSP is a locally owned and operated Construction Company and has been in business for 35 years; the last 25 years have been based in Hall County. SSP is excited to be a part of the tremendous growth that Hall County is currently experiencing. SSP employs many residents of Hall County and the surrounding communities. SSP currently provides 75+ jobs to the local economy and tax base. SSP stimulates the economy of Hall County through property taxes, sales tax, ad valorem tax on new equipment, which adds millions annually.

SSP utilizes local vendors which further strengthens the local economy. SSP believes that supporting the local economy whenever possible helps everyone. Some examples are truck parts, equipment parts, tires, steel, gasoline and diesel fuel, office supplies, and property maintenance. SSP also utilizes local insurance companies for General Liability, Automobile, and Umbrella policies and all banking needs are furnished through a local community bank. SSP hires employees from local non-profit organizations and ministries, when possible, donates time and resources to local churches, sponsors and partners with numerous schools and sports teams, is a member of the Hall County Chamber of Commerce and is a participant in the Vision 2030 initiative.

SSP is a current and participating member of Georgia Underground Contractors Association (GUCA) and Georgia Highway Contractors Association (GHCA). SSP attends yearly conferences and also host safety training as necessary and required.

SSP has consistently shown the ability to deliver quality projects in a timely and efficient manner over the last 35 years and will continue this standard in the future. Strickland & Sons Pipeline, Inc. is proud to be a part of the Hall County community and is excited to be a part of quality projects where we live, work and play.

Robert F Strickland
President/CEO
770-535-2246 ext 211
Rob.s@sspipeline.net

History

Strickland & Sons Pipeline, Inc. (SSP) was founded in 1987 by Wayne Strickland in Dacula GA. At that time, he was President and Rob was Corporate Secretary. In 1997, SSP moved to its current location in Gainesville GA. In 2004, Wayne began to give over the day-to-day operations to Rob and in 2006 Rob took over control of said operations. In 2008, Rob acquired full ownership of SSP and assumed title of President/CEO.

Today SSP has over 75 employees----the majority of whom have been employed with SSP over 10 years. Tamara Strickland is the Corporate Secretary; Kevin Pass is the Lead Estimator/Project Manager and Ricky Pass is the General Superintendent. We perform work in the municipal and private market all over Northeast GA. We can self-perform a complete land development project, including erosion and sedimentation control, grading, pipeline installation, tunnels, jack & bore, pump stations and roads. One hundred percent of the equipment and trucks used on all projects is company owned.

We are a DOT Certified Contractor (see attached certificate) as well as being Certified Water and Sewer Line installers for Cobb County Water System, Gwinnett County, Cobb County-Marietta Water Authority, Athens-Clarke County, Hall County, City of Gainesville GA, Forsyth County GA, and City of Cumming GA. We also are currently developing properties for Clayton Properties Group (Chafin Builders), AWS Development and Limestone Greenway LLC, just to name a few.

As we head into our 36th year of business, our plan is to continue moving forward with quality projects and a qualified workforce to a bigger and better future.

Georgia Department of Transportation

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

August 26, 2020

CERTIFICATE OF QUALIFICATION
Vendor ID: 2ST830

Strickland & Sons Pipeline, Inc.
1551 Fullenwider Road
Gainesville, Ga 30507

In accordance with The Rules and Regulations governing the Prequalification of Prospective Bidders, the Georgia Department of Transportation has assigned the following Rating. This Certificate of Qualification is effective on the date of issue and cancels and supersedes any Certificates previously issued:

MAXIMUM CAPACITY RATING:	**$87,100,000**
CERTIFICATE EXPIRES:	**August 30, 2022**
PRIMARY WORK CLASS/CODE:	**670**
SECONDARY WORK CLASS(ES)/CODE(S):	**205, 205A, 209, 310, 550, 615, 660, 668**

The total amount of incomplete work, regardless of its location and with whom it is contracted, whether in progress or awarded but not yet begun, shall not exceed the Maximum Capacity Rating. If dissatisfied with the Rating, we direct you to the Appeals Procedures in §672-5-.08 (1) & (2) and §672-1-.05, Rules of the State Department of Transportation.

In order to be continuously eligible to bid with this Department, your next application for prequalification must be submitted before the expiration date. If you desire to submit an application some intermediate period before the expiration date, your Rating will be reviewed on the basis of the new application.

This Prequalification Certificate is issued for contractors to be eligible for work with the Georgia Department of Transportation (GDOT) only. GDOT does not certify contractors as eligible to do business with entities other than GDOT.

Sincerely,

Marc Mastronardi, P.E.

Digitally signed by Marc Mastronardi, P.E.
DN: C=US, E=mmastronardi@dot.ga.gov, O=Georgia Department of Transportation, OU=Division of Construction - Director, CN="Marc Mastronardi, P.E."
Date: 2020.08.28 13:03:01 -04'00'

Marc Mastronardi, P.E.
Chairman, Prequalification Committee/Contractors

MM:ASB

Firm Experience and Workload

All Projects Completed for Hall County

Project Name:	**Hall County-Hwy 365 Sewer Project**
Owner:	Hall County 2875 Browns Bridge Road 4th Floor Gainesville GA 30504
Contact:	Ken Reardon 770-531-6800 krearden@hallcounty.org
Project Description:	Construction of submersible pump master station to convey a Maximum Monthly Flow (MMF) of 750,000 gallons per day, the associated approximately 19,500 LF of 10" FM to connect in the existing City of Gainesville system and an access drive. Also, the construction of the on-site sewer collection system that will serve the Gateway Industrial Centre including 3 pump stations (180,000 GPD-MMF; 100,000 GPD-MMF, 75,000 GPD-MMF) with submersible pumps as well as approximately 9,800 LF of 6" DI FM, 11,000 LF of 8" GS, 3,000 LF of 10" GS, and 3,000 LF of 18" GS.
Bid Amount:	$3,553,144.30
Contract Time:	Completed-April 2015
Project Name:	**Hall County-Atlanta Highway 20" Force Main**
Owner:	Hall County P O Box 1435/2875 Browns Bridge Rd 4th Floor Gainesville GA 30504
Contact:	Ken Rearden krearden@hallcounty.org
Project Description:	Removal and replacement of 340 LF of 20" DIP restrained joint force main, all fittings and blocking required for 2 tie-in's, crossing perpendicular to 2 20" water mains, all necessary coordination in shutting down pump station, monitoring flows with necessary pump trucks on stand by
Bid Amount:	$83,954.00
Contract Time:	30 days
Project Name:	**Hall County-Gateway Industrial Centre-White Sulphur Road & Roadway Ph. 2A (13-006)**
Owner:	Gainesville-Hall County Development Authority 2875 Browns Bridge Road 4th Floor Gainesville GA 30504
Contact:	Kevin McIntruff 770-531-6800 kmcinturff@hallcounty.org
Project Description:	Installation of approximately 8400 lf of new roadway with associated grading, erosion control, storm sewer system, culvert crossings, water main as well as the reconstruction of approximately 750 lf of White Sulphur Road.
Bid Amount:	$3,998,652.50
Contract Time:	270 days/October 2015

Project Name:	**Hall County-Gateway/Hwy 365 Sewer and Force Main (14-002)**
Owner:	Hall County 2875 Browns Bridge Road 4th Floor Gainesville GA 30504
Contact:	Kevin McInturff 770-531-6800 kmcinturff@hallcounty.org
Project Description:	Construction of submersible pump master station to convey a Maximum Monthly Flow (MMF) of 750,000 gallons per day, the associated approximately 19,500 LF of 10" FM to connect in the existing City of Gainesville system and an access drive. Also the construction of the on-site sewer collection system that will serve the Gateway Industrial Centre including 3 pump stations (180,000 GPD-MMF; 100,000 GPD-MMF, 75,000 GPD-MMF) with submersible pumps as well as approximately 9,800 LF of 6" DI FM, 11,000 LF of 8" GS, 3,000 LF of 10" GS, and 3,000 LF of 18" GS.
Bid Amount:	$5,195,729.00
Final Contract Amount:	$3,553,144.30
Contract Time:	Completed-April 2015

Project Name:	**Hall County Public Works-Malibu Ridge Storm Drain Repair (13-011)**
Owner:	Hall County Public Works P O Drawer 1435 Gainesville GA 30503
Contact:	Kevin McInturff Kmcinturff@hallcounty.org
Project Description:	Emergency installation of 184 lf of Class IV 96" RCP including headwalls, traffic control, detours, clearing and grubbing, waterline relocation, asphalt paving, road reconstruction, rip-rap, grassing, silt-fence
Bid Amount:	$230,129.00
Final Contract Amount:	$230, 129.00
NTP:	6/1/2013
Contract Time:	90 days-9/30/13, Final Payment April 2014
SSP PM/Super:	Chris Fowler/

Similar Completed Projects:

Project Name:	**Hall County-Gateway/Hwy 365 Sewer and Force Main (14-002)**
Owner:	Hall County 2875 Browns Bridge Road 4th Floor Gainesville GA 30504
Contact:	Kevin McInturff 770-531-6800 kmcinturff@hallcounty.org
Project Description:	Construction of submersible pump master station to convey a Maximum Monthly Flow (MMF) of 750,000 gallons per day, the associated approximately 19,500 LF of 10" FM to connect in the existing City of Gainesville system and an access drive. Also the construction of the on-site sewer collection system that will serve the Gateway Industrial Centre including 3 pump stations (180,000 GPD-MMF; 100,000 GPD-MMF, 75,000 GPD-MMF) with submersible pumps as well as approximately 9,800 LF of 6" DI FM, 11,000 LF of 8" GS, 3,000 LF of 10" GS, and 3,000 LF of 18" GS.

Bid Amount:	$5,195,729.00
Final Contract Amount:	$3,553,144.30
Contract Time:	Completed-April 2015
Project Name:	**Shoal Creek/Whit Davis Road Interceptor - Modified**
Owner:	Unified Government of Athens-Clarke County 7375 Satula Avenue Athens, GA 30601
Engineer:	Pat Thomas-Jacobs Engineering 6801 Governors Lake Parkway, Building 200 Norcross GA 30071 770-455-8555
Project Description:	Approximately 13,031 feet of 12-inch DIP sanitary sewer force main; 6,110 feet of 18-inch DIP sanitary sewer interceptor, and 38 feet of 8-inch DIP sanitary sewer interceptor; upgrading the existing Weatherly Woods Pump Station, erosion and sedimentation control and appurtenances.
Bid Amount:	$2,316.219.82
Contract Time:	Completed 6/2012
Project Name:	**Dawsonville Highway Regional Sewerage Facilities – Division II**
Owner:	City of Gainesville Public Utilities Department 757 Queen City Parkway Gainesville, Georgia 30501 - 770-538-2407
Contact Person:	Jarrett Nash 770-535-6860 jnash@gainesville.org
Design Firm:	Wiederman & Singleton
Contact Person:	Peter Johns 404-876-5682
Project description:	Project included 7 different tunnels including 100 LF of 60", 706 LF of 72" and 136 LF of 78" steel tunnel liner plate. 4 tunnels have dual carrier pipes. Project included 1,000 LF of a 32" directional drill bore under Lake Lanier to install a 20" HDPE force main, installing one 48" metering manhole and one 36" metering manhole including telemetry and appurtenances. Removing and replacing over 25,000 SY of asphalt road. The asphalt roads were reconstructed in the entirety. 20" DIP was pressurized F.M. tested to 250 psi. 25,000 sy of reconstructing asphalt roads fill depth. Pipe lengths as follows: 12,440 LF of 20" FM; 2,910 LF of 12" FM; 214 LF of 6" FM; 2,383 LF of 54" GS; 5,099 LF of 48" GS; 3,849 LF of 30" GS; 2,203 LF of 24" GS; 3,689 LF of 18" GS; 150 LF of 16" GS; 30 LF of 12" GS; 2,826 LF of 8" GS; 1,988 LF of 24" GS. 14 Manholes-54", 9' to 8' diameter, 20 Manholes-48", 7' to 6' diameter
Bid Amount:	$8,897,504
Contract Time:	330 days – Completed 2007

Current Projects:

Project Name:	**Call Order 05-0011639 Gwinnett County SR 13 (18-003)**
Owner:	Georgia DOT One Georgia Center, 11th Floor 600 West Peachtree Street Atlanta GA 30308
Contact:	Rich Williams 404-631-1612 rwilliams@dot.ga.gov

Project Description:	Pedestrian and bicycle safety enhancements on SR 13 beginning at McGinnis Ferry Road (CR1962) and extending to George Pierce Park
Bid Amount:	$12,499,548.89
Contract Time:	4/28/2022-880 days
Project Name:	**Spout Springs Road Utilities Relocation-Phase I**
Owner:	City of Gainesville Department of Water Resources 757 Queen City Parkway Gainesville GA 30501
Contact:	Joel Altherr 770-538-2477 jaltherr@gainesville.org
Project Description:	Construction of approximately 14,000 LF of 16" DIP WM, 1,650 12" DIP WM, 20,500 LF of 8" DIP WM, 1,050 LF of jack and bore (various sizes), 33 fire hydrants, 11 vertical shoe fire hydrants, 113 valves (various sizes), 94 service changeovers, and all necessary and required appurtenances and erosion and sedimentation control
Bid Amount:	$4,075,731.00
Change Orders:	1-($1,193,888.41)-City purchased DIP pipe, gaskets, PRV vault components and gate valves
Final Contract Amount:	
NTP:	
Contract Time:	400 days
SSP PM/Super:	Kevin Pass/Ricky Pass
Project Name:	**FY2018 Water Main Extension & Improvements Project**
Owner:	City of Gainesville 300 Henry Ward Way Gainesville GA 30501
Contact:	Tracy Robar/Robert Simmons tracy.robar@gainesville.org, robert.simmons@gainesville.org, 770-538-2406
Project Description:	13,320 lf of 6" DIP, 630 lf of 8" DIP 300 lf of jack and bore (various sizes), 1,00 lf free bore (various sizes), 42 fire hydrants, 50 valves (various sizes), 230 service changeovers (various sizes) and all necessary and required appurtenances and erosions and sedimentation control.
Bid Amount:	$2,136,300.00
Change Orders:	1-($349,333.70)-City purchased Materials (DIP, water main, valves and hydrants)
Final Contract Amount:	
NTP:	
Contract Time:	250 days
SSP PM/Super:	Kevin Pass/Ricky Pass
Project Name:	**Downtown Streetscape and Utility Improvements, Phase II**
Owner:	City of Gainesville 300 Henry Ward Way Gainesville GA 30501
Contact:	Jason Justice jjustice@gainesville.org 770-535-2422
Project Description:	2,250' of pedestrian streetscape improvements along both sides of Washington Street from the intersection of EE Butler Parkway to Bradford Street, both sides of Bradford Street from Washington Street to Brenau Avenue, the north side of Spring Street from EE Butler Parkway to Bradford Street, and the West side of Green Street between Spring Street and Washington Street. The improvements include new concrete sidewalks, brick pavers, street trees, landscaping, pedestrian lighting, site furnishings, and asphalt paving. 825 lf of 8" PVC SS

	pipe, rehabilitation of 230 lf of 8"ss with cured in place pipe liner, approximately 200 lf of 6' and 355 lf of 12" DIP WM and 1400 lf of 18" and 24" RCSDP. A utility duct bank 900' long will also be constructed.
Bid Amount:	$2,926,873.25
Change Orders:	
Final Contract Amount:	
NTP:	August 5, 2020
Contract Time:	365 days
SSP PM/Super:	Kevin Pass
Project Name:	**Limestone Greenway Early Site Prep**
Owner:	Limestone Greenway LLC P O Box 978 Gainesville GA 30503
Contact:	Mac McCain, mac@mccain2.com 404-518-3959
Project Description:	Commercial site preparation
NTP:	2/10/2020
Bid Amount:	$3,751,989.93
Project Name:	**Millside Townhomes/Cypress Park**
Owner:	Clayton Properties Group, Inc DBA Chafin Land Development 5230 Belle Wood Court Buford GA 30518
Contact:	Bo Brooks bo.pdg@att.net 404-372-4545
Project Description:	site preparation
NTP:	4/5/2021
Contract Amount:	$940,253.35
Project Name:	**99 Lot Subdivision**
Owner:	Pipes & Roads, LLC P O Box 978 Gainesville GA 30503
Contact:	Mac McCain, mac@mccain2.com 404-518-3959
Project Description:	Subdivision site preparation
NTP:	1/18/2021
Contract Amount:	$3,235.206.30
Project Name:	**Canterbury Reserve PH II**
Owner:	Clayton Properties Group, Inc DBA Chafin Land Development 5230 Belle Wood Court Suite A Buford GA 30518
Contact:	Bo Brooks bo.pdg@att.net 404-372-4545
Project Description:	Subdivision Site Preparation
NTP:	6/7/2021
Contract Amount:	$1,140,792.10
Project Name:	**Newton Street Phase II-Tanyard Branch**
Owner:	The Unified Government of Athens-Clarke County Public Utilities Department 124 East Hancock Avenue Athens GA 30601
Contact:	John Halley 762-400-6758 john.halley@accgov.com
Engineer:	Armentrout Matheny Thurmond 330 Research Drive Suite A240 Athens GA 30605

Contact:	Chase Zech 706-548-8211 czech@amtathens.com
Project Description:	Installation of 1,500 lf of 18" DIP Sewer and replacement of the Athens Housing Authority Service Line
Bid Amount:	$1,910,015.00
Change Orders:	
Final Contract Price:	
NTP:	8/23/2021
Contract Time:	90 days

Project Name:	**85 Gainesville Business Park (SUB)**
Owner:	City of Gainesville DWR 757 Queen City Parkway Gainesville GA 30501
Contact:	Barclay Fouts 770-538-2461 bfouts@gainesvillega.gov
Engineer:	Rochester & Associates 425 Oak Street Gainesville GA 30501
Contact:	Eric Chini 770-718-0600 emchini@rochester-assoc.com
Prime Contractor:	Simpson's Trucking & Grading Inc. 1364 Candler Road Gainesville GA 30507
Contact:	Buddy Phelan 770-536-4731 bphelan@simpsontrucking.com
Project Description:	Installation of water & sewer utilities
NTP:	9/7/2021
Subcontract Amount:	$1,975,026.00

Project Name:	**Bentley Road & Derby Drive Water Main Improvements**
Owner:	Forsyth County DWS 514 West Maple Street Suite 104 Cumming GA 30040
Contact:	Stephen Bond 678-455-8379 sbbond@forsythco.com
Engineer:	Prime Engineering Inc. 3715 Northside Parkway Building 300, Suite 200 Atlanta GA 30327
Contact:	Tim Blaydes 404-425-7100 tblaydes@prime-eng.com
Project Description:	Waterline extension and all appropriate appurtenances for: **Bentley Road:** 5,000 lf of 12" DIP, 40 lf of 8" and 6" DIP **Derby Drive:** 2,200 lf 8" DIP, 400 lf of 12" and 40 lf of 6" DIP
Bid Amount:	$1,321,432.25
Change Orders:	
Final Contract Price:	
NTP:	10/18/2021
Contract Time:	210 days—May 2022

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SECTION 004113.16 - BID FORM

HALL COUNTY, GA
FRIENDSHIP ROAD CORRIDOR SEWER EXTENSION

			Unit Price	Total
1 - Pump Station				
1	1	Pump Station Construction Lump Sum	$2,415,755.00	$2,415,755.00
2 - Pipe Construction - Open Trench				
2a.	10,700	12-inch-Diameter HDPE Force Main per Linear Foot of Pipe	$149.00	$1,594,300.00
2b.	900	16-inch-Diameter DIP Gravity Sewer Main per Linear Foot of Pipe	$457.00	$411,300.00
2c.	4,100	15-inch-Diameter PVC Gravity Sewer Main per Linear Foot of Pipe	$362.00	$1,484,200.00
2d.	550	10-inch-Diameter DIP Gravity Sewer Main per Linear Foot of Pipe	$283.00	$155,650.00
2e.	8,600	10-inch-Diameter PVC Gravity Sewer Main per Linear Foot of Pipe	$190.00	$1,634,000.00
2f.	2,350	8-inch-Diameter PVC Gravity Sewer Main per Linear Foot of Pipe	$172.00	$404,200.00
2g.	350	8-inch-Diameter DI Gravity Sewer Main per Linear Foot of Pipe	$199.00	$69,650.00

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3 - Manholes (Precast Concrete)				
3a.	72	48-inch-Diameter Manholes (precast) per each	$8,240.00	$593,280.00
3b.	1	48-inch-Diameter Manhole (Discharge) per each	$27,511.00	$27,511.00
4 - Air / Vacuum Valves and Manholes				
4	5	Air / Vacuum Valves and Manholes per each	$49,125.00	$245,625.00
5 - Excavation below normal grade and structural fill refill				
5	1,000	Excavation below normal grade and structural fill refill per Cubic Yard	$49.00	$49,000.00
6 - Imported Common Fill and Disposal of unsuitable excavation				
6	10,000	Imported Common Fill and Disposal of unsuitable excavation per Cubic Yard	$30.00	$300,000.00
7 - Pavement Repair, Removal and Replacement, and Miscellaneous Concrete and Roadways				
7a.	800	Bituminous Concrete Pavement Removal and replacement per Square Yard	$208.00	$166,400.00
7b.	300	Concrete Driveway Removal and Replacement per Square Yard	$125.00	$37,500.00
7c.	125	Concrete Curb and Gutter Removal and Replacement per Linear Foot	$40.00	$5,000.00
7d.	16400	Type 1 - 12' wide Gravel Access Driveway per Linear Foot	$37.00	$606,800.00

7e.	600	Type 2 - 12' wide Gravel Access Driveway in wetland areas per Linear Foot	$88.00	$52,800.00
8 - Solid Rock Exploration and Excavation				
8a.	26,865	Rock Exploration ($0.50/LF minimum and $3.00/LF Maximum per Linear Foot	$2.50	$67,162.50
8b.	10,000	Rock Excavation in Open Trench ($25/CY minimum) per Cubic Yard	$85.00	$850,000.00
8c.	50	Rock Excavation in Launch and Exit Pits ($25/CY minimum) per Cubic Yard	$50.00	$2,500.00
9 - Constructing and Removing Erosion Control Devices				
9a.	30,000	Temporary Silt Fence per Linear Foot	$8.00	$240,000.00
9b.	250	Rip Rap Ditch/Diversion Channel per Linear Foot	$45.00	$11,250.00
9c.	8	Temporary Gravel Construction Entrance and Tire Washing Station per Each	$3,500.00	$28,000.00
9d.	500	Erosion Control Matting per Square Yard	$3.30	$1,650.00
9e.	10	Temporary Sediment Control Device per Each	$3,600.00	$36,000.00
9f.	2	Block and Gravel Stone Inlet Protection per Each	$575.00	$1,150.00

9g.	10	Temporary Inlet Protection per Each	$330.00	$3,300.00
10 - Creek Crossing Construction				
10a.	1	Creek Crossing No. 1 Lump Sum	$52,925.00	$52,925.00
10b.	1	Creek Crossing No. 2 Lump Sum	$62,888.00	$62,888.00
10c.	1	Creek Crossing No. 3 Lump Sum	$57,907.00	$57,907.00
10d.	1	Creek Crossing No. 4 Lump Sum	$50,466.00	$50,466.00
10e.	1	Creek Crossing No. 5 Lump Sum	$47,944.00	$47,944.00
10f.	1	Culvert No. 1 Lump Sum	$163,500.00	$163,500.00
10g.	1	Culvert No. 2 Lump Sum	$152,996.00	$152,996.00
10h.	1	Creek Crossing No. 6&7 Lump Sum	$93,774.00	$93,774.00
10i.	1	Culvert No. 3 Lump Sum	$34,817.00	$34,817.00
10j.	1	Creek Crossing No. 8 Lump Sum	$57,886.00	$57,886.00
10k.	1	Creek Crossing No. 9 Lump Sum	$61,513.00	$61,513.00

10l.	1	Culvert No. 4 Lump Sum	$93,035.00	$93,035.00
10m.	1	Culvert No. 5 Lump Sum	$32,773.00	$32,773.00
10n.	1	Culvert No. 6 Lump Sum	$53,664.00	$53,664.00
10o.	1	Culvert No. 7 Lump Sum	$49,472.00	$49,472.00
10p.	1	Creek Crossing No. 10 Lump Sum	$45,119.00	$45,119.00
10q.	1	Culvert No. 8 Lump Sum	$35,459.00	$35,459.00
10r.	1	Culvert No. 9 Lump Sum	$21,650.00	$21,650.00
11 - Maintenance of Erosion and Sediment Control Devices				
11	1	Maintenance of Erosion and Sediment Control Devices Lump Sum	$121,623.00	$121,623.00
12 - Performance and Payment Bond Premiums and Insurance				
12	1	Performance and Payment Bond Premiums and Insurance Lump Sum	$377,041.00	$377,041.00
13 - Mobilization				
13	1	Mobilization (maximum of 2% of bid total) Lump Sum	$277,228.00	$277,228.00
BID SUBTOTAL (Summation of Bid Items 1 through 13) In Words Thirteen million, four hundred thirty seven thousand, six hundred sixty three and 50/100----------DOLLARS			$13,437,663.50	

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14- Rock Contingency Allowance				
14	1	Rock Contingency Allowance Lump Sum	$ 500,000.00	$ 500,000.00
BID TOTAL (Summation of Bid Items 1 through 14) In Words Thirteen million, nine hundred thirty seven thousand, six hundred sixty three and 50/100 Dollars			$ 13,937,663.50	

Addendum #1: 3/29/2022
Addendum #2: 4/6/2022

The undersigned agrees that extra work, if any, will be performed and will be paid for in accordance with Article 11 of the Conditions of the Contract.

Amounts shall be shown in both words and figures, where indicated. In case of discrepancy, the amount shown in words will govern.

The above prices shall include all labor, materials, bailing, shoring, removal, overhead, profit, insurance and incidentals required to complete the Work.

The names and residences of all persons and parties interested in the foregoing Bid as principals are as follows:

(Give first and last names in full. In the case of a corporation, see Article 8.3 of the Instructions to Bidders, in the case of a limited liability company [LLC], see Article 8.4 of the Instructions to Bidders, in the case of a partnership, see Article 8.5 of the Instructions to Bidders.)

Robert F Strickland 6289 Wilburn Reed Road Gainesville GA 30506

The undersigned hereby certifies that he/she is able to furnish labor that can work in harmony with all other elements of labor employed or to be employed on the work.

The undersigned hereby certifies under the penalties of perjury that this bid is in all respects bona fide, fair and made without collusion or fraud with any other person. As used in this section, the word "person" shall mean any natural person, joint venture, partnership, corporation, or other business or legal entity.

58-1756310
Social Security Number or Federal Identification Number

Strickland & Sons Pipeline, Inc.
Signature of Individual or Corporate Name

By: _____
Corporate Officer (if applicable)

Robert F Strickland
1551 Fullenwider Road
Gainesville GA 30507
Georgia

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Notice of acceptance should be mailed, faxed, or delivered to the following:

Rob Strickland
(Name)

By: President
(Title)

1551 Fullenwider Road
(Business Address)

Gainesville GA 30507
(City and State)

Date 4/14/2022

If the Bidder is a corporation, indicate State of incorporation under signature, and affix corporate seal; if a partnership, give full names and residential addresses, if different from business address.

END OF SECTION 004113.16

RFP #42-021, FRIENDSHIP ROAD CORRIDOR SEWER EXTENSION VCC: 913-45 30 3 14 0 24 4 0

COMPANY NAME	MAILING ADDRESS 1	CITY	STATE	ZIP	CONTACT NAME	Bids	Hall	Bid List	Look-Up	Vendor Request	Bid Board	No Bid
CHARLES BLACK CONSTRUCTION COMPANY INC.	1955 HWY 129 S.	CLEVELAND	GA	30528	CLARK B. MCDONALD	1		1				
CIVIL ENGINEERING CONSULTANTS, INC	4994 LOWER ROSWELL RD	MARIETTA	GA	30068	ANDREW E LOVEJOY	1				1		
CONSTRUCTCONNECT	30 TECHNOLOGY PKWY S	NORCROSS	GA	30092	JUNE CALAGO	1				1	1	
CONSTRUCTION BID SOURCE	416 COTTONWOOD LN	HOLLY SPRINGS	NC	27540	MICHELLE TADAYON	1				1	1	
CONSTRUCTION JOURNAL	400 SW 7TH ST	STUART	FL	34994	PAMALA EXTON	1				1	1	
D ALLEN GRADING	4686 NOPONE RD	GAINESVILLE	GA	30506	DOUG ALLEN	1	1			1		
DON MOORHEAD CONSTRUCTION, INC	1513 ANDERSON ST	BELTON	SC	29627	KEVIN MOORHEAD	1				1		
DON MOORHEAD CONSTRUCTION, INC	1513 ANDERSON ST	BELTON	SC	29627	KATIE THOMPSON					1		
E. R. SNELL CONTRACTORS INC	1765 OAK RD	SNELLVILLE	GA	30078	RANDY GRIFFIN	1		1				
ENGINEERING STRATEGIES, INC.	1585 OLD NORCROSS RD	LAWRENCEVILLE	GA	30046	JOHN FLECK	1		1				
GODWIN / XYLEM	1320 LOCKHART DR	KENNESAW	GA	30144	RICHARD WELLS	1		1				
GRIFFIN BROTHERS, INC.	103 GRIFFIN DR	MAYSVILLE	GA	30558	THOMAS BROWN	1		1				
GS CONSTRUCTION, INC.	526 LYLE CIRCLE	LAWRENCEVILLE	GA	30046	JOHN WILKINS	1		1				
GS CONSTRUCTION, INC.	526 LYLE CIRCLE	LAWRENCEVILLE	GA	30045	HILARY QUINN					1		
JDS INC.	272 HURRICANE SHOALS RD NE	LAWRENCEVILLE	GA	30046	MELISSA MONTGOMERY	1				1		
JDS INC.	272 HURRICANE SHOALS RD NE	LAWRENCEVILLE	GA	30046	ERIC MALVIN					1		
LANIER CONTRACTING, INC.	3690 LAWRENCEVILLE-SUWANEE RD	SUWANEE	GA	30024	BRIAN TIESLAU	1		1				
LEGACY WATER GROUP	10120 ROBERTS WAY	COVINGTON	GA	30014	JEFF R. KLEBOWSKI	1		1				
MERSINO DEWATERING	2377 ROCKAWAY IND. BLVD NW	CONYERS	GA	30012	CHRIS ANDROVIC	1				1		
MERSINO DEWATERING	2377 ROCKAWAY IND. BLVD NW	CONYERS	GA	30012	TYLER WINGFIELD					1		
MERSINO DEWATERING	2377 ROCKAWAY IND. BLVD NW	CONYERS	GA	30012	FRANK TRONCALLI					1		
MID-SOUTH BUILDERS, INC	7057 MADDOX RD	LITHONIA	GA	30058	ADAM GRICE	1				1		
MORGAN CONTRACTING, INC	900 DUTCH VALLEY DR	KNOXVILLE	TN	37918	NORMA GEORGE-FERRARA	1				1		
NAVIGATORS CONSTRUCTION INC	2625 PEIDMONT RD	ATLANTA	GA	30324	DARRELL MORGAN	1		1				
NORTH AMERICA PROCUREMENT COUNCIL, INC. PBC					DONALD C ARRICIVITA JR.	1		1		1		
PRIME VENDOR	4622 CEDAR AVE	WILMINGTON	NC	28403	BID CLERK	1				1	1	
RAIN FOR RENT	2330 BURNT WOOD DR NW	KENNESAW	GA	30152	NICK SABIA	1				1		
RDJE, INC.	679 HWY 29 SOUTH	NEWNAN	GA	30263	STEHANIE FULLER	1				1		
ROCKDALE PIPELINE	1925 OLD COVINGTON HWY	CONYERS	GA	30012	SHIRLEY COOLEY	1		1				
RUBY-COLLINS, INC.	4875 MARTIN COURT SE	SMYRNA	GA	30082	NIKKI CARR	1				1		
SITE ENGINEERING	7025 BEST FRIEND ROAD	ATLANTA	GA	30340	TAMARA ISBELL	1		1				
STRICKLAND & SONS PIPELINE, INC.	1151 FULENWIDER RD	GAINESVILLE	GA	30507	ROB STRICKLAND	1	1	1				
STRICKLAND & SONS PIPELINE, INC.	1151 FULENWIDER RD	GAINESVILLE	GA	30507	TAMARA STRICKLAND					1		
THE DICKERSON GROUP INC	871 OLD PEACHTREE RD NW	LAWRENCEVILLE	GA	30043	SCOTT KING	1				1		
THE DICKERSON GROUP INC	871 OLD PEACHTREE RD NW	LAWRENCEVILLE	GA	30043	JASON FREELAND					1		
WESTERN SUMMIT CONSTRUCTORS, INC.	4405C INTERNATIONAL BLVD	NORCROSS	GA	30093	SANFORD STOKES	1		1				
W L GRIFFIN CO, LLC	134 HICKORY FLAT RD	GILLSVILLE	GA	30549	THOMAS BROWN	1	1			1		

STATE OF GEORGIA
COUNTY OF HALL

RFP #42-021

Friendship Road Corridor Sewer Extension

This agreement, made and entered into this the 6th day of May, 2022, by and between the Board of Commissioners of Hall County, Georgia, 2875 Browns Bridge Rd, Gainesville, GA 30504 (Hereinafter referred to as "County") and Strickland & Sons Pipeline, Inc., 1551 Fullenwider Road, Gainesville, GA 30507 (hereafter referred to as "Contractor").

Witnesseth:

Whereas, the County intends to contract to provide for Friendship Road Corridor Sewer Extension per RFP #42-021, herein referred to as the "Project", and has entered into an agreement for the necessary services provided by the project and whereas, the Contractor desires to perform the project and for the contract costs as detailed.

Hall County's RFP #42-021 issued on March 9, 2022, the Bidder's response (All originals are on file in the Hall County Purchasing Division, 2875 Browns Bridge Rd, Gainesville, Georgia 30504), and this contract are all incorporated into and made a part of this agreement by reference. This contract will become effective upon execution of all documents.

Contractor agrees to provide Friendship Road Corridor Sewer Extension for a fee of $13,937,663.50 per the Fee & Rate Schedule outlined in Attachment A.

If any paragraph, sub-paragraph, sentence, clause, phrase or any portion of this agreement shall be declared invalid or unconstitutional by any Court of competent jurisdiction or if the provisions of any part of this agreement as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be constructed to affect the portions of this agreement not so held to be invalid or the application of this agreement to other circumstances not so held to be invalid. It is hereby declared to be the intent of the parties to this agreement to provide for separate and divisible parts, and to hereby adopt any and all parts hereof as may not be held invalid for any reason.

In witness whereof, the parties hereto have hereunto set their hands and affixed their seals the day and year first above written.

Subscribed and sworn to in our presence

this _____ day of _____, 2022

By:_____

_____
Notary Comm. Exp.

Hall County, Georgia

By: _____
Richard Higgins, Chairman
Board of Commissioners

Subscribed and sworn to in our presence

this 9th day of May, 2022

By: Amanda Hobbs

January 30, 2026
Notary Comm. Exp.

AMANDA HOBBS NOTARY PUBLIC BANKS COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 30, 2026

Strickland & Sons Pipeline, Inc.

By: _____
Robert F Strickland
President

STATE OF GEORGIA
COUNTY OF HALL

RFP #42-021

Friendship Road Corridor Sewer Extension

Attachment A
Fee & Rate Schedule

No.	Item Description	Qty	UOM	Unit Price	Ext. Price
1	**Pump Station**				
1a	Pump Station Construction	1	LS	$2,415,755.00	$2,415,755.00
2	**Pipe Construction - Open Trench**				
2a	12-inch Diameter HDPE Force Main	10,700	LF	$149.00	$1,594,300.00
2b	16-inch Diameter DIP Gravity Sewer Main	900	LF	$457.00	$411,300.00
2c	15-inch Diameter PVC Gravity Sewer Main	4,100	LF	$362.00	$1,484,200.00
2d	10-inch Diameter DIP Gravity Sewer Main	550	LF	$283.00	$155,650.00
2e	10-inch Diameter PVC Gravity Sewer Main	8,600	LF	$190.00	$1,634,000.00
2f	8-inch diameter PVC Gravity Sewer Main	2,350	LF	$172.00	$404,200.00
2g	8-inch diameter DI Gravity Sewer Main	350	LF	$199.00	$69,650.00
3	**Manholes (Precast Concrete)**				
3a	48-inch Diameter Manhole (Precast)	72	EA	$8,240.00	$593,280.00
3b	48-inch Diameter Manhole (Discharge)	1	EA	$27,511.00	$27,511.00
4	**Air / Vacuum Valves and Manholes**				
4a	Air / Vacuum Valves and Manholes	5	EA	$49,125.00	$245,625.00
5	**Excavation below normal grade and structural fill refill**				
5a	Excavation below normal grade and structural fill refill	1,000	CuYd	$49.00	$49,000.00
6	**Imported Common Fill and Disposal of unsuitable excavation**				
6a	Imported Common Fill and Disposal of unsuitable excavation	10,000	CuYd	$30.00	$300,000.00

Friendship Road Corridor Sewer Extension

Attachment A
Fee & Rate Schedule

No.	Item Description	Qty	UOM	Unit Price	Ext. Price
7	**Pavement Repair, Removal and Replacement, and Miscellaneous Concrete and Roadways**				
7a	Bituminous Concrete Pavement Removal and Replacement	800	SqYd	$208.00	$166,400.00
7b	Concrete Driveway Removal and Replacement	300	SqYd	$125.00	$37,500.00
7c	Concrete Curb and Cutter Removal and Replacement	125	LF	$40.00	$5,000.00
7d	Type 1 -12-foot Wide Gravel Access Driveway	16,400	LF	$37.00	$606,800.00
7e	Type 2 - 12-foot Wide Gravel Access Driveway in wetland areas	600	LF	$88.00	$52,800.00
8	**Solid Rock Exploration and Excavation**				
8a	Rock Exploration ($0.50/LF Minimum and $3.00/LF Maximum)	26,865	LF	$2.50	$67,162.50
8b	Rock Excavation in Open Trench ($25.00/CY Minimum)	10,000	CuYd	$85.00	$850,000.00
8c	Rock Excavation in Launch and Exit Pits ($25.00/Minimum)	50	CuYd	$50.00	$2,500.00
9	**Constructing and Removing Erosion Control Devices**				
9a	Temporary Silt Fence	30,000	LF	$8.00	$240,000.00
9b	Rip Rap Ditch/Diversion Channel	250	LF	$45.00	$11,250.00
9c	Temporary Gravel Construction Entrance and Tire Washing Station	8	EA	$3,500.00	$28,000.00
9d	Erosion Control Matting	500	SqYd	$3.30	$1,650.00
9e	Temporary Sidiment Control Device	10	EA	$3,600.00	$36,000.00
9f	Block and Gravel Stone Inlet Protection	2	EA	$575.00	$1,150.00
9g	Temporary Inlet Protection	10	EA	$330.00	$3,300.00

STATE OF GEORGIA
COUNTY OF HALL

RFP #42-021

Friendship Road Corridor Sewer Extension

Attachment A
Fee & Rate Schedule

No.	Item Description	Qty	UOM	Unit Price	Ext. Price
10	**Creek Crossing Construction**				
10a	Creek Crossing No. 1	1	LS	$52,925.00	$52,925.00
10b	Creek Crossing No. 2	1	LS	$62,888.00	$62,888.00
10c	Creek Crossing No. 3	1	LS	$57,907.00	$57,907.00
10d	Creek Crossing No. 4	1	LS	$50,466.00	$50,466.00
10e	Creek Crossing No. 5	1	LS	$47,944.00	$47,944.00
10f	Culvert No. 1	1	LS	$163,500.00	$163,500.00
10g	Culvert No. 2	1	LS	$152,996.00	$152,996.00
10h	Creek Crossing No. 6 & 7	1	LS	$93,774.00	$93,774.00
10i	Culvert No. 3	1	LS	$34,817.00	$34,817.00
10j	Creek Crosing No. 8	1	LS	$57,886.00	$57,886.00
10k	Creek Crosing No. 9	1	LS	$61,513.00	$61,513.00
10l	Culvert No. 4	1	LS	$93,035.00	$93,035.00
10m	Culvert No. 5	1	LS	$32,773.00	$32,773.00
10n	Culvert No. 6	1	LS	$53,664.00	$53,664.00
10o	Culvert No. 7	1	LS	$49,472.00	$49,472.00
10p	Creek Crossing No. 10	1	LS	$45,119.00	$45,119.00
10q	Culvert No. 8	1	LS	$35,459.00	$35,459.00
10r	Culvert No. 9	1	LS	$21,650.00	$21,650.00

STATE OF GEORGIA
COUNTY OF HALL

RFP #42-021

Friendship Road Corridor Sewer Extension

Attachment A
Fee & Rate Schedule

No.	Item Description	Qty	UOM	Unit Price	Ext. Price
11	**Maintenance of Erosion and Sediment Control Devices**				
11a	Maintenance of Erosion and Sediment Control Devices	1	LS	$121,623.00	$121,623.00
12	**Performance and Payment Bond Premiums and Insurance**				
12a	Performance and Payment Bond Premiums and Insurance	1	LS	$377,041.00	$377,041.00
13	**Mobilization**				
13a	Mobilization	1	LS	$277,228.00	$277,228.00
	Subtotal Items 1-13				**$13,437,663.50**
14	**Rock Contingency Allowance**				
14a	Rock Contingency Allowance	1	LS	$500,000.00	$500,000.00
				Award Total	**$13,937,663.50**

AGENDA ITEM

Public Works and Utilities

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 258/2022

SUBJECT: Approve the award of RFP #42-024 Spout Springs Right of Way Acquisition Phase II to Croy Engineering of Marietta, GA. The estimated cost is $847,650.00.

Meetings:

Work Session Date: 05/23/22

Voting Meeting Date: 05/26/22

Executive Summary:

Presenter: SY

Recommendation:
Approve the award to Croy Engineering.

Purpose of Request:

Approve the award of RFP #42-024 Spout Springs ROW Acquisition Phase II to Croy Engineering of Marietta, GA. The estimated cost is $847,650.00.

History:
Hall County has had discussions with GDOT regarding phase II. The County is to complete the design of phase II and purchase the ROW. Funding options for construction are currently being explored. This bid was sent to 64 vendors and 2 vendors responded. Croy Engineering is currently providing ROW acquisition services for the Sardis Road Connector Project.

Facts and Issues:
The project was split by GDOT during the design phase in 2016. Phase II will begin approximately 500.00 feet south of the Union Circle Intersection and end 1,656.24 feet south of the Thompson Mill Intersection, for a total length of 3.050 miles. The estimated number of parcels to be acquired for this project is 95.

Options:

Funding Requested	$ 847,650.00
Are funds within current budget?	Yes
Source of Funds	SPLOST VIII

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Buyer	Submit	Approve	Purchasing
DH	BN	SY	AP
Budget	**Finance**	**Attorney**	**Administration**
TS	WG	WLI	LJ
Clerk			
JR			

Attachments:

Financial Supplement
Vendor list
Evaluation group scoring
Croy proposal
Croy contract
Bid tab
Atlas proposal

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 258/2022

Funds Requested: $ 847,650.00

Request Budgeted: Yes

Proposed Source of Funding:

SPLOST VIII

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY22	028 - SPLOST VIII	1813 - SP-VIII SPT SPRINGS PHII	5419 - DESIGN & ENGINEERING	$100,000.00
FY23	028 - SPLOST VIII	1813 - SP-VIII SPT SPRINGS PHII	5419 - DESIGN & ENGINEERING	$747,650.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: SY

Phone: 770-531-6799

RFQ #42-024, Spout Springs ROW Acquisition Phase II

COMPANY NAME	MAILING ADDRESS 1	MAILING ADDRESS 2	CITY	STATE	ZIP
ABERNATHY ENGINEERING GROUP	PO BOX 843		DACULA	GA	30019
AECOM TECHNICAL SERVICES	701 CORPORATE CENTER DR		RALEIGH	NC	27607
ATLAS TECHNICAL CONSULTANTS	2450 COMMERCE AVE	SUITE 100	DULUTH	GA	30096
ATLAS TECHNICAL CONSULTANTS	2450 COMMERCE AVE	SUITE 100	DULUTH	GA	30096
ATLAS TECHNICAL CONSULTANTS	2450 COMMERCE AVE	SUITE 100	DULUTH	GA	30096
AXIS INFRASTRUCTURE	1111 CAMBRIDGE SQUARE		ALPHARETTA	GA	30009
AXIS INFRASTRUCTURE	1111 CAMBRIDGE SQUARE		ALPHARETTA	GA	30009
BREVITY ENGINEERING, LLC	2304 POST OAD DR		DULUTH	GA	30097
COLLIERS ENGINEERING & DESIGN	1305 MALL OF GA BLVD.	SUITE 120	BUFORD	GA	30519
CONSTANTINE ENGINEERING	1988 LEWIS TURNER BLVD	UNIT 3	FORT WALTON BEACH	FL	32547
CROY ENGINEERING	200 COBB PKWY N	BLDG 400, SUITE 413	MARIETTA	GA	30062
CROY ENGINEERING	200 COBB PKWY N	BLDG 400, SUITE 413	MARIETTA	GA	30062
CSC DESIGN, INC.	135 P RICKMAN INDUSTRIAL DR	SUITE 100	CANTON	GA	30115
DRMP	280 CORPORATE CENTER DR	SUITE B	STOCKBRIDGE	GA	30281
ECS SOUTHEAST, LLC	4984 BU BOWMAN DR	SUITE 201	BUFORD	GA	30518
ENGINEERING ASSOCIATES, LLC	1220 OLD ALPHARETTA RD	SUITE 380	ALPHARETTA	GA	30005
ENGINEERING MANAGEMENT	303 SWANSON DR		LAWRENCEVILLE	GA	30043
G.P.'S ENTERPRISES, INC.	1500 HWY 124		AUBURN	GA	30011
GOODWIN MILLS CAWOOD (GMC)	801 BROAD ST	SUITE 900	AUGUSTA	GA	30901
GOODWIN MILLS CAWOOD (GMC)	801 BROAD ST	SUITE 900	AUGUSTA	GA	30901
HAINES, GIPSON & ASSOCIATES, INC.	1550 NORTH BROWN RD	SUITE 100	LAWRENCEVILLE	GA	30043
HARBINGERLAND	229 CHRYSTIE ST	SUITE 301	NEW YORK	NY	10002
HASBUN CONSTRUCTION, LLC	410 N MAIN ST		ALPHARETTA	GA	30009
HAYES, JAMES & ASSOCIATES, IND.	4145 SHACKLEFORD RD	SUITE 300	NORCROSS	GA	30093
HEATH & LINEBACK ENGINEERS, INC.	2390 CANTON RD		MARIETTA	GA	30066
HI TECH UTILITY CONSTRUCTION	7434 HWY 81		MONROE	GA	30656
HOLLAND RIGHT OF WAY	2028 E BEN WHITE BLVD	SUITE 240	AUSTIN	TX	78741
HUSSEY GAY BELL	2160 SATELLITE BLVD	SUITE 250	DULUTH	GA	30097
IMS	945 HORNBLEND ST	SUITE G	SAN DIEGO	GA	92109
J.R. WILBURN & ASSOCIATES	411 JAMES STORE RD		GREENVILLE	GA	30222
JACOBS ENGINEERING GROUP	10 TENTH ST NW	SUITE 1400	ATLANTA	GA	30309
KAY JAY SERVICES	356 MIDDLE COUNTRY RD	SUITE 305	CORAM	NY	11727
KCI TECHNOLOGIES, INC.	2160 SATELLITE BLVD	SUITE 130	DULUTH	GA	30097
KIMLEY HORN & ASSOCIATES, INC.	2 SUN CT	SUITE 450	PEACHTREE CORNERS	GA	30092
LEGACY PSG, INC.	23 BRIERCROFT OFFICE PARK		LUBBOCK	TX	79412
MALDONADO-BURKETT, LLP	4486 COMMERCE DRIVE		BUFORD	GA	30518

MICKEY & SON'S LLC	2675 DANIEL PARK RUN		DACULA	GA	30019
NOVA ENGINEERING & ENVFIRONMENTAL, LLC	3900 KENNESAW 75 PKWY	SUITE 100	KENNESAW	GA	30144
NV5	1255 CANTON ST	SUITE G	ROSWELL	GA	30075
OPTECH MONETTE, LLC	2150 BRANDON TRAIL		ALPHARETTA	GA	30004
OHMSHIV CONSTRUCTION, LLC	1805 HERRINGTON RD	BLDG 3, STE E	LAWRENCEVILLE	GA	30043
PARAGON PARTNERS	5660 KATELLA AVENUE	SUITE 100	CYPRESS	CA	90630
POND & COMPANY	3500 PKWY LANE	SUITE 600	PEACHTREE CORNERS	GA	30092
PRECISION PLANNING, INC.	400 PIKE BLVD	PO BOX 2210	LAWRENCEVILLE	GA	30046
PRECISION PLANNING, INC.	400 PIKE BLVD	PO BOX 2210	LAWRENCEVILLE	GA	30046
REYNOLDS, SMITH & HILLS (RS&H)	730 PEACHTREE ST NE	SUITE 430	ATLANTA	GA	30308
RK&K	5901 PEACHTREE DUNWOODY RD	SUITE C-496	SANDY SPRINGS	GA	30328
ROCHESTER & ASSOCIATES, INC.	425 OAK ST, NW		GAINESVILLE	GA	30501
ROCHESTER & ASSOCIATES, INC.	425 OAK ST, NW		GAINESVILLE	GA	30501
SKYLINE ENGINEERING & CONSTRUCTION, LLC	6755 PEACHTREE IND BLVD	SUITE 250	ATLANTA	GA	30360
STEWART BROTHERS	2480 PLEASANTALE RD		DORAVILLE	GA	30340
STV / RALPH WHITEHEAD ASSOCIATES, INC.	3700 CRESTWOOD PKWY NW	SUITE 800	DULUTH	GA	30096
SYSTEL, INC	470 SATELLITE BLVD		SUWANEE	GA	30024
TEAGUE NALL AND PERKINS, INC.	5237 N RIVERSIDE DR	SUITE 100	FORT WORTH	TX	76137
THC, INC.	3300 BRECKINRIDGE BLVD	SUITE 200	DULUTH	GA	30096
THC, INC.	3300 BRECKINRIDGE BLVD	SUITE 200	DULUTH	GA	30096
THE JAEGER COMPANY	119 WASHINGTON ST		GAINESVILLE	GA	30501
THOMAS & HUTTON	50 PARK OF COMMERCE WAY		SAVANNAH	GA	31405
THOMAS & HUTTON	5074 BRISTOL INDUSTRIAL WAY		BUFORD	GA	30518
THOMAS ENGINEERING	1360 PEACHTREE ST NE	SUITE 920	ATLANTA	GA	30309
TRISCAPES	380 MULLINAX RD		ALPHARETTA	GA	30004
UNITED CONSULTING	625 HOLCOMB BRIDGE RD		NORCROSS	GA	30092
VERTICAL EARTH, INC.	6025 MATT HWY		CUMMING	GA	30028
VOLKERT	1720 PEACHTREE ST	SUITE 405	ATLANTA	GA	3309

Bids Sent	64
Hall County	3

	Atlas	Croy
Frank Miller	83.05	84.85
Jorge Gomez	83	86
Joseph Boyd	81.4	86.05
	82.48	85.63
	2	1

TOTAL SCORE FROM ABOVE	82.48	85.63
Price Proposal	863,150	847,650
	0.00	15500.00
	98.20	100.00
Total Score	84.05	87.07
Rank	2	1

RATER	COMPANY NAME/RATING (Input Total Scores from Individual RFP Evaluation Form)	
	Atlas	Croy
Frank Miller	83.05	84.85
Jorge	83.00	86.00
Joseph	81.40	86.05
AVERAGE TOTAL SCORE (out of 90):	82.48	85.63
Rank:	2	1

Attachment H - Cost Proposal
Worksheet
42-024 Spout Springs ROW Acquisition Phase II

CROY

Cost schedule 1: DOT Parcels

Description	Qty. DOT Parcels	Unit	Unit Price	Total Price
TITLES				
Preliminary, updates, final	4	EA	600.00	2,400.00
APPRAISALS				
Residential	0	EA	3,000.00	-
Commercial	4	EA	5,000.00	20,000.00
NEGOTIATIONS				
Residential	0	EA	2,750.00	-
Commercial	4	EA	3,000.00	12,000.00
RELOCATION PACKAGES AND ASSISTANCE				
Residential	0	EA	3,000.00	-
Commercial	0	EA	3,000.00	-
ADDITIONAL POSSIBLE RELOCATION DUE TO SEPTIC ISSUES				
Residential	0	EA	3,000.00	-
Commercial	0	EA	3,000.00	-
MISCELLANEOUS				
Assistance with each closing	4	EA	300.00	1,200.00
Sign estimates	1	EA	600.00	600.00
Cost to cure	1	EA	4,000.00	4,000.00
Trade fixture reports	1	EA	3,250.00	3,250.00
PROJECT MANAGEMENT				
Project mngmt. by the HR	20	HRS	150.00	3,000.00
			Total, GDOT Parcels:	**46,450.00**

Cost schedule 2: LOCAL Parcels

Description	Qty. Local Parcels	Unit	Unit	Total Price
TITLES				
Preliminary, update	85	EA	600.00	51,000.00
APPRAISALS				
Residential	59	EA	3,000.00	177,000.00
Commercial	30	EA	5,000.00	150,000.00
NEGOTIATIONS				
Residential	59	EA	2,750.00	162,250.00
Commercial	30	EA	3,000.00	90,000.00
RELOCATION PACKAGES AND ASSISTANCE				
Residential	3	EA	3,000.00	9,000.00
Commercial	0	EA	3,000.00	-
ADDITIONAL POSSIBLE RELOCATION DUE TO SEPTIC ISSUES				
Residential	2	EA	3,000.00	6,000.00
Commercial	0	EA	3,000.00	-
MISCELLANEOUS				
Assistance with each	89	EA	300.00	26,700.00
Sign estimates	6	EA	600.00	3,600.00
Cost to cure	14	EA	4,000.00	56,000.00
Trade fixture reports	5	EA	3,250.00	16,250.00
PROJECT MANAGEMENT				
Project mngmt. by t he HR	356	HRS	150.00	53,400.00
			Total, Local Parcels:	**801,200.00**

STATE OF GEORGIA
COUNTY OF HALL

CONTRACT RFP #42-024

Spout Springs ROW Acquisition Phase II

This agreement, made and entered into this the 13th day of May, 2022, by and between the Board of Commissioners of Hall County, Georgia (Hereinafter referred to as "County") and Croy Engineering, 200 Cobb Parkway North, Building 400, Suite 413, Marietta, GA 30062; hereafter, referred to as "Contractor").

Witnessed:

Whereas, the County intends to contract to provide services for **Spout Springs ROW Acquisition Phase II** per RFP #42-024, herein referred to as the "Project" and has entered into an agreement for the necessary services provided by the project and whereas, the Contractor desires to perform the project and for the contract costs as detailed. For GDOT parcels, the cost is $46,450.00 and for local parcels the cost is $801,200.00. The makes the total cost of this project with Croy $847,650.00.

Hall County's RFP #42-024 issued on February 11, 2022, the Bidder's response (All originals are on file in the Hall County Purchasing Department, 2875 Browns Bridge Rd 4th Floor - Purchasing, Gainesville, Georgia 30504), and this contract are all incorporated into and made a part of this agreement by reference.

If any paragraph, sub-paragraph, sentence, clause, phrase or any portion of this agreement shall be declared invalid or unconstitutional by any Court of competent jurisdiction or if the provisions of any part of this agreement as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be constructed to affect the portions of this agreement not so held to be invalid or the application of this agreement to other circumstances not so held to be invalid. It is hereby declared to be the intent of the parties to this agreement to provide for separate and divisible parts, and to hereby adopt any and all parts hereof as may not be held invalid for any reason.

In witness whereof, the parties hereto have hereunto set their hands and affixed their seals the day and year first above written.

Subscribed and sworn to in our presence

this _____ day of _____, 2022

By:_____

_____
Notary Comm. Exp.

Hall County, Georgia

By: _____
Richard Higgins
Chairman

Subscribed and sworn to in our presence

this 14 day of April, 2022

By: BA Hicks

12/13/2025
Notary Comm. Exp.

BARB HICKS NOTARY EXPIRES GEORGIA 12/13/2025 PUBLIC COBB COUNTY

Croy Engineering

By: _____
Rebecca Collins, PE

Attachment H - Cost Proposal
Worksheet

42-024 Spout Springs ROW Acquisition Phase II

Cost schedule 1: DOT Parcels

			Atlas		Croy	
Description	**Qty. DOT Parcels**	**Unit**	**Unit Price**	**Total Price**	**Unit Price**	**Total Price**
TITLES						
Preliminary, updates, final	4	EA	$900	$3,600	$600	$2,400
APPRAISALS						
Residential	0	EA	$3,000	$0	$3,000	$0
Commercial	4	EA	$4,400	$17,600	$5,000	$20,000
NEGOTIATIONS						
Residential	0	EA	$2,300	$0	$2,750	$0
Commercial	4	EA	$2,500	$10,000	$3,000	$12,000
RELOCATION PACKAGES AND ASSISTANCE						
Residential	0	EA	$3,500	$0	$3,000	$0
Commercial	0	EA	$3,500	$0	$3,000	$0
ADDITIONAL POSSIBLE RELOCATION DUE TO SEPTIC ISSUES						
Residential	0	EA	$3,500	$0	$3,000	$0
Commercial	0	EA	$3,500	$0	$3,000	$0
MISCELLANEOUS						
Assistance with each closing	4	EA	$750	$3,000	$300	$1,200
Sign estimates	1	EA	$700	$700	$600	$600
Cost to cure	1	EA	$3,000	$3,000	$4,000	$4,000
Trade fixture reports	1	EA	$3,500	$3,500	$3,250	$3,250
PROJECT MANAGEMENT						
Project mngmt. by the HR - Atlas	48	HRS	$100	$4,800	$150	
Project mngmt. by the HR - Croy	20	HRS			$150	$3,000
	Total			$46,200		$46,450

Cost schedule 2:
LOCAL Parcels

Description	Qty. Local Parcels	Unit	Unit Price	Total Price	Unit Price	Total Price
TITLES						
Preliminary, update	85	EA	$900	$76,500	$600	$51,000
APPRAISALS						
Residential	59	EA	$3,000	$177,000	$3,000	$177,000

Commercial	30	EA	$4,400	$132,000	$5,000	$150,000
NEGOTIATIONS						
Residential	59	EA	$2,300	$135,700	$2,750	$162,250
Commercial	30	EA	$2,500	$75,000	$3,000	$90,000
RELOCATION PACKAGES AND ASSISTANCE						
Residential	3	EA	$3,500	$10,500	$3,000	$9,000
Commercial	0	EA	$3,500	$0	$3,000	$0
ADDITIONAL POSSIBLE RELOCATION DUE TO SEPTIC ISSUES						
Residential	2	EA	$3,500	$7,000	$3,000	$6,000
Commercial	0	EA	$3,500	$0	$3,000	$0
MISCELLANEOUS						
Assistance with eacl	89	EA	$750	$66,750	$300	$26,700
Sign estimates	6	EA	$700	$4,200	$600	$3,600
Cost to cure	14	EA	$3,000	$42,000	$4,000	$56,000
Trade fixture reports	5	EA	$3,500	$17,500	$3,250	$16,250
PROJECT MANAGEM						
Project mngmt. by the HR - Atlas	728	HRS	$100	$72,800	$150	
Project mngmt. by the HR - Croy	356	HRS			$150	$53,400
	Total			$816,950		$801,200
Total for GDOT and Local parcels				$863,150		$847,650

Right of Way Acquisition Services for Spout Springs Road, Phase II
RFP #42-024

Proposed cost schedule for all labor, materials, and equipment necessary to provide right of way acquisition services for this project in accordance with all requirements for proposals:

Cost schedule 1: DOT Parcels

Description	Qty. DOT Parcels	Unit	Unit Price	Total
TITLES				
Preliminary, updates, final	4	EA	$900.00	$3,600.00
APPRAISALS				
Residential	0	EA	$3,000.00	$0.00
Commercial	4	EA	$4,400.00	$17,600.00
NEGOTIATIONS				
Residential	0	EA	$2,300.00	$0.00
Commercial	4	EA	$2,500.00	$10,000.00
RELOCATION PACKAGES AND ASSISTANCE				
Residential	0	EA	$3,500.00	$0.00
Commercial	0	EA	$3,500.00	$0.00
ADDITIONAL POSSIBLE RELOCATION DUE TO SEPTIC ISSUES				
Residential	0	EA	$3,500.00	$0.00
Commercial	0	EA	$3,500.00	$0.00
MISCELLANEOUS				
Assistance with each closing	4	EA	$750.00	$3,000.00
Sign estimates	1	EA	$700.00	$700.00
Cost to cure	1	EA	$3,000.00	$3,000.00
Trade fixture reports	1	EA	$3,500.00	$3,500.00
PROJECT MANAGEMENT				
Project mgmt. by the hour	48	HRS	$100.00	$4,800.00
TOTAL				$46,200.00

Cost schedule 2: Local Parcels

Description	Qty. Local Parcels	Unit	Unit Price	Total
TITLES				
Preliminary, updates, final	85	EA	$900.00	$76,500.00
APPRAISALS				
Residential	59	EA	$3,000.00	$177,000.00
Commercial	30	EA	$4,400.00	$132,000.00
NEGOTIATIONS				
Residential	59	EA	$2,300.00	$135,700.00
Commercial	30	EA	$2,500.00	$75,000.00
RELOCATION PACKAGES AND ASSISTANCE				
Residential	3	EA	$3,500.00	$10,500.00
Commercial	0	EA	$3,500.00	$0.00
ADDITIONAL POSSIBLE RELOCATION DUE TO SEPTIC ISSUES				
Residential	2	EA	$3,500.00	$7,000.00
Commercial	0	EA	$3,500.00	$0.00
MISCELLANEOUS				
Assistance with each closing	89	EA	$750.00	$66,750.00
Sign estimates	6	EA	$700.00	$4,200.00
Cost to cure	14	EA	$3,000.00	$42,000.00
Trade fixture reports	5	EA	$3,500.00	$17,500.00
PROJECT MANAGEMENT				
Project mgmt. by the hour	728	HRS	$100.00	$72,800.00
TOTAL				$816,950.00

AGENDA ITEM

Public Works and Utilities

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 257/2022

SUBJECT: Approve the award of RFQ/P #43-004 Sewer System Operation Services for Public Works & Utilities to ClearWater Solutions, LLC of Auburn, AL. The estimated annual cost is $1,080,500.00.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: SY

Recommendation:
Approve the award to ClearWater Solutions, LLC, Auburn, AL

Purpose of Request:
Approve the award of RFQ/P #43-004 Sewer System Operation Services for Hall County to ClearWater Solutions, LLC of Auburn, AL. The estimated annual cost is $1,080,500.00.

History:

This bid was issued to 19 vendors. We received one response and one no bid.

Facts and Issues:
ClearWater Solutions, LLC has had this bid for the past five (5) years. They are the only vendor that submitted a bid this year, and they are in good standing with the County. As part of the contract, Clearwater will perform a service to rate the condition and inventory of the County's entire existing sewer lines over the 5 year contract period.

Options:

Funding Requested	$ 1,080,500.00
Are funds within current budget?	Yes
Source of Funds	Sewer Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes

Has it been reviewed by the County Attorney? Yes
Is there a deadline for this item?

Approvals:

Buyer	Submit	Approve	Purchasing
DH	BN	SY	AP
Budget	**Finance**	**Attorney**	**Administration**
TS	WG	WLI	LJ
Clerk			
JR			

Attachments:
Financial Supplement
Vendor list
Pre-bid attendance sheet
ClearWater contract
ClearWater bid tab
ClearWater bid proposal

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 257/2022

Funds Requested: $ 1,080,500.00

Request Budgeted: Yes

Proposed Source of Funding:

Sewer Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY23	022 - WATER & SEWER	139 - SPOUT SPGS RECLAM. PLAN	4708 - OPERATING SERVICES	$1,080,500.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BN

Phone: 770-531-6800

RFQ/P #43-004, Sewer System Operation Services for Hall County

VCC: 968-95&96

COMPANY NAME	MAILING ADDRESS 1	MAILING ADDRESS 2	CITY	STATE	ZIP
ADAMS EQUIPMENT COMPANY, INC.	6971 OAK RIDGE COMMERCE WAY		AUSTELL	GA	30168
ALLSOUTH CONSTRUCTORS, INC.	9124 NORTH PARK DR	PO BOX 1616, COVINGT	COVINGTON	GA	30014
AMERICAN WATER INTELLIGENCE	2121 E 6th. ST.	SUITE 202	AUSTIN	TX	78702
CLEAR WATER SOLUTIONS	219 8TH. STREET, SUITE 3		OPELIKA	AL	36801
ECS SOUTHEAST, LLC	4984 B U BOWMAN DR	SUITE 201	BUFORD	GA	30518
ENVIRONMENTAL MANAGEMENT SERVICES, INC.	1772 CANTON RD	PO BOX 590	TATE	GA	30177
EOM OPERATIONS	480 EDSEL DRIVE	SUITE 100	RICHMOND HILL	GA	31324
H2O INNOVATION	578 CABINESS ROAD		FORSYTH	GA	31029
HUSSEY GAY BELL	625 GREEN ST NE		GAINESVILLE	GA	30501
JACOBS	10TH. STREET, NW	SUITE 1400	ATLANTA	GA	30309
METCALF & EDDY / AECOM	ONE MIDTOWN PLAZA,1360 PEACHTREE ST	SUITE 500	ATLANTA	GA	30309
MORELAND ALTOBELLI ASSOCIATES, INC.	2211 BEAVER RUIN RD	SUITE 190	NORCROSS	GA	30071
MWH AMERICAS, INC.	230 PEACHTREE ST NW	STE 470	ATLANTA	GA	30303
PRECISION PLANNING, INC.	400 PIKE BLVD	PO BOX 2210	LAWRENCEVILLE	GA	30046
REVERE CONTROL SYSTEMS, INC.	3810 DRANE FIELD ROAD #16		LAKELAND	FL	33811
ROCHESTER & ASSOCIATES, INC.	425 OAK ST, NW		GAINESVILLE	GA	30501
URS CORPORATION	400 NORTHPARK TOWN CENTER	1000 ABERNATHY RD, I	ATLANTA	GA	30328
U.S. WATER SERVICES CORPORATION	1406 CENTRA AVENUE		FORT DODGE	IA	50501
XYLEM	1320 LOCKHART DR		KENNESAW	GA	30144

BIDS SENT	19
HALL CO BIDS SENT	1
NO BIDS RCVD	0

HALL COUNTY
GEORGIA
We have it all in Hall

Hall County Board of Commissioners
Purchasing Department
Pre-Bid Conference, Wednesday, April 6, 2022, 10:00am
RFP #43-004 Sewer System Operations Services for Hall County

NOTE: If you are representing a business consortium or alternate business group, you must also provide that business interest's name; Ex: 'ABC Corp. for XYZ Group'

PLEASE PRINT

Company Name	Contact Name	Address	Email Address	Phone
JACOBS	MATT HOUSER	10 10th Street NW Atlanta GA 30309	matt.houser@jacobs.com	770 3666734
Inframark-ESG	Brad Brown		Brad.Brown@inframark.com	434-249-8545
Inframark-ESG	John Stallard		J.Stallard@ESG.Inc.Net	304-687-0250

HALL COUNTY
GEORGIA
We have it all in Hall

Hall County Board of Commissioners
Purchasing Department
Pre-Bid Conference, Wednesday, April 6, 2022, 10:00am
RFP #43-004 Sewer System Operations Services for Hall County

NOTE: If you are representing a business consortium or alternate business group, you must also provide that business interest's name; Ex: 'ABC Corp. for XYZ Group'

PLEASE PRINT

Company Name	Contact Name	Address	Email Address	Phone
EOM Operations	PAT FLOYD		PFloyd@eomwork.com	912-532-9794
EOM Operations	Charles Heinz	4180 Edsel Dr. Ste 100 Richmond Hill, GA 31324	CHeinz@EOMWork.com	917-445-1887
CWS	Barrie Dunlap		barrie.dunlap@clearwaterusa.com	864-993-4912
ESG Operations	Brandon Brown		BBrown@ESGinC.net	678-425-753
ESG Operations	Taylor Parks		tparks@esginc.net	706-968-9349
Clear Water	Matt Collins		matt.collins@clearwaterusa.com	7062077??

STATE OF GEORGIA
COUNTY OF HALL

CONTRACT RFQ/P #43-004

Sewer System Operation Services for Hall County

This agreement, made and entered into this the 1st. day of July, 2022, by and between the Board of Commissioners of Hall County, Georgia (Hereinafter referred to as "County") and ClearWater Solutions, LLC, 2178 Moores Mill Road, Auburn, AL 36830, hereafter referred to as "Contractor").

Witnessed:

Whereas, the County intends to contract to provide services for **sewer services** per RFQ/P #43-004, herein referred to as the "Project" and has entered into an agreement for the necessary services provided by the project and whereas, the Contractor desires to perform the project and for the contract costs as detailed.

Hall County's RFQ/P #43-004 issued on March 25, 2022, the Bidder's response (All originals are on file in the Hall County Purchasing Department, 2875 Browns Bridge Rd 4th Floor - Purchasing, Gainesville, Georgia 30504), and this contract are all incorporated into and made a part of this agreement by reference.

If any paragraph, sub-paragraph, sentence, clause, phrase or any portion of this agreement shall be declared invalid or unconstitutional by any Court of competent jurisdiction or if the provisions of any part of this agreement as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be constructed to affect the portions of this agreement not so held to be invalid or the application of this agreement to other circumstances not so held to be invalid. It is hereby declared to be the intent of the parties to this agreement to provide for separate and divisible parts, and to hereby adopt any and all parts hereof as may not be held invalid for any reason.

In witness whereof, the parties hereto have hereunto set their hands and affixed their seals the day and year first above written.

Subscribed and sworn to in our presence

this _____ day of _____, 2022

By:_____

_____
Notary Comm. Exp.

Hall County, Georgia

By: _____
Richard Higgins
Chairman

Subscribed and sworn to in our presence

this 28th day of April, 2022

By: Tibithia J. Prater

8/15/2026 Oconee Co, SC.
Notary Comm. Exp.

TIBITHIA J. PRATER
NOTARY PUBLIC, STATE OF SOUTH CAROLINA
My Commission Expires 8/15/2026

ClearWater Solutions, LLC

By: Steve Cawood
Steve Cawood
CEO

RFP #: 43-004

Sewer System Operation Services for Hall County

ITEM NO.	ITEM DESCRIPTION	Typical Qty.	Unit	Unit Cost	Clear Water Solutions, LLC Auburn, AL PRICE
1	Monthly Laboratory Fee	1	Month	$1,270.00	$1,270.00
2	Chief Operator Rate	1	Hour	$7,695.25	$7,695.25
3	Assistant Operator Rate	1	Hour	$4,750.16	$4,750.16
4	Overtime Chief Operator Rate	1	Hour	$302.25	$302.25
5	Assistant Operator Overtime Rate	1	Hour	$197.30	$197.30
6	Monthly Management Fee	1	Month	$19,640.00	$19,640.00
7	Repair & Maintenance Account (Expenses equal to or less than $20,000)	less than $20,000	%	$46,292.00	$46,292.00
8	Out-of-pocket purchased expenses mark up ($20,001 and up)	$20,001 and up	%	8.50%	8.50%
9	Total Estimated Monthly Fee for Operation			$80,146.96	$80,146.96
10	Total Estimated Annual Fee for Operation				$1,080,500.00

RECOMMENDED AWARD: Clear Water Solutions, LLC

BUDGET AMOUNT: $600,000 Bill Nash asking Finance for budget adjustment
TOTAL AWARDED AMOUNT: $1,080,500.00
BIDS MAILED: 20 HALL: 1
BIDS RECEIVED: 1 (1 -NO BIDS) HALL: 0

L. Price Response

Bid No: 43-004

Contractor's Name: ClearWater Solutions, LLC

No.	Item Description	Qty.	UOM	Unit Price
1.	Monthly Laboratory Fee	1	Month	$ 1,270.00
2.	Chief Operator Rate	1	Month	$ 7,695.25
3.	Assistant Operator Rate	3	Month	$ 4,750.16
4.	Overtime Chief Operator Rate	1	Month	$ 302.25
5.	Overtime Assistant Operator Rate	3	Month	$ 197.30
6.	Monthly Management Fee	1	Month	$ 19,640.00
7.	Repair & Maintenance Account (Expenses equal to or less than $20,000)	1	Month	$ 46,292.00
8.	Out of Pocket Purchase Markup ($20,001 and up)	8.5	%	
9.	Total Estimated Annual Fee for Operation			$ 1,080,500.00

CWS NOTES

Based on our hands-on experience and the understanding of the Hall County system we have developed over the last five years, CWS feels that we are the right firm to continue serving the County in providing these O&M services. Hall County has been a flagship project for our company in the state of Georgia and one of our most trusted partners. We will continue to strive to exceed your expectations; providing an exceptional service, efficient operations, and 100% compliance. We will serve as a resource and a partner to the County's staff.

After reviewing the financials provided, CWS is confident that our Total Annual Operations Fee of $1,080,500 will give us the ability to continue the successful operations of the Hall County system. The annual fee includes laboratory expenses, tools and equipment needed for sewer system rating, corporate expenses, and all costs associated with our employees.

Along with the proposed cost structure outlined above, CWS proposes to include a rebateable Repair and Maintenance (R&M) Account of $550,500 per year, billed monthly. This account would set aside $225,000 for power, $110,000 for chemicals, and $220,500 for repair and maintenance expenses. These three accounts would be treated separately and each would provide rebates back to Hall County for money not spent. CWS will provide invoices and monthly expense reports to the County so that the County would know exactly what transactions have been made and that there is no hidden cost. Any leftover funds would be refunded to the County, and any overages would be refunded to CWS, at the end of each year.

AGENDA ITEM

Public Works and Utilities

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 252/2022

SUBJECT: Approve the acceptance of a $615,335.39 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Union Grove Phase 2 Subdivision. Commission District 1.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: SY

Recommendation:
Approve

Purpose of Request:
Approve the Acceptance of $615,335.39 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Union Grove Phase 2 Subdivision. Commission District 1

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
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
WS	BN	TS	WG

Attorney	Administration	Clerk
WLI	LJ	JR

Attachments:

Guaranty Performance/Maintenance Agreement
Final Plat

STATE OF GEORGIA,
COUNTY OF HALL

Bond No. 7901088274

GUARANTY PERFORMANCE/MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, Meritage Homes of Georgia, Inc. (owner/principal, hereinafter referred to as "Principal"), and Nationwide Mutual Insurance Company (surety), a company entitled and licensed to do business as a surety in the State of Georgia and Hall County, (hereinafter referred to as "Surety"), are held and bound unto Hall County, Georgia in the sum of Six Hundred Fifteen Thousand Three Hundred Thirty Five and 39/100 Dollars ($615,335.39)* (hereinafter referred to as "bonded amount") for payment of which we bind ourselves, our heirs, executors, administrators and assigns.

WHEREAS, Meritage Homes of Georgia, Inc. (principal) is owner of the Subdivision known as Union Grove Subdivision, which subdivision is shown on a plat prepared by Maxwell-Reddick and Associates, Georgia Registered Surveyor Number 3327, and

WHEREAS, Meritage Homes of Georgia, Inc. (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to approve the street system shown on the Final Plat of Union Grove Subdivision for recording purposes, and

WHEREAS, Meritage Homes of Georgia, Inc. (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to accept the streets shown on the Final Plat of Union Grove Subdivision for public maintenance (not applicable to private developments); Meritage Homes of Georgia, Inc. (principal) and Nationwide Mutual Insurance Company (surety) agree in consideration of the foregoing,

NOW, THEREFORE BE IT RESOLVED, Meritage Homes of Georgia, Inc. (principal) agrees that all construction of the street system of Union Grove Subdivision will be completed and maintained for fifteen (15) months according to the terms and requirements as shown on the recorded Final Plat and of the Subdivision Regulations in force in Hall County, Georgia.

Meritage Homes of Georgia, Inc. (principal), and Nationwide Mutual Insurance Company (surety) agree to the following:

Sidewalks will be completed throughout entire subdivision as shown on recorded final plat within one (1) year of signing of said final plat. One inch of "F" mix asphalt may be placed anytime prior to final platting or up to one (1) year after final plat approval. In addition, Principal and Surety agree that if either the sidewalks, cuts, fills, sub-grades, shoulders, pavement, grassing, storm water management facilities, or traffic signs in Union Grove Subdivision are improperly maintained or are found to be defective from faults in design, materials or workmanship as shown on the recorded Final Plat, or as set out in the Subdivision Regulations in force in Hall County, Georgia, then upon demand from Hall County, Nationwide Mutual Insurance Company (surety) shall pay the bond amount to Hall County.

Terms of Guaranty:

Meritage Homes of Georgia, Inc. (principal) and Nationwide Mutual Insurance Company (surety) shall be bound by the provisions of this agreement until a properly authorized letter is received by Nationwide Mutual Insurance Company (surety) from Hall County authorizing release of Meritage Homes of Georgia, Inc. (principal) and Nationwide Mutual Insurance Company (surety) from this Guaranty Agreement.

NOTWITHSTANDING the above provisions, this Guaranty Performance/Maintenance Agreement is hereby issued on April 11, 2022 (Date) and expires on April 11, 2024
(Date, minimum 24 months from date of issuance), and the Issuer will have no more liability after that date. When the indicated expiration date falls on Sunday or a legal holiday, or for any reason the Issuer is not open for business, the expiration date shall be extended to the next succeeding business day. Jurisdiction for any civil litigation necessary for collection of bond claims hereunder shall be in the Superior Court of Hall County, Georgia.

IN WITNESS WHEREOF, the undersigned have hereunto signed their names and affixed their seals, this 11th day of April, 2022.

- Meritage Homes of Georgia, Inc.
  PRINCIPAL

  By: _____
  (Corporate Officer or other authorized representative)
  Glen Tulk - Vice President - National Land Development
  Principal's Address:
  3700 Mansell Road, Suite 550
  Alpharetta, GA 30022

- Nationwide Mutual Insurance Company
  SURETY

  By: _____
  James I Moore, Attorney-in-Fact (Authorized Representative)

  Surety's Address:
  7 World Trade Center, 37th Floor
  New York, NY 10007

- Approved:
  Hall County
  By: _____
  (Chairman)

* The amount of the bond equals 30 percent of all completed infrastructure including base, paving, grassing, stormwater management facilities, and sidewalks plus 100 percent of the cost of all incomplete infrastructure such as remaining sidewalks and asphalt topping. The unit cost data used in the calculations will be based upon the latest Georgia Department of Transportation (GADOT) Item Mean Summary, or the latest Hall County contract data, whichever is higher.

STATE OF ILLINOIS

COUNTY OF DUPAGE}

On April 11, 2022, before me, Lisa Marotta, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared, James I Moore known to me to be Attorney-in-Fact of Nationwide Mutual Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires, February 7, 2026

Lisa Marotta, Notary Public

Commission No.946275

OFFICIAL SEAL
LISA MAROTTA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires February 7, 2026

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:

JAMES I MOORE. STEPHEN T KAZMER, DAWN L MORGAN, MELISSA SCHMIDT, AMY WICKETT, KELLY A GARDNER, JENNIFER J MCCOMB, TARIESE M PISCIOTTO, DIANE M RUBRIGHT, MARTIN MOSS

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf any and all bonds and undertakings, and other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 20th day of August, 2021.

Antonio C. Albanese, **Vice President** of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF NEW YORK COUNTY OF NEW YORK: ss
On this 20th day of August, 2021, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.

Stephanie Rubino McArthur
Notary Public, State of New York
No. 02MC6270117
Qualified in New York County
Commission Expires October 19, 2024

Notary Public
My Commission Expires
October 19, 2024

CERTIFICATE

I, Laura B. Guy, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 11th day of April, 2022.

Assistant Secretary

BDJ 1(08-21)00

Final Plat Information

Consider Acceptance of $615,335.39 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Union Grove Phase 2 Subdivision

Subject Subdivision is located off Union Church Road

NAME OF SUBDIVISION:	Union Grove Phase 2
NAME OF OWNER/DEVELOPER:	Meritage Homes of Georgia, Inc.
ADDRESS:	3700 Mansell Road, Suite 550 Alpharetta, GA 30022
TYPE OF MAINTENANCE BOND:	Guaranty Performance
DATE OF BOND:	April 11, 2022
AMOUNT OF BOND:	$615,335.39
FINANCIAL INSTITUTION: AND ADDRESS:	Nationwide Mutual Insurance Company 7 World Trade Center, 37th Floor New York, NY 10007
Account No.:	7901088274

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
1	Union Grove Drive	50	894	20	P.M.	----
1	Green Ash Court	50	1123	20	P.M.	----
1	Hickory Creek Court	50	657	20	P.M.	----
1	White Sycamore Place	50	627	20	P.M.	----

NOTES:

NUMBER OF LOTS:	99
CURB & GUTTER:	24" Rolled Back
TOTAL ACRES OF S/D:	26.02AC

AGENDA ITEM

Public Works and Utilities

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 253/2022

SUBJECT: Approve the acceptance of a $516,275.00 Irrevocable Letter of Credit/Performance Agreement for Streets and Sidewalks in Overlook at Marina Bay Subdivision. Commission District 2.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: SY

Recommendation:
Approve

Purpose of Request:
Approve the acceptance of $516,275 Irrevocable Letter of Credit/Performance Agreement for Streets and Sidewalks in Overlook at Marina Bay Subdivision. Commission District 2

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
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
BN	BN	TS	WG

Attorney	Administration	Clerk

Attorney	Administration	Clerk
WLI	LJ	JR

Attachments:

Irrevocable Letter of Credit
Final Plat

PEACH STATE
BANK & TRUST

IRREVOCABLE LETTER OF CREDIT

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

RE: Overlook At Marina Bay
Pipes & Roads, LLC
850 Holly Dr.
Gainesville, GA 30501

Chairman Higgins :

The purpose of this Irrevocable Letter of Credit is one of the following:

- Public subdivisions/developments – To induce the Hall County Board of Commissioners to approve the street system as shown on the final plat, to induce the Hall County Board of Commissioners to accept the streets as shown on the final plat for public maintenance, and to ensure the completion of the project as per the approved plans and the regulations of Hall County, Georgia.

- Private subdivisions/developments – To induce the Hall County Board of Commissioners to approve the street system as shown on the final plat and to ensure the completion of the project as per the approved plans and the regulations of Hall County, Georgia.

Peach State Bank & Trust (Banking institution hereinafter referred to as "Issuer") hereby establishes its Irrevocable Letter of Credit No. 1001128100 in favor of Hall County, Georgia, for the account of Pipes & Roads, LLC (Owner/developer) up to the aggregate amount of Five Hundred Sixteen Thousand Two Hundred Seventy Five Dollars ($516, 275.00) effective immediately and available by your draft(s) drawn at sight on the Issuer when accompanied by this Irrevocable Letter of Credit. This Irrevocable Letter of Credit is to cover the value of materials and work associated with the construction of Overlook At Marina Bay (Name of project).

The owner/developer responsibilities are as follows:

All construction of the street system of Overlook At Marina Bay (Name of project) will be maintained for fifteen (15) months according to the terms and requirements as shown on the recorded final plat and of the Subdivision Regulations in force in Hall County, Georgia. Sidewalks will be completed throughout entire subdivision as shown on the recorded final plat within fifteen (15) months of the signing of said plat. The sidewalks, cuts, fills, sub-grades, shoulders, pavement, grassing, storm water management facilities, and traffic signs in Overlook At Marina Bay (Name of project) must be properly maintained and free from faults in design, materials, and workmanship as shown on the recorded final plat and as set out in the Subdivision Regulations in force in Hall County, Georgia.

Hall County will pursue the collection of funds for deficiencies upon the elapsing of one (1) year from final platting ***and*** after the compliance date given in the 45-day written notice.

The condition of the obligation created hereunder is such that the Issuer hereby agrees that all drafts drawn under and in compliance with the terms of this Irrevocable Letter of Credit will be duly honored if drawn and presented for payment to the Issuer's office upon the failure of Owner/developer to meet the responsibilities as outlined in the preceding paragraph. Upon full compliance, this obligation shall be void; otherwise, it shall remain in force.

325 Washington Street – P.O. Box 290 – Gainesville, GA 30503 – 770-536-1100 – Fax 770-536-2525

PEACH STATE
BANK & TRUST

Jurisdiction for any civil litigation necessary for collection of bond claims hereunder shall be in the Superior Court of Hall County, Georgia.

This Irrevocable Letter of Credit is hereby issued on April 8, 2022 (Date) and expires on April 8, 2024 (Date, minimum 24 months from date of issuance), and the Issuer will have no more liability after that date. When the indicated expiration date falls on Sunday or a legal holiday, or for any reason the Issuer is not open for business, the expiration date shall be extended to the next succeeding business day.

IN WITNESS WHEREOF the Issuer has set its hand and affixed its seal on this day of April 8th, 20 22.

Witness

Notary Public

My Commission Expires: _____

[Seal]

TABRINA SANDERS NOTARY PUBLIC LUMPKIN COUNTY, GA EXPIRES GEORGIA August 07, 2023

PEACH STATE BANK & TRUST
Issuer (Banking Institution Name)

By: _____
Gregory D. Barrett, Senior Vice President

325 Washington Street – P.O. Box 290 – Gainesville, GA 30503 – 770-536-1100 – Fax 770-536-2525

Final Plat Information

Consider acceptance of $516,275.00 Irrevocable Letter of Credit/Performance Agreement for Streets and Sidewalks in Overlook at Marina Bay Subdivision.

Subject Subdivision is located off of Cool Springs Road.

NAME OF SUBDIVISION:	Overlook at Marina Bay
NAME OF OWNER/DEVELOPER:	Pipes and Road, LLC
ADDRESS:	850 Holly Dr. Gainesville, GA 30501
TYPE OF MAINTENANCE BOND:	Irrevocable Letter of Credit/ Performance Agreement
DATE OF BOND:	April 8, 2022
AMOUNT OF BOND:	$516,275.00
FINANCIAL INSTITUTION: AND ADDRESS:	Peach State Bank & Trust 325 Washington Street P.O. Box 290 Gainesville, GA 30503
Account No.:	10112810

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
2	Belafonte Walk	50	1459.80	20	P.M.	----
2	Caldonia Court	50	198.73	20	P.M.	----
2	Morning Star Lane	50	1444.04	20	P.M.	----
2	Empress Court	50	301.65	20	P.M.	----
2	Black Pear Lane	50	741.95	20	P.M.	----

NOTES:

NUMBER OF LOTS:	99
CURB & GUTTER:	24" Rolled Back
TOTAL ACRES OF S/D:	42.89 AC

AGENDA ITEM

Sheriff's Office

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 262/2022

SUBJECT: Approve the renewal of annual contract for RFP #40-004 Inmate Food Service for the Hall County Jail to Trinity Services Group, Inc. of Oldsmar, FL. The estimated annual cost is $786,000.00.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: CI

Recommendation:
Trinity Services Group, Inc., Oldsmar, FL.

Purpose of Request:
Approve the renewal of annual contract for RFP #40-004 Inmate Food Service Annual Contract for Hall County Jail to Trinity Services Group, Inc. of Oldsmar, FL. The estimated annual cost is $786,000.00.

History:

This is year four (4) of five (5) year contract.

Facts and Issues:
This is the fourth year for Trinity for this contract. They are a very good vendor and are in good standing with the Jail as such.

Options:

Funding Requested	$ 786,000.00
Are funds within current budget?	No
Source of Funds	General
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Buyer	Submit	Approve	Purchasing
DH	SC	SC	AP
Budget	**Finance**	**Attorney**	**Administration**
TS	WG	WLI	LJ
Clerk			
JR			

Attachments:

Financial Supplement
Trinity pricing
Trinity contract

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 262/2022

Funds Requested: $ 786,000.00

Request Budgeted: No

Proposed Source of Funding:

General

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY23	001 - GENERAL	141 - SHERIFF - JAIL	4222 - PRISONER MEALS	$786,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: CI

Phone: 770-531-6904-ext. 1701

CONTRACT EXECUTION SIGNATURE REQUEST
PRICE INCREASE DETAILS

Bid/Contract No: 40-004

Bid/Contract Name: Inmate Food Service Annual Contract– Trinity has requested a 6% increase for FY23. This is year four (4) of five (5) years for this food service contract.

FY2022 Pricing	FY2023 Pricing	% of Increase
401 – 500 - $1.225	401 – 500 - $1.304	6%
501 – 600 - $1.120	501 – 600 - $1.187	6%
601 – 700 - $1.045	601 – 700 - $1.108	6%
701 – 800 - $1.033	701 – 800 - $1.095	6%
801 – 1,000 - $.949	801 – 1,000 - $1.006	6%
1,001 and over - $.909	1,001 and over - $.964	6%
Staff - $2.595	Staff - $2.751	6%

State of Georgia
County of Hall

Contract #40-004-3

Attachment A

Inmate Food Service Annual Contract

April 14, 2022

Whereas, the Contractor and the County have agreed to a change in the contract prices and have recorded them below, and have both agreed to their rates, the prices associated with this contract are hereby changed upon approval of the County:

Number of Inmates / Staff				Price Per Meal
401 - 500				$1.304
501 – 600				$1.187
601 – 700				$1.108
701 – 800				$1.095
801 – 1,000				$1.006
1,001 and over				$0.964
Staff				$2.751

State of Georgia
County of Hall

Contract #40-004-3

Supplement Agreement #1

Inmate Food Service Annual Contract

April 14, 2022

Whereas, the County desires to extend the contract period for a one year period through June 30, 2023, in accordance with the terms and conditions of Bid #40-004, Inmate Food Service Annual Contract, dated August 13, 2019 and

Whereas the Contractor has agreed to this extension and agrees to provide services and/or materials previously supplied in accordance with the original agreement; and

Whereas, with both parties agreeing to the extension as stated and therefore, the above numbered contract is hereby changed as follows:

1. By extending the contract coverage for a one year period through June 30, 2023,

2. Allow for price adjustments as agreed to and recorded in Attachment A,

3. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved per the County's Purchasing Policies through the Contract Administrator prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

With the above change to the original contract set forth herein, the parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both parties.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

Subscribed and sworn to in our presence this _____ day of _____, 2022

_____
Notary Public
Commission expires: _____

Hall County, Georgia

By: _____
Richard Higgins, Chairman
Board of Commissioners

Subscribed and sworn to in our presence this 4th day of May, 2022

Sonia Jackson
Notary Public
Commission expires: 6/15/2022

Notary Public State of Florida
Sonia H Jackson
My Commission GG 187075
Expires 06/15/2022

Trinity Services Group, Inc.

By: James M. Perry
James M. Perry
Sr. Vice President

AGENDA ITEM

Sheriff's Office

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 268/2022

SUBJECT: Approve the annual contract renewal for medical services for the Hall County Jail to Dr. Linwood Zoller, M.D. of Gainesville, GA. The estimated annual cost is $168,246.60.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: CI

Recommendation:
Approve the annual renewal of Medical Director, Dr. Linwood Zoller, contract for FY23 in the amount of $168,246.60.

Purpose of Request:

History:
Dr. Zoller has been the Medical Director for Hall County Detention since 1992.

Facts and Issues:
With the rising costs of healthcare, the Detention Center would like to maintain its good standing with this vendor.

Options:

Funding Requested	$ 168,247.00
Are funds within current budget?	Yes
Source of Funds	General Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Budget	Finance

Submit	Approve	Budget	Finance
AH	SC	TS	WG

Attorney	Administration	Clerk
WLI	LJ	JR

Attachments:

Financial Supplement
Contract

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 268/2022

Funds Requested: $ 168,247.00

Request Budgeted: Yes

Proposed Source of Funding:

General Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2023	001 - GENERAL	141 - SHERIFF - JAIL	4411 - PRISONER MEDICAL CARE	$168,247.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: CCI

Phone:

PHYSICIAN AGREEMENT

This Agreement made this 1st day of July, 2022 by and between **Hall County, Georgia**, a political subdivision of the State of Georgia ("County") and **Dr. Linwood Zoller, M.D.** ("Independent Contractor").

WHEREAS, the County operates the Hall County Jail and Detention Center (the "Detention Center"), and desires to services of a qualified physician to provide healthcare services to the inmates housed in the Detention Center from time to time; and

WHEREAS, Independent Contractor is a qualified, licensed physician capable of providing healthcare services; and

WHEREAS, Independent Contractor agrees to provide, from time to time, the services contracted for hereunder on behalf of the County; and

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, it is mutually agreed as follows:

1. Physician Services. Independent Contractor agrees to act as the physician of the Hall County Jail and Detention Center. As such, Independent Contractor agrees to perform the following functions:

a. Independent Contractor shall visit the Detention Center four (4) days per week (such days to be mutually agreed upon by the County and Independent Contractor) for the purposes of providing medical services to the detainees at the Hall County Detention Center.

b. Independent Contractor shall be on call twenty-four (24) hours per day for the purpose of giving medical services in the handling of unforeseen medical emergencies which may arise at the Detention Center.

c. In the event a detainee requires medical attention which cannot be handled over the telephone or administered while Independent Contractor is visiting the Detention Center, Independent Contractor agrees to see detainee in Independent Contractor's office whenever reasonably possible in an effort to decrease the number of visits to the Emergency Room at Northeast Georgia Medical Center.

d. Independent Contractor shall direct the dispensing of medication and plan special diets for detainees when necessary.

e. Independent Contractor reserves the right to have a detainee sent to the Emergency Room at Northeast Georgia Medical Center when such is in the best interest of the detainee.

f. Independent Contractor shall abide by all rules of the Hall County Detention Center.

2. Base Compensation. The County shall pay to Independent Contractor annually a total of One Hundred Sixty-Eight Thousand Two Hundred Forty-Six and 60/100 Dollars ($168,246.60) (the "Base Compensation"), in compensation for or providing the Physician Services described in Paragraph 1 above. The Base Compensation shall be payable in twelve (12) monthly installments of Fourteen Thousand Twenty and 55/100 Dollars ($14,020.55). The first monthly installment shall be made on August 1, 2022 and payment shall be made on the first day of each month thereafter until termination of this Agreement. A late charge of 5% of the monthly installment amount may be charged by Independent Contractor should payment not be made by the 20th day of each month.

3. **Additional Compensation.** In addition to Base Compensation set forth in Paragraph 2 above, Independent Contractor shall charge a fee not to exceed Twenty Dollars and No/100 ($20.00) for each office visit or Thirty Dollars and No/100 ($30.00) for each time Independent Contractor attends a detainee in the emergency room of Northeast Georgia Medical Center ("Fees"). Charges for medical procedures including but not limited to: shots, sutures, and medical testing, shall be in addition to the Base Compensation and Fees, and shall not exceed the fair market value for similar services in Hall County, Georgia ("Procedure Charges"). Independent Contractor shall send the County an itemized monthly invoice for reflecting the Fees and Procedure Charges with a brief description of the work performed. In the event the County feels that any Procedure Charge is unreasonable, the County may withhold payment of such amount until the County and Independent Contractor reach agreement on the reasonable fair market value of the procedure performed. Disagreements subject to arbitration.

4. **Term.** This Agreement shall be in effect beginning on July 1, 2022, and shall terminate on June 30, 2023.

5. **Termination without Cause.** Without cause, either party may terminate this Agreement at any time upon ninety (90) days prior written notice. In such event, the Independent Contractor, if requested by the County, shall continue to render services, and shall be paid Base Compensation up to the date of termination. Independent Contractor shall receive no severance allowance in the event this Agreement is terminated.

6. **Leave.** In the event Independent Contractor is unable to attend the Detention Center or be on call as required pursuant to Paragraph 1, as a result of illness, vacation, personal time, or for any other reason, Independent Contractor agrees to make arrangements for a qualified person to visit the Detention Center and remain on call during the absence. Independent Contractor shall give the County at least seven (7) days' notice of any intended absence whenever possible.

7. **Independent Contractor.** Independent Contractor shall be and is an independent contractor, and is not an employee of the County. Independent Contractor understands, acknowledges and agrees that the County would not contract with Independent Contractor for the services hereunder except as an independent contractor. Independent Contractor declares and warrants that he has complied with all federal, state, and local laws regarding business permits and licenses that may be required to carry out the work to be performed under this Agreement. Independent Contractor also understands, acknowledges and agrees that, as an independent contractor, Independent Contractor is not entitled to be treated as an employee with respect to its services performed hereunder for federal or state tax purposes, nor shall Independent Contractor participate in any employee fringe benefits, health benefits, vacations, holidays, employee welfare benefit plans, or employee retirement plans sponsored by the County. Independent Contractor shall not have the right, nor shall Independent Contractor represent to any person that he has any authority, to bind the County in any contractual manner.

8. **Taxes.** Payroll taxes, including federal, state, and local taxes shall not be withheld or paid by the County on behalf of Independent Contractor. Independent Contractor shall be solely responsible to pay all taxes as mandated by law.

9. **No Joint Venture.** Nothing in this Agreement shall constitute or be construed as the creation of a partnership or joint venture.

10. Workers Compensation. The County shall not obtain workers' compensation insurance on behalf of Independent Contractor. Independent Contractor agrees to comply with the workers' compensation law concerning his business and his employees. Independent Contractor shall have sole responsibility for purchasing any and all liability insurance as required by law.

11. Indemnity. Independent Contractor's work hereunder is to be entirely at Independent Contractor's own risk and expense. Independent Contractor agrees to indemnify and hold the County harmless for any liability or loss to Independent Contractor or any third party in any manner arising out of his performance of services hereunder, including, without limitation, all damages that may be occasioned on account of the operation of this Agreement, whether the same be for medical malpractice, personal injuries, damage to property, damages of any other kind, or for any applicable federal, state, or local taxes.

12. Waiver of Breach. The waiver by either party of a breach of any provision of this agreement shall not operate or be construed as a waiver of any subsequent breach. No waiver shall be valid unless in writing and signed by either party.

13. Notices. Any notice required or desired to be given under this agreement shall be deemed given if in writing and sent by certified mail to the County and/or Hall County Sheriff's Office at 2859 Browns Bridge Rd, Gainesville, GA 30504 and to Independent Contractor at Linwood Zoller, M.D., 4921 Rilla Road, Gainesville, Georgia 30506.

14. No Drafting Presumptions. The parties have had full opportunity to participate and have participated in the drafting and revising of the language of this Agreement, and nothing in this Agreement shall be construed against the party drafting this Agreement because of having drafted this Agreement or any specific provision thereof.

15. Choice of Law. This Agreement shall be construed under the laws of the State of Georgia.

16. Entire Agreement. This Agreement contains the entire understanding of the parties. It may not be changed orally but only by an agreement in writing signed by the party against whom enforcement of any waiver, change, modification, extension, or discharge is sought.

IN WITNESS WHEREOF, the parties hereto have affixed or caused to be affixed their respective hands and seals the day and year first above written.

INDEPENDENT CONTRACTOR:

Linwood Zoller

LINWOOD ZOLLER, M.D.

3/17/22

COUNTY:

HALL COUNTY, GEORGIA

By: _____
Chairman

Attest: _____
Secretary

AGENDA ITEM

Sheriff's Office

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 267/2022

SUBJECT: Approve the annual contract renewal for nursing services for the Hall County Jail to Correctional Nursing Services, LLC of Oakwood, GA. The estimated annual cost is $1,070,000.00.

Meetings:

Work Session Date: 05/23/22 **Voting Meeting Date:** 05/26/22

Executive Summary:

Presenter: CCI

Recommendation:
Approve the Annual Contract Renewal

Purpose of Request:

History:
The Jail has been utilizing Correctional Nursing Services since 2013.

Facts and Issues:
With the rising costs of nursing services in the current market, it is requested the Jail maintain their good standing with the current vendor.

Options:

Funding Requested	$ 1,070,000.00
Are funds within current budget?	Yes
Source of Funds	General Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Budget	Finance
AH	SC	TS	WG

Attorney	Administration	Clerk
WLI	LJ	JR

Attachments:

Financial Supplement
Contract

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 267/2022

Funds Requested: $ 1,070,000.00

Request Budgeted: Yes

Proposed Source of Funding:

General Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2023	001 - GENERAL	141 - SHERIFF - JAIL	4411 - PRISONER MEDICAL CARE	$1,070,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: CCI

Phone:

NURSING SERVICES AGREEMENT

This Agreement made this 1st day of July, 2022 by and between **Hall County, Georgia**, a political subdivision of the State of Georgia ("County") and **Correctional Nursing Services, LLC**, a Georgia limited liability company ("Independent Contractor").

WHEREAS, the County operates the Hall County Jail and Detention Center (the "Detention Center"), and desires to services of qualified personnel to provide healthcare services to the inmates housed in the Detention Center from time to time; and

WHEREAS, Independent Contractor employs qualified, licensed nursing personnel, and provides healthcare services; and

WHEREAS, Independent Contractor agrees to supply said personnel to perform, from time to time, the services contracted for hereunder on behalf of the County; and

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, it is mutually agreed as follows:

1. Nursing Services. Independent Contractor agrees to provide qualified, licensed personnel to perform nursing services and healthcare services for a base census count of approximately 1,100 inmates at the Detention Center. Independent Contractor shall manage labor, taxes, licenses, and insurance for all personnel supplied to the County to perform said Nursing Services.

2. Compensation. Independent Contractor shall be compensated for providing the Nursing Services described in Paragraph 1 above pursuant to the Cost Schedule attached as **Exhibit "A"** hereto and incorporated herein by reference. The County is not responsible for any overtime pay in compensation for nursing services.

3. Term. This Agreement shall be in effect beginning on July 1, 2022, and shall terminate on June 30, 2023.

4. Termination without Cause. Without cause, either party may terminate this Agreement at any time upon ninety (90) days prior written notice. In such event, the Independent Contractor, if requested by the County, shall continue to render services, and shall be paid Base Compensation up to the date of termination. Independent Contractor shall receive no severance allowance in the event this Agreement is terminated.

5. Leave. Independent Contractor shall give the County at least nine (9) days' notice prior to the intended absence of any personnel regularly scheduled to perform services hereunder whenever possible.

6. Independent Contractor. Independent Contractor shall be and is an independent contractor, and it and its employee's are not employees of the County. Independent Contractor understands, acknowledges and agrees that the County would not contract with Independent Contractor for the services hereunder except as an independent contractor. Independent Contractor declares and warrants that it has complied with all federal, state, and local laws regarding business permits and licenses that may be required to carry out the work to be performed under this Agreement. Independent Contractor

also understands, acknowledges and agrees that, as an independent contractor, Independent Contractor is not entitled to be treated as an employee with respect to its services performed hereunder for federal or state tax purposes, nor shall Independent Contractor participate in any employee fringe benefits, health benefits, vacations, holidays, employee welfare benefit plans, or employee retirement plans sponsored by the County. Independent Contractor shall not have the right, nor shall Independent Contractor represent to any person that it has any authority, to bind the County in any contractual manner.

7. **Taxes.** Payroll taxes, including federal, state, and local taxes shall not be withheld or paid by the County on behalf of Independent Contractor or for the employees of Independent Contractor. Independent Contractor shall be solely responsible to pay all taxes as mandated by law.

8. **No Joint Venture.** Nothing in this Agreement shall constitute or be construed as the creation of a partnership or joint venture.

9. **Workers Compensation.** The County shall not obtain workers' compensation insurance on behalf of Independent Contractor or the employees of Independent Contractor. Independent Contractor agrees to comply with the workers' compensation law concerning its business and its employees. Independent Contractor shall have sole responsibility for purchasing any and all liability insurance as required by law.

10. **Indemnity.** Independent Contractor's work hereunder is to be entirely at Independent Contractor's own risk and expense. Independent Contractor agrees to indemnify and hold the County harmless for any liability or loss to Independent Contractor or any third party in any manner arising out of its performance of its services hereunder, including, without limitation, all damages that may be occasioned on account of the operation of this Agreement, whether the same be for medical malpractice, personal injuries, damage to property, damages of any other kind, or for any applicable federal, state, or local taxes.

11. **Waiver of Breach**. The waiver by either party of a breach of any provision of this agreement shall not operate or be construed as a waiver of any subsequent breach. No waiver shall be valid unless in writing and signed by either party.

12. **Notices.** Any notice required or desired to be given under this agreement shall be deemed given if in writing and sent by certified mail to the County and/or Hall County Sheriff's Office at 2859 Browns Bridge Rd, Gainesville, GA 30504 and to Independent Contractor at Correctional Nursing Services, LLC c/o Linwood Zoller, M.D., 4921 Rilla Road, Gainesville, Georgia 30506.

13. **No Drafting Presumptions.** The parties have had full opportunity to participate and have participated in the drafting and revising of the language of this Agreement, and nothing in this Agreement shall be construed against the party drafting this Agreement because of having drafted this Agreement or any specific provision thereof.

14. **Choice of Law.** This Agreement shall be construed under the laws of the State of Georgia.

15. **Entire Agreement.** This agreement contains the entire understanding of the parties. It may not be changed orally but only by an agreement in writing signed by the party against whom enforcement of any waiver, change, modification, extension, or discharge is sought.

IN WITNESS WHEREOF, the parties hereto have affixed or caused to be affixed their respective hands and seals the day and year first above written.

INDEPENDENT CONTRACTOR:

CORRECTIONAL NURSING SERVICES, LLC

By: Linwood Zellmer
Title: owner

COUNTY:

HALL COUNTY, GEORGIA

By: _____
Chairman
Attest: _____
Secretary

EXHIBIT "A"

COST SCHEDULE DESCRIPTION with 20% Increase:

Price Schedule for Nursing Services	***Contract Price***
1. RN Supervisor	$65.84/Hour
2. LPN Weekdays	$40.37/Hour
3. LPN Weeknights	$41.57/Hour
4. LPN Weekends	$42.48/Hour
5. LPN Weekend Nights	$43.68/Hour
6. Clerks	$27.08/Hour
7. RN Holidays (9 paid)	$98.77/Hour
8. LPN Holidays (9 paid)	$60.50/Hour
9. Clerk Holiday (9 paid)	$40.63/Hour

AGENDA ITEM

Sheriff's Office

REPORT TO: **Work Session (05/23/22)**

REPORT TO: **Voting Meeting (05/26/22)**

ITEM NO: 266/2022

SUBJECT: Approve the ratification of a multi-year agreement for a Axon Fleet In-Car Recording Platform for the Sheriff's Office to Axon Enterprises, Inc. of Scottsdale, AZ, in the amount of $100,620.00.

Meetings:

Work Session Date: 05/23/22

Voting Meeting Date: 05/26/22

Executive Summary:

Presenter: SM

Recommendation:
Approve the ratification

Purpose of Request:

To ratify the provision of an in-car (Dash-Cameras) recording and storage platform for Sheriff's Office vehicles under a five (5) year agreement.

History:
The initial year of this agreement in FY21 was funded primarily by the remaining funds contained in the JAG Grant. This first year was approved at the request of the Sheriff's Office with subsequent annual incremental payments to be budgeted and funded under the Sheriff's Operating Supplies fund.

Facts and Issues:
This ratified agreement is to be funded over a five (5) year period with annual payments of $20,124.00 for a total award of $100,620.00.

Options:

Funding Requested	$ 100,620.00
Are funds within current budget?	Yes
Source of Funds	Multiple
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Buyer	Submit	Approve	Purchasing
CP	SC	SC	AP
Budget	**Finance**	**Attorney**	**Administration**
TS	WG	WLI	LJ
Clerk			
JR			

Attachments:

Financial Supplement
Contract

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 266/2022

Funds Requested: $ 100,620.00

Request Budgeted: Yes

Proposed Source of Funding:

Multiple

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2021	017 - GRANTS	649 - HALL CO SHERIFF-JAG	4281 - OPERATING EQUIPMENT	$19,448.00
2021	001 - GENERAL	143 - SHERIFF - OPERATIONS	4229 - OPERATING SUPPLIES	$676.00
2022	001 - GENERAL	143 - SHERIFF - OPERATIONS	4229 - OPERATING SUPPLIES	$20,124.00
2023	001 - GENERAL	143 - SHERIFF - OPERATIONS	4229 - OPERATING SUPPLIES	$20,124.00
2024	001 - GENERAL	143 - SHERIFF - OPERATIONS	4229 - OPERATING SUPPLIES	$20,124.00
2025	001 - GENERAL	143 - SHERIFF - OPERATIONS	4229 - OPERATING SUPPLIES	$20,124.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: SM

Phone: 770-531-6887

Axon Enterprise, Inc.
17800 N 85th St.
Scottsdale, Arizona 85255
United States
Phone: (800) 978-2737

Q-254895-44139.570BR

Issued: 11/02/2020

Quote Expiration: 12/15/2020

Account Number: 109414

Payment Terms: Net 30
Delivery Method: Fedex - Ground

SHIP TO
Sean McCusker
Hall County Sheriff's Office - GA
2859 Browns Bridge Rd
Gainesville, GA 30504
US

BILL TO
Hall County Sheriff's Office - GA
Hall County Board of Commissioners
Financial Services Department
Attn: Accounts Payable
P.O. Drawer 1435
Gainesville, GA 30503
US

SALES REPRESENTATIVE
Brendan Rome
Phone:
Email: brome@axon.com
Fax:

PRIMARY CONTACT
Sean McCusker
Phone: (770) 531-6887
Email: smccusker@hallcounty.org

Year 1

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Axon Plans & Packages						
80217	FLEET 2 UNLIMITED WITH TAP PAYMENT	12	13	1,548.00	1,548.00	20,124.00
Hardware						
80214	FLEET EVIDENCE.COM UNLIMITED STORAGE	60	13	0.00	0.00	0.00
71088	AXON FLEET 2 KIT		13	0.00	0.00	0.00
87069	TECH ASSURANCE PLAN FLEET 2 KIT WARRANTY	60	13	0.00	0.00	0.00
Other						
87050	FLEET VIEW XL ACCESS LICENSE	60	13	0.00	0.00	0.00
					Subtotal	20,124.00
					Estimated Shipping	0.00
					Estimated Tax	0.00
					Total	20,124.00

Year 2

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Axon Plans & Packages						
80217	FLEET 2 UNLIMITED WITH TAP PAYMENT	12	13	1,548.00	1,548.00	20,124.00
					Subtotal	20,124.00
					Estimated Tax	0.00
					Total	20,124.00

Year 3

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Axon Plans & Packages						
80217	FLEET 2 UNLIMITED WITH TAP PAYMENT	12	13	1,548.00	1,548.00	20,124.00
					Subtotal	20,124.00
					Estimated Tax	0.00
					Total	20,124.00

Year 4

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Axon Plans & Packages						
80217	FLEET 2 UNLIMITED WITH TAP PAYMENT	12	13	1,548.00	1,548.00	20,124.00
					Subtotal	20,124.00
					Estimated Tax	0.00
					Total	20,124.00

Year 5

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Axon Plans & Packages						
80217	FLEET 2 UNLIMITED WITH TAP PAYMENT	12	13	1,548.00	1,548.00	20,124.00
Other						
73335	FLEET CAMERA REFRESH (ONE FRONT AND ONE REAR)		13	0.00	0.00	0.00
					Subtotal	20,124.00
					Estimated Tax	0.00
					Total	20,124.00

Grand Total	**100,620.00**

AXON

Summary of Payments

Payment	Amount (USD)
Year 1	20,124.00
Year 2	20,124.00
Year 3	20,124.00
Year 4	20,124.00
Year 5	20,124.00
Grand Total	**100,620.00**

STATEMENT OF WORK & CONFIGURATION DOCUMENT

Axon Fleet In-Car Recording Platform

This document details a proposed system design

Agency Created For: Hall County Sheriff's Office - GA

Quote: Q-254895-44139.570BR

Sold By:	Brendan Rome
Designed By:	Andrew Tanis
Installed By:	Customer
Target Install Date:	

V-3.26.18

VEHICLE OVERVIEW

SITE NAME	CUSTOMER NAME
Headquarters	Hall County Sheriff's Office - GA

Total Configured Vehicles

- 10 Total Vehicles with this Configuration

Video Capture Sources

- 20 Total Cameras Deployed
- 1 Axon Signal Unit(s) Per Vehicle

Mobile Data Terminal Per Vehicle

- 1 Located In Each Vehicle

Mobile Router Per Vehicle

- 1 Cradlepoint IBR900-1200

Offload Mechanism

- 4G LTE Cellular

Evidence Management System

- Evidence.com



Axon Camera



Signal Unit



In-Car Router



Battery Box

SYSTEM CONFIGURATION DETAILS

The following sections detail the configuration of the Axon Fleet In-Car System

Vehicle Hardware

Vehicle Hardware	2	Axon Fleet Cameras will be installed in each vehicle
	2	Axon Fleet Battery Boxes will be installed in each vehicle
	1	Axon Signal Units will be installed in each vehicle
	1	Cradlepoint IBR900-1200 router will be installed in each vehicle
Axon Battery Boxes	The battery box provides power to its connected camera for up to 4 hours allowing for video offload while the vehicle ignition state is OFF and the MDT is connected and available.	
Signal Activation Methods	When triggered, the Axon Signal Vehicle (ASV) device will activate the recording mechanism for all configured Axon cameras within 30 feet of the vehicle.	
Mobile Data Terminal	Each vehicle will be equipped with a Mobile Data Terminal provided by the customer.	
Mobile Data Terminal Requirements	**Operating System:** Windows 7 or Windows 10 - x32 or x64 with the most current service packs and updates **Hard Drive:** Must have 25GB+ of free disk space **RAM/Memory:** Windows 7 - 4GB or greater | Windows 10 - 8GB or greater **Ethernet Port:** The system requires the MDT to have one dedicated and available Ethernet port reserved for an Ethernet cable from router. The Ethernet port can be located on an electronic and stationary mobile docking station. If a docking station is used, it is the preferred location for the Ethernet port. **Wi-Fi Card:** The system requires an 802.11n compatible Wi-Fi card using 5Ghz band. **USB Ports:** If the computer is assigned to the officer and does not remain with the vehicle, then the number dongles ordered should equal the number of officers or the number of computers assigned. At least one dedicated and available USB 2.0 port for the Fleet USB dongle USB Port on MDT or Dock.	

Additional Considerations	If the customer has a MiFi hotspot, embedded cellular, or USB 4G, then the customer must purchase a Cradlepoint router with an external antenna and Cradlecare. For agencies that use NetMotion Mobility, Axon traffic must be passed through; such that it does not use the Mobility VPN tunnel. Customer must provide IT and / or Admin resources at time of installation to ensure data routing if functional for Axon Fleet operation.	
	In the event an Agency is unable to support the IT requirements associated with the installation, Axon reserves the right to charge the Agency for additional time associated with on-site work completed by an Axon Employee.	
Hardware Provisioning	Customer will provide the following router for all vehicles:	Cradlepoint IBR900-1200
	The customer will provide a MDT for each vehicle	

In-Car Network Considerations

Network Requirements	Cradlepoint IBR900-1200 will create a dedicated 5Ghz WiFi network within each vehicle. This network will join the Axon Fleet cameras and Mobile Data Terminal together.			
Network Addressing	**IP Addressing**		**Total IPs Required**	
	Axon Fleet Cameras	20	40	
	Mobile Data Terminal	10		
	Cradlepoint IBR900-1200	10		
Hardware Provisioning	Customer to provide all IP addressing and applicable network information			

Network Consideration Agreement

Network Consideration Agreement	Customer acknowledges the minimum requirements for the network to support this Statement of Work.
	All Axon employees performing services under this SOW are CJIS certified.
	If the network provided by Customer does not meet the minimum requirements, or in the event of a requested change in scope of the project, a Change Order will be required and additional fees may apply. Additional fees would also apply if Axon is required to extend the installation time for reasons caused by the customer or the customer network accessibility.

Professional Services & Training

Project Management	Axon will assign a Project Manager that will provide the expertise to execute a successful Fleet camera deployment and implementation. The Project Manager will have knowledge and experience with all phases of the project management lifecycle and with all application modules being implemented. He/she will work closely with the customer's project manager and project team members and will be responsible for completing the tasks required to meet all contract deliverables.
Vehicle Installation	Customer will be performing the installation of all Axon Fleet vehicle hardware. Installation services purchased from Axon include a "clip" and removal of existing in-car system hardware. This does not include "full removal" of existing wiring. A "full removal" of all existing hardware and wiring is subject to additional fees. Axon provides basic Fleet operation overview to the customer lead and/or Admin at the time of install. Clip vs Rip installation removal: o It is necessary to differentiate between the type of equipment removal to be provided by Axon. Standard Fleet Installation includes hardware removal in a fashion considered "Clip" which means Axon cuts the wires from the old system without removing multiple panels, removing all wiring and parts from the old system. In the case Axon removes the hardware Axon is not responsible for the surplus of hardware or any devices that may have been physically integrated with the removed system. In some situations, radar systems are integrated with the in-car video system and have a cable that connects to the system, if Axon removes the old in car system then Axon is not responsible for the radar system as part of the removal. o A "Rip" removal should be contracted through ProLogic directly. The Rip would be similar to a complete and full removal, which is more common when they retire a vehicle from service.
Custom Trigger Installation	Axon Signal Units have multiple trigger configuration options. Any trigger configurations that include a door or magnetic door switch are considered "custom" and may be subject to additional fees. An Axon representative has discussed with the Agency the standard triggers of the Fleet System. Those standard triggers include light-bar activation, speed, crash and gun-locks. The light-bar must have a controller to allow Axon to interface for the desired position, gun-locks must be installed with existing hardware in the vehicle. Doors are considered "CUSTOM" since they required additional hardware and time for installation, typically requiring the door may need to be taken apart for the installation.
Training	End-user go-live training provides individual device set up and configuration assistance, training on device use, Evidence.com and AXON View XL. End-user go-live training and support is not included in the installation fee scope.

4G / Cellular Offload Considerations

Network Considerations	The Cradlepoint IBR900-1200 will be the connection which allows 4G upload of recorded video
	The customer will ensure that their cellular contract does not allow for data throttling, or service denial, once a set data threshold is met. Throttling or denial of service will negatively affect Fleet upload capabilities.
	The MDT's 4G connection will facilitate the upload of recorded video content.
Hardware Provisioning	The customer will provide all 4G sim cards as required by their mobile provider.

Tax is subject to change at order processing with valid exemption.

Axon's Sales Terms and Conditions

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at www.axon.com/legal/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature: _____ **Date:** 11-19-2020

Name (Print): CHARLES A. PINNEY **Title:** PURCHASING SUPERVISOR

PO# (Or write N/A): 413080

Please sign and email to Brendan Rome at brome@axon.com or fax to

Thank you for being a valued Axon customer. For your convenience on your next order, please check out our online store buy.axon.com

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		RMA#:
		Address Used:
Review 1	Review 2	SO#:
Comments:		