



**HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING 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
Thursday, July 28, 2022 - 06:00 PM**

Call to Order

Approve Agenda

Invocation

- 1 Chairman Richard Higgins

Pledge

- 2 Commissioner Billy Powell

Public Comments - Agenda Items Only (2 minutes per speaker/20 minutes maximum)

Proclamation/s

- 3 Approve the Proclamation recognizing Marty Nix's retirement after 38 years of service to Hall County, Georgia.

Consent Agenda

- 4 Approve the July 25, 2022 Work Session Minutes.
- 5 Approve the July 14, 2022 Voting Meeting Minutes.
- 6 Approve the July 14, 2022 Executive Session Minutes.
- 7 Approve the July 14, 2022 Meeting Minutes.
- 8 Approval and authorization for the Chairman to execute a resolution approving the issuance of a revenue bond by the Gainesville and Hall County Development Authority for the benefit of Lanier Christian Academy, Inc., subject to review and approval by County Attorney.
- 9 Approve the application of the Petco Love Animal Welfare Organization Grant for the Animal Shelter for the welfare program in the amount of \$20,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

- 10 Approve the purchase of three (3) Kubota MX6000HST Utility Tractors for Road Maintenance from Mason Tractor & Equipment Co., Inc. of Cumming, GA, in the amount of \$90,786.39.
- 11 Approve the purchase of two (2) Ford F-350 trucks for Building Maintenance from Allan Vigil Ford Lincoln of Morrow, GA, in the amount of \$103,080.00.
- 12 Approve the purchase of attic spray foam insulation for Fire Stations 13 and 14 for Building Maintenance to Johnson-Laux Construction, LLC of Atlanta, GA, in the amount of \$168,929.53.
- 13 Approval and authorization for the Chairman to execute a resolution authorizing the conveyance of permanent sewer easements to the City of Gainesville on properties known as 3666 and 3678 Garden Boulevard, Hall County Tax Parcel Numbers 10105 002007 and 10105 002010 in connection with the Sardis Road Connector Project, subject to review and approval by County Attorney.
- 14 Approve the Employment Agreement for the Assistant Director of Planning and Development.
- 15 Approve the ratification of the application for the Committee on Justice for Children COVID-19 Grant Program for Hall County Juvenile Justice in the amount of \$2,326.00 to purchase three (3) chrome books and one (1) laptop, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.
- 16 Approve the purchase of two (2) 2023 Ford F-150 trucks for the Marshal's Office from Allan Vigil Ford Lincoln of Morrow, GA, in the amount of \$72,968.00.
- 17 Approve the sole source purchase of Pro-Logic Controller Hardware for the Spout Springs Water Reclamation Plant from Aqua-Aerobic Systems, Inc. of Rockford, Illinois. The estimated cost is \$180,796.00.
- 18 Approve the purchase of one (1) Caterpillar 836K Wheel Dozer and Compactor for the Candler Landfill from Yancey Bros. Co. of Dacula, GA. The estimated cost is \$1,300,000.00.
- 19 Approve the purchase of three (3) 2023 Ford Explorers for Engineering from Allan Vigil Ford Lincoln of Morrow, GA. The total cost is \$105,615.00.
- 20 Approve the award of Task Order 2022-034 under RFP/Q #42-002 Demand Services for Resurfacing, Paving, and Full Depth Reclamation of various county roads for FY 2023 resurfacing program to Allied Paving Contractors, Inc. of Pendergrass, GA in the amount of \$10,943,036.00.
- 21 Approve the renewal of annual contract for RFQ #42-026 Hall County Public Works & Utilities Program Management for Public Works & Utilities to Rochester & Associates, LLC of Gainesville, GA. The estimated annual cost to exceed \$50,000.00.
- 22 Approve the purchase of eight (8) vehicles for the Sheriff's Office. Three (3) vehicles from Hardy Chevrolet of Gainesville, GA, in the amount of \$83,800.00 and five (5) vehicles from Clint Brannen Motors of Unadilla, GA, in the amount of \$191,800.00. The total cost of vehicles is \$275,600.00.

- 23 Approve the application of the Edward Byrne Memorial Justice Assistance Grant (JAG) of the U.S. Department of Justice for the Sheriff's Office to purchase license plate reader cameras in the amount of \$29,048.00, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related application and award documents. No match is required.

Other Business - Financial Services

- 24 Approve the adoption of the Tax Levy Resolution for the Hall County School District for FY 2023.

Public Hearing to amend Hall County's Zoning Map as follows:

- 25 Application of Cameron Reeves to rezone from Agriculture Residential-III (AR-III) to Highway Business (H-B) on a 2.07± acre tract located on the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Zoned AR-III; Tax Parcel 07329 001006. Proposed use: parking lot. Commission District 2. NOTE: Tabled at the July 14, 2022 Voting Meeting until the July 28, 2022 Voting Meeting.
- 26 Application of Kenneth M. Ley and Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot subdivision. Commission District 2.
- 27 Application of Ramar Land Corporation to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial District (PID) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. Commission District 3.
- 28 Application of Salomon Sancen to rezone from Residential-II (R-II) to Highway Business (H-B) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sales/shop. Commission District 4.
- 29 Application of WeStore, LLC to rezone from Agricultural Residential-III (AR-III) to Planned Commercial District (PCD) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. Commission District 1.
- 30 Application of Tyrus Brown to rezone from Residential-I (R-I) to Planned Residential District (PRD) 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 single-family attached development. Commission District 2.

- 31 Application of Alpaca Self Store, LLC to rezone from Agricultural Residential-IV (AR-IV) and Suburban Shopping (S-S) to Planned Commercial District (PCD) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 (pt.). Proposed use: RV & boat storage facility. Commission District 3.

County Administrator

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

Pledge

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 723/2021

SUBJECT: Commissioner Billy Powell

Meetings:

Work Session Date: 07/25/22 **Voting Meeting Date:** 07/28/22

Executive Summary:

Presenter: N

Recommendation:
N/A

Purpose of Request: **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:

Approve	Clerk
GK	JR

Attachments:



AGENDA ITEM

Proclamation/s

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 405/2022

SUBJECT: Approve the Proclamation recognizing Marty Nix's retirement after 38 years of service to Hall County, Georgia.

Meetings:

Work Session Date: 07/25/22

Voting Meeting Date: 07/28/22

Executive Summary:

Presenter: CS
Recommendation:
 Approve

Purpose of Request:
 Approve the Proclamation recognizing Marty Nix's retirement after 38 years of service to Hall County, Georgia.

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:

Approve	Public Information	Attorney	Administration
JR	KC	WLI	ZP
Clerk			
JR			

Attachments:

Proclamation - Marty Nix

Hall County, Georgia



Board of Commissioners

WHEREAS, *Martin (Marty) Grady Nix began his public service career with Hall County on July 3, 1984; and*

WHEREAS, *Mr. Nix has served the citizens of Hall County in many capacities; Detention Officer I, Deputy Sheriff, Sheriff Sergeant Investigations, Lieutenant of CID (Criminal Investigations Division), Victim Witness Assistant, Deputy Warden, Director of Central Communications, and Assistant County Administrator; and*

WHEREAS, *during his employment with Hall County, Mr. Nix served dutifully as a jailer; was a lead investigator on countless high profile cases, bringing justice to victims of some of the most heinous crimes; helped put countless criminals behind bars through his work with the Courts System; spearheaded the move of the 911 center and the construction of Hall County's Emergency Services Complex; implemented, among numerous other initiatives, Emergency Medical Dispatch at Hall County 911, saving countless lives as a result; as Central Communications (911) Director, he implemented the 800 MHz radio system, allowing for better communication between public safety officials; helped stabilize and restore Healan's-Head's Mill; was instrumental in moving County offices to the Hall County Government Center; and was a significant force in numerous construction projects Countywide, including North Hall Park, Cherokee Bluffs Park, Fire Station 16, Fire Station 1, Murrayville Park and the Highlands to Islands Trail, just to name a few; and*

WHEREAS, *County Administrator Jock Connell stated that Mr. Nix has spent his entire career serving the citizens of Hall County. What is truly unique about Marty's service is not the length of his tenure, but the way he serves. He is in the trenches alongside those who work for him, he knows how to get to know those he works with and works for on a personal, friendly level, and he does it all without any expectation of recognition or reward; and*

WHEREAS, *the Hall County Board of Commissioners deeply appreciates the services rendered to the citizens of Hall County by Mr. Nix; and*

NOW, THEREFORE, BE IT RESOLVED, *that the Hall County Board of Commissioners does hereby pay tribute to **Martin (Marty) Grady Nix** and recognizes him for his many accomplishments, contributions, and 38 years of dedicated service to the Hall County Sheriff's Office and the citizens of Hall County and extends to him their most sincere wishes for continued success in his future endeavors.*

Adopted this 28th day of July, 2022.

RICHARD
HIGGINS
CHAIRMAN

KATHY
COOPER
DISTRICT 1

BILLY POWELL
DISTRICT 2

SHELLY ECHOLS
DISTRICT 3

JEFFREY STOWE
DISTRICT 4

JENNIFER RIVERA
COMMISSION CLERK



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (07/25/22)
REPORT TO: Voting Meeting (07/28/22)
ITEM NO: 411/2022
SUBJECT: Approve the July 25, 2022 Work Session Minutes.

Meetings:

Work Session Date: 07/25/22 **Voting Meeting Date:** 07/28/22

Executive Summary:

Presenter: CA
Recommendation: Approval

Purpose of Request: Approve the July 25, 2022 Work Session Minutes.
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? 2022-07-28

Approvals:

Approve	Attorney	Administration	Clerk
AO	WLI	LJ	JR

Attachments:

July 25, 2022 Work Session Minutes



**HALL COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES**

**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, July 25, 2022 - 03:00 PM**

Call to Order

Chairman Higgins at 3:00 p.m.

Present:

Chairman Richard Higgins, Vice-Chairman Kathy Cooper and Commissioners Billy Powell, Shelly Echols, and Jeff Stowe

Also present were County Administrator Jock Connell, Assistant County Administrator Zach Propes, Commission Clerk Jennifer Rivera, County Attorney Van Stephens, and Deputy County Attorney Bill Linkous

Administration

Whitney Brown, Stewart, Melvin & Frost, addressed the Board.

- 1 Approval and authorization for the Chairman to execute a resolution approving the issuance of a revenue bond by the Gainesville and Hall County Development Authority for the benefit of Lanier Christian Academy, Inc., subject to review and approval by County Attorney.

Consent

Community Services and Parks

Brett Holloway, Assistant Director of Community Services and Parks, addressed the Board.

- 2 Approve the application of the Petco Love Animal Welfare Organization Grant for the Animal Shelter for the welfare program in the amount of \$20,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

Consent

Corrections and Maintenance

Walt Davis, Director of Corrections and Maintenance, addressed the Board.

- 3 Approve the purchase of three (3) Kubota MX6000HST Utility Tractors for Road Maintenance from Mason Tractor & Equipment Co., Inc. of Cumming, GA, in the amount of \$90,786.39.

Consent

- 4 Approve the purchase of two (2) Ford F-350 trucks for Building Maintenance from Allan Vigil Ford Lincoln of Morrow, GA, in the amount of \$103,080.00.

Consent

- 5 Approve the purchase of attic spray foam insulation for Fire Stations 13 and 14 for Building Maintenance to Johnson-Laux Construction, LLC of Atlanta, GA, in the amount of \$168,929.53.

Consent

County Attorney

Mr. Stephens addressed the Board.

- 6 Approval and authorization for the Chairman to execute a resolution authorizing the conveyance of permanent sewer easements to the City of Gainesville on properties known as 3666 and 3678 Garden Boulevard, Hall County Tax Parcel Numbers 10105 002007 and 10105 002010 in connection with the Sardis Road Connector Project, subject to review and approval by County Attorney.

Consent

Financial Services

Wes Geddings, Director of Financial Services, addressed the Board.

- 7 Approve the adoption of the Tax Levy Resolution for the Hall County School District for FY 2023.

Human Resources

Dr. LisaRae Jones, Director of Human Resources, addressed the Board.

- 8 Approve the Employment Agreement for the Assistant Director of Planning and Development.

Consent

Northeastern Judicial Circuit

Annette Rainer, Juvenile Court Administrator, addressed the Board.

- 9 Approve the ratification of the application for the Committee on Justice for Children COVID-19 Grant Program for Hall County Juvenile Justice in the amount of \$2,326.00 to purchase three (3) chrome books and one (1) laptop, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

Consent

Planning and Development

Randi Doveton, Director of Planning and Development, addressed the Board.

- 10 Approve the purchase of two (2) 2023 Ford F-150 trucks for the Marshal's Office from Allan Vigil Ford Lincoln of Morrow, GA, in the amount of \$72,968.00.
- Consent*
- 11 Application of Cameron Reeves to rezone from Agriculture Residential-III (AR-III) to Highway Business (H-B) on a 2.07± acre tract located on the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Zoned AR-III; Tax Parcel 07329 001006. Proposed use: parking lot. Commission District 2. NOTE: Tabled at the July 14, 2022 Voting Meeting until the July 28, 2022 Voting Meeting.
- 12 Application of Kenneth M. Ley and Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot subdivision. Commission District 2.
- 13 Application of Ramar Land Corporation to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial District (PID) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. Commission District 3.
- 14 Application of Salomon Sancen to rezone from Residential-II (R-II) to Highway Business (H-B) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sales/shop. Commission District 4.
- 15 Application of WeStore, LLC to rezone from Agricultural Residential-III (AR-III) to Planned Commercial District (PCD) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. Commission District 1.

- 16 Application of Tyrus Brown to rezone from Residential-I (R-I) to Planned Residential District (PRD) 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 single-family attached development. Commission District 2.
- 17 Application of Alpaca Self Store, LLC to rezone from Agricultural Residential-IV (AR-IV) and Suburban Shopping (S-S) to Planned Commercial District (PCD) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 (pt.). Proposed use: RV & boat storage facility. Commission District 3.

Public Works and Utilities

Srikanth Yamala, Director of Public Works and Utilities, addressed the Board.

- 18 Approve the sole source purchase of Pro-Logic Controller Hardware for the Spout Springs Water Reclamation Plant from Aqua-Aerobic Systems, Inc. of Rockford, Illinois. The estimated cost is \$180,796.00.
Consent
- 19 Approve the purchase of one (1) Caterpillar 836K Wheel Dozer and Compactor for the Candler Landfill from Yancey Bros. Co. of Dacula, GA. The estimated cost is \$1,300,000.00.
Consent
- 20 Approve the purchase of three (3) 2023 Ford Explorers for Engineering from Allan Vigil Ford Lincoln of Morrow, GA. The total cost is \$105,615.00.
Consent
- 21 Approve the award of Task Order 2022-034 under RFP/Q #42-002 Demand Services for Resurfacing, Paving, and Full Depth Reclamation of various county roads for FY 2023 resurfacing program to Allied Paving Contractors, Inc. of Pendergrass, GA in the amount of \$10,943,036.00.
Consent
- 22 Approve the renewal of annual contract for RFQ #42-026 Hall County Public Works & Utilities Program Management for Public Works & Utilities to Rochester & Associates, LLC of Gainesville, GA. The estimated annual cost to exceed \$50,000.00.
Consent

Sheriff's Office

Sergeant Mike Free, Sheriff's Office, addressed the Board.

- 23 Approve the purchase of eight (8) vehicles for the Sheriff's Office. Three (3) vehicles from Hardy Chevrolet of Gainesville, GA, in the amount of \$83,800.00 and five (5) vehicles from Clint Brannen Motors of Unadilla, GA, in the amount of \$191,800.00. The total cost of vehicles is \$275,600.00.

Consent

Sergeant John Morgan, Sheriff's Office, addressed the Board.

- 24 Approve the application of the Edward Byrne Memorial Justice Assistance Grant (JAG) of the U.S. Department of Justice for the Sheriff's Office to purchase license plate reader cameras in the amount of \$29,048.00, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related application and award documents. No match is required.

Consent

County Administrator

Mr. Connell did not have any items to report.

Public Comments

There were no comments from the public.

Commission Time

The Commissioners did not have any items to report.

Adjourn

Chairman Higgins adjourned the meeting at 3:21 p.m.



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 408/2022

SUBJECT: Approve the July 14, 2022 Voting Meeting Minutes.

Meetings:

Work Session Date: 07/25/22 **Voting Meeting Date:** 07/28/22

Executive Summary:

Presenter: CA

Recommendation:
Approval

Purpose of Request: Approve the July 14, 2022 Voting Meeting Minutes.

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? 2022-07-28

Approvals:

Approve	Attorney	Administration	Clerk
AO	WLI	LJ	JR

Attachments:

July 14, 2022 Voting Meeting Minutes



**HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING MINUTES**

**Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504**

**Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, July 14, 2022 - 06:00 PM**

Call to Order

Chairman Higgins at 6:02 p.m.

Present:

Chairman Richard Higgins, Vice-Chairman Kathy Cooper and Commissioners Billy Powell, Shelly Echols, and Jeff Stowe

Also present were County Administrator Jock Connell, Assistant County Administrator Zach Propes, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Abril Olivas, County Attorney Van Stephens, and Deputy County Attorney Bill Linkous

Approve Agenda

Commissioner Echols/Commissioner Powell — approve with an amendment to move items 35 and 36 to follow Consent Agenda - unanimous

Invocation

- 1 Chairman Richard Higgins

Pledge

- 2 Commissioner Kathy Cooper

Public Comments

There were no comments from the public.

Consent Agenda

Commissioner Stowe/Commissioner Powell — approve — unanimous

- 3 Approve the July 11, 2022 Work Session Minutes.
- 4 Approve the June 22, 2022 Meeting Minutes.

- 5 Approve the June 22, 2022 Executive Session Minutes.
- 6 Approve the June 22, 2022 Meeting Minutes.
- 7 Approve the resolution to authorize submission and execution of a Certificate of Distribution of the Local Option Sales Tax (LOST) and authorize the Chairman to sign all documents necessary to effectuate the resolution, subject to the review and approval by County Attorney.
- 8 Approve the renewal of annual contract for IFB #017-42 Plumbing Repair Services for Building Maintenance to Bill Worley Plumbing, Inc. of Gainesville, GA. The estimated annual cost is \$182,000.00.
- 9 Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, Georgia relating to Solid Waste at the Sanitary Landfill, subject to review and approval by County Attorney.
- 10 Approval and authorization for the Chairman to execute a Right-of-Way Deed which identifies that portion of Hall County Tax Parcel number 10083 000049, Parcel 38, presently owned by Hall County, which shall be conveyed and dedicated to the Sardis Road Connector Project, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the transaction with regard to such parcel, subject to review and approval by the County Attorney.
- 11 Approve the updated application of the Georgia Public Library Service Construction Grant for the Hall County Library to construct the East Hall Library in the amount of \$2,000,000.00, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related application and award documents. A cash match of \$3,000,000.00 will be required.
- 12 Approve the FY 2023 Gainesville-Hall County Economic Development Council Service Contract between Hall County and the Greater Hall Chamber of Commerce in the amount of \$165,000.00.
- 13 Approve the Employment Agreement for the Communications and Strategic Engagement Manager.
- 14 Approve the acceptance of a \$297,169.00 Irrevocable Letter of Credit for streets and stormwater management facilities in Magnolia Station Phase II Subdivision. Commission District 3.
- 15 Approve the replacement and installation of ten (10) commander computers and one (1) Informer/Gatekeeper Server for the Hall County Jail to Stanley Convergent Security Solutions, Inc. of Fishers, IN, in the amount of \$379,680.00.
- 16 Approve the FY 2023 School Resource Officer annual agreement between Hall County and the Hall County Board of Education.
- 17 Approve the denial of a Real Property refund in the amount of \$101.89 for overpayment of taxes regarding property located at 5531 Mallard Walk, Gainesville, GA to Gerald & Rochelle Shawl.

- 35 Application of Norris Development to rezone from Vacation Cottage (V-C) to Agricultural Residential-III (AR-III) on a 7.9± acre tract located on the south side of Shirley Road approximately 653 feet from its intersection with Destitute Way; a.k.a. 4726 Shirley Road; Zoned V-C; Tax Parcel 10128 000049. Proposed use: event venue. Commission District 3.

Commissioner Echols/Commissioner Stowe — approve withdrawing item 35 — unanimous

- 36 Application of Norris Development for a Use Subject to County Commission approval on a 7.9± acre tract located on the south side of Shirley Road approximately 653 feet from its intersection with Destitute Way; a.k.a. 4726 Shirley Road; Zoned V-C; Tax Parcel 10128 000049. Proposed use: event venue. Commission District 3.

Commissioner Echols/Commissioner Stowe — approve withdrawing item 36 — unanimous

Other Business - County Attorney

Mr. Stephens addressed the Board.

- 18 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain with regard to the Sardis Road Connector Project, Parcel 22, Hall County Tax Parcel Number 10072 003084, 2745 Fran Mar Drive, presently owned by M & R Income Properties, LLC, for public road purposes, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcel, subject to review and approval by County Attorney.

Commissioner Powell/Commissioner Cooper — approve — unanimous

- 19 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain with regard to the Sardis Road Connector Project, Parcel 31, Hall County tax parcel number 10072 003075, 2781 Fran Mar Drive, presently owned by Noah Ltd 2, LLC, for public road purposes, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcel, subject to review and approval by the County Attorney.

Commissioner Powell/Commissioner Stowe — approve — unanimous

- 20 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain with regard to the Sardis Road Connector Project, Parcel 72, Hall County tax parcel number 10097 000118, 3893 NW Ledan Road, presently owned by Bowen and Bowen Homebuilders, LLC, for public road purposes, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcel, subject to review and approval by the County Attorney.

Commissioner Powell/Commissioner Stowe — approve — unanimous

- 21 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain with regard to the Sardis Road Connector Project, Parcel 73, Hall County tax parcel number 10097 000119, 3879 NW Ledan Road, presently owned by Bowen and Bowen Homebuilders, LLC, for public road purposes, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcel, subject to review and approval by the County Attorney.

Commissioner Powell/Commissioner Stowe — approve — unanimous

- 22 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain with regard to the Sardis Road Connector Project, Parcel 74, Hall County tax parcel number 10097 000120, 3869 NW Ledan Road, presently owned by Bowen and Bowen Homebuilders, LLC, for public road purposes, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcel, subject to review and approval by the County Attorney.

Commissioner Powell/Commissioner Cooper — approve — unanimous

- 23 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain with regard to the Sardis Road Connector Project, Parcel 75, Hall County tax parcel number 10097 000121, 3857 NW Ledan Road, presently owned by Bowen and Bowen Homebuilders, LLC, for public road purposes, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcel, subject to review and approval by the County Attorney.

Commissioner Powell/Commissioner Cooper — approve — unanimous

- 24 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain with regard to the Sardis Road Connector Project, Parcel 89, Hall County tax parcel number 10097 000205, 3803 NW Windsor Trail, presently owned by Bowen and Bowen Homebuilders, LLC, for public road purposes, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcel, subject to review and approval by the County Attorney.

Commissioner Powell/Commissioner Stowe — approve — unanimous

- 25 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain with regard to the Sardis Road Connector Project, Parcel 90, Hall County tax parcel number 10097 000002, 3845 NW Ledan Road, presently owned by Windsor Forest Homeowners Association, Inc., for public road purposes, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcel, subject to review and approval by the County Attorney.

Commissioner Powell/Commissioner Stowe — approve — unanimous

- 26 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain with regard to the Sardis Road Connector Project, Parcel 91, Hall County tax parcel number 10097 000206, 3805 NW Ledan Road, presently owned by Bowen and Bowen Homebuilders, LLC, for public road purposes, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcel, subject to review and approval by the County Attorney.

Commissioner Powell/Commissioner Stowe — approve — unanimous

- 27 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain with regard to the Sardis Road Connector Project, Parcel 92, Hall County tax parcel number 10097 000207, 3791 NW Ledan Road, presently owned by Bowen and Bowen Homebuilders, LLC, for public road purposes, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcel, subject to review and approval by the County Attorney.

Commissioner Powell/Commissioner Stowe — approve — unanimous

- 28 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain with regard to the Sardis Road Connector Project, Parcel 104, Hall County tax parcel number 10098 000076, 3744 Ledan Road, presently owned by Brian F. Young and Lisa R. Young, for public road purposes, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcel, subject to review and approval by the County Attorney.

Commissioner Powell/Commissioner Stowe — approve — unanimous

- 29 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain with regard to the Sardis Road Connector Project, Parcel 144, Hall County tax parcel number 10104 000012, 3618 Mount Vernon Road, presently owned by Corinth Baptist Church, Inc., for public road purposes, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcel, subject to review and approval by the County Attorney.

Commissioner Powell/Commissioner Cooper — approve — unanimous

- 30 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain with regard to the Sardis Road Connector Project, Parcel 162, Hall County tax parcel number 10084 006001, 2745 Sardis Road, presently owned by Nurbanu S. Hamid, for public road purposes, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcel, subject to review and approval by the County Attorney.

Commissioner Powell/Commissioner Cooper — approve — unanimous

Public Hearing to amend Hall County's Zoning Map as follows:

Randi Doveton, Director of Planning and Development, addressed the Board.

- 31 Application of United Logistics to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) 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. NOTE: Tabled at the May 11, 2022 Meeting until the June 9, 2022 Voting Meeting. NOTE: Tabled at the June 9, 2022 Voting Meeting until the July 14, 2022 Voting Meeting.

Commissioner Cooper/Commissioner Echols — approve removing item 31 from the table — unanimous

Mr. Linkous introduced the item. Ms. Doveton discussed the item. Mr. Linkous conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Darrell Rochester, 425 Oak Street, Gainesville*
- *Tyler Mixon, 4049 Ashford Way, Gainesville*

Commissioner Cooper/Commissioner Powell — approve with the twelve (12) conditions listed below — unanimous

Conditions:

1. Any outdoor lighting shall be non-spill and shall be oriented away from shared property lines.

2. The following land uses shall be prohibited upon the property: adult establishments, junk yards, asphalt emulsion (water based) plants, and astrologers, clairvoyants, fortune tellers, palmists, phrenologists, or other related occupations.

3. Access to Winder Highway/SR 53 shall be subject to review and approval by Georgia Department of Transportation.

4. *A 50-foot undisturbed transitional zoning buffer shall be required against all property lines, except where abutting Parcel 15038 000056.*
5. *A privacy fence shall be added along the lot line noted by N70°30'00"E 925.00' for a minimum 700 ft along the line.*
6. *The entrance shall be gated with security*
7. *Truck maintenance shall only be conducted between 7 am to 7 pm.*
8. *Only the truck parking shall be gravel.*
9. *The building shall be up to 30,000 square feet.*
10. *Metal accents shall be permitted on the building in substantial conformance with submitted renderings.*
11. *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."*
12. *All running overnight refrigeration trucks shall adhere to the Hall County Noise Ordinance, subject to review and approval by Planning and Development Director.*

32 Application of James and Linda Draffin for a Use Subject to County Commission approval on a 6.7± acre tract located on the south side of Chestatee Road approximately 232 feet from its intersection with North Harbour Court; a.k.a. 3479 Chestatee Road; Zoned R-I; Tax Parcel 10048 000013. Proposed use: 2-lot minor subdivision. Commission District 2.

Mr. Linkous introduced the item. Ms. Doveton discussed the item. Mr. Linkous conducted the Public Hearing.

The following people addressed the Board:

Favor:

- James Draffin, 3479 Chestatee Road, Gainesville*

Commissioner Powell/Commissioner Stowe — with the eight (8) conditions listed below — unanimous

Conditions:

1. The applicant shall submit a plat to Hall County Planning and Development to be reviewed as a Minor Subdivision.

2. Further subdivision of these lots will result in the necessity of a stormwater management plan, if the total number of lots reaches more than six.

3. Show the flood zone on the plat.

4. Show the required Engineering Notes on the plat for Minor Subdivisions.

5. The proposed driveway will need to meet Hall County Driveway Regulations and be approved by Hall County Public Works.

6. All proposed lots must meet the Hall County Board of Health Lot Size Resolution and Environmental Health requirements for plat approval.

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. In accordance with Section 17.380.130.E.8 of the Hall County Ordinances: 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 development plat approval.

33 Application of Dean and Heather Snyder to rezone from Agricultural Residential-IV (AR-IV) to Highway Business (H-B) on a 7.54± acre tract located on the east side of S Black Road at its intersection with Cleveland Highway; a.k.a. 5501 S Black Road; Zoned AR-IV; Tax Parcel 12042 000002. Proposed Use: boat and R-V storage. Commission District 3.

Mr. Linkous introduced items 33 and 34, which were heard together. Ms. Doveton discussed the items. Mr. Linkous conducted the Public Hearing.

The following people addressed the Board regarding both items 33 and 34:

Favor:

- *Dean and Heather Synder, 5628 Allington Court, Clermont*
- *Christy Young, 5618 Stonehaven Court, Clermont*

Opposition:

- *William Beard, 5643 S. Black Road, Clermont*
- *Kimberly McFarland, 5555 Cleveland Highway, Clermont*
- *Ronnie Grovecow, 5547 S. Black Road, Clermont*
- *Tom Vizzini, 5555 Cleveland Highway, Clermont*
- *John Tinker, 5567 Green Circle, Clermont*

Commissioner Echols/Commissioner Stowe — deny — Vote 4 to 1

Commissioner Cooper —aye

Commissioner Powell — nay

Chairman Higgins — aye

Commissioner Echols — aye

Commissioner Stowe — aye

Motion passed.

- 34 Application of Dean and Heather Snyder for a Use Subject to County Commission approval on a 7.54± acre tract located on the east side of S Black Road at its intersection with Cleveland Highway; a.k.a. 5501 S Black Road; Zoned AR-IV; Tax Parcel 12042 000002. Proposed Use: boat and R-V storage. Commission District 3.

Items 33 and 34 were heard together. See item 33 for public hearing details.

Commissioner Echols/Commissioner Stowe — deny — Vote 4 to 1

Commissioner Cooper —aye

Commissioner Powell — nay

Chairman Higgins — aye

Commissioner Echols — aye

Commissioner Stowe — aye

Motion passed.

35 ~~Application of Norris Development to rezone from Vacation Cottage (V-C) to Agricultural Residential-III (AR-III) on a 7.9± acre tract located on the south side of Shirley Road approximately 653 feet from its intersection with Destitute Way; a.k.a. 4726 Shirley Road; Zoned V-C; Tax Parcel 10128 000049. Proposed use: event venue. Commission District 3.~~

This item was moved and heard after item 17.

36 ~~Application of Norris Development for a Use Subject to County Commission approval on a 7.9± acre tract located on the south side of Shirley Road approximately 653 feet from its intersection with Destitute Way; a.k.a. 4726 Shirley Road; Zoned V-C; Tax Parcel 10128 000049. Proposed use: event venue. Commission District 3.~~

This item was moved and heard after item 17.

37 Application of Cameron Reeves to rezone from Agriculture Residential-III (AR-III) to Highway Business (H-B) on a 2.07± acre tract located on the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Zoned AR-III; Tax Parcel 07329 001006. Proposed use: parking lot. Commission District 2.

Mr. Linkous introduced the item. Ms. Doveton discussed the item. Mr. Linkous conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Cameron Reeves, 5750 Holiday Road, Buford*

Opposition:

- *Abiel Alberto, 5730 Holiday Road, Buford*
- *Bethany Alberto, 5730 Holiday Road, Buford*

Commissioner Powell/Commissioner Cooper — approve tabling item 37 until the July 28, 2022 Voting Meeting — unanimous

38 Public Hearing to consider variance for Glen Motes from Hall County common access driveway requirements on a 46.86± acre tract located on the west side of Old Dahlonega Highway approximately 47 feet from its intersection with Old Whelchel Road; a.k.a. 6526 Old Dahlonega Highway; Zoned AR-IV; Tax Parcel 11078 000004. Proposed use: five (5) lot subdivision. Commission District 3.

Mr. Linkous introduced the item. Ms. Doveton discussed the item. Mr. Linkous conducted the Public Hearing.

There were no comments from the public.

Commissioner Echols/Commissioner Powell — add the one (1) condition listed below to the previous Use Subject to County Commission approval from the February 24, 2022 Voting Meeting — unanimous

Condition:

1. The following statement shall be made a part of any plat or deed for each lot recorded on the property: "Purchaser understands that to the extent that the property is accessed through the current common access driveway, the current common access driveway is not maintained by Hall County, does not meet Hall County's common driveway standards, and may not be accessible to emergency vehicles."

County Administrator

Mr. Connell did not have any items to report.

Commission Time

Commissioner Shelly Echols, District 3, wished Conner Evans with The Times good luck in his future career endeavors.

Chairman Richard Higgins stated that he had received several favorable comments regarding Randi Doveton from developers and people within the community.

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 7:24 p.m. — unanimous



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 409/2022

SUBJECT: Approve the July 14, 2022 Executive Session Minutes.

Meetings:

Work Session Date: 07/25/22 **Voting Meeting Date:** 07/28/22

Executive Summary:

Presenter: CA

Recommendation:
Approval

Purpose of Request: Approve the July 14, 2022 Executive Session Minutes.

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? 2022-07-28

Approvals:

Approve	Attorney	Administration	Clerk
AO	WLI	LJ	JR

Attachments:



HALL COUNTY BOARD OF COMMISSIONERS MEETING MINUTES

**Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504**

**Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, July 14, 2022 - 05:00 PM**

Call to Order

Chairman Higgins at 5:00 p.m.

Present:

Chairman Richard Higgins, Vice-Chairman Kathy Cooper and Commissioners Jeff Stowe, Billy Powell, and Shelly Echols

Also present were County Administrator Jock Connell, Assistant County Administrator Zach Propes, Commission Clerk Jennifer Rivera, County Attorney Van Stephens, and Deputy County Attorney William Linkous III

Commissioner Stowe/Commissioner Powell - to go into Executive Session at 5:00 p.m. - unanimous

Executive Session

- 1 Discussion regarding land acquisition, land disposition, personnel matters, potential litigation and/or litigation. Executive Session is not open to the public. Executive Session is a lawfully closed meeting [§ 50-14-1 (a)(2)].
Commissioner Powell/Commissioner Echols — to adjourn the Executive Session at 5:56 p.m. - unanimous

Adjourn

Commissioner Echols/Commissioner Stowe - adjourn the Meeting at 5:56 p.m. — unanimous



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 366/2022

SUBJECT: Approval and authorization for the Chairman to execute a resolution approving the issuance of a revenue bond by the Gainesville and Hall County Development Authority for the benefit of Lanier Christian Academy, Inc., subject to review and approval by County Attorney.

Meetings:

Work Session Date: 07/25/22

Voting Meeting Date: 07/28/22

Executive Summary:

Presenter: TSoSM&F

Recommendation:
Approval.

Purpose of Request:

Approval and authorization for the Chairman to execute a resolution approving the issuance of a revenue bond by the Gainesville and Hall County Development Authority for the benefit of Lanier Christian Academy, Inc., subject to review and approval by County Attorney.

History:

Facts and Issues:

Gainesville and Hall County Development Authority is planning to issue bonds on behalf of Lanier Christian Academy and federal regulations require that the Board of Commissioners, as the governing body of the jurisdiction where the school is located, approve the bond issuance. It is really just the BOC granting permission to proceed and does not obligate the County to anything or even act as an endorsement of the bonds themselves.

Options:

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:

Approve	Attorney	Administration	Clerk
JR	JR	LJ	JR

Attachments:

Resolution

Report on Public Hearing

BUSINESS RESOLUTION NO. _____

**RESOLUTION OF HALL COUNTY, GEORGIA
APPROVING THE ISSUANCE OF A REVENUE BOND BY
GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY
FOR THE BENEFIT OF LANIER CHRISTIAN ACADEMY, INC.**

WHEREAS, GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY (the “Issuer”) has considered the request of **LANIER CHRISTIAN ACADEMY, INC.**, a Georgia non-profit corporation (the “Corporation”), for the Issuer’s assistance in refinancing and financing the planning, design, acquisition, construction, equipping and installation of a new academic campus, including real property, infrastructure, and academic facilities containing classrooms, a media center, a music room, a practice gym, and a cafeteria, which campus shall be located at 4937 Chestnut Mountain and 4883 Winder Highway, Flowery Branch, Hall County, Georgia, 30542 (the “Project”), to be used by Lanier Christian Academy, Inc. (the “Corporation”) as facilities to provide educational curriculum to individuals in the City of Flowery Branch, greater Hall County and neighboring areas; and

WHEREAS, the Issuer proposes to finance the proposed Project set forth above through the issuance of its revenue bonds in an aggregate principal amount not to exceed Twelve Million and No/100 Dollars (\$12,000,000.00) (the “Series 2022 Bonds”), and a public hearing was held with respect to the proposed financing on June 1, 2022; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), provides that the governmental unit having jurisdiction over the issuer of private activity bonds and over the area in which any facility financed with the proceeds of the private activity bonds is located shall approve the issuance of such bonds; and

WHEREAS, the Project is to be located within Hall County, Georgia, and the Board of Commissioners of Hall County (the “Governing Body”) constitutes the elected legislative body of Hall County, Georgia; and

WHEREAS, the Issuer recommends and has requested that the Governing Body approve the issuance of the Series 2022 Bonds; and

WHEREAS, a written report regarding the public hearing has been delivered to the Governing Body;

WHEREAS, the Issuer recommends and has requested that the Governing Body approve the issuance of the Bonds; and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body, and its **HEREBY RESOLVED** by the authority of the same, as follows:

(1) The issuance of the Series 2022 Bonds by the Issuer for the benefit of the Corporation to assist in the financing of the Undertakings is hereby approved to the extent required by said Section 147(f) of the Code.

(2) Such approval by the Governing Body does not constitute an endorsement to a prospective purchaser of the Series 2022 Bonds of the creditworthiness of the Corporation or the Project, and the Series 2022 Bonds shall not constitute an indebtedness or obligation of the State of Georgia or of any county, municipal corporation, or political subdivision thereof. The Series 2022 Bonds shall be payable by the Issuer solely from the revenues pledged to the payment thereof and no holder or owner of the Series 2022 Bonds shall ever have the right to compel any exercise of the taxing power of said State or of any county, municipal corporation or political subdivision, nor to enforce the payment thereof against any property of said State or of any such county, municipal corporation, or political subdivision.

(3) This resolution shall take effect immediately upon its adoption.

ADOPTED this ____ day of _____, 2022.

HALL COUNTY, GEORGIA

By: _____
Chairman, Board of Commissioners
Of Hall County

CLERK’S CERTIFICATE

I, the undersigned Clerk of the Board of Commissioners of Hall County (the “Governmental Unit”), **DO HEREBY CERTIFY** that the foregoing pages of typewritten matter pertaining to the approval of the issuance of revenue bonds by the Gainesville and Hall County Development Authority for the benefit of Lanier Christian Academy, Inc., a Georgia nonprofit corporation, constitutes a true and correct copy of the resolution adopted on _____, 2022, by a majority of the members of the governing body of the Government Unit in a meeting duly called and assembled, which was open to the public and at which a quorum was present and acting throughout, that the original of said Resolution appears of record in the Minute Book of the Governmental Unit which is in my custody and control.

Given under my hand and the seal of Hall County, Georgia, this ____ day of _____, 2022.

Clerk, Board of Commissioners of
Hall County, Georgia

(SEAL)

**Report of Public Hearing Held on June 1, 2022
Regarding the Issuance of up to \$12,000,000 in Principal Amount
Gainesville and Hall County Development Authority Revenue Bonds
(Lanier Christian Academy, Inc. Project), Series 2022**

As the hearing officer designated by the Gainesville and Hall County Development Authority, T. Treadwell Syfan, legal counsel for the Authority, held a public hearing regarding the issuance of the above-captioned Bonds on the date set forth below. Mr. Syfan conducted the public hearing, held on June 1, 2022, at 4:00 p.m. at the Greater Hall Chamber of Commerce, 230 E. E. Butler Parkway, N.E., Gainesville, Georgia 30501, pursuant to notice published in the *The Times* on May 25, 2022. At 4:00 p.m. Mr. Syfan called the public hearing and stated that the purposes for which the Bonds are proposed to be issued are as follows: (i) refinancing and financing the planning, design, acquisition, construction, equipping and installation of a new academic campus, including real property, infrastructure, and academic facilities containing classrooms, a media center, a music room, a practice gym, and a cafeteria, which campus shall be located at 4937 Chestnut Mountain and 4883 Winder Highway, Flowery Branch, Hall County, Georgia, 30542 (the "Project"), to be used by Lanier Christian Academy as facilities to provide educational curriculum to individuals in the City of Flowery Branch, greater Hall County and neighboring areas, and (ii) paying the costs of issuance of the Bonds. Mr. Syfan then reviewed the notice published in the *The Times*. He then called for comment in favor of or against the issuance of the Bonds for the purposes set forth above. No comments were made by any one in favor of or against the issuance of the Bonds or the financing of the Project. Mr. Syfan then closed the public hearing.

Respectfully submitted,

T. Treadwell Syfan, Counsel for the
Gainesville and Hall County
Development Authority



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 369/2022

SUBJECT: Approve the application of the Petco Love Animal Welfare Organization Grant for the Animal Shelter for the welfare program in the amount of \$20,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

Meetings:

Work Session Date: 07/25/22

Voting Meeting Date: 07/28/22

Executive Summary:

Presenter: BH

Recommendation:
Grants staff recommends approval.

Purpose of Request:

Approve the application of the Petco Love Animal Welfare Organization Grant for the Hall County Animal Shelter for the welfare program in the amount of \$20,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

History:

Hall County received this grant since 2020. Hall County Board of Commissioner's previously approved the Animal Shelter's 2021 application on voting meeting 8/9/21 item 367/2021 and Hall County was awarded \$20,000.00 in 2022.

Facts and Issues:

Petco Love Foundation provides grants to animal welfare organizations performing sheltering and adoptions nationwide. The Foundation seeks to support organizations that continually endeavor to achieve a high standard of doing more and are determined to save as many lives as possible. U.S. based nonprofit animal shelters and foster based rescue organization as well as municipal animal shelters are eligible to apply.

Options:

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

Grants Staff	Submit	Approve	Grants
JW	BH	BH	NS
Budget	Finance	Attorney	Administration
EW	WG	WLI	LJ
Clerk			
JR			

Attachments:

PETCO application instructions



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

AGENDA ITEM 369/2022

Funds Requested: \$ 0.00

Request Budgeted: No

Proposed Source of Funding:

Budget Transfer Requested:

Grant Funds

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY23	017 - GRANTS	711 - ANIMAL SHELTER STERILIZATION GRANT	4223 - PHARMACEUTICAL SUPPLIES	\$20,000.00
FY23	017 - GRANTS	711 - ANIMAL SHELTER STERILIZATION GRANT	3865 - PRIVATE DONATIONS	\$20,000.00

Budget Transfer Items:

Additional Information/Comments:

Awards notifications should be sent out to grantees in 2023.

Contact for Questions: SL

Phone: 2404



Grant Application Instructions For Animal Welfare Organizations Performing Sheltering and Adoptions

Thank you for all you do to help animals in your community. Completing the Petco Foundation application is the required initial step for the Foundation to consider making an investment in your organization to support your lifesaving efforts. As our application or application process may have changed since you've last applied, please carefully read the information below prior to completing an application. Completion of our application accurately and in accordance with these instructions is necessary to be considered for funding.

QUALIFICATIONS

Organization Type: All applicants are evaluated based on organization type instead of by type of project or program. It is important that you read the organization type definitions carefully prior to filling out an application and that you select the correct category for your organization. The three organization types below are eligible to apply during the **Animal Welfare Organizations** grant cycle:

- **Non-profit organization that is primarily a foster-based rescue.**
 - 501c3 nonprofit organizations performing adoptions of companion animals; and
 - A primary service of your organization is temporarily caring for animals in need for the purpose of finding them new homes.

- **Nonprofit or municipal agency that is responsible for animal control sheltering (legally or contractually obligated to accept stray dogs or cats).**
 - Municipal or other governmental agency, department or division providing animal control sheltering per local ordinance as well as other services, including adoptions; **OR**
 - 501c3 nonprofit organizations legally or contractually obligated to accept stray dogs or cats from 1 or more municipalities in addition performing adoptions and other services.

- **Nonprofit, SPCA, or Humane Society that operates a shelter and performs adoptions.**
 - 501c3 nonprofit organizations performing sheltering and adoptions of companion animals; and
 - A primary service of your organization is temporarily caring for animals in need for the purpose of finding them new homes; and
 - You operate out of a sheltering facility.
 - Organizations applying under this application may also perform significant other functions like spay/neuter surgeries and veterinary clinic services in addition to the primary service of placing animals up for adoption.
 - ***IMPORTANT: If your organization is legally or contractually obligated to accept stray dogs or cats from 1 or more municipalities in addition performing adoptions and other services, please select the organization type: Nonprofit or municipal agency that is responsible for animal control sheltering (legally or contractually obligated to accept stray dogs or cats)***

For the organization types listed above:

- ✓ There is one grant cycle available during each year.
- ✓ Applicants may submit one proposal per grant cycle.
- ✓ For organizations receiving multi-year funding, all installment payments must have been completed before submitting a new application.
- ✓ For organizations that have received funding in the past, all outstanding grant reports must be completed before submitting a new application.
- ✓ ALL organizations must also submit their **Annual Partnership Report*** with their animal data for the previous year along with their most recent financial information. **Grant applications received from organizations who have not also submitted their Annual Partnership Report will be automatically declined.*
- ✓ The person submitting the application must be an authorized representative of such organization. If you are a “Friends of” organization, we recommend you work with the primary animal intake organization and assist them in completing the application.

If your organization is primarily one of the types listed below, please **do not** fill out an application at this time.

- ✓ Spay/neuter clinics
- ✓ Community cat support and TNR organizations
- ✓ Service and therapy animal organizations
- ✓ Community pet support organizations
- ✓ Pet food bank
- ✓ *Sanctuaries (no application is currently available)*
- ✓ *“Friends of” organizations (no application is currently available)*
- ✓ *Organizations unrelated to the animal welfare field (no application is currently available)*

APPLICATION INSTRUCTIONS

As one of the nation’s largest funders of animal welfare causes, the Petco Foundation seeks to support organizations that continually endeavor to achieve a high standard of doing more and are determined to save as many lives as possible with our lifesaving investments. Decisions are not made, and funding is not allocated by purpose of funding or program type. We believe that leaders of effective organizations are best positioned to determine the animal needs in their communities and that each community’s needs may vary. Consequently, when reviewing your funding request, we are assessing your organization’s past effectiveness, as well as the likelihood that our investment will make a positive impact on saving animals’ lives in the future.

ORGANIZATION INFORMATION

Please select your primary contact for the application from the drop-down menu and also the primary signatory, who is typically your executive officer. Most organizations do not have a fiscal organization, but if you do you may indicate “Yes” here, and we will follow up with you for additional information.

Hint: We encourage you to save the application form often since the system does not auto save. You also have the option to save the form and return to it later.

INFORMATION VERIFICATION

- Please review the “Organization Information” in the Partner Portal for your organization and provide updates, if applicable. You may need to submit additional information and/or forms if the information needs to be updated. Additional details will be provided on the application.
 - Please select your organization type. (Refer to the descriptions on page 1 of this document.)

- Is your Executive Officer correctly listed? (If your executive officer has changed, you may enter new information on the application.)
- Is your Mailing address correctly listed? (If your mailing address has changed, you will need to complete the Organization Update form available from the menu under Applications & Forms.)
- Has your organization submitted your 2018 Annual Partnership Report?
- Did your organization have a yearly intake of 250 or more animals in the previous year?
 - If no, is your organization an active Petco adoption partner?

Organizations with yearly intake of less than 250 animals who are NOT Petco adoption partners are not eligible at this time to apply for this grant investment opportunity. Please consider becoming a partner by completing the "New Adoption Partner" application available under Applications & Forms.

REQUEST DETAILS

- **Suggested Amount:** Please provide a suggested grant investment amount. Keep in mind that any potential investment is based on our evaluation of the organization and may differ from your suggested amount (either higher or lower). The Petco Foundation uses the information provided in your Annual Partnership Report and Application to evaluate your organization's effectiveness and efficiency against your peers.
 - **NOTE:** *Investments of \$100,000 or more are considered **Lifesaving Impact Awards***. Your organization must shelter a minimum of 2,500 animals in order to qualify for an award of this size.*

****Please see the last page of this instruction document to learn more about Lifesaving Impact Awards.***

- **Use of investment:** Please describe how an investment of this amount will help your organization achieve its lifesaving goals and objectives. Provide specific details directly related to the amount of the investment that you are requesting.

Your description should focus on increasing positive outcomes, decreasing intake and/or providing care to community owned animals in need. The Petco Foundation prefers to fund requests where our investment will increase lifesaving programs and not merely fund programs that continue the status quo.

Requests from municipal or government organizations should be focused on increasing lifesaving efforts, which could be programs and resources needed to increase adoptions, return to owners, etc. The Petco Foundation grant investments may not be utilized to meet the needs of or subsidize government obligations to care for the animals in their communities.

For sponsorship requests, details should include information about your event, including the date, number of attendees, number of adoptions, recognition of the Petco Foundation, and other pertinent details. *Please be advised that we are unable to supply product, coupons, volunteers, personnel support, and event attendees.*

- **Additional information:** Please provide other important information that may be relevant or important to our consideration of your request. Attachments may be added in the Attachments and Certifications section.

TRANSFER PARTNERSHIPS

- Did your organization transfer in animals from shelters other than your local shelter in the last calendar year?
 - If yes, please provide the name of shelter(s), city & state, and number of animals transferred.

LOST & FOUND

- In your opinion, what are the top tools your community utilizes to help lost pets find their way home? (choose up to three)
- Do you believe we must do better in helping lost pets find their way back to their owners?
- Are existing tools sufficient to help owners find their lost pets or finders of lost pets find the pets owner?
- Do you believe that a national lost and found database to reunite pets with their owners, utilizing pet facial recognition technology together with a location search would serve to improve return to owner rates and/or decrease the number of stray pets entering the local animal control shelter?
- With the elimination by shelters of breed descriptions, do you believe a pet adoption search utilizing photos to search pets similar would be helpful to shelters and/or adopters?

PARTNERSHIP & RECOGNITION

Your recognition of the Petco Foundation within your community encourages Petco customers to feel confident in making a donation to the Petco Foundation at the register when they shop. This fundraising in small amounts (on average just under \$2 per transaction) helps support the Foundation's grant investments program in a way that does not diminish your own fundraising efforts. It's incredible that simply by collecting these small contributions we are able to provide more than \$30 million in investment support each year

The Petco Foundation makes these investments (grants) to achieve our mutual objective of saving lives. Our support is generally not restricted to a specific program but instead supportive of any purpose that achieves that goal. And while you can use the funds for any lifesaving purpose, our preference is for recognition to be associated with pet adoption, transports or foster care.

Recognition:

- Are you willing to work with the Petco Foundation, Petco, and any other corporate partner or organization designated by the Petco Foundation to recognize and promote this award?
- If granted, please describe how you will recognize this award from the Petco Foundation:

We will provide a toolkit for recommended recognition such as a press release, social post, etc. and we ask that you provide us with any OTHER ways you might recognize an investment made in your organization in the text box provided.

Relationship:

- Describe your relationship with the Petco Foundation and/or Petco stores, if applicable.

Although having a relationship with Petco stores is not required in order to receive a grant investment, it is strongly encouraged.

DOCUMENTS & ATTACHMENTS

Submission of your request requires the following documents be uploaded in this section. Click the headings for uploading instructions. ***Please read the documents required information carefully as failure to upload required documents will result in your application being denied.***

Documents Required: Certain financial documents must be attached to this application based on the type of organization:

- **Non-profit organizations:**
 - IRS Form 990 excluding schedules (if you are required to file a 990)
 - If you do not file an IRS Form 990 (or file the 990 postcard), please provide financial statements or other financial information to detail your revenue and expenses.

- **Municipal/Governmental agencies:**

- Animal welfare department or divisional budget (not your entire municipal budget)

Optional documents: Other documents commonly associated with requests may include capital campaign materials, sponsorship information, photos or other items. If you are a qualified organization and applying for a Lifesaving Impact Award, please upload required document here (*see last page for additional information on Lifesaving Impact Awards*). Please limit other documents to those critical to your request.

Document uploading instructions

To attach a document, select the blue plus sign in the circle, then “Add files”. Locate the document on your computer and double click. **Please select the appropriate description for the document from the drop-down menu** and select “Start upload”. Once the status shows 100%, close the box by selecting the “X” in the upper right-hand corner and you will see your document in the box titled “Documents”.

CERTIFICATION:

Please review all certifications carefully and have your executive officer review the grant request PRIOR to submission.

- I certify that the leader of the organization (CEO/Executive Director/President or similar title) has reviewed this application and the accompanying Annual Partnership Report that is a part of this application.
- I certify that I am an officer or authorized representative of the organization submitting this application and that all information on this grant application is true and correct in all material respects.
- I agree that any funds granted will be utilized specifically to accomplish lifesaving objectives.
- I agree on behalf of the organization that as a partner of the Petco Foundation any public messaging that includes information about the Petco Foundation shall promote a positive message about helping animals and saving lives.
- I agree on behalf of the organization that its representatives shall not disparage or speak negatively or take any action intended, or which would reasonably be expected, to harm the Petco Foundation or its reputation or which would reasonably be expected to lead to unwanted or unfavorable publicity to the Petco Foundation.
- I certify and agree that any and all information submitted is not considered confidential, will become the property of the Petco Foundation, and that the Petco Foundation may use such information as it deems appropriate in its sole discretion.
- ***If you cannot agree to these conditions, you may not submit this grant application.***

Submitting your application

After you select “Save” at the bottom, the “Submit” button will appear and you will have the option to “Submit” your request. It is very important to assure that you have submitted the application when finished. You will receive a submission verification email from our Partner Portal. If you did not receive the email, please check your spam folder. Also, you may check your application status from the menu, under REQUESTS. If your request is found under “Pending Requests”, it has not been submitted. Every year we have a few applications that are saved in our system, but not submitted. Unfortunately, these applications will NOT be reviewed or considered for funding.

Questions may be referred to: petcofoundation@petcofoundation.org

LIFESAVING IMPACT AWARD REQUIREMENTS

If your organization serves a significant number of animals (at least 2,500 annual intake), you may apply for a lifesaving impact award. Lifesaving impact awards are grants of \$100,000 or more and/or multi-year awards. Lifesaving impact awards are very limited and the process to request such award is more extensive. The amount of such award that your organization is seeking should be directly related to the number of animals that your organization serves, the percentage impact that our investment will make on your lifesaving efforts and many other factors.

Finalists for lifesaving impact awards may be required to submit additional information to the Foundation or participate in interviews prior to a decision being rendered. Lifesaving impact awards may be submitted for any purpose provided that your lifesaving impact award is expected to result in an increase in your lifesaving percentage or other significant positive impact for the animals of your community.

Lifesaving impact awards requests may be submitted for any lifesaving purpose. With a request for a lifesaving impact award you are required to submit a detailed plan to increase the lifesaving rate in your community, and describe how our investment will assist in such efforts.

Your plan should describe your organization's overall programs and why you are seeking an award. Your plan should also provide the history of your organization's efforts to save animals, the current state of animal welfare in your community, the purpose for our investment, and how this investment will increase your future lifesaving efforts, including your specific goals and strategies.

Summary – you may apply for a lifesaving impact award if you:

- Are eligible to apply for funding based on the QUALIFICATIONS section at the beginning of this document
- Have an intake of at least 2,500 animals annually
- Have a detailed plan including the history and future of your organization & community's lifesaving progress



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 391/2022

SUBJECT: Approve the purchase of three (3) Kubota MX6000HST Utility Tractors for Road Maintenance from Mason Tractor & Equipment Co., Inc. of Cumming, GA, in the amount of \$90,786.39.

Meetings:

Work Session Date: 07/25/22 **Voting Meeting Date:** 07/28/22

Executive Summary:

Presenter: WD

Recommendation:
Mason Tractor

Purpose of Request:
To approve the purchase of three (3) Kubota mowers from Mason Tractor in Cumming, GA. This vendor is Sourcewell vendor for Kubota and the number is #031121-KBA.

History:
Mason Tractor has supplied a large number of mowers and tractors thru state and Sourcewell contracts. They are in very good standing within the County.

Facts and Issues:
Sourcewell contract #031121-KBA. They have the equipment at their location and no waiting time for the items.

Options:

Funding Requested	\$ 90,786.39
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?	

Approvals:

Buyer	Submit	Purchasing	Budget
-------	--------	------------	--------

Buyer	Submit	Purchasing	Budget
DH	WD	AP	EW
Finance	Attorney	Administration	Clerk
NB	WLI	LJ	JR

Attachments:

Financial Supplement
ORIGINAL SOURCEWELL CONTRACT FOR KUBOTA
Kubota mowers from Mason Tractor



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

AGENDA ITEM 391/2022

Funds Requested: \$ 90,786.39

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

Capital Projects Fund

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY23	005 - CAPITAL PROJECTS	531 - ROAD MAINTENANCE	6005 - HEAVY EQUIPMENT	\$90,786.39

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: WD

Phone:

**Solicitation Number: RFP #031121****CONTRACT**

This Contract is between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Kubota Tractor Corporation, 1000 Kubota Drive, Grapevine, TX 76051 (Vendor).

Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. Sourcewell issued a public solicitation for Grounds Maintenance Equipment, Attachments, and Accessories with Related Services from which Vendor was awarded a contract.

Vendor desires to contract with Sourcewell to provide equipment, products, or services to Sourcewell and the entities that access Sourcewell's cooperative purchasing contracts (Participating Entities).

1. TERM OF CONTRACT

- A. **EFFECTIVE DATE.** This Contract is effective upon the date of the final signature below.
- B. **EXPIRATION DATE AND EXTENSION.** This Contract expires April 30, 2025, unless it is cancelled sooner pursuant to Article 22. This Contract may be extended up to one additional one-year period upon request of Sourcewell and with written agreement by Vendor.
- C. **SURVIVAL OF TERMS.** Articles 11 through 14 survive the expiration or cancellation of this Contract.

2. EQUIPMENT, PRODUCTS, OR SERVICES

- A. **EQUIPMENT, PRODUCTS, OR SERVICES.** Vendor will provide the Equipment, Products, or Services as stated in its Proposal submitted under the Solicitation Number listed above. Vendor's Equipment, Products, or Services Proposal (Proposal) is attached and incorporated into this Contract.

All Equipment and Products provided under this Contract must be new/current model. Vendor may offer close-out or refurbished Equipment or Products if they are clearly indicated in Vendor's product and pricing list. Unless agreed to by the Participating Entities in advance, Equipment or Products must be delivered as operational to the Participating Entity's site.

This Contract offers an indefinite quantity of sales, and while substantial volume is anticipated, sales and sales volume are not guaranteed.

B. **WARRANTY.** Vendor warrants that all Equipment, Products, and Services furnished are free from liens and encumbrances, and are free from defects in design, materials, and workmanship. In addition, Vendor warrants the Equipment, Products, and Services are suitable for and will perform in accordance with the ordinary use for which they are intended. Vendor's dealers and distributors must agree to assist the Participating Entity in reaching a resolution in any dispute over warranty terms with the manufacturer. Any manufacturer's warranty that is effective past the expiration of the Vendor's warranty will be passed on to the Participating Entity.

C. **DEALERS, DISTRIBUTORS, AND/OR RESELLERS.** Upon Contract execution, Vendor will make available to Sourcewell a means to validate or authenticate Vendor's authorized dealers, distributors, and/or resellers relative to the Equipment, Products, and Services related to this Contract. This list may be updated from time-to-time and is incorporated into this Contract by reference. It is the Vendor's responsibility to ensure Sourcewell receives the most current version of this list.

3. PRICING

All Equipment, Products, or Services under this Contract will be priced as stated in Vendor's Proposal.

When providing pricing quotes to Participating Entities, all pricing quoted must reflect a Participating Entity's total cost of acquisition. This means that the quoted cost is for delivered Equipment, Products, and Services that are operational for their intended purpose, and includes all costs to the Participating Entity's requested delivery location.

Regardless of the payment method chosen by the Participating Entity, the total cost associated with any purchase option of the Equipment, Products, or Services must always be disclosed in the pricing quote to the applicable Participating Entity at the time of purchase.

A. **SHIPPING AND SHIPPING COSTS.** All delivered Equipment and Products must be properly packaged. Damaged Equipment and Products may be rejected. If the damage is not readily apparent at the time of delivery, Vendor must permit the Equipment and Products to be returned within a reasonable time at no cost to Sourcewell or its Participating Entities. Participating Entities reserve the right to inspect the Equipment and Products at a reasonable

time after delivery where circumstances or conditions prevent effective inspection of the Equipment and Products at the time of delivery.

Vendor must arrange for and pay for the return shipment on Equipment and Products that arrive in a defective or inoperable condition.

Sourcwell may declare the Vendor in breach of this Contract if the Vendor intentionally delivers substandard or inferior Equipment or Products. In the event of the delivery of nonconforming Equipment and Products, the Participating Entity will notify the Vendor as soon as possible and the Vendor will replace nonconforming Equipment and Products with conforming Equipment and Products that are acceptable to the Participating Entity.

B. SALES TAX. Each Participating Entity is responsible for supplying the Vendor with valid tax-exemption certification(s). When ordering, a Participating Entity must indicate if it is a tax-exempt entity.

C. HOT LIST PRICING. At any time during this Contract, Vendor may offer a specific selection of Equipment, Products, or Services at discounts greater than those listed in the Contract. When Vendor determines it will offer Hot List Pricing, it must be submitted electronically to Sourcwell in a line-item format. Equipment, Products, or Services may be added or removed from the Hot List at any time through a Sourcwell Price and Product Change Form as defined in Article 4 below.

Hot List program and pricing may also be used to discount and liquidate close-out and discontinued Equipment and Products as long as those close-out and discontinued items are clearly identified as such. Current ordering process and administrative fees apply. Hot List Pricing must be published and made available to all Participating Entities.

4. PRODUCT AND PRICING CHANGE REQUESTS

Vendor may request Equipment, Product, or Service changes, additions, or deletions at any time. All requests must be made in writing by submitting a signed Sourcwell Price and Product Change Request Form to the assigned Sourcwell Contract Administrator. This form is available from the assigned Sourcwell Contract Administrator. At a minimum, the request must:

- Identify the applicable Sourcwell contract number;
- Clearly specify the requested change;
- Provide sufficient detail to justify the requested change;
- Individually list all Equipment, Products, or Services affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
- Include a complete restatement of pricing documentation in Microsoft Excel with the effective date of the modified pricing, or product addition or deletion. The new pricing

restatement must include all Equipment, Products, and Services offered, even for those items where pricing remains unchanged.

A fully executed Sourcewell Price and Product Request Form will become an amendment to this Contract and be incorporated by reference.

5. PARTICIPATION, CONTRACT ACCESS, AND PARTICIPATING ENTITY REQUIREMENTS

A. PARTICIPATION. Sourcewell's cooperative contracts are available and open to public and nonprofit entities across the United States and Canada; such as federal, state/province, municipal, K-12 and higher education, tribal government, and other public entities.

The benefits of this Contract should be available to all Participating Entities that can legally access the Equipment, Products, or Services under this Contract. A Participating Entity's authority to access this Contract is determined through its cooperative purchasing, interlocal, or joint powers laws. Any entity accessing benefits of this Contract will be considered a Service Member of Sourcewell during such time of access. Vendor understands that a Participating Entity's use of this Contract is at the Participating Entity's sole convenience and Participating Entities reserve the right to obtain like Equipment, Products, or Services from any other source.

Vendor is responsible for familiarizing its sales and service forces with Sourcewell contract use eligibility requirements and documentation and will encourage potential participating entities to join Sourcewell. Sourcewell reserves the right to add and remove Participating Entities to its roster during the term of this Contract.

B. PUBLIC FACILITIES. Vendor's employees may be required to perform work at government-owned facilities, including schools. Vendor's employees and agents must conduct themselves in a professional manner while on the premises, and in accordance with Participating Entity policies and procedures, and all applicable laws.

6. PARTICIPATING ENTITY USE AND PURCHASING

A. ORDERS AND PAYMENT. To access the contracted Equipment, Products, or Services under this Contract, a Participating Entity must clearly indicate to Vendor that it intends to access this Contract; however, order flow and procedure will be developed jointly between Sourcewell and Vendor. Typically, a Participating Entity will issue an order directly to Vendor. If a Participating Entity issues a purchase order, it may use its own forms, but the purchase order should clearly note the applicable Sourcewell contract number. All Participating Entity orders under this Contract must be issued prior to expiration of this Contract; however, Vendor performance, Participating Entity payment, and any applicable warranty periods or other Vendor or Participating Entity obligations may extend beyond the term of this Contract.

Vendor's acceptable forms of payment are included in Attachment A. Participating Entities will be solely responsible for payment and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.

B. **ADDITIONAL TERMS AND CONDITIONS/PARTICIPATING ADDENDUM.** Additional terms and conditions to a purchase order, or other required transaction documentation, may be negotiated between a Participating Entity and Vendor, such as job or industry-specific requirements, legal requirements (e.g., affirmative action or immigration status requirements), or specific local policy requirements. Some Participating Entities may require the use of a Participating Addendum; the terms of which will be worked out directly between the Participating Entity and the Vendor. Any negotiated additional terms and conditions must never be less favorable to the Participating Entity than what is contained in this Contract.

C. **SPECIALIZED SERVICE REQUIREMENTS.** In the event that the Participating Entity requires service or specialized performance requirements (such as e-commerce specifications, specialized delivery requirements, or other specifications and requirements) not addressed in this Contract, the Participating Entity and the Vendor may enter into a separate, standalone agreement, apart from this Contract. Sourcewell, including its agents and employees, will not be made a party to a claim for breach of such agreement.

D. **TERMINATION OF ORDERS.** Participating Entities may terminate an order, in whole or in part, immediately upon notice to Vendor in the event of any of the following events:

1. The Participating Entity fails to receive funding or appropriation from its governing body at levels sufficient to pay for the goods to be purchased;
2. Federal, state, or provincial laws or regulations prohibit the purchase or change the Participating Entity's requirements; or
3. Vendor commits any material breach of this Contract or the additional terms agreed to between the Vendor and a Participating Entity.

E. **GOVERNING LAW AND VENUE.** The governing law and venue for any action related to a Participating Entity's order will be determined by the Participating Entity making the purchase.

7. CUSTOMER SERVICE

A. **PRIMARY ACCOUNT REPRESENTATIVE.** Vendor will assign an Account Representative to Sourcewell for this Contract and must provide prompt notice to Sourcewell if that person is changed. The Account Representative will be responsible for:

- Maintenance and management of this Contract;
- Timely response to all Sourcewell and Participating Entity inquiries; and
- Business reviews to Sourcewell and Participating Entities, if applicable.

B. BUSINESS REVIEWS. Vendor must perform a minimum of one business review with Sourcwell per contract year. The business review will cover sales to Participating Entities, pricing and contract terms, administrative fees, supply issues, customer issues, and any other necessary information.

8. REPORT ON CONTRACT SALES ACTIVITY AND ADMINISTRATIVE FEE PAYMENT

A. CONTRACT SALES ACTIVITY REPORT. Each calendar quarter, Vendor must provide a contract sales activity report (Report) to the Sourcwell Contract Administrator assigned to this Contract. A Report must be provided regardless of the number or amount of sales during that quarter (i.e., if there are no sales, Vendor must submit a report indicating no sales were made).

The Report must contain the following fields:

- Customer Name (e.g., City of Staples Highway Department);
- Customer Physical Street Address;
- Customer City;
- Customer State/Province;
- Customer Zip Code;
- Customer Contact Name;
- Customer Contact Email Address;
- Customer Contact Telephone Number;
- Sourcwell Assigned Entity/Participating Entity Number;
- Item Purchased Description;
- Item Purchased Price;
- Sourcwell Administrative Fee Applied; and
- Date Purchase was invoiced/sale was recognized as revenue by Vendor.

B. ADMINISTRATIVE FEE. In consideration for the support and services provided by Sourcwell, the Vendor will pay an administrative fee to Sourcwell on all Equipment, Products, and Services provided to Participating Entities. The Administrative Fee must be included in, and not added to, the pricing. Vendor may not charge Participating Entities more than the contracted price to offset the Administrative Fee.

The Vendor will submit payment to Sourcwell for the percentage of administrative fee stated in the Proposal multiplied by the total sales of all Equipment, Products, and Services purchased by Participating Entities under this Contract during each calendar quarter. Payments should note the Vendor's name and Sourcwell-assigned contract number in the memo; and must be mailed to the address above "Attn: Accounts Receivable" or remitted electronically to Sourcwell's banking institution per Sourcwell's Finance department instructions. Payments must be received no later than 45 calendar days after the end of each calendar quarter.

Vendor agrees to cooperate with Sourcewell in auditing transactions under this Contract to ensure that the administrative fee is paid on all items purchased under this Contract.

In the event the Vendor is delinquent in any undisputed administrative fees, Sourcewell reserves the right to cancel this Contract and reject any proposal submitted by the Vendor in any subsequent solicitation. In the event this Contract is cancelled by either party prior to the Contract's expiration date, the administrative fee payment will be due no more than 30 days from the cancellation date.

9. AUTHORIZED REPRESENTATIVE

Sourcewell's Authorized Representative is its Chief Procurement Officer.

Vendor's Authorized Representative is the person named in the Vendor's Proposal. If Vendor's Authorized Representative changes at any time during this Contract, Vendor must promptly notify Sourcewell in writing.

10. AUDIT, ASSIGNMENT, AMENDMENTS, WAIVER, AND CONTRACT COMPLETE

A. **AUDIT.** Pursuant to Minnesota Statutes Section 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by Sourcewell or the Minnesota State Auditor for a minimum of six years from the end of this Contract. This clause extends to Participating Entities as it relates to business conducted by that Participating Entity under this Contract.

B. **ASSIGNMENT.** Neither the Vendor nor Sourcewell may assign or transfer any rights or obligations under this Contract without the prior consent of the parties and a fully executed assignment agreement. Such consent will not be unreasonably withheld.

C. **AMENDMENTS.** Any amendment to this Contract must be in writing and will not be effective until it has been fully executed by the parties.

D. **WAIVER.** If either party fails to enforce any provision of this Contract, that failure does not waive the provision or the right to enforce it.

E. **CONTRACT COMPLETE.** This Contract contains all negotiations and agreements between Sourcewell and Vendor. No other understanding regarding this Contract, whether written or oral, may be used to bind either party. For any conflict between the attached Proposal and the terms set out in Articles 1-22, the terms of Articles 1-22 will govern.

F. **RELATIONSHIP OF THE PARTIES.** The relationship of the parties is one of independent contractors, each free to exercise judgment and discretion with regard to the conduct of their

respective businesses. This Contract does not create a partnership, joint venture, or any other relationship such as master-servant, or principal-agent.

11. LIABILITY

Vendor must indemnify, save, and hold Sourcewell and its Participating Entities, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees, arising out of the performance of this Contract by the Vendor or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused by some defect in the Equipment, Products, or Services under this Contract to the extent the Equipment, Product, or Service has been used according to its specifications.

12. GOVERNMENT DATA PRACTICES

Vendor and Sourcewell must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by or provided to Sourcewell under this Contract and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Vendor under this Contract.

If the Vendor receives a request to release the data referred to in this article, the Vendor must immediately notify Sourcewell and Sourcewell will assist with how the Vendor should respond to the request.

13. INTELLECTUAL PROPERTY, PUBLICITY, MARKETING, AND ENDORSEMENT

A. INTELLECTUAL PROPERTY

1. *Grant of License.* During the term of this Contract:
 - a. Sourcewell grants to Vendor a royalty-free, worldwide, non-exclusive right and license to use the Trademark(s) provided to Vendor by Sourcewell in advertising and promotional materials for the purpose of marketing Sourcewell's relationship with Vendor.
 - b. Vendor grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Vendor's Trademarks in advertising and promotional materials for the purpose of marketing Vendor's relationship with Sourcewell.
2. *Limited Right of Sublicense.* The right and license granted herein includes a limited right of each party to grant sublicenses to its and their respective distributors, marketing representatives, and agents (collectively "Permitted Sublicensees") in advertising and promotional materials for the purpose of marketing the Parties' relationship to Participating Entities. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this Article by any of their respective sublicensees.
3. *Use; Quality Control.*

- a. Sourcewell must not alter Vendor's Trademarks from the form provided by Vendor and must comply with Vendor's removal requests as to specific uses of its trademarks or logos.
 - b. Vendor must not alter Sourcewell's Trademarks from the form provided by Sourcewell and must comply with Sourcewell's removal requests as to specific uses of its trademarks or logos.
 - c. Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's Trademarks only in good faith and in a dignified manner consistent with such party's use of the Trademarks. Upon written notice to the breaching party, the breaching party has 30 days of the date of the written notice to cure the breach or the license will be terminated.
4. As applicable, Vendor agrees to indemnify and hold harmless Sourcewell and its Participating Entities against any and all suits, claims, judgments, and costs instituted or recovered against Sourcewell or Participating Entities by any person on account of the use of any Equipment or Products by Sourcewell or its Participating Entities supplied by Vendor in violation of applicable patent or copyright laws.
5. *Termination.* Upon the termination of this Contract for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of vendors which may be used until the next printing). Vendor must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

B. **PUBLICITY.** Any publicity regarding the subject matter of this Contract must not be released without prior written approval from the Authorized Representatives. Publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Vendor individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this Contract.

C. **MARKETING.** Any direct advertising, marketing, or offers with Participating Entities must be approved by Sourcewell. Materials should be sent to the Sourcewell Contract Administrator assigned to this Contract.

D. **ENDORSEMENT.** The Vendor must not claim that Sourcewell endorses its Equipment, Products, or Services.

14. GOVERNING LAW, JURISDICTION, AND VENUE

Minnesota law governs this Contract. Venue for all legal proceedings out of this Contract, or its breach, must be in the appropriate state court in Todd County or federal court in Fergus Falls, Minnesota.

15. FORCE MAJEURE

Neither party to this Contract will be held responsible for delay or default caused by acts of God or other conditions that are beyond that party's reasonable control (including either pandemic or epidemic). A party defaulting under this provision must provide the other party prompt written notice of the default.

16. SEVERABILITY

If any provision of this Contract is found to be illegal, unenforceable, or void then both Sourcewell and Vendor will be relieved of all obligations arising under such provisions. If the remainder of this Contract is capable of performance, it will not be affected by such declaration or finding and must be fully performed.

17. PERFORMANCE, DEFAULT, AND REMEDIES

A. **PERFORMANCE.** During the term of this Contract, the parties will monitor performance and address unresolved contract issues as follows:

1. *Notification.* The parties must promptly notify each other of any known dispute and work in good faith to resolve such dispute within a reasonable period of time. If necessary, Sourcewell and the Vendor will jointly develop a short briefing document that describes the issue(s), relevant impact, and positions of both parties.
2. *Escalation.* If parties are unable to resolve the issue in a timely manner, as specified above, either Sourcewell or Vendor may escalate the resolution of the issue to a higher level of management. The Vendor will have 30 calendar days to cure an outstanding issue.
3. *Performance while Dispute is Pending.* Notwithstanding the existence of a dispute, the Vendor must continue without delay to carry out all of its responsibilities under the Contract that are not affected by the dispute. If the Vendor fails to continue without delay to perform its responsibilities under the Contract, in the accomplishment of all undisputed work, any additional costs incurred by Sourcewell and/or its Participating Entities as a result of such failure to proceed will be borne by the Vendor.

B. **DEFAULT AND REMEDIES.** Either of the following constitutes cause to declare this Contract, or any Participating Entity order under this Contract, in default:

1. Nonperformance of contractual requirements, or
2. A material breach of any term or condition of this Contract.

Written notice of default and a reasonable opportunity to cure must be issued by the party claiming default. Time allowed for cure will not diminish or eliminate any liability for liquidated or other damages. If the default remains after the opportunity for cure, the non-defaulting party may:

- Exercise any remedy provided by law or equity, or
- Terminate the Contract or any portion thereof, including any orders issued against the Contract.

18. INSURANCE

A. REQUIREMENTS. At its own expense, Vendor must maintain insurance policy(ies) in effect at all times during the performance of this Contract with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

1. *Workers' Compensation and Employer's Liability.*

Workers' Compensation: As required by any applicable law or regulation.

Employer's Liability Insurance: must be provided in amounts not less than listed below:

Minimum limits:

- \$500,000 each accident for bodily injury by accident
- \$500,000 policy limit for bodily injury by disease
- \$500,000 each employee for bodily injury by disease

2. *Commercial General Liability Insurance.* Vendor will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Contract.

Minimum Limits:

- \$1,000,000 each occurrence Bodily Injury and Property Damage
- \$1,000,000 Personal and Advertising Injury
- \$2,000,000 aggregate for Products-Completed operations
- \$2,000,000 general aggregate

3. *Commercial Automobile Liability Insurance.* During the term of this Contract, Vendor will maintain insurance covering all owned, hired, and non-owned automobiles in limits of liability not less than indicated below. The coverage must be subject to terms no less broad than ISO Business Auto Coverage Form CA 0001 (2010 edition or newer), or equivalent.

Minimum Limits:

- \$1,000,000 each accident, combined single limit

4. *Umbrella Insurance*. During the term of this Contract, Vendor will maintain umbrella coverage over Workers' Compensation, Commercial General Liability, and Commercial Automobile.

Minimum Limits:
\$2,000,000

5. *Network Security and Privacy Liability Insurance*. During the term of this Contract, Vendor will maintain coverage for network security and privacy liability. The coverage may be endorsed on another form of liability coverage or written on a standalone policy. The insurance must cover claims which may arise from failure of Vendor's security resulting in, but not limited to, computer attacks, unauthorized access, disclosure of not public data – including but not limited to, confidential or private information, transmission of a computer virus, or denial of service.

Minimum limits:
\$2,000,000 per occurrence
\$2,000,000 annual aggregate

Failure of Vendor to maintain the required insurance will constitute a material breach entitling Sourcewell to immediately terminate this Contract for default.

B. CERTIFICATES OF INSURANCE. Prior to commencing under this Contract, Vendor must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Contract. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or sent to the Sourcewell Contract Administrator assigned to this Contract. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf.

Failure to request certificates of insurance by Sourcewell, or failure of Vendor to provide certificates of insurance, in no way limits or relieves Vendor of its duties and responsibilities in this Contract.

C. ADDITIONAL INSURED ENDORSEMENT AND PRIMARY AND NON-CONTRIBUTORY INSURANCE CLAUSE. Vendor agrees to list Sourcewell and its Participating Entities, including their officers, agents, and employees, as an additional insured under the Vendor's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Vendor, and products and completed operations of Vendor. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

D. WAIVER OF SUBROGATION. Vendor waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Contract or other

insurance applicable to the Vendor or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Vendor or its subcontractors. Where permitted by law, Vendor must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

E. UMBRELLA/EXCESS LIABILITY/SELF-INSURED RETENTION. The limits required by this Contract can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

19. COMPLIANCE

A. LAWS AND REGULATIONS. All Equipment, Products, or Services provided under this Contract must comply fully with applicable federal laws and regulations, and with the laws in the states and provinces in which the Equipment, Products, or Services are sold.

B. LICENSES. Vendor must maintain a valid and current status on all required federal, state/provincial, and local licenses, bonds, and permits required for the operation of the business that the Vendor conducts with Sourcwell and Participating Entities.

20. BANKRUPTCY, DEBARMENT, OR SUSPENSION CERTIFICATION

Vendor certifies and warrants that it is not in bankruptcy or that it has previously disclosed in writing certain information to Sourcwell related to bankruptcy actions. If at any time during this Contract Vendor declares bankruptcy, Vendor must immediately notify Sourcwell in writing.

Vendor certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Contract. Vendor further warrants that it will provide immediate written notice to Sourcwell if this certification changes at any time.

21. PROVISIONS FOR NON-UNITED STATES FEDERAL ENTITY PROCUREMENTS UNDER UNITED STATES FEDERAL AWARDS OR OTHER AWARDS

Participating Entities that use United States federal grant or FEMA funds to purchase goods or services from this Contract may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may also require additional requirements based on specific funding specifications. Within this Article, all

references to “federal” should be interpreted to mean the United States federal government. The following list only applies when a Participating Entity accesses Vendor’s Equipment, Products, or Services with United States federal funds. . The Participating Entity must provide advance notification to Vendor if federal funds are being used for the purchase.

A. EQUAL EMPLOYMENT OPPORTUNITY. Except as otherwise provided under 41 C.F.R. § 60, all contracts that meet the definition of “federally assisted construction contract” in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. §60-1.4(b), in accordance with Executive Order 11246, “Equal Employment Opportunity” (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” and implementing regulations at 41 C.F.R. § 60, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.” The equal opportunity clause is incorporated herein by reference. [Note - Vendor operates under California law and does not participate in or file Affirmative Action Plans.]

B. DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148). When required by federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, “Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction”). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland “Anti-Kickback” Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, “Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States”). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Vendor must be in compliance with all applicable Davis-Bacon Act provisions.

C. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708). Where applicable, all contracts awarded by the non-federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of

every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Contract. Vendor certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Vendor must comply with applicable requirements as referenced above.

D. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT. If the federal award meets the definition of “funding agreement” under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency. Vendor certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Vendor must comply with applicable requirements as referenced above.

E. CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387). Contracts and subgrants of amounts in excess of \$150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Vendor certifies that during the term of this Contract will comply with applicable requirements as referenced above.

F. DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689). A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. §180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), “Debarment and Suspension.” SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Vendor certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

G. BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352). Vendors must file any required certifications. Vendors must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Vendors must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Vendors must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

H. RECORD RETENTION REQUIREMENTS. To the extent applicable, Vendor must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Vendor further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

I. ENERGY POLICY AND CONSERVATION ACT COMPLIANCE. To the extent applicable, Vendor must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

J. BUY AMERICAN PROVISIONS COMPLIANCE. To the extent applicable, Vendor must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition. [Note – Vendor’s products are not manufactured domestically and do not satisfy the second element of the Buy American Act test for domestically manufactured products.]

K. ACCESS TO RECORDS (2 C.F.R. § 200.336). Vendor agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Vendor that are directly pertinent to Vendor’s discharge of its obligations under this Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Vendor’s personnel for the purpose of interview and discussion relating to such documents.

L. PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322). A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring

solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

22. CANCELLATION

Sourcewell or Vendor may cancel this Contract at any time, with or without cause, upon 60 days' written notice to the other party. However, Sourcewell may cancel this Contract immediately upon discovery of a material defect in any certification made in Vendor's Proposal. Cancellation of this Contract does not relieve either party of financial, product, or service obligations incurred or accrued prior to cancellation.

Sourcewell

Kubota Tractor Corporation

DocuSigned by:
Jeremy Schwartz
C0FD2A139D06489...
By: _____
Jeremy Schwartz
Title: Chief Procurement Officer
Date: 4/28/2021 | 12:20 PM CDT

DocuSigned by:
Alex Woods
7839492180EC44E...
By: _____
Alex Woods
Title: Vice President
Date: 4/28/2021 | 9:39 AM PDT

Approved:

DocuSigned by:
Chad Coquette
7E42B8F817A64CC...
By: _____
Chad Coquette
Title: Executive Director/CEO
Date: 4/28/2021 | 12:30 PM CDT

RFP 031121 - Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

Vendor Details

Company Name: Kubota Tractor Corporation
Address: 1000 Kubota Drive
Grapevine, TX 76051
Contact: Mike Spillars
Email: mike.spillars@kubota.com
Phone: 817-532-5592
HST#: 95-2801513

Submission Details

Created On: Thursday January 21, 2021 09:29:17
Submitted On: Thursday March 11, 2021 13:37:19
Submitted By: Rusty Pugh
Email: rusty.pugh@kubota.com
Transaction #: e816d383-5749-427b-85c2-950c6dca68cc
Submitter's IP Address: 74.84.168.187

Specifications

Table 1: Proposer Identity & Authorized Representatives

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Please do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; mark "NA" if the question does not apply to you (preferably with an explanation).

Line Item	Question	Response *
1	Proposer Legal Name (and applicable d/b/a, if any):	Kubota Tractor Corporation
2	Proposer Address:	1000 Kubota Drive Grapevine, TX 76051
3	Proposer website address:	www.kubotausa.com
4	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the "Proposer's Assurance of Compliance" on behalf of the Proposer and, in the event of award, will be expected to execute the resulting contract):	Alex Woods Vice President 1000 Kubota Drive, Grapevine, TX 76051 alex.woods@kubota.com PH: 817-756-1171
5	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Rusty Pugh National Accounts Manager, Municipal and New Business 1000 Kubota Drive, Grapevine, TX 76051 rusty.pugh@kubota.com 817-716-3587
6	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	Mike Spillars National Accounts Business Development Manager 1000 Kubota Drive, Grapevine, TX 76051 mike.spillars@kubota.com 817-532-5592

Table 2: Company Information and Financial Strength

Line Item	Question	Response *
-----------	----------	------------

7	<p>Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested equipment, products or services.</p>	<p>Who Kubota is, and will continue to be, is summed up in this statement; Kubota is passionate about, and dedicated to food, water, and life. Gonshiro Kubota demonstrated this with the founding of Kubota in 1890 as a casting company to serve a critical need for safe drinking water. In 1893 Kubota produced the first ever domestic cast iron pipes. Following WWII food was in short supply in Japan. Kubota developed the cultivator, a pioneering piece of equipment in the mechanization of agriculture and the revolution of the production of food. With small villages in Japan suffering from labor shortages, Kubota developed our first tractor to provide a stable and abundant food supply. In 1969 Kubota Corporation filled a void in sub-compact tractors by introducing its first tractor into the United States. The Kubota Tractor Corporation was formed in 1972 as a privately held corporation of Kubota Corporation, Osaka, Japan. It has been growing and expanding its offering in the United States ever since. Kubota Tractor Corporation serves Kubota Corporation as distribution in the United States for Kubota equipment. This includes all the products serving this contract in turf mowing and grounds maintenance equipment, tractors, and attachments, as well as compact construction equipment which includes excavators, skid steers, backhoes, wheel loaders and utility vehicles. Additionally, Kubota Corporation has a wholly owned subsidiary in Canada (Kubota Canada Limited "KCL"). KCL supports Canadian sales and distribution. Innovating products since 1890, Kubota continues today to innovate and bring new products and technology into the marketplace. One example is Kubota's revolutionary common rail system with exhaust gas recirculation (EGR), and diesel particulate filter (DPF) muffler. This combination produces more torque at low rpm's with less emissions and better fuel efficiency. This innovation is used across our products where possible. Another example is our inventive glide steer technology, found on our GR series of mowers. These mowers also feature Reverse Awareness Systems (KRS) for additional safety when mowing in reverse. These are but a few examples in action of Kubota's philosophy of creating new and innovative products that are dedicated to preserving our environment and life. Kubota continues to innovate and serve its customers today with the number one selling sub-compact tractor, mini excavator, diesel utility vehicle, and diesel engine in the United States along with a varied and respected product offering. Kubota's core values of dedication to food, water and life are tied to serving our customers. Our company is committed to working for the development of society by drawing on all our capabilities and know-how to offer superior products and technologies. Kubota's business philosophy and primary objective is not sales and profits, rather, to win the trust of our customers and contribute to society in a growing number of ways. Everything we do is for the customer and this can be seen below in the "Kubota Promise".</p> <ol style="list-style-type: none"> a. Produce state of the art, quality products b. Lead the industry in engineering and technological firsts c. Respect the environment and protect our customer's safety d. Provide uncompromising service e. Listen and respond to the customer's needs f. Value each customer relationship with integrity and respect g. Support professional dealers and retailers h. Manage with vision and leadership <p>Since our founding in 1890, Kubota continues to be a global leader in the products we produce and the markets we serve. Food, water, and the environment are indispensable for human beings. Kubota is looking to the future to support earth and humanity. By contributing products, like the utility vehicles in this proposal, and creating a superior living environment through superior products, technologies, and services, Kubota is living out its core values and business philosophy of being passionate about, and dedicated to food, water, and life.</p>
---	---	--

8	What are your company's expectations in the event of an award?	<p>If awarded the Sourcewell contract number 031121, Kubota expects to meet and exceed the expectations of Sourcewell members for products, services, and support. Kubota will position Sourcewell as our first and best solution for cooperative purchasing. Our dedicated National Account Manager for Municipal and Business Development makes our Sourcewell contracts a focus for sales growth throughout the United States and Canada. Kubota is committed to supporting Sourcewell members wherever they are located at a level that meets and exceeds their expectations. Kubota will build into dealer training meetings, Sourcewell member aftersales support, and marketing direction to ensure success. We will engage our 1,100 dealers to promote our contract, and support Sourcewell members to the greatest extent possible.</p> <p>Kubota will engage government entities in the adoption of our Sourcewell contract in place of establishing individual government contracts. Kubota and the National Account Manager for Municipal and New Business will partner with Sourcewell for marketing materials and trade show support. Kubota looks forward to attending and supporting Sourcewell "Get to Know Us" forums and will encourage dealer participation to understand the value of contract purchasing with Sourcewell members. Kubota will incorporate all Sourcewell marketing materials, resources, and tools (e.g. training videos, Talkin' Tactics Webinars, etc.) into dealer education and business development. Lastly, Kubota's expectations are when Sourcewell members reach out to their local Kubota dealer, the dealer knows who they are and how they can help.</p>	*
9	<p>Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response.</p>	<p>Financial information has been attached. These documents include general information such as Dun and Bradstreet number and Federal I.D numbers as well as more specific financial information such as creditors and banking information. Beyond the numbers is more tangible evidence of strength and stability.</p> <p>Kubota can demonstrate this financial strength and stability in multiple ways. Kubota pays dividends on its stock. Dividends attract long-term investors and offering them is a sign of financial stability. Additionally, in 2020, Kubota announced a multi-year strategic alliance with Microsoft. Kubota is migrating its IT infrastructure and SAP mission-critical systems onto Microsoft's trusted cloud platform. This investment in long-term company infrastructure streamlines business operations, accelerates innovation, and shifts towards a solution provision model. Furthermore, this investment not only demonstrates financial strength and stability, it allows Kubota to develop AI-based solutions for businesses in the area of food, water, and the environment.</p> <p>Kubota Tractor Corporation's parent company, Kubota Corporation, carries an AA- issuer rating as well as a Long-Term Issue rating of AA-. This very high credit worthiness is supported by excellent factors. The short-term rating is a-1+. This rating denotes a high certainty of fulfillment of short-term obligation. In closing, a copy of the most recently available full year financial report has been included in documentation.</p>	*
10	What is your US market share for the solutions that you are proposing?	Kubota has approximately 34% market share for the solutions being proposed.	*
11	What is your Canadian market share for the solutions that you are proposing?	Kubota's Canadian market share data mirrors that of the United States.	*
12	Has your business ever petitioned for bankruptcy protection? If so, explain in detail.	No, Kubota has never petitioned for bankruptcy protection.	*
13	<p>How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer whichever question (either a) or b) just below) best applies to your organization.</p> <p>a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned?</p> <p>b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?</p>	<p>a) Distributor. Kubota Tractor Corporation was incorporated under the laws of the state of California and is a wholly owned subsidiary of the holding company Kubota North America Corporation which is wholly owned by Kubota Corporation, a Japanese Corporation. Kubota Tractor Corporation and Kubota Canada Ltd sell Kubota equipment to the Kubota dealer network of over 1,100 independently owned Kubota dealerships. These dealers service and sell Kubota products in all 50 states and throughout Canada.</p>	*

14	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	<p>No licenses and certifications are required to be held by Kubota. However, our commitment to environmental excellence is witnessed in achieving our ISO 14001 environmental certifications. ISO 14001 certification has been achieved at all domestic sites and 14 production sites in Japan. ISO 14001 certification is an environmental certification issued by the International Organization for Standardization. Additionally, all divisions have achieved ISO 9001 certification. 24 Kubota Group companies whose primary operation is manufacturing have acquired certification.</p> <p>Certifications demonstrate Kubota's commitment to excellence in quality in design, development, and environmental sustainability. Some examples include employing DRBFM, a cross functional disciplined process to evaluate proposed changes to designs. Kubota self-audits quality, quality compliance, cross audits, and audits at short notice. This focus on auditing and compliance is to achieve operational excellence. It is these kinds of actions that result in Kubota's operational excellence and our certifications.</p>	*
15	Provide all "Suspension or Debarment" information that has applied to your organization during the past ten years.	None. There have been no suspensions or debarment in the past ten years.	*

Table 3: Industry Recognition & Marketplace Success

Line Item	Question	Response *
-----------	----------	------------

16	Describe any relevant industry awards or recognition that your company has received in the past five years	<p>2020</p> <ul style="list-style-type: none"> • Landscape Business "Twenty for 2020 New Products Award • Pro Tool Innovation Awards – SZ series stand-on mowers • Rental Equipment Register 2020 "Innovative Product Award" – SVL65-2 • Pro Tool Innovation Awards – RTV-XG850 • Diesel International "Diesel of the Year" V5009 – first ever won by a Japanese manufacturer for this European award • "2020 Machine of the Year" Agraheute Audience Choice Award– M7003 • Georgia US Department of Economic Development GEAR Award Transportation Equipment Manufacturer of the Year. <p>2019</p> <ul style="list-style-type: none"> • Best-selling diesel utility vehicle in North America – Power Products Marketing North American Utility Vehicle Market Reports (ranked number one every year since 2004). • The North American Dealers Association (NAEDA) Dealers-Manufacturers survey has ranked Kubota number one, six years in a row. • OEM Off-Highway Research – Worlds #1 selling compact excavator. • Kubota obtained the highest rated "A-List Company" in "CDP Water Security Program". The CDP is an international non-profit organization that conducts researches against companies and governments to reduce greenhouse gases and emissions. • Equipment Watch - Kubota U35-4 compact excavator wins Highest Retained Value Award. • Excellence Award in Environmental Reporting - 23rd annual Environmental Communication Awards co-sponsored by the Japanese Ministry of the Environment and the Global Environment Forum. <p>2018</p> <ul style="list-style-type: none"> • Best-selling diesel utility vehicle in North America – Power Products Marketing North American Utility Vehicle Market Reports. • Environmental Technology and Project Award presented by the Environmental Engineering Committee of the Japan Society of Civil Engineers. • OEM Off-Highway Research – Worlds #1 selling compact excavator. • Excellence Award - CASBEE Sakai Environmental Building Awards for promoting environmentally buildings. • BLUE PROPER Award - Environment Minister Indonesia. This rating is only for companies found operating 100 percent in compliance with environmental regulations. • Green Award - Kubota Environmental Engineering (Shanghai) - Chinese Environmental Conference. • KBS Kubota Co., Ltd. - Environmental Contribution Award presented at the 2018 Logistics Awards sponsored by the Japan Institute of Logistics Systems. • Excellence Award in Environmental Reporting - 22rd annual Environmental Communication Awards co-sponsored by the Japanese Ministry of the Environment and the Global Environment Forum. <p>2017</p> <ul style="list-style-type: none"> • AE50 Outstanding Innovation Award – RTV X1140 Utility Vehicle • Best-selling diesel utility vehicle in North America – Power Products Marketing North American Utility Vehicle Market Reports. • OEM Off-Highway Research – Worlds #1 selling compact excavator. • Green Industry Award from the Thai government. • Kubota obtained the highest rated "A-List Company" in "CDP Water Security Program" in 2017. The CDP is an international non-profit organization that conducts researches against companies and governments to reduce greenhouse gases and emissions. • AGRITECHNICA 2017 – Vicon Extra 7100T GEOMOW – Machine of the Year. • iF International Forum - Design Award – M7001 series <p>2016</p> <ul style="list-style-type: none"> • Japan Institute of Design Promotion – FY2016 Good Design Award. • Best-selling diesel utility vehicle in North America – Power Products Marketing North American Utility Vehicle Market Reports. • OEM Off-Highway Research – Worlds #1 selling compact excavator.
17	What percentage of your sales are to the governmental sector in the past three years	Government and education collectively comprise approximately 45% of Kubota's national accounts program reporting.
18	What percentage of your sales are to the education sector in the past three years	Government and education collectively comprise approximately 45% of Kubota's national accounts program reporting.

19	List any state, provincial, or cooperative purchasing contracts that you hold. What is the annual sales volume for each of these contracts over the past three years?	Sourcewell cooperative purchasing contract – 2020 - \$34.5mm, 2019 - \$33.8mm, 2018 - \$26.3mm BuyBoard – 2020 - \$8.03mm, 2019 - \$9.9mm, 2018 – no contract HGAC cooperative purchasing contract - 2020 - \$306k, 2019 - \$595k, 2018 - \$656k MAPO cooperative purchasing contract - 2020 - \$1.4mm, 2019 - \$1.7mm, 2018 - \$1.16mm Louisiana state contract - 2020 - \$199k, 2019 - \$3.4mm, 2018 - \$3.41mm Oregon state contract - 2020 - \$396k, 2019 - \$1.2mm, 2018 - \$860k New York state contract (adopted Sourcewell contract, volume is included in Sourcewell totals) Pennsylvania state contract - 2020 - \$2.07mm, 2019 - \$2.2mm, 2018 - \$44k	*
20	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	Kubota has multiple dealers holding General Services Administration contracts and can be found on https://www.gsaadvantage.gov/advantage/ws/main/start_page?store=ADVANTAGE . While dealer overall sales volumes are visible to Kubota, dealer GSA sales volumes are not reported Kubota.	*

Table 4: References/Testimonials

Line Item 21. Supply reference information from three customers who are eligible to be Sourcewell participating entities.

Entity Name *	Contact Name *	Phone Number *	
Lodi Unified School District	Eric Wise	209-712-6346	*
Eugene Water and Electric Board	Gary Lentsch	503-484-2411	*
Samaritan's Purse	Matt Libby	207-551-8292	*
New York State Natural Heritage Trust	Bill Bohach	631-323-2440	
Auburn University	Malcomb Pegues	251-928-2740	

Table 5: Top Five Government or Education Customers

Line Item 22. Provide a list of your top five government, education, or non-profit customers (entity name is optional), including entity type, the state or province the entity is located in, scope of the project(s), size of transaction(s), and dollar volumes from the past three years.

Entity Name	Entity Type *	State / Province *	Scope of Work *	Size of Transactions *	Dollar Volume Past Three Years *	
Village of Holley	Government	New York - NY	Construction and grounds maintenance equipment - Kubota equipment purchases	\$25,000-\$50,000	\$763,406	*
Miami Dade Parks and Recreation	Government	Florida - FL	Construction and grounds maintenance equipment - Kubota equipment purchases	\$25,000-\$50,000	\$498,766	*
City of Greensboro	Government	North Carolina - NC	Construction and grounds maintenance equipment - Kubota equipment purchases	\$25,000-\$50,000	\$384,395	*
Town of Fallsburg	Government	New York - NY	Construction and grounds maintenance equipment - Kubota equipment purchases	\$25,000-\$50,000	\$355,798	*
City of Athens	Government	Alabama - AL	Construction and grounds maintenance equipment - Kubota equipment purchases	\$25,000-\$50,000	\$342,345	*

Table 6: Ability to Sell and Deliver Service

Describe your company's capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number

of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *
23	Sales force.	Kubota's sales force is strong and contains employees of our company as well as that of our dealer network numbering over 1,100 locations. Sales coverage is in place for all 50 states as well as Canada by both our dealers and Kubota commercial sales team. Our typical dealer averages four sales representatives leading to dealer sales representation that conservatively averages over 4,000 representatives. Kubota in Canada has 154 dealer locations with similar sales force averages. Additionally Kubota directly employs 51 region sales managers, five district sales managers, and five division sales managers. This Kubota sales force is essential for educating and instructing dealers in promoting and supporting government and education entities. This combined sales effort will also drive new Sourcewell member growth and engagement.
24	Dealer network or other distribution methods.	Kubota has five divisions in the United States that is served by three distribution warehouse in Georgia, Kansas, and California. These centers serve and support over 1,100 Kubota dealers serving all fifty states in the United States. In Canada, Kubota has 154 dealers who serve all of Canada.
25	Service force.	Kubota places a high level of importance on quality, dependability, and service support. In fact, Kubota dealers average over twice as many service technicians as sales representatives. With each Kubota dealer averaging 9 service technicians, Kubota's dealer network averages over nine thousand service representatives in the United States. Many of these have mobile service vehicles. Kubota's Canadian dealer network has similar averages of service technicians in its 154 dealerships. Kubota internally employs approximately 50 field-based technical service representatives to assist the dealer network with ensuring maximum up time and value for Kubota users. Kubota has stringent dealer requirements to provide strong customer service support and obligations are high. Each dealership is required to have a factory trained service technician on staff at all times. This factory training is facilitated by the Kubota corporate technical service center in Grapevine, TX. A corporate service training staff ensures dealers have access to, and take advantage of, world-class service training. Every dealer is also required to participate annually in service training school which last multiple days. These requirements ensure Kubota dealers meet our stated service goals and expectations.
26	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	Kubota has created a one-step process for customer service for Sourcewell members. Sourcewell members with one call or email can easily access parts, service, warranty work, or training locally with their servicing dealer. Kubota dealers are ready to make the process simple and quick for Sourcewell members. Dealers are responsible to in turn work with Kubota directly to provide the best parts and service turnkey solution for Sourcewell members. Our customer service model places the responsibility on the dealer, not the Sourcewell member, to understand and deal with the processes behind the scenes. Kubota's high expectations of its dealer networks extend to customer service and helping Sourcewell members with this quick and easy customer service process.
27	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in the United States.	Kubota will provide service and support to Sourcewell members in all 50 states in the United States.
28	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	Kubota Canada Ltd. is able to provide to Sourcewell members service and support in Canada.
29	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed contract.	There are no geographic restrictions in the United States or Canada. There are no participating Sourcewell entities that Kubota will not be fully serving.
30	Identify any Sourcewell participating entity sectors (i.e., government, education, not-for-profit) that you will NOT be fully serving through the proposed contract. Explain in detail. For example, does your company have only a regional presence, or do other cooperative purchasing contracts limit your ability to promote another contract?	There are no participating Sourcewell entities that Kubota will not be fully serving. Kubota will support all Sourcewell members equally and fully.
31	Define any specific contract requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	There are no restrictions to supporting Sourcewell members in Alaska and Hawaii. Kubota has dealers located in both states to support Sourcewell members.

Table 7: Marketing Plan

Line Item	Question	Response *
32	Describe your marketing strategy for promoting this contract opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	<p>Growth in government, non-profit, and education verticals has become a priority for Kubota corporately. Part of our strategy to grow these verticals is to track performance in these areas. Performance is now measured and is a key performance indicator for the Kubota corporate and region sales team and incorporated into their individual management plans. This demonstrates Kubota's commitment and desire for marketing our Sourcewell contracts locally, regionally, and nationally. We will leverage our extensive dealer network and corporate sales team to promote Sourcewell at all levels. For local marketing, Kubota will ensure our 1,100 plus dealers are made aware immediately of this contract if awarded. An electronic dealer sales bulletin will be issued that will update our entire dealer network as soon as possible. This puts several thousand Kubota dealer sales team members into motion marketing our contract locally if a contract is awarded. Further, Kubota will incorporate the new Sourcewell Supplier Portal into our dealer training and encourage dealers to utilize this tool. This portal will help our dealers sales teams as well as Kubota's corporate sales team get what they need, when they need it for information regarding our Sourcewell contracts. Engaging and supporting our dealers will drive marketing Sourcewell on a local level. Kubota's in-house, full-time marketing team will assist in creating engaging marketing materials as needed for dealers. Setting up dealers for success will ensure successful marketing at the local level.</p> <p>To this previous point, dealer training will be a priority in marketing this contract. We will incorporate this contract, if awarded, into our web-based dealer training. An important part of this training is leveraging our dedicated web-based dealer quote tool specifically designed for our Sourcewell contracts. This quote tool is prepopulated by Kubota with the agreed upon products and pricing to help eliminate errors in pricing to Sourcewell members. This helps dealers focus solely on marketing to Sourcewell members and building quick and accurate turn-key solutions. Part of contract engagement is also making our dealers aware of and encouraging dealers to participate in local Sourcewell events. Our corporate national accounts team attends local, regional, and national Kubota dealer meetings to market Sourcewell and make sure our dealers are fully equipped to support Sourcewell members.</p> <p>Kubota corporately will take ownership of marketing Sourcewell on a regional and national basis. Our dedicated National Account Manager for Municipal and New Business will drive our marketing, promoting, and supporting events in government entities; public and private, K-12 schools, colleges, universities, and non-profit organizations. Kubota is an eco-system of high expectations. We will carry these high expectation into marketing Sourcewell solutions.</p>
33	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	<p>Kubota has integrated digital resources into dealer training and education to support current Sourcewell contracts and this current proposed solution. Training videos are available online to help dealers understand and identify how to serve Sourcewell members and grow our business utilizing the Sourcewell contract. Dealers are instructed in how the process works and can be integrated into their individual dealer sales plans. Additionally, we have created dealer facing quotation tools dedicated to our Sourcewell contract to ensure ease of use and accuracy of information provided to Sourcewell members.</p>
34	In your view, what is Sourcewell's role in promoting contracts arising out of this RFP? How will you integrate a Sourcewell-awarded contract into your sales process?	<p>Kubota views Sourcewell as a partner in promoting a contract that would arise from this RFP. Kubota's experience is in the products, services and turnkey solutions we have created for the Grounds Maintenance contract. Sourcewell's experience is in facilitating competitive solicitations leading to solutions that empower community success. This partnership between Sourcewell and Kubota would deliver a world class, turnkey solution to Sourcewell members if a contract arises from this RFP. Sourcewell is our partner for contract adoption, promotion, and education. Kubota will partner with Sourcewell in seeking state adoption and acceptance of Sourcewell solutions. Sourcewell partnering with us in GTKU's has been and will continue to be effective in dealer sales education. We expect Sourcewell to continue creating content and marketing material we can use to promote Sourcewell in general and our solution specifically. We expect Sourcewell to continue engaging our dealers in person at our annual dealer meetings. Lastly, we will continue to expect to rely on our contract manager for input and guidance regarding our solutions. We expect a partnership in promoting, educating, and engagement so both organizations grow together.</p>
35	Are your products or services available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	<p>An e-procurement system is not currently in place. However, Kubota does use an e-quoting tool to ensure speed and accuracy for Sourcewell members. The complexity and customization involved in building solutions for Sourcewell members requires a consultative approach to best design individualized solutions for Sourcewell members. Working with dealers to fully understand the local terrain and environment, as well as taking advantage of the expertise of our local dealer network best serves Sourcewell members. The ability to use local dealers to tailor local member requirements with the available products, options, and services for Sourcewell members provides a distinct advantage over e-procurement.</p>

Table 8: Value-Added Attributes

Line Item	Question	Response *
36	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	Training is available for all products found in this contract through our dealer network. Training is tailored to the Sourcewell member's existing knowledge and requirements. Operator training is provided for every member upon delivery of each product. More advanced levels of training are available upon request. Other training such as additional on-site training may be requested by Sourcewell members. This training may be discussed with dealers and provided as an additional line-item in a Sourcewell member quote.
37	Describe any technological advances that your proposed products or services offer.	Innovation in technology is common and ongoing within our company. Kubota utilizes fuel efficient engine systems (water cooled diesel common rail systems and gasoline EFI). This is advanced electronic fuel injection systems which is an advancement from carburetors. EFI systems are more fuel efficient, constantly adjusting for air to fuel ratios. This burns less fuel and creates less pollutants and waste. Kubota also uses electronic fuel injection, otherwise known as common rail systems, in our diesel engines. Common rail systems and our Kubota Eco-Plus system prioritizes fuel economy, lowers noise and excess vibration providing for the health of the operator and our environment. Because of our technological advances, many of our competitors choose to use Kubota engines in their products. Concerning lawn, garden, and grounds maintenance care, Kubota's mulching systems on all products improve grass health, not requiring disposal. Kubota's technological advances are focused on fuel efficiency, reducing waste, pollution, and improving not just products performance, but improving our environment.
38	Describe any "green" initiatives that relate to your company or to your products or services, and include a list of the certifying agency for each.	Kubota's has a deep commitment to green initiatives. In 1995 Kubota began the internal Environmental Audit System for environmental protection in accordance with standards stricter than existing laws and regulations and towards continuous environmental improvement. All domestic establishments achieved ISO 14001 environmental certifications from the International Organization for Standardization. In 2010 Kubota was certified as an Eco-First Company by Japan's Ministry for the Environment. The Kubota Group has established a Kubota Group Environmental Charter as well as involvement with environmental conservation activities and setting medium and long-term environmental conservation targets. These targets have resulted in actions that have achieved results. 2019 in comparison to 2014 has achieved the following results. CO2 emission per unit produced has been reduced by -17.1%. Energy use per unit of production was reduced by -14.3%. Waste discharge has reduced by -10% per unit of production. Water consumption per unit of production was reduced by -19.5%. VOC's (volatile organic compounds) was reduced per unit of production by -38.1% Our long-range plans and immediate actions of the present demonstrate Kubota's commitment to reducing CO2 and VOC emissions, reducing waste, conserving water, and preserving our environment. "For Earth, For Life", it is more than our motto, it is what we do. https://www.kubota.com/sustainability/environment/active/index.html
39	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the equipment or products included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	All products in the proposed solution meet or exceed the highest applicable Environmental Protections Agency requirements and certifications.
40	Describe any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation of certification (as applicable) in the document upload section of your response.	No proposal for this section.

41	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	<p>A unique attribute to Kubota is its blending of commitment to the environment with its commitment to improving our products. Progress and advancements in technology, design, and safety enhancement, go hand in hand in product improvements with environmental considerations in mind. Kubota designs safety into our products. 3M activity or method, man, machinery is employed in our design.</p> <p>Further, ISE or inherently safe equipment is a better choice compared to machinery lacking similar design considerations. This is, machinery designed with fewer ways of causing harm. Seeking continuous improvement is foundational to Kubota's philosophy and practice. Our company employs DRBFM, a cross functional disciplined process to evaluate proposed changes to designs. Kubota self-audits quality, quality compliance, cross audits, and audits at short notice. This focus on auditing and compliance is to achieve operational excellence and continuous improvement. 5-gen and PDCA (plan, do, check, act) continuous improvement is used in manufacturing and operations. Hydrostatic power steering, common rail systems, and reverse awareness systems and cameras, are just a few of the many, many features, all introduced and interwoven as a result of a focus on enhanced safety, performance, and concern for the environment. This is a unique attribute in our industry.</p> <p>Lastly, Kubota manufactures and/or markets products in more than 130 countries. This footprint that extends around the globe allows our company to pool "best practices" from across many languages, cultures, and geographic regions. We pool these ideas and innovations and share them across the entire business. This unique attribute of viewing people, products, and the environment as interrelated and global, is a unique attribute shared with Sourcewell members. Kubota is more than part of a supply chain; Kubota is part of a global value chain.</p>	*
----	--	---	---

Table 9: Warranty

Describe in detail your manufacturer warranty program, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your warranty materials (if applicable) in the document upload section of your response in addition to responding to the questions below.

Line Item	Question	Response *	
42	Do your warranties cover all products, parts, and labor?	Yes. Warranty documents providing detail are included in this proposal.	*
43	Do your warranties impose usage restrictions or other limitations that adversely affect coverage?	Warranty details are provided in the warranty guide. The warranty guide is fully instructive in warranty details. Abuse and neglect for example are not covered under warranty.	*
44	Do your warranties cover the expense of technicians' travel time and mileage to perform warranty repairs?	Travel time and mileage are not under the coverage of warranty. However, if Kubota issues a recall there may be reimbursement for travel time and/or mileage paid to the dealer/technician.	*
45	Are there any geographic regions of the United States or Canada (as applicable) for which you cannot provide a certified technician to perform warranty repairs? How will Sourcewell participating entities in these regions be provided service for warranty repair?	Every authorized Kubota dealer is required to have one factory trained technician on staff. With 1,100 dealers in the United States with coverage in all 50 states as well as 154 dealers in Canada, Kubota dealers are well positioned to serve Sourcewell members with factory trained technicians. Kubota dealers are responsible to service and support all sales made by the dealer. Service for warranty repairs for Sourcewell members are made by the servicing dealer. Should, on a rare occasion, a dealer have difficulty due to remoteness or other circumstance, Kubota and the servicing dealer will work together to find resolution.	*
46	Will you cover warranty service for items made by other manufacturers that are part of your proposal, or are these warranties issues typically passed on to the original equipment manufacturer?	No items in our proposal are made by other manufacturers. Kubota is the sole manufacturer for all products in our proposal. All Kubota products are covered by a Kubota warranty.	*
47	What are your proposed exchange and return programs and policies?	All sales are final. However, at its discretion, Kubota may choose to work with a Sourcewell member if they purchase a product that is not matched to their needs. Kubota reserves the right to accept or deny any request for returns or exchanges. Please note, Kubota's number one dealer rating six years in a row by The North American Dealers Association (NAEDA) Dealers-Manufacturers survey speaks to our ability and willingness to resolve most any issue that arises. Lastly, any items found to be warrantable will be provided for under the terms of the warranty statement.	*
48	Describe any service contract options for the items included in your proposal.	Service contract options will be quoted as Open-Market items by local Kubota dealers.	*

Table 10: Payment Terms and Financing Options

Line Item	Question	Response *
49	What are your payment terms (e.g., net 10, net 30)?	Terms of sale are net thirty days.
50	Do you provide leasing or financing options, especially those options that schools and governmental entities may need to use in order to make certain acquisitions?	Kubota offers financing and leasing options to Sourcewell members through Kubota Credit Corporation.
51	Briefly describe your proposed order process. Include enough detail to support your ability to report quarterly sales to Sourcewell as described in the Contract template. For example, indicate whether your dealer network is included in your response and whether each dealer (or some other entity) will process the Sourcewell participating entities' purchase orders.	<p>The proposed order process is established to best support Sourcewell members by letting members work closely with their local supporting Kubota dealers throughout the order process. Kubota dealers are included in our response. The process flow below describes both the Sourcewell member order process as well as the internal order process between Kubota and dealers.</p> <p>Sourcewell member process flow:</p> <ul style="list-style-type: none"> • Sourcewell members contact their local Kubota dealer or Kubota Tractor Corporation directly for a quote. Additionally, Kubota dealers proactively marketing the Sourcewell contract may become aware of a need or quote request. If non-Sourcewell members request a quote, dealers have been instructed how to help prospective and qualifying non-members become a Sourcewell member. • The local Kubota dealer will provide the existing or new Sourcewell member with a Kubota authorized Sourcewell quote. This quote is created using the Kubota authorized dealer quote tool. • If Sourcewell members decide to move forward and acquire a Kubota product, Sourcewell members will issue a purchase order made to the Kubota dealer. • The servicing dealer will fulfill the order either from their dealer inventory, or the dealer will order the product from Kubota in the event the product is not located in the servicing dealer inventory. • The product is shipped to the Kubota dealer for the required inspections and any preparation needed for the Sourcewell member. • Delivery is coordinated with the Sourcewell member and upon delivery, operating instructions are reviewed and dealers assist with all needs and questions by the Sourcewell member. Sourcewell member satisfaction is ensured before the process moves on. The process continues and turns internally between Kubota and dealers. <p>Kubota/Dealer process flow:</p> <ul style="list-style-type: none"> • Dealers will settle the purchased unit indicating the sale is to a Sourcewell member in order to receive credit for the sale. • The supporting dealer will provide Kubota the quote as well as the Sourcewell member purchase order for reference. • Kubota will create quarterly reports for dealer sales to Sourcewell members. Kubota will submit this report to Sourcewell quarterly. • Kubota makes payment to Sourcewell based on the agreed upon administrative fee. For reference, this process is the currently established process for Sourcewell contract 040319.
52	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	Kubota dealers may, at their discretion, accept the P-card procurement and payment process. Kubota encourages dealers to accept the P-card and encourages Sourcewell members to consult with their local supporting dealer for participation.

Table 11: Pricing and Delivery

Provide detailed pricing information in the questions that follow below. Keep in mind that reasonable price and product adjustments can be made during the term of an awarded Contract as described in the RFP, the template Contract, and the Sourcewell Price and Product Change Request Form.

Line Item	Question	Response *
53	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	Kubota will offer a specific discount from published list price for each series and product family in our proposed solution. These discounts from MSRP can be found in the supporting pricing documentation submitted in the documents step.
54	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	Kubota will offer a specific discount from published list price for each series and product family in our proposed solution. These discounts from MSRP can be found in the supporting pricing documentation submitted in the documents step. The discount from published list price is as follows: Tractors B series – 22% BX series – 22% L series – 22% M series – 22% Turf F series – 22% GR series – 22% T series – 22% Z series – 22% TLB series - B26, L47 & M62 – 22% Land Management Disc mowers – 22% Rotary tedders – 22% Rotary rakes – 22% Spreaders – 22%
55	Describe any quantity or volume discounts or rebate programs that you offer.	Kubota offers best and last pricing for individual units without requiring Sourcewell members to buy in volume or apply for rebates after the sale.
56	Propose a method of facilitating “sourced” products or related services, which may be referred to as “open market” items or “nonstandard options”. For example, you may supply such items “at cost” or “at cost plus a percentage,” or you may supply a quote for each such request.	Requests for open market “sourced” or non-standard items can be added to Sourcewell members quotes at their request. Acceptance of these quoted sourced/non-standard items will be at the discretion of Sourcewell members.
57	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	Pre-delivery inspections and freight will be shown on all Sourcewell member quotes to ensure complete costs transparency prior to acquisition. These items will be shown clearly as line items on the quote form. All common accessories and attachments have a standard labor time associated with the installation of accessories. Dealer labor rate will vary due to regional economic differences (e.g. Seattle, WA labor rates are typically higher than Greenville, SC). Kubota reviews all dealer labor rate differences and ensures that all dealer rates are justified and compliant with normal regional economic conditions. Kubota strives to maintain a labor rate relative to \$100/hr. All charges will be turnkey solutions with no hidden costs and will be clearly identified on all Sourcewell members quotes prior to solution acquisition.
58	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	Freight charges will be shown on every Sourcewell member quote prior to acquisition. Kubota's proposed solution includes many various models with great weight and size disparities (e.g. a BX1880 tractor weighs 1,407lbs, an M6 tractors weighs 11,387lbs). These will be shipped from east coast, west coast, and central US warehouses to all 50 states, territories, Canada, and wherever Sourcewell members are located. A flat rate charge to ensure costs are covered would be prohibitively and artificially high. Our solution is a freight pricing model of showing freight charges tailored by size, model, weight, to a specific location. This solution best address the logistical variances in supporting all Sourcewell members equally.
59	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	The freight pricing model for Alaska Hawaii, Canada, and all offshore deliveries will be to show all freight charges on Sourcewell member quotes prior to acquisition. Freight in Canada by Kubota Canada Ltd. will follow this process. Freight for Hawaii and Alaska will be provided by a freight forwarder and shown on all quotes prior to acquisition.

60	Describe any unique distribution and/or delivery methods or options offered in your proposal.	A unique aspect of Kubota's distribution method is having new forward inventory placed within our Kubota dealer network. Many products, attachments, accessories, and solutions are already in place and close to Sourcewell members within our 1,100+ location dealer network. This allows for Sourcewell members to visit local dealers and many times have a hands-on opportunity with a solution prior to acquisition. While Kubota does ship products from its three US warehouses (California, Georgia, and Kansas) and one in Canada (greater Toronto area), this access to solutions locally is an added benefit to Sourcewell members. Additionally, have a local, servicing dealer allows for specialization of products to meet local and unique Sourcewell member needs and requirements prior to delivery (e.g. dealers based in and familiar with local subzero winterization requirements).	*
----	---	--	---

Table 12: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments
61	b. the same as the Proposer typically offers to GPOs, cooperative procurement organizations, or state purchasing departments.	

Table 13: Audit and Administrative Fee

Line Item	Question	Response *
62	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed Contract with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing, that the Vendor reports all sales under the Contract each quarter, and that the Vendor remits the proper administrative fee to Sourcewell.	Kubota self-audits multiple product group's regularly reviewing and auditing pricing along with our digital marketing group that manages our electronic pricing database. In addition, the National Accounts group regularly reviews dealer quoting for pricing accuracy. These multiple layers of self-audit and review elevate accuracy and compliance. Kubota dealers are not paid for their sales using the Sourcewell program without submitting all of the required information to report accurately on the Sourcewell contract usage reports. This information is in turn downloaded to create our usage reports for the Sourcewell program. This series of overlapping auditing for pricing and reporting drives contract compliance.
63	Identify a proposed administrative fee that you will pay to Sourcewell for facilitating, managing, and promoting the Sourcewell Contract in the event that you are awarded a Contract. This fee is typically calculated as a percentage of Vendor's sales under the Contract or as a per-unit fee; it is not a line-item addition to the Member's cost of goods. (See the RFP and template Contract for additional details.)	Kubota proposes paying a 1.5% administrative fee of total sales less freight, assembly fees, and pre-delivery inspection fees for Kubota products only.

Table 14A: Depth and Breadth of Offered Equipment Products and Services

Line Item	Question	Response *
64	Provide a detailed description of the equipment, products, and services that you are offering in your proposal.	<p>The solutions being proposed by Kubota are broad and encompassing of professional grounds maintenance requirements. Kubota's turnkey solutions of whole goods, equipment, attachments, accessories, and related services as they relate to grounds maintenance is well established around the world for both professionals and consumers. Kubota offers in this proposal turf management with walk-behind mowers as small as 21 inches in cutting width up to over 13 feet in cutting width using disc mowers and many various sizes in between. This solves for mower cutting jobs as small as imaginable while providing extensive cutting widths across the range of 21 inches to 13 feet.</p> <p>Our solutions solve for the smallest and tightest areas (zero turn mowers) in grounds maintenance in and around walkways, landscaping, lawn and garden maintenance, up through large tracts of acreage needing to be maintained. This proposal includes small walk behind mowers, small riding mowers, mid-size lawn and garden tractors, commercial zero-turn mowers in both gas and diesel. All of these products are built by Kubota and Kubota engineered for professional performance.</p> <p>This proposal also includes a wide variety of tractors, attachments, and accessories. These tractors range in size from 1,407lbs to 11,387lbs. This range empowers Sourcewell members with a comprehensive selection of tractors and attachments suited to their specific needs. The tractors come with a sweeping assortment of accessories and attachments. These include but is not limited to, loaders, backhoes, buckets, grapple buckets, snow blowers, sweepers, a wide range of mower decks and grass mulching and catchers, forklift attachments, straight blades, angled blades. The loaders and backhoe options in this proposal offer ground engaging ability to dig, push and move material in professional grounds maintenance. Fork lift attachments for tractors provide forklift capability for moving product as needed.</p> <p>Lastly, while our mowing solutions maintain small to medium land size, our land management solutions solve for maintenance of large swaths of acreage. This is done with next generation disc mowing that moves on from sickle bar mowing. Disc mowing is better suited to fine-stemmed grasses leaving a clean evenly maintained area. With our many models, sizes, and series, of disc mowers, tedders, rakes, etc., along with options, accessories, attachments, and services, this proposal is broad in scope and robust enough to support any professional grounds maintenance requirements.</p>
65	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	Along with the many various whole goods in this proposal is a long list of attachments, accessories, options, and services. These may be referred to as subcategories. The literature provided in additional documents shows these subcategories in better detail.

Table 14B: Depth and Breadth of Offered Equipment Products and Services

Indicate below if the listed types or classes of equipment, products, and services are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	Category or Type	Offered *	Comments
66	Lawn and garden equipment, tools, attachments, and accessories	<input checked="" type="radio"/> Yes <input type="radio"/> No	Full spectrum of lawn, sod, grounds, and garden equipment and tools.
67	Irrigation systems, equipment, parts, and related installation and maintenance services	<input checked="" type="radio"/> Yes <input type="radio"/> No	Our solutions (ground engaging) can be used to install irrigation systems
68	Beach and waterfront maintenance equipment and accessories	<input checked="" type="radio"/> Yes <input type="radio"/> No	The products we offer in our proposed solution can be used for grounds maintenance along waterfront areas.
69	Accessories, parts, and services related to the solutions described above, including maintenance or repair, and warranty programs	<input checked="" type="radio"/> Yes <input type="radio"/> No	Full assortment and wide variety of attachments and accessories for grounds maintenance as well as service and training.

Table 15: Industry Specific Questions

Line Item	Question	Response *
70	If you are awarded a contract, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the contract.	Kubota produces multiple sales reports on a monthly basis including our sales volume numbers for the Sourcewell contract. Our main report is the National Accounts Month End report. This report lists all of our sales through the national accounts programs in terms of dollar volume and model mix. Kubota Executives, Middle Management and Field Sales reps review the report(s) and monitor their dealer and dealer group performance with the Sourcewell contract. We also produce a contract usage report that is sorted by Region Sales manager so that each RSM has visibility to the dealers under his responsibility that are and are not using the contract to its fullest potential. Corrective action in the form of sales training is created for underperforming dealers. Sourcewell is a specific call out line item on all National Account sales reports and is thoroughly reviewed by all levels of management for increased monthly/yearly performance.
71	Describe the serviceability of the products included in your proposal (parts availability, warranty and technical support, etc.).	Serviceability in the way of after sale support for Sourcewell members is easy and robust. With an extensive dealer network across the United States and Canada waiting to support Sourcewell members, the serviceability of the solutions proposed by Kubota is comprehensive. Local dealers will provide local expertise for parts, warranty work as well as regular service internals as needed. Our dealers are experts in our products. Sourcewell members will be able to sit down with these localized experts and map out any turnkey solution needed. Every Kubota dealer is required to have a factory trained technician on staff. To support this, Kubota dealers are required to participate annually in service school training. To also help ensure a high level of serviceability for parts, Kubota has added a parts component to measuring our dealers performance. The goal is to incentivize Kubota dealers to have parts on the shelf when needed. Parts on the shelf, factory trained technicians, and local experts in the solutions in this proposal ensure a high level of serviceability and dependability waiting for Sourcewell members.
72	Describe advancements reflected in the equipment or products offered in your proposal, such as safety, longevity or life cycle cost measures.	Advancements are ongoing and constant as is total operational improvement. Some examples of our advancements follow here. Kubota has developed Reverse Awareness Systems for our GR series of mowers. These advancements enhance safety when mowing in reverse. Regarding life-cycle and longevity, Kubota offers multiple year warranties as standard for many products. For products with standard one year warranty's, most all products have extended warranty's available to Sourcewell members. Another advancement is Kubota's exclusive "Swift-Tach" loaders which allow for safe and easy removal and installation. "Swift-Connect" backhoes are likewise designed and performance matched for ease and safety. Another example of an advancement is the industry-exclusive optional one-lever quick couplers found on the LX series of tractors in this proposal. Likewise is the industry-exclusive mechanical self-leveling kit for easier material handling capabilities. Kubota engines with their next generation common rail systems and electronic fuel injections are examples of advancements that improve fuel cost savings and environmental enhancement. Throughout Kubota's product offering, our products are engineered to provide durable long life that reduce down time as well as minimize lifetime costs. The previous are but a few of the product advancements that will serve Sourcewell members.

Exceptions to Terms, Conditions, or Specifications Form

Only those Proposer Exceptions to Terms, Conditions, or Specifications that have been accepted by Sourcewell have been incorporated into the contract text.

Proposer's Affidavit

PROPOSER AFFIDAVIT AND ASSURANCE OF COMPLIANCE

I certify that I am the authorized representative of the Proposer submitting the foregoing Proposal with the legal authority to bind the Proposer to this Affidavit and Assurance of Compliance:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.
2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for contract award.
3. The Proposer, including any person assisting with the creation of this Proposal, has arrived at this Proposal independently and the Proposal has been created without colluding with any other person, company, or parties that have or will submit a proposal under this solicitation; and the Proposal has in all respects been created fairly without any fraud or dishonesty. The Proposer has not directly or indirectly entered into any agreement or arrangement with any person or business in an effort to influence any part of this solicitation or operations of a resulting contract; and the Proposer has not taken any action in restraint of free trade or competitiveness in connection with this solicitation. Additionally, if Proposer has worked with a consultant on the Proposal, the consultant (an individual or a company) has not assisted any other entity that has submitted or will submit a proposal for this solicitation.
4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest exists when a vendor has an unfair competitive advantage or the vendor's objectivity in performing the contract is, or might be, impaired.
5. The contents of the Proposal have not been communicated by the Proposer or its employees or agents to any person not an employee or legally authorized agent of the Proposer and will not be communicated to any such persons prior to Due Date of this solicitation.
6. If awarded a contract, the Proposer will provide to Sourcewell Participating Entities the equipment, products, and services in accordance with the terms, conditions, and scope of a resulting contract.
7. The Proposer possesses, or will possess before delivering any equipment, products, or services, all applicable licenses or certifications necessary to deliver such equipment, products, or services under any resulting contract.
8. The Proposer agrees to deliver equipment, products, and services through valid contracts, purchase orders, or means that are acceptable to Sourcewell Members. Unless otherwise agreed to, the Proposer must provide only new and first-quality products and related services to Sourcewell Members under an awarded Contract.
9. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.
10. The Proposer understands that Sourcewell will reject RFP proposals that are marked "confidential" (or "nonpublic," etc.), either substantially or in their entirety. Under Minnesota Statutes Section 13.591, subdivision 4, all proposals are considered nonpublic data until the evaluation is complete and a Contract is awarded. At that point, proposals become public data. Minnesota Statutes Section 13.37 permits only certain narrowly defined data to be considered a "trade secret," and thus nonpublic data under Minnesota's Data Practices Act.
11. Proposer its employees, agents, and subcontractors are not:
 - a. Included on the "Specially Designated Nationals and Blocked Persons" list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: <https://www.treasury.gov/ofac/downloads/sdnlist.pdf>;
 - b. Included on the government-wide exclusions lists in the United States System for Award Management found at: <https://sam.gov/SAM/>; or

- c. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Rusty Pugh, National Account Manager Municipal and New Business, Kubota Tractor Corporation

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the contractual obligations contemplated in the bid.

Yes No

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "I have reviewed this addendum" below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum_11_Grounds_Maintenance_Equipment_RFP_031121 Thu March 4 2021 06:08 PM	<input checked="" type="checkbox"/>	2
Addendum_10_Grounds_Maintenance_Equipment_RFP_031121 Thu February 25 2021 01:00 PM	<input checked="" type="checkbox"/>	1
Addendum_9_Grounds_Maintenance_Equipment_RFP_031121 Tue February 23 2021 10:33 AM	<input checked="" type="checkbox"/>	1
Addendum_8_Grounds_Maintenance_Equipment_RFP_031121 Mon February 22 2021 10:21 AM	<input checked="" type="checkbox"/>	2
Addendum_7_Grounds_Maintenance_Equipment_RFP_031121_CDR_Suggests Wed February 17 2021 09:01 AM	<input checked="" type="checkbox"/>	1
Addendum_6_Grounds_Maintenance_Equipment_RFP_031121 Tue February 16 2021 11:03 AM	<input checked="" type="checkbox"/>	1
Addendum_5_Grounds_Maintenance_Equipment_RFP_031121 Fri February 12 2021 03:14 PM	<input checked="" type="checkbox"/>	1
Addendum_4_Grounds_Maintenance_Equipment_RFP_031121 Tue February 2 2021 02:12 PM	<input checked="" type="checkbox"/>	1
Addendum_3_Grounds_Maintenance_Equipment_RFP_031121 Thu January 21 2021 03:47 PM	<input checked="" type="checkbox"/>	2
Addendum_2_Grounds_Maintenance_Equipment_RFP_031121 Wed January 20 2021 02:02 PM	<input checked="" type="checkbox"/>	1
Addendum_1_Grounds_Maintenance_Equipment_RFP_031121 Tue January 19 2021 03:36 PM	<input checked="" type="checkbox"/>	1

**AMENDMENT #1
TO
CONTRACT #031121-KBA**

THIS AMENDMENT is effective upon the date of the last signature below by and between **Sourcewell** and **Kubota Tractor Corporation** (Supplier).

Sourcewell awarded a contract to Supplier to provide Grounds Maintenance Equipment, Attachments, and Accessories with Related Services, to Sourcewell and its Participating Entities, effective April 28, 2021, through April 30, 2025 (Contract).

The parties wish to amend the following terms within the Contract.

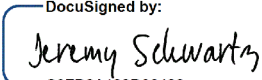
- Section 6. Participating Entity Use and Purchasing–Subsection B. Additional Terms and Conditions/Participating Addendum, of the Contract, is deleted in its entirety and replaced with the following:

B. ADDITIONAL TERMS AND CONDITIONS/PARTICIPATING ADDENDUM. Additional terms and conditions to a purchase order, or other required transaction documentation, may be negotiated between a Participating Entity and Vendor, such as job or industry-specific requirements, legal requirements (e.g., affirmative action or immigration status requirements), or specific local policy requirements. Some Participating Entities may require the use of a Participating Addendum; the terms of which will be worked out directly between Participating Entity and the Vendor, or its authorized dealers, distributors, or resellers, as applicable. Any negotiated additional terms and conditions must never be less favorable to the Participating Entity than what is contained in this Contract.

Except as amended by this Amendment, the Contract remains in full force and effect.

Sourcewell

Kubota Tractor Corporation

DocuSigned by:

 By: _____
 C0FD2A139D06489...
 Jeremy Schwartz, Director of Operations/CPO

DocuSigned by:

 By: _____
 89D8A8D8BEC744A...
 Rusty Pugh, National Accounts Manager

Date: 4/22/2022 | 11:25 AM CDT

Date: 4/22/2022 | 8:27 AM PDT

Approved:

DocuSigned by:

 By: _____
 7E42B8F817A64CC...
 Chad Coauette, Executive Director/CEO

Date: 4/22/2022 | 11:37 AM CDT

Sourcewell
 Utility Tractors & Mowers - 031121
 CE and AG - 040319
 Utility Vehicles 122220
 Arkansas 4600041718
 Delaware GSS-21673
 Mississippi (CE Only) 8200056371
 Mississippi 8200055841

MX6000HST WEB QUOTE #2383724

Date: 6/10/2022 8:38:51 AM

- Customer Information -

Hall County Road Maintenance, Hall County Road
 Maintenance
 Hall County Road Maintenance
 jhightower@hallcounty.org
 770-531-6824

Quote Provided By
 MASON TRACTOR & EQUIPMENT CO.,
 INC.
 RANDY THOMPSON
 2510 DAHLONEGA HWY
 CUMMING, GA 30040
 email: rthompson@masontractorco.com
 phone: 7708876119

- Standard Features -

- Custom Options -



M Series

MX6000HST
 UTILITY TRACTOR, 4WD, 2 POST FOLDABLE ROPS, HST
 TRANSMISSION

*** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE

Model # V2403
 Direct injection
 4 Cyl. 148.6 cu. in.
 ^ 59.5 Net Eng. HP
 ^ 51.7 PTO HP
 @ 2700 Eng. rpm
 EPA Tier 4 Emmission Cert.
 Turbo Common Rail Electronic Fuel Injection
 12V - 600 CCA Battery
 Charging Output 45 Amps

HYDRAULICS

Open Center - Gear Pump
 4.9 gpm Power Steering
 9.5 gpm Remote/3 Pt. Hitch
 14.4 gpm Total Hyd. Flow
 Cat I/II 3-point Hitch
 At lift Point 2870 lbs.
 24" Behind 2310 lbs.
 Telescoping Lower Links
 Telescoping Stabilizers

^ Manufacturer Estimate

FRONT AXLE

Hydrostatic Power Steering
 4WD: Cast Iron, Bevel Gear

TRANSMISSION

3 Range Low/Med/High
 Cruise Control Standard
 Mech. Wet Disc Brakes
 Left Side Brake Pedals
 Rear Differential Lock

SELECTED TIRES

AMXR8828 & AMXR8862A
 FRONT - 12-16.5 R4 TITAN HD-2000
 REAR - 17.5L-24 R4 TITAN INDUSTRIAL CONTRACTOR TL

FLUID CAPACITY

Fuel Tank 13.5 gal
 Cooling System 6.9 qts
 Crankcase with filter 7.4 qts
 Transmission and
 Hydraulics 11.6 gal

POWER TAKE OFF

Live-Independent Hydraulic
 540 rpm Rear PTO
 @ 2700 Eng. rpm
 SAE Std 1 3/8" Six Spline

SAFETY EQUIPMENT

2-Post Foldable ROPS w/
 Retractable Seat Belt
 Flip-Up PTO Shield
 Safety Start Switches
 Parking Brakes
 Electric Key Shut Off
 Turn Signals
 SMV Sign

OPERATORS PLATFORM

Semi-Flat Deck w/Hanging Pedals
 High Back Seat with Adjustable
 Suspension
 Rubber Floor Mat
 Stationary PTO Switch
 Cup Holder
 Color Coded Controls

INSTRUMENTS

Tachometer/Hour Meter
 Fuel Gauge Meter
 Warning Symbols
 Coolant Temperature Meter

MX6000HST Base Price: \$35,768.00

(7) FRONT SUITCASE WEIGHT	\$567.00
BL8069-FRONT SUITCASE WEIGHT	
(1) DELUXE FIBERGLASS CANOPY KIT	\$451.00
E1134-DELUXE FIBERGLASS CANOPY KIT	
(1) FRONT WEIGHT BRACKET	\$110.00
MX8068-FRONT WEIGHT BRACKET	
(1) MOUNTING BRACKET FOR CANOPY	\$223.00
E1136-MOUNTING BRACKET FOR CANOPY	
(7) BOLT KIT FOR BL8069 - 1 PER WEIGHT	\$56.00
BL8049-BOLT KIT FOR BL8069 - 1 PER WEIGHT	
(1) ALL-THREAD BOLT KIT BL8069 W/MX8068	\$32.00
BL8014-ALL-THREAD BOLT KIT BL8069 W/MX8068	

Configured Price: \$37,207.00

Sourcewell Discount: (\$8,185.54)

SUBTOTAL: \$29,021.46

Factory Assembly: \$260.00

Dealer Assembly: \$111.92

Freight Cost: \$618.75

PDI: \$250.00

Total Unit Price: \$30,262.13

Quantity Ordered: 1

Final Sales Price: \$30,262.13

**Purchase Order Must Reflect
 the Final Sales Price**

To order, place your Purchase Order directly with the quoting dealer

*Some series of products are sold out for 2022. All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price. All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.

© 2018 Kubota Tractor Corporation. All rights reserved.



To: U.S. Sourcewell Members

From: Kubota Tractor Corporation

Date: March 4, 2022

Subject: 2022 pricing and availability for Kubota products

On behalf of Kubota Tractor Corporation (KTC) and our United States Dealer organization, thank you for your trust in Kubota products and the people that build and support our exceptional machines.

KTC is facing historic and unprecedented supply chain disruptions and cost uncertainty. KTC has worked to mitigate these challenges however; global events and uncontrollable material costs have made it impossible to accurately anticipate when this point in time situation will normalize. For these reasons, in 2022, Kubota Tractor Corporation quotations for Sourcewell pricing will be estimates only. Final Sourcewell pricing will be based upon Sourcewell contract pricing at the time of final delivery to Sourcewell Members.

Regarding current Sourcewell Member open purchase orders for KTC products; Sourcewell Members, at their discretion, may cancel their open and current orders without any penalty or obligation. If Sourcewell members choose not to cancel current purchase orders, pricing for these orders will be determined at the point of final product delivery to Sourcewell Members.

KTC is collaborating with Sourcewell regarding these challenges. We look forward to returning to "business as usual" at a future point when the supply chain and cost escalation situation normalizes. Thank you for your Kubota business and thank you for your understanding of this current situation

Respectfully,

Thomas W. Burton – Director – National Accounts

Finance	Attorney	Administration	Clerk
NB	WLI	LJ	JR

Attachments:

Financial Supplement
Allan Vigil - Bldg. Maint.



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

AGENDA ITEM 385/2022

Funds Requested: \$ 103,080.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

Capital Projects Fund

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY23	005 - CAPITAL PROJECTS	513 - BUILDING MAINT CAP PROJS	6006 - MOTOR VEHICLES	\$103,080.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: WD

Phone:

Per Michael Johnson
 Fleet color is Z1 Oxford White

Single Rear Wheel

ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

2023 Ford F350 Regular Cab
 V8 Long Bed 4X2 (1 ton)

SWC #99999-SPD-ES40199373-002

Equipment Included In

Base price:

- 6.2L V8 Gasoline/E85 Engine
- 6 Speed Automatic Transmission
- Factory Installed A/C
- 10000# GVWR
- AM-FM Radio/MP3
- Ford SYNC(Bluetooth)
- Power Steering
- Power ABS Brakes
- 40/20/40 Vinyl Bench Seat
- Rubber Floor Covering
- Full Size Spare Tire
- Rear Step Bumper
- Solar Tinted Glass
- Trailer wiring harness
- 2.5" Receiver Hitch (12.5k)
- Tilt Steering Wheel
- Rear View Camera(N/A w/ bed delete)
- Electric Shift (4X4 only)
- PTO Transmission(Diesel engine)

Colors Available

Exterior	Interior
M7 Carbonized Gray	Gray
PQ Race Red	Gray
HX Antimatter Blue	Gray
B3 Atlas Blue	Gray
JS Iconic Silver	Gray
D1 Stone Gray	Gray
UM Agate Black	Gray
Z1 Oxford White	Gray

School Bus Yellow is available at \$854.00 per vehicle.

FOB Allan Vigil Ford
 Delivery \$1.50 per mile, \$75 minimum

ALLAN VIGIL FORD GOV'T SALES
 6790 Mt. Zion Blvd
 Morrow, GA 30260

770-968-0580 Phone
 800-821-5151 Toll Free
 678-364-3910 Fax

Options	Price	Code
6.7L V8 Diesel Engine	9,995.00	99T
7.3L Gas Engine(N/A w/ 66D)	1,985.00	99N
4X4 Option	3,910.00	F3B
Skid Plates (4X4 only)	95.00	41P
LT245 All-terrain tires	160.00	TBM
Super Cab Long Bed	4,475.00	X3L
Super Cab Short Bed	4,280.00	X3S
Crew Cab Long Bed	4,725.00	W3L
Crew Cab Short Bed	4,530.00	W3S
Dual Rear Wheels (long bed)	2,275.00	F3C
Cruise Control	245.00	525
Cab Steps (running boards)	425.00	18B
110 AC Outlet	165.00	43C
Sirius XM Radio	175.00	39S
Limited Slip Axle	365.00	X3H
Engine block heater	95.00	41H
PTO Transmission -Gas engine	270.00	62R
Trailer Brake Controller	255.00	52B
Daytime Running Lights	42.00	942
Reverse Aid Sensor	235.00	76R
XL Value Pkg (cruise control Chrome bumpers)	425.00	96V
R.window defrost-requires 90L	65.00	43B/924
Power Windows,Locks,Mirrors	1,050.00	90L
Cloth 40/20/40 Bench Seat	295.00	1S
332 Amp Alternator (Diesel)	331.00	67A
200 Amp HD Alternator	80.00	67D
Upfitter Switches	160.00	66S
Spray-in Bedliner	420.00	ATK
Delete Bed/ Add Camera Kit	145.00	66D/872
Spring pkg for bed delete(66D)	115.00	63R
XLT Package Upgrade	5,590.00	613A
Power Driver Seat (XLT only)	1,349.00	17V
CNG/Propane Prep	310.00	98F
Gooseneck prep & hitch	885.00	53W/15J

Option total 11,055
 Other vendor added equipment
 Delivery 125.00

Total 50,305.00

Contact person _____
 Department _____
 Phone Number _____
 Fax number _____

OK
 Dr. Burtner
 Allan Vigil
 Ford
 7/1/22
 6/1/2022

Per Michael Johnson (Duster Fleet)
"color is Z1 Oxford White"

ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

**2023 Ford F350 Regular Cab
V8 Long Bed 4X2 (1 ton)**

SWC #99999-SPD-ES40199373-002

Equipment Included in

Base price:

- 6.2L V8 Gasoline/E85 Engine
- 6 Speed Automatic Transmission
- Factory Installed A/C
- 10000# GVWR
- AM-FM Radio/MP3
- Ford SYNC(Bluetooth)
- Power Steering
- Power ABS Brakes
- 40/20/40 Vinyl Bench Seat
- Rubber Floor Covering
- Full Size Spare Tire
- Rear Step Bumper
- Solar Tinted Glass
- Trailer wiring harness
- 2.5" Receiver Hitch (12.5k)
- Tilt Steering Wheel
- Rear View Camera(N/A w/ bed delete)
- Electric Shift (4X4 only)
- PTO Transmission(Diesel engine)

Colors Available

	Exterior	Interior
M7	Carbonized Gray	Gray
PQ	Race Red	Gray
HX	Antimatter Blue	Gray
B3	Atlas Blue	Gray
JS	Iconic Silver	Gray
D1	Stone Gray	Gray
UM	Agate Black	Gray
Z1	Oxford White	Gray

School Bus Yellow is available at \$654.00 per vehicle.

FOB Allan Vigil Ford
Delivery \$1.50 per mile, \$75 minimum

ALLAN VIGIL FORD GOV'T SALES
6790 Mt. Zion Blvd
Morrow, GA 30260

770-968-0680 Phone
800-821-5151 Toll Free
678-384-3910 Fax

Options	Price	Code
6.7L V8 Diesel Engine	9,995.00	99T
7.3L Gas Engine(N/A w/ 66D)	1,985.00	99N
4X4 Option	3,910.00	F3B
Skid Plates (4X4 only)	95.00	41P
LT245 All-terrain tires	160.00	TBM
Super Cab Long Bed	4,475.00	X3L
Super Cab Short Bed	4,280.00	X3S
Crew Cab Long Bed	4,725.00	W3L
Crew Cab Short Bed	4,530.00	W3S
Dual Rear Wheels (long bed)	2,275.00	F3C
Cruise Control	245.00	525
Cab Steps (running boards)	425.00	18B
110 AC Outlet	165.00	43C
Sirius XM Radio	175.00	39S
Limited Slip Axle	365.00	X3H
Engine block heater	95.00	41H
PTO Transmission -Gas engine	270.00	62R
Trailer Brake Controller	255.00	52B
Daytime Running Lights	42.00	942
Reverse Aid Sensor	235.00	76R
XL Value Pkg (cruise control Chrome bumpers)	425.00	96V
R.window defrost-requires 90L	65.00	43B/924
Power Windows, Locks, Mirrors	1,050.00	90L
Cloth 40/20/40 Bench Seat	295.00	1S
332 Amp Alternator (Diesel)	331.00	67A
200 Amp HD Alternator	80.00	67D
Upfitter Switches	160.00	66S
Spray-in Bedliner	420.00	ATK
Delete Bed/ Add Camera Kit	145.00	86D/872
Spring pkg for bed delete(66D)	115.00	63R
XLT Package Upgrade	5,590.00	613A
Power Driver Seat (XLT only)	1,349.00	17V
CNG/Propane Prep	310.00	98F
Gooseneck prep & hitch	885.00	53W/15J

Option total
Other vendor added equipment
Delivery

Total

Contact person _____
Department _____
Phone Number _____
Fax number _____

135,250.00

125.00

52,775.00

OK -
Hi Burk
Allan Vigil
Ford
7/11/22
6/1/2022



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (07/25/22)
REPORT TO: Voting Meeting (07/28/22)
ITEM NO: 370/2022
SUBJECT: Approve the purchase of attic spray foam insulation for Fire Stations 13 and 14 for Building Maintenance to Johnson-Laux Construction, LLC of Atlanta, GA, in the amount of \$168,929.53.

Meetings:

Work Session Date: 07/25/22

Voting Meeting Date: 07/28/22

Executive Summary:

Presenter: WD

Recommendation:

Approve the purchase of (1) Work Order #103170 for Attic Spray Foam Insulation for Fire Station #13 in the amount of \$79,880.95 and (2) Work Order #104375 for Attic Spray Foam Insulation

Purpose of Request:

Fire Stations lack sufficient attic insulation.

History:

Fire Station roofing projects were completed with insufficient attic insulation due to FY22 CIP budget constraints. Budgeting for these projects were included in the FY23 CIP budget.

Facts and Issues:

The services were competitively bid through the Sourcewell Cooperative EZIQC Gordian Group Contract #GA-ST07-040820-JLC,, with an annual renewal until April 19, 2023. All the specifications for each Fire Station are detailed in the attached document. A new time-line Gantt chart will be provided if the item is approved.

Options:

Funding Requested

\$ 168,929.53

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?

2022-07-28

Approvals:

Submit	Purchasing	Budget	Finance
CP	AP	EW	WG
Attorney	Administration		Clerk
WLI	LJ		JR

Attachments:

- Financial Supplement
- SourceWell Contract GA-ST07-040820-JLC Renewal Document
- SourceWell Contract GA-ST07-040820-JLC
- SourceWell Contract GA-ST07-040820-JLC
- Spray Foam Insulation Document



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

AGENDA ITEM 370/2022

Funds Requested: \$ 168,929.53

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

Capital Projects Fund

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2023	005 - CAPITAL PROJECTS	527 - FIRE DIST CAPITAL PROJECT	4488 - REMODEL/RENOVATIONS	\$168,929.53

Budget Transfer Items:

Additional Information/Comments:

Approval Group 527, Fire Dist Capital Project Other Stake Holders: Jerry Smith (Fire Rescue), Bradley Martin (Fire Rescue), Warden Walt Davis

Contact for Questions: BJ

Phone: 404-597-0084

ANNUAL RENEWAL AND MODIFICATION OF CONTRACT

Johnson-Laux Construction, LLC ("Vendor")
4502 35th St Ste 500
Orlando, Florida 32811-6547

and

Sourcewell
202 12th Street NE
Staples, MN 56479

Whereas: Vendor and Sourcewell have entered into Contract GA-ST07-040820-JLC with an effective date of April 20, 2020, a maturity date of April 19, 2024, and which is subject to annual renewal at the option of both parties.

MODIFICATION: OPTION PERIOD 4/20/22 – 4/19/23

Pursuant to the agreement between the parties, a Construction Task Catalog® (CTC) will be furnished on the anniversary of the solicitation and will be in effect for the twelve (12) month period after the anniversary of the award date. The following is the CTC for the option period April 20, 2022 through April 19, 2023:

- [April 2022 - Sourcewell, Georgia Northern Area](#)
- [April 2022 - Sourcewell, Georgia East Central Area](#)
- [April 2022 - Sourcewell, Georgia Southwest Area](#)
- [April 2022 - Sourcewell, Georgia Southeast Area](#)

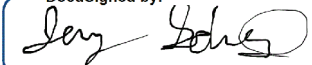
Pursuant to the agreement between the parties, the Adjustment Factors remain fixed for the duration of the contract.

Now Therefore:

Vendor and Sourcewell hereby desire and agree to extend and renew the Contract and with the above identified modification for the period of April 20, 2022 through April 19, 2023.

Sourcewell

Johnson-Laux Construction, LLC

DocuSigned by:

C0FD2A139D06489...
By: _____
Jeremy Schwartz
Title: Chief Procurement Officer
Date: 4/13/2022 | 1:01 PM CDT

DocuSigned by:

11F0207F04764EE...
By: _____
Kevin Johnson
Title: Vice President
Date: 4/13/2022 | 1:46 PM EDT

CONTRACT MODIFICATION

made by and between

Johnson-Laux Construction, LLC
8100 Chancellor Drive, Suite 165
Orlando, FL 32809
("Contractor")

and

Sourcewell
202 12th Street NE, PO Box 219
Staples, MN 56479

Contractor and Sourcewell have entered into an Indefinite Quantity Construction Contract, Contract Number: **GA-ST07-040820-JLC**, with an effective date of April 20, 2020, an initial term of one year, and three (3) bilateral options to extend the term for an additional term. The parties have previously exercised the first bilateral option extending the Contract through April 19, 2022.

Under the Contract terms, new Construction Task Catalogs[®] are to be furnished on the anniversary of the solicitation to remain in effect for a twelve (12) month period. However, as a result of recent market conditions, the parties have agreed to modify the contract by the issuance of interim Construction Task Catalogs[®], which will remain in effect until the earlier of the next issuance of each respective Construction Task Catalog[®] or contract expiration.

IN CONSIDERATION OF the mutual agreement described in this Modification, the parties agree as follows:

MODIFICATION:

The following will be the interim Construction Task Catalogs[®], and will remain in effect until the earlier of the next issuance of each respective Construction Task Catalog[®] or contract expiration.

- [May 2021: Sourcewell Georgia, Northern](#)
- [May 2021: Sourcewell Georgia, East Central](#)
- [May 2021: Sourcewell Georgia, Southwest](#)
- [May 2021: Sourcewell Georgia, Southeast](#)

Sourcewell

Johnson-Laux Construction, LLC - GA-ST07-040820-JLC

DocuSigned by:
Jeremy Schwartz
C0FD2A139D06489...

DocuSigned by:
Kevin Johnson
11F0207F04764EE...

By: _____
Jeremy Schwartz

By: _____
Kevin Johnson

Title: Chief Procurement Officer

Title: Vice President

Date: 9/22/2021 | 11:13 AM CDT

Date: 9/22/2021 | 11:35 AM EDT

INDEFINITE QUANTITY CONSTRUCTION CONTRACT

IFB NUMBER: GA-040820 – State of Georgia

GEOGRAPHIC AREA: State of Georgia, Statewide Area

This Contract dated April 20, 2020, by and between Sourcewell (Formerly NJPA) and Johnson-Laux Construction at the following address, 650 Garden Commerce Parkway, Suite 100, Winter Garden, FL 34787 hereinafter referred to as the CONTRACTOR.

WITNESSETH: Sourcewell and CONTRACTOR for the consideration hereafter agree as follows:

ARTICLE 1. CONTRACT DOCUMENTS

- A. Contract Documents: This Contract; the IFB Documents; (Book 1 - Project Information, Instructions to Bidders and Execution Documents; Book 2 - IQCC Standard Terms and Conditions and General Conditions; Book 3 - Construction Task Catalog (CTC); Book 4 - Technical Specifications) and Addenda thereto; all payment and performance bonds (if any), material and workmanship bonds (if any); wage rate decisions and certified payroll records (if any); Notice of Award; all modifications issued thereto, including Supplemental Purchase Orders/Change Orders and written interpretations and all Purchase Orders and accompanying documents (Requests for Proposals, Detailed Scopes of Work, Purchase Order Proposals, etc.) issued hereunder.
- B. The terms and conditions of a Purchase Order issued by a Sourcewell Member in connection with any Project, including supplemental technical specifications referenced therein, shall govern.
- C. The Contractor shall, within two (2) business days of receipt of a Purchase Order from a Sourcewell Member, provide notification to Sourcewell or their designated representative of each Purchase Order by forwarding a copy of the Purchase Order via email to PO@EZIQC.com or via facsimile to (864) 233-9100.
- D. The Contractor shall, within two (2) business days of sending an Invoice to a Sourcewell Member, provide notification to Sourcewell or their designated representative of each Invoice by forwarding a copy of the Invoice via email to Invoice@EZIQC.com or via facsimile to (864) 233-9100.

ARTICLE 2. SCOPE OF WORK

- A. The Contractor shall provide the services required to develop each Purchase Order in accordance with the procedures for developing Purchase Orders set forth in the IQCC Standard Terms and Conditions and the Contract Documents.
- B. Each Purchase Order developed in accordance with this Contract will be issued by an individual Sourcewell Member. The Purchase Order will require the Contractor to perform the Detailed Scope of Work within the Purchase Order Completion Time for the Purchase Order Price.
- A. It is anticipated that the Contractor will perform Work primarily in the Geographic Area set forth above.

However, the parties may agree that the Contractor can perform Work in a different Geographic Area at its current Adjustment Factors.

ARTICLE 3. THE CONTRACT PRICE

- A. This Contract is an indefinite-quantity contract for construction work and services. The Estimated Annual Value of this Contract is \$2,000,000. This is only an estimate and may increase or decrease at the discretion of Sourcewell.
- B. The Contractor shall perform any or all Tasks in the Construction Task Catalog for the Unit Price appearing therein multiplied by the following Adjustment Factors for the region in which the Work is Performed:

TO BE ENTERED BY SOURCEWELL:

Area A – Northern Georgia Area

- a. **Normal Working Hours – Non Secure Areas:** Work performed from 7:00am until 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.1351.

(Specify to four (4) decimal places)

- b. **Other Than Normal Working Hours – Non Secure Areas :** Work performed from 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.1357.

(Specify to four (4) decimal places)

- c. **Normal Working Hours – Secure Areas:** Work performed from 7:00am until 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.1784.

(Specify to four (4) decimal places)

- d. **Other Than Normal Working Hours – Secure Areas:** Work performed from 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.1789.

(Specify to four (4) decimal places)

- e. **Non Pre-priced Adjustment Factor:** To be applied to Work deemed not to be included in the CTC but within the general scope of the work:

1.2919.

(Specify to four (4) decimal places)

Area B – East Central Georgia Area

- f. **Normal Working Hours – Non Secure Areas:** Work performed from 7:00am until 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.1351.

(Specify to four (4) decimal places)

- g. **Other Than Normal Working Hours – Non Secure Areas :** Work performed from 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.1357.

(Specify to four (4) decimal places)

- h. **Normal Working Hours – Secure Areas:** Work performed from 7:00am until 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.1784.

(Specify to four (4) decimal places)

- i. **Other Than Normal Working Hours – Secure Areas:** Work performed from 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.1789.

(Specify to four (4) decimal places)

- j. **Non Pre-priced Adjustment Factor:** To be applied to Work deemed not to be included in the CTC but within the general scope of the work:

1.2919.

(Specify to four (4) decimal places)

Area C – Southwest Georgia Area

- k. **Normal Working Hours – Non Secure Areas:** Work performed from 7:00am until 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.1351.

(Specify to four (4) decimal places)

- l. **Other Than Normal Working Hours – Non Secure Areas :** Work performed from 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.1357.

(Specify to four (4) decimal places)

- m. **Normal Working Hours – Secure Areas:** Work performed from 7:00am until 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.1784.

(Specify to four (4) decimal places)

- n. **Other Than Normal Working Hours – Secure Areas:** Work performed from 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.1789.

(Specify to four (4) decimal places)

- o. **Non Pre-priced Adjustment Factor:** To be applied to Work deemed not to be included in the CTC but within the general scope of the work:

1. 2919.

(Specify to four (4) decimal places)

Area D – Southeast Georgia Area

- p. **Normal Working Hours – Non Secure Areas:** Work performed from 7:00am until 4:00pm Monday

to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.1351

(Specify to four (4) decimal places)

- q. **Other Than Normal Working Hours – Non Secure Areas** : Work performed from 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.1357.

(Specify to four (4) decimal places)

- r. **Normal Working Hours – Secure Areas**: Work performed from 7:00am until 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.1784.

(Specify to four (4) decimal places)

- s. **Other Than Normal Working Hours – Secure Areas**: Work performed from 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.1789.

(Specify to four (4) decimal places)

- t. **Non Pre-priced Adjustment Factor**: To be applied to Work deemed not to be included in the CTC but within the general scope of the work:

1.2919.

(Specify to four (4) decimal places)

ARTICLE 4. TERM OF THE CONTRACT

- A. This Contract has an initial term of one (1) year and a bilateral option provision for three (3) additional terms. The total term of the Contract cannot exceed two (4) years. One additional one-year renewal-extension may be offered by Sourcewell to Contractor beyond the original two-year term if Sourcewell deems such action to be in the best interests of Sourcewell and its Members. The Contractor may withdraw from the Contract on each anniversary of the award, provided that the Contractor gives 60 Days written notice of its intent to withdraw. Sourcewell may, for any reason, terminate this Contract at

any time.

- B. All Purchase Orders issued during a term of this Contract shall be valid and in effect notwithstanding that the Detailed Scope of Work may be performed, payments may be made, and the guarantee period may continue, after such term has expired. All terms and conditions of the Contract apply to each Purchase Order.

ARTICLE 5. SOFTWARE LICENSING

- A. Sourcewell selected The Gordian Group's (Gordian) software, data and services (IQCC System) for their IQCC program. The system includes Gordian's proprietary ezIQCC, eGordian and Bid Safe IQCC applications (IQCC Applications) and construction cost data (Construction Task Catalog), which shall be used by the Contractor to prepare and submit Price Proposals, subcontractor lists, and other requirements specified by Sourcewell and Sourcewell Members. The Contractor's use, in whole or in part, of Gordian's IQCC Applications and Construction Task Catalog and other proprietary materials provided by Gordian for any purpose other than to execute work under this Contract for Sourcewell and Sourcewell Members is strictly prohibited unless otherwise stated in writing by Gordian. The Contractor hereby agrees to abide by the terms of the following IQCC System License:

ARTICLE 6. IQCC SYSTEM LICENSE

- A. Gordian hereby grants to the Contractor, and the Contractor hereby accepts from Gordian for the term of this Contract or Gordian's contract with Sourcewell, whichever is shorter, a non-exclusive right, privilege, and license to Gordian's proprietary IQCC System and related proprietary materials (collectively referred to as "Proprietary Information") to be used for the sole purpose of executing Contractor's responsibilities to Sourcewell and Sourcewell Members under this Contract ("Limited Purpose"). The Contractor hereby agrees that Proprietary Information shall include, but is not limited to, Gordian's IQCC Applications and support documentation, Construction Task Catalog, training materials, marketing materials and any other proprietary materials provided to Contractor by Gordian. In the event this Contract expires or terminates as provided herein, or the Gordian's contract with Sourcewell expires or terminates, this IQCC System License shall terminate and the Contractor shall return all Proprietary Information in its possession to Gordian.
- B. Contractor acknowledges that Gordian shall retain exclusive ownership of all proprietary rights to the Proprietary Information, including all U.S. and international intellectual property and other rights such as patents, trademarks, copyrights and trade secrets. Contractor shall have no right or interest in any portion of the Proprietary Information except the right to use the Proprietary Information for the Limited Purpose set forth herein. Except in furtherance of the Limited Purpose, Contractor shall not distribute, disclose, copy, reproduce, display, publish, transmit, assign, sublicense, transfer, provide access to, use or sell, directly or indirectly (including in electronic form), any portion of the Proprietary Information.
- C. Contractor acknowledges and agrees to respect the copyrights, trademarks, trade secrets, and other proprietary rights of Gordian in the Proprietary Information during and after the term of this Contract and shall at all times maintain complete confidentiality with regard to the Proprietary Information provided to Contractor, subject to federal, state and local laws related to public disclosure. Contractor further acknowledges that a breach of any of the terms of this Contract by Contractor will result in irreparable

harm to Gordian for which monetary damages would be an inadequate remedy, and Gordian shall be entitled to injunctive relief (without the necessity of posting a bond) as well as all other monetary remedies available at law or in equity. In the event that it becomes necessary for either party to this IQCC System License to enforce the provisions of this Contract or to obtain redress for the breach or violation of any of its provisions, whether by litigation, arbitration or other proceedings, the prevailing party shall be entitled to recover from the other party all costs and expenses associated with such proceedings, including reasonable attorney's fees.

- D. In the event of a conflict in terms and conditions between this IQCC System License and any other terms and conditions of this Contract or any Purchase Order, Order or similar purchasing document (Purchase Order) issued by Sourcwell or a Sourcwell Member, this IQCC System License shall take precedence.

IN WITNESS WHEREOF, the parties hereto have executed this Contract the day and year first above written.

By:

Sourcwell

DocuSigned by:
Jeremy Schwartz
C0FD2A139D06489...

Authorized Signature

Jeremy Schwartz- Director of Operations & Procurement/CPO
Print Name

Contractor

DocuSigned by:
Kevin Johnson
11F0207F04784EE...

Authorized Signature

Kevin Johnson
Print Name

Contract Number: GA-ST07-040820-JLC (assigned by Sourcwell)

Work Order Signature Document

Contract No.:GA-ST07-040820-JLC

New Work Order

Modify an Existing Work Order

Work Order #: 103170.00 Work Order Date: _____

Owner PO No: _____

Title: Hall County - Fire Station #13 Spray Foam Insulation

Owner Name: Hall County Contractor Name: Johnson-Laux Construction, LLC

Contact: Larry West Contact: Bill McDonald

Phone: 770-297-2677 Phone: 912-480-0580

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No GA-ST07-040820-JLC.

Brief Work Order Description:

Attic Spray Foam Insulation

Time Performance: *See Schedule Section of the Detailed Scope of Work*

Liquidated damages will not apply

Work Order Firm Fixed Price: \$79,880.95

Owner Purchase Order Number:

Approvals

William McDonald 7/6/2022, 3:50:04 pm

Owner _____ Date _____

Contractor _____ Date _____

Contractor Price Proposal Details - CSI

Date: 3/22/2022
Work Order #: 103170.00
Title: Hall County - Fire Station #13 Spray Foam Insulation
Contractor: Johnson-Laux Construction, LLC
Contractor Number: GA-ST07-040820-JLC
Job Order Value: \$79,880.95

Proposal Name: Hall County - Fire Station #13 Spray Foam Insulation
Proposal Value: \$79,880.95

CSI Number	Mod	UOM	Description	LineTotal																
01 - General Requirements																				
1	01 00 00 00-0042	WK	Lightning Rentals 4 bunk Trailer	\$6,475.21																
		NPP Tasks	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Qty</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Unit Price</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Factor</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Total</td> </tr> <tr> <td>Installation</td> <td style="text-align: right;">3.000</td> <td style="text-align: center;">X</td> <td style="text-align: right;">\$1,670.72</td> <td style="text-align: center;">X</td> <td style="text-align: right;">1.2919</td> <td></td> <td style="text-align: right;">\$6,475.21</td> </tr> </table>		Qty		Unit Price		Factor		Total	Installation	3.000	X	\$1,670.72	X	1.2919		\$6,475.21	
	Qty		Unit Price		Factor		Total													
Installation	3.000	X	\$1,670.72	X	1.2919		\$6,475.21													
			<i>Contractor Notes: 4 bunk fifth wheel Trailer</i>																	
2	01 22 20 00-0006	HR	CarpenterFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$1,855.39																
			<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Qty</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Unit Price</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Factor</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Total</td> </tr> <tr> <td>Installation</td> <td style="text-align: right;">32.000</td> <td style="text-align: center;">X</td> <td style="text-align: right;">\$51.08</td> <td style="text-align: center;">X</td> <td style="text-align: right;">1.1351</td> <td></td> <td style="text-align: right;">\$1,855.39</td> </tr> </table>		Qty		Unit Price		Factor		Total	Installation	32.000	X	\$51.08	X	1.1351		\$1,855.39	
	Qty		Unit Price		Factor		Total													
Installation	32.000	X	\$51.08	X	1.1351		\$1,855.39													
			<i>Contractor Notes: Demo of existing insulation 32 hr</i>																	
3	01 22 23 00-0169	WK	>2,000 To 5,000 CFM, Portable Air Scrubber	\$1,617.61																
			<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Qty</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Unit Price</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Factor</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Total</td> </tr> <tr> <td>Installation</td> <td style="text-align: right;">2.000</td> <td style="text-align: center;">X</td> <td style="text-align: right;">\$712.54</td> <td style="text-align: center;">X</td> <td style="text-align: right;">1.1351</td> <td></td> <td style="text-align: right;">\$1,617.61</td> </tr> </table>		Qty		Unit Price		Factor		Total	Installation	2.000	X	\$712.54	X	1.1351		\$1,617.61	
	Qty		Unit Price		Factor		Total													
Installation	2.000	X	\$712.54	X	1.1351		\$1,617.61													
			<i>Contractor Notes: equipment for dust control during demo and installation</i>																	
4	01 56 16 00-0006	SF	6 Mil, Fire Retardant, Plastic Sheeting, Applied To Floors	\$1,523.30																
			<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Qty</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Unit Price</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Factor</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Total</td> </tr> <tr> <td>Installation</td> <td style="text-align: right;">6,100.00</td> <td style="text-align: center;">X</td> <td style="text-align: right;">\$0.22</td> <td style="text-align: center;">X</td> <td style="text-align: right;">1.1351</td> <td></td> <td style="text-align: right;">\$1,523.30</td> </tr> </table>		Qty		Unit Price		Factor		Total	Installation	6,100.00	X	\$0.22	X	1.1351		\$1,523.30	
	Qty		Unit Price		Factor		Total													
Installation	6,100.00	X	\$0.22	X	1.1351		\$1,523.30													
			<i>Contractor Notes: Protect floors and furniture during ceiling removal and installation of foam</i>																	
5	01 56 16 00-0007	SF	6 Mil, Fire Retardant, Plastic Sheeting, Applied To Walls	\$1,726.49																
			<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Qty</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Unit Price</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Factor</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Total</td> </tr> <tr> <td>Installation</td> <td style="text-align: right;">5,850.00</td> <td style="text-align: center;">X</td> <td style="text-align: right;">\$0.26</td> <td style="text-align: center;">X</td> <td style="text-align: right;">1.1351</td> <td></td> <td style="text-align: right;">\$1,726.49</td> </tr> </table>		Qty		Unit Price		Factor		Total	Installation	5,850.00	X	\$0.26	X	1.1351		\$1,726.49	
	Qty		Unit Price		Factor		Total													
Installation	5,850.00	X	\$0.26	X	1.1351		\$1,726.49													
			<i>Contractor Notes: Protect walls installation of foam</i>																	
6	01 74 19 00-0014	EA	20 CY Dumpster (3 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$1,055.64																
			<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Qty</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Unit Price</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Factor</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Total</td> </tr> <tr> <td>Installation</td> <td style="text-align: right;">2.000</td> <td style="text-align: center;">X</td> <td style="text-align: right;">\$465.00</td> <td style="text-align: center;">X</td> <td style="text-align: right;">1.1351</td> <td></td> <td style="text-align: right;">\$1,055.64</td> </tr> </table>		Qty		Unit Price		Factor		Total	Installation	2.000	X	\$465.00	X	1.1351		\$1,055.64	
	Qty		Unit Price		Factor		Total													
Installation	2.000	X	\$465.00	X	1.1351		\$1,055.64													
			<i>Contractor Notes: Removal of insulation and ceiling system</i>																	

CSI Number	Mod	UOM	Description	LineTotal
01 - General Requirements				
7	01 74 23 00-0019	CSF	Cleaning Of Wood Floor	\$465.69
			Qty Unit Price Factor Total	
			Installation 20.260 X \$20.25 X 1.1351 \$465.69	
			Contractor Notes: <i>Clean floors at completion of project</i>	
Subtotal for 01 - General Requirements:				\$14,719.33
02 - Existing Conditions				
8	02 90 50 00-0496	ROL	6 Mil Heavy Duty Trash Bags (50 Count) For Emergency Clean-up	\$364.98
			Qty Unit Price Factor Total	
			Installation 2.000 X \$160.77 X 1.1351 \$364.98	
			Contractor Notes: <i>Bags for disposal of insulation</i>	
Subtotal for 02 - Existing Conditions:				\$364.98
06 - Wood, Plastic, and Composites				
9	06 11 16 00-0006	LF	2" x 12" Wood Rafter	\$580.81
			Qty Unit Price Factor Total	
			Installation 96.000 X \$5.33 X 1.1351 \$580.81	
			Contractor Notes: <i>Lumber to build to create walk plank support to reach the' ridge</i>	
10	06 11 16 00-0131	LF	2" x 4" Pressure Treated Wood Blocking To Wood	\$968.92
			Qty Unit Price Factor Total	
			Installation 220.000 X \$3.88 X 1.1351 \$968.92	
			Contractor Notes: <i>Lumber to build to create walk plank support to reach the' ridge</i>	
11	06 11 16 00-0137	LF	2" x 6" Wood Blocking To Wood	\$878.00
			Qty Unit Price Factor Total	
			Installation 175.000 X \$4.42 X 1.1351 \$878.00	
			Contractor Notes: <i>Wood Blocking at trusses & wall top plate</i>	
Subtotal for 06 - Wood, Plastic, and Composites:				\$2,427.73
07 - Thermal And Moisture Protection				
12	07 00 00 00-0013	ASS	2" & 4" Spray Foam material Escalation	\$13,059.87
		NPP Tasks	Qty Unit Price Factor Total	
			Installation 1.000 X \$10,109.04 X 1.2919 \$13,059.87	
			Contractor Notes: <i>Spray foam material escalation</i>	
13	07 21 19 00-0009	SF	2" Thick, R13.0, 2.0 PCF, Closed Cell, Spray Polyurethane Foam Insulation	\$1,566.44
			Qty Unit Price Factor Total	
			Installation 552.000 X \$2.50 X 1.1351 \$1,566.44	
			Contractor Notes: <i>Spray foam for the walls above ceiling</i>	

CSI Number	Mod	UOM	Description	LineTotal
07 - Thermal And Moisture Protection				
14	07 21 19 00-0011	SF	4" Thick, R26.0, 2.0 PCF, Closed Cell, Spray Polyurethane Foam Insulation	\$19,273.54
			Qty Unit Price Factor Total	
		Installation	3,740.00 X 0	\$4.54 X 1.1351 \$19,273.54
Contractor Notes: <i>Spray foam for the roof deck over the living space</i>				
Subtotal for 07 - Thermal And Moisture Protection:				\$33,899.85
09 - Finishes				
15	09 51 13 00-0023	SF	2' x 2' x 5/8" Thick, Square Edge, Mineral Fiber Acoustical Ceiling Panel (Armstrong VL Perforated)	\$12,395.45
			Qty Unit Price Factor Total	
		Installation	2,026.00 X 0	\$5.18 X 1.1351 \$11,912.51
		Demolition	2,026.00 X 0	0.21 X 1.1351 \$482.94
Contractor Notes: <i>Replace tile and grid</i>				
16	09 51 13 00-0023	0099 MOD	For Individual Room Quantities <495, AddFor use with projects >500 SF	\$966.54
			Qty Unit Price Factor Total	
		Installation	1,310.00 X 0	\$0.65 X 1.1351 \$966.54
17	09 53 23 00-0004	SF	2' x 2' Grid, Hot Dipped Galvanized Steel, 15/16" T Bar Ceiling Suspension System	\$4,530.43
			Qty Unit Price Factor Total	
		Installation	2,026.00 X 0	\$1.71 X 1.1351 \$3,932.51
		Demolition	2,026.00 X 0	0.26 X 1.1351 \$597.93
Contractor Notes: <i>Replace tile and grid</i>				
18	09 53 23 00-0004	0111 MOD	For UL Listed (Fire Guard), Add	\$298.96
			Qty Unit Price Factor Total	
		Installation	2,026.00 X 0	\$0.13 X 1.1351 \$298.96
19	09 53 23 00-0004	0113 MOD	For Fastening To Concrete, Add	\$1,402.82
			Qty Unit Price Factor Total	
		Installation	2,026.00 X 0	\$0.61 X 1.1351 \$1,402.82
20	09 53 23 00-0004	0118 MOD	For Individual Room Quantities <495, AddFor use with projects >500 SF	\$252.79
			Qty Unit Price Factor Total	
		Installation	1,310.00 X 0	\$0.17 X 1.1351 \$252.79
Subtotal for 09 - Finishes:				\$19,846.99

CSI Number	Mod	UOM	Description	LineTotal
23 - Heating, Ventilating, And Air-Conditioning (HVAC)				
21	23 34 16 00-0231	EA	52" 5-Blade Ceiling Fan, Three Speed	\$1,612.21
	Excl Material		Qty Unit Price Factor Total	
			Installation 8.000 X \$109.04 X 1.1351 \$990.17	
			Demolition 8.000 X 68.5 X 1.1351 \$622.03	
			Contractor Notes: Labor only R & R ceiling devices	
22	23 37 13 13-0022	EA	24" x 24" Ceiling Diffuser, Louver Face, Adjustable Pattern, Surface Mounted, Aluminum Construction With Damper	\$2,100.59
	Excl Material		Qty Unit Price Factor Total	
			Installation 18.000 X \$68.56 X 1.1351 \$1,400.80	
			Demolition 18.000 X 34.25 X 1.1351 \$699.79	
			Contractor Notes: Labor only R & R ceiling devices	
Subtotal for 23 - Heating, Ventilating, And Air-Conditioning (HVAC):				\$3,712.80
26 - Electrical				
23	26 01 20 91-0003	EA	Lock Out/Tag Out Breaker Or Motor Starter	\$158.69
			Qty Unit Price Factor Total	
			Installation 10.000 X \$13.98 X 1.1351 \$158.69	
			Contractor Notes: Safe off circuit for re-install	
24	26 05 29 00-0240	EA	24" Long Snap On T-Bar Electrical Box Hanger (Caddy 512)	\$298.99
			Qty Unit Price Factor Total	
			Installation 15.000 X \$17.56 X 1.1351 \$298.99	
			Contractor Notes: Install new hangar brackets	
25	26 05 29 00-0250	PR	Support Bars For Recessed "Lightolier" Light Fixtures (Caddy 520)	\$15.19
	Excl Material		Qty Unit Price Factor Total	
			Installation 6.000 X \$2.23 X 1.1351 \$15.19	
			Contractor Notes: Labor only R & R ceiling devices	
26	26 51 16 00-0053	EA	4 T8 Lamps, 2' x 4', Prismatic Lensed, Lay-In/Troffer Fluorescent Fixture	\$1,346.46
	Excl Material		Qty Unit Price Factor Total	
			Installation 20.000 X \$35.61 X 1.1351 \$808.42	
			Demolition 20.000 X 23.7 X 1.1351 \$538.04	
			Contractor Notes: Labor only R & R ceiling devices	
27	26 51 16 00-0311	EA	6" Round, Compact Fluorescent, T Or ICT Recessed Fixture Housing	\$284.62
	Excl Material		Qty Unit Price Factor Total	
			Installation 6.000 X \$25.07 X 1.1351 \$170.74	
			Demolition 6.000 X 16.72 X 1.1351 \$113.87	
			Contractor Notes: Labor only R & R ceiling devices	

CSI Number	Mod	UOM	Description	LineTotal
26 - Electrical				
28	26 52 13 16-0005	EA	Double Face, Thermoplastic Housing, LED Exit Sign With Battery Back-Up (Lithonia LQM ELN)	\$416.20
	Excl Material			
			Qty Unit Price Factor Total	
			Installation 6.000 X \$40.74 X 1.1351 \$277.46	
			Demolition 6.000 X 20.37 X 1.1351 \$138.73	
			Contractor Notes: Labor only R & R ceiling devices	
Subtotal for 26 - Electrical:				\$2,520.15
27 - Communications				
29	27 51 43 00-0013	EA	8", 5 Watt Recessed Ceiling Mounted Speaker With Transformer And Baffle (Atlas Sound FD72W)	\$815.64
	Excl Material			
			Qty Unit Price Factor Total	
			Installation 8.000 X \$74.89 X 1.1351 \$680.06	
			Demolition 8.000 X 14.93 X 1.1351 \$135.58	
			Contractor Notes: Labor only R & R ceiling devices	
30	27 51 43 00-0015	EA	T-Bar Support (Atlas Sound EZ95-8)	\$152.19
	Excl Material			
			Qty Unit Price Factor Total	
			Installation 8.000 X \$13.98 X 1.1351 \$126.95	
			Demolition 8.000 X 2.78 X 1.1351 \$25.24	
			Contractor Notes: Labor only R & R ceiling devices	
Subtotal for 27 - Communications:				\$967.83
28 - Electronic Safety And Security				
31	28 46 21 17-0463	EA	Photoelectric Smoke Sensor (Simplex 4098-9714)	\$640.33
	Excl Material			
			Qty Unit Price Factor Total	
			Installation 9.000 X \$41.79 X 1.1351 \$426.92	
			Demolition 9.000 X 20.89 X 1.1351 \$213.41	
			Contractor Notes: Labor only R & R ceiling devices	
32	28 46 21 17-0465	EA	Standard Sensor Base (Simplex 4098-9792)	\$213.41
	Excl Material			
			Qty Unit Price Factor Total	
			Installation 9.000 X \$13.93 X 1.1351 \$142.31	
			Demolition 9.000 X 6.96 X 1.1351 \$71.10	
			Contractor Notes: Labor only R & R ceiling devices	
33	28 46 21 17-1636	EA	Program And Test Up To 5 Fire Alarm Devices	\$567.55
			Qty Unit Price Factor Total	
			Installation 1.000 X \$500.00 X 1.1351 \$567.55	
			Contractor Notes: Verify devices are working properly	
Subtotal for 28 - Electronic Safety And Security:				\$1,421.29
Grand Total:				\$79,880.95

This work order proposal total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding of the line totals and sub-totals.

The Percent of NPP on this Proposal: 24.46

Hall County FS 13 Spray Foam

ID	Task Name	Duration	Start	Finish	Predecessors	Mar 6, '22		Mar 27, '22			Apr 17, '22			May 8, '22			May 29, '22		
						S	M	T	W	T	F	S	S	M	T	W	T	F	
1	NTP	1 day	Mon 4/18/22	Mon 4/18/22															
2	Award Contract	6 days	Tue 4/19/22	Tue 4/26/22	1														
3	Submittal Approval	5 days	Wed 4/27/22	Tue 5/3/22	2														
4	Material Procurement	10 days	Tue 5/3/22	Mon 5/16/22															
5	Mobilize RV	1 day	Mon 5/16/22	Mon 5/16/22															
6	Demo	4 days	Tue 5/17/22	Fri 5/20/22															
7	Spray Attic	4 days	Mon 5/23/22	Thu 5/26/22															
8	Install ACT System	4 days	Fri 5/27/22	Wed 6/1/22															
9	Install Ceiling Devices	2 days	Tue 5/31/22	Wed 6/1/22															
10	Final Clean Up	1 day	Thu 6/2/22	Thu 6/2/22	9														
11	RV Return	1 day	Fri 6/3/22	Fri 6/3/22															

Project: Hall County FS 13 Spor
Date: Fri 3/18/22

Task		Inactive Summary		External Tasks	
Split		Manual Task		External Milestone	
Milestone		Duration-only		Deadline	
Summary		Manual Summary Rollup		Progress	
Project Summary		Manual Summary		Manual Progress	
Inactive Task		Start-only			
Inactive Milestone		Finish-only			

Detailed Scope of Work

To: Bill McDonald
 Johnson-Laux Construction, LLC
 31 Park Of Commerce Way
 Savannah, GA 31405
 912-480-0580

From: Select a TGG Project Manager in People

No Data Input

Date Printed: May 06, 2022
Work Order Number: 104375.00
Work Order Title: Hall County - Fire Station #14 Spray Foam Insulation
Brief Scope: Fire Station #14 Attic Spray Foam Insulation

Preliminary Revised Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Building

Summary Scope

The project consists of specific activities associated with Construction of a new insert here.

Drawings and Specifications

Referenced and attached hereto:

Please reference pages noted below in notes specified in the Detailed Scope of Work:

- FS 14 Reference Drawings

Detailed Scope of Work

The Contractor shall provide all materials, labor, and equipment and perform all work as described below and per any attached specifications and drawings along with the items below:

General Conditions

- Contractor to provide an RV on site as living quarters for up to 3 weeks?

Thermal

- Contractor to remove and dispose batt insulation stapled to top truss rafter.
- Contractor to remove and dispose of batt insulation above top of masonry
- Contractor to install R – 28 4” closed cell foam & DC 315 incandescent coating at exposed roof decking truss chord over living.
- Contractor to install R – 13 2” closed cell foam & DC 315 incandescent coating at the metal framed wall on top of the masonry wall.

Finishes

- Contractor to remove all acoustical ceiling tile and grid to access the roof truss for removal of fiberglass insulation attached to the bottom chord. Contractor to also re move batt insulation at top of where new spray foam is being installed
- Contractor to install new 2 x 2 USG 5/8 ceiling tile radar and 15/16 ceiling grid.

Electrical

Detailed Scope of Work Continues..

Work Order Number: 104375.00

Work Order Title: Hall County - Fire Station #14 Spray Foam Insulation

- Contractor to remove and re-install the following:
 - 2 x 4 light fixture
 - 1 x 4 light fixture
 - Exit light
 - Speaker
 - Smoke Detector
 - Ceiling fan
 - Can Lights
 - Diffusers

Clarification

- Contractor to note access to living during and 24 hours after spray foam installation is not recommended with proper PPE.

Exclusions

- Contractor to note the following:
 - RV Electrical or Plumbing hook up
 - Return Air Filters.
 - Relocation of electronics, computers or personal items

Details that Apply to All Work Areas

- All work shall be performed to comply with all state and local building codes.
- Contractor to maintain clean work areas at all times, remove and dispose of all demolished materials and construction debris.
- Parking will be made available for the Contractor by the Owner and the Contractor shall coordinate all parking with the Owner prior to the beginning of work.
- Contractor shall coordinate inspections with the Owner as required.
- Upon completion of work, all construction areas shall be left clean and free from debris.

Warranty

- Provide all labor, material, and equipment warranties to the owner prior to project closeout.

Submittals

- The Contractor shall submit for approval the manufacturer's cut sheets for materials utilized for the project prior to commencing any work.

Permitting

- Contractor will be responsible for obtaining such applicable permits and the Owner will be responsible for compensating the Contractor for permit fees and any design necessary to obtain such permits or related approvals as described in the EZIQC master contract documents (i.e. permit fees are dollar for dollar reimbursable and professional design and engineering fees are paid for at hourly rates published in the Construction Task Catalog).

Owner Responsibilities

- Provide access to the worksite during normal business hours.
- Provide a staging area for project related materials.

Detailed Scope of Work Continues..

Work Order Number: 104375.00

Work Order Title: Hall County - Fire Station #14 Spray Foam Insulation

- Owner shall be responsible for re-routing pedestrian traffic as necessary.

William McDonald 7/6/2022, 3:49:13 pm

Contractor

Date

Owner

Date

Contractor's Price Proposal - Summary

Date: May 06, 2022
IQC Master Contract #: GA-ST07-040820-JLC
Work Order Number: 104375.00
Owner PO #:
Work Order Title: Hall County - Fire Station #14 Spray Foam Insulation
Contractor: Johnson-Laux Construction, LLC
Proposal Name: Hall County - Fire Station #14 Spray Foam Insulation
Proposal Value: \$89,048.58

01 - General Requirements	\$18,686.49
02 - Site Work	\$364.98
06 - Wood, Plastic, and Composites	\$2,427.73
07 - Thermal & Moisture Protection	\$38,479.89
09 - Finishes	\$19,846.99
23 - Heating, Ventilating, And Air-Conditioning (HVAC)	\$3,712.80
26 - Electrical	\$2,573.03
27 - Communications	\$967.83
28 - Electronic Safety And Security	\$1,988.84
Proposal Total	\$89,048.58

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: 13.20%

Contractor's Price Proposal - Detail Continues..

Work Order Number: 104375.00
Work Order Title: Hall County - Fire Station #14 Spray Foam Insulation

Proposal Name: Hall County - Fire Station #14 Spray Foam Insulation
Proposal Value: \$89,048.58

Sect.	Item	Modifier	UOM	Description	Line Total					
Labor	Equip.	Material	(Excluded if marked with an X)							
01 - General Requirements										
10	01 74 23 00 0019		CSF	Cleaning Of Wood Floor	\$465.69					
				Quantity	Unit Price	Factor	=	Total		
			Installation	20.26	x	20.25	x	1.1351	=	465.69
				Clean floors at completion of project						
Subtotal for 01 - General Requirements					\$18,686.49					
02 - Site Work										
11	02 90 50 00 0496		ROL	6 Mil Heavy Duty Trash Bags (50 Count) For Emergency Clean-up	\$364.98					
				Quantity	Unit Price	Factor	=	Total		
			Installation	2.00	x	160.77	x	1.1351	=	364.98
				Bags for disposal of insulation						
Subtotal for 02 - Site Work					\$364.98					
06 - Wood, Plastic, and Composites										
12	06 11 16 00 0006		LF	2" x 12" Wood Rafter	\$580.81					
				Quantity	Unit Price	Factor	=	Total		
			Installation	96.00	x	5.33	x	1.1351	=	580.81
				Lumber to build to create walk plank support to reach the' ridge						
13	06 11 16 00 0131		LF	2" x 4" Pressure Treated Wood Blocking To Wood	\$968.92					
				Quantity	Unit Price	Factor	=	Total		
			Installation	220.00	x	3.88	x	1.1351	=	968.92
				Lumber to build to create walk plank support to reach the' ridge						
14	06 11 16 00 0137		LF	2" x 6" Wood Blocking To Wood	\$878.00					
				Quantity	Unit Price	Factor	=	Total		
			Installation	175.00	x	4.42	x	1.1351	=	878.00
				Wood Blocking at trusses & wall top plate						
Subtotal for 06 - Wood, Plastic, and Composites					\$2,427.73					
07 - Thermal & Moisture Protection										
15	07 00 00 00 0014		ASS	2" & 4" Spray Foam Material Escalation	\$5,282.76					
				Quantity	Unit Price	Factor	=	Total		
			Installation	1.00	x	4,654.00	x	1.1351	=	5,282.76
				Spray Foam material escalation						
16	07 21 19 00 0009		SF	2" Thick, R13.0, 2.0 PCF, Closed Cell, Spray Polyurethane Foam Insulation	\$7,945.70					
				Quantity	Unit Price	Factor	=	Total		
			Installation	2,800.00	x	2.50	x	1.1351	=	7,945.70
				Spray foam for the walls above ceiling						

Contractor's Price Proposal - Detail Continues..

Work Order Number: 104375.00
Work Order Title: Hall County - Fire Station #14 Spray Foam Insulation

Proposal Name: Hall County - Fire Station #14 Spray Foam Insulation
Proposal Value: \$89,048.58

Sect.	Item	Modifier	UOM	Description	Line Total					
Labor	Equip.	Material	(Excluded if marked with an X)							
07 - Thermal & Moisture Protection										
17	07 21 19 00 0011		SF	4" Thick, R26.0, 2.0 PCF, Closed Cell, Spray Polyurethane Foam Insulation	\$25,251.43					
				Quantity	Unit Price	Factor	Total			
			Installation	4,900.00	x	4.54	x	1.1351	=	25,251.43
			Demolition							
				Spray foam for the roof deck over the living space						
Subtotal for 07 - Thermal & Moisture Protection					\$38,479.89					

09 - Finishes										
18	09 51 13 00 0023		SF	2' x 2' x 5/8" Thick, Square Edge, Mineral Fiber Acoustical Ceiling Panel (Armstrong VL Perforated)	\$12,395.45					
				Quantity	Unit Price	Factor	Total			
			Installation	2,026.00	x	5.18	x	1.1351	=	11,912.51
			Demolition	2,026.00	x	0.21	x	1.1351	=	482.94
				Replace tile and grid						
19	09 51 13 00 0023 0099		MOD	For Individual Room Quantities <495, AddFor use with projects >500 SF	\$966.54					
				Quantity	Unit Price	Factor	Total			
			Installation	1,310.00	x	0.65	x	1.1351	=	966.54
20	09 53 23 00 0004		SF	2' x 2' Grid, Hot Dipped Galvanized Steel, 15/16" T Bar Ceiling Suspension System	\$4,530.43					
				Quantity	Unit Price	Factor	Total			
			Installation	2,026.00	x	1.71	x	1.1351	=	3,932.51
			Demolition	2,026.00	x	0.26	x	1.1351	=	597.93
				Replace tile and grid						
21	09 53 23 00 0004 0111		MOD	For UL Listed (Fire Guard), Add	\$298.96					
				Quantity	Unit Price	Factor	Total			
			Installation	2,026.00	x	0.13	x	1.1351	=	298.96
22	09 53 23 00 0004 0113		MOD	For Fastening To Concrete, Add	\$1,402.82					
				Quantity	Unit Price	Factor	Total			
			Installation	2,026.00	x	0.61	x	1.1351	=	1,402.82
23	09 53 23 00 0004 0118		MOD	For Individual Room Quantities <495, AddFor use with projects >500 SF	\$252.79					
				Quantity	Unit Price	Factor	Total			
			Installation	1,310.00	x	0.17	x	1.1351	=	252.79
Subtotal for 09 - Finishes					\$19,846.99					

23 - Heating, Ventilating, And Air-Conditioning (HVAC)										
24	23 34 16 00 0231		EA	52" 5-Blade Ceiling Fan, Three Speed	\$1,612.21					
				Quantity	Unit Price	Factor	Total			
		X	Installation	8.00	x	109.04	x	1.1351	=	990.17
		X	Demolition	8.00	x	68.50	x	1.1351	=	622.03
				Labor only R & R ceiling devices						

Contractor's Price Proposal - Detail Continues..

Work Order Number: 104375.00
Work Order Title: Hall County - Fire Station #14 Spray Foam Insulation

Proposal Name: Hall County - Fire Station #14 Spray Foam Insulation
Proposal Value: \$89,048.58

Sect.	Item	Modifier	UOM	Description	Line Total						
Labor	Equip.	Material	(Excluded if marked with an X)								
23 - Heating, Ventilating, And Air-Conditioning (HVAC)											
25	23 37 13 13 0022		EA	24" x 24" Ceiling Diffuser, Louver Face, Adjustable Pattern, Surface Mounted, Aluminum Construction With Damper	\$2,100.59						
		X		Quantity	Unit Price	Factor	=	Total			
		X		Installation	18.00	x	68.56	x	1.1351	=	1,400.80
		X		Demolition	18.00	x	34.25	x	1.1351	=	699.79
				Labor only R & R ceiling devices							
Subtotal for 23 - Heating, Ventilating, And Air-Conditioning (HVAC)					\$3,712.80						
26 - Electrical											
26	26 01 20 91 0003		EA	Lock Out/Tag Out Breaker Or Motor Starter	\$158.69						
				Quantity	Unit Price	Factor	=	Total			
				Installation	10.00	x	13.98	x	1.1351	=	158.69
				Safe off circuit for re-install							
27	26 05 29 00 0240		EA	24" Long Snap On T-Bar Electrical Box Hanger (Caddy 512)	\$298.99						
				Quantity	Unit Price	Factor	=	Total			
				Installation	15.00	x	17.56	x	1.1351	=	298.99
				Install new hangar brackets							
28	26 05 29 00 0250		PR	Support Bars For Recessed "Lightolier" Light Fixtures (Caddy 520)	\$15.19						
		X		Quantity	Unit Price	Factor	=	Total			
		X		Installation	6.00	x	2.23	x	1.1351	=	15.19
				Labor only R & R ceiling devices							
29	26 51 16 00 0010		EA	2 T8 Lamps, 1' x 4', Surface Mounted, Wraparound Fluorescent Fixture	\$52.88						
		X		Quantity	Unit Price	Factor	=	Total			
		X		Installation	1.00	x	27.97	x	1.1351	=	31.75
		X		Demolition	1.00	x	18.62	x	1.1351	=	21.14
				Labor only R & R ceiling devices							
30	26 51 16 00 0053		EA	4 T8 Lamps, 2' x 4', Prismatic Lensed, Lay-In/Troffer Fluorescent Fixture	\$1,346.46						
		X		Quantity	Unit Price	Factor	=	Total			
		X		Installation	20.00	x	35.61	x	1.1351	=	808.42
		X		Demolition	20.00	x	23.70	x	1.1351	=	538.04
				Labor only R & R ceiling devices							
31	26 51 16 00 0311		EA	6" Round, Compact Fluorescent, T Or ICT Recessed Fixture Housing	\$284.62						
		X		Quantity	Unit Price	Factor	=	Total			
		X		Installation	6.00	x	25.07	x	1.1351	=	170.74
		X		Demolition	6.00	x	16.72	x	1.1351	=	113.87
				Labor only R & R ceiling devices							
32	26 52 13 16 0005		EA	Double Face, Thermoplastic Housing, LED Exit Sign With Battery Back-Up (Lithonia LQM ELN)	\$416.20						
		X		Quantity	Unit Price	Factor	=	Total			
		X		Installation	6.00	x	40.74	x	1.1351	=	277.46
		X		Demolition	6.00	x	20.37	x	1.1351	=	138.73
				Labor only R & R ceiling devices							

Contractor's Price Proposal - Detail Continues..

Work Order Number: 104375.00
Work Order Title: Hall County - Fire Station #14 Spray Foam Insulation

Proposal Name: Hall County - Fire Station #14 Spray Foam Insulation
Proposal Value: \$89,048.58

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

Subtotal for 26 - Electrical **\$2,573.03**

27 - Communications

33	27 51 43 00 0013	EA		8", 5 Watt Recessed Ceiling Mounted Speaker With Transformer And Baffle (Atlas Sound FD72W)	\$815.64
				Quantity Unit Price Factor = Total	
	X	Installation	8.00 x	74.89 x	1.1351 = 680.06
	X	Demolition	8.00 x	14.93 x	1.1351 = 135.58
				Labor only R & R ceiling devices	
34	27 51 43 00 0015	EA		T-Bar Support (Atlas Sound EZ95-8)	\$152.19
				Quantity Unit Price Factor = Total	
	X	Installation	8.00 x	13.98 x	1.1351 = 126.95
	X	Demolition	8.00 x	2.78 x	1.1351 = 25.24
				Labor only R & R ceiling devices	

Subtotal for 27 - Communications **\$967.83**

28 - Electronic Safety And Security

35	28 46 21 17 0463	EA		Photoelectric Smoke Sensor (Simplex 4098-9714)	\$640.33
				Quantity Unit Price Factor = Total	
	X	Installation	9.00 x	41.79 x	1.1351 = 426.92
	X	Demolition	9.00 x	20.89 x	1.1351 = 213.41
				Labor only R & R ceiling devices	
36	28 46 21 17 0465	EA		Standard Sensor Base (Simplex 4098-9792)	\$213.41
				Quantity Unit Price Factor = Total	
	X	Installation	9.00 x	13.93 x	1.1351 = 142.31
	X	Demolition	9.00 x	6.96 x	1.1351 = 71.10
				Labor only R & R ceiling devices	
37	28 46 21 17 1637	EA		Program And Test >5 To 20 Fire Alarm Devices	\$1,135.10
				Quantity Unit Price Factor = Total	
		Installation	1.00 x	1,000.00 x	1.1351 = 1,135.10
				Verify devices are working properly	

Subtotal for 28 - Electronic Safety And Security **\$1,988.84**

Proposal Total **\$89,048.58**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: **13.20%**



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 396/2022

SUBJECT: Approval and authorization for the Chairman to execute a resolution authorizing the conveyance of permanent sewer easements to the City of Gainesville on properties known as 3666 and 3678 Garden Boulevard, Hall County Tax Parcel Numbers 10105 002007 and 10105 002010 in connection with the Sardis Road Connector Project, subject to review and approval by County Attorney.

Meetings:

Work Session Date: 07/25/22

Voting Meeting Date: 07/28/22

Executive Summary:

Presenter: VS

Recommendation:
Approval

Purpose of Request:

Approval and authorization for the Chairman to execute a Resolution authorizing the conveyance of permanent sewer easements to the City of Gainesville on property known as 3666 and 3678 Garden Boulevard, Gainesville, Georgia in connection with the Sardis Road Connector Project.

History:

A portion of the Sardis Road Connector Project is located on land within the City of Gainesville. Under certain circumstances, the City must approve or consent to the County's exercise of the power of eminent domain within the City. Gainesville is willing to approve the exercise of the power of eminent domain so long as the County conveys permanent sewer easements necessitated by the construction of the Sardis Road Connector Project.

Facts and Issues:

The two parcels across which the permanent sewer easement will be located were previously acquired by Hall County in connection with the Sardis Road Connector Project. The County is now in a position to convey these easements since the County has acquired these parcels in their entirety.

Options:

If the County did not seek the approval of the City of Gainesville for this exercise of eminent domain, a condemnee could challenge the validity of the condemnation action. It is in the best interest of the County to prevent such a challenge.

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	Budget	Finance	Attorney
WLI	TS	NB	WLI
Administration		Clerk	
LJ		JR	

Attachments:

Resolution



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

AGENDA ITEM 396/2022

Funds Requested: \$ 0.00

Request Budgeted: No

Proposed Source of Funding:

Budget Transfer Requested:

No

Funding Source Items:

Budget Transfer Items:

Additional Information/Comments:

vstephens@hallcounty.org Attachment: Resolution

Contact for Questions: VS

Phone:

678-943-4270

RESOLUTION

A RESOLUTION TO AUTHORIZE AND APPROVE THE CONVEYANCE OF CERTAIN PERMANENT SEWER EASEMENTS TO THE CITY OF GAINESVILLE, GEORGIA; AND FOR SUCH OTHER PURPOSES.

WHEREAS, said Sardis Road Connector Project (the “Project”) is located in Land Districts 9 and 10 and G.M.D. 570 of Hall County, Georgia, and consists of the widening, realignment, and reconstruction of existing roadways and the construction of new roadways to provide a connector roadway between Georgia State Route 53 to the South and Georgia State Route 60 to the North; and

WHEREAS, the Project will begin at the Sardis Road and Chestatee Road intersection and will extend northward approximately 3.55 miles to Georgia State Route 60 ending near the intersection of State Route 60 and Mount Vernon Road; and

WHEREAS, the proposed roadway will consist of a four-lane curb and gutter divided roadway, having 2 lanes in each direction that will be separated by a 20-foot wide, 6 inch high curb and gutter median and sidewalks will be provided on both sides of the road having a design speed limit of 45 mph; and

WHEREAS, the Project will widen Sardis Road from 2 lanes to 4 lanes, necessitating that utility lines be relocated so that such utility lines will not be located under the roadway once the Project is complete; and

WHEREAS, in furtherance of the Project; Hall County acquired in fee simple the property known as Tax parcel #10105 002007, which property is located at 3678 Garden Boulevard Gainesville, Georgia 30506 (“Parcel 132”), and the property known as Tax parcel #10105 002010, which property is located at 3666 Garden Boulevard Gainesville, Georgia 30506 (“Parcel 135”); and

WHEREAS, the City of Gainesville, Georgia (the “City”) operates and maintains sewer lines that will be impacted by the Project and must be relocated; and

WHEREAS, the City has prepared a plan to relocate certain utilities, including but not limited to sewer lines, in response to the Project; and

WHEREAS, the City has requested that Hall County convey to the City permanent utility easements over, under, and through portions of Parcel 132 and Parcel 135; and

WHEREAS, the Board now desires to authorize the conveyance of the requested easements.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Hall County (the “Board”), in regular session, as the managing and controlling body of the County, and it is hereby resolved by authority of the same as follows:

Section 1. The conveyance of a permanent sanitary sewer easement over, under, and through Parcel 132 is hereby authorized and approved. The Chairman and Clerk of the Board are hereby authorized to execute and deliver said permanent sanitary sewer easement, the form of which is attached as **Appendix A** hereto and incorporated herein by reference.

Section 2. The conveyance of a permanent sanitary sewer easement over, under, and through Parcel 135 is hereby authorized and approved. The Chairman and Clerk of the Board are hereby authorized to execute and deliver said permanent sanitary sewer easement, the form of which is attached as **Appendix B** hereto and incorporated herein by reference.

This Resolution is adopted in regular session of the Board, this 28th day of July, 2022, to become effective immediately upon its execution, the public health, safety, and general welfare demanding it.

**HALL COUNTY BOARD OF
COMMISSIONERS**

Richard Higgins, Chairman

Commissioner, District 1
Kathy Cooper

Commissioner, District 2
Billy Powell

Commissioner, District 3
Shelly Echols

Commissioner, District 4
Jeff Stowe

ATTEST:
Jennifer Rivera, Clerk

(SEAL)

Approved as to form:

County Attorney
M. Van Stephens, II

Appendix A to Resolution
(Permanent Sanitary Sewer Easement, Parcel 132)



CITY OF GAINESVILLE

•
DEPARTMENT OF
WATER RESOURCES

•
757 Queen City Parkway, SW
Gainesville, Georgia 30501-4358
Telephone: 770.535.6892
Fax: 770.538.2411
Web Site: www.gainesville.org

Mail original to: City of Gainesville DWR Sardis Road Connector Utility Relocation Project
Attn: Fay Howard (Parcel #: 10105 002007)
757 Queen City Pkwy.
Gainesville, GA 30501

PERPETUAL EASEMENT – SANITARY SEWER MAIN

GEORGIA, HALL COUNTY

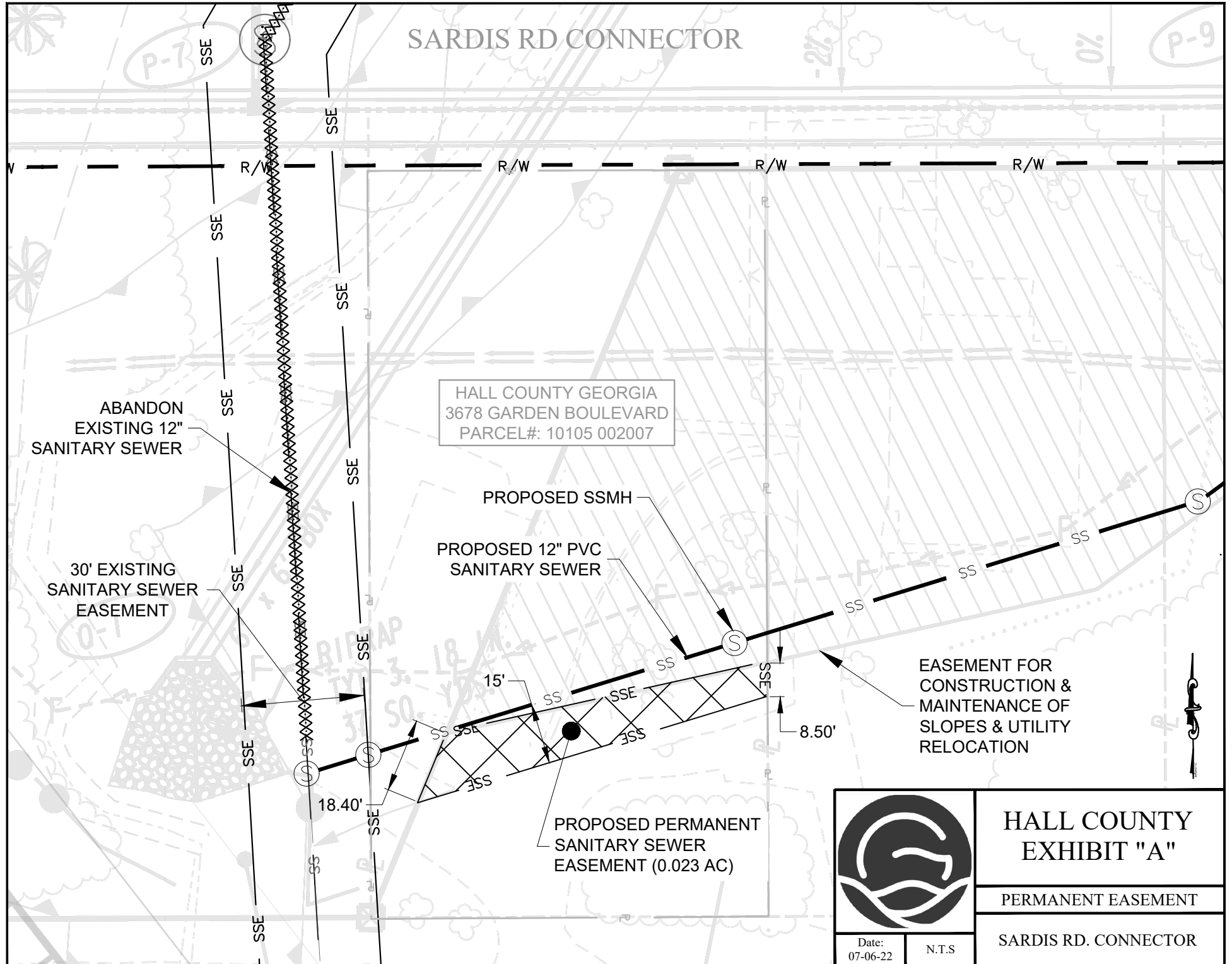
This conveyance executed this ____ day of _____, 202_ that for and in consideration of the benefits to the undersigned of public sewer service and **Ten Dollars & No/100 (\$10.00)** in hand paid, receipt of which is acknowledged, the undersigned (hereinafter “Grantor”) does hereby grant, sell and convey unto The City of Gainesville, Georgia, its successors and assigns (hereinafter “Grantee”), a perpetual easement for right-of-way for the purpose of laying, constructing and maintaining a sanitary sewer main, across, through and adjacent to the undersigned’s real property located in Hall County, Georgia, said easements being described on the plans attached hereto as Exhibit “A”, and legal description attached hereto as Exhibit “B” and by reference made a part hereof. Said land is indicated on Tax Map Parcel No. 10105 002007, said tax map located in the Hall County Tax Assessor’s Office in Gainesville, Georgia.

The Grantee shall have the right of ingress and egress on the tract of land shown on Exhibit “A” as Proposed Permanent Sanitary Sewer Easement, being 0.023 acres of land in size, for the purpose of constructing, laying, operating, maintaining, improving, renewing and overlaying continuously said City of Gainesville sanitary sewer main upon and under said property; together with the right at all times to enter upon said lands for the purpose of inspecting said sanitary sewer main and making repairs, alterations and extensions thereon, there under, thereto and there from; together with the right to cut away and keep clear of said sanitary sewer mains all trees and other obstructions that may now or hereafter in any way interfere or be likely to interfere with the proper operation of said sanitary sewer mains; also the right of ingress and egress over lands of the Grantor to and from said lines; and shall exercise reasonable diligence in doing necessary work in connection therewith so as to avoid damaging Grantor’s property.

In the event Grantee causes any damage to Grantor’s property in the exercise of Grantee’s rights hereunder, Grantee shall restore Grantor’s property to as close to the pre-damage state as possible.

The undersigned does not convey any property, but merely grants the rights, privileges and easements herein before set out, however, undersigned warrants that he or she has title to said lands and is authorized to convey the within easement.

SARDIS RD CONNECTOR



HALL COUNTY GEORGIA
 3678 GARDEN BOULEVARD
 PARCEL#: 10105 002007



HALL COUNTY
 EXHIBIT "A"

PERMANENT EASEMENT

SARDIS RD. CONNECTOR

Date:
 07-06-22

N.T.S

EXHIBIT "B"

LEGAL DESCRIPTION PERMANENT EASEMENT FOR SANITARY SEWER

Grantor: Hall County, Georgia
Tax Map Parcel No. 10105 002007

Said permanent sewer easement being 0.023 acres of land shown on Exhibit "A", dated July 6, 2022 over and across that tract or tracts of land lying and being in Hall County, Georgia, said tract or tracts of land being more particularly described in a Warranty Deed from Jarrod R. Knabel to Hall County Georgia, dated September 2, 2021, and recorded in Deed Book 8923, Page 31-32, Hall County, Georgia Deed Records, the legal description in said deed being incorporated herein and made a part hereof by reference.

The purpose of this permanent sewer easement from Hall County is to allow the relocation of sewer lines made necessary by the Right of Way of Proposed Sardis Road Connector from East of Chestatee Road to West of SR 60 along SR 283 in Hall County, Georgia, being Project No. STP00-0003-00 (626) Hall, P.I. No. 0003626, the sewer easement herein conveyed being supplemental to the Permanent Easement for Construction and Maintenance of Slopes and Utility Relocation on Parcel 132 on said Project, as shown on Sheet 60-0013 and Sheet 60-0053, dated 10/18/19, Sheet 60-0013 last revised 06/07/2021.

Appendix B to Resolution
(Permanent Sanitary Sewer Easement, Parcel 135)



CITY OF GAINESVILLE

•
DEPARTMENT OF
WATER RESOURCES

•
757 Queen City Parkway, SW
Gainesville, Georgia 30501-4358
Telephone: 770.535.6892
Fax: 770.538.2411
Web Site: www.gainesville.org

Mail original to: City of Gainesville DWR Sardis Road Connector Utility Relocation Project
Attn: Fay Howard (Parcel #: 10105 002010)
757 Queen City Pkwy.
Gainesville, GA 30501

PERPETUAL EASEMENT – SANITARY SEWER MAIN

GEORGIA, HALL COUNTY

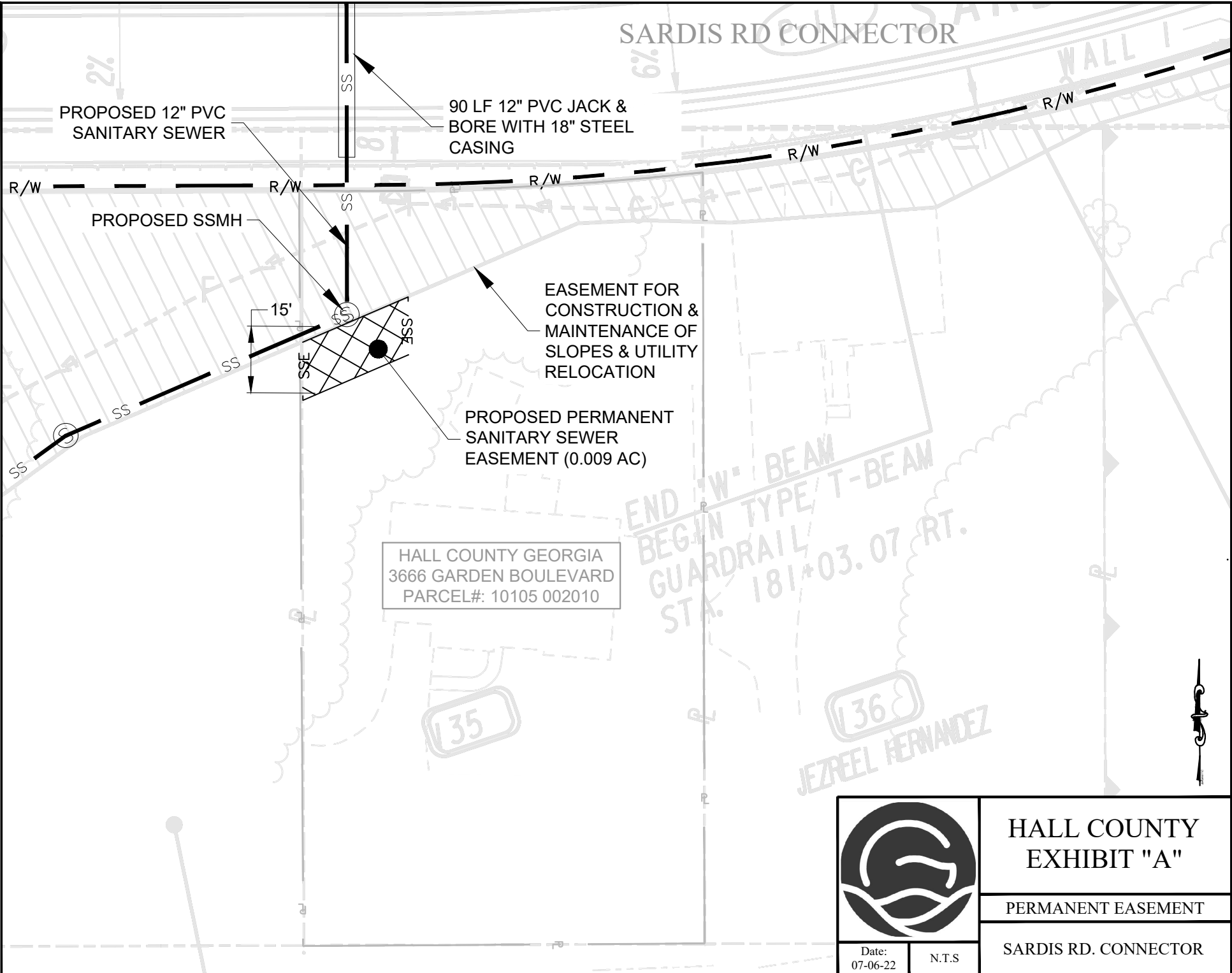
This conveyance executed this ____ day of _____, 202_ that for and in consideration of the benefits to the undersigned of public sewer service and **Ten Dollars & No/100 (\$10.00)** in hand paid, receipt of which is acknowledged, the undersigned (hereinafter “Grantor”) does hereby grant, sell and convey unto The City of Gainesville, Georgia, its successors and assigns (hereinafter “Grantee”), a perpetual easement for right-of-way for the purpose of laying, constructing and maintaining a sanitary sewer main, across, through and adjacent to the undersigned’s real property located in Hall County, Georgia, said easements being described on the plans attached hereto as Exhibit “A”, and legal description attached hereto as Exhibit “B” and by reference made a part hereof. Said land is indicated on Tax Map Parcel No. 10105 002010, said tax map located in the Hall County Tax Assessor’s Office in Gainesville, Georgia.

The Grantee shall have the right of ingress and egress on the tract of land shown on Exhibit “A” as Proposed Permanent Sanitary Sewer Easement, being 0.009 acres of land in size, for the purpose of constructing, laying, operating, maintaining, improving, renewing and overlaying continuously said City of Gainesville sanitary sewer main upon and under said property; together with the right at all times to enter upon said lands for the purpose of inspecting said sanitary sewer main and making repairs, alterations and extensions thereon, there under, thereto and there from; together with the right to cut away and keep clear of said sanitary sewer mains all trees and other obstructions that may now or hereafter in any way interfere or be likely to interfere with the proper operation of said sanitary sewer mains; also the right of ingress and egress over lands of the Grantor to and from said lines; and shall exercise reasonable diligence in doing necessary work in connection therewith so as to avoid damaging Grantor’s property.

In the event Grantee causes any damage to Grantor’s property in the exercise of Grantee’s rights hereunder, Grantee shall restore Grantor’s property to as close to the pre-damage state as possible.

The undersigned does not convey any property, but merely grants the rights, privileges and easements herein before set out, however, undersigned warrants that he or she has title to said lands and is authorized to convey the within easement.

SARDIS RD CONNECTOR



HALL COUNTY GEORGIA
3666 GARDEN BOULEVARD
PARCEL#: 10105 002010

END "W" BEAM
BEGIN TYPE "T" BEAM
GUARDRAIL
STA. 181+03.07 RT.

136
JEZPEEL FERNANDEZ



HALL COUNTY
EXHIBIT "A"

PERMANENT EASEMENT

SARDIS RD. CONNECTOR

Date:
07-06-22

N.T.S

EXHIBIT "B"

LEGAL DESCRIPTION
PERMANENT EASEMENT FOR SANITARY SEWER

Grantor: Hall County, Georgia
Tax Map Parcel No. 10105 002010

Said permanent sewer easement being 0.009 acres of land shown on Exhibit "A", dated July 6, 2022 over and across that tract or tracts of land lying and being in Hall County, Georgia, said tract or tracts of land being more particularly described in a Warranty Deed from BGD Ventures, LLC to Hall County Georgia, dated July 30, 2021, and recorded in Deed Book 8894, Page 705, Hall County, Georgia Deed Records, the legal description in said deed being incorporated herein and made a part hereof by reference.

The purpose of this permanent sewer easement from Hall County is to allow the relocation of sewer lines made necessary by the Right of Way of Proposed Sardis Road Connector from East of Chestatee Road to West of SR 60 along SR 283 in Hall County, Georgia, being Project No. STP00-0003-00 (626) Hall, P.I. No. 0003626, the sewer easement herein conveyed being supplemental to the Permanent Easement for Construction and Maintenance of Slopes and Utility Relocation on Parcel 135 on said Project, as shown on Sheet 60-0013 and Sheet 60-0053, dated 10/18/19, Sheet 60-0013 last revised 06/07/2021.

GEORGIA, HALL COUNTY.

I, JENNIFER RIVERA, do hereby certify that I am the Clerk of the Board of Hall County, Georgia.

I further certify that the foregoing pages constitute a true, correct, and exact copy of a Resolution passed by the Board on July 28, 2022, and that the original of said Resolution is on file in the Hall County Commission Office, Hall County Government Center, 2875 Browns Bridge Road, Gainesville, Georgia 30504.

Given under my hand and seal of Hall County, Georgia this 28th day of July, 2022.

JENNIFER RIVERA
Clerk of the Board of Commissioners of
Hall County, Georgia.

(SEAL OF HALL COUNTY)

Attachments:

Financial Supplement

New Position Cost Worksheet - Planning Assistant Dir

Employment Agreement Assistant Planning and Development Director



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

AGENDA ITEM 395/2022

Funds Requested: \$ 171,421.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

Development Services

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2023	006 - DEVELOPMENT SERVICES	1106 - PLANNING - SVS DIST	4104 - SALARIES	\$115,000.00
2023	006 - DEVELOPMENT SERVICES	1106 - PLANNING - SVS DIST	4110 - F.I.C.A.	\$8,798.00
2023	006 - DEVELOPMENT SERVICES	1106 - PLANNING - SVS DIST	4131 - RETIREMENT	\$16,100.00
2023	006 - DEVELOPMENT SERVICES	1106 - PLANNING - SVS DIST	4121 - HEALTH INSURANCE	\$28,745.00
2023	006 - DEVELOPMENT SERVICES	1106 - PLANNING - SVS DIST	4122 - LIFE INSURANCE	\$381.00
2023	006 - DEVELOPMENT SERVICES	1106 - PLANNING - SVS DIST	4433 - CAR USE ALLOWANCE	\$5,200.00
2023	006 - DEVELOPMENT SERVICES	1106 - PLANNING - SVS DIST	4421A - CELL PHONE/DATA CHARGES	\$600.00
2023	006 - DEVELOPMENT SERVICES	1106 - PLANNING - SVS DIST	4123 - OTHER CNTY-PD INSURANCE	\$48.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: RD

Phone:

ext. 5544



Please complete the tab that correlates with the type of position change you are requesting. Only include ONE request per worksheet. If requesting multiple personnel changes, please prioritize each worksheet in order of importance. For each personnel request, submit this form, along with the "New Position Request."

REQUEST TYPE: NEW FULL-TIME POSITION

1106	Planning
Department #	Department Name
Assistant Planning and Development Director	
Requested Position Title	Priority #

ADDITIONAL PERSONNEL COST CALCULATION		
<i>New Position</i>		Account
\$115,000.00	Salary Requested (use midpoint of paygrade)	4104
8,797.50	Taxes	4110
16,100.00	Retirement	4131
28,299.97	Health	4121
47.88	Dental	4123
298.08	Life	4122
82.80	AD&D	4122
444.25	Short Term Disability	4121
\$169,070.48	Total Additional Personnel Costs	

JUSTIFICATION (please provide a short explanation of your request on the lines below):

PERSONNEL EQUIPMENT REQUEST (list all equipment required and estimated cost)	
<i>**Do not add these estimated costs to your department's operating budget. It is calculated separately by OMB.</i>	
EQUIPMENT DESCRIPTION (uniform, gun, fire safety suit, vehicle, computer, cell phone etc.)	ESTIMATED COST
Vehicle Allowance	\$ 5,199.96
Cell Phone Reimbursement	\$ 600.00
	\$ -

EMPLOYMENT AGREEMENT

Assistant Planning and Development Director

THIS AGREEMENT made and entered into this 28th day of July, 2022, by and between **HALL COUNTY, STATE OF GEORGIA**, hereinafter called “the County”, as party of the first part, and **Ellis Still**, herein called "Employee", as part of the second part, both of whom agree as follows:

WITNESSETH

WHEREAS, the County desires to employ the services of said **Ellis Still** as the **Assistant Planning and Development Director** of Hall County; and

WHEREAS, it is the desire of the governing board, hereafter called “Commission” to provide certain benefits, establish certain conditions of employment and to set working conditions of said Employee; and

WHEREAS, it is the desire of Hall County to secure and retain the services of said Employee and provide inducement for him or her to remain in such employment, and to make possible full work productivity by assuring said Employee’s morale and peace of mind with respect to future security, and to provide a just means of terminating the Employee’s services at such a time as desired by the County Administrator, or his or her designee; and

WHEREAS, the Employee desires to accept employment as Assistant Planning and Development Director for Hall County;

NOW THEREFORE; in consideration of the mutual covenants herein contained, the parties agree as follows:

SECTION 1. Duties

The County hereby agrees to employ **Ellis Still** as **Assistant Planning and Development Director**, to perform legally permissible functions and duties specified and assigned by the County Administrator or his or her designee.

EMPLOYMENT AGREEMENT

Assistant Planning and Development Director

SECTION 2. Term

- A. Nothing in this agreement shall prevent, limit or otherwise interfere with the right of the County Administrator to terminate the services of this Employee at any time, subject only to the provisions set forth in SECTION 3 of this agreement. The Employee understands that he or she serves at the pleasure of the County Administrator.
- B. Nothing in the agreement shall prevent, limit or otherwise interfere with the right of the Employee to resign at any time from his or her position with the County, subject to the provisions set forth in SECTION 3, Paragraphs B and C of this agreement.

SECTION 3. Termination and Severance Pay

- A. In the event the Employee is terminated pursuant to Paragraph B hereof and the Employee is willing and able to perform the duties of the position under this agreement, upon execution of a Separation Agreement and General Release, the Employer agrees to pay the Employee a lump sum cash payment equal to three (3) months aggregate annual salary, exclusive of other forms of compensation, less standard withholdings, in addition to the continuation of medical, dental and vision insurance benefits during the three (3) month period immediately following the date of termination. However, in the event the Employee is terminated because the Employee has been convicted of a misdemeanor or a felony, or if the County determines that the Employee has engaged in unprofessional and improper practice, other than negligence, and breach of public trust, including but not limited to illegal acts involving personal gain, or moral turpitude, the County shall be entitled to terminate the Employee immediately without any severance pay, or medical, dental and vision insurance continuation aside from COBRA.
- B. In the event the Employer at any point during the term of this agreement reduces the salary or other financial benefits of the Employee in a greater percentage than reductions to all other employees of Employer, or if Employer refuses, following a written request to comply with any provision benefiting Employee herein; or the Employee resigns following a suggestion, whether formal or informal, by the County Administrator that he or she resign, then, in that event, Employee may, at his or her option, be deemed to be terminated at the date of such reduction or refusal to comply within the meaning and context of the herein severance pay provision.

EMPLOYMENT AGREEMENT

Assistant Planning and Development Director

C. In the event the Employee voluntarily resigns his or her position with the County as **Assistant Planning and Development Director** then the Employee shall give the County **thirty (30)** days written notice in advance, unless the parties otherwise agree. The provision for severance pay and continuation of employment benefits detailed in SECTION 3, Paragraph A shall not apply to a voluntary resignation.

SECTION 4. Termination Due to Disability

If the Employee is unable to perform his or her duties because of sickness, accident, injury, or mental incapacity, and no reasonable accommodations are available, the County shall have the option to terminate employment, subject to the severance pay requirements of SECTION 3, Paragraph A. However, the Employee shall be compensated for any accrued benefits, in accordance with current policies.

SECTION 5. Salary

The County agrees to pay the Employee for his or her services rendered, pursuant hereto, an annual base salary of **\$115,000**, payable in installments at the same time as other employees of the County are paid, except that the county may put in place cost reduction measures at any time and for any duration as required by a lack of financial resources. The base annual salary and benefits may be reviewed annually by the County Administrator and consideration for increases may be determined based upon the performance of the employee or consideration of providing a Cost of Living Adjustment (COLA).

SECTION 6. Performance Evaluation

The County Administrator, or his or her designee, shall review and evaluate the performance of Employee at least annually on the anniversary day of this agreement. Said review and evaluation shall be in accordance with criteria developed by the County Administrator, or his or her designee, and Employee. Performance criteria may be added to or deleted from, as the County Administrator, or his or her designee may from time to time determine. Further, the County Administrator, or his or her designee, shall provide the Employee with a written summary statement of the findings of the evaluation.

EMPLOYMENT AGREEMENT

Assistant Planning and Development Director

SECTION 7. Hours of Work

It is generally recognized that the position of **Assistant Planning and Development Director** involves the devotion of a great deal of time beyond typically recognized business hours.

SECTION 8. Outside Activities

The Employee shall devote his or her full time to the position described in this agreement. With the approval of the County Administrator, or his or her designee, the Employee may engage in teaching, consulting or other non-employer related activities as long as he or she does not interfere with the execution of the duties of this position, or present a conflict of interest. Such consent must be obtained by advance approval, in writing, detailing the specifics of such activity.

SECTION 9. Political Activity

If the Employee announces as a candidate for any elective office during the duration, of this contract, he or she will resign from Hall County employment immediately upon declaring candidacy as defined by state law. During the term of this contract, the Employee may not:

- A. Be involved in any political activity that would constitute a conflict of interest; including participation in any aspect of any local political campaign on behalf of one's self if intending to seek elected office, or other individual or in opposition to any candidate for office within Hall County; including municipal and/or county government office. This restriction includes but is not limited to displaying or distributing information, materials, or paraphernalia in support of any political candidate, party or organization.
- B. Knowingly solicit, accept, or receive political contributions from any person, to be used in support of or in opposition to any political candidate for election within Hall County, including municipal and/or county government office.
- C. Use, or promise to use, directly or indirectly, any official authority or influence, whether possessed or anticipated, to secure or attempt to secure for any person a job or other advantage for the purpose of influencing the vote or political action of any person.

EMPLOYMENT AGREEMENT

Assistant Planning and Development Director

SECTION 10. Vehicle and Phone

Employee's duties require the substantial use of their personal automobile during the term of employment. The County shall pay to the Employee, in addition to salary, a monthly vehicle allowance of \$433.33. A cellular phone dedicated solely for business usage may be provided by the Employer. In such case, the Employer shall be responsible for paying for and maintaining regular monthly service. Should the Employee desire to use their personal cellular phone for business purposes, Employer shall reimburse the Employee the amount of \$50 per month.

SECTION 11. Insurance Benefits

The County agrees to put in force and make premium payments for Medical, Dental, Vision, Short-Term Disability and Life Insurance policies on behalf of the Employee and if so elected, eligible dependents, at a level of coverage available to other County employees. The Employee may choose not to cover his/her dependents.

SECTION 12. Retirement Benefits

Provided that contributions are being made by the County, if the Employee elects, Hall County agrees to contribute (8 %) of annual compensation as defined by the retirement plan in addition to Employer matching contributions made on contributions by the Employee as received by other County employees, into a defined contribution plan, except that the County may reduce or suspend this contribution at any time and for any duration as required due to a lack of financial resources. Retirement contributions shall not be made on any severance pay provided by the Employer, paid in accordance with Section 3.

SECTION 13. Paid Time Off (PTO) or Vacation and Sick Leave

As applicable, the County will provide for Paid Time Off (PTO) or vacation and sick leave in the same manner as the accruals currently received by other County Employees. In the event that the County changes or adopts a new program for all employees, such changes shall also apply to the **Assistant Planning and Development Director**. Accrued PTO or vacation leave, whichever is applicable, shall be paid to Employee upon termination of employment. Employee shall be credited with an additional one hundred twenty (120) hours of Paid Time Off (PTO) on August 1, 2022.

EMPLOYMENT AGREEMENT

Assistant Planning and Development Director

SECTION 14. Dues, Subscriptions and Professional Development

- A. The County agrees to pay the Employee's annual membership dues, subscriptions and conference expenses incurred by the Employee in conjunction with the Employee's duties, not to exceed the budget and subject to prior approval by the County Administrator or his or her designee.
- B. The County agrees to pay the travel and subsistence expenses of the Employee for expenses related to maintenance of professional certifications, professional and official travel, meetings and occasions adequate to continue the professional development of the Employee and to adequately pursue necessary official and other functions for the department, not to exceed the budget and subject to prior approval by the County Administrator or his or her designee.

SECTION 15. Indemnification

The County shall defend, save harmless and indemnify the Employee against any claim or demand or legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of the Employee's duties as **Assistant Planning and Development Director**. The County or its insurance carrier will pay the amount of any settlement or judgment agreed to or rendered against the Employee and the County may agree to such settlement or the payment of a judgment with or without the express consent of the Employee.

SECTION 16. General Provisions

- A. The text herein shall constitute the entire agreement between the parties. Any amendment hereto shall be in writing and be executed by both parties.
- B. This agreement shall be binding upon and inure to the benefit of the heirs at law and executors of the Employee.
- C. If any provision, or any portion thereof, contained in this agreement is held unconstitutional, invalid or unenforceable, the remainder of this agreement, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.

EMPLOYMENT AGREEMENT

Assistant Planning and Development Director

- D. This agreement will become effective on the 1st day of August 2022, and shall continue thereafter unless or until the agreement is terminated by either party set forth herein.
- E. This agreement shall be executed in duplicate, each of which shall be deemed to be complete of itself and may be introduced into evidence or used for any purpose without the production of the other copy.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEALS THIS _____ DAY OF _____ 2022.

HALL COUNTY, GEORGIA

County Administrator

ATTEST:

County Commission Clerk

(Seal)

Employee

APPROVAL AS TO FORM

County Attorney



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 378/2022

SUBJECT: Approve the ratification of the application for the Committee on Justice for Children COVID-19 Grant Program for Hall County Juvenile Justice in the amount of \$2,326.00 to purchase three (3) chrome books and one (1) laptop, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

Meetings:

Work Session Date: 07/25/22

Voting Meeting Date: 07/28/22

Executive Summary:

Presenter: AR

Recommendation:
Grants Division request approval.

Purpose of Request:

Approve the ratification of the application and award of the Committee on Justice for Children COVID-19 Grant Program for the Hall County Juvenile Justice for \$2,326.00 to purchase 3 chrome books and 1 laptop, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

History:

This is Hall County's application and award for the Committee on Justice for Children COVID-19 Grant Program.

Facts and Issues:

Options:

COVID-19 Grant funds are supplemental funds provided to the Court Improvement Program by the Department of Health and Human Services, Administration for Children and Families in compliance with the Supporting Foster Youth and Families through the Pandemic Act, Division X of Public Law 116-260, the Consolidated Appropriations Act, 2021. The purpose of these funds is to address needs stemming from the COVID-19 public health emergency to ensure the safety, permanence, and well-being needs of children are met in a timely and complete manner.

Funding Requested \$ 0.00
Are funds within current budget? No
Source of Funds Grant 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? 2022-07-28

Approvals:

Grants Staff	Submit	Grants	Budget
JW	AR	NS	EW
Finance	Attorney	Administration	Clerk
WG	WLI	LJ	JR

Attachments:

Hall County Award Letter
Hall County Juvenile Court Application



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

AGENDA ITEM 378/2022

Funds Requested: \$ 0.00

Request Budgeted: No

Proposed Source of Funding:

Budget Transfer Requested:

Grant Fund

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
23	017 - GRANTS	770 - JUVENILE JUSTICE INCENTIVE	3536 - CRIM JUSTICE COORD CNCL	\$2,326.00
23	017 - GRANTS	770 - JUVENILE JUSTICE INCENTIVE	4280 - OFFICE MACH. & FURN<5000	\$2,326.00

Budget Transfer Items:

Additional Information/Comments:

The award period for the grant budget is July 15, 2022 through September 30, 2022.

Contact for Questions: AR

Phone: 6939



**COMMITTEE ON JUSTICE FOR CHILDREN
SUPREME COURT OF GEORGIA**

Justice Charles Bethel
Committee Chair

Subgrantee: Hall County Juvenile Court

Project Name: COVID-19 Grant Funded Project

Federal Funds: \$2,326.00 **Match Funds:** \$0 **Total Award:** \$2,326.00

Grant Period: 07/15/2022 – 09/30/2022

Award is hereby made in the amount and for the period shown above.

This subgrant award is funded with grant funds provided by the Department of Health and Human Services, Administration for Children and Families to the Administrative Office of the Courts, Georgia Court Improvement Program.

The funds do not require a match.

The subgrantee agrees that no funds shall be expended outside of the approved budget included in the April 29, 2022 grant application from Chief Judge Lindsay Burton. Any needed budget adjustments will be requested in writing in a timely fashion. Any funds spent under this award must be expended by the end date listed above and not encumbered.

The subgrantee certifies that pursuant to CFR 200.501(d), its records will be available for review or audit by appropriate officials of the Federal agency, pass-through entity, Government Accountability Office (GAO), and the Administrative Office of the Courts

The subgrantee agrees to submit an invoice requesting the grant funds upon signing the sub-award. The subgrantee also agrees to submit all required documentation in a timely fashion and complete the required grant reporting.

**For Judicial Council's Administrative
Office of the Courts of Georgia**

Hall County Juvenile Court

Cynthia H. Clanton, Director

Signature of Authorized Official

Printed Name & Title of Authorized Official

COMMITTEE ON JUSTICE FOR CHILDREN COVID-19 GRANT FUNDING APPLICATION

To complete your COVID-19 Grant funding application, please review the Overview and Instructions and complete all sections below. **The application deadline is Friday, May 13, 2022.** Please direct any questions to Court Improvement Program Director Diana Rugh Johnson at diana.johnson@georgiacourts.gov.

Overview and Instructions

COVID-19 Grant funds are supplemental funds provided to the Court Improvement Program by the Department of Health and Human Services, Administration for Children and Families in compliance with the Supporting Foster Youth and Families through the Pandemic Act, Division X of Public Law 116-260, the Consolidated Appropriations Act, 2021. The purpose of these funds is to address needs stemming from the COVID-19 public health emergency to ensure the safety, permanence, and well-being needs of children are met in a timely and complete manner. Appropriate uses of these funds may include:

- technology investments to facilitate remote or hybrid hearings for dependency courts when necessary as a direct result of the COVID-19 public health emergency;
- training for judges, attorneys, and caseworkers on facilitating and participating in remote hearings that comply with due process and all applicable laws;
- programs to help families address aspects of the case plan to avoid delays in legal proceedings;
- and other purposes to assist courts, court personnel, or staff related to the COVID-19 public health emergency.

The suggested cap for COVID-19 Grant funding applications is **\$10,000** per county. Applications will be evaluated by members of the Supreme Court Committee on Justice for Children.

County Juvenile Court

Hall County Juvenile Court

Chief Juvenile Court Judge

First Name	Last Name
Lindsay	Burton

Street
116 Spring St. SE

City	ZIP Code
Gainesville	GA 30501

E-mail Address	Business Phone
lburton@hallcounty.org	770-531-6938

Application Contact

Name the point of contact for application questions and status updates:

First Name	Last Name
Annette	Rainer
Job Title	Business Phone
Court Administrator	770-531-6939
E-mail Address (monitor for application status)	
Annette.rainer@hallcounty.org	

Grant Compliance Official

Name the person who will be responsible for proper use of these funds:

First Name	Last Name
Nancy	Smallwood
Job Title	Business Phone
Grants Manager	770-297-5503
E-mail Address (to monitor for grant compliance and reporting information)	
nsmallwood@hallcounty.org	

(A) DESCRIPTION OF CHALLENGES TO HOLDING SAFE, ACCESSIBLE HEARINGS AND TO ENSURING THAT THE SAFETY, PERMANENCE, AND WELL-BEING NEEDS OF CHILDREN ARE MET IN A TIMELY AND COMPLETE MANNER TO JUSTIFY NEED FOR COVID-19 GRANT FUNDS

Hall County Juvenile Court has conducted hybrid hearings since the start of the Covid19 public health emergency. It has been challenging for the court to conduct hearings without all of the necessary technology needed to ensure accessible hearings for everyone involved. The court has purchased several chromebooks but unfortunately, we do not have enough to provide one in each courtroom. Several of the chromebooks purchased in 2019 for the court were provided courtesy of funds given to us from J4C. Each of the chromebooks are presently being used in all of our zoom rooms. The existing chromebooks are used consistently by the attorneys, parents and other interested parties. We would like to have a chromebook available in each of our three courtrooms for witnesses to use when testifying from the witness stand. This would allow the witness to participate in the hybrid hearings on the zoom platform. The laptop would be rotated among all three courtrooms to assist the attorneys and families as well, particularly with evidence presentations. We are slowly phasing back into having full court hearings but may continue to offer hybrid hearings in the event that someone has been exposed or impacted by the COVID19 virus. The court does not have an adequate amount of chromebooks or laptops available to assist in this effort. A number of our foster care placements are a great distance from the court and both the foster parents and the children prefer to participate remotely due to the ongoing concerns of the COVID19 virus. Therefore, we are requesting grant funds to purchase three chromebooks and one laptop computer.

(B) DESCRIPTION OF TECHNOLOGY INVESTMENTS, TRAINING, AND/OR PROGRAMS DESIGNED TO ADDRESS THE CHALLENGES DESCRIBED IN SECTION (A)

Please attach documentation to support estimated expenditures.


Hall County Juvenile Court will use the grant funds requested to purchase three chromebooks and one Lenovo laptop computer. Each of the technology devices will be accessible and assigned to each of the three courtrooms. The chromebooks currently cost \$329.00 each on Amazon totaling \$987.00 and a Lenovo laptop computer costs \$1,339.00. The total cost for all four devices is estimated at \$2,326.00 which is the total grant amount Hall County Juvenile Court is requesting. Each device requested would greatly benefit the court in its continuous efforts in curtailing the COVID19 virus. The grant funds will assist the court in ensuring that all hearings are held in a timely manner without any unnecessary delays.

(C) TOTAL COVID-19 GRANT FUNDS REQUESTED TO ADDRESS THE CHALLENGES DESCRIBED IN SECTION (A)

- (1) Total COVID-19 grant funds requested: \$ \$2,326.00.
- (2) Amount of COVID-19 grant funds requested that will be dedicated to technology investments: \$ \$2,326.00.
- (3) Amount of COVID-19 grant funds requested that will be dedicated to training for judges, attorneys, and caseworkers: \$ 0.
- (4) Amount of COVID-19 grant funds requested that will be dedicated to programs to help families address aspects of the case plan to avoid delays in legal proceedings: \$ 0.
- (5) Amount of COVID-19 grant funds requested that will be dedicated to assisting courts, court personnel, or staff related to the COVID-19 health emergency: \$ 0.

(D) CERTIFICATION

- By checking this box, I, the undersigned, certify that (1) the information in this application is true and correct to the best of my knowledge and (2) the proposed investments and activities are eligible expenditures under the Supporting Foster Youth and Families through the Pandemic Act, Division X of Public Law 116-260, the Consolidated Appropriations Act, 2021.



Chief Judge signature
Printed Name: Lindsay H. Burton
Date: 4/29/22

(E) SUBMIT APPLICATION

E-mail a .pdf of your completed, certified, and signed application to Grants Program Administrator **Paula Myrick** at paula.myrick@georgiacourts.gov. The Grants Program Administrator will confirm receipt and will follow up with you regarding any issues with your application and next steps.

Support **veteran-owned** businesses

[Shop now](#)



Electronics > Computers & Accessories > Computers & Tablets > Laptops > Traditional Laptops



Roll over image to zoom in

2021 Newest Lenovo
S345 14" FHD IPS
WLED Anti-Glare
Touchscreen
Chromebook, AMD
A6-9220C, 4GB DDR4
, 32GB eMMC, AMD
Radeon R5, Webcam,
Backlit Keyboard,
WiFi, BT, Chrome OS,
GCube 64GB Micro SD
Card

Visit the Lenovo Store
5 ratings

Price: \$329.00

Brand	Lenovo
Series	ChromeBook
Screen Size	14 Inches
Color	Platinum Grey
Hard Disk Size	32 GB
CPU Model	AMD A6
See more	

About this item

- [14" Full HD 10-point multitouch screen] The 1920 x 1080 resolution boasts impressive color and clarity. IPS technology for wide viewing angles. Energy-efficient LED backlight. Integrated AMD Radeon R5 graphics chipset with shared video memory provides solid image quality for Internet use, movies, basic photo editing and casual gaming.

Share

\$329.00

FREE delivery **May 4 - 6**. Details
Or fastest delivery **Tuesday, May 3**. Order within 33 mins. Details

Deliver to Juvenile - Gainesville 30501

Only 4 left in stock - order soon.

Qty: 1

Add to Cart

Secure transaction

Ships from and sold by E Trust.

Add a Protection Plan:

- 4-Year Protection for \$99.99
- 3-Year Protection for \$74.99
- 2-Year Protection for \$59.99

Add an Accessory:

- Microsoft 365 Family | Premium Office Apps | Up... \$89.99
- Microsoft 365 Personal | Premium Office... \$69.99
- Save \$30 at checkout | Adobe Acrobat Pro DC s... \$178.88
- Save 68% on McAfee Total Protection 3 Dev... \$24.99

Add to List

New & Used (5) from \$180.00 & FREE Shipping.

Shopping Cart

Price



2021 Newest Lenovo S345 14" FHD IPS WLED Anti-Glare Touchscreen **\$329⁰⁰**

Only 4 left in stock - order soon.

Shipped from: E Trust

Gift options not available. Learn more

Qty: 3

Delete

Save for later

Compare with similar items

Subtotal (3 items): **\$987⁰⁰**

Proceed to checkout

Subtotal (3 items): **\$987⁰⁰**

Your Items

No items saved for later

Buy it again



KN95 Face Mask 60 Pack White, BLScode Individually Wrapped 5-Layer Breathable Mask with Comfortable Elastic Ear Loops, Filter Efficiency ≥95% **\$21.99**

In Stock

Add to Cart



YOTU KN95 Face Masks 60 Pcs, 5 Layers Cup Dust Mask, Individually Wrapped, Filter Efficiency 95%, Suitable for Home Work Restaurants Outdoors **\$17.00**

In Stock

Add to Cart



Glade Spray Collection 4 Flavors: Lavender & Vanilla, Hawaiian Breeze, Clean Linen & Apple Cinnamon. Pack of 4. **\$14.70**

In Stock

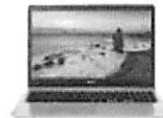
Add to Cart

Your recently viewed items



Lenovo ThinkPad L14...
\$1,339.00

Add to Cart



Newest Acer 15.6"...
36
\$329.00

Add to Cart



2022 Flagship Acer...
40

\$179.00

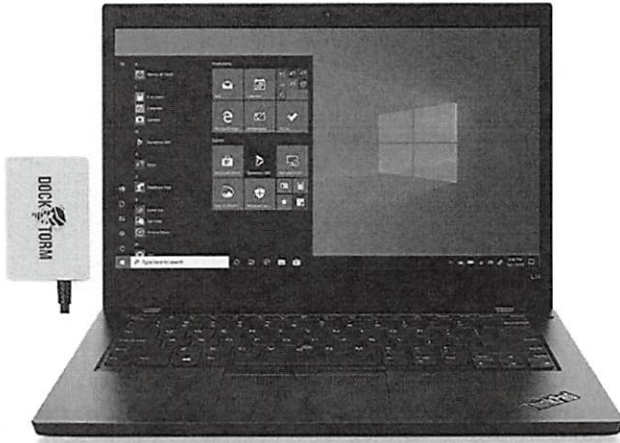
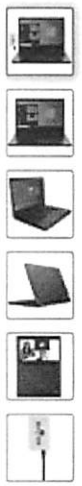
Add to Cart

Support **veteran-owned** businesses

[Shop now](#)



Back to results



Roll over image to zoom in

Lenovo ThinkPad L14 Gen 2 14.0" FHD IPS Business Laptop (Intel i7-1165G7 4-Core, 16GB RAM, 512GB PCIe SSD, Intel Iris Xe, (1920x1080), Fingerprint, WiFi 6, Bluetooth 5.2, Win 11 Pro) with Hub

Visit the Lenovo Store

Price: \$1,339.00

Capacity: 16GB RAM|512GB SD|Win11Pro

- 16GB RAM|1TB SD|Win10Pro
- 16GB RAM|256GB SD|Win10Pro
- 16GB RAM|512GB SD|Win10Pro
- 16GB RAM|1TB SD|Win11Pro
- 16GB RAM|256GB SD|Win11Pro
- 16GB RAM|512GB SD|Win11Pro**
- 32GB RAM|1TB SD|Win10Pro
- 32GB RAM|2TB SD|Win10Pro
- 32GB RAM|512GB SD|Win10Pro
- 32GB RAM|1TB SD|Win11Pro
- 32GB RAM|2TB SD|Win11Pro

Share

\$1,339.00

FREE delivery May 4 - 6. Order within 3 hrs 30 mins. Details

Deliver to Juvenile - Gainesville 30501

In Stock.

Qty: 1

Buying in bulk?

Add to Cart

Secure transaction

Ships from and sold by GreatPriceTech (Expedite Shipping) (Record S/N).

Add a Protection Plan:

- 4-Year Protection for \$229.99
- 3-Year Protection for \$244.99
- 2-year Accident Protection Plan for \$169.99

Add an Accessory:

- Microsoft 365 Family | Premium Office Apps | Up... \$89.99
- Microsoft 365 Personal | Premium Office... \$69.99
- Save \$30 at checkout | Adobe Acrobat Pro DC s... \$178.88
- Save 68% on McAfee Total Protection 3 Dev... \$24.99

Add to List



Questions about finding a laptop? Chat with an expert.

Live chat

Have one to sell?

Sell on Amazon

Shopping Cart

Subtotal (1 item): **\$1,339⁰⁰**

[Proceed to checkout](#)

Price



Lenovo ThinkPad L14 Gen 2 14.0" FHD IPS Business Laptop (Intel i7- **\$1,339⁰⁰**

In Stock
Shipped from: GreatPriceTech (Expedite Shipping)
(Record S/N)
Gift options not available. Learn more
Capacity: 16GB RAM|512GB SD|Win11Pro
Style: Intel i7

Qty: 1 [Delete](#) [Save for later](#)
[Compare with similar items](#)

2021 Newest Lenovo S345 14" FHD IPS WLED Anti-Glare Touchscreen ... has been moved to Saved for Later.

Subtotal (1 item): **\$1,339⁰⁰**

Your Items

[Saved for later \(1 item\)](#)

[Buy it again](#)



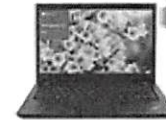
2021 Newest Lenovo S345 14" FHD IPS WLED Anti-Glare

Sponsored Products related to items in your cart



Plugable USB 3.0
9,534
\$127.71

[See all buying options](#)



Lenovo ThinkPad T14
14
\$1,085.00

[See all buying options](#)



Lenovo ThinkPad T15
2
\$1,580.00

[See all buying options](#)



65W 45W USB C Charger
153
\$20.90

[See all buying options](#)



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 386/2022

SUBJECT: Approve the purchase of two (2) 2023 Ford F-150 trucks for the Marshal's Office from Allan Vigil Ford Lincoln of Morrow, GA, in the amount of \$72,968.00.

Meetings:

Work Session Date: 07/25/22

Voting Meeting Date: 07/28/22

Executive Summary:

Presenter: RD
Recommendation:
 Allan Vigil Ford Lincoln

Purpose of Request:
 To approve the purchase of two (2) F150 trucks from Allan Vigil Ford Lincoln.

History:
 Allan Vigil Ford Lincoln holds the state contract for this type of vehicle. They are in good standing within the County.

Facts and Issues:
 Allan Vigil Ford Lincoln has the state contract for these vehicles. The number is SWC-99999-SPD-ES40199373-002.

Options:

Funding Requested	\$ 72,968.00
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?	

Approvals:

Buyer	Submit	Approve	Purchasing
-------	--------	---------	------------

Buyer	Submit	Approve	Purchasing
DH	JR	RD	AP
Budget	Finance	Attorney	Administration
EW	NB	WLI	LJ
Clerk			
JR			

Attachments:

Financial Supplement
Allan Vigil - Marshal's



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

AGENDA ITEM 386/2022

Funds Requested: \$ 72,968.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

Capital Projects Fund

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY23	005 - CAPITAL PROJECTS	521 - MARSHALS	6006 - MOTOR VEHICLES	\$72,968.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: RD

Phone:

ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

2023 Ford F150 (1/2 ton)
Regular Cab, 6 Cyl, 4x2, SWB

Base Price **\$26,240.00**

SWC #99999-SPD-ES40199373-002

Equipment included in
Base price

3.3L V6 Flex Fuel engine
10 Speed Automatic Transmission
Factory Installed A/C
AM-FM Radio
Solar Tinted Glass
Power Steering/ABS Brakes
Rear view back up camera
Vinyl 40/20/40 Bench Seat
Rubber Floor Covering
Full Size Spare/ Step bumper
Autolamp headlights
Short Bed (6.5 ft)
6300 GVWR
P245/70Rx17 Tires
Ford SYNC (Bluetooth)
Crew Cab only:
Power Windows, Locks & Mirrors

Exterior Colors	Interior Color
D1 Stone Gray	Gray
PQ Race Red	"
HX Antimatter Blue	"
B3 Atlas Blue	"
JS Iconic Silver	"
UM Agate Black	"
M7 Carbonized Gray	"
YZ Oxford White	" X

School Bus Yellow is available at
\$925.00 per vehicle

FOB Allan Vigil Ford
Delivery- see chart, \$75 minimum

ALLAN VIGIL FORD GOV'T SALES
6790 Mt. Zion Blvd
Morrow, GA 30260
770-968-0680 Phone
678-364-3910 Fax

* 5.0L V8 or 3.5L EcoBoost engine required
** Not available with regular cab short wheel base
*** Requires 85A (Power W-L-M)
**** Super cab & Crew cab only
***** Crew Cab only

Options	Price	Code
5.0L V8 Flex Fuel engine	1,836.00	995
3.5L V6 EcoBoost engine**	2,388.00	99G
2.7L V6 EcoBoost	1,125.00	99P
Long Bed (8 ft)	295.00	145
Extended range fuel tank**	410.00	655
Super Cab (6.5 ft. bed)	2,525.00	X1C
Super Cab (8 ft. bed) *	3,690.00	X1C/Long
4x4 Option- Regular cab	3,495.00	F1E
4X4 Option- Super&Crew Cabs	3,045.00	X1E
Skid plates (4X4s only)	155.00	413
Crew Cab SWB (5.5 ft bed)	7,580.00	W1Cs
Crew Cab LWB* (6.5 ft bed)	8,045.00	W1C/Long
3.5L Hybrid engine- Crew Cab)	7,150.00	99D
Limited Slip Axle	525.00	XL9
Daytime Running Lights	42.00	942
Power Windows/Locks/Mirrors	1,088.00	85A
Power Seat- requires 85A	345.00	91P
XL w/ Power W-L-M, SYNC, AM/FM, & Cruise control.	2,075.00	101A
101A for Crew Cab	995.00	101A
Class IV Hitch (w/o tow pkg)	189.00	53B
Trailer Tow Pkg(includes 67T)	995.00	53A
Electric Brake Controller	265.00	67T
Tow Mirrors w/ spotlights***	495.00	54Y/59S
Running boards (black)	262.00	18B
Cruise Control	215.00	50S
40-20-40 Cloth Split Bench	N/C	CS
Cloth Buckets w/console****	275.00	WS
Rear window defroster	305.00	57Q/924
Fog Lights	135.00	595
Carpet w/ Mats	140.00	168
Aluminum Wheels & Bumpers	740.00	86A
SYNC 4 w/ SiriusXM	305.00	524/582
Bed Utility pkg/ tailgate step	765.00	68L
Spray-in Bedliner	420.00	ATK
Reverse Sensing- requires 53A or 53B	255.00	76R
XLT Package	6,650.00	300A
XLT Power Driver Seat	330.00	91P
Navigation pkg (XLT Only)	755.00	50N

Options total	10119
Other vendor added equipment	
Delivery	125
Total	\$36,484.00

Contact person _____
Agency _____
Phone Number _____

6/1/2022

ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

2023 Ford F150 (1/2 ton)
Regular Cab, 6 Cyl, 4x2, SWB

Base Price **\$26,240.00**

SWC #99999-SPD-ES40199373-002

Equipment included in

Base price

3.3L V6 Flex Fuel engine
10 Speed Automatic Transmission
Factory Installed A/C
AM-FM Radio
Solar Tinted Glass
Power Steering/ABS Brakes
Rear view back up camera
Vinyl 40/20/40 Bench Seat
Rubber Floor Covering
Full Size Spare/ Step bumper
Autolamp headlights
Short Bed (6.5 ft)
6300 GVWR
P245/70Rx17 Tires
Ford SYNC (Bluetooth)

Crew Cab only:

Power Windows, Locks & Mirrors

Exterior Colors

Interior Color

D1 Stone Gray	Gray
PQ Race Red	"
HX Antimatter Blue	"
B3 Atlas Blue	"
JS Iconic Silver	"
UM Agate Black	"
M7 Carbonized Gray	"
YZ Oxford White	" X

School Bus Yellow is available at
\$925.00 per vehicle

FOB Allan Vigil Ford

Delivery- see chart, \$75 minimum

ALLAN VIGIL FORD GOV'T SALES

6790 Mt. Zion Blvd

Morrow, GA 30260

770-968-0680 Phone

678-364-3910 Fax

* 5.0L V8 or 3.5L Ecoboost engine required

** Not available with regular cab short wheel base

*** Requires 85A (Power W-L-M)

**** Super cab & Crew cab only

***** Crew Cab only

Options

Options	Price	Code
5.0L V8 Flex Fuel engine	1,836.00	995
3.5L V6 EcoBoost engine**	2,388.00	99G
2.7L V6 Ecoboost	1,125.00	99P
Long Bed (8 ft)	295.00	145
Extended range fuel tank**	410.00	655
Super Cab (6.5 ft. bed)	2,525.00	X1C
Super Cab (8 ft. bed) *	3,690.00	X1C/Long
4x4 Option- Regular cab	3,495.00	F1E
4X4 Option- Super&Crew Cabs	3,045.00	X1E
Skid plates (4X4s only)	155.00	413
Crew Cab SWB (5.5 ft bed)	7,580.00	W1Cs
Crew Cab LWB* (6.5 ft bed)	8,045.00	W1C/Long
3.5L Hybrid engine- Crew Cab)	7,150.00	99D
Limited Slip Axle	525.00	XL9
Daytime Running Lights	42.00	942
Power Windows/Locks/Mirrors	1,088.00	85A
Power Seat- requires 85A	345.00	91P
XL w/ Power W-L-M, SYNC, AM/FM, & Cruise control.	2,075.00	101A
101A for Crew Cab	995.00	101A
Class IV Hitch (w/o tow pkg)	189.00	53B
Trailer Tow Pkg(includes 67T)	995.00	53A
Electric Brake Controller	265.00	67T
Tow Mirrors w/ spotlights***	495.00	54Y/59S
Running boards (black)	262.00	18B
Cruise Control	215.00	50S
40-20-40 Cloth Split Bench	N/C	CS
Cloth Buckets w/console****	275.00	WS
Rear window defroster	305.00	57Q/924
Fog Lights	135.00	595
Carpet w/ Mats	140.00	168
Aluminum Wheels & Bumpers	740.00	86A
SYNC 4 w/ SiriusXM	305.00	524/582
Bed Utility pkg/ tailgate step	765.00	68L
Spray-in Bedliner	420.00	ATK
Reverse Sensing- requires 53A or 53B	255.00	76R
XLT Package	6,650.00	300A
XLT Power Driver Seat	330.00	91P
Navigation pkg (XLT Only)	755.00	50N

Options total

10119

Other vendor added equipment

Delivery

125

Total

\$36,484.00

Contact person

Agency

Phone Number

6/1/2022



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (07/25/22)
REPORT TO: Voting Meeting (07/28/22)
ITEM NO: 392/2022
SUBJECT: Approve the sole source purchase of Pro-Logic Controller Hardware for the Spout Springs Water Reclamation Plant from Aqua-Aerobic Systems, Inc. of Rockford, Illinois. The estimated cost is \$180,796.00.

Meetings:

Work Session Date: 07/25/22

Voting Meeting Date: 07/28/22

Executive Summary:

Presenter: SY
Recommendation:
Aqua-Aerobic Systems, Inc.

Purpose of Request:
Approve the purchase of Pro-logic Controller Hardware from Aqua-Aerobic Systems, Rockford, Illinois.

History:
The existing hardware controller is the original equipment and is over 20 years old and no longer supported by the manufacturer.

Facts and Issues:
Clearwater Solutions c/o Spout Springs WWTP has presented this to the Public Works Dept. to replace the existing unsupported hardware and control system for the Spout Springs Road Road Water Reclamation Facility. This item is a sole source procurement since the system is proprietary to our existing hardware.

Options:

Funding Requested	\$ 180,796.00
Are funds within current budget?	Yes
Source of Funds	Water and 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:

Submit	Approve	Purchasing	Budget
BN	BN	AP	EW
Finance	Attorney	Administration	Clerk
NB	WLI	LJ	JR

Attachments:

Financial Supplement
Aqua-Aerobic Systems Inc.



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

AGENDA ITEM 392/2022

Funds Requested: \$ 180,796.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

Water and Sewer Fund

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY23	022 - WATER & SEWER	139 - SPOUT SPGS RECLAM. PLAN	6007 - OTHER EQUIPMENT	\$180,796.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: SY

Phone:

770-531-6799



AQUA-AEROBIC SYSTEMS, INC.
A Metawater Company

Proposal#: 168108

TO: Clearwater Solutions, c/o Spout Springs WWTP
6818 Spout Springs Road
Flowery Branch
Georgia 30542
USA

**PROJECT: SPOUT SPRINGS ROAD WWTP &
SPRAYFIELD**

ATN: Matt Collins

PROPOSAL DATE: June 1, 2022

CC: Templeton & Associates / ph#: 770/614-8550 / fx#: 770/614-5992
Jon Baker

The following Notes apply to Aqua-Aerobic Systems' proposal:

- We are pleased to quote, for acceptance within 90 days of this date, prices and terms on goods listed below.
- Equipment will be furnished by Aqua-Aerobic Systems, Inc. with unloading of goods and civil work, if necessary, by the Buyer. AASI representative will complete all wiring installation, testing, and startup of components inside the SBR panel and AquaDisk panels. AASI representative will test and startup the SCADA system.

The PLC and Interface upgrade hardware for the main SBR control panel includes:

- * CompactLogix Processor and Panelview Plus 1500 Color Touchscreen HMI display programmed
- * I/O modules, power supplies, ethernet switch, end caps, etc.
- * AAS to supply new and updated electrical drawings and new control strategy (with current storm flow logic).

NOTE: The existing PLC enclosure, starters, selector switches, ethernet switches, fuses, and circuit breakers will be reused. Any additional parts not identified in the scope below will be reused.

PLC and Interface upgrade hardware for the the AquaDisk control panel (which controls both AquaDisk units) includes:

- * CompactLogix processor and Panelview Plus 700 Color Touchscreen HMI display programmed
- * I/O modules, ethernet switch, endcaps, and resistors

NOTE: The existing PLC enclosure, starters, selector switches, ethernet switches, fuses, and circuit breakers will be reused. Any additional parts not identified in the scope below will be reused.

The PLC and Interface software will maintain the integrity and reliability of the original system, while providing additional features and benefits common to the latest Aqua control strategies. The new system will provide higher speed and more reliable communication between the PLC and Operator Interface, operator friendly LCD touchscreen, and ready hardware and software support from AAS and locally. There will be minimal downtime through the use of pre-terminated I/O cards, shipped and pre-labeled with wiring information.

SCADA system is being upgraded to Rockwell-Windows 10 platform and will allow communication with the new CompactLogix platform via ETHERNET (DH+ capability is not available with CompactLogix). A new PC, flash drive, software packages, cable, programming, and field service startup will be provided. Existing UPS and printer will be reused.

- * SCADA upgrade maintains the same functionality and same screens as the customer's existing SCADA system.

NOTES:

- * Customer is responsible for ethernet wiring from the PLC's to the SCADA system
- * Aqua field service personnel to complete wiring and terminations inside the SBR and AquaDisk control panels. Any work or wiring outside of the panel is the responsibility of the purchaser.
- * Aqua field service personnel will confirm start-up of the new SCADA system.
- * AASI field service technician will dispose of the existing controls equipment.
- * Owner to provide personnel to operate the plant by hand during periods when the old SBR PLC/Interface is



disabled. The AquaDisk units will require manual operation during the installation of the new PLC/Interface.

* Any additional programming changes or modifications that are requested above and beyond our standard programming scope are not included in the price and may require an additional price adder.

* Updated O&M manual drawings, cutsheets, and unlimited phone support.

AquaSBR

Instrumentation

1 P.C. Based Control and Monitoring System will be provided as follows:

- Dell Precision Tower 5810 XL, Intel Xeon Processor E5-1620 v3 (4C, 3.5GHz), 16GB 2400MHz DDR4 RDIMM ECC memory, (2) 500GB Hard Drives in RAID 1 configuration, Integrated 1GB NIC, (1) 1GB NIC add-in card (PCIe), USB Laser 6-button mouse, 16X DVD+/-RW drive, 63 month ProSupport 7x24, 1GB video card, 24" Dell Monitor
- Microsoft Windows 10 Operating System
- Microsoft Office Home and Business Edition 2016
- Malware/Antivirus software
- USB Printer cable.
- NetGear GS-105NA Ethernet Switch.
- Hubbell Cat 6 Ethernet Cable.
- RS Logix 5000 Lite Edition software.
- FactoryTalk View SE Station software.
- FactoryTalk View SE Development software.

Controls

Controls wo/Starters

1 Control Panel Upgrade Package(s) consisting of the following:

- CompactLogix Processor.
- PanelView Plus 7 15" color touch screen display(s).
- Adapter plate(s) for operator interface.
- Input card(s)
- Relay output(s).
- Analog input(s).
- Analog output card(s).
- CompactLogix remote I/O module(s).
- Ethernet switch(es).
- Power supply(s).
- 2.5 amp power supply(ies).
- HMI cable(s).
- 16 GA MTW wire.
- Terminal(s).

Supervision/Freight

Supervision/Freight Domestic

1 Supervision Services and Freight Package(s) will be provided as follows:

- Aqua field service installation, testing, and startup of the AquaSBR and AquaDisk PLC/Interface/IO upgrades.
- Aqua field service testing and startup of the SCADA upgrade.
- Freight to jobsite.

Cloth Media Filters

AquaDisk Controls wo/Starters

1 Control Panel Upgrade Package(s) consisting of the following:



- Compactlogix Processor.
- PanelView Plus 7 7" color touch screen display(s).
- Adapter plate(s) for operator interface.
- Operator interface sun shield(s).
- Input card(s)
- Relay output(s).
- Analog input(s).
- Ethernet switch(es).
- Power supply(s).
- Ethernet Cable

The Following Notes apply to Aqua-Aerobic Systems' Proposal:

- We expect record set drawings and equipment to be completed and in transit to you approximately 36-40* weeks after receipt of order with acceptable terms and conditions and guarantee of payment. Any changes to the record set drawings may result in price adder(s). *Schedules may be adjusted at time of order placement, depending upon existing order backlog. Weeks quoted are actual working weeks.

- Schedule changes due to supply chain disruption may impact the above quoted times. Aqua-Aerobic Systems will advise if/when any such disruption applies.

- Materials and Services not specifically described/itemized in this proposal are not included in the quoted total price, and are to be supplied by the installing contractor/purchaser.

- F.O.B. ORIGIN; TITLE AND RISK OF LOSS: All prices and all shipments of goods are F.O.B. Aqua-Aerobic Systems, Inc.'s plant at Loves Park, Illinois. Delivery of the goods sold hereunder to the carrier shall be deemed delivery to the Buyer, and upon such delivery, title to such goods and risk of loss or damage shall be upon Buyer.

- TAXES: State and/or local taxes are not included in the price but will be charged unless we receive a valid sales exemption certificate, direct pay permit, or other documentation required specifically by the taxing entity prior to shipment.

- PAYMENT TERMS: Subject to credit approval and guarantee of payment, payment Net 30 days from date of each shipment; no retainage allowed.

- Supervision services included in Aqua-Aerobic Systems' proposal are based upon supply of the quantity of trips and days stated. Additional supervision services can be provided for an additional charge of \$1450/day plus travel and living expenses.

GOODS QUOTED ABOVE WILL BE SOLD SUBJECT ONLY TO THE TERMS AND CONDITIONS OF SALE SET FORTH HEREIN. ANY DIFFERENT OR ADDITIONAL TERMS ARE HEREBY OBJECTED TO.

Total Price: \$180,796

TERMS AND CONDITIONS OF AQUA-AEROBIC SYSTEMS, INC. (A Metawater Company)

Page 1 of 2

This offer and all of the goods and sales of Aqua-Aerobic Systems, Inc. are subject only to the following terms and conditions. The acceptance of any order resulting from this proposal is based on the express condition that the Buyer agrees to all the terms and conditions herein contained. Any terms and conditions in any order, which are in addition to or inconsistent with the following, shall not be binding upon Aqua-Aerobic Systems, Inc. This proposal and any contract resulting therefrom, shall be governed by and construed in accordance with the laws of the State of Illinois, without regard to conflicts of laws principles.

PAYMENT

Unless specifically stated otherwise, quoted terms are Net 30 Days from shipping date. Past-due charges are 1.5% per month and will apply only on any past-due balance. Aqua-Aerobic Systems, Inc. does not allow retainage of any invoice amount, unless authorized in writing by an authorized representative of our Loves Park, Illinois office.

DURATION OF QUOTATION

This proposal of Aqua-Aerobic Systems, Inc. shall in no event be effective more than 30 days from date thereof, unless specifically stated otherwise, and is subject to change at any time prior to acceptance.

SHIPMENT

Shipping dates are not a guarantee of a particular day of shipment and are approximate, being based upon present production information, and are subject to change per the production schedules existing at time of receipt of purchase order. Aqua-Aerobic Systems, Inc. shall not be responsible for any delay in shipment for causes beyond its control including, but not limited to, war, riots, strikes, labor trouble causing interruption of work, fires, other casualties, transportation delays, modification of order, any act of governmental authorities or acts of God. Quoted shipment dates in this proposal are approximate dates goods will be shipped and, unless agreed to in writing by Aqua-Aerobic Systems, Inc., Buyer may not postpone or delay the dates of shipment of goods from our plant or from our supplier's plants beyond the dates set forth in this proposal.

TITLE AND RISK OF LOSS

All prices and all shipments of goods are F.O.B. Aqua-Aerobic Systems, Inc.'s plant at Loves Park, Illinois unless specifically stated otherwise. Delivery of the goods sold hereunder to the carrier shall be deemed delivery to the Buyer, and upon such delivery, title to such goods and risk of loss or damage shall be upon Buyer.

TAXES

Prices quoted do not include any taxes, customs duties, or import fees. Buyer shall pay any and all use, sales, privilege or other tax or customs duties or import fees levied by any governmental authority with respect to the sale or transportation of any goods covered hereby. If Aqua-Aerobic Systems, Inc. is required by any taxing authority to collect or to pay any such tax, duty or fee, the Buyer shall be separately billed at such time for the amounts Aqua-Aerobic Systems, Inc. is required to pay.

INSURANCE

Unless the goods are sold on a CIF basis, the Buyer shall provide marine insurance for all risks, including war and general coverage.

SECURITY

If at any time the financial responsibility of the Buyer becomes unsatisfactory to Aqua-Aerobic Systems, Inc., or Aqua-Aerobic Systems, Inc. otherwise deems itself insecure as to receipt of full payment of the purchase price from Buyer hereunder, Aqua-Aerobic Systems, Inc. reserves the right to require payment in advance or security or guarantee satisfactory to Aqua-Aerobic Systems, Inc. of payment in full of the purchase price.

LIMITATION OF ACTION

No action shall be brought against Aqua-Aerobic Systems, Inc. for any breach of its contract of sale more than two years after the accrual of the cause of action thereof, and, in no event, unless the Buyer shall first have given written notice to Aqua-Aerobic Systems, Inc., of any claim of breach of contract within 30 days after the discovery thereof.

CANCELLATION CLAUSE

No acceptance of this proposal, by purchase order or otherwise, may be modified except by written consent of Aqua-Aerobic Systems, Inc. nor may it be cancelled except by prior payment to Aqua-Aerobic Systems, Inc. the following sums as liquidated damages therefore: 1) If cancellation is prior to commencement of production and prior to the assumption of any obligations by Aqua-Aerobic Systems, Inc. for any materials or component parts, a sum equal to 15% of the total purchase price; 2) If cancellation is after the commencement of production or after the assumption of any obligations by Aqua-Aerobic Systems, Inc. for any materials or component parts, a sum equal to the total of the direct, out-of-pocket expenses incurred to the date of cancellation for labor, machine time, materials and any charges made to us by suppliers for cancellation, plus 30% of the total purchase price. All charges and expenses shall be as determined by Aqua-Aerobic Systems, Inc. In the event any items are used by Aqua-Aerobic Systems, Inc. to fill a subsequent order, then upon receipt of payment for such order, Aqua-Aerobic Systems, Inc. shall pay the Buyer a sum equal to the direct out-of-pocket expenses previously charged and received from Buyer.

PROPRIETARY INFORMATION

This proposal, including all descriptive data, drawings, material, information and know-how disclosed by Aqua-Aerobic Systems, Inc. to Buyer in relation hereto is confidential information intended solely for the confidential use of Buyer, shall remain the property of Aqua-Aerobic Systems, Inc. and shall not be disclosed or otherwise used to the disadvantage or detriment of Aqua-Aerobic Systems, Inc. in any manner.



TERMS AND CONDITIONS OF AQUA-AEROBIC SYSTEMS, INC. (A Metawater Company) Page 2 of 2

QUALIFIED ACCEPTANCE AND INDEMNITY

In the event the acceptance of this proposal by Buyer either is contingent upon or subject to the approval by any third party such as, but not limited to, a consulting engineer, with respect to goods, parts, materials, descriptive data, drawings, calculations, or any other matter, then upon such approval by any third party, Aqua-Aerobic Systems, Inc. shall have no liability to Buyer or to any third party so long as the goods sold and delivered by Aqua-Aerobic Systems, Inc. conform to this proposal. In the event any such third party requires modifications in the proposal prior to the approval thereof, Aqua-Aerobic Systems, Inc. may at its sole option and without liability to any party elect to cancel this proposal or return the purchase order to Buyer. In the event Aqua-Aerobic Systems, Inc. elects to modify this proposal to conform to the requirements for approval by any third party, Aqua-Aerobic Systems, Inc. in such event shall have no liability to Buyer or to any third party so long as the goods sold and delivered by Aqua-Aerobic Systems, Inc. conform to this proposal as modified.

Buyer agrees to indemnify and save harmless Aqua-Aerobic Systems, Inc. from and against all costs and expenses and liability of any kind whatsoever arising out of or in connection with claims by third parties so long as the goods sold hereunder conform to the requirements of this proposal as approved by any third party.

WARRANTY; LIMITATION OF LIABILITY; AND DISCLAIMER

In return for purchase and full payment for Aqua-Aerobic Systems, Inc. goods, we warrant new goods provided by us to be free from defects in materials and workmanship under normal conditions and use for a period of one year from the date the goods are put into service, or eighteen months from date of shipment (whichever first occurs). If the goods include an "Endura Series" motor, the complete Endura Series unit shall be warranted by Aqua-Aerobic to be free from defects in materials and workmanship under normal conditions and use for three years from the date the product is put into service or 42 months from the date of shipment (whichever occurs first).

OUR OBLIGATION UNDER THIS WARRANTY IS EXPRESSLY AND EXCLUSIVELY LIMITED to replacing or repairing (at our factory at Loves Park, Illinois) any part or parts returned to our factory with transportation charges prepaid, and which our examination shall show to have been defective. Prior to return of any goods or its parts to our factory, Buyer shall notify Aqua-Aerobic Systems, Inc. of claimed defect, and Aqua-Aerobic Systems, Inc. shall have the privilege of examining the goods at Buyer's place of business at or where the goods have otherwise been placed in service. In the event this examination discloses no defect, Buyer shall have no authority to return the goods or parts to our factory for the further examination or repair. All goods or parts shall be returned to Buyer, F.O.B. Loves Park, Illinois. This warranty shall not apply to any goods or part which has been repaired or altered outside our factory, or applied, operated or installed contrary to our instruction, or subjected to misuse, chemical attack/degradation, negligence or accident. This warranty and any warranty and guaranty of process or performance shall no longer be applicable or valid if any product, including any software program, supplied by Aqua-Aerobic Systems, Inc., is modified or altered without the written approval of Aqua-Aerobic Systems, Inc. Our warranty on accessories and component parts not manufactured by us is expressly limited to that of the manufacturer thereof.

THE FOREGOING WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND OF ALL OTHER LIABILITIES AND OBLIGATIONS ON OUR PART, INCLUDING ANY LIABILITY FOR NEGLIGENCE, STRICT LIABILITY, OR OTHERWISE; AND ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE IS EXPRESSLY DISCLAIMED; AND WE EXPRESSLY DENY THE RIGHT OF ANY OTHER PERSON TO INCUR OR ASSUME FOR US ANY OTHER LIABILITY IN CONNECTION WITH THE SALE OF ANY GOODS PROVIDED BY US. THERE ARE NO WARRANTIES OR GUARANTEES OF PERFORMANCE UNLESS SPECIFICALLY STATED OTHERWISE.

UNDER NO CIRCUMSTANCES, INCLUDING ANY CLAIM OF NEGLIGENCE, STRICT LIABILITY, OR OTHERWISE, SHALL AQUA-AEROBIC SYSTEMS, INC. BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES, COSTS OF CONNECTING, DISCONNECTING, OR ANY LOSS OR DAMAGE RESULTING FROM A DEFECT IN THE GOODS. LIMIT OF LIABILITY: AQUA-AEROBIC SYSTEMS, INC.'S TOTAL LIABILITY UNDER THE ABOVE WARRANTY IS LIMITED TO THE REPAIR OR REPLACEMENT OF ANY DEFECTIVE PART. THE REMEDIES SET FORTH HEREIN ARE EXCLUSIVE, AND OUR LIABILITY WITH RESPECT TO ANY CONTRACT OR SALE, OR ANYTHING DONE IN CONNECTION THEREWITH, WHETHER IN CONTRACT, IN TORT, UNDER ANY WARRANTY, OR OTHERWISE, SHALL NOT, IN ANY CASE, EXCEED THE PRICE OF THE GOODS UPON WHICH SUCH LIABILITY IS BASED.

Final acceptance of this proposal must be given to Aqua-Aerobic Systems, Inc. at their office in Loves Park, Illinois. Please acknowledge acceptance by signing the proposal and returning it to Aqua-Aerobic Systems, Inc.

Accepted by: _____
Company: _____

By: _____ Date: _____

Offer Respectfully Submitted,
Tim Lamont

Tim Lamont, Senior Customer Service Representative
Aqua-Aerobic Systems, Inc.



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 390/2022

SUBJECT: Approve the purchase of one (1) Caterpillar 836K Wheel Dozer and Compactor for the Candler Landfill from Yancey Bros. Co. of Dacula, GA. The estimated cost is \$1,300,000.00.

Meetings:

Work Session Date: 07/25/22

Voting Meeting Date: 07/28/22

Executive Summary:

Presenter: SY
Recommendation: Yancey Bros Co

Purpose of Request:
 To purchase one 836 dozer from Yancey Bros Co. This vendor is on state contract and the contract # is 99999-0001-SPD0000177-0024.

History:
 Yancey Bros Co has proven to be a good and reliable vendor over the years as equipment has been purchased.

Facts and Issues:
 This vendor is on state contract for this equipment.

Options:

Funding Requested	\$ 1,300,000.00
Are funds within current budget?	Yes
Source of Funds	Landfill 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	SY	SY	AP

Budget	Finance	Attorney	Administration
EW	NB	WLI	LJ
Clerk			
JR			

Attachments:

Financial Supplement

Yancey Bros Co



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

AGENDA ITEM 390/2022

Funds Requested: \$ 1,300,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

Landfill Fund

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY23	010 - LANDFILL	134 - LANDFILL	6005 - HEAVY EQUIPMENT	\$1,300,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: SY

Phone:



June 1, 2022

HALL COUNTY LANDFILL

HALL COUNTY BOARD OF COMMISSIONERS
PO DRAWER 1435
GAINESVILLE
Georgia
30507

RE: Quote 217483-9999

STATE CONTRACT #: 9999-001-SPD0000177-0024

Yancey Bros. is happy to provide the attached quotation for equipment based on our discussion and your requirements. Please review this carefully to ensure that all necessary items are accounted for. I am available should any questions arise.

Caterpillar, Inc. Model: 836K Wheel Dozer & Compactors

MACHINE SPECIFICATIONS

836K LANDFILL COMPACTOR HRC	347-5200
LANE 2 - AVAILABLE FROM DECATUR FACTORY	
LANE 3 - AVAILABLE FROM DECATUR FACTORY	

INCLUDES:

Engine, Cat C18 w/ACERT technology
-US EPA T4F/EU Stage V Technology

AVAILABLE FOR: AM-N, EU, ISRAEL, ANZ, JAPAN, & SOUTH KOREA

LANE 3 ORDER	0P-9003
AXLES, NO-SPIN FRONT & REAR	368-9306
PRECLEANER, DUAL	552-4210
HYDRAULICS, STANDARD	373-9360
LIGHTS, STANDARD	345-0539
CAB, DELUXE	561-6904
PRODUCT LINK, CELLULAR PLE641	578-9006
FUEL LINES, HEATED	433-3845
FUEL TANK, NON-FAST FILL	519-9940
WHEELS, COMBINATION TIPS	378-0419
GUARD ACTUATION, PREMIUM (4V)	347-5295
NO SOUND SUPPRESSION	347-5115
STAIRWAY, SWINGOUT (LH & RH)	347-5118
STRIKER BARS	508-0042
FILMS, ANSI	597-9753
STARTING, COLD WEATHER	374-6440
HEATER, ENGINE COOLANT, 120V	374-7404

LIGHT, WARNING (LED STROBE)
PREMIUM CORP RADIO SXM (12V)
OIL CHANGE SYSTEM, HIGH SPEED
BLADE, STRAIGHT

376-7129
376-7135
376-1572
314-7311

Standard Equipment

CONSIST NOTE

The standard equipment list includes all no-charge (NC) items from the Mandatory

Attachment section.

POWERTRAIN

Advanced Productivity Electronic Control Shifting (APECS)
Air to air aftercooler
Brakes, full hyd., enclosed, wet multiple disc service brakes
Cat clean emission module (insulated)
Electro hydraulic parking brake
Engine, Cat C18 w/ACERT Technology US EPA T4/EU Stage IV Technology,
Fuel priming pump (electric)
Fuel to air cooler
Ground level engine shutoff
Guard, (3 pc) transmission

Heat Shield, turbo and exhaust manifold
Hydraulically driven demand fan
Integrated braking
Radiator, Next Generation Modular (NGMR)
Separated cooling system
Starting aid (ether) automatic
Throttle lock
Torque converter with lock up clutch (LUC)
Turbine precleaner, engine air intake
Transmission, planetary, with 2F/2R speed range control
Underhood ventilation system

ELECTRICAL

Alarm, back-up
Alternator (150-amp)
Batteries, maintenance-free (4-1000CCA)
Converter, 10/15 amp, 24V to 12V
Lighting system, halogen (front & rear)

lighting, access stairway
Starter, electric (heavy duty)
Starter lockout (ground level)
Starting receptacle for emergency start
Transmission lockout (ground level)

OPERATOR ENVIRONMENT

Air conditioner
Cab, sound-suppressed pressurized,
Internal four-post rollover protective structure (ROPS/FOPS). Radio ready for (entertainment) includes antenna, speakers, converter (12-volt 10-15 amp) 12-volt power port for mobile phone or laptop connection
Camera, rear vision
Coat and hard hat hooks
Flip-up armrest
Heater and defroster
Horn, electric
Hydraulic controls (floor mounted)

Torque convertor temperature
Instrumentation, Warning Indicators:
Action alert system, three category
Axle/Brake oil temp. (front)
Brake oil pressure
Electrical system, low voltage
Engine failure malfunction alert and action lamp
Mirrors, Rearview (externally mounted)
Parking brake status
Radio, CB (ready)
Seat, Cat Comfort (cloth) air suspension
Seat belt, retractable, 76mm (3") wide
STIC Control system with steering lock

Implement hydraulic lockout
 Laminated glass
 Light, (dome) cab
 Lunchbox and beverage holders
 Instrumentation, Gauges:
 DEF fluid level
 Engine coolant temperature
 Fuel level
 Hydraulic oil temperature
 Speedometer/Tachometer

Sun visor, front
 Tinted glass
 Transmission gear (indicator)
 Vital Information Management System
 (VIMS) with graphical information
 display: external data port,
 customizable operator profiles
 Wet-Arm Wipers/Washers (front and rear)
 Intermittent Wipers (front and rear)

TIRES, RIMS, AND WHEELS

Wheels, Paddle & Plus Tip

GUARDS

Guards, axle (front and rear)
 Guard, cab window
 Guards, crankcase and powertrain,

hydraulically powered
 Guard, rear fan and grill

BLADES

Bulldozer arrangement is included in the
 standard equipment. Bulldozer blades

are optional.

FLUIDS

Antifreeze, premixed 50% concentration
 of extended life coolant with freeze

protection to -34C (-29F)

OTHER STANDARD EQUIPMENT

Auto Blade Positioner (ABP)
 Counterweight
 Demand fan/swing out (hyd. reversible)
 Doors, service access (locking)
 Ecology drains for engine, radiator,
 hydraulic tank
 Electronic clutch pressure control &
 remote mounted pressure taps
 Emergency platform egress
 Engine, crankcase, 250 hour interval
 with CJ-4 oil
 Fuel tank, 793 L (210 gal)

Hitch, drawbar with pin
 Hoses, Cat XT(TM)
 Hydraulic oil cooler
 Hydraulic, steering and brake
 filtration/screening system
 Oil sampling valves
 Product Link
 Stairways, fixed-L/R (rear access)
 Steering, load sensing
 Vandalism protection caplocks
 Venturi stack

SELL PRICE	1,300,000
EXT WARRANTY	Included
CSA	Included
NET BALANCE DUE	1,300,000

TOTAL QUOTE PRICE

1,300,000

WARRANTY

Standard Warranty: 12 months/unlimited hours

Extended Warranty: 836-60 MO/5000 HR PREMIER WARRANTY
60 MONTH / 5000 HOUR TRAVEL TIME AND MILEAGE COVERAGE FOR WARRANTY REPAIRS

CSA 60 MONTH / 5000 HOUR PM AGREEMENT

Accepted by _____ on _____

Signature

We wish to thank you for the opportunity of quoting on your equipment needs. This quotation is valid for 30 days, after which time we reserve the right to re-quote. If there are any questions, please do not hesitate to contact me.

Sincerely,

Sean Courtney
Machine Sales Representative

Beth Roberts (Landfill)

From: Sean Courtney <Sean_Courtney@yanceybros.com>
Sent: Wednesday, June 1, 2022 9:24 PM
To: Johnnie Vickers (Landfill)
Subject: Cat 836K compactor spec w state contract #
Attachments: 836K spec w state contract #.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Johnnie,

Attached is the quote that contains the specs for the new Caterpillar 836K landfill compactor. The state contract # is 9999-001-SPD0000177-0024. I have also included it at the top of the quote. Thank you and please let me know if I need to provide any additional information or if there are any questions.

Sean Courtney
Machine Sales Representative
Earthmoving Division
335 Hurricane Trail
Dacula, GA 30019-2067
Cell: 770-595-7861
Sean_Courtney@yanceybros.com
<http://www.yanceybros.com>



Budget	Finance	Attorney	Administration
EW	NB	WLI	LJ
Clerk			
JR			

Attachments:

Financial Supplement

Allan Vigil Ford Lincoln quote for Engineering



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

AGENDA ITEM 384/2022

Funds Requested: \$ 105,615.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

Capital

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2023	005 - CAPITAL PROJECTS	536 - ENGINEERING	6006 - MOTOR VEHICLES	\$105,615.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: SY

Phone:

770-531-6799

ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

**2023 Ford Explorer Mid-size SUV,
4X2, Rear wheel Drive (RWD)**

Base Price \$32,180.00

SWC #99999-SPD-ES40199373-002

**Equipment included in
Base price**

2.3L EcoBoost I4 engine
10 Speed Automatic Transmission
Power Liftgate
Tilt / Cruise
Power ABS Brakes
Aluminum Wheels
Power Windows / Locks / Mirrors
AM-FM-XM Radio
Ford SYNC 3 (bluetooth)
Dual zone climate control
Rear View Camera, Reverse sensing
Mini Spare Tire
Carpet with Mats
Cloth Bucket Seats Front
2nd & 3rd Row folding split seat
Rear Window Defroster
Keyless Remotes (2)
Power driver seat
Privacy glass
Blind spot, lane keeping
Automatic Emergency braking
Remote start

Colors Available

Exterior Interior

	YZ Oxford White	SandStone	
UM	Agate Black	"	
JS	Iconic Silver	"	
M7	Carbonize Gray	"	
B3	Atlas Blue	"	
L9	Forged Green	"	

FOB Allan Vigil Ford
Delivery-see chart, \$75 minimum

ALLAN VIGIL FORD GOV'T SALES
6790 Mt. Zion Blvd
Morrow, GA 30260

770-968-0680 Phone
800-821-5151 Toll Free
678-364-3910 Fax

Options

Price

Code

4 x 4 Drivetrain (All models)	2,740.00	✓	K8B
3.3L V6 engine(Base 4X4 only)	N/C		99B
All Weather Floor Mats (All)	117.00	✓	16A
Daytime Running Lights (All)	43.00	✓	942
Trailer towing (All)	525.00		52T
Cargo Mgt System(All)	160.00		21F

XLT 200A package

XLT RWD upgrade (18" Aluminum wheels, Roof rack side rails, power passenger seat, door keypad, 2nd row bucket seats w/ console)	4,615.00		K7D
---	----------	--	-----

XLT 202A package

(includes 200A pkg, power passenger seat, Fog lights, remote start, ActiveX seats)	7,943.00		202A
Navigation, XM radio, Adaptive cruise control (requires 202A package)	855.00		65S
2nd row 40/20/40 bench seat (requires 202A package)	N/C		17U

Limited Hybrid RWD 3.3L Hybrid engine, Navigation, 110V/150W AC outlet, Adaptive Cruise control, 20" wheels, 360-Degree camera, leather seats	17,888.00		K7F/ 310A
--	-----------	--	--------------

XLT/Hybrid Interior: Black or Tan	N/C		86/8N
Rapid Red Paint(XLT or Hybrid only)	\$385		D4

Optional equipment total			2,900.00
Other vendor added equipment			125.00
Delivery			125.00

Total

35,205.00 X 3 = \$105,615.00

Contact person _____

Agency _____

Phone Number _____

Email address _____

6/1/2022



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 389/2022

SUBJECT: Approve the award of Task Order 2022-034 under RFP/Q #42-002 Demand Services for Resurfacing, Paving, and Full Depth Reclamation of various county roads for FY 2023 resurfacing program to Allied Paving Contractors, Inc. of Pendergrass, GA in the amount of \$10,943,036.00.

Meetings:

Work Session Date: 07/25/22

Voting Meeting Date: 07/28/22

Executive Summary:

Presenter: SY
Recommendation:
Approve

Purpose of Request:
Approve the award of Task Order 2022-034 under RFP/Q #42-002 Demand Services for Resurfacing, Paving, and Full Depth Reclamation of various county roads for FY 2023 resurfacing program to Allied Paving Contractors, Inc. of Pendergrass, GA in the amount of \$10,943,036.00.

History:
Allied Paving is a current vendor for Hall County and has been for several years. They are in very good standing within the County.

Facts and Issues:
The task order is associated with the annual FY2023 resurfacing list. The funding sources include both LMIG and SPLOST VIII. The resurfacing mileage is approx. 23.6 miles.

Options:

Funding Requested	\$ 10,943,036.00
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	BN	AP
Budget	Finance	Attorney	Administration
EW	NB	WLI	LJ
Clerk			
JR			

Attachments:

Financial Supplement
Original Task Order Response 2022-034
Revised Task Order Response 2022-034



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

AGENDA ITEM 389/2022

Funds Requested: \$ 10,943,036.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

SPLOST VIII

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY23	028 - SPLOST VIII	1820 - SP-VIII - RESURFACING	5009 - INFRASTRUCTURE	\$8,936,603.66
FY23	008 - STATE ROAD	812 - STATE ROAD FUNDS PROJECT	5009 - INFRASTRUCTURE	\$2,006,432.34

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: SY

Phone:

TASK ORDER #2022-034, HALL COUNTY ROAD RESURFACING PROGRAM						ALLIED PAVING CONTRACTORS, INC.
						PENDERGRASS, GA
LINE NO.	GDOT ITEM	ITEM	QUANTITY	UNIT	UNIT AMOUNT	AMOUNT
PAVING AND RESURFACING ITEMS						
0005	318-3800	Aggregate Surface Course	100	TN	\$60.00	\$6,000.000
0010	402-1812	Recycled Asph Conc Leveling, Incl Bitum Matl & H Lime	14,156	TN	\$145.00	\$2,052,620.000
0015	402-3100	Recycled Asph Conc 9.5 MM Superpave, Type I, Gp 1 or Blend 1, incl bitum matl & H lime	17,323	TN	\$142.00	\$2,459,866.000
0020	402-3130	Recycled Asph Conc 12.5 MM Superpave, Type II, Gp 2 only, incl bitum matl & H lime	3,423	TN	\$135.00	\$462,105.000
0030	402-3103	Recycled Asph Conc 9.5 MM Superpave, Type II, Gp 2 only, incl bitum matl & H lime	8,686	TN	\$140.00	\$1,216,040.000
0035	413-1000	Bitum, Tack Coat	39,206	GL	\$5.55	\$217,593.300
0040	441-0016	Driveway Concrete, 6 in thk	100	SY	\$70.00	\$7,000.000
0045		Sawed Joints in Exist Pavement - PCC	100	LF	\$3.00	\$300.000
0050		Asphalt Patching	37,910	TN	\$162.50	\$6,160,375.000
0055		Crack Sealing	12.76	MI	\$9,000.00	\$114,840.000
0060	432-5010	Mill Asphalt Concrete Pavement, Variable Depth	10,000	SY	\$2.75	\$27,500.000
0065	444-1000	Shoulder Construction	66.70	MI	\$4,200.00	\$280,140.000
0070	706-1002	Turf Establishment, Tp B	16.17	AC	\$3,600.00	\$58,212.000
SIGNING AND MARKING ITEMS						
0075	150-1000	Traffic Control	1.00	LUMP	\$525,000.00	\$525,000.00
0100	653-1504	Thermoplastic Solid Traffic Stripe, 12 in, White	800.00	LF	\$7.20	\$5,760.00
0105	653-2501	Thermoplastic Solid Traffic Stripe, 5 in, White	28.73	LM	\$4,500.00	\$129,285.00
0110	653-2502	Thermoplastic Solid Traffic Stripe, 5 in, Yellow	48.43	LM	\$4,500.00	\$217,935.00
0115	653-4501	Thermoplastic Skip Traffic Stripe, 5 in, White	1.00	GLM	\$2,820.00	\$2,820.00
0120	653-4502	Thermoplastic Skip Traffic Stripe, 5 in, Yellow	1.00	GLM	\$2,820.00	\$2,820.00
0125	653-1704	Thermoplastic Solid Traffic Stripe, 24 in, White	200.00	LF	\$9.00	\$1,800.00
0130	653-1706	Thermoplastic Solid Traffic Stripe, 24 in, Yellow	200.00	LF	\$9.00	\$1,800.00
0135	653-1804	Thermoplastic Solid Traffic Stripe, 8 in, White	1,000.00	LF	\$3.00	\$3,000.00
0140	653-1806	Thermoplastic Solid Traffic Stripe, 8 in, Yellow	1,000.00	LF	\$3.00	\$3,000.00
0145	652-0120	Thermoplastic Type 2 Arrows	15.00	EA	\$105.00	\$1,575.00
TOTAL AMOUNT						\$13,957,386.30

RECOMMENDED AWARD:

ALLIED PAVING CONTRACTORS, INC., PENDERGRASS, GA - \$13,957,386.30

BUDGET AMOUNT: \$10,000,000.00

TOTAL AWARDED AMOUNT: \$13,957,386.30

BIDS MAILED: 2 HALL: 0

BIDS RECEIVED: 1 (0-NO BIDS) HALL: 0

FUNDS: SPLOST VIII & STATE ROAD FUNDS FOR RESURFACING - INFRASTRUCTURE

TASK ORDER 2022-034
Revised BID RESPONSE

PROJECT	COMM. DIST.	MILEAGE	BEGIN	END	2021 TOTAL RATING	PROJECT COST
Antioch Campground Road (Sec. 1)	2	0.950	Sardis Road	East Lake Drive	72	\$441,102
Bennett Road	1	0.930	Hog Mountain Road	Terminus	72	\$431,815
Blackberry Lane	1	0.930	Buford City Limits	Terminus	72	\$431,815
Botany Woods Road	3	0.430	Clarks Bridge Road	Terminus	71	\$199,657
Callus Mill Road	3	1.070	Skitts Mountain Drive	White County Line	74	\$496,820
Club View Court	1	0.180	Gaines Ferry Road	Terminus	71	\$83,577
Couch Circle	3	0.190	Old Cleveland Road	Old Cleveland Road	72	\$88,220
Crane Mill Road	3	0.460	Pea Ridge Road	Old Mill Road	73	\$213,586
Crestwood Pennisula	1	0.660	Lights Ferry Road	Terminus	74	\$306,450
Dunlap Mill Road	3	0.540	Little River Park Road	Thompson Mill Road	73	\$250,731
Elmer Truelove Road	3	1.190	Bethel Road	Mount Vernon Road	73	\$552,538
Eubanks Creek Drive	3	0.320	Shoal Creek Road	Terminus	73	\$148,582
Fishpond Road	3	0.240	Oak Hill Circle	John Bryant Lane	75*	\$111,436
Evergreen Lane	3	0.190	Harmony Church Road	Terminus	72	\$88,220
F. Gailey Road	3	0.940	Cleveland Highway	Ransom Free Road	72	\$436,459
Forest Way	1	0.410	SR 211	Terminus	72	\$190,370
Gearin Road (Sec. 1)	3	0.400	Henry Smith Road	Section 2	73	\$185,727
Glenn-Burtz Road	2	0.300	Yellow Creek Road	Terminus	72	\$139,295
Highland Circle (Sec. 2)	3	0.410	Lawson Circle	Terminus	72	\$190,370
Honeysuckle Road	3	1.460	Cleveland Highway	Clarks Bridge Road	73	\$677,904
Indian Oak Point	3	0.080	Tall Hickory Trail	Terminus	73	\$37,145
Industrial Drive	2	0.150	Memorial Park Road	Terminus	75*	\$69,648
Katherine Circle	3	0.360	Basin Road	Terminus	73	\$167,154
Lake Ranch Court	2	0.540	Dawsonville Highway	Terminus	74	\$250,731
Manchester Lane	2	0.330	Stratford Drive	Terminus	72	\$153,225
Nature Walk Drive	3	0.160	Gillsville Highway	Terminus	72	\$74,291
New Bridge Church Road	3	0.150	Cleveland Highway	Couch Circle	72	\$69,648
Northbanks Cove	3	0.240	Thompson Mill Road	Terminus	72	\$111,436
Northlake Road	3	0.590	Little River Park Road	Terminus	72	\$273,947
Old Dahlonega Highway	3	3.070	SR 60 North	Lumpkin County Line	75	\$1,425,455
Pass Circle	3	0.520	Cleveland Highway	Cleveland Highway	73	\$241,445
River North Drive	3	0.580	Cleveland Highway	Section 2	74	\$269,304
Second Street	4	0.270	Keith Circle	Hickory Street	72	\$125,366
Secret Cove Court	1	0.090	Gaines Ferry Road	Terminus	72	\$41,789
Silverwood Drive	3	0.650	Candler Highway	Terminus	73	\$301,806
Skitts Mountain Drive (Sec. 1)	3	1.100	Skitts Mountain Road	Terminus	74	\$510,749
Skylark Place	3	0.310	Cleveland Highway	Terminus	72	\$143,938
South View Trail	3	0.100	Clarks Bridge Crossing	Terminus	72	\$46,432
Sullens Road	3	1.098	Clarks Bridge Road	Terminus	76*	\$509,821
Thompson Overlook	3	0.100	Bridgewater Drive	Terminus	73	\$46,432
Walnut Road	2	0.190	Sardis Church Road	Walnut Street	72	\$88,220
Whitmire Circle	3	0.690	Cleveland Highway	Cleveland Highway	72	\$320,379
		23.568				\$10,943,036
					* = 2022 rating	

Proposed FY23 SPLOST VIII Funding: \$ 8,936,604
FY22 GaDOT LMIG Funding: \$ 2,006,432

Costs based off of \$464,317.57/Mile per Task Order 2022-034



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 393/2022

SUBJECT: Approve the renewal of annual contract for RFQ #42-026 Hall County Public Works & Utilities Program Management for Public Works & Utilities to Rochester & Associates, LLC of Gainesville, GA. The estimated annual cost to exceed \$50,000.00.

Meetings:

Work Session Date: 07/25/22

Voting Meeting Date: 07/28/22

Executive Summary:

Presenter: SY
Recommendation:
Rochester & Associates, LLC

Purpose of Request:
To renew contract #42-026 to Rochester & Associates, LLC for them to provide Program Management Services for major SPLOST and Capital Improvement projects being handled through Public Works and Utilities.

History:
Rochester & Associates, LLC is a current vendor for the County and is in good standing with the County.

Facts and Issues:
Year two (2) of a possible five (5) year contract.

Options:

Funding Requested	\$ 50,000.00
Are funds within current budget?	No
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	Approve	Purchasing
DH	SY	SY	AP
Budget	Finance	Attorney	Administration
EW	NB	WLI	LJ
Clerk			
JR			

Attachments:

Financial Supplement
Rochester Contract Renewal



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

AGENDA ITEM 393/2022

Funds Requested: \$ 50,000.00

Request Budgeted: No

Proposed Source of Funding:

Budget Transfer Requested:

Various

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2023	TBD	TBD	5419 - DESIGN & ENGINEERING	\$50,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: SY

Phone:

Supplement Agreement #1

Hall County Public Works & Utilities Program Management

May 4, 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 Contract #42-026, Hall County Public Works & Utilities Program Management, dated April 14, 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. Change Orders: Any and all change orders requested by the successful bidder on projects 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.

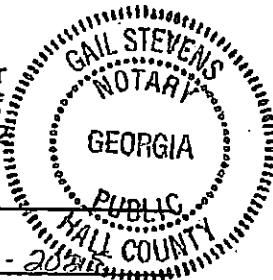
Subscribed and sworn to in our
presence this _____ day of
_____, 2022

Hall County, Georgia

Notary Public
Commission expires: _____

By: _____
Richard Higgins, Chairman
Board of Commissioners

Subscribed and sworn to in our
presence this 27 day of
June, 2022



Gail Stevens

Notary Public
Commission expires: 12-10-2025

Rochester & Associates, LLC

By: [Signature]

Brian K. Rochester
Executive Vice President



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 387/2022

SUBJECT: Approve the purchase of eight (8) vehicles for the Sheriff's Office. Three (3) vehicles from Hardy Chevrolet of Gainesville, GA, in the amount of \$83,800.00 and five (5) vehicles from Clint Brannen Motors of Unadilla, GA, in the amount of \$191,800.00. The total cost of vehicles is \$275,600.00.

Meetings:

Work Session Date: 07/25/22

Voting Meeting Date: 07/28/22

Executive Summary:

Presenter: SMF

Recommendation:
Hardy Chevrolet and Clint Brannen Motors

Purpose of Request:

Approve the purchase of three (3) vehicles from Hardy Chevrolet of Gainesville, GA in the amount of \$83,800.00 and five (5) vehicles from Clint Brannen Motors of Unadilla, GA in the amount of \$191,800.00. The total cost for all eight (8) vehicles is \$275,600.00.

History:

We have purchased vehicles from both vendors in the past. Both are in good standing within the County.

Facts and Issues:

Current vehicle shortage has forced us to purchase vehicles from vendors that have availability. Staff compared this pricing to the Statewide Contract and the pricing listed is comparable to State Contract pricing. Staff recommends that due to a material disruption of goods and services and a lack of inventory, the purchase be considered through the County Ordinance Section 3.10.140(G).

Options:

Funding Requested \$ 275,600.00
Are funds within current budget? Yes

Source of Funds

Capital Projects

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
EW	NB	WLI	LJ
Clerk			
JR			

Attachments:

Financial Supplement
Quartermaster vehicles



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

AGENDA ITEM 387/2022

Funds Requested: \$ 275,600.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

Capital Projects

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY23	005 - CAPITAL PROJECTS	543 - SHERIFF- OPERATION CAPITAL	6006 - MOTOR VEHICLES	\$275,600.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: SM

Phone:



Hardy Chevrolet

2115 Browns Bridge Rd

Phone (770) 532-4389

Gainesville

GA 30501

Customer Number

Sales Rep.

Clay Coffman

Email

Deal #

MOTOR VEHICLE PURCHASE

Purchaser HALL COUNTY

S.S. No.

Date 07/08/2022

Street Address 2859 BROWNS BRIDGE RD

Tel. Home

City Gainesville

State GA

Zip 30504

County Hall

Tel. Bus.

543-6006

VEHICLE	Year	2021	Make	CHEVROLET	Cyl.	Regular	Model	COLORADO	Body Style	TRK	Stock No.	26051A
	Color Pitch Black Clearcoat							Serial No. 1GCGSCEN5M1267858				
Lienholder Address											Mileage at Delivery	
											14066	

INSURANCE	Insurance Co.	LIST PRICE		
	Agent Name	Dealer Installed Options		
	Agent Address	1.		
	City, State, Zip	2.		
	Agent Phone #	3.		
	Policy #	4.		
Verified by	5.			
Eff. from:	Eff to:	Ded.	Total Sales Price	\$35,000.00

DESCRIPTION OF TRADE 1			LIENHOLDER OF TRADE 1		
Year	2012	Make	Ford	Cyl.	2.0L
Model	FOCUS	Body Style	Sedan	Payoff to	
Tag #		Decal #		Address	
Ser. #	1FAHP3F23CL179829		City, State	Zip:	Phone #:
Title		Acct. #			
Color	Silver	Amount	\$0.00	Good till	
Mileage	61644	Quote by			

DESCRIPTION OF TRADE 2			LIENHOLDER OF TRADE 2		
Year		Make		Cyl.	
Model		Body Style		Payoff to	
Tag #		Decal #		Address	
Ser. #		City, State		Zip	Phone #
Title		Acct. #			
Color		Amount		Good till	
Mileage		Quote by			

WARNING - Unless a charge is included in this agreement for Public Liability or Property Damage Insurance, payment for such coverage is not provided by this agreement.
 Notice to the buyer: (1) Do not sign this agreement before you read it or if it contains any blank spaces to be filled in. (2) You are entitled to a completely filled-in copy of this agreement. (3) If you default in the performance of your obligations under this agreement, the vehicle may be repossessed and you may be subject to suit and liability for the unpaid indebtedness evidenced by this agreement.

Page one and two of this order comprise the entire agreement pertaining to the purchase and no other agreement of any kind, verbal understanding or promise whatsoever, will be recognized. I have read the matter printed on the back hereof and agree to it as a part of this order the same as if it were printed above my signature.

	Total Sales Price	\$35,000.00
	Trade Allowance	\$6,000.00
	Cash Difference	\$29,000.00
	Delivery & Handling	
	Electronic Title Registration	\$0.00
	Sub Total	\$29,000.00
	GA TAVT or Out of State Taxes	\$0.00
	Lc. Trans. Reg. & Other Fees	\$0.00
	GA Warranty Rights Fee	\$0.00
	Sub Total	\$29,000.00
	Payoff Trade One	\$0.00
	Payoff Trade Two	
	Cash Balance Owed	\$29,000.00
	Rebate, if Applicable	
	Cash on Delivery	
	Unpaid Balance	\$29,000.00
	Ext. Service Contract	
	CL / AH	
	GAP	
	Maintenance	
	TOTAL CASH PRICE	\$29,000.00

RECEIPT OF A FILLED-IN COPY OF THIS AGREEMENT IS HEREBY ACKNOWLEDGED BY PURCHASER

I have read, understand and accept all provisions of the Manufacturer's Warranty Statement covering this new vehicle that I am ordering.

Accepted _____ This order not valid until accepted by DEALER OR SALES MANAGER

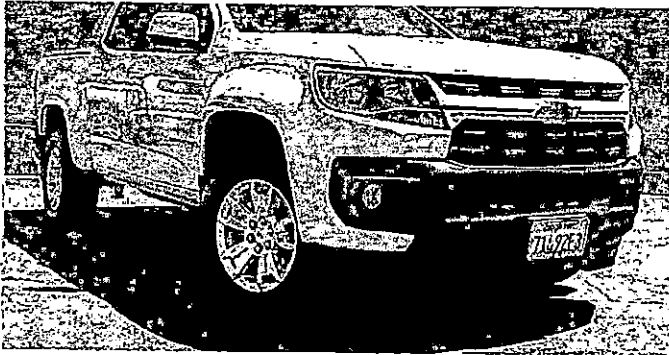
Purchaser's Signature *Michael Frei #344*
 Purchaser's Signature _____



2021 Chevrolet Colorado LT

5,574 miles . Stock #622017A

Chevrolet Certified Pre-Owned



Vehicle History

No Accident or Damage Reported ▼

Personal Use ▼

CARFAX 1-Owner ▼

Service History ▼

Price & Payment

\$32,777

GREAT VALUE

\$4,883 below \$37,660 CARFAX Value ⓘ

was \$39,900 on 04/27/2022

\$543/mo est. ⓘ 10% down / 60 months Edit



Hardy Chevrolet

2115 Browns Bridge Rd

- Phone (770) 532-4389

Customer Number

Gainesville

GA 30501

Sales Rep.

Clay Coffman

Deal #

MOTOR VEHICLE PURCHASE

Email

Purchaser HALL COUNTY

S.S. No.

Date 07/08/2022

Street Address 2859 BROWNS BRIDGE RD

Tel. Home

City Gainesville

State GA

Zip 30504

County Hall

Tel. Bus.

573-6006

VEHICLE	Year	Make	Cyl.	Model	Body Style	Stock No.
	2016	CHEVROLET	Regula	TAHOE	4dr SUV	26080A
	Color BLACK			Serial No. 1GNSSCKC8GR280336		

INSURANCE	Lienholder Address					Mileage at Delivery
						105102

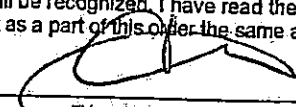
INSURANCE	Insurance Co.	LIST PRICE	
	Agent Name		Dealer Installed Options
	Agent Address		1.
	City, State, Zip		2.
	Agent Phone #		3.
	Policy #		4.
	Verified by	5.	

Eff. from:	Eff. to:	Ded.	Total Sales Price	\$30,000.00
DESCRIPTION OF TRADE 1			Trade Allowance	
LIENHOLDER OF TRADE 1			Cash Difference	\$30,000.00
Year	Make	Cyl.	Payoff to	Delivery & Handling
Model	Body Style		Address	Electronic Title Registration
Tag #	Decal #		City, State	Sub Total
Ser. #			Zip: Phone #:	\$30,000.00
Title			Acct. #:	GA TAVT or Out of State Taxes
Color			Amount Good till	\$0.00
Mileage			Quote by	Lc. Trans. Reg. & Other Fees
				\$0.00
				GA Warranty Rights Fee
				\$0.00
				Sub Total
				\$30,000.00

DESCRIPTION OF TRADE 2			LIENHOLDER OF TRADE 2	
Year	Make	Cyl.	Payoff to	Payoff Trade One
Model	Body Style		Address	Payoff Trade Two
Tag #	Decal #		City, State	Cash Balance Owed
Ser. #			Zip: Phone #:	\$30,000.00
Title			Acct. #:	Rebate, If Applicable
Color			Amount Good till	Cash on Delivery
Mileage			Quote by	Unpaid Balance
				\$30,000.00
				Ext. Service Contract
				CL / AH
				GAP
				Maintenance

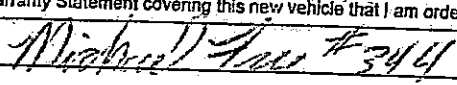
WARNING - Unless a charge is included in this agreement for Public Liability or Property Damage Insurance, payment for such coverage is not provided by this agreement. Notice to the buyer: (1) Do not sign this agreement before you read it or if it contains any blank spaces to be filled in. (2) You are entitled to a completely filled-in copy of this agreement. (3) If you default in the performance of your obligations under this agreement, the vehicle may be repossessed and you may be subject to suit and liability for the unpaid indebtedness evidenced by this agreement.

Page one and two of this order comprise the entire agreement pertaining to the purchase and no other agreement of any kind, verbal understanding or promise whatsoever, will be recognized. I have read the matter printed on the back hereof and agree to it as a part of this order the same as if it were printed above my signature.

Accepted:  This order not valid until accepted by DEALER OR SALES MANAGER

RECEIPT OF A FILLED-IN COPY OF THIS AGREEMENT IS HEREBY ACKNOWLEDGED BY PURCHASER

I have read, understand and accept all provisions of the Manufacturer's Warranty Statement covering this new vehicle that I am ordering.

Purchaser's Signature  #344

Purchaser's Signature

TOTAL CASH PRICE \$30,000.00



1080 2nd Street
 PO Box 746
 Unadilla, GA 31091
 P: (478) 627-3221 F: (478) 627-9550
 www.brannenmotorcompany.com

DATE 7/6/2022						SOLD TO: HALL COUNTY		INVOICE NO.						
ADDRESS								F2728						
CUST. NO.	STOCK NO	YEAR MAKE	MODEL	NEW OR USED	SERIAL NO.	KEY	SALESMAN							
	F2728	2022 FORD	EXPLORER		1FM5K8AB7NGA99845		BOBBY REED							
<u>INSURANCE COVERAGE INCLUDES</u> FIRE AND THEFT COLLISION AMT. DEDUCT. PUBLIC LIABILITY • AMT. PROPERTY DAMAGE • AMT.						PRICE OF CAR FREIGHT AND HANDLING OPTIONAL EQUIP. ACCESS.		\$35700.00						
<u>OPTIONAL EQUIPMENT AND ACCESSORIES</u> <table border="1"> <thead> <tr> <th>GROUP</th> <th>DESCRIPTION</th> <th>PRICE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>						GROUP	DESCRIPTION	PRICE				TAVT LICENSE AND TITLE TOTAL CASH PRICE		\$35700.00
GROUP	DESCRIPTION	PRICE												
<u>DISCLAIMER OF WARRANTIES</u> THE SELLER, BRANNEN MOTOR COMPANY, HEREBY EXPRESSLY DSCLAIMS ALL WARRANTIES. EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. AND BRANNEN MOTOR COMPANY NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR ANY LIABILITY CONNECTION WITH SALE OF THE VEHICLE.						FINANCING INSURANCE TOTAL TIME PRICE SETTLEMENT:		\$35700.00						
PURCHASER'S SIGNATURE <u>Michael Fry 344</u>						DEPOSIT CASH ON DELIVERY USED CAR: • TYPE SERIAL NO, ENGINE NO. PAYMENTS.								
						TOTAL		\$35700.00						
ALWAYS SHOW SERIAL, ENGINE AND KEY NUMBERS														

ESTIMATED DELIVERY DATE: _____

STATE CONTRACT PRICE
 \$35,630
 ADDED COST FOR SPOTLIGHT



1080 2nd Street
 PO Box 746
 Unadilla, GA 31091
 P: (478) 627-3221 F: (478) 627-9550
 www.brannenmotorcompany.com

SOLD TO: HALL COUNTY							INVOICE NO.
DATE 7/6/2022							F2737
ADDRESS							SALESMAN
CUST. NO.	STOCK NO	YEAR MAKE	MODEL	NEW OR USED	SERIAL NO.	KEY	BOBBY REED
	F2737	2022 FORD	EXPLORER		1FM5K8AB5NGB01317		
<u>INSURANCE COVERAGE INCLUDES</u>						PRICE OF CAR FREIGHT AND HANDLING OPTIONAL EQUIP. ACCESS.	\$35200.00
FIRE AND THEFT COLLISION AMT. DEDUCT.		PUBLIC LIABILITY • AMT. PROPERTY DAMAGE • AMT.					
<u>OPTIONAL EQUIPMENT AND ACCESSORIES</u>						TAVT LICENSE AND TITLE TOTAL CASH PRICE	\$35200.00
<u>GROUP</u>	<u>DESCRIPTION</u>				<u>PRICE</u>		
<u>DISCLAIMER OF WARRANTIES</u>						FINANCING INSURANCE TOTAL TIME PRICE SETTLEMENT:	\$35200.00
THE SELLER, BRANNEN MOTOR COMPANY, HEREBY EXPRESSLY DSCLAIMS ALL WARRANTIES. EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. AND BRANNEN MOTOR COMPANY NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR ANY LIABILITY CONNECTION WITH SALE OF THE VEHICLE.							
PURCHASER'S SIGNATURE <u>Michael Fry 344</u>						DEPOSIT CASH ON DELIVERY USED CAR: • TYPE SERIAL NO, ENGINE NO. PAYMENTS.	
							TOTAL
ALWAYS SHOW SERIAL, ENGINE AND KEY NUMBERS							

ESTIMATED DELIVERY DATE: _____

STATE CONTRACT PRICE ~~Below~~
 \$35,630



1080 2nd Street
 PO Box 746
 Unadilla, GA 31091
 P: (478) 627-3221 F: (478) 627-9550
 www.brannenmotorcompany.com

DATE 7/7/2022		SOLD TO: Hall County					INVOICE NO.	
		ADDRESS					C1566	
CUST. NO.	STOCK NO	YEAR MAKE	MODEL	NEW OR USED	SERIAL NO.	KEY	SALESMAN	
	C1566	2022 CHEV	TAHOE		1GNSCLE9NR195880			
<u>INSURANCE COVERAGE INCLUDES</u> FIRE AND THEFT COLLISION AMT. DEDUCT.					PUBLIC LIABILITY • AMT. PROPERTY DAMAGE • AMT.		PRICE OF CAR FREIGHT AND HANDLING OPTIONAL EQUIP. ACCESS.	\$40300.00
<u>OPTIONAL EQUIPMENT AND ACCESSORIES</u>								
GROUP	DESCRIPTION					PRICE		
TAVT LICENSE AND TITLE								
TOTAL CASH PRICE							\$40300.00	
FINANCING INSURANCE								
TOTAL TIME PRICE SETTLEMENT:							\$40300.00	
DEPOSIT CASH ON DELIVERY USED CAR: • TYPE SERIAL NO, ENGINE NO. PAYMENTS.								
TOTAL							\$40300.00	
ALWAYS SHOW SERIAL, ENGINE AND KEY NUMBERS								

PURCHASER'S SIGNATURE Michael Free 344

DISCLAIMER OF WARRANTIES
 THE SELLER, BRANNEN MOTOR COMPANY, HEREBY EXPRESSLY DSCLAIMS ALL WARRANTIES. EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. AND BRANNEN MOTOR COMPANY NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR ANY LIABILITY CONNECTION WITH SALE OF THE VEHICLE.

ESTIMATED DELIVERY DATE: _____

MSRP WITH OPTIONS ON EACH VEHICLE \$48,820 - VEHICLE ON GROUND, STATE CONTRACT HOLDER HAS NO UNITS AVAILABLE JM 399

STATE CONTRACT PRICING \$38,599



1080 2nd Street
 PO Box 746
 Unadilla, GA 31091
 P: (478) 627-3221 F: (478) 627-9550
 www.brannenmotorcompany.com

DATE 7/7/2022 SOLD TO: Hall County INVOICE NO.
 ADDRESS C1521

CUST. NO.	STOCK NO	YEAR MAKE	MODEL	NEW OR USED	SERIAL NO.	KEY	SALESMAN
	C1521	2022 CHEV	TAHOE		1GNSCLE8NR193117		

INSURANCE COVERAGE INCLUDES
 FIRE AND THEFT PUBLIC LIABILITY • AMT.
 COLLISION AMT. DEDUCT. PROPERTY DAMAGE • AMT.

OPTIONAL EQUIPMENT AND ACCESSORIES

GROUP	DESCRIPTION	PRICE

PRICE OF CAR \$40300.00
 FREIGHT AND HANDLING
 OPTIONAL EQUIP. ACCESS.
 TAVT
 LICENSE AND TITLE

DISCLAIMER OF WARRANTIES
 THE SELLER, BRANNEN MOTOR COMPANY, HEREBY EXPRESSLY DSCLAIMS ALL WARRANTIES. EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. AND BRANNEN MOTOR COMPANY NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR ANY LIABILITY CONNECTION WITH SALE OF THE VEHICLE.

TOTAL CASH PRICE \$40300.00
 FINANCING
 INSURANCE
 TOTAL TIME \$40300.00
 PRICE SETTLEMENT:

PURCHASER'S SIGNATURE Michael Free 344

DEPOSIT
 CASH ON DELIVERY
 USED CAR: •
 TYPE
 SERIAL NO,
 ENGINE NO.
 PAYMENTS.
 TOTAL \$40300.00

ALWAYS SHOW SERIAL, ENGINE AND KEY NUMBERS

ESTIMATED DELIVERY DATE: _____

STATE CONTRACT PRICING

MSRP WITH OPTIONS ON EACH VEHICLE \$38,599

VEHICLE \$48,820

VEHICLE ON THE GROUND,
 STATE CONTRACT HOLDER HAS
 NO UNITS AVAILABLE. JM 399



1080 2nd Street
 PO Box 746
 Unadilla, GA 31091
 P: (478) 627-3221 F: (478) 627-9550
www.brannenmotorcompany.com

DATE 7/7/2022 SOLD TO: Hall County INVOICE NO. C1760
 ADDRESS

CUST. NO.	STOCK NO	YEAR MAKE	MODEL	NEW OR USED	SERIAL NO.	KEY	SALESMAN
	C1760	2022 CHEV	TAHOE		1GNSCLED2NR200675		

INSURANCE COVERAGE INCLUDES
 FIRE AND THEFT PUBLIC LIABILITY • AMT.
 COLLISION AMT. DEDUCT. PROPERTY DAMAGE • AMT.

OPTIONAL EQUIPMENT AND ACCESSORIES		PRICE
GROUP	DESCRIPTION	

DISCLAIMER OF WARRANTIES
 THE SELLER, BRANNEN MOTOR COMPANY, HEREBY EXPRESSLY DSCLAIMS ALL WARRANTIES. EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. AND BRANNEN MOTOR COMPANY NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR ANY LIABILITY CONNECTION WITH SALE OF THE VEHICLE.

PURCHASER'S SIGNATURE Michael Fox 344

PRICE OF CAR \$40300.00
 FREIGHT AND HANDLING
 OPTIONAL EQUIP. ACCESS.
 TAVT
 LICENSE AND TITLE
 TOTAL CASH PRICE \$40300.00
 FINANCING
 INSURANCE
 TOTAL TIME \$40300.00
 PRICE SETTLEMENT:
 DEPOSIT
 CASH ON DELIVERY
 USED CAR: •
 TYPE
 SERIAL NO,
 ENGINE NO.
 PAYMENTS.
 TOTAL \$40300.00

ALWAYS SHOW SERIAL, ENGINE AND KEY NUMBERS

ESTIMATED DELIVERY DATE: _____ STATE CONTRACT PRICING
 MSRP WITH OPTIONS ON EACH [\$38,599]
 VEHICLE [\$98,820] — VEHICLE ON GROUND,
 STATE CONTRACT HOLDER HAS
 NO UNITS AVAILABLE [JM 399]



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 351/2022

SUBJECT: Approve the application of the Edward Byrne Memorial Justice Assistance Grant (JAG) of the U.S. Department of Justice for the Sheriff's Office to purchase license plate reader cameras in the amount of \$29,048.00, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related application and award documents. No match is required.

Meetings:

Work Session Date: 07/25/22

Voting Meeting Date: 07/28/22

Executive Summary:

Presenter: SJM

Recommendation:
Grants Manager recommends approval.

Purpose of Request:
Approve the Edward Byrne Memorial Justice Assistance Grant of the U.S. Department of Justice for the Hall County Sheriff's Office to purchase License Plate Reader cameras in the amount of \$29,048.00, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related application and award documents. No match is required.

History:
Hall County has received the JAG grant since 2006.

Facts and Issues:

Options:

The U.S. Department of Justice is seeking applications for funding of the Edward Byrne Memorial Justice Assistance Grant. This program furthers the DOJ's mission by assisting local and tribal law criminal justice efforts to prevent or reduce crime and violence and to improve the administration of the criminal justice system. This grant requires no match. The Hall County Sheriff's Office will be utilizing this funding to purchase License Plate Reader (LPR) cameras to place on the interstate to assist them in crime investigations and the prosecution of crimes. This grant's mission is to assist with enforcing state and local laws.

Funding Requested \$ 0.00
Are funds within current budget? Yes
Source of Funds Grants
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? 2022-08-03

Approvals:

Grants Staff	Submit	Approve	Grants
NS	SC	SC	NS
Budget	Finance	Attorney	Administration
EW	WG	WLI	LJ
Clerk			
JR			

Attachments:



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

AGENDA ITEM 351/2022

Funds Requested: \$ 0.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

Grants

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY23	017 - GRANTS	649 - HALL CO SHERIFF-JAG	4281 - OPERATING EQUIPMENT	\$29,048.00
FY23	017 - GRANTS	649 - HALL CO SHERIFF-JAG	3717 - US DEPT OF JUSTICE	\$29,048.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: SM

Phone: (770) 531-6887

Attachments:

Millage Resolution - BOE

County Millage Rate Certification

**TAX RESOLUTION
TAX LEVY FOR
HALL COUNTY SCHOOL DISTRICT
2022**

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF HALL COUNTY, GEORGIA, and it is hereby ordered by same that, upon the recommendation of the Hall County Board of Education, for educational purposes for 2022, there is hereby levied on taxable property located in said Hall County, outside of independent school districts, as provided on Article VIII of the Constitution of Georgia as amended:

<u>ITEM</u>	<u>PER \$1,000</u>	<u>PER \$100</u>	<u>TO YIELD</u>
To pay expenses of administration, maintenance, and operation of Hall County School System, as provided by law, based on a valuation of 7,326,519,167	15.99	1.599	\$117,151,041
To pay interest and principal on outstanding school bonded indebtedness of Hall County School System, as provided by law, based on a valuation of 7,367,309,167	1.000	.1000	\$ 7,367,309

This ____ day of _____, 2022.

HALL COUNTY BOARD OF COMMISSIONERS

By _____
Chairman

Commissioner – District 1

Commissioner – District 2

Commissioner - District 3

Commissioner – District 4

Commission Clerk

COUNTY MILLAGE RATE CERTIFICATION FOR TAX YEAR 2022

Please provide a copy of this form to your county's Clerk of Superior Court.

<http://www.dor.ga.gov>



COUNTY: Hall

Submit original signed copy with digest submission

COLUMN 1	COLUMN 2	COLUMN 3		COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7	COLUMN 8	COLUMN 9	COLUMN 10
District Number Must be Shown	District Name (Inc, Uninc, School, Special Districts, Etc.)	Mark X if District Falls In Unincorporated Area	Mark X if District Falls In Incorporated Area	Enter Gross Millage Rate Before Rollbacks	Sales Tax Rollback O.C.G.A § 48-8-91	Insurance Premium Rollback O.C.G.A § 33-8-8.3		Net M&O Millage Rate Column 4 less Columns 5, 6 & 7	Enter Bond Millage Rate	Total Millage Rate Column 8 plus Column 9
All	County M&O	X	X	7.072	2.931			4.141	0.000	4.141
1,2,3,5,6,7,15,16,21,22	School	X	X	15.990	0.000			15.990	1.000	16.990
	List Special Service Districts:									
1	Fire Unincorporated	X	X	4.109		1.459		2.650	0.000	2.650
								0.000	0.000	0.000
2,3,5,6,7,8,15,16,21,22	Fire Incorporated		X	4.080				4.080	0.000	4.080
								0.000	0.000	0.000
All	Emergency Services	X	X	0.571				0.571	0.000	0.571
								0.000	0.000	0.000
1	Development Services	X		1.005				1.005	0.000	1.005
								0.000	0.000	0.000
1,2,3,5,6,7,8,15,16,21,22	Parks and Leisure Services	X	X	0.364				0.364	0.000	0.364
								0.000	0.000	0.000
								0.000	0.000	0.000
	CID/BID:									
								0.000		0.000
								0.000		0.000
								0.000		0.000
								0.000		0.000

I hereby certify that the rates listed above are the official rates for the Districts indicated for Tax Year 2022

Date

Chairman, Board of County Commissioners



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 394/2022

SUBJECT: Application of Cameron Reeves to rezone from Agriculture Residential-III (AR-III) to Highway Business (H-B) on a 2.07± acre tract located on the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Zoned AR-III; Tax Parcel 07329 001006. Proposed use: parking lot. Commission District 2. NOTE: Tabled at the July 14, 2022 Voting Meeting until the July 28, 2022 Voting Meeting.

Meetings:

Work Session Date: 07/25/22

Voting Meeting Date: 07/28/22

Executive Summary:

Presenter: RD
Recommendation: Approval.

Purpose of Request:

Application of Cameron Reeves to rezone from Agriculture Residential-III (AR-III) to Highway Business (H-B) on a 2.07± acre tract located on the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Zoned AR-III; Tax Parcel 07329 001006. Proposed use: parking lot. 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	RD	EW	NB
Attorney	Administration	Clerk	
WLI	LJ	JR	

Attachments:

Updated Board Memo - 07/19/2022
Board Memo
Recommendation Report
Application
Narrative
Site Plan
Maps
Renderings
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Public Comments - Opposition (2)
Updated Notice Sign
Notice Sign Photos



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

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: July 19, 2022

Subject: Application of Cameron Reeves to rezone from Agriculture Residential-III (AR-III) to Highway Business (H-B) on a 2.07± acre tract located on the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Zoned AR-III; Tax Parcel 07329 001006. Proposed use: parking lot. Commission District 2.

Application of Cameron Reeves to rezone from Agriculture Residential-III (AR-III) to Highway Business (H-B) on a 2.07± acre tract located on the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Zoned AR-III; Tax Parcel 07329 001006. Proposed use: parking lot. Commission District 2.

This item was tabled at the July 14, 2022 Board of Commissioners voting meeting because the Board of Commissioners were not provided all Planning Commission conditions of approval prior to the meeting. No changes or revisions have been submitted since the July 14, 2022 meeting.

At their June 6, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-0) of this request.

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and zero (0) people spoke in opposition during the public hearing on June 6, 2022.

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

This rezoning request has an associated conditional use requiring Planning Commission only. The Planning Commission approved the use with thirteen (13) conditions:

1. *This Conditional Use Permit application is contingent on the approval by the Board of Commissioners of the concurrent rezoning request to Highway Business (H-B) as the AR-III district does not allow the commercial use as required by §17.350.100.*
2. *The development shall meet all of the conditions specified in §17.350.100. - Additional parking on other than principal lot, except for approved variance.*

3. *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.*
4. *Development shall conform to the standards set forth by the Gateway Corridors Overlay District with exceptions of variances granted.*
5. *The development shall be subject to the Hall County Development Review process and any improvements required shall be installed prior to the lot being used for parking and the storage of equipment.*
6. *The applicant shall coordinate with the City of Buford regarding commercial driveway permitting from Holiday Road.*
7. *The parking lot shall be approved for use by the applicant for overflow storage of business related equipment and materials and employee parking only for businesses owned by Mr. Cameron Reeves.*
8. *There shall be no leasing of spots for boats or RV storage.*
9. *There shall be no more than 9 semi-trucks parked on the site as 10 truck parking spaces requires review as a Development of Regional Impact (DRI) according to Rules of Georgia Department of Community Affairs, Chapter 110-12-3, Development of Regional Impact.*
10. *All conditions of zoning shall be made part of any plat created for the property.*
11. *There shall be a variance for a gravel parking lot.*
12. *This conditional use approval shall be granted for this applicant only and shall expire in 12 months.*
13. *There shall be a variance that the proposed additional parking area does not have to be within 400 feet of the main entrance to the principal use building. (§17.350.100)*



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

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: June 23, 2022

Subject: Application of Cameron Reeves to rezone from Agriculture Residential-III (AR-III) to Highway Business (H-B) on a 2.07± acre tract located on the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Zoned AR-III; Tax Parcel 07329 001006. Proposed use: parking lot. Commission District 2.

Application of Cameron Reeves to rezone from Agriculture Residential-III (AR-III) to Highway Business (H-B) on a 2.07± acre tract located on the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Zoned AR-III; Tax Parcel 07329 001006. Proposed use: parking lot. Commission District 2.

At their June 6, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-0) of this request.

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and zero (0) people spoke in opposition during the public hearing on June 6, 2022.

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

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Cameron Reeves

Request Rezone from Agricultural Residential-III (AR-III) to Highway-Business (H-B)

Proposed Use Parking Lot

Size 2.07± acres

Zoning AR-III

Location On the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Tax Parcel 07329 001006.

Commission District Two

Planning Commission Date June 6, 2022

Staff Recommendation **Approval, with conditions**

Planning Commission Recommendation: Approval
Vote: 4-0 (Pilcher absent)

Applicant Proposal

The applicant is seeking to rezone a 2.07± acre parcel from Agricultural-Residential-III (AR-III) to Highway Business (H-B) for development as an overflow parking area for his businesses in the area. The applicant has also submitted a conditional use request to be considered concurrently with the rezoning application for additional parking on other than the principal lot.

The narrative states that the property is currently a gravel lot on which he would like to park equipment, vehicles, trucks and trailers. Employees will use the lot to pick up the vehicles stored there, leaving their personal vehicles on-site during the day. Employees will typically access the property between 6:00am and 5:00pm but may need to access the site earlier at times. The narrative continues that there will be no work conducted onsite and it is for storage of vehicles only.

The applicant is also requesting a variance from §17.420.050.E of the Official Code of Hall County. §17.420 provides development standards for properties within the Gateway Corridors Overlay District (GCOD). The GCOD is supplemental to the underlying zoning district classifications and governs non-residential property development standards, including parking lot materials. Properties which fall within the GCOD requires that parking areas shall be paved with asphalt, concrete (or pervious materials

approved by the director.) A variance from the paving requirement has been requested as this property is not visible from Lanier Islands Parkway. Additionally, access to the property is from Holiday Road.

The applicant's narrative states that no other relief from the GCOD standards are requested, and plans to install a privacy fence all the way around the property, landscape and buffers, but paving would be cost-prohibitive. The applicant says that the intention is to further develop the property either commercially or residentially in the future.

History and Existing Land Uses

The subject property is zoned AR-III and is undeveloped. The parcel is recorded with the Hall County Clerk of Court in Plat Book 862 page 144. The property is bounded to the east by Holiday Road, with both residential and commercial properties located across the right-of-way. To the north is a commercial property located within the City of Buford and Lanier Islands Parkway. To the south is a Highway Business (H-B) zoned property, developed with a single-family residential home, located in unincorporated Hall County.

Part of the property also falls within the Gateway Corridors Overlay District (GCOD). The GCOD is supplemental to the underlying zoning district classifications and governs nonresidential property development standards, including signage.

Comprehensive Plan Land Use Designation

The future land use map shows the subject property as "Lake Area Residential" and within the Lake Supportive Corridor which 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 singlefamily homes. The area includes the 500-foot buffer around the lake, wherein properties have the potential to be zoned Vacation Cottage District in order for single-family homes to be used as short-term vacation rentals.

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

The primary land uses within the Lake Supportive Corridor are commercial uses that are boat related (boat sales, storage and equipment sales) or complement recreational use of Lake Lanier (such as non-franchise restaurants). The intent of the corridors in the Comprehensive Plan are to enhance and maintain well-functioning, attractive corridors that facilitate vehicular traffic flow and pedestrian/bicycle connectivity, serve local needs, and coordinate land use patterns without encroaching on adjacent neighborhoods.

This use request is inconsistent with the Future Land Use Designation found in the Comprehensive Plan.

Development Support and Constraints

Hall County Environmental Health

In an email dated May 13th 2022, Emily McGahee stated that there were no comments for this request.

Hall County Fire Services

The property is located approximately 2.7 miles from Hall County Fire Station #8, located at 6175 Gaines Ferry Road. The nearest fire hydrant is located to the rear of the subject property on Lanier Islands Parkway.

Hall County Public Works and Utilities

A memo dated May 19, 2022 from Srikanth Yamala, 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.

Traffic Engineering

Driveway will need to be permitted by the City of Buford.

Utilities

No comment.

Hall County Tax Assessors No comments were provided.

Gainesville Water Resources (per GIS)

Per Hall County GIS, Public water is available to the property along Holiday Road and Lanier Islands Parkway

Georgia Department of Transportation

Parker Niebauer, District 1 Traffic Operations Supervisor, provided the following comment via email dated May 18, 2022: "If access is from Holiday Rd and no work is being done in GDOT R/W – no further coordination is required. If either of these conditions are not met, GDOT Coordination will be required."

Zoning Analysis

- The proposed use is not residential in nature and is not within the character described for the Lake Supportive Corridor designation.
 - The proposed use **is not** consistent with the Hall County Comprehensive Plan.
 - The request will provide additional parking for nearby businesses owned by the applicant for associated equipment and employees, in accordance with a conditional use permit as outlined in §17.350.100.
- Within the Highway Business (H-B) zoning district any retail or retail service establishment, including the making of articles sold at retail on the premises providing the conditions of chapter §17.210 are met.
 - The applicant is requesting to use the property of additional storage of equipment and vehicles related to his businesses.

- Within the Highway Business (H-B) zoning district parking on additional parking on other than principal lot is a conditional use subject to the approval of the Planning Commission.
 - The applicant has submitted a concurrent request for a conditional use permit.
- Per §17.240 of the Official Code of Hall County, the required setbacks for H-B are: 55 feet from center line of road or 30 feet from property line, whichever is greater, 20 feet from side property lines, and 10 feet from the rear property line.
 - No structures are proposed at this time.
- The subject property falls within the Gateway Corridor Overlay District (GCOD) and is subject to design standard for non-residential development including: architectural, buffering, landscaping and signage requirements.
- The GCOD provides guidelines for non-residential property development. The guidelines apply to both permitted uses and development standards. Within the GCOD, the following uses are prohibited: adult entertainment, junk yards, and billboard signs. Uses subject to the approval of the Hall County Board of commissioners (BOC) include self-storage warehouses, vehicle sales lots (new or used), automobile repair and maintenance, commercial outdoor recreation, car washes and outdoor storage.
 - The applicant has requested a variance from §17.420.050.E, which requires the paving of properties which fall within the GCOD to be asphalt, concrete (or pervious materials approved by the director.)
 - The applicant has requested this relief as this property is not visible from Lanier Islands Parkway and because access to the property is from Holiday Road.
 - The applicant's narrative states that no other relief from the GCOD standards are requested, and plans to install a privacy fence all the way around the property, landscape and buffers
 - The applicant says that the intention is to further develop the property either commercially or residentially in the future.
- Per §17.420.050.D.2.a of the Official Code of Hall County, along each street frontage there shall be a ten-foot wide landscape strip, continuous along the frontage except for perpendicular crossings for driveways and utilities. The adjacent properties are commercially zoned and as such no buffer is required.
 - The applicant's site plan shows a 10 foot landscape strip adjacent to both Lanier Islands Parkway and Holiday Road.
 - This standard **is met**.
- Per §17.420.050.D.4.d of the Official Code of Hall County, outdoor storage or sales displays shall be prohibited from front yards except when permitted in the underlying zoning district and further authorized by a conditional use permit pursuant to the procedures of the Hall County Zoning Ordinance. Outdoor storage or sales displays shall be screened from view from public streets and adjacent property by a permanent opaque enclosure consisting of a minimum eight-foot high solid fence or wall.
 - The applicant's narrative states that they intend to install a privacy fence around the entire property.
 - This standard **is met**.
- Per §17.420.050.E.3 of the Official Code of Hall County, all parking areas shall be paved with asphalt, or concrete.
 - The site plan shows a central gravel parking area for equipment, trailer, and truck parking with 96 standard vehicular parking spaces around the borders of the property. No specific spaces have been depicted within the gravel area.
 - The material for the 96 parking spaces is not labeled.
 - A **variance is necessary** for the use of gravel as a parking material.

- Per §17.420.050.E.4 of the Official Code of Hall County, each parking area of over 50 spaces shall include landscaped islands within the parking area equivalent to not less than five to ten percent with planning director discretion of the total paved area of the parking lot, not including pervious paving surfaces.
 - The site plan does not depict any parking lot landscape islands. ▪ This standard **is not met**.

Variances to the Official Code of Hall County

Staff recommends **denial** to the following variances:

1. §17.420.050.E.3 requires all parking areas to be paved with asphalt or concrete.

Staff Recommendation

Staff recommends **approval** of the applicant’s request subject to the following 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. Development shall conform to the standards set forth by the Gateway Corridors Overlay District. No variances are granted as part of this application.
3. The development shall be subject to the Hall County Development Review process and any improvements required shall be installed prior to the lot being used for parking and the storage of equipment.
4. The applicant shall coordinate with the City of Buford regarding commercial driveway permitting from Holiday Road.
5. The parking lot shall be approved for use by the applicant for overflow storage of business related equipment and materials and employee parking only. There shall be no leasing of spots for boats or RV storage.
6. There shall be no more than 9 semi-trucks parked on the site as 10 truck parking spaces requires review as a Development of Regional Impact (DRI) according to Rules of Georgia Department of Community Affairs, Chapter 110-12-3, Development of Regional Impact.
7. All conditions of zoning shall be made part of any plat created for the property.

Excerpts from the minutes of the June 6, 2022 meeting

Applicant’s Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Cameron Reeves, 5750 Holiday Road, Buford, presented the request. The applicant stated that he would like to park trailers from other businesses he’s involved with onto the property or lease it out to neighboring businesses to extend their parking space. The applicant stated that there was no visibility from Lake Lanier Boulevard since the property is up on a hill. The applicant stated he is willing to keep the number of tractor trailer parking under ten. The applicant stated that he is requesting for a variance for a gravel parking lot.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell questioned what kind of vehicles would be parked there. The applicant stated cars, trucks, and trailers. Mr. Braswell questioned if there were any issues following Gateway standards. The applicant stated that he will follow Gateway Standards with the exception of his request for a gravel parking lot if granted. Mr. Varner questioned if there would be reefer trucks and if so, will they be pulling loads. The applicant stated there could be depending who it's leased out to. Mr. Braswell questioned if the Use Subject could be applicant specific and expire in twelve months. Ms. Doveton stated that could be a condition if approved.

Motion: A motion to approve was made by Mr. Hunt and seconded by Mr. Bell. Vote: 4-0 (Pilcher Absent)

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



ZONING APPLICATION

Applicant (Name & Mailing Address)

Cameron Reeves
5750 Holiday Rd
Buford GA 30518
 Phone 770-861-3780
 Email Address privateeyeproperties@gmail.com
 Proposed Use Parking lot

Property Owner (Name & Mailing Address)

Private Eye Properties
5750 Holiday Rd
Buford GA 30518
 Phone 770-861-3780
 Email Address privateeyeproperties@gmail.com

Contact Person (Name & Mailing Address)

Cameron Reeves
5750 Holiday Rd
Buford GA 30518
 Phone 770-861-3780
 Email Address privateeyeproperties@gmail.com
 Tax Parcel Number 07329 001006
 Location Address 5747 Holiday Rd, Buford, GA 30518

Status of Applicant

- Owner
- Option to Purchase
- Area Resident
- Other

Requested Action

Existing Zoning: AR-III
 Rezone to: H-B
 Fee: \$ 450.00
 Receipt #: 898986
 Check #: _____

Acreage 2.15

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

Sign [Signature] Date: 2/5/22

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: 4/14 Taken by: Michelle
 Tentative Planning Commission Date: 6/6 Tentative County Commission Date: 7/14
 County Commission District: 2

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



AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Cameron Reeves
Address 5747 Holiday Rd
Buford, GA 30518
Phone Number 770-861-3780

Name of applicant(s) Cameron Reeves
Address 5750 Holiday Rd
Buford, GA 30518
Phone Number 770-861-3780

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.

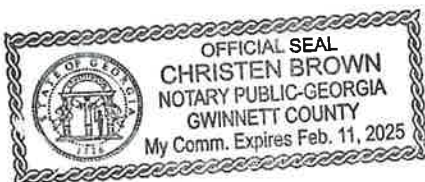
Signature of Owner(s)
[Handwritten Signature]

Personally appeared before me
Christen Brown

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

[Handwritten Signature]
Notary Public

2-9-2022
Date



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



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: Cameron Reeves

Date: 3/25/22

Applicant's/Owner's Name (Printed): Cameron Reeves

CAMERON REEVES
5747 Holiday Rd, Buford, GA 30518

Narrative:

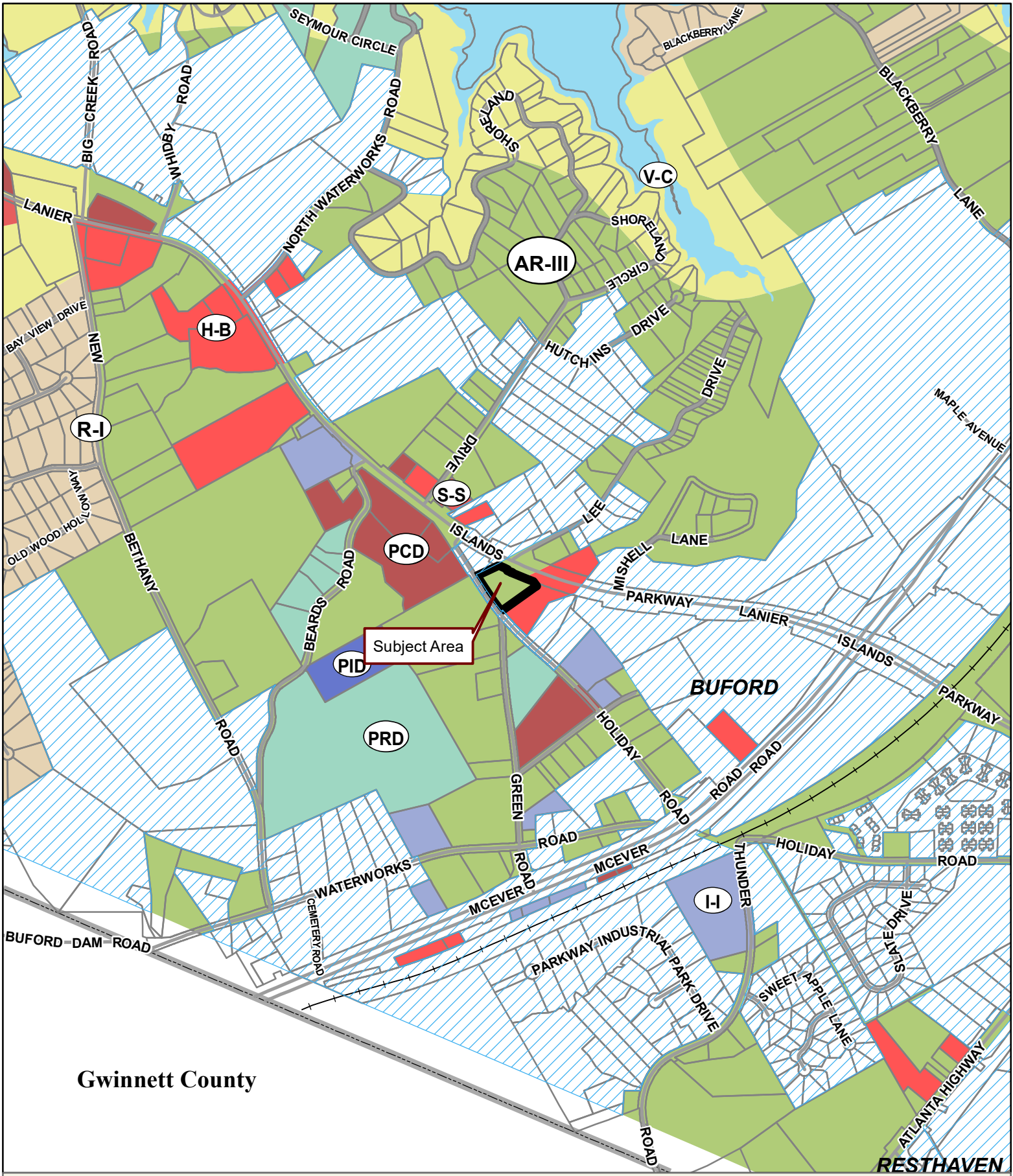
The property is currently an open gravel lot. I own all but 1n of the properties surrounding this property. I own several companies and would like to use my property to park equipment, vehicles, trucks and trailers. Most of the time employees are out working 6a-5p but could be earlier or later picking up trucks or equipment. There will be no "working" on this property; it is strictly to park vehicles.

I know this property is in the gateway corridor but please note that you are not able to see this property from the main road "Lake Lanier Islands Parkway." The only entrance to the property is on Holiday Rd. (across the street from my current residence, 5750 Holiday Rd). I have no problem with any of the guidelines laid out for the gateway corridor including a privacy fence all the way around the property, landscape and buffers but to pave this lot would cost north of \$250,000. Because I intend to develop this into a very nice commercial or residential property later down the road, I would ask the board to grant me the opportunity to use my property without having to pave the lot for the time being.

ARIII... 17.110.030.

A. Parking Lot Use





Gwinnett County

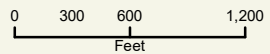
Applicant: CAMERON REEVES

Tax Parcel #: 07329 001006

Location: 5747 HOLIDAY ROAD, BUFORD, GA 30518

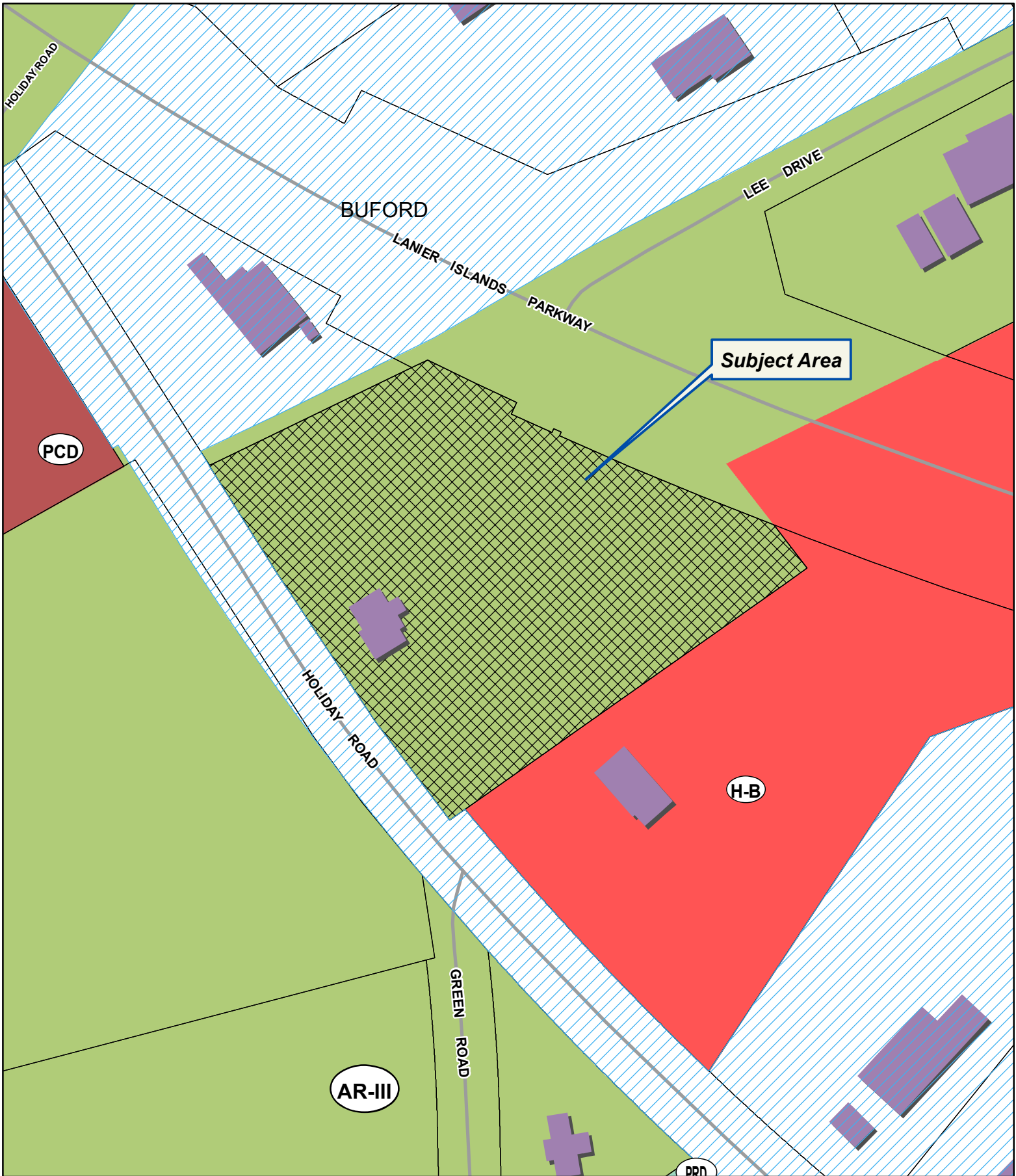
Commission District 2

PC Mtg. Date: 06/06/2022



- Zoning Boundary
- ▨ City Limits
- ◻ Subject Area
- Structure





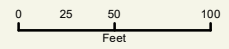
Applicant: CAMERON REEVES

Tax Parcel #: 07329 001006

Location: 5747 HOLIDAY ROAD, BUFORD, GA 30518

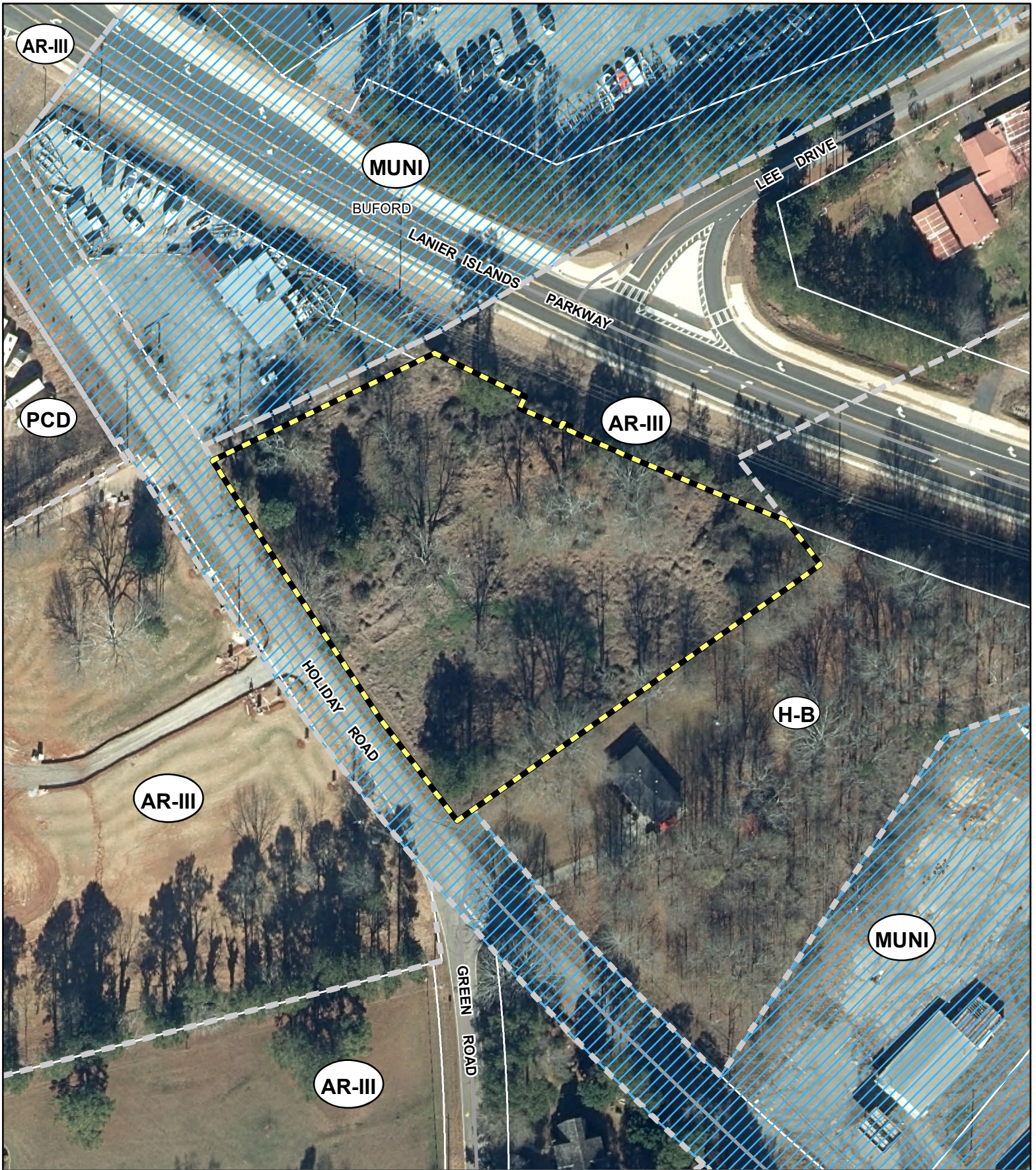
Commission District 2

PC Mtg. Date: 06/06/2022



- Zoning Boundary
- ▨ City Limits
- ▩ Subject Area
- Structure





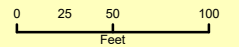
Applicant: CAMERON REEVES

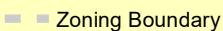
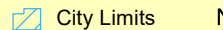
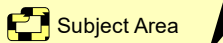
Tax Parcel #: 07329 001006

Location: 5747 HOLIDAY ROAD, BUFORD, GA 30518

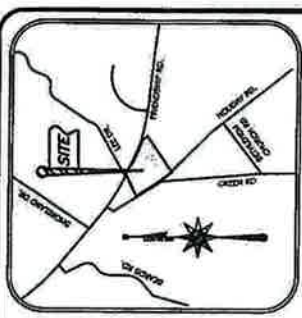
Commission District 2

PC Mtg. Date: 06/06/2022



-  Zoning Boundary
-  City Limits
-  Subject Area





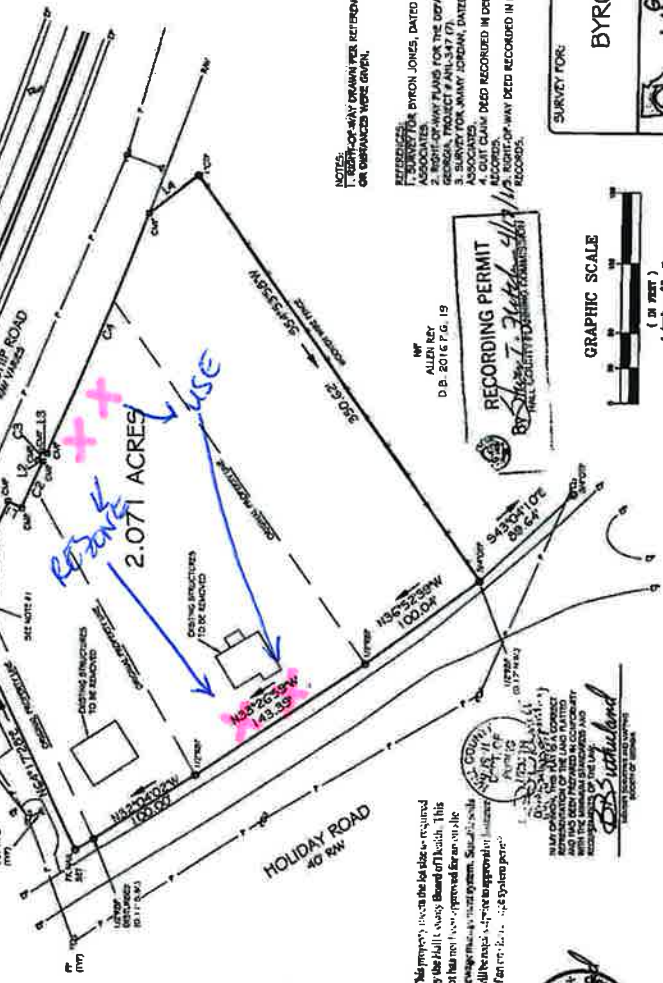
Notes regarding survey data and bearings:

- 1. BEARING FOR THIS TRAIL BEING USED TO OBTAIN THE AREA AND PERIMETER OF THIS TRAIL.
- 2. THE DATA SHOWS THAT THIS TRAIL OR PLAY IS NOT A CROSSING PRESENTLY.
- 3. THE TRAIL IS LOCATED ON THE EAST SIDE OF THE ROAD AND IS APPROXIMATELY 10 FEET FROM THE ROAD.
- 4. THE TRAIL IS APPROXIMATELY 10 FEET FROM THE ROAD AND IS APPROXIMATELY 10 FEET FROM THE ROAD.

LINE	LENGTH	BEARINGS	CURVE TABLE
L1	10.00	S89°45'23"W	CL 175.07 133.51 54.3
L2	3.20	S82°11'03"W	CL 6.77 13.54 5.77
L3	4.40	S37°45'23"E	CL 1.00 2.00 3.00
L4	44.00	S37°45'23"E	CL 1.00 2.00 3.00

LEGEND

- BY = BOUNDARY
- CP = CORNER POINT
- CR = CURVE
- DR = DRIVE
- FR = FENCE
- GR = GRASS
- IR = IRON
- LD = LAND
- LI = LINE
- LU = LUMBER
- MA = MASONRY
- MC = MUD CRACK
- MS = MUD SIGN
- NS = NORTH
- OS = OAK SIGN
- PS = PINE SIGN
- RS = RED SIGN
- SS = SAND SIGN
- TS = TRAIL SIGN
- US = UTILITY SIGN
- VS = VINE SIGN
- WS = WOOD SIGN
- YS = YARD SIGN
- ZS = ZONE SIGN



NOTES:

- 1. NORTH OF WAY DRAWN PER REFERENCE #4, HOWEVER NO BEARINGS OR DIMENSIONS WERE GIVEN.
- 2. REFERENCE TO DEED BOOK 2864 PAGE 350, HALL COUNTY RECORDS.
- 3. REFERENCE TO DEED BOOK 2864 PAGE 350, HALL COUNTY RECORDS.
- 4. GUT CLAIM DEED RECORDED IN DEED BOOK 2864 PAGE 350, HALL COUNTY RECORDS.
- 5. RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 2864 PAGE 350, HALL COUNTY RECORDS.

BYRON H. JONES
 LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 1000 W. HUNTER ST.
 WYTHEVILLE, GEORGIA 30588
 (706) 855-1111 FAX (706) 855-1112

DATE: 06/05/09 Land Use: 3128 District: 7TH
 COUNTY: HALL, GEORGIA Scale: 1"=50'
 PROJECT: 09053.DWG
 DRAWN BY: JM
 SHEET NO.: 1 OF 1

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

RECORDING PERMIT
 BY: [Signature]
 DATE: 06/05/09

THIS PROPERTY HAS BEEN SURVEYED AND FOUND TO BE ACCURATE. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF LAND SURVEYING IN THE STATE OF GEORGIA.

BYRON H. JONES
 LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYING SERVICES

THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS DETERMINED THAT THE PROPERTY IS NOT SUBJECT TO ANY UNRECORDED EASEMENTS OR INTERESTS. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS DETERMINED THAT THE PROPERTY IS NOT SUBJECT TO ANY UNRECORDED EASEMENTS OR INTERESTS.

Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Friday, May 13, 2022 1:18 PM
To: Anael Dominguez (Planning); Randi Doveton (Planning); Kevin McOmber (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 6.6.22

Please find Environmental Health comments below:

Item 1, 7015 Kempton Court, Dixon: No comment. Public sewer.

Item 2, 3479 Chestatee Road, Draffin: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Applicant was notified of Environmental Health requirements for plat approval on April 4, 2022.

Items 3 & 4, 5747 Holiday Road, Reeves: No comment.

Item 5 & 6, 4726 Shirley Road, Norris Development: 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.

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: Wednesday, May 18, 2022 8:55 AM
To: Randi Doveton (Planning); Anael Dominguez (Planning)
Cc: Peevy, Jonathan; Chavers, Veronica E
Subject: RE: Tentative Planning Agenda for June 6, 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 comments below in red

Thank you,

Parker Niebauer

DITO Traffic Operations Supervisor



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, May 12, 2022 10:18 AM

To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Brandi Smith (Business License) <bsmith@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Dan Barnes <Daniel.C.Barnes@usace.army.mi>; 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>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; nswafford <nswafford@gainesville.org>; Pam Cravero <Pam.Cravero@hallco.org>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Randi Doveton (Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett <spuckett@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>

Subject: Tentative Planning Agenda for June 6, 2022

Good morning,

Here is the Tentative Agenda and Maps for the Monday, June 6, 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, May 19, 2022. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

Thank you–

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – May 16, 2022

NEW BUSINESS

1. [Application of Clint Dixon for a front yard setback variance from 25 feet to 24 feet on a .29± acre tract located on the south side of Kempton Court at its terminus; a.k.a. 7015 Kempton Court; Zoned PRD; Tax Parcel 15042 000491. Proposed Use: single family home. * Commission District 1.](#)
GDOT Coordination unlikely, though I could not tell what is proposed for the property
2. [Application of James and Linda Draffin for a Use Subject to County Commission approval on a 6.7± acre tract located on the south side of Chestatee Road approximately 232 feet from its intersection with North Harbour Court; a.k.a. 3479 Chestatee Road; Zoned R-I; ; Tax Parcel 10048 000013. Proposed use: 2-lot minor subdivision. ** Commission District 2.](#)
No GDOT Coordination required
3. [Application of Cameron Reeves to rezone from Agriculture Residential-III \(AR-III\) to Highway Business \(H-B\) on a 2.07± acre tract located on the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Zoned AR-III; ; Tax Parcel 07329 001006. Proposed use: parking lot. ** Commission District 2.](#)
If access is from Holiday Rd and no work is being done in GDOT R/W – no further coordination is required. If either of these conditions are not met, GDOT Coordination will be required.
4. [Application of Cameron Reeves for a Use Subject to County Commission approval on a 2.07± acre tract located on the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Zoned AR-III; ; Tax Parcel 07329 001006. Proposed use: parking lot. ** Commission District 2.](#)
If access is from Holiday Rd and no work is being done in GDOT R/W – no further coordination is required. If either of these conditions are not met, GDOT Coordination will be required.
5. [Application of Norris Development to rezone from Vacation Cottage \(V-C\) to Agricultural Residential-III \(AR-III\) on a 7.9± acre tract located on the south side of Shirley Road approximately 653 feet from its intersection with Destitute Way; a.k.a. 4726 Shirley Road; Zoned V-C; Tax Parcel 10128 000049. Proposed use: event venue. ** Commission District 3.](#)
No GDOT Coordination required
6. [Application of Norris Development for a Use Subject to County Commission approval on a 7.9± acre tract located on the south side of Shirley Road approximately 653 feet from its intersection with Destitute Way; a.k.a. 4726 Shirley Road; Zoned V-C; Tax Parcel 10128 000049. Proposed use: event venue. ** Commission District 3.](#)
No 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 **Thursday, July 14, 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, July 14, 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
Planning Commission Clerk
Hall County Government
2875 Browns Bridge Road, Gainesville, GA 30504
www.hallcounty.org | 770-531-6810



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
ENGINEERING DIVISION

MEMORANDUM

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

To: Randi Doveton, Director of Planning and Development

From: Srikanth Yamala, Director of Public Works and Utilities

Date: May 19, 2022

Subject: June 6, 2022 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 6, 2022 meeting. Upon review, we provide the following comments:

1. [Application of Clint Dixon for a front yard setback variance from 25 feet to 24 feet on a .29± acre tract located on the south side of Kempton Court at its terminus; a.k.a. 7015 Kempton Court; Zoned PRD; Tax Parcel 15042 000491. Proposed Use: single family home. * Commission District 1.](#)
 - a) **Engineering:** No comments.
 - b) **Traffic:** No comments.
 - c) **Utilities:** No comments.

2. [Application of James and Linda Draffin for a Use Subject to County Commission approval on a 6.7± acre tract located on the south side of Chestatee Road approximately 232 feet from its intersection with North Harbour Court; a.k.a. 3479 Chestatee Road; Zoned R-I; ; Tax Parcel 10048 000013. Proposed use: 2-lot minor subdivision. ** Commission District 2.](#)
 - a) **Engineering:** Further subdivision of these lots will result in the necessity of a stormwater management plan, if the total number of lots reaches more than six. Show flood zone.
 - b) **Traffic:** Proposed driveway will need to meet County Driveway Regulations.
 - c) **Utilities:** No comments.

3. [Application of Cameron Reeves to rezone from Agriculture Residential-III \(AR-III\) to Highway Business \(H-B\) on a 2.07± acre tract located on the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Zoned AR-III; ; Tax Parcel 07329 001006. Proposed use: parking lot. ** 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.
 - b) **Traffic:** Driveway will need to be permitted by the City of Buford.
 - c) **Utilities:** No comments.



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

4. [Application of Cameron Reeves for a Use Subject to County Commission approval on a 2.07± acre tract located on the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Zoned AR-III; ; Tax Parcel 07329 001006. Proposed use: parking lot. ** 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.

b) Traffic: Driveway will need to be permitted by the City of Buford.

c) Utilities: No comments.

5. [Application of Norris Development to rezone from Vacation Cottage \(V-C\) to Agricultural Residential-III \(AR-III\) on a 7.9± acre tract located on the south side of Shirley Road approximately 653 feet from its intersection with Destitute Way; a.k.a. 4726 Shirley Road; Zoned V-C; Tax Parcel 10128 000049. Proposed use: event venue. ** Commission District 3.](#)

a) Engineering: The site may require a stormwater management report, should the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

b) Traffic: Recommend the driveway (shown as nine feet in width) be improved to accommodate two-way traffic.

c) Utilities: No comments.

6. [Application of Norris Development for a Use Subject to County Commission approval on a 7.9± acre tract located on the south side of Shirley Road approximately 653 feet from its intersection with Destitute Way; a.k.a. 4726 Shirley Road; Zoned V-C; Tax Parcel 10128 000049. Proposed use: event venue. ** 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: Recommend the driveway (shown as nine feet in width) be improved to accommodate two-way traffic.

c) Utilities: No comments.

Anael Dominguez (Planning)

From: John Hornick (Fire Services)
Sent: Thursday, May 12, 2022 4:55 PM
To: Randi Doveton (Planning); Anael Dominguez (Planning)
Subject: Fire Comments

Good Afternoon,

The Hall County Fire Marshal's Office will have comments regarding fire apparatus accessibility and life safety on items 4 & 5 if approved.

Regards,

John Hornick, NPQ Fire Inspector 1, Plans Review

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org



Print

Board of Commissioners Voting Meeting Comments - July 14, 2022 - Submission #57818

Date Submitted: 7/12/2022

Comments completed in the form below will be submitted into the record for the July 14, 2022 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Bethany

Last Name*

Alberto

Address1*

5730 Holiday road

Address2

City*

Buford

State*

ga

Zip*

30518

Item for Comment*

Application of Cameron Reeves

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

This property has been a serious nuisance ever since it started in January. Semi trucks run constantly every night making a static vibration in our home. The truck lot has increased amounts of littering, and debris on road. I have them on video dumping in the lot across from our property. There is also a lot of semi truck traffic on Green road. They use their Jimmy brakes frequently, making it extremely irritating to be outside. The large trucks are also destroying Green road that is residential. Large potholes and destructing to the road that is never fixed properly. Cameron has been running this illegally for months and is still doing so. I have called authorities on multiple occasions and it seems to not solve the problem. Cameron has also failed to put up any sort of buffer such as trees. There are also mechanics working constantly at the truck lot and it there is never a pause during the weekends, making this a constant commotion in our neighborhood.

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.

Follow-up Communication

lake.lawns.buford@gmail.com

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Print

Board of Commissioners Voting Meeting Comments - July 14, 2022 - Submission #57784

Date Submitted: 7/11/2022

Comments completed in the form below will be submitted into the record for the July 14, 2022 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Kelly

Last Name*

Jamieson

Address1*

5724 Green Road

Address2

City*

Buford

State*

GA

Zip*

30518

Item for Comment*

Application of Cameron Reeves

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

This property was already being used as 18 wheeler parking lot in the last few months, bringing additional traffic and noise all hours of the days. We as adjacent property owners we are opposed to further commercial zoning that will increase this activity. We have new residential houses going up as it is to further our residential street.

Please write your comments in the box above.

File Upload

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.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: CAMERON REEVES

REQUEST: REZONE FROM AR-III TO H-B
FOR PARKING LOT

PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION CIVICS COMMISSION
Date: 07-29-2022
Time: 06:00PM

Date:

Time:

HALL COUNTY GOVERNMENT CENTER, 107 BROWN BRIDGE ROAD, SUITE 101, GA
FOR MORE INFORMATION CALL: (770) 536-6899

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: CAMERON REEVES

REQUEST: USE SUBJECT TO DOC FOR ADDITIONAL

PARKING ON OTHER THAN PRINCIPAL LOT

PLANNING COMMISSION PUBLIC HEARINGS WILL BE HELD ON: 7/14/22

Date: 6-6-22 AND Time: 6:00 PM

Time: 5:15 PM

HALL COUNTY GOVERNMENT CENTER 255 BUSINESS CENTER DRIVE WALKERSVILLE, NC 27158

FOR MORE INFORMATION CALL: (770) 531-6800

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: CAMERON REEVES

REQUEST: REZONE FROM R-110 TO H-B FOR

ADDITIONAL PARKING ON OTHER THAN PRINCIPAL

LOT

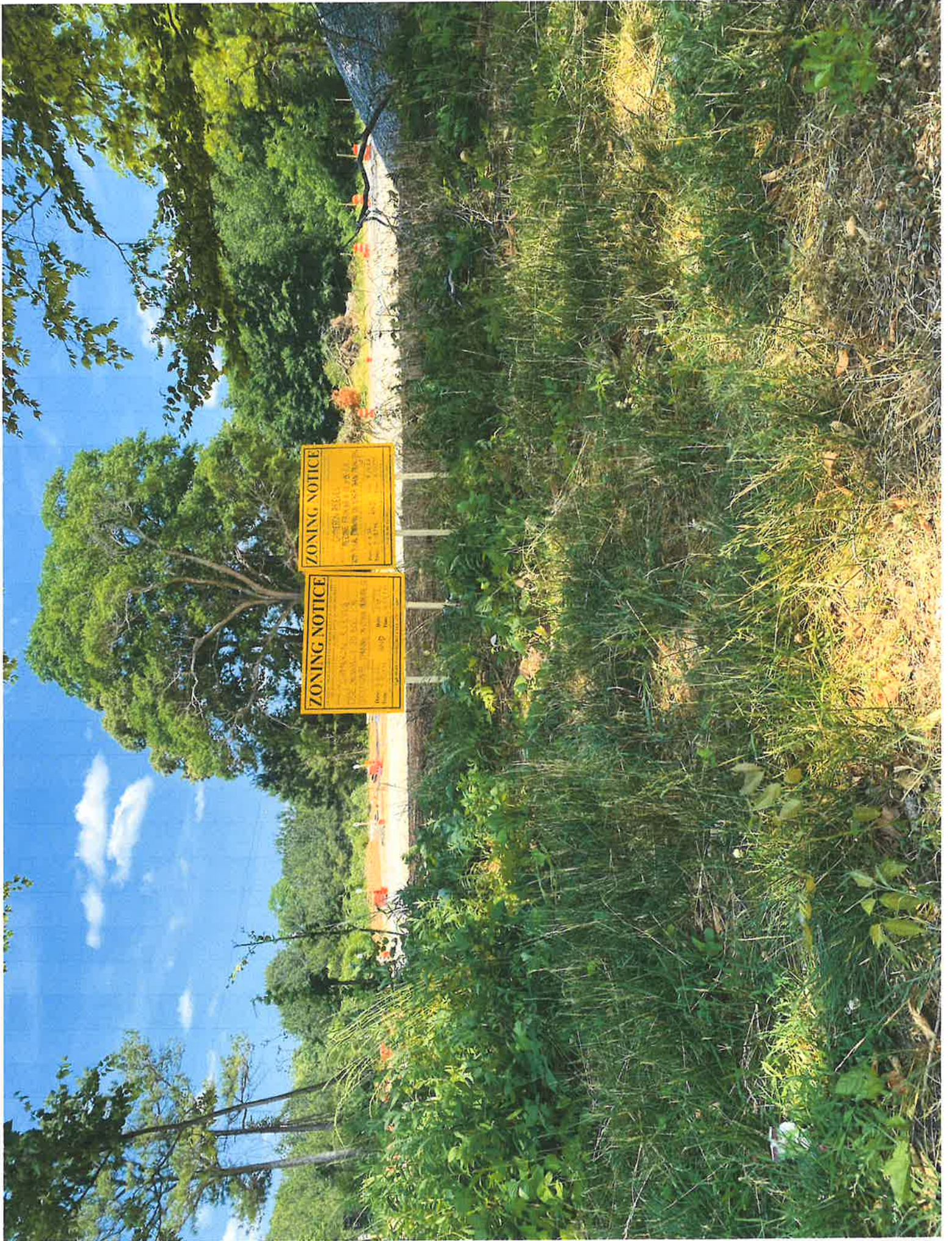
PLANNING COMMISSION PUBLIC HEARINGS WILL BE HELD ON: 7/14/22

Date: 6-6-22 AND Time: 6:00 PM

Time: 5:15 PM

HALL COUNTY GOVERNMENT CENTER 255 BUSINESS CENTER DRIVE WALKERSVILLE, NC 27158

FOR MORE INFORMATION CALL: (770) 531-6800





AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 372/2022

SUBJECT: Application of Kenneth M. Ley and Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot subdivision. Commission District 2.

Meetings:

Work Session Date: 07/25/22

Voting Meeting Date: 07/28/22

Executive Summary:

Presenter: RD

Recommendation:

Approval, with conditions: 1. The applicant shall submit a plat to Hall County Planning and Development to be reviewed as a Final Plat. 2. Prior to the issuance of any building permits, the approved plat shall be recorded. 3. Further subdivision of these lots will result in the necessity of a stormwater management plan, if the total number of lots reaches more than six. 4. Relabel the tracts as Tract 1, Tract 2, and Tract 3. 5. Show the required Engineering Notes together on the plat for Minor Subdivisions. 6. The proposed driveway will need to meet Hall County Driveway Regulations and be approved by Hall County Public Works. 7. All proposed lots must meet the Hall County Board of Health Lot Size Resolution and Environmental Health requirements for plat approval. 8. All conditions of zoning shall be made part of any plat created for the subdivision. A copy of the approval letter shall be placed onto the plat. 9. In accordance with Section 17.380.130.E.8 of the Hall County Ordinances: 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 development plat approval.

Purpose of Request:

History:

Application of Kenneth M. Ley & Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot sub division. Commission District 2.

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	EW	WG
Attorney	Administration		Clerk
WLI	LJ		JR

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Deed
- Environmental Health
- GDOT Comments
- Public Works Comments
- Notice Sign Photo



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

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: July 8, 2022

Subject: Application of Kenneth M. Ley & Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot sub division. Commission District 2.

Application of Kenneth M. Ley & Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot sub division. Commission District 2.

At their June 20, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-0) of this request with the following nine (9) conditions:

1. *The applicant shall submit a plat to Hall County Planning and Development to be reviewed as a Final Plat.*
2. *Prior to the issuance of any building permits, the approved plat shall be recorded.*
3. *Further subdivision of these lots will result in the necessity of a stormwater management plan, if the total number of lots reaches more than six.*
4. *Relabel the tracts as Tract 1, Tract 2, and Tract 3.*
5. *Show the required Engineering Notes together on the plat for Minor Subdivisions.*
6. *The proposed driveway will need to meet Hall County Driveway Regulations and be approved by Hall County Public Works.*
7. *All proposed lots must meet the Hall County Board of Health Lot Size Resolution and Environmental Health requirements for plat approval.*
8. *All conditions of zoning shall be made part of any plat created for the subdivision. A copy of the approval letter shall be placed onto the plat.*
9. *In accordance with Section 17.380.130.E.8 of the Hall County Ordinances: 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 development plat approval.*

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and zero (0) people spoke in opposition during the public hearing on June 20, 2022.

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

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Kenneth M. Ley & Kimberly Brett-Ley
Request..... Use Subject to County Commission approval
Proposed Use 3-lot subdivision
Size 4.22± acres
Zoning Vacation Cottage (V-C)
Location On the east side of North Waterworks Road
at its intersection with Seymour Circle; a.k.a.
3395 North Waterworks Road; Tax Parcel
08167 004001.
Commission District Two
Planning Commission Date June 20, 2022
Staff Recommendation **Approval, with conditions**

Planning Commission Recommendation: Approval, with conditions
Vote: 4-0 (Varner Absent)

Conditions:

1. *The applicant shall submit a plat to Hall County Planning and Development to be reviewed as a Final Plat.*
2. *Prior to the issuance of any building permits, the approved plat shall be recorded.*
3. *Further subdivision of these lots will result in the necessity of a stormwater management plan, if the total number of lots reaches more than six.*
4. *Relabel the tracts as Tract 1, Tract 2, and Tract 3.*
5. *Show the required Engineering Notes together on the plat for Minor Subdivisions.*
6. *The proposed driveway will need to meet Hall County Driveway Regulations and be approved by Hall County Public Works.*
7. *All proposed lots must meet the Hall County Board of Health Lot Size Resolution and Environmental Health requirements for plat approval.*
8. *All conditions of zoning shall be made part of any plat created for the subdivision. A copy of the approval letter shall be placed onto the plat.*
9. *In accordance with Section 17.380.130.E.8 of the Hall County Ordinances: 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 development plat approval.*

Applicant Proposal

The applicant is requesting to subdivide an existing 4.22± acre Vacation Cottage (V-C) zoned parcel into three tracts, creating two new building lots. Pursuant to §17.50.040 of the Official Code of Hall County a residential subdivision in this zoning district requires conditional use approval from the Board of Commissioners.

The submitted site plan depicts the proposed lot layout of the three lots. Tract 2 contains the existing residence and consists of 2.221± acres with approximately 228.82 feet of road frontage. Tract 3 is 1.001± acres and contains approximately 103 feet of road frontage. Tract 4 is 1.00± acres and has 100 feet of road frontage.

The applicant's narrative states that the intention is to sell Tracts 3 and 4 to private buyers for the properties to be developed with single family residences, pending approval of this request.

History and Existing Land Uses

The subject property is 4.22± acres, is zoned Vacation Cottage (V-C) and is developed with a 6,191 square foot residence, constructed in 2019. The property is recorded with the Hall County Clerk of Courts and can be found in Plat Book 875 page 36 recorded on October 15, 2017. The property deed goes back to October 1950, located in Deed Book 126 page 570.

The subject property is located on the east side of North Waterworks Road. To the north and east of the subject property is U.S.A.C.E land which borders Lake Lanier and a 16.28± acre parcel zoned Planned Residential Development (PRD), a former mobile home park proposed to be redeveloped into a mixed use residential community. To the south are two V-C zoned parcels. Further south, and west across North Waterworks Road, are properties which fall within the City of Buford and their zoning is unknown. The property to the west is a City of Buford water treatment plant.

The current V-C 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 3-lot 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 patterns to Residential Areas but at a lower density.

This request complies with the Comprehensive Plan and Future Land Use Map designation.

Development Support and Constraints

Hall County Environmental Health

In an email dated May 31, 2022, Emily McGahee, Hall Environmental Health, provided the following comment: "All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Environmental Health has preliminarily reviewed the submitted plat during Plat Review process and can stamp the plat for recordation with the Clerk of Courts."

Hall County Fire Services

The subject property is located approximately 2.3 miles from Fire Station #13, located at 2709 Sardis Road.

Hall County Public Works and Utilities

A memo dated May 19, 2022 from Srikanth Yamala, 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.

Traffic Engineering No comments.

Utilities

No comments.

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. Per Hall County GIS, public water is available along this portion of North Waterworks Road but there is no access to sanitary sewer.

Georgia Department of Transportation

This project will not require GDOT coordination.

Zoning Analysis

- The subject parcel is a total of 4.22± acres in size. The applicant is requesting to allow a minor subdivision to create three building lots.
- The proposed property use is consistent with the Comprehensive Plan. These parcels are not located within any corridors or activity centers.
- Per §17.150.010 of the Official Code of Hall County, the following are the permitted uses within the Vacation Cottage zoning district: A. Residences:
 1. Site-built single-family detached dwelling units.
 2. Class A industrialized dwelling units.
 3. Transient occupancy of a vacation home provided all requirements of chapter 17.216 are met.

- B. Noncommercial 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.
 - C. Home offices.
 - D. Agricultural or horticultural uses.
 - E. Churches and other places of worship, but excluding cemeteries.
 - F. County uses including parks and playgrounds, but excluding cemeteries.
 - G. [Reserved.]
 - H. Substations for electrical transformers, gas regulators and telephone subscriber carrier sites, provided the conditions of chapter 17.210 are met.
 - I. Family day care home.
 - J. Community residences, provided the conditions of chapter 17.210 are met.
 - K. Home occupations, provided the conditions of chapter 17.210 are met.
- Per §17.240.010 of the Official Code of Hall County, the minimum dimensional standards for the Vacation Cottage zoning district are as follows:
 - A. 35,000 square foot minimum lot size.
 - 1. This standard **is met** as each lot is greater than 35,000 square feet in size.
 - B. 50' minimum frontage for local roads or 150' minimum frontage for road designated as an arterial or collector per §16.50.040 of the Official Code of Hall County.
 - 1. North Waterworks Road is classified as a local and requires 50 feet of frontage for each lot.
 - 2. The proposed subdivision **meets** this standard.
 - C. 75' minimum lot width (at front setback line) per §17.240.120.
 - 1. Each parcel is at least 75' in width at the building line.
 - 2. This standard **is met**.
 - D. 30' front and street side setbacks
 - E. 10' side yard setback
 - F. 20' rear setback
 - G. Side and rear yards which adjoin Lake Lanier may have a zero setback
 - §17.380.060 of the Official Code of Hall County provides the criteria for considering a conditional use. The application **meets** all these standards based on the following analysis:
 - A. The zoning proposal is consistent with the Comprehensive Land Use designation by maintaining low density residential uses in the area of the lake.
 - B. Due to the number of other residential uses within the V-C 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 applicant shall submit a plat to Hall County Planning and Development to be reviewed as a Final Plat.
2. Prior to the issuance of any building permits, the approved plat shall be recorded.
3. Further subdivision of these lots will result in the necessity of a stormwater management plan, if the total number of lots reaches more than six.
4. Relabel the tracts as Tract 1, Tract 2, and Tract 3.
5. Show the required Engineering Notes together on the plat for Minor Subdivisions.

6. The proposed driveway will need to meet Hall County Driveway Regulations and be approved by Hall County Public Works.
7. All proposed lots must meet the Hall County Board of Health Lot Size Resolution and Environmental Health requirements for plat approval.
8. All conditions of zoning shall be made part of any plat created for the subdivision. A copy of the approval letter shall be placed onto the plat.
9. In accordance with Section 17.380.130.E.8 of the Hall County Ordinances: 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 development plat approval.

Excerpts from the minutes of the June 20, 2022 meeting

Applicant's Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Kenneth Ley, 3395 North Waterworks Road, Buford, presented the request. The applicant stated that they would like to build single family homes to sell. The applicant stated that this would improve the neighborhood.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Hunt questioned if tract two would later be subdivided. The applicant stated that there were no plans of that at this moment but perhaps in the future.

Motion: A motion to approve, with conditions was made by Mr. Bell and seconded by Ms. Pilcher. Vote: 4-0 (Varner absent)

Conditions:

1. *The applicant shall submit a plat to Hall County Planning and Development to be reviewed as a Final Plat.*
2. *Prior to the issuance of any building permits, the approved plat shall be recorded.*
3. *Further subdivision of these lots will result in the necessity of a stormwater management plan, if the total number of lots reaches more than six.*
4. *Relabel the tracts as Tract 1, Tract 2, and Tract 3.*
5. *Show the required Engineering Notes together on the plat for Minor Subdivisions.*
6. *The proposed driveway will need to meet Hall County Driveway Regulations and be approved by Hall County Public Works.*
7. *All proposed lots must meet the Hall County Board of Health Lot Size Resolution and Environmental Health requirements for plat approval.*

8. *All conditions of zoning shall be made part of any plat created for the subdivision. A copy of the approval letter shall be placed onto the plat.*
9. *In accordance with Section 17.380.130.E.8 of the Hall County Ordinances: 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 development plat approval.*

CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Property Owner (Name & Mailing Address)

Kenneth M. Ley & Kimberly Brett-Ley
3395 North Waterworks Road
Burford, GA 30519

Kenneth M. Ley & Kimberly Brett-Ley
3395 North Waterworks Road
Burford, GA 30519

Phone 770-710-1359

Phone 770-710-1359

Email Address Kennethley8788@gmail.com

Email Address Kennethley8788@gmail.com

Proposed Use Single Family dwelling

Contact Person (Name & Mailing Address)

As Above

Status of Applicant

Requested Action

Owner

Permissive Use:

Option to Purchase

HCPC HCC

Area Resident

Fee: \$ 300.00

Other

Receipt #: _____

Zoning: RS

Check #: _____

Acreage Two 2-acre parcels

Phone _____

Email Address _____

Tax Parcel Number 08167004001

Location Address As above

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

Sign Kimberly Brett-Ley

Date: May 17, 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: _____

Taken by: _____

Tentative Planning Commission Date: _____

Tentative County Commission Date: _____

County Commission District: _____



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): NA Office: NA

Dollar Amount: NA Date of Contribution: NA

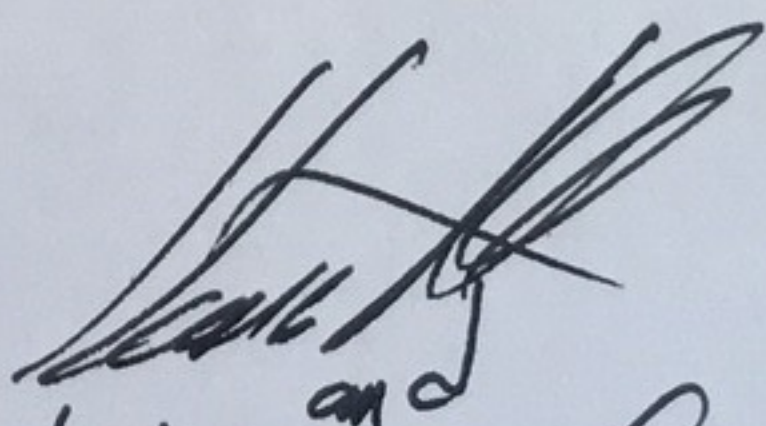
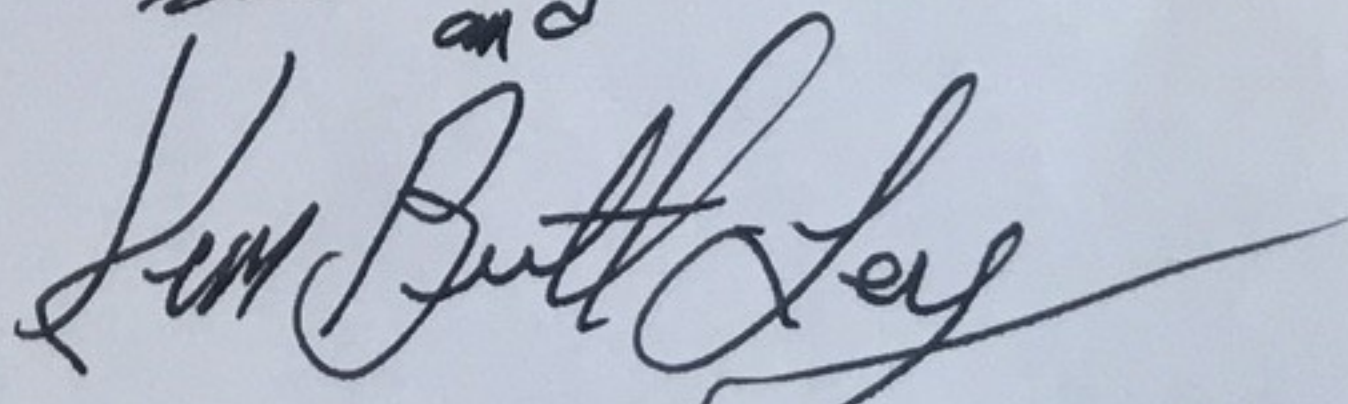
Applicant's/Owner's Signature: *[Signature]* Date: May 17, 2022

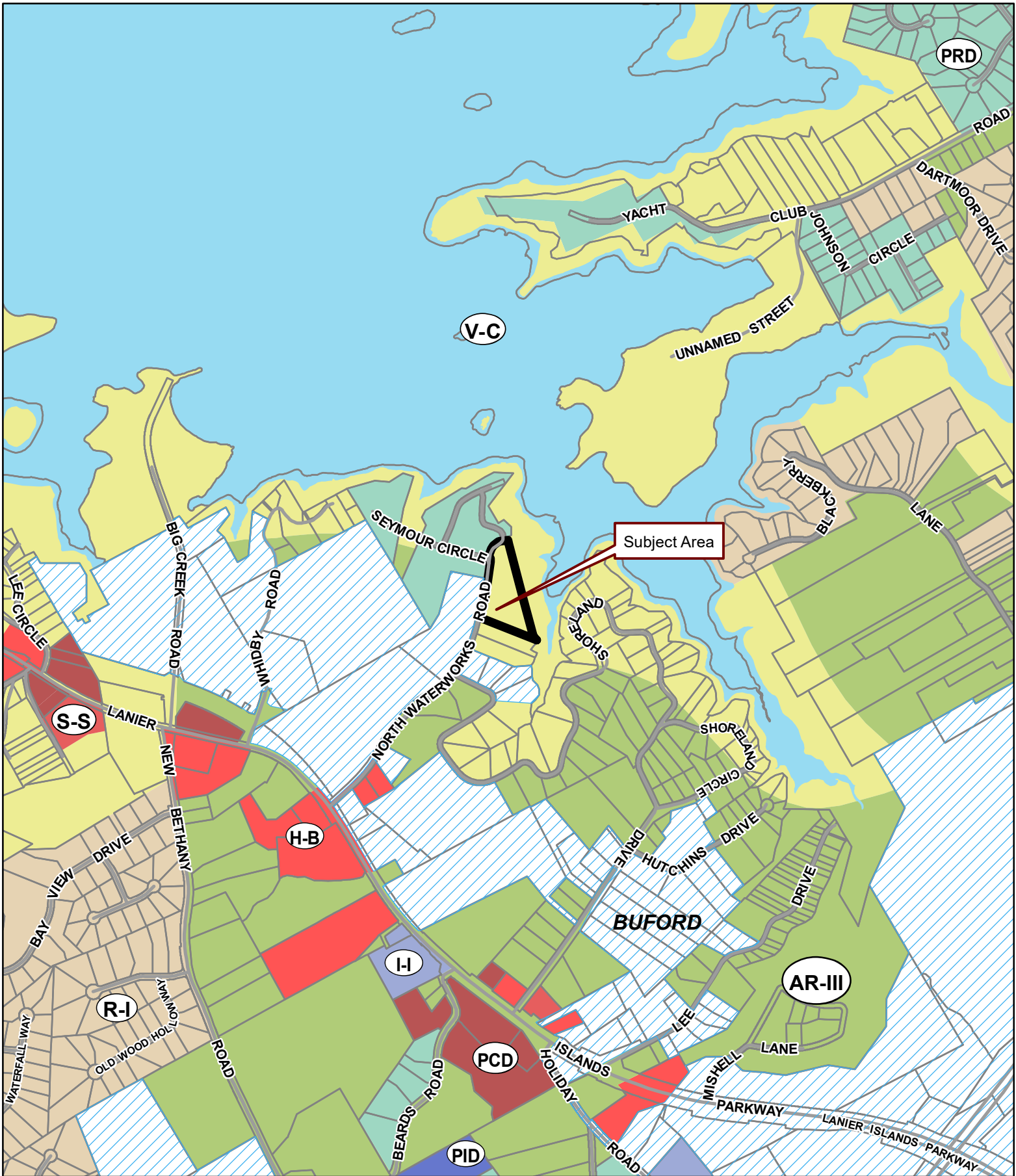
Applicant's/Owner's Name (Printed): Kenneth M. Ley / Kimberly Britt-Ley

May 17, 2022

Narrative

Kenneth Ley and Kimberly Brett-Ley respectfully ask the Committee to allow the two parcels identified as lot #3 and lot #4 on the accompanying survey to be subdivided as indicated for sale to private party(s). The intended use for lot #3 and lot #4 is to construct a single-family dwelling on each lot as identified in the accompanying survey as lot #3 and lot #4. A binding purchase agreement has been accepted by the owners (above) and is pending Planning Committee approval of this application. Buyer(s) state(s) their intention is to build a single-family home for personal use. Thank you for considering this request.


and

May 17, 2022



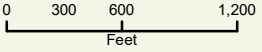
Applicant: KENNETH M. LEY & KIMBERLY BRETT-LEY

Tax Parcel #: 08167 004001

Location: 3395 NORTH WATERWORKS ROAD, BUFORD, GA 30518

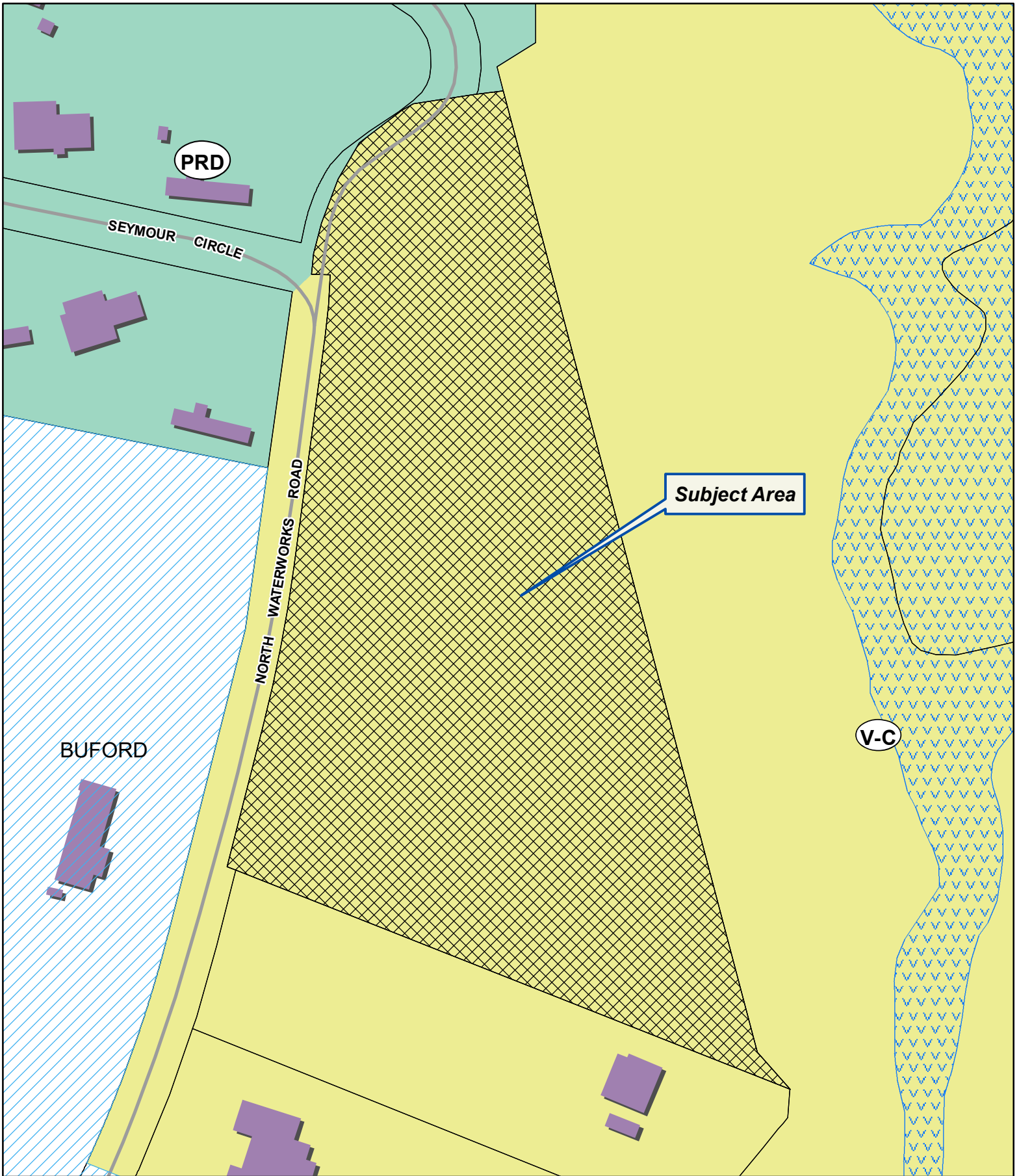
Commission District 2

PC Mtg. Date: 06/20/2022



- Zoning Boundary
- ▨ City Limits
- ◻ Subject Area
- Structure





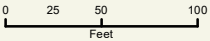
Applicant: KENNETH M. LEY & KIMBERLY BRETT-LEY

Tax Parcel #: 08167 004001

Location: 3395 NORTH WATERWORKS ROAD, BUFORD, GA 30518

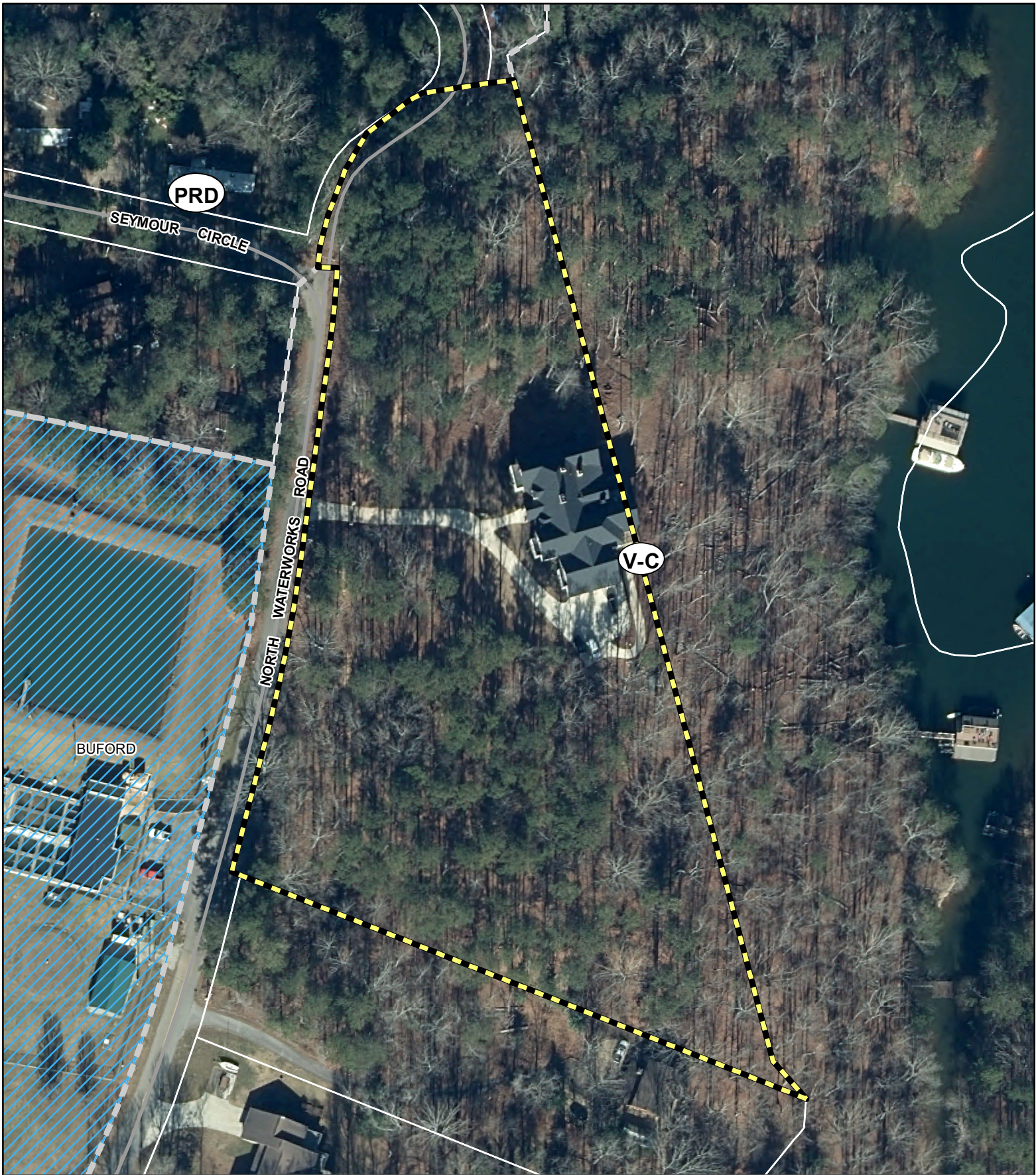
Commission District 2

PC Mtg. Date: 06/20/2022



- Zoning Boundary
- ▨ City Limits
- ▨ Subject Area
- Structure





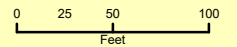
Applicant: KENNETH M. LEY & KIMBERLY BRETT-LEY

Tax Parcel #: 08167 004001

Location: 3395 NORTH WATERWORKS ROAD, BUFORD, GA 30518

Commission District 2

PC Mtg. Date: 06/20/2022



- Zoning Boundary
- ▨ City Limits
- ▣ Subject Area



Return To:
→ Perry Olemmons & Associates LLC
1736-B Monroe Dr NE
Atlanta GA 30324

000234

STATE OF GEORGIA

29337 DEED OF ASSENT OF EXECUTOR

COUNTY OF HALL

THIS INDENTURE, made this Aug 8th, 2006, between

JON MICHAEL DRISKELL

as Executor(s) of the last will and testament of

MARY AGNES COMPTON DRISKELL
621 E. MORNINGSIDE DRIVE, ATLANTA, GA 30324

(ALSO KNOWN BY HER PRIOR MARRIAGE NAME AS AGNES KIMBRELL)

late of Fulton County, Georgia, deceased, of the first part (hereinafter called "Grantor") and **JON MICHAEL DRISKELL, 621 E. MORINGSIDE DRIVE, ATLANTA, GA 30324** of Fulton County, Georgia, of the second part (hereinafter called "Grantee"); the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits:

WITNESSETH: That the said Grantor (acting under and by virtue of the power and authority contained in the said will, the same having been duly probated in solemn form and recorded in the Court of Probate of Fulton County, Georgia), for and in consideration of the terms of the will, i.e **ITEM 6 OF WILL DATED JULY 30, 1985 AND PROBATED JULY 24, 2006, AS PER ATTACHED LETTERS OF APPOINTMENT.**

NOW THEREFORE, the said Estate has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, the following:

ATTACHED LEGAL DESCRIPTION OF 3395 NORTH WATERWORKS RD, FLOWERY BRANCH, HALL COUNTY GA ALSO IDENTIFIED AS MAP # 08167-004001 AND LISTED AS PROPERTY ACQUIRED FROM H.E. COMPTON HOME PLACE OF 13 ACRES MORE OR LESS CONVEYED 10-30-50 BY H. E. COMPTON AS FATHER TO DAUGHTER AGNES KIMBRELL AND RECORDED IN DEED BOOK 126 PAGE 570. LESS PROPERTY CONVEYED ON OR ABOUT APRIL 1955 TO U.S. ENGINEERS AS PART OF THE BUFORD DAM PROJECT AND IDENTIFIED AS TRACT D-439 9.40 ACRES, A COPY OF THE LEGAL DESCRIPTION ATTACHED AND HEREBY MADE A PART OF THIS DEED.

Subject to restrictions and easements of record, if any.

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ - 0 -

Date 8-10-06

DWIGHT S. WOOD
Clerk Superior Court

By [Signature] 0692006007032

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE 5778
AND RECORDED IN BOOK
PAGE(S) 234-237 THIS 10
DAY OF August 20 06 AT 12:43pm
DWIGHT S. WOOD, CLERK BY DS

All that certain tract or parcel of land situated, lying and being in Roberts District, Hall County, Georgia about three miles North of the Town of Buford on the East side of what is known as the Burton Mill Road and described as follows: Beginning at an iron pin corner directly opposite Buford City Water Works and running thence in a Northeasterly direction along the East side of said road 1098 feet, more or less to line of property of the City of Buford (Water Works Property); thence in a Southeasterly direction along the line of City of Buford property 240 feet, more or less to an iron pin corner on branch; thence in a Southerly direction up said branch, the branch being the line 1230 feet, more or less, to an iron pin corner in the center of a hollow; thence up said hollow, following the same, 729 feet, more or less to the beginning iron pin corner. Containing 13 acres, more or less. Being part of the H. E. Compton Homeplace.

000236

TRACT D-439
MRS. AGNES KIMBRELL
9.40 ACRES
BUFORD RESERVOIR

SCHEDULE "A"

All that certain parcel of land lying and being in Land Lot 167, Eighth District, Hall County, Georgia, more particularly described as follows:

Beginning at a point which is 1325 feet, more or less, North-Northwest of the South line and 500 feet, more or less, East-Northeast of the West line of said land lot in the center of a branch and at a corner of a tract of land now or formerly owned by H. E. Compton; thence N 42° W along the boundary of said tract 400 feet, more or less, to a point which is 1750 feet, North-Northwest of the South line of said land lot; thence North 700 feet, more or less, to a point which is in the center of a road on the boundary of a tract of land now or formerly owned by J. D. Dorsey and 900 feet East-Northeast of the West line of said land lot; thence Northeasterly along the center line of said road which is along the boundary of said tract 500 feet, more or less, to a corner of said tract and a corner of a tract of land now or formerly owned by the City of Buford; thence S 46° E along the boundary of said City of Buford Tract 240 feet, more or less, to the center of aforesaid branch at a corner of aforesaid H. E. Compton; thence southerly along the center of said branch which is along the boundary of said tract 1230 feet, more or less, to the point of beginning.

Containing 9.40 acres, more or less, and being a part of the same land described in a Deed to Mrs. Agnes Kimbrell from H. E. Compton dated 30 October 1950 and recorded in Deed Book 126, Page 570 of the records in the Office of the Clerk of the Superior Court of Hall County, Georgia, and designated as Tract D-439 of the Buford Reservoir.

Mrs. A. L.

BK 7997PG300

FILED
HALL CO., GA.

17 NOV 13 AM 8:15

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY JP

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ -0-

Date 11-13-17

Charles Baker
Superior Court Clerk

By JP

PT61 069-2017-00817

File No. 17R22894
GARNER & KILGORE
P.O. Box 602
Buford, GA 30515

QUITCLAIM DEED

**STATE OF GEORGIA
COUNTY OF GWINNETT**

THIS INDENTURE, made **November 9th, 2017** between **Jon Michael Driskell** of the County of Fulton, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Kenneth Ley and Kim Brett-Ley**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

Attached legal description of 3395 North Waterworks Rd, Flowery Branch, Hall County, Georgia, also identified as Map #08167 004001 and listed as property acquired from H. E. Compton Home Place of 13 acres, more or less, conveyed 10-30-50 by H. E. Compton as father to daughter Agnes Kimbrell and recorded in Deed Book 126, Page 570. Less property conveyed on or about April, 1955 to U.S. Engineers as part of the Buford Dam Project and identified as Tract D-439, 9.40 acres, a copy of the legal description shown on Exhibit "A" attached and hereby made a part of this deed.

This is the same property shown in Deed Book 5778, Page 234, Hall County Records.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Patsy Tanner
Witness

Jon Michael Driskell (Seal)
Jon Michael Driskell

[Signature]
Notary Public
My Commission Expires:
(NOTARY SEAL)
JERRY N. KILGORE
NOTARY
EXP. 01/15/2019
PUBLIC, GA
GWINNETT CO., GA

Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, May 31, 2022 8:13 AM
To: Randi Doveton (Planning); Anael Dominguez (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 6.20.22

Please find Environmental Health comments below:

Item 1, 3053, 3087 McEver Road, Botrus: No parking of stock, employee, or customer vehicles on top of or within 5' of drainline or 10' from septic tank. Environmental Health will not approve any additional paved/gravel parking on parcel.

Item 2, 5340, 5342 Waterwood Drive, Gonzalez: Must meet all Environmental Health residential septic system permitting requirements. Septic system issued to property (OSC 5804) has expired. A new septic permit must be issued prior to application for building permit.

Item 3, 4164 Pine Vale, Davis: The detached carport was approved by Environmental Health on 4.27.22.

Item 4, 4151 Nopone Road, Alpaca Self Store: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 5, 4151 Nopone Road, Alpaca Self Store: No comment. Proposed structures will have no plumbing per applicant.

Item 6, 3385 North Waterworks Road, Ley: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Environmental Health has preliminarily reviewed the submitted plat during Plat Review process and can stamp the plat for recordation with the Clerk of Courts.

Item 7, 3596 Meadow Lane, Brown: No comment. Public sewer.

Item 8, 5086 Hog Mountain Road, WeStore: Must meet all Environmental Health commercial septic system permitting requirements. It appears that the proposed covered boat and RV storage facilities are on top of or do not meet required setbacks to the proposed septic system in HDV2021-00068. 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. A combination plat was submitted for county review on May 19; however, comments have not been provided to the applicant as of this date.

Item 9, 1275 Atlanta Hwy, Sancen: No public restroom to be permitted. No additional structures or driveway expansions to be permitted. Do not drive, park, or store equipment on top of any part of septic system.

Item 10, 3401 Athens Hwy, Ramar Land Corp.: Must meet all Environmental Health commercial septic system permitting requirements if able to be permitted by Environmental Health. Non-domestic wastewater treatment and disposal may be required to be permitted through EPD. Further determination will be made during the civil plan review process. A detailed business plan and detailed waste stream analysis (including flow) 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.

Item 11, 6321 Reece Circle, Whitlow: Must meet all Environmental Health residential septic system permitting requirements.

Item 12, 3825,3831, 3853, 3861 Watson Circle: The four proposed lots are considered Lots of Record by Environmental Health.

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: Wednesday, June 1, 2022 6:06 PM
To: Anael Dominguez (Planning); Randi Doveton (Planning)
Cc: Chavers, Veronica E; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for June 20, 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

DITO Traffic Operations Supervisor



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, May 26, 2022 11:03 AM

To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Brandi Smith (Business License) <bsmith@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@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>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; nswafford <nswafford@gainesville.org>; Pam Cravero <Pam.Cravero@hallco.org>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Randi Doveton (Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett <spuckett@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>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>

Subject: Tentative Planning Agenda for June 20, 2022

Good morning,

Here is the Tentative Agenda and Maps for the Monday, June 20, 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, June 2, 2022. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

Thank you–

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – June 6, 2022

OLD BUSINESS

1. [Previously tabled application on Ayoub Botrus to amend conditions of a Planned Commercial Development \(PCD\) on a .36± acre tract located on the south side of Mcever Road approximately 347 feet from its intersection with Waterworks Road; a.k.a. 3053 & 3087 Mcever Road; Zoned PRD; Tax Parcel 07299 002007A & 002007. Proposed Use: auto sales. ** Commission District 2.](#)

NEW BUSINESS

2. [Application of Omar Magana-Gonzalez for a front yard setback variance from 40 feet to 26 feet and rear yard setback variance from 25 feet to 22 feet on a .21± acre tract located on the east side of Waterwood Drive at its intersection with Sherwood Park Lane; a.k.a. 5340 & 5342 Waterwood Drive; Zoned AR-III; Tax Parcel 11131A001029 & 001030. Proposed use: new residence. * Commission District 2.](#)
None
3. [Application of Morgan Davis for a right side yard setback variance from 15 feet to 5 feet on a .98± acre tract located on the west side on Pine Vale Road approximately 548 feet from its intersection with Melinda Lane; a.k.a. 4164 Pine Vale Road; Zoned AR-III; Tax Parcel 15037 000193. Proposed use: detached carport. * Commission District 1.](#)
None
4. [Application of Alpaca Self Store for a road frontage variance from 150 feet to 50 feet on an 12.41± acre tract located on the north side of Nopone Road approximately 683 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: minor subdivision. * Commission District 3.](#)
GDOT Coordination required due to proximity to state route intersection
5. [Application of Alpaca Self Store to rezone from Agricultural Residential- IV \(AR-IV\) and Suburban Shopping \(S-S\) to Planned Commercial District \(PCD\) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: RV & boat storage facility. ** Commission District 3.](#)
GDOT Coordination required due to proximity to state route intersection
6. [Application of Kenneth M. Ley & Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot sub division. ** Commission District 2.](#)
None

7. [Application of Tyrus Brown to rezone from Residential-I \(R-I\) to Planned Residential District \(PRD\) 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 single-family attached development \(4.6 units/acre\) ** Commission District 2.](#)
None
8. [Application of WeStore, LLC to rezone from Agricultural Residential-III \(AR-III\) to Planned Commercial District \(PCD\) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. ** Commission District 1.](#)
GDOT Coordination required if encroaching on GDOT R/W along Lanier Parkway
9. [Application of Salomon Sancen to rezone from Residential-II \(R-II\) to Highway Business \(H-B\) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sale/shop. ** Commission District 4.](#)
GDOT Coordination required
10. [Application of Ramar Land Corporation to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Industrial District \(PID\) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. ** Commission District 3.](#)
GDOT Coordination Required
11. [Application of Henry Whitlow to appeal an administrative decision for a hardship manufactured home, as it relates to §17.350.110 on a 1.01± acre tract on the south side of Reece Circle at its intersection with A L Mangum Road; a.k.a. 3621 Reece Circle; Zoned R-II; Tax Parcel 15014 000056A. Purposed Use: hardship manufactured home. * Commission District 3.](#)
12. Application of Hall County Planning Department to request Planning Commission interpretation regarding the determination of an unclassified use on a 1.10± acre tract located at Watson Circle at its terminus; a.k.a. 3825, 3831, 3853 and, 3861 Watson Circle; Tax parcels 08039 004003, 004009, 004005 and 004004. Proposed use: 4 lot subdivision. * Commission District 2.
None

*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, July 28, 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, July 28, 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
 Planning Commission Clerk
 Hall County Government
 2875 Browns Bridge Road, Gainesville, GA 30504
www.hallcounty.org | 770-531-6810



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
ENGINEERING DIVISION

MEMORANDUM

To: Randi Doveton, Director of Planning and Development
From: Srikanth Yamala, Director of Public Works and Utilities
Date: June 2, 2022
Subject: June 20, 2022 Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 20, 2022 meeting. Upon review, we provide the following comments:

OLD BUSINESS

1. [Previously tabled application on Ayoub Botrus to amend conditions of a Planned Commercial Development \(PCD\) on a .36± acre tract located on the south side of Mcever Road approximately 347 feet from its intersection with Waterworks Road; a.k.a. 3053 & 3087 Mcever Road; Zoned PRD; Tax Parcel 07299 002007A & 002007. Proposed Use: auto sales. ** Commission District](#)
 - 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 comments
 - c) **Utilities:** Buford Sewer

NEW BUSINESS

2. [Application of Omar Magana-Gonzalez for a front yard setback variance from 40 feet to 26 feet and rear yard setback variance from 25 feet to 22 feet on a .21± acre tract located on the east side of Waterwood Drive at its intersection with Sherwood Park Lane; a.k.a. 5340 & 5342 Waterwood Drive; Zoned AR-III; Tax Parcel 11131A001029 & 001030. Proposed use: new residence. * Commission District 2.](#)
 - a) **Engineering:** No Comments
 - b) **Traffic:** No Comments
 - c) **Utilities:** No Comment
3. [Application of Morgan Davis for a right side yard setback variance from 15 feet to 5 feet on a .98± acre tract located on the west side on Pine Vale Road approximately 548 feet from its intersection with Melinda Lane; a.k.a. 4164 Pine Vale Road; Zoned AR-III; Tax Parcel 15037 000193. Proposed use: detached carport. * Commission District 1.](#)
 - a) **Engineering:** Erosion and sedimentation control.
 - b) **Traffic:** No Comments
 - c) **Utilities:** No Comments



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

4. [Application of Alpaca Self Store for a road frontage variance from 150 feet to 50 feet on an 12.41± acre tract located on the north side of Nopone Road approximately 683 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: minor subdivision. * Commission District 3.](#)

- a) **Engineering:** Recommend joint access driveway for both parcels. Also check with GDOT as this appears to have GDOT right-of-way from 129 construction.
- b) **Traffic:** Future driveways for the proposed parcels may interfere. Suggest dividing frontage evenly between the two new parcels in order to provide adequate space between the two driveways servicing these parcels.
- c) **Utilities:** No Comments

5. [Application of Alpaca Self Store to rezone from Agricultural Residential- IV \(AR-IV\) and Suburban Shopping \(S-S\) to Planned Commercial District \(PCD\) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: RV & boat storage facility. ** 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. Recommend joint access driveway for both parcels. Also, check with GDOT as this appears to have GDOT right-of-way from 129 construction.
- b) **Traffic:** Proposed driveway must meet Hall County commercial standards.
- c) **Utilities:** No sanitary sewer available for this site.

6. [Application of Kenneth M. Ley & Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot sub division. ** 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.
- b) **Traffic:** No Comments
- c) **Utilities:** No Comments

7. [Application of Tyrus Brown to rezone from Residential-I \(R-I\) to Planned Residential District \(PRD\) 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 single-family attached development \(4.6 units/acre\) ** Commission District 2.](#)

- a) **Engineering:** The site may require a stormwater management report, should the site plan indicate the



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

Hall County doesn't allow parking on R/W.

Design speed must be 30 mph for roads.

Is this development multi-family?

- b) **Traffic:** No Comments
- c) **Utilities:** City of Gainesville Sewer.

8. [Application of WeStore, LLC to rezone from Agricultural Residential-III \(AR-III\) to Planned Commercial District \(PCD\) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. ** 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.
- b) **Traffic:** No comments
- c) **Utilities:** City of Flowery Branch Sewer.

9. [Application of Salomon Sancen to rezone from Residential-II \(R-II\) to Highway Business \(H-B\) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sale/shop. ** Commission District 4.](#)

- a) **Engineering:** Need updated survey showing existing conditions.
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:** GDOT Coordination required. Driveway modifications may be necessary. No parking permitted on the right-of-way.
- c) **Utilities:** No comments

10. [Application of Ramar Land Corporation to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Industrial District \(PID\) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. ** 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.
Avoid impacts to FEMA and Hall County flood plain.
- b) **Traffic:** Driveway must be permitted through GDOT.
- c) **Utilities:** Sewer is unavailable; Septic System required.



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

11. [Application of Henry Whitlow to appeal an administrative decision for a hardship manufactured home, as it relates to §17.350.110 on a 1.01± acre tract on the south side of Reece Circle at its intersection with A L Mangum Road; a.k.a. 3621 Reece Circle; Zoned R-II; Tax Parcel 15014 000056A. Purposed Use: hardship manufactured home. * Commission District 3.](#)

a) Engineering: No comments

b) Traffic: No comments

c) Utilities: No comments

12. Application of Hall County Planning Department to request Planning Commission interpretation regarding the determination of an unclassified use on a 1.10± acre tract located at Watson Circle at its terminus; a.k.a. 3825, 3831, 3853 and, 3861 Watson Circle; Tax parcels 08039 004003, 004009, 004005 and 004004. Proposed use: 4 lot subdivision. * Commission District 2.

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: KENNETH LEY

REQUEST: USE SUBJECT TO BOC
FOR 3 LOT SUBDIVISION

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: 6-20-2022

and

COUNTY COMMISSION

Date: 7-28-2022

Time: 5:15 P.M.

Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 385 BRIDGES BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 376/2022

SUBJECT: Application of Ramar Land Corporation to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial District (PID) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. Commission District 3.

Meetings:

Work Session Date: 07/25/22

Voting Meeting Date: 07/28/22

Executive Summary:

Presenter: RD

Recommendation:

Approval, with conditions: 1. The subject property shall be subject to the conditions of zoning approved on January 27, 2022 for the application of the same name and listed below: 1. The development shall conform substantially with the proposed narrative, site plan, and variances below. Building layout and orientation may shift, but the maximum thresholds and uses outlined in the project narrative and on the site plan shall apply. a. Allow exterior walls of the buildings to be pre-engineered metal building, EIFS, and stucco. Front and 50 feet along both sides of office shall be EIFS or stucco. Maintenance shop front shall be EIFS or stucco. b. Allow standing seam or architectural metal roof panels on all building structures except for gas canopy, with colors approved by the Planning Director. c. Roof-top HVAC units shall be installed with screening along front of building and side adjacent to elementary school. d. Allow a primary pylon sign, at main entrance into the property, with dimensions of what maximum sq. ft. the code will allow, based upon the projected maximum build-out of 2300,000 SF. e. Allow the pylon sign to use of the "Halo" or back-lit type. f. Allow the use of LED exterior lighting, whether pole mounted or attached the building or structures. g. Allow a 30' front building setback from property line. h. Employee parking areas will meet Gateway Corridor Overlay landscape requirements. i. Allow more than 125 percent of the minimum allowable parking spaces. j. Applicant shall install a 12' high composite wall approximately 5-10 feet off western boundary, adjacent to Sugar Hill Elementary, to extend to the rear of the property until it reaches the creek. k. A 50' buffer shall be placed along the exterior boundaries, except for the side pf property facing Athens Highway. 2. All future development shall be subject to all standards set forth by the Gateway Corridor Overlay District; no variances to these standards shall be approved, unless approved by the Planning Commission and Board of Commissioners. 3. All access off Athens Highway shall be approved and permitted by GDOT. 4. Any outdoor storage shall be screened in accordance with Å§17.260.020 of the Official Code of Hall County. 5. All mechanical services shall be conducted within a garage bay. 6. Elevations depicting the proposed building shall be submitted to the Planning Department for approval of the director during the Development Review process. No building permit shall be issued for the development without the approval of said elevations. 7. All conditions of zoning be made a part of any plat recorded for this property. 8. All previous conditions of zoning shall apply except as specifically modified in this approval.

Purpose of Request:

Application of Ramar Land Corporation to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial District (PID) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. Commission District 3.

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	EW	WG
Attorney	Administration		Clerk
WLI	LJ		JR

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site Plan
Maps
Renderings
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign Photos



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

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: July 8, 2022

Subject: Application of Ramar Land Corporation to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial District (PID) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. Commission District 3.

Application of Ramar Land Corporation to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial District (PID) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. Commission District 3.

At their June 20, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-0) of this request with the following eight (8) conditions:

1. The subject property shall be subject to the conditions of zoning approved on January 27, 2022 for the application of the same name and listed below:
 1. The development shall conform substantially with the proposed narrative, site plan, and variances below. Building layout and orientation may shift, but the maximum thresholds and uses outlined in the project narrative and on the site plan shall apply.
 - a. Allow exterior walls of the buildings to be pre-engineered metal building, EIFS, and stucco. Front and 50 feet along both sides of office shall be EIFS or stucco. Maintenance shop front shall be EIFS or stucco.
 - b. Allow standing seam or architectural metal roof panels on all building structures except for gas canopy, with colors approved by the Planning Director.
 - c. Roof-top HVAC units shall be installed with screening along front of building and side adjacent to elementary school.
 - d. Allow a primary pylon sign, at main entrance into the property, with dimensions of what maximum sq. ft. the code will allow, based upon the projected maximum build-out of 2300,000 SF.
 - e. Allow the pylon sign to use of the "Halo" or back-lit type.

- f. Allow the use of LED exterior lighting, whether pole mounted or attached the building or structures.
 - g. Allow a 30' front building setback from property line.
 - h. Employee parking areas will meet Gateway Corridor Overlay landscape requirements.
 - i. Allow more than 125 percent of the minimum allowable parking spaces.
 - j. Applicant shall install a 12' high composite wall approximately 5-10 feet off western boundary, adjacent to Sugar Hill Elementary, to extend to the rear of the property until it reaches the creek.
 - k. A 50' buffer shall be placed along the exterior boundaries, except for the side pf property facing Athens Highway.
2. All future development shall be subject to all standards set forth by the Gateway Corridor Overlay District; no variances to these standards shall be approved, unless approved by the Planning Commission and Board of Commissioners.
 3. All access off Athens Highway shall be approved and permitted by GDOT.
 4. Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.
 5. All mechanical services shall be conducted within a garage bay.
 6. Elevations depicting the proposed building shall be submitted to the Planning Department for approval of the director during the Development Review process. No building permit shall be issued for the development without the approval of said elevations.
 7. All conditions of zoning be made a part of any plat recorded for this property.
 8. All previous conditions of zoning shall apply except as specifically modified in this approval.

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting, zero (0) people spoke in opposition, and one (1) person spoke in favor during the public hearing on June 20, 2022.

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

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Ramar Land Corporation

Request Rezone from Agricultural Residential-IV
(AR-IV) to Planned Industrial District (PID)

Proposed Use Truck terminal, maintenance shop and office

Size 28.27± acres

Zoning AR-IV

Location On the north side of Athens Highway
approximately 1,165 feet from its
intersection with A L Mangum Road;
a.k.a. 3401 Athens Highway; Tax Parcel
15014 000034.

Commission District Three

County Commission Date June 20, 2022

Staff Recommendation **Approval, with conditions**

Planning Commission Recommendation: Approval, with conditions
Vote: 4-0 (Varner Absent)

Conditions:

1. *The subject property shall be subject to the conditions of zoning approved on January 27, 2022 for the application of the same name and listed below:*
 1. *The development shall conform substantially with the proposed narrative, site plan, and variances below. Building layout and orientation may shift, but the maximum thresholds and uses outlined in the project narrative and on the site plan shall apply.*
 - a. *Allow exterior walls of the buildings to be pre-engineered metal building, EIFS, and stucco. Front and 50 feet along both sides of office shall be EIFS or stucco. Maintenance shop front shall be EIFS or stucco.*
 - b. *Allow standing seam or architectural metal roof panels on all building structures except for gas canopy, with colors approved by the Planning Director.*

- c. *Roof-top HVAC units shall be installed with screening along front of building and side adjacent to elementary school.*
 - d. *Allow a primary pylon sign, at main entrance into the property, with dimensions of what maximum sq. ft. the code will allow, based upon the projected maximum build-out of 2300,000 SF.*
 - e. *Allow the pylon sign to use of the "Halo" or back-lit type.*
 - f. *Allow the use of LED exterior lighting, whether pole mounted or attached the building or structures.*
 - g. *Allow a 30' front building setback from property line.*
 - h. *Employee parking areas will meet Gateway Corridor Overlay landscape requirements.*
 - i. *Allow more than 125 percent of the minimum allowable parking spaces.*
 - j. *Applicant shall install a 12' high composite wall approximately 5-10 feet off western boundary, adjacent to Sugar Hill Elementary, to extend to the rear of the property until it reaches the creek.*
 - k. *A 50' buffer shall be placed along the exterior boundaries, except for the side pf property facing Athens Highway.*
2. *All future development shall be subject to all standards set forth by the Gateway Corridor Overlay District; no variances to these standards shall be approved, unless approved by the Planning Commission and Board of Commissioners.*
 3. *All access off Athens Highway shall be approved and permitted by GDOT.*
 4. *Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.*
 5. *All mechanical services shall be conducted within a garage bay.*
 6. *Elevations depicting the proposed building shall be submitted to the Planning Department for approval of the director during the Development Review process. No building permit shall be issued for the development without the approval of said elevations.*
 7. *All conditions of zoning be made a part of any plat recorded for this property.*
 8. *All previous conditions of zoning shall apply except as specifically modified in this approval.*

Applicant Proposal

The applicant is requesting to rezone the subject property from Agricultural-ResidentialIV (AR-IV) to Planned Industrial Development (PID) for the purpose of developing a truck terminal on the property. The 28.27± acre property is to be developed in combination with a 36.33 acre PID parcel to the west, which was approved for an amendment to a previous PID zoning by the Hall County Board of Commissioners on January 27, 2022.

The applicant's narrative states that the proposed uses are permitted within the Light Industrial zoning classification, specifically: truck terminals, "flex-space" multi-tenant uses (business requiring a varied square foot mix of office and warehouse space), the conditional use of additional parking on other than the principal lot. The site plan depicts a T-shaped building square

foot inside, a maintenance shop and truck washing area that does not list the square footage, an area identified for gas, and substantial parking areas.

Specifically, there are 175 proposed tractor parking spaces, 222 proposed employee parking spaces, 249 loading bays, and 320 trailer parking spaces.

The proposed development will specifically exclude the following uses:

- A. Bus stations.
- B. Drive-in theaters
- C. Junk yards
- D. Service stations E. Group day care home.
- F. Adult establishments.
- G. Astrologers
- H. Clairvoyants
- I. Fortune tellers
- J. Palmists
- K. Phrenologists
- L. Other similar or related occupations licensed by the Board of Commissioners

The proposed building site development standards are as follows:

- Minimum Lot Area: 15,000 square feet (if subdivided)
- Maximum Impervious Area: 80% of lot
- Maximum Building 400,000 square footage
- Maximum Building Height: 50'-0
- Minimum Lot Frontage: 100'-0 (if subdivided)
- Front Building Setback (Interior Street): 30'-0
- Front Building Setback (U.S 129): 75'-0 from centerline or 50'-0 from the property line, whichever is greater
- Building & Buffer Setback for side & rear of outside boundaries: 25'-0
- Parking Ratio: Based upon user design needs but not to exceed maximum impervious area as noted above.

The subject property also falls within the Gateway Corridors Overlay District (GCOD) which is supplemental to the underlying zoning district classification. The GCOD governs non-residential property development standards. The applicant has proposed the following development standards for this property:

- A. Allow exterior walls of the buildings to be pre-engineered metal building, EIFS, and stucco. Front and 50 feet along both sides of office shall be EIFS or stucco. See Title 17, Ch. 17.420.050 H.

- B. Allow standing seam or architectural metal roof panels on all building structures except for gas canopy, with colors approved by the Planning Director. See Title 17, Ch. 17.420.050 H
- C. Roof-top HVAC units to be installed with screening along front of building. See Title 17, Ch. 17.420.050 D
- D. Allow a primary monument sign, at main entrance into the property, with dimension of what maximum square footage the code will allow, based upon the project maximum build-out of 230,000 square feet. See Title 17, Ch. 17.420.060
- E. Allow the monument sign to use a “halo” or back-lit type of illumination. See Title 17, Ch. 17.420.050 F
- F. Allot the use of LED exterior lighting, whether pole mounted or attached to the building or structures. See Title 17, Ch. 17.420.050 F
- G. Allow 30 foot front building setback from property line. See Title 17, Ch. 17.240.010
- H. Employee parking areas will meet Gateway Corridor Overlay landscape requirements.
- I. Allow more than 125% of the minimum allowable parking spaces. See Title 17, Ch. 17.240.010
- J. A 50 foot buffer shall be placed along the exterior boundaries abutting residentially zoned properties.

Finally, the applicant’s narrative notes that the attached site plan is a conceptual design and that the number of buildings, building dimensions, and building and street layout may need to be adjusted to meet the specific user requirements. However, the Permitted Uses, Exclusions, and Development Standards shall not change without further board approval.

History and Existing Land Uses

The subject property consists of 28.27± acres and is zoned Agricultural-Residential-IV (AR-IV). The property is undeveloped and mostly wooded. Adjacent properties to the east and north are also zoned AR-IV, and developed with single family residences or mobile homes. To the west are two tracts, totaling 36.33 acres that will be developed in conjunction with the subject parcel. Further west are two large tracts – tax parcels 15023 000041 and 15023 000084 –owned and utilized by Hall County Government for the Hall County Landfill and other municipal uses.

On January 27, 2022 the Board of Commissioners voted to approve an amendment to a previously approved Planned Industrial Development for a proposed truck terminal, repair garage, and office space. This was approved with the following conditions:

1. *The development shall conform substantially with the proposed narrative, site plan, and variances below. Building layout and orientation may shift, but the maximum thresholds and uses outlined in the project narrative and on the site plan shall apply.*
 - a. *Allow exterior walls of the buildings to be pre-engineered metal building, EIFS, and stucco. Front and 50 feet along both sides of office shall be EIFS or stucco. Maintenance shop front shall be EIFS or stucco.*

- b. *Allow standing seam or architectural metal roof panels on all building structures except for gas canopy, with colors approved by the Planning Director.*
 - c. *Roof-top HVAC units shall be installed with screening along front of building and side adjacent to elementary school.*
 - d. *Allow a primary pylon sign, at main entrance into the property, with dimensions of what maximum sq. ft. the code will allow, based upon the projected maximum build-out of 2300,000 SF.*
 - e. *Allow the pylon sign to use of the "Halo" or back-lit type.*
 - f. *Allow the use of LED exterior lighting, whether pole mounted or attached the building or structures.*
 - g. *Allow a 30' front building setback from property line.*
 - h. *Employee parking areas will meet Gateway Corridor Overlay landscape requirements.*
 - i. *Allow more than 125 percent of the minimum allowable parking spaces.*
 - j. *Applicant shall install a 12' high composite wall approximately 5-10 feet off western boundary to extend to the rear of the property until it reaches the creek.*
 - k. *A 50' buffer shall be placed along the exterior boundaries, except for the side pf property facing Athens Highway.*
2. *All future development shall be subject to all standards set forth by the Gateway Corridor Overlay District; no variances to these standards shall be approved, unless approved by the Planning Commission and Board of Commissioners.*
 3. *All access off Athens Highway shall be approved and permitted by GDOT.*
 4. *Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.*
 5. *All mechanical services shall be conducted within a garage bay.*
 6. *Elevations depicting the proposed building shall be submitted to the Planning Department for approval of the director during the Development Review process. No building permit shall be issued for the development without the approval of said elevations.*
 7. *All conditions of zoning be made a part of any plat recorded for this property.*

The subject property also falls within the Gateway Corridors Overlay District (GCOD), which is supplemental to the underlying zoning district classification. The GCOD governs non-residential property development standards.

Comprehensive Plan Land Use Designation

The subject property is located within a "Mixed-use" corridor according to the Future Land Use Designation. The primary future land uses within this type of corridor are for retail, office, higher density residential (including multi-family), civic uses, and open/park spaces. Developments within this corridor should be low-impact industrial or higherdensity residential only where the same is found on adjacent properties.

The proposed use is **consistent** with the Comprehensive Plan.

Development Support and Constraints

Hall County Environmental Health

In an email dated May 31, 2022 Emily McGahee stated that the development “Must meet all Environmental Health commercial septic system permitting requirements if able to be permitted by Environmental Health. Non-domestic wastewater treatment and disposal may be required to be permitted through EPD. Further determination will be made during the civil plan review process. A detailed business plan and detailed waste stream analysis (including flow) 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.”

Hall County Fire Services

In a letter dated June 1, 2022 Lieutenant John Hornick provided the following comments:

- 1) Fire apparatus accessibility must meet IFC minimum standards.
- 2) Fire hydrants will be required inside development.
- 3) Electronic controlled access gate(s) will require a Knox override switch for Fire Department access.
- 4) Required: onsite fire hydrants and fire protection system will be supported by a dedicated fire line complete with fire vault. See Gainesville Water FireVault Detail.

Per Hall County GIS, the subject property is located approximately 5.0 miles from Hall County Fire Station #1, located at 2460 Athens Highway. There is a fire hydrants shown on Hall County GIS in the western corner of the subject parcel, along Athens Highway.

Hall County Public Works and Utilities

In a memorandum dated June 2, 2022 from Srikanth Yamala, Director of Public Works and Utilities, the following comments were provided:

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.

Avoid impacts to FEMA and Hall County flood plain.

Traffic

Driveway must be permitted through GDOT.

Utilities

Sewer is unavailable; Septic System required.

Hall County Tax Assessors

In an email dated May 17, 2021 Erika Vargas with the Tax Assessors office stated that this property is under the conservation covenant which started in 2021. Ms. Vargas states that the applicants reached out to their office and are aware that the rezoning will not breach the covenant but a change in use will.

Water Service

Per Hall County GIS, there is access to public water along Athens Highway.

Georgia Department of Transportation

In an email dated June 1, 2022, Parker Niebauer, District 1 Traffic Operations Supervisor stated that this project will require GDOT coordination.

Proposed Development Standards:

Standard	Proposed	Official Code of Hall County	
Min Lot Area:	15,000 sq. ft.	15,000 sq. ft. (§17.240.010)	
Max Impervious Area:	80%	80% of lot area (§17.240.110)	
Max Building	400,000 sq. ft.	80% of lot area (§17.240.110)	
Max Building Height	50 ft.	≤ three stories (§17.420.050.H.1.B)	
Min Lot Frontage:	100 ft. (if subdivided)	150 feet (§16.50.040)	
Front Building Setback (interior street):	30 feet	NA	
Front Building Setback (US129):	75 feet from c/l or 50 feet from property line,	100 feet from centerline of arterial road (§17.240.040)	
	whichever is greater		
Exterior Buffer:	25 feet	50 feet (§17.420.050.C.2.C)	
Parking Ratio:	Based upon user design needs but not to exceed maximum impervious area as noted above.	Office, office building or studio	3.5 spaces for each 1,000 square feet of gross floor area (§17.250.20A)
		Warehousing	1 space for each 2 employees (§17.250.20A)

		Industrial uses	1.6 spaces for each 1,000 square feet of gross floor area (§17.250.20A)
--	--	-----------------	---

Zoning Analysis

- The proposed use for the property as a truck terminal, maintenance shop, and office space is consistent with the Comprehensive Plan designation of a Mixeduse Corridor as there is an existing industrial use on an adjacent parcel.
- Per §17.180.090.B.2 of the Official Code of Hall County “The development controls for the district shall be detailed (lot coverage, setbacks, building heights, lot sizes, etc.). If standards are not specifically proposed, then the applicable standards in the light industrial (I-I) district, together with the screening and buffer requirements, shall apply.”
 - The applicant has provided proposed development standards, which have been listed above. For any standards that are not provided the requirements of the Official Code of Hall County shall apply, as outlined above.
- §17.250.020A of the Official Code of Hall County lists the following minimum parking standards for the development:
 - Office, office building or studio:
 - 3.5 spaces for each 1,000 square feet of gross floor area (§17.250.20A)
 - Warehousing:
 - 1 space for each 2 employees (§17.250.20A)
 - Industrial uses:
 - 1.6 spaces for each 1,000 square feet of gross floor area (§17.250.20A)
- The applicant has proposed specific maximums for different parking types on the site. Specifically, there are 175 tractor parking spaces, 222 employee parking spaces, 249 loading bays, and 320 trailer parking spaces, but no information has been provided as to how those standards have been determined.
- The GCOD provides guidelines for non-residential property development. The guidelines apply to both permitted uses and development standards.
 - Within the GCOD, the following uses are prohibited: adult entertainment, junk yards, and billboard signs.
 - Uses subject to the approval of the Hall County Board of Commissioners include: self-storage warehouses, vehicle sales lots (new or used), automobile repair and maintenance, commercial outdoor recreation, car wash, and outdoor storage.
 - The applicant has requested the approval of automobile repair and maintenance for the subject parcel.
- Per §17.420.050.C.2.c, where an industrial zoning district abuts property zoned for residential or agricultural uses, the minimum width shall be 50 feet.

- The applicant has proposed a 50 foot exterior buffer along all property lines with the exception of the front along Athens Highway. ▀ This **meets** the standard.
- Per §17.420.050.D.2.a, a ten-foot wide landscape strip is required along each street frontage, continuous along the frontage except for perpendicular crossings for driveways and utilities.
 - This is not depicted on the applicant's submitted site plan; it is **unable to be determined** if this standard is met.
- Per §17.420.050.D.3, in addition to general perimeter landscaping and required buffers, if a loading or service area is located within 50 feet of a side or rear lot line abutting property that is residentially zoned or used for residential purposes, or public or institutional use, then the loading or service areas shall be surrounded by either a six feet high masonry screening wall, or a six feet high solid wooden fence, placed on the inside of the landscaped buffer required in section 17.420.050.C.
 - This is not depicted on the applicant's submitted site plan; it is **unable to be determined** if this standard is met.
- Per §17.420.050.E.2, all parking areas shall be paved with asphalt or concrete (or other pervious materials approved by the director).
 - The site plan states that all parking areas will be concrete pavement. This **meets** the standard.
- Per §17.420.050.E.4.A, each parking area over 50 spaces shall include landscaped islands within the parking area equivalent to not less than five to ten percent with planning director discretion of the total paved area of the parking lot.

The applicant is proposing to only do this in the employee parking lot. This **does not** meet the GCOD standard.
- Per §17.420.050.H.2, building materials for all four sides of a new building are restricted to the following: brick, stone, and glass or glass block. Up to 50% of the surface area of each side may be stucco, and up to 50% of the surface area of each side of a principal building may be split-face block/concrete masonry unit. *Concrete block, painted concrete block, tilt-up and pre-cast concrete are not allowed.*
 - The applicant is requesting the following variances from this standard:
 - ▀ Allow exterior walls of the buildings to be pre-engineered metal building, EIFS, and stucco. Front and 50 feet along both sides of office shall be EIFS or stucco.
- Metal buildings are not permitted within the GCOD. This **does not** meet the standard.
- Per §17.420.050.H.3, roof materials for pitched roofs shall be limited to architectural grade composition shingles, natural slate, natural terra cotta, natural wood shake, or factory finished metal with standing seams.
 - The applicant is requesting approval for standing seam or architectural metal roof panels, with colors approved by the Planning Director. This **meets** the GCOD standard,
- Per §17.420.050.4.b, rooftop mechanical equipment, including HVAC and utility equipment shall be screened from adjacent streets, sidewalks, residential, public and institutional uses. Screening shall consist of parapet walls or an opaque enclosure around the equipment that is constructed of one of the materials used on the primary facade of

the principal structure ○ The applicant is requesting roof-top HVAC units to be installed with screening along the front of the building.

- There is potential that the rooftop mechanical equipment may still be visible from the adjoining properties. This **does not** meet the GCOD standard.

- Per §17.420.050.F.1 outdoor lighting shall be provided on all public streets and parking lots.
 - No lighting is proposed on the site plan or in the narrative; it is **unable to be determined** if this condition is met.
- Per §17.420.050.F.4.a/b, internally illuminated signs, automatic changeable copy signs, and externally mounted neon signs are prohibited. Signs may be illuminated with external lighting fixtures provided that fixtures are directed downward and away from streets and adjacent property and public streets. All lighting shall have recessed luminaires, or be semi-cutoff luminary fixtures.

The applicant is requesting a variance from the GCOD architectural standards in order to utilize internal illumination and halo style lighting. This **does not** meet GCOD standards.

- §17.420.060.1 Monument signs establishes requirements for monument signs, and allows one ground mounted monument sign to be permitted per lot. The maximum sign area and height will be based on the standards set forth in this section and are listed below:

Gross floor area of buildings	Maximum sign area	Maximum sign height
0—10,000 sq. ft.	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 is requesting one internally illuminated sign monument sign at the main entrance for the development based on an estimated 230,000 square feet of building-out. This **meets** GCOD standards in sign area, but **does not meet** if internally illuminated.

Variations Requested:

- a. Allow exterior walls of the buildings to be pre-engineered metal building, EIFS, and stucco. Front and 50 feet along both sides of office shall be EIFS or stucco. Maintenance shop front shall be EIFS or stucco. See Title 17, Ch. 17.420.050 H
- b. Allow standing seam or architectural metal roof panels on all building structures except for gas canopy, with colors approved by the Planning Director. See Title 17, Ch. 17.420.050 H
- c. Roof-top HVAC units shall be installed with screening along front of building. See Title 17, Ch. 17.420.050 D

- d. Allow a primary pylon sign, at main entrance into the Property, with dimensions of what maximum sq. ft. the code will allow, based upon the projected maximum buildout of 230,000 square feet. See Title 17, Ch. 17.420.060
- e. Allow the pylon sign to use of the "Halo" or back-lit type. See Title 17, Ch. 17.420.050 F
- f. Allow the use of LED exterior lighting, whether pole mounted or attached the building or structures. See Title 17, Ch. 17.420.050 F
- g. Allow 30' front building setback from property line. See Title 17, Ch. 17.240.01 O
- h. Employee parking areas will meet Gateway Corridor Overlay landscape requirements.
- i. Allow more than 125 percent of the minimum allowable parking spaces. See Title 17, Ch. 17.240.010
- j. A 50' buffer shall be placed along the exterior boundaries abutting residential zoned properties.

Staff Recommendation

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

- 1. The subject property shall be subject to the conditions of zoning approved on January 27, 2022 for the application of the same name and listed below:
- 1. The development shall conform substantially with the proposed narrative, site plan, and variances below. Building layout and orientation may shift, but the maximum thresholds and uses outlined in the project narrative and on the site plan shall apply.
 - a. Allow exterior walls of the buildings to be pre-engineered metal building, EIFS, and stucco. Front and 50 feet along both sides of office shall be EIFS or stucco. Maintenance shop front shall be EIFS or stucco.
 - b. Allow standing seam or architectural metal roof panels on all building structures except for gas canopy, with colors approved by the Planning Director.
 - c. Roof-top HVAC units shall be installed with screening along front of building and side adjacent to elementary school.
 - d. Allow a primary pylon sign, at main entrance into the property, with dimensions of what maximum sq. ft. the code will allow, based upon the projected maximum build-out of 2300,000 SF.
 - e. Allow the pylon sign to use of the "Halo" or back-lit type.
 - f. Allow the use of LED exterior lighting, whether pole mounted or attached the building or structures.

- g. Allow a 30' front building setback from property line.
 - h. Employee parking areas will meet Gateway Corridor Overlay landscape requirements.
 - i. Allow more than 125 percent of the minimum allowable parking spaces.
 - j. Applicant shall install a 12' high composite wall approximately 5-10 feet off western boundary to extend to the rear of the property until it reaches the creek.
 - k. A 50' buffer shall be placed along the exterior boundaries, except for the side pf property facing Athens Highway.
2. All future development shall be subject to all standards set forth by the Gateway Corridor Overlay District; no variances to these standards shall be approved, unless approved by the Planning Commission and Board of Commissioners.
 3. All access off Athens Highway shall be approved and permitted by GDOT.
 4. Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.
 5. All mechanical services shall be conducted within a garage bay.
 6. Elevations depicting the proposed building shall be submitted to the Planning Department for approval of the director during the Development Review process. No building permit shall be issued for the development without the approval of said elevations.
 7. All conditions of zoning be made a part of any plat recorded for this property.
 8. All previous conditions of zoning shall apply except as specifically modified in this approval.

Excerpts from the minutes of the June 20, 2022 meeting

Applicant's Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Tyler Smith, 340 Jesse Jewell Parkway, Gainesville, presented the request. The applicant stated that tract three needed to be integrated for parking and to allow the development to be improved over a larger footprint. The applicant stated that this will not increase traffic flow. The applicant stated that they would like verbiage of the wall on the western bound to be specified as on the west bound of tract one, neighboring the school.

Stan Richards, 600 Gillam Road, Wilmington, Ohio, presented the request. The applicant stated that entrance access will not change at all. The applicant stated that the only change is the fuel island, which will be even with the shop area to have eyes on it at all times.

Public Forum:

Trey Davis, 4290 Salvage, spoke in favor. Favored kept terminals, maintenance, and landscaping.

Planning Commission Comments:

Mr. Braswell requested clarification from Mr. Smith on the request to modify a staff condition.

Motion: A motion to approve, with conditions was made by Mr. Hunt and seconded by Mr. Bell. Vote: 4-0 (Varner absent)

Conditions:

1. *The subject property shall be subject to the conditions of zoning approved on January 27, 2022 for the application of the same name and listed below:*
 1. *The development shall conform substantially with the proposed narrative, site plan, and variances below. Building layout and orientation may shift, but the maximum thresholds and uses outlined in the project narrative and on the site plan shall apply.*
 - a. *Allow exterior walls of the buildings to be pre-engineered metal building, EIFS, and stucco. Front and 50 feet along both sides of office shall be EIFS or stucco. Maintenance shop front shall be EIFS or stucco.*
 - b. *Allow standing seam or architectural metal roof panels on all building structures except for gas canopy, with colors approved by the Planning Director.*
 - c. *Roof-top HVAC units shall be installed with screening along front of building and side adjacent to elementary school.*
 - d. *Allow a primary pylon sign, at main entrance into the property, with dimensions of what maximum sq. ft. the code will allow, based upon the projected maximum build-out of 2300,000 SF.*
 - e. *Allow the pylon sign to use of the "Halo" or back-lit type.*
 - f. *Allow the use of LED exterior lighting, whether pole mounted or attached the building or structures.*
 - g. *Allow a 30' front building setback from property line.*
 - h. *Employee parking areas will meet Gateway Corridor Overlay landscape requirements.*
 - i. *Allow more than 125 percent of the minimum allowable parking spaces.*
 - j. *Applicant shall install a 12' high composite wall approximately 5-10 feet off western boundary, adjacent to Sugar Hill Elementary, to extend to the rear of the property until it reaches the creek.*
 - k. *A 50' buffer shall be placed along the exterior boundaries, except for the side pf property facing Athens Highway.*
 2. *All future development shall be subject to all standards set forth by the Gateway Corridor Overlay District; no variances to these standards shall be approved, unless approved by the Planning Commission and Board of Commissioners.*
 3. *All access off Athens Highway shall be approved and permitted by GDOT.*
 4. *Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.*

5. *All mechanical services shall be conducted within a garage bay.*
6. *Elevations depicting the proposed building shall be submitted to the Planning Department for approval of the director during the Development Review process. No building permit shall be issued for the development without the approval of said elevations.*
7. *All conditions of zoning be made a part of any plat recorded for this property.*
8. *All previous conditions of zoning shall apply except as specifically modified in this approval.*


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



ZONING APPLICATION

Applicant (Name & Mailing Address)	Property Owner (Name & Mailing Address)
Ramar Land Corporation	<u>ASHAVAD PARTNERS LP, SANGAY REDDY,</u> <u>GENERAL PARTNER</u>
600 Gilliam Road	<u>8502 WYNDHAM CT.</u>
Wilmington, Ohio 41577	<u>JERSEY VILLAGE, TX 77040</u>
Phone <u>800-543-5589</u>	Phone <u>832-647-3933</u>
Email Address <u>srichards@rlcarriers.com</u>	Email Address <u>KONDASR@HOTMAIL.COM</u>
Proposed Use <u>Truck Terminal, Maintenance Shop and Office</u>	

Contact Person (Name & Mailing Address)	Status of Applicant	Requested Action
<u>M. Tyler Smith, Smith, Gilliam, Williams & Miles, P.A.</u>	<input type="checkbox"/> Owner	Existing Zoning: <u>AR-IV</u>
<u>P.O. Box 1098</u>	<input checked="" type="checkbox"/> Option to Purchase	Rezone to: <u>PID</u>
<u>Gainesville, Georgia 30503-1098</u>	<input type="checkbox"/> Area Resident	Fee: \$ <u>1,500.00</u>
Phone <u>770-536-3381</u>	<input type="checkbox"/> Other	Receipt #: <u>858994</u>
Email Address <u>tsmith@sgwmfirm.com</u>		Check #: <u>00027881</u>
Tax Parcel Number <u>15014 000034</u>	Acreage <u>28.696</u>	
Location Address <u>3401 Athens Highway, Gainesville, Georgia 30507-8506</u>		

I hereby certify that the above information and all attached information are true and correct.
 Sign  Stan Richards Date: 5/2/22

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: 5/2/22 Taken by: Michelle

Tentative Planning Commission Date: 6/20/22 Tentative County Commission Date: 7/28/22

County Commission District: 3

ZON 2022-00046

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



AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) ASHAYAD PARTNERS LP. (SANJAY REDDY, GENERAL PARTNER)

Address 8502 WYNDHAM CT.

JERSEY VILLAGE, TX 77040

Phone Number 832-647-3933

Name of applicant(s) Ramar Land Corporation

Address 600 Gilliam Road

Wilmington, Ohio 41577

Phone Number 800-543-5589

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.

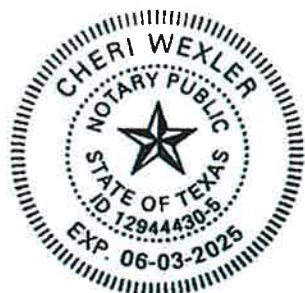
Signature of Owner(s)
K Sanjay Reddy

Personally appeared before me
Sanjay Reddy

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

[Signature]
Notary Public

04/28/2022
Date



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



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: KSanjay Date: 4/28/22

Applicant's/Owner's Name (Printed): ASHAVAD PARTNERS LP, SANJAY REDDY, GENERAL PARTNER

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



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: 5/2/22

Applicant's/Owner's Name (Printed): Stan Richards

APPLICATION NARRATIVE REZONING AMENDMENT: TO PLANNED INDUSTRIAL DEVELOPMENT

ADDRESS: 3401 Athens Hwy; Gainesville, GA 30507

TAX PARCEL: 15014 000034

ACREAGE: 28.696

APPLICANT: Ramar Land Corporation

PROPERTY OWNER: Ashavad Partners L.P.

COMMISSION DISTRICT: 3

CURRENT ZONING: AR-IV

PROPOSED ZONING: PID

Project's Description

This rezoning application requests to change the current zoning of the above referenced 28.696 Acres (the "Property") from AR-IV (Agricultural-Residential-IV District) to PID (Planned Industrial Development). The property is located on Athens Highway (State Route 11, U.S. 129) near the Hall County/Jackson County line. This highway is a connection corridor between I-985 and I-85, This rezoning and development in accordance with use standards for the PID contained herein, meets the highest and best use for the Property and is suited for a truck terminal as permitted in the underlying industrial zoning requested for the Property. R+L Carriers is the specific user designated for the site and is currently in a due diligence period under the sales contract.

Property Description

The Property is partially developed and has 958.75 linear feet of frontage along U.S. 129. The Property is located approximately 5.10 miles from Exit 22 at I-985 and approximately 7.8 miles from the Pendergrass Exit at I-85. The property is bounded by AR-IV zoned properties on the north and east sides. The property west of the site is zoned PID-C and is also under contract for purchase by Ramar Land Corporation. The Property will be incorporated into the development to the west. Though the Property is currently adjacent to AR-IV properties there are numerous industrial and commercial zoned sites within the immediate vicinity. The Property has domestic water served by the Gainesville Water Resources. Until such time that municipal sewer service is available, the development will be served by individual on-site sewer. Georgia Department of Transportation has reviewed the concept plan and in principle has agreed to approve one driveway to serve the site off U.S. 129.

Comprehensive Plan

The Property is located within the "Mixed-Use Corridor" designation

Project's PID Permitted Uses

The proposed uses of the rezoning are based upon the Permitted Uses of the Light-Industrial zoning classification. In addition, specifically included are:

- a. Truck Terminal
- b. "Flex-Space" multi-tenant uses (Businesses requiring a varied SF mix of Office and Warehouse space)
- c. The Conditional Use of additional parking on other than principal lot

Project's PID Specific Use Exclusions

Project's PID Building and Site Development Standards

- a. Bus Stations
- b. Drive-in Theaters
- c. Junk yards
- d. Service Stations
- e. Group Day Care Home
- f. Adult Establishments
- g. Astrologers
- h. Clairvoyants
- i. Fortune Tellers
- j. Palmists
- k. Phrenologists
- l. Other similar or related occupations licensed by the Board of Commissioners

Project's PID Building and Site Development Standards

- a. Minimum Lot Area:15,000 (If subdivided)
- b. Maximum Impervious Area: 80%
- c. Maximum Building 400,000 SF
- d. Maximum Building Height: 50'-0
- e. Minimum Lot Frontage: 100'-0 (If subdivided)
- f. Front Building Setback (Interior Street): 30'-0
- g. Front Building Setback (U.S 129): 75'-0 from centerline or 50'-0 from the property line, whichever is greater
- h. Building & Buffer Setbacks for Side & Rear of outside boundaries: 25'-0
- i. Parking Ratio: Based upon user design needs but not to exceed Max Impervious Area, noted above.

Project's PID Conceptual Site Plan

The attached site plan is a conceptual design, i.e., the number of buildings, building dimensions, building & street layout. This Application requests the flexibility to adjust these as needed to meet specific user requirements. However, the Permitted Uses, Use Exclusions and Development Standards are not to be exceeded.

Gateway Corridors Overlay District

The Property is located within the Gateway Corridors Overlay District of U.S. 129. This Application request that the following variances be granted:

- a. Allow exterior walls of the buildings to be pre-engineered metal building, EIFS, and stucco. Front and 50 feet along both sides of office shall be EIFS or stucco. Maintenance shop front shall be EIFS or stucco. See Title 17, Ch. 17.420.050 H
- b. Allow standing seam or architectural metal roof panels on all building structures except for gas canopy, with colors approved by the Planning Director. See Title 17, Ch. 17.420.050 H
- c. Roof-top HVAC units shall be installed with screening along front of building. See Title 17, Ch. 17.420.050 D
- d. Allow a primary pylon sign, at main entrance into the Property, with dimensions of what maximum sq. ft. the code will allow, based upon the projected maximum build-out of 230,000 square feet. See Title 17, Ch. 17.420.060
- e. Allow the pylon sign to use of the "Halo" or back-lit type. See Title 17, Ch. 17.420.050 F
- f. Allow the use of LED exterior lighting, whether pole mounted or attached the building or structures. See Title 17, Ch. 17.420.050 F
- g. Allow 30' front building setback from property line. See Title 17, Ch. 17.240.010
- h. Employee parking areas will meet Gateway Corridor Overlay landscape requirements.
- i. Allow more than 125 percent of the minimum allowable parking spaces. See Title 17, Ch. 17.240.010
- j. A 50' buffer shall be placed along the exterior boundaries abutting residential zoned properties.

**Exhibit A
Location Map**



Exhibit B
Commission District 3

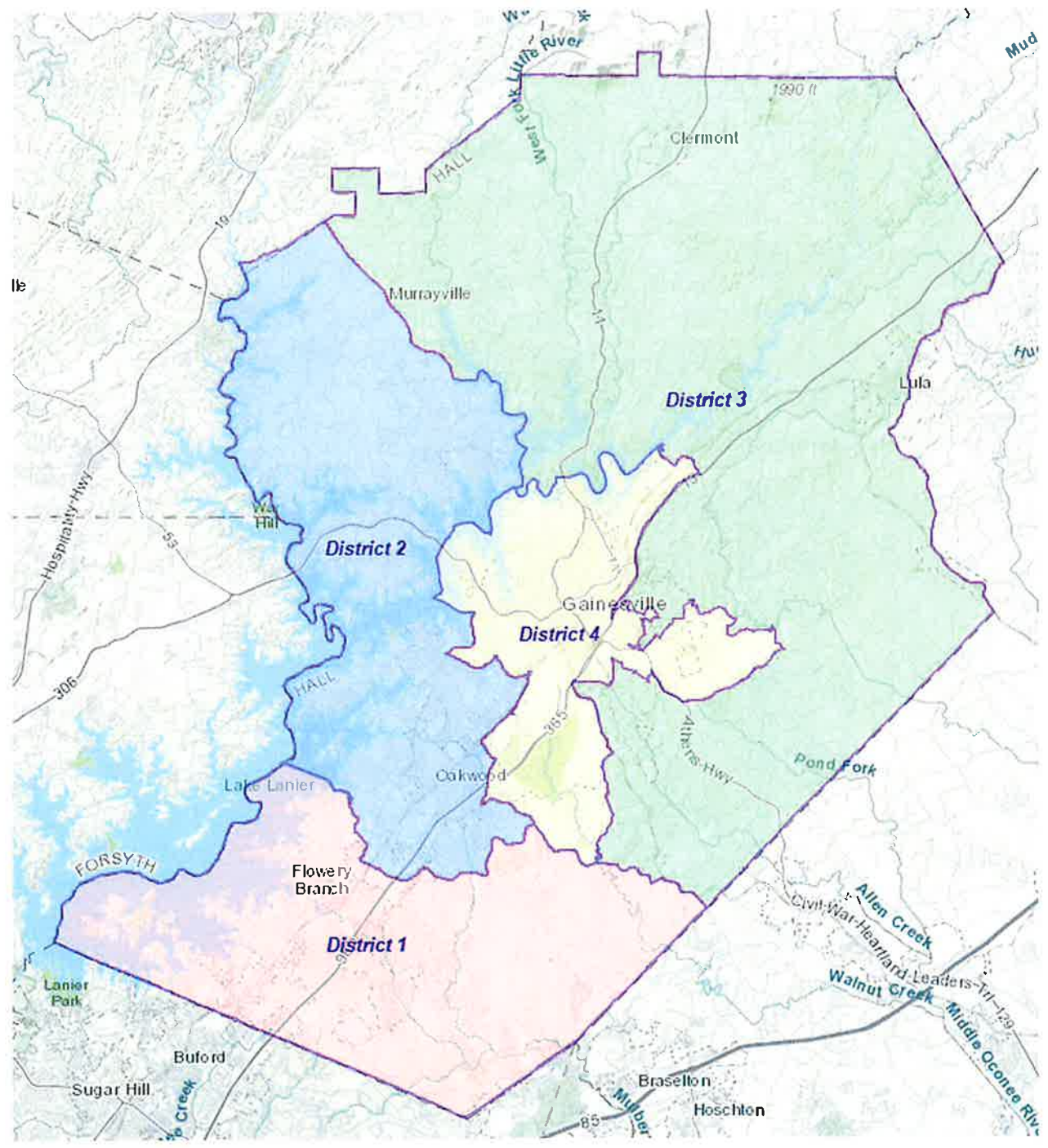
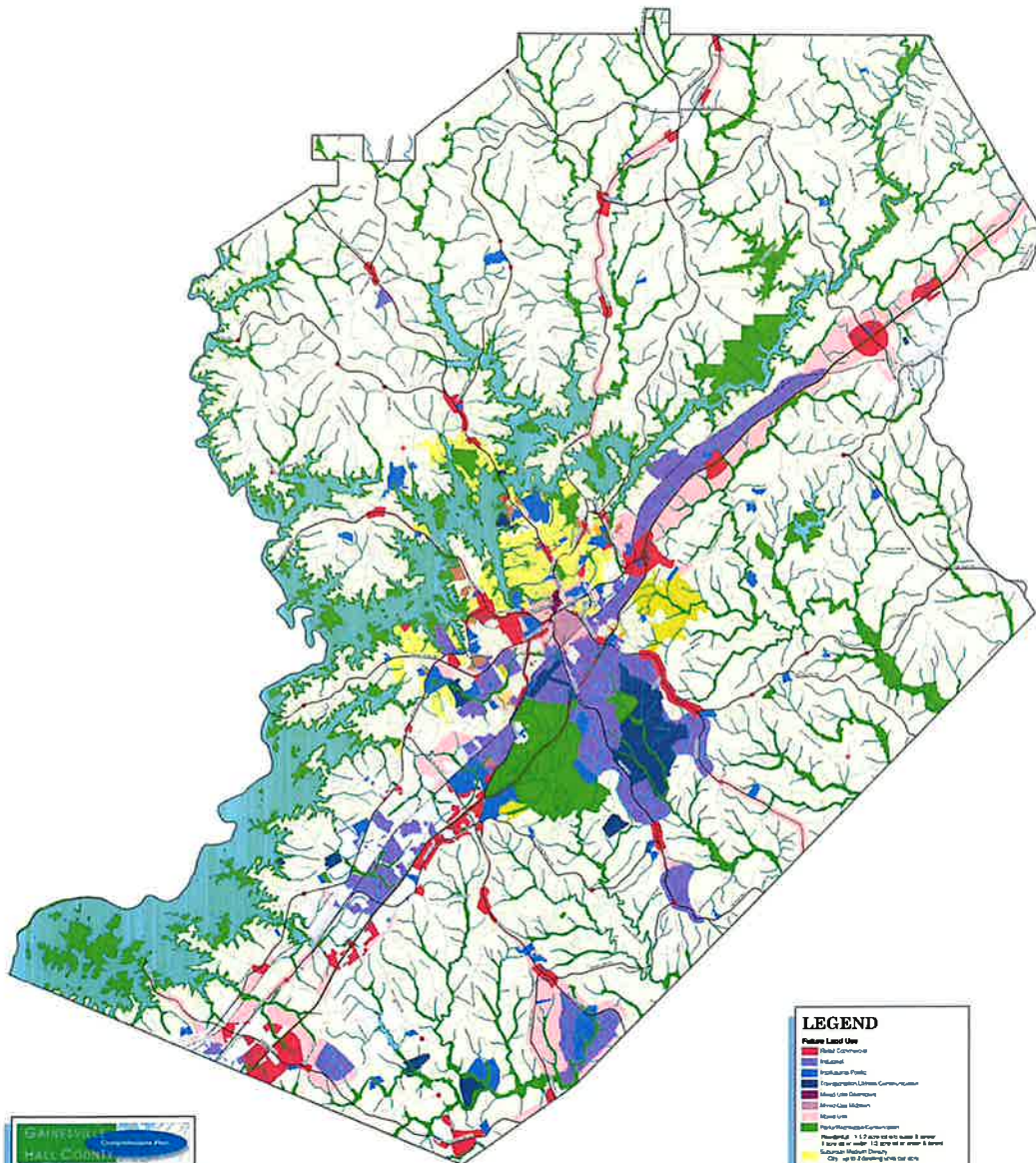


Exhibit C
Comprehensive Plan Map

Gainesville/Hall County

Comprehensive Plan Update 2004



Adopted June 24, 2004
Amended May 12, 2005 (County)

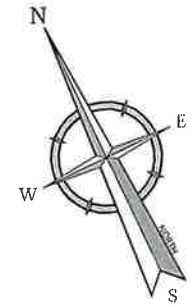
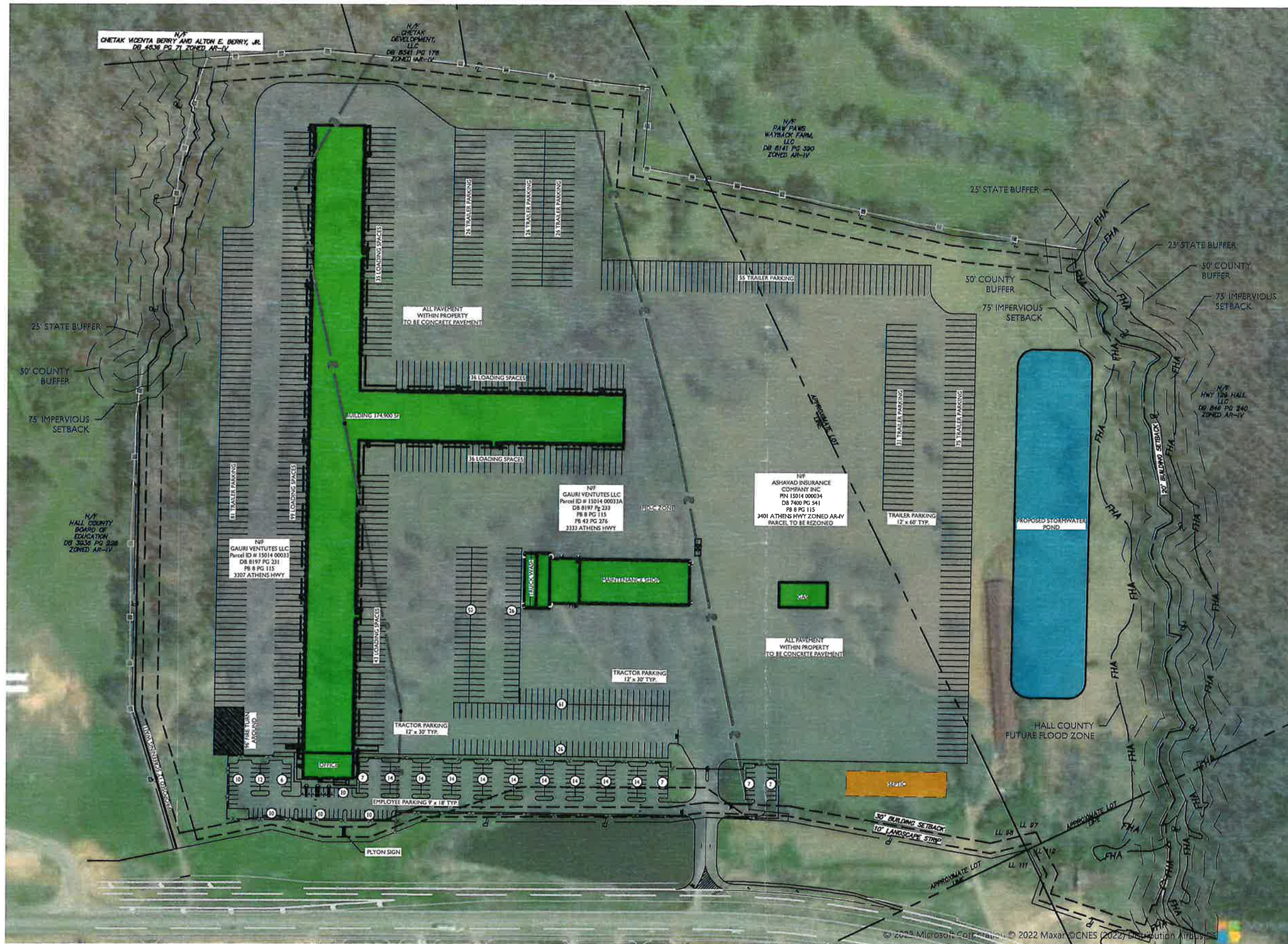
Exhibit C
Vicinity Zoning



3401 Athens Highway Parcel 15014 00034

R:\Projects\2021\21006266A\Applications-Permits\County\Rezoning\220427_3401 Athens Hwy_NARRATIVE REZONING AMENDMENT.docx

2021\12\1006266A\Engineering\Concept\C-NIPT-4.dwg\C-1-OVERALL CONCEPT PLAN 11X17 By: DAVID STANCIU



FD - PLAN INDUSTRIAL DEVELOPMENT	PROPOSED
PARKING	
TRACTOR PARKING	175
EMPLOYEE PARKING	222
LOADING BAYS	249
TRAILER PARKING	320



www.colliersengineering.com
 Copyright © 2022 Colliers Engineering & Design, All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were provided or to whom it is loaned. This drawing may not be copied, stored, shared, distributed or used again for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER**

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATIONS, DESIGNERS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
 Know what's below. Call before you dig.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

PRELIMINARY CONCEPTUAL LAYOUT FOR R&L CARRIERS
 PARCEL 15014 000034 TADMORE DISTRICT G.M.D. 268TH
 HALL COUNTY GEORGIA

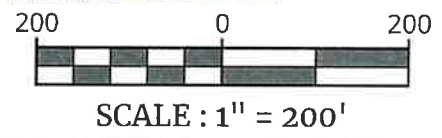
Colliers ATLANTA
 1305 Mall of Georgia Blvd, Suite 120
 Buford, GA 30519
 Phone: 678.288.4491
 Engineering & Design

SCALE: AS SHOWN	DATE: 04/29/2022	DRAWN BY: DSS	CHECKED BY: EMH
PROJECT NUMBER: 21006266	DRAWING NAME: C-CNPT-4		

SHEET TITLE: OVERALL CONCEPT PLAN

SHEET NUMBER: 1 of 2

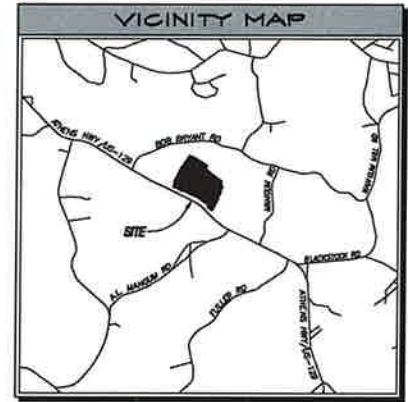
ATHENS HIGHWAY/U.S. HWY 129 (R/W VARIES)
 GDOT PROJ# NH-002-6(51), DB 7417 PG 514,
 DB 7417 PG 519, DB 7352 PG 205





COMBINED AREA
65.771 ACRES

SURVEYOR'S CERTIFICATION
TO RAMAR LAND CORPORATION AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SUP'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND SUPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11(a) & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 17TH, 2022.
Benjamin L. Drenth
BENJAMIN L. DRENTH, LS GAF 3162 DATE 03/23/22



LINE TABLE

#	BEARING	DISTANCE	#	BEARING	DISTANCE
1	N26°43'04"E	34.82	66	S53°07'31"W	23.86
2	N67°58'00"E	25.33	67	S79°12'51"W	21.11
3	N33°23'24"E	20.05	68	S48°49'44"W	10.63
4	N44°08'41"E	20.84	69	S33°11'50"W	30.78
5	N75°11'31"E	18.62	70	S24°48'18"W	44.45
6	N15°40'29"E	9.97	71	S02°00'44"E	27.33
7	N1°01'07"W	15.98	72	S19°50'45"W	29.15
8	N07°18'23"E	34.17	73	S22°52'59"W	31.19
9	N26°30'54"E	47.36	74	S10°27'41"W	57.88
10	N50°46'57"E	20.24	75	S25°35'22"W	31.38
11	N27°28'40"E	13.30	76	S23°59'52"E	29.63
12	N01°01'59"W	18.81	77	S17°10'55"W	15.39
13	N34°52'10"E	15.77	78	S27°14'19"W	18.89
14	N64°48'31"E	14.21	79	S75°46'23"W	18.03
15	N36°24'05"E	9.67	80	S87°38'25"W	23.42
16	N23°09'57"E	13.27	81	S41°19'59"W	32.78
17	N34°53'58"E	23.45	82	S05°37'46"W	28.89
18	N05°05'17"W	10.72	83	S10°12'11"E	13.45
19	N22°08'53"W	16.83	84	S25°49'10"E	14.83
20	N25°21'48"E	8.03	85	S02°37'41"E	21.74
21	S75°27'04"E	35.83	86	S24°04'01"W	26.17
22	N43°54'50"E	17.89	87	S39°03'01"W	23.67
23	N21°25'22"W	20.04	88	S24°01'59"W	29.30
24	N49°30'15"E	28.13	89	S52°29'23"E	17.45
25	N40°12'05"E	15.43	90	S14°10'47"E	18.49
26	N17°42'54"E	10.60	91	S48°18'05"W	21.71
27	N70°13'28"E	14.65	92	S68°33'02"W	36.89
28	N44°06'25"E	21.80	93	S34°33'31"W	15.18
29	N64°23'15"E	7.63	94	S04°18'19"W	25.03
30	N03°45'02"W	8.88	95	S17°07'44"W	42.09
31	N21°11'52"E	5.56	96	S03°24'54"W	30.44
32	N88°07'42"E	8.58	97	S10°28'50"E	30.87
33	N02°21'52"E	7.53	98	S56°50'58"W	37.19
34	N29°23'35"E	10.04	99	N70°53'10"W	25.29
35	N24°34'59"W	8.41	100	S54°55'48"W	24.80
36	N31°51'28"E	9.68	101	S28°51'13"W	15.59
37	N17°36'57"W	12.40	102	S05°12'58"W	29.35
38	N49°58'45"E	13.84	103	S01°01'43"W	58.12
39	N33°25'22"W	11.61	104	S32°44'09"W	38.70
40	N60°41'48"E	15.78	105	S36°28'11"W	18.32
41	N63°38'55"E	22.72	106	S19°21'54"W	31.53
42	N36°08'43"E	10.53	107	S18°47'01"E	12.42
43	N42°22'17"W	18.62	108	S39°26'37"W	18.09
44	N01°00'27"W	26.24	109	S23°26'48"W	31.22
45	N84°13'18"E	7.62	110	S42°37'28"W	41.33
46	S81°23'51"E	7.44	111	S48°59'59"W	32.41
47	S68°17'10"E	6.78	112	S07°38'04"W	6.04
48	S57°22'29"E	99.47	113	S08°11'24"E	45.78
49	S57°28'22"E	134.75	114	N45°51'25"W	48.33
50	S30°15'01"W	159.68	115	S45°07'58"W	48.52
51	S57°51'35"E	16.00	116	N44°35'35"E	60.00
52	S66°48'53"W	4.56	117	N02°18'56"W	57.93
53	S19°38'21"W	48.20	118	N77°49'38"W	77.51
54	S23°28'09"E	22.53	119	N81°46'17"W	184.28
55	S12°51'27"E	18.58	120	N71°29'20"W	72.73
56	S38°48'38"E	19.07	121	N89°04'12"W	55.48
57	S20°23'10"E	23.79	122	N85°04'12"W	51.46
58	S32°34'54"W	20.84	123	N63°56'08"W	99.44
59	S66°21'49"W	11.68	124	N50°30'49"W	103.18
60	S13°14'52"W	14.33	125	N75°35'31"W	200.03
61	S24°23'17"E	28.87	126	S58°07'32"E	81.19
62	S51°57'08"E	31.90	127	S34°10'02"W	15.03
63	S48°08'21"E	35.83			
64	S28°27'59"E	28.01			
65	S06°08'20"E	10.18			

N/F
HALL COUNTY BOARD OF EDUCATION
DB 5936 PG 228

N/F
VICENTA BERRY AND ALTON B. BERRY, JR.
DB 4636 PG 71

N/F
CRISTAK DEVELOPMENT, LLC
DB 8341 PG 178

N/F
PAW PAW'S WAYBACK FARM, LLC
DB 8141 PG 390

N/F
HWY 129 HALL, LLC
DB 7434 PG 34
PB 848 PG 240



LEGEND

ABBREVIATIONS	SYMBOLS
AI - ANGLE IRON	● IRON PIN FOUND
BL - BUILDING SETBACK LINE	■ CONCRETE MONUMENT FOUND
BH - BENCHMARK	▲ ROCK FOUND
BWF - BARE WIRE FENCE	○ IRON PIN SET
CI - CURB INLET	○ COMPUTED POINT (NOT SET)
CL - CLEANOUT	○ CONCRETE MONUMENT FOUND
CL - CURB & GUTTER	○ CORRUGATED METAL PIPE
CL - CENTERLINE	○ CONCRETE
CLF - CHAIN LINK FENCE	○ CHAIN LINK FENCE
CMF - CONCRETE MONUMENT FOUND	○ CONCRETE
CMP - CORRUGATED METAL PIPE	○ CORRUGATED METAL PIPE
CONC - CONCRETE	○ CONCRETE
CIP - CHAIN LINK FENCE	○ CHAIN LINK FENCE
DB - DEED BOOK	○ DEED BOOK
DE - DRAINAGE EASEMENT	○ DRAINAGE EASEMENT
DI - DROP INLET	○ DROP INLET
DIP - DUCTILE IRON PIPE	○ DUCTILE IRON PIPE
DIST - DISTURBED	○ DISTURBED
DMCB - DOUBLE WING CATCH BASIN	○ DOUBLE WING CATCH BASIN
EA - EDGE OF ASPHALT	○ EDGE OF ASPHALT
EC - EDGE OF CONCRETE	○ EDGE OF CONCRETE
ES - EDGE OF GRAVEL	○ EDGE OF GRAVEL
FPE - FINISHED FLOOR ELEVATION	○ FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT	○ FIRE HYDRANT
UG - UNDERGROUND GAS LINE	○ UNDERGROUND GAS LINE
GM - GAS METER	○ GAS METER
GW - GUY WIRE	○ GUY WIRE
HNF - HOE WIRE FENCE	○ HOE WIRE FENCE
IPB - IRON PIN SET	○ IRON PIN SET
JB - JUNCTION BOX	○ JUNCTION BOX
LL - LAND LIT LINE	○ LAND LIT LINE
N - NORTH	○ NORTH
N/F - NOW OR FORMERLY	○ NOW OR FORMERLY
O/P - OVERHEAD UTILITY LINE	○ OVERHEAD UTILITY LINE
PL - PLAT BOOK	○ PLAT BOOK
PK - POWER BOX	○ POWER BOX
PS - PARS	○ PARS
PRN - SURVEY NAIL (PARKER-KALON)	○ SURVEY NAIL (PARKER-KALON)
PL - PROPERTY LINE	○ PROPERTY LINE
POB - POINT OF BEGINNING	○ POINT OF BEGINNING
PVC - POLYVINYL CHLORIDE PIPE	○ POLYVINYL CHLORIDE PIPE
REAR - REAR	○ REAR
RCP - REINFORCED CONCRETE PIPE	○ REINFORCED CONCRETE PIPE
R/W - RIGHT-OF-WAY	○ RIGHT-OF-WAY
S - SOUTH	○ SOUTH
SR - SOLID STEEL ROD	○ SOLID STEEL ROD
SSE - SANITARY SEWER EASEMENT	○ SANITARY SEWER EASEMENT
W - WEST	○ WEST
WI - WATER INLET	○ WATER INLET
WIRE FENCE	— WIRE FENCE
WOODEN FENCE	— WOODEN FENCE
CHAIN LINK FENCE	— CHAIN LINK FENCE
IRON FENCE	— IRON FENCE
ROAD CENTERLINE	— ROAD CENTERLINE
RIGHT-OF-WAY LINE	— RIGHT-OF-WAY LINE
STREAM CENTERLINE	— STREAM CENTERLINE
OVERHEAD UTILITY LINE	— OVERHEAD UTILITY LINE
METLANDS	— METLANDS
STORM PIPE	— STORM PIPE
GUARD RAIL	— GUARD RAIL
EDGE OF WOODS	— EDGE OF WOODS

REVISEMENTS

NO.	DATE	DESCRIPTION
1		
2		

03/23/22 - ADDRESS COMMENTS

DRAWING DATE: 03/23/22
LAST FIELD WORK: 02/17/22
DRAWN BY: [Name]
CHECKED BY: [Name]
MANAGER: [Name]
JOB NUMBER: 144-358-3
FILE: 3307 Athens Prop.ppt

GEORGIA PROFESSIONAL SURVEYORS & MAPPING
J. BENJAMIN L. DRENTH

ALTA/SUP'S LAND TITLE SURVEY
OR
ATHENS HIGHWAY ASSEMBLAGE
FOR
RAMAR LAND CORPORATION
AND
FIDELITY NATIONAL TITLE INSURANCE COMPANY

LOCATED IN
TADPORE DISTRICT ROAD 269
HALL COUNTY, GEORGIA

P.O. BOX 451, JEFFERSON, GA 30649
BORDER@GENUINE5MAPPING.COM
© 2022 ONLINE MAPPING AND DESIGN, LLC

TITLE EXCEPTIONS

WITH RESPECT TO TITLE COMMITMENT # GLW2102325 ISSUED BY FIDELITY NATIONAL INSURANCE COMPANY, EFFECTIVE DATE: 12/29/2021, THE EXCEPTIONS SET FORTH IN SCHEDULE B - SECTION II ARE ADDRESSED HEREON, WHERE APPLICABLE, AS FOLLOWS:

- 8) RIGHT OF WAY DEED TO GEORGIA DEPARTMENT OF TRANSPORTATION, RECORDED SEPTEMBER 15, 2014, IN DEED BOOK 7417, PAGE 514, HALL COUNTY, GEORGIA RECORDS.
CONVEYS ATHENS HIGHWAY RIGHT-OF-WAY AS SHOWN HEREON.
9) RIGHT OF WAY DEED TO GEORGIA DEPARTMENT OF TRANSPORTATION, RECORDED SEPTEMBER 15, 2014, IN DEED BOOK 7417, PAGE 519, HALL COUNTY, GEORGIA RECORDS.
CONVEYS ATHENS HIGHWAY RIGHT-OF-WAY AND A CONSTRUCTION BASEMENT AS SHOWN HEREON.
10) ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 8, PAGE 115, HALL COUNTY, GEORGIA RECORDS.
ALL PLOTTABLE MATTERS ARE SHOWN HEREON.
11) ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 14, PAGE 76, HALL COUNTY, GEORGIA RECORDS.
APPARENT HISTORICAL PROPOSED SUBDIVISION OF SUBJECT PROPERTY. DOES NOT REFLECT CURRENT INTERNAL PARCEL LINES.
12) ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 43, PAGE 276, HALL COUNTY, GEORGIA RECORDS.
ALL PLOTTABLE MATTERS ARE SHOWN HEREON.

TRACT 1 - PARCEL 15014 000039

ALL THAT TRACT or parcel of land lying and being in GMD 268 Tadmore District of Hall County, Georgia, and being more particularly described as follows:

COMMENCING for the same of NGS Survey Marker PID - ED1736; thence North 89°54'44" East, a distance of 5110.97 feet to POB 1, on an Iron Pin Set(1/2" Rebar) on the Northern right-of-way line of U.S. 129(R/W Varies), said point being the POINT OF BEGINNING for the tract herein described; thence leaving said right-of-way of U.S. 129 and running along land now or formerly of Hall County Board of Education North 09°11'36" East, a distance of 294.19 feet to a 1-1/4" Crimp Top Pipe; thence North 38°43'04" East, a distance of 63.29 feet to a 1-1/4" Crimp Top Pipe; thence North 28°43'04" East, a distance of 34.82 feet to a point in the Centerline of a Stream; thence along said Stream Centerline the following course and distances North 87°50'00" East, a distance of 25.35 feet to a point; thence North 37°57'24" East, a distance of 20.06 feet to a point; thence North 44°06'41" East, a distance of 20.84 feet to a point; thence North 78°11'31" East, a distance of 18.62 feet to a point; thence North 15°40'29" East, a distance of 9.97 feet to a point; thence North 11°01'07" West, a distance of 15.59 feet to a point; thence North 20°18'23" East, a distance of 34.17 feet to a point; thence North 30°54'54" East, a distance of 47.36 feet to a point; thence North 50°48'57" East, a distance of 20.24 feet to a point; thence North 27°29'40" East, a distance of 13.30 feet to a point; thence North 01°01'59" West, a distance of 18.81 feet to a point; thence North 34°52'10" East, a distance of 15.77 feet to a point; thence North 64°48'51" East, a distance of 14.21 feet to a point; thence North 38°24'50" East, a distance of 8.67 feet to a point; thence North 23°02'57" East, a distance of 13.27 feet to a point; thence North 34°53'58" East, a distance of 23.45 feet to a point; thence North 05°05'17" West, a distance of 10.72 feet to a point; thence North 22°08'51" West, a distance of 16.83 feet to a point; thence North 25°21'48" East, a distance of 8.03 feet to a point; thence North 73°27'04" East, a distance of 35.63 feet to a point; thence North 43°54'50" East, a distance of 17.89 feet to a point; thence North 21°25'22" West, a distance of 20.04 feet to a point; thence North 49°50'15" East, a distance of 28.12 feet to a point; thence North 40°12'05" East, a distance of 15.43 feet to a point; thence North 17°42'44" East, a distance of 10.00 feet to a point; thence North 70°13'29" East, a distance of 14.65 feet to a point; thence North 44°00'25" East, a distance of 21.80 feet to a point; thence North 64°23'15" East, a distance of 7.63 feet to a point; thence North 03°45'02" West, a distance of 8.68 feet to a point; thence North 21°11'52" East, a distance of 6.58 feet to a point; thence North 02°21'52" East, a distance of 7.55 feet to a point; thence North 20°23'35" East, a distance of 10.04 feet to a point; thence North 24°34'39" West, a distance of 8.41 feet to a point; thence North 31°51'28" East, a distance of 8.68 feet to a point; thence North 17°36'57" West, a distance of 12.40 feet to a point; thence North 49°58'45" East, a distance of 13.94 feet to a point; thence North 33°25'22" West, a distance of 11.61 feet to a point; thence North 60°41'48" East, a distance of 15.78 feet to a point; thence North 63°38'55" East, a distance of 22.77 feet to a point; thence North 38°08'45" East, a distance of 10.83 feet to a point; thence North 42°22'17" West, a distance of 18.52 feet to a point; thence North 01°00'27" West, a distance of 26.24 feet to a point; thence North 86°13'18" East, a distance of 7.62 feet to a point; thence North 61°27'31" East, a distance of 7.44 feet to a point; thence leaving said Stream Centerline and running along land now or formerly of Vicenta Berry and Alton E. Berry, Jr. South 66°17'10" East, a distance of 6.79 feet to a Rock; thence South 68°17'10" East, a distance of 282.46 feet to a 1-1/4" Crimp Top Pipe; thence South 57°22'29" East, a distance of 99.47 feet to a point; thence along Tract 2 South 55°49'38" West, a distance of 310.00 feet to a point; thence South 13°47'59" West, a distance of 481.00 feet to a point; thence South 14°43'38" West, a distance of 589.00 feet to a point; thence South 28°15'38" West, a distance of 243.08 feet to a point on the northern right-of-way of said U.S. 129; thence along said right-of-way of U.S. 129 North 88°04'12" West, a distance of 51.48 feet to a Concrete Monument; thence North 63°36'29" West, a distance of 98.44 feet to a Concrete Monument; thence North 50°35'45" West, a distance of 103.18 feet to a Concrete Monument; thence North 75°33'31" West, a distance of 200.05 feet to the POINT OF BEGINNING.
Solid tract contains 14.843 acres more or less.

TITLE EXCEPTIONS

WITH RESPECT TO TITLE COMMITMENT # GLW2102325 ISSUED BY FIDELITY NATIONAL INSURANCE COMPANY, EFFECTIVE DATE: 12/29/2021, THE EXCEPTIONS SET FORTH IN SCHEDULE B - SECTION II ARE ADDRESSED HEREON, WHERE APPLICABLE, AS FOLLOWS:

- 8) APPLICATION OF QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL, RECORDED APRIL 08, 2013, IN DEED BOOK 7169, PAGE 483, HALL COUNTY, GEORGIA RECORDS.
NOT PLOTTABLE
9) RIGHT OF WAY DEED TO STATE HIGHWAY BOARD OF GEORGIA, RECORDED DECEMBER 16, 1927, IN DEED BOOK 52, PAGE 557, HALL COUNTY, GEORGIA RECORDS.
SUPERCEDED BY DB 7892 Pg 205
10) RIGHT OF WAY DEED TO STATE HIGHWAY BOARD OF GEORGIA, RECORDED JUNE 29, 1937, IN DEED BOOK 75, PAGE 358, HALL COUNTY, GEORGIA RECORDS.
SUPERCEDED BY DB 7892 Pg 205
11) RIGHT OF WAY DEED TO GEORGIA DEPARTMENT OF TRANSPORTATION, RECORDED APRIL 16, 2014, IN DEED BOOK 7352, PAGE 205, HALL COUNTY, GEORGIA RECORDS.
CONVEYS ATHENS HIGHWAY RIGHT-OF-WAY AS SHOWN HEREON.
12) ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 8, PAGE 115, HALL COUNTY, GEORGIA RECORDS.
ALL PLOTTABLE MATTERS ARE SHOWN HEREON.
13) ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 14, PAGE 76, HALL COUNTY, GEORGIA RECORDS.
APPARENT HISTORICAL PROPOSED SUBDIVISION OF SUBJECT PROPERTY. DOES NOT REFLECT CURRENT INTERNAL PARCEL LINES.
14) ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 888, PAGE 76, HALL COUNTY, GEORGIA RECORDS.
ALL PLOTTABLE MATTERS ARE SHOWN HEREON.

TRACT 2 - PARCEL 15014 000039A

ALL THAT TRACT or parcel of land lying and being in GMD 268 Tadmore District of Hall County, Georgia, and being more particularly described as follows:

COMMENCING for the same of NGS Survey Marker PID - ED1736; thence North 89°54'44" East, a distance of 5110.97 feet to POB 1, on an Iron Pin Set(1/2" Rebar) on the Northern right-of-way line of U.S. 129(R/W Varies), thence running along Tract 1 and said right-of-way of U.S. 129 South 75°33'31" East, a distance of 200.05 feet to a Concrete Monument; thence South 50°35'49" East, a distance of 103.18 feet to a Concrete Monument; thence South 63°36'29" East, a distance of 98.44 feet to a Concrete Monument; thence South 80°04'12" East, a distance of 51.48 feet to POB 2, said POB 2 being the POINT OF BEGINNING for the tract herein described; thence leaving said right-of-way of U.S. 129 and continuing along said Tract 1 North 28°15'38" East, a distance of 243.08 feet to a point; thence North 14°43'38" East, a distance of 78.65 feet to a 2" x 3" Angle Iron; thence South 50°07'32" East, a distance of 81.19 feet to a 2" x 3" Angle Iron; thence South 34°10'22" West, a distance of 16.03 feet to POB 3 on an Iron Pin Set(1/2" Rebar) on the northern right-of-way of said U.S. 129; thence along said right-of-way of U.S. 129 North 61°48'17" West, a distance of 184.28 feet to a Concrete Monument; thence North 71°25'20" West, a distance of 72.75 feet to an Iron Pin Set(1/2" Rebar); thence North 64°05'48" West, a distance of 500.00 feet to a Concrete Monument; thence North 80°04'12" West, a distance of 56.48 feet to the POINT OF BEGINNING.
Solid tract contains 22.233 acres more or less.

NOTES

- 1) THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES.
2) ALL IRON PINS SET(IPS) ARE 1/2" REBAR UNLESS OTHERWISE NOTED. ALL OTHER NOMINATION CALLED FOR HEREON WILL BE IN PLACE.
3) THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK AND/OR AVAILABLE MAPS OR PLATS, AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.
4) A PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13132C0350F, EFFECTIVE DATE 09/29/2006.
5) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.09 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREON WAS A LEICA TS12 ROBOTIC TOTAL STATION.
6) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 186,880 FEET.
7) THIS SURVEY DOES NOT REPRESENT A THOROUGH INSPECTION OF THE INTERIOR OF THE PROPERTY SHOWN HEREON, IMPROVEMENTS, WETLANDS, DUMP SITES AND OTHER SIGNIFICANT FEATURES NOT SHOWN HEREON MAY EXIST.
8) TRACT 3 AS SHOWN HEREON REPRESENTS ALL AND THE SAME LAND DESCRIBED IN EXHIBIT 'A' OF A TITLE COMMITMENT # GLW2102325 ISSUED BY FIDELITY NATIONAL INSURANCE COMPANY, EFFECTIVE DATE: 12/29/2021.
9) TRACTS 1 AND 2 AS SHOWN HEREON TOGETHER REPRESENT ALL AND THE SAME LAND DESCRIBED IN EXHIBIT 'A' OF A TITLE COMMITMENT # GLW2102325 ISSUED BY FIDELITY NATIONAL INSURANCE COMPANY, EFFECTIVE DATE: 12/29/2021.

TRACT 3 - PARCEL 15014 000039A

ALL THAT TRACT or parcel of land lying and being in GMD 268 Tadmore District of Hall County, Georgia, and being more particularly described as follows:

COMMENCING for the same of NGS Survey Marker PID - ED1736; thence North 89°54'44" East, a distance of 5110.97 feet to POB 1 on an Iron Pin Set(1/2" Rebar) on the Northern right-of-way line of U.S. 129(R/W Varies), thence running along Tract 1 and said right-of-way of U.S. 129 South 75°33'31" East, a distance of 200.05 feet to a Concrete Monument; thence South 50°35'49" East, a distance of 103.18 feet to a Concrete Monument; thence South 63°36'29" East, a distance of 98.44 feet to a Concrete Monument; thence South 80°04'12" East, a distance of 51.48 feet to POB 2, said POB 2 being the POINT OF BEGINNING for the tract herein described; thence leaving said right-of-way of U.S. 129 and continuing along said Tract 2 South 80°04'12" East, a distance of 500.00 feet to an Iron Pin Set(1/2" Rebar); thence South 71°25'20" East, a distance of 72.75 feet to a Concrete Monument; thence South 61°48'17" East, a distance of 184.28 feet to POB on an Iron Pin Set(1/2" Rebar); said Iron Pin being the POINT OF BEGINNING for the tract herein described; thence leaving said right-of-way and continuing along Tract 2 North 34°10'22" East, a distance of 15.03 feet to a 2" x 3" Angle Iron; thence North 14°34'30" West, a distance of 81.18 feet to a 2" x 3" Angle Iron; thence North 14°34'30" East, a distance of 78.65 feet to a 2" x 3" Angle Iron; thence South 50°07'32" East, a distance of 81.19 feet to a 2" x 3" Angle Iron; thence South 34°10'22" West, a distance of 16.03 feet to a 2" x 3" Angle Iron; thence South 34°10'22" West, a distance of 16.03 feet to a 2" x 3" Angle Iron; thence along land now or formerly of Paw Paw's Woodback Farm, LLC, South 57°25'22" East, a distance of 134.78 feet to a 1/2" Rebar; thence North 10°51'01" East, a distance of 158.88 feet to a 5" x 5" x 1/2" Rebar; thence North 52°30'37" East, a distance of 262.36 feet to a 1/2" Rebar; thence North 51°18'48" East, a distance of 374.63 feet to a 1/2" Rebar; thence North 57°15'35" East, a distance of 253.39 feet to a 1" Solid Steel Rod; thence North 57°15'35" East, a distance of 15.00 feet to a point in the Centerline of a Stream; thence along said Stream Centerline the following course and distances South 69°45'33" West, a distance of 4.58 feet to a point; thence South 19°33'21" West, a distance of 46.20 feet to a point; thence South 23°28'08" East, a distance of 22.93 feet to a point; thence South 12°51'27" East, a distance of 18.59 feet to a point; thence South 38°46'36" East, a distance of 19.19 feet to a point; thence South 22°22'10" East, a distance of 23.79 feet to a point; thence South 69°21'00" East, a distance of 28.07 feet to a point; thence South 51°57'08" East, a distance of 31.90 feet to a point; thence South 40°02'21" East, a distance of 30.87 feet to a point; thence South 29°27'59" East, a distance of 29.01 feet to a point; thence South 08°08'20" East, a distance of 10.16 feet to a point; thence South 53°07'31" West, a distance of 23.88 feet to a point; thence South 79°12'31" West, a distance of 21.11 feet to a point; thence South 49°49'44" West, a distance of 10.63 feet to a point; thence South 33°11'50" West, a distance of 30.78 feet to a point; thence South 24°49'18" West, a distance of 44.46 feet to a point; thence South 02°00'44" East, a distance of 27.33 feet to a point; thence South 19°50'47" West, a distance of 29.15 feet to a point; thence South 22°52'29" West, a distance of 31.19 feet to a point; thence South 10°27'41" West, a distance of 52.69 feet to a point; thence South 25°35'22" West, a distance of 31.38 feet to a point; thence South 23°58'32" East, a distance of 29.63 feet to a point; thence South 17°10'55" West, a distance of 15.39 feet to a point; thence South 27°14'18" West, a distance of 18.89 feet to a point; thence South 79°46'23" West, a distance of 16.03 feet to a point; thence South 87°38'23" West, a distance of 23.42 feet to a point; thence South 41°19'59" West, a distance of 32.78 feet to a point; thence South 05°37'46" West, a distance of 28.98 feet to a point; thence South 10°12'11" East, a distance of 14.93 feet to a point; thence South 02°57'41" East, a distance of 21.74 feet to a point; thence South 24°04'01" West, a distance of 26.17 feet to a point; thence South 36°03'01" West, a distance of 23.87 feet to a point; thence South 24°01'59" West, a distance of 29.30 feet to a point; thence South 52°22'23" East, a distance of 17.45 feet to a point; thence South 14°10'47" East, a distance of 18.49 feet to a point; thence South 48°18'09" East, a distance of 21.71 feet to a point; thence South 68°33'02" West, a distance of 36.89 feet to a point; thence South 34°33'31" West, a distance of 15.18 feet to a point; thence South 04°16'19" West, a distance of 25.03 feet to a point; thence South 19°07'44" West, a distance of 40.69 feet to a point; thence South 03°24'54" West, a distance of 30.44 feet to a point; thence South 10°28'50" East, a distance of 30.87 feet to a point; thence South 36°50'00" East, a distance of 37.18 feet to a point; thence North 75°53'10" West, a distance of 23.29 feet to a point; thence South 54°52'48" West, a distance of 24.60 feet to a point; thence South 29°31'13" West, a distance of 15.59 feet to a point; thence South 18°12'59" West, a distance of 29.35 feet to a point; thence South 01°10'43" West, a distance of 58.12 feet to a point; thence South 32°44'59" West, a distance of 38.70 feet to a point; thence South 30°26'11" West, a distance of 16.32 feet to a point; thence South 18°47'01" East, a distance of 12.42 feet to a point; thence South 39°26'37" West, a distance of 16.09 feet to a point; thence South 23°26'48" West, a distance of 31.22 feet to a point; thence South 42°37'28" West, a distance of 41.33 feet to a point; thence South 48°59'29" West, a distance of 32.41 feet to a point; thence South 07°36'04" West, a distance of 8.04 feet to a point; thence South 06°11'24" East, a distance of 45.78 feet to a point on the Northern right-of-way of said U.S. 129; thence leaving said Stream Centerline and running along said U.S. 129 right-of-way North 45°51'25" West, a distance of 48.35 feet to a Concrete Monument; thence South 45°07'58" West, a distance of 49.52 feet to a Concrete Monument; thence North 43°11'18" West, a distance of 249.54 feet to a Concrete Monument; thence North 44°35'35" East, a distance of 60.00 feet to an Iron Pin Set(1/2" Rebar); thence North 02°18'56" West, a distance of 57.93 feet to a Concrete Monument; thence North 17°47'38" West, a distance of 77.51 feet to an Iron Pin Set(1/2" Rebar); thence North 83°50'02" West, a distance of 415.80 feet to the POINT OF BEGINNING.
Solid tract contains 28.696 acres more or less.

ZONING CONDITIONS

Hall County Government BOARD OF COMMISSIONERS

February 2, 2022
Honor Land Commission
ATT: Sam Richards
600 Gilman Road
Wilmington, OH 45157
RE: Application to amend previous conditions
Mr. Richard:

Please be advised that in its Meeting on January 27, 2022, the Hall County Board of Commissioners voted to approve the following application with the listed conditions.
Application of Honor Land Commission to amend previous conditions of a Planned Industrial Development (PID) on a 34.31-acre tract located on the north side of Atlanta Highway approximately 1,986 feet from its intersection with A.L. Morgan Road, A.L. 1307 & 1313 Atlanta Highway; Zoned PID; Tax Parcel: L5114 00001 & 00003A. Proposed Use: mixed condition for a truck terminal, repair garage, and office space. Commission District: 3.

- Condition:
1. The proposed development shall conform substantially with the proposed narrative, site plan and variances below. Building layout and orientation may shift, but the maximum setbacks and use outlined in the project narrative and site plan shall apply.
a. Allow exterior walls of the buildings to be pre-engineered metal building (PEMB), and stone. Front and 50 feet along both side of office shall be EIFS or stone. Maintenance shop front shall be 8' x 8' or stone.
b. Allow existing stone or whitewashed wood panels on all building structures except for gas canopy, with colors approved by the Planning Director.
c. Roof-top HVAC units to be shall be insulated with screening along front of building and shall be screened to elementary school.
d. Allow a privacy sign, with a maximum height of 10 feet, located upon the proposed maximum build-out of 232,000 SF.
e. Allow the use of LED exterior lighting, whether pole mounted or attached to the building or structure.
f. Allow a 3' front building setback from property line.
g. Employee parking areas with meet Georgia Consular Overlay landscape requirements.
1. Allow more than 125 percent of the minimum allowable parking spaces.

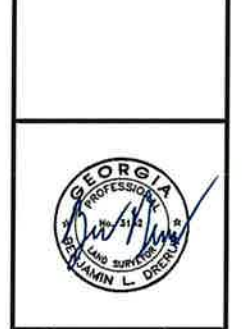
- 1. Application shall install a 12" high concrete wall, approximately 5-15 feet off western boundary to define the rear of the property and to reduce the noise.
2. All future development shall be subject to all standards set forth by the General Ordinance Ordinance; no variances to these standards shall be approved, unless approved by the Planning Commission and Board of Commissioners.
3. All access of Atlanta Highway shall be approved and permitted by GDOT.
4. Any outdoor storage shall be screened in accordance with §17-246.05 of the Official Code of Hall County.
5. All maintenance services shall be conducted within a garage bay.
6. If an owner applying the proposed building shall be submitted to the Planning Department for approval of the distance during the Development Review process, no building permit shall be issued for the development without the approval of said divisions.

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

Attn: Tom True
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Siskath Yarnall, Executive Planning & Development Director

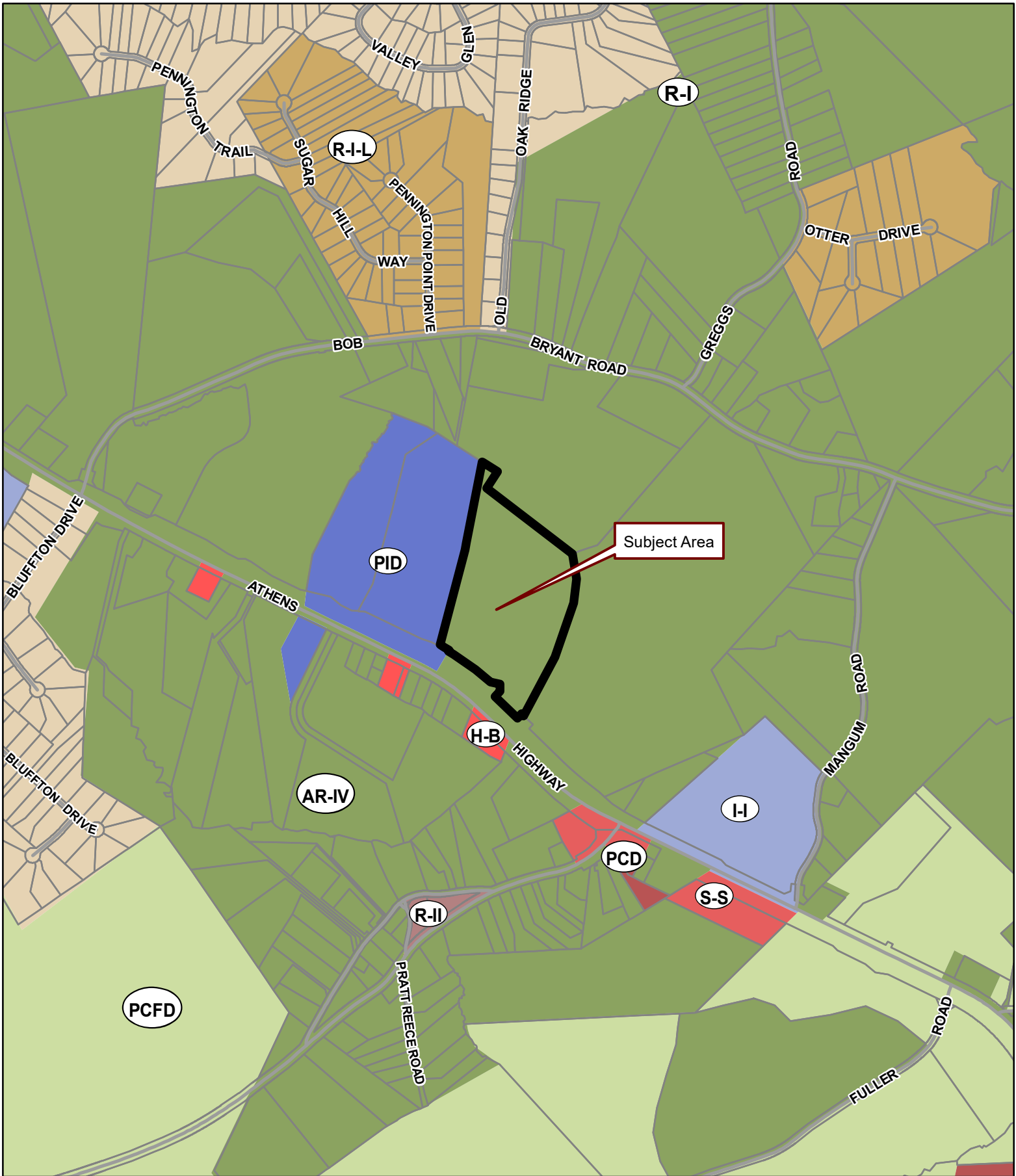
Table with columns: REVISIONS, COMMENTS, DATED, and rows for revision 2.

Application shall install a 12" high concrete wall, approximately 5-15 feet off western boundary to define the rear of the property and to reduce the noise.



ALTAIR'S LAND TITLE SURVEY OF ATHENS HIGHWAY ASSEMBLAGE FOR RAMAR LAND CORPORATION AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

LOCATED IN TADMORE DISTRICT GMD 268 HALL COUNTY, GEORGIA
P.O. BOX 631, JEFFERSON, GA 30649
FIDELITYNATIONALTITLEINSURANCE.COM
© 2022 GEORGIA SURVEYING AND RECORDING, LLC



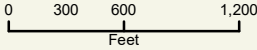
Applicant: RAMAR LAND CORPORATION





Tax Parcel #: 15014 000034

Location: 3401 ATHENS HIGHWAY, GAINESVILLE, GA 30507

Commission District 3

PC Mtg. Date: 06/20/2022

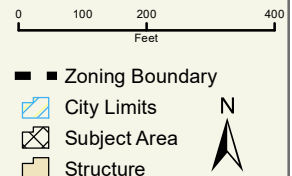


-  Zoning Boundary
-  City Limits
-  Subject Area
-  Structure





Applicant: RAMAR LAND CORPORATION
Tax Parcel #: 15014 000034
Location: 3401 ATHENS HIGHWAY, GAINESVILLE, GA 30507
Commission District 3 **PC Mtg. Date:** 06/20/2022





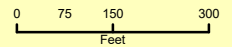
Applicant: RAMAR LAND CORPORATION




Tax Parcel #: 15014 000034

Location: 3401 ATHENS HIGHWAY, GAINESVILLE, GA 30507

Commission District 3

PC Mtg. Date: 06/20/2022



-  Zoning Boundary
-  City Limits
-  Subject Area



RH⁺ CARRIERS[®]



1st R+L Truck with our Founder and Chairman of the Board – Larry Roberts Sr



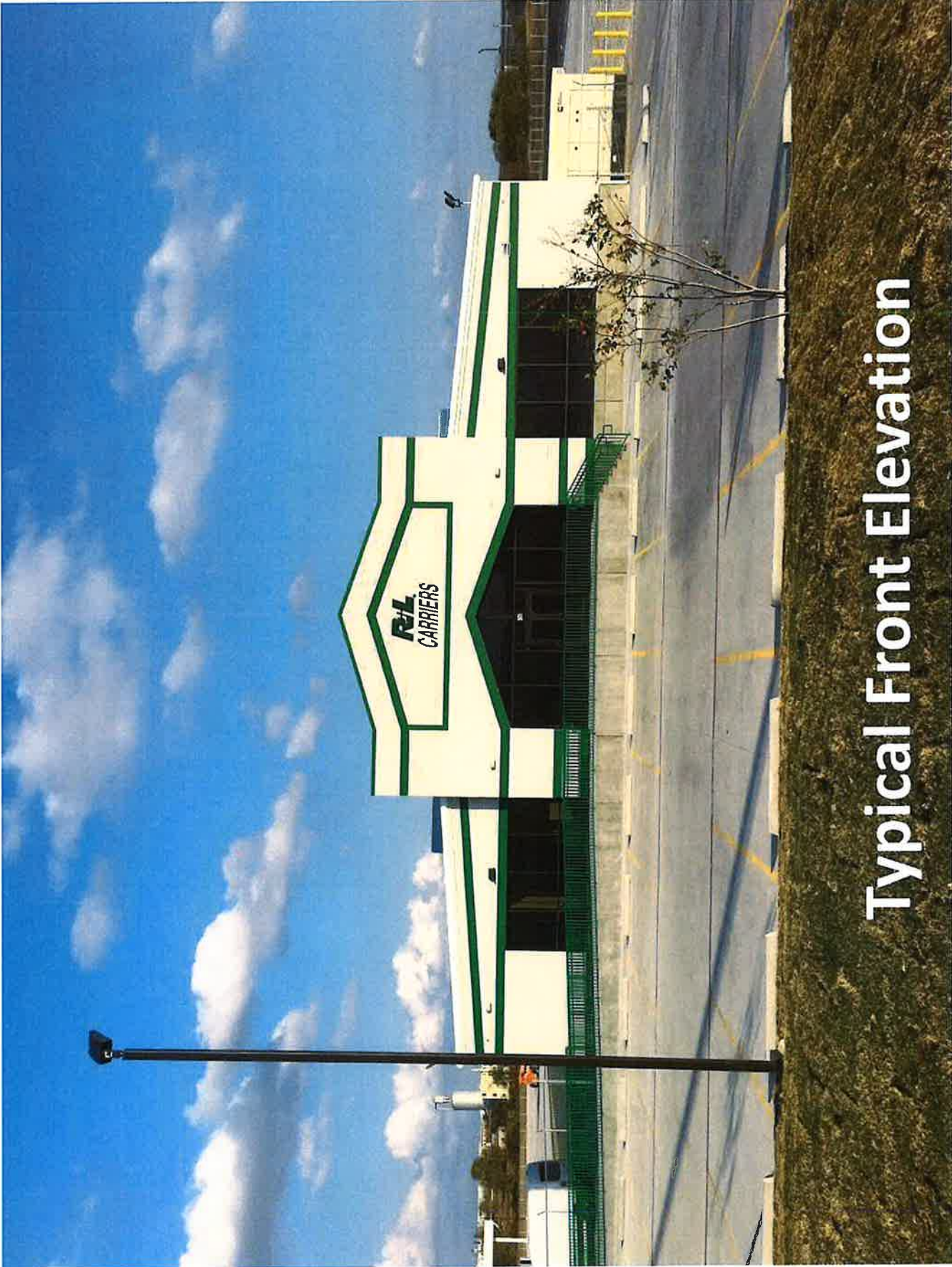
1st R+L Carriers Terminal



R+L Carriers Fleet Today



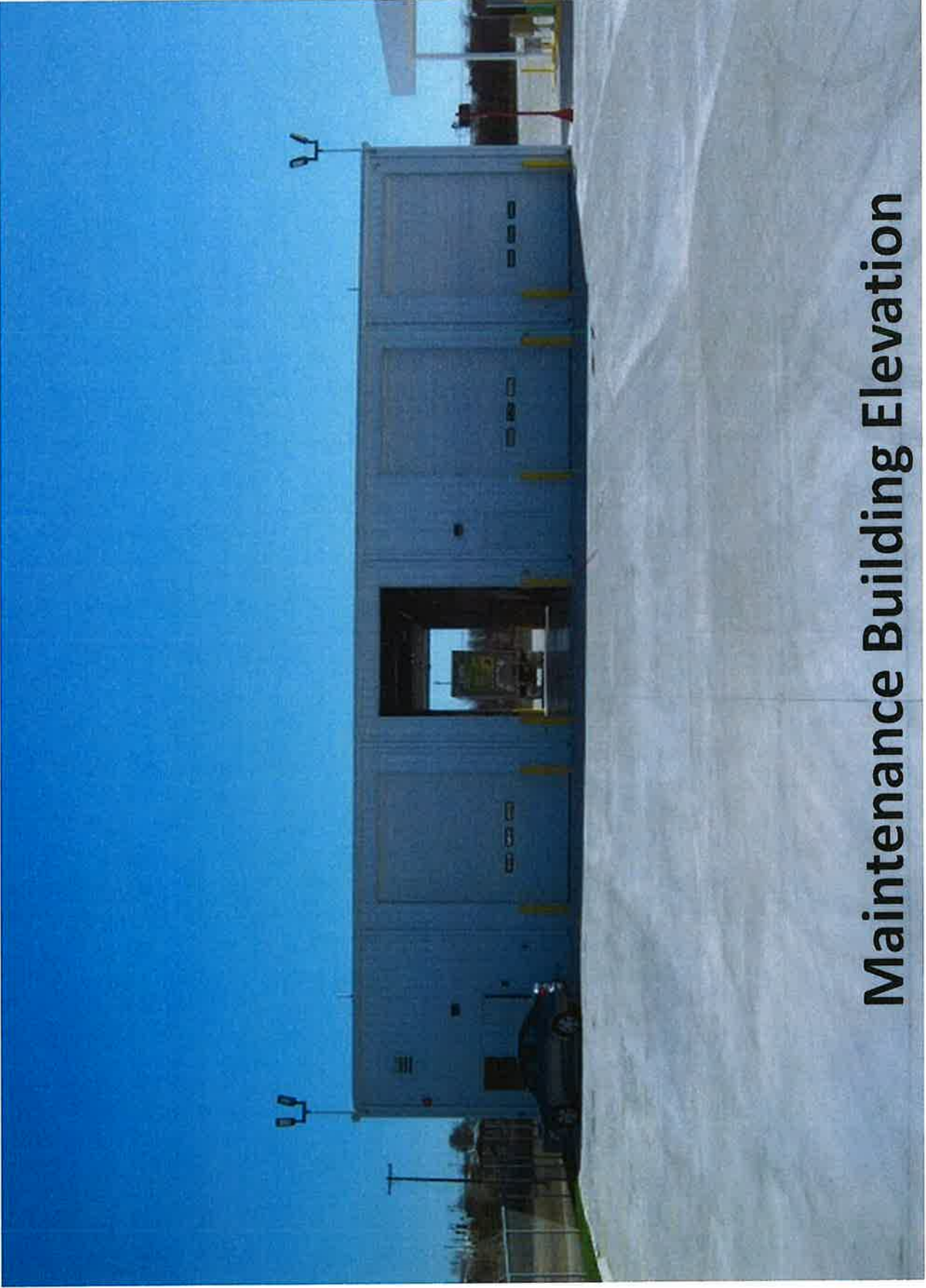
R+L Carriers Corporate Office
WILMINGTON, OHIO



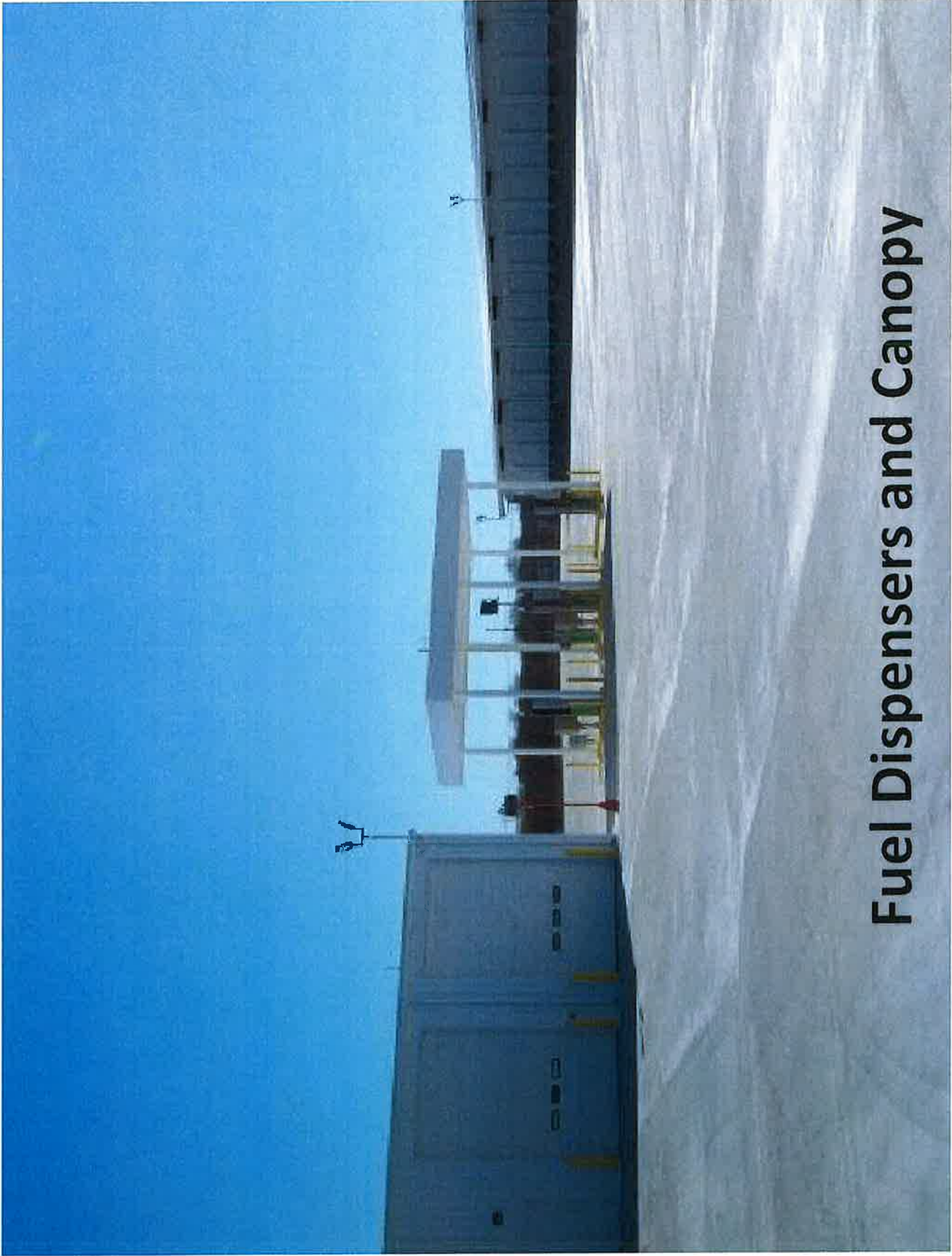
Typical Front Elevation



Typical Side Elevation



Maintenance Building Elevation



Fuel Dispensers and Canopy



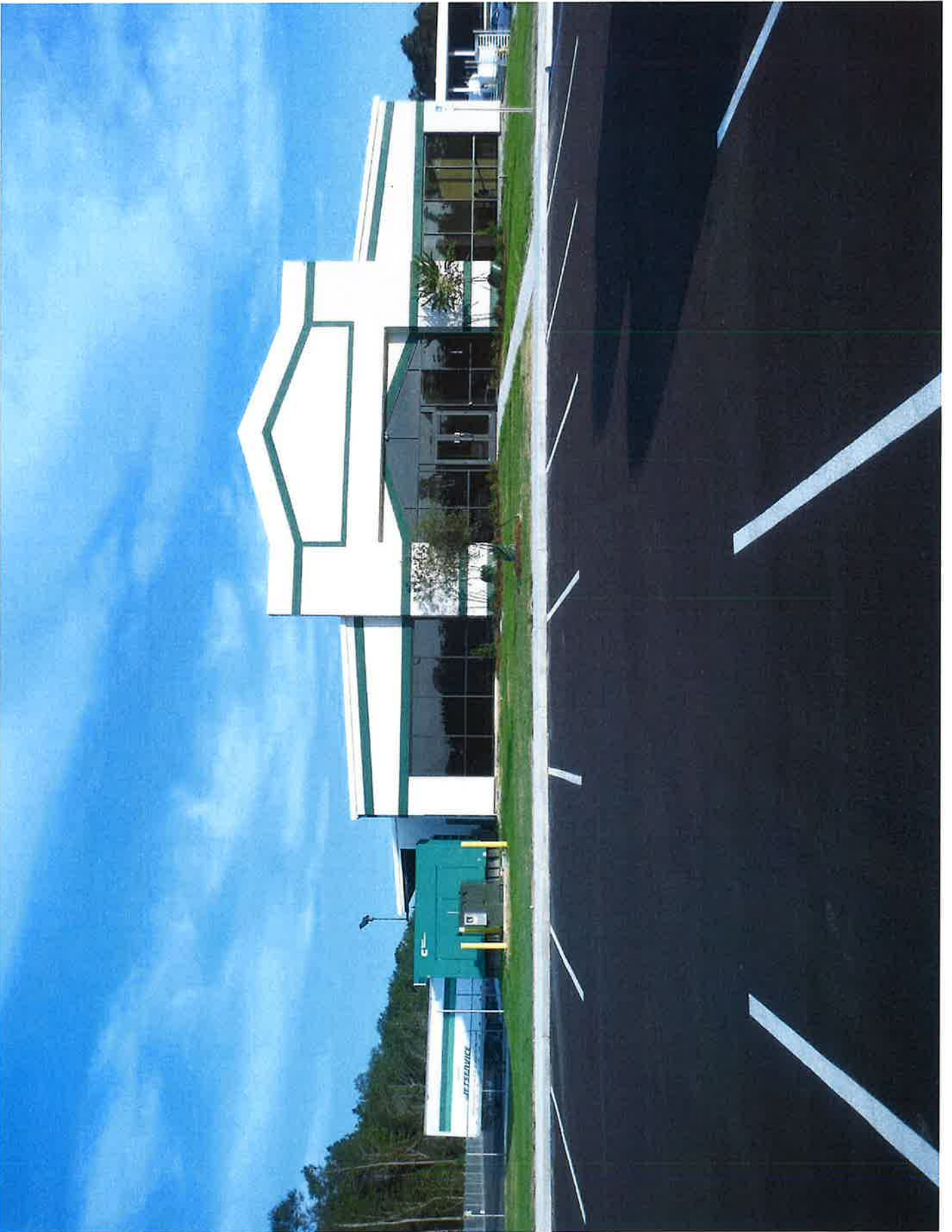
Interior Office View – Customer Service



Interior Dock Distribution Area



Interior Maintenance Bays









THANK YOU

Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, May 31, 2022 8:13 AM
To: Randi Doveton (Planning); Anael Dominguez (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 6.20.22

Please find Environmental Health comments below:

Item 1, 3053, 3087 McEver Road, Botrus: No parking of stock, employee, or customer vehicles on top of or within 5' of drainline or 10' from septic tank. Environmental Health will not approve any additional paved/gravel parking on parcel.

Item 2, 5340, 5342 Waterwood Drive, Gonzalez: Must meet all Environmental Health residential septic system permitting requirements. Septic system issued to property (OSC 5804) has expired. A new septic permit must be issued prior to application for building permit.

Item 3, 4164 Pine Vale, Davis: The detached carport was approved by Environmental Health on 4.27.22.

Item 4, 4151 Nopone Road, Alpaca Self Store: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 5, 4151 Nopone Road, Alpaca Self Store: No comment. Proposed structures will have no plumbing per applicant.

Item 6, 3385 North Waterworks Road, Ley: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Environmental Health has preliminarily reviewed the submitted plat during Plat Review process and can stamp the plat for recordation with the Clerk of Courts.

Item 7, 3596 Meadow Lane, Brown: No comment. Public sewer.

Item 8, 5086 Hog Mountain Road, WeStore: Must meet all Environmental Health commercial septic system permitting requirements. It appears that the proposed covered boat and RV storage facilities are on top of or do not meet required setbacks to the proposed septic system in HDV2021-00068. 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. A combination plat was submitted for county review on May 19; however, comments have not been provided to the applicant as of this date.

Item 9, 1275 Atlanta Hwy, Sancen: No public restroom to be permitted. No additional structures or driveway expansions to be permitted. Do not drive, park, or store equipment on top of any part of septic system.

Item 10, 3401 Athens Hwy, Ramar Land Corp.: Must meet all Environmental Health commercial septic system permitting requirements if able to be permitted by Environmental Health. Non-domestic wastewater treatment and disposal may be required to be permitted through EPD. Further determination will be made during the civil plan review process. A detailed business plan and detailed waste stream analysis (including flow) 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.

Item 11, 6321 Reece Circle, Whitlow: Must meet all Environmental Health residential septic system permitting requirements.

Item 12, 3825, 3831, 3853, 3861 Watson Circle: The four proposed lots are considered Lots of Record by Environmental Health.

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: Wednesday, June 1, 2022 6:06 PM
To: Anael Dominguez (Planning); Randi Doveton (Planning)
Cc: Chavers, Veronica E; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for June 20, 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

DITO Traffic Operations Supervisor



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, May 26, 2022 11:03 AM
To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Brandi Smith (Business License) <bsmith@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@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>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; nswofford <nswafford@gainesville.org>; Pam Cravero <Pam.Cravero@hallco.org>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Randi Doveton (Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett <spuckett@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>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>
Subject: Tentative Planning Agenda for June 20, 2022

Good morning,

Here is the Tentative Agenda and Maps for the Monday, June 20, 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, June 2, 2022. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

Thank you–

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – June 6, 2022

OLD BUSINESS

1. [Previously tabled application on Ayoub Botrus to amend conditions of a Planned Commercial Development \(PCD\) on a .36± acre tract located on the south side of Mcever Road approximately 347 feet from its intersection with Waterworks Road; a.k.a. 3053 & 3087 Mcever Road; Zoned PRD; Tax Parcel 07299 002007A & 002007. Proposed Use: auto sales. ** Commission District 2.](#)

NEW BUSINESS

2. [Application of Omar Magana-Gonzalez for a front yard setback variance from 40 feet to 26 feet and rear yard setback variance from 25 feet to 22 feet on a .21± acre tract located on the east side of Waterwood Drive at its intersection with Sherwood Park Lane; a.k.a. 5340 & 5342 Waterwood Drive; Zoned AR-III; Tax Parcel 11131A001029 & 001030. Proposed use: new residence. * Commission District 2.](#)
None
3. [Application of Morgan Davis for a right side yard setback variance from 15 feet to 5 feet on a .98± acre tract located on the west side on Pine Vale Road approximately 548 feet from its intersection with Melinda Lane; a.k.a. 4164 Pine Vale Road; Zoned AR-III; Tax Parcel 15037 000193. Proposed use: detached carport. * Commission District 1.](#)
None
4. [Application of Alpaca Self Store for a road frontage variance from 150 feet to 50 feet on an 12.41± acre tract located on the north side of Nopone Road approximately 683 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: minor subdivision. * Commission District 3.](#)
GDOT Coordination required due to proximity to state route intersection
5. [Application of Alpaca Self Store to rezone from Agricultural Residential- IV \(AR-IV\) and Suburban Shopping \(S-S\) to Planned Commercial District \(PCD\) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: RV & boat storage facility. ** Commission District 3.](#)
GDOT Coordination required due to proximity to state route intersection
6. [Application of Kenneth M. Ley & Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot sub division. ** Commission District 2.](#)
None

7. [Application of Tyrus Brown to rezone from Residential-I \(R-I\) to Planned Residential District \(PRD\) 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 single-family attached development \(4.6 units/acre\) ** Commission District 2.](#)
None
8. [Application of WeStore, LLC to rezone from Agricultural Residential-III \(AR-III\) to Planned Commercial District \(PCD\) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. ** Commission District 1.](#)
GDOT Coordination required if encroaching on GDOT R/W along Lanier Parkway
9. [Application of Salomon Sancen to rezone from Residential-II \(R-II\) to Highway Business \(H-B\) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sale/shop. ** Commission District 4.](#)
GDOT Coordination required
10. [Application of Ramar Land Corporation to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Industrial District \(PID\) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. ** Commission District 3.](#)
GDOT Coordination Required
11. [Application of Henry Whitlow to appeal an administrative decision for a hardship manufactured home, as it relates to §17.350.110 on a 1.01± acre tract on the south side of Reece Circle at its intersection with A L Mangum Road; a.k.a. 3621 Reece Circle; Zoned R-II; Tax Parcel 15014 000056A. Purposed Use: hardship manufactured home. * Commission District 3.](#)
12. Application of Hall County Planning Department to request Planning Commission interpretation regarding the determination of an unclassified use on a 1.10± acre tract located at Watson Circle at its terminus; a.k.a. 3825, 3831, 3853 and, 3861 Watson Circle; Tax parcels 08039 004003, 004009, 004005 and 004004. Proposed use: 4 lot subdivision. * Commission District 2.
None

*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, July 28, 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, July 28, 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
 Planning Commission Clerk
 Hall County Government
 2875 Browns Bridge Road, Gainesville, GA 30504
www.hallcounty.org | 770-531-6810



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
ENGINEERING DIVISION

MEMORANDUM

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

To: Randi Doveton, Director of Planning and Development

From: Srikanth Yamala, Director of Public Works and Utilities

Date: June 2, 2022

Subject: June 20, 2022 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 20, 2022 meeting. Upon review, we provide the following comments:

OLD BUSINESS

1. [Previously tabled application on Ayoub Botrus to amend conditions of a Planned Commercial Development \(PCD\) on a .36± acre tract located on the south side of Mcever Road approximately 347 feet from its intersection with Waterworks Road; a.k.a. 3053 & 3087 Mcever Road; Zoned PRD; Tax Parcel 07299 002007A & 002007. Proposed Use: auto sales. ** Commission District](#)
 - 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 comments
 - c) **Utilities:** Buford Sewer

NEW BUSINESS

2. [Application of Omar Magana-Gonzalez for a front yard setback variance from 40 feet to 26 feet and rear yard setback variance from 25 feet to 22 feet on a .21± acre tract located on the east side of Waterwood Drive at its intersection with Sherwood Park Lane; a.k.a. 5340 & 5342 Waterwood Drive; Zoned AR-III; Tax Parcel 11131A001029 & 001030. Proposed use: new residence. * Commission District 2.](#)
 - a) **Engineering:** No Comments
 - b) **Traffic:** No Comments
 - c) **Utilities:** No Comment
3. [Application of Morgan Davis for a right side yard setback variance from 15 feet to 5 feet on a .98± acre tract located on the west side on Pine Vale Road approximately 548 feet from its intersection with Melinda Lane; a.k.a. 4164 Pine Vale Road; Zoned AR-III; Tax Parcel 15037 000193. Proposed use: detached carport. * Commission District 1.](#)
 - a) **Engineering:** Erosion and sedimentation control.
 - b) **Traffic:** No Comments
 - c) **Utilities:** No Comments



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

4. [Application of Alpaca Self Store for a road frontage variance from 150 feet to 50 feet on an 12.41± acre tract located on the north side of Nopone Road approximately 683 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: minor subdivision. * Commission District 3.](#)

- a) **Engineering:** Recommend joint access driveway for both parcels. Also check with GDOT as this appears to have GDOT right-of-way from 129 construction.
- b) **Traffic:** Future driveways for the proposed parcels may interfere. Suggest dividing frontage evenly between the two new parcels in order to provide adequate space between the two driveways servicing these parcels.
- c) **Utilities:** No Comments

5. [Application of Alpaca Self Store to rezone from Agricultural Residential- IV \(AR-IV\) and Suburban Shopping \(S-S\) to Planned Commercial District \(PCD\) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: RV & boat storage facility. ** 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. Recommend joint access driveway for both parcels. Also, check with GDOT as this appears to have GDOT right-of-way from 129 construction.
- b) **Traffic:** Proposed driveway must meet Hall County commercial standards.
- c) **Utilities:** No sanitary sewer available for this site.

6. [Application of Kenneth M. Ley & Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot sub division. ** 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.
- b) **Traffic:** No Comments
- c) **Utilities:** No Comments

7. [Application of Tyrus Brown to rezone from Residential-I \(R-I\) to Planned Residential District \(PRD\) 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 single-family attached development \(4.6 units/acre\) ** Commission District 2.](#)

- a) **Engineering:** The site may require a stormwater management report, should the site plan indicate the



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

Hall County doesn't allow parking on R/W.

Design speed must be 30 mph for roads.

Is this development multi-family?

- b) **Traffic:** No Comments
- c) **Utilities:** City of Gainesville Sewer.

8. [Application of WeStore, LLC to rezone from Agricultural Residential-III \(AR-III\) to Planned Commercial District \(PCD\) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. ** 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.
- b) **Traffic:** No comments
- c) **Utilities:** City of Flowery Branch Sewer.

9. [Application of Salomon Sancen to rezone from Residential-II \(R-II\) to Highway Business \(H-B\) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sale/shop. ** Commission District 4.](#)

- a) **Engineering:** Need updated survey showing existing conditions.
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:** GDOT Coordination required. Driveway modifications may be necessary. No parking permitted on the right-of-way.
- c) **Utilities:** No comments

10. [Application of Ramar Land Corporation to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Industrial District \(PID\) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. ** 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.
Avoid impacts to FEMA and Hall County flood plain.
- b) **Traffic:** Driveway must be permitted through GDOT.
- c) **Utilities:** Sewer is unavailable; Septic System required.



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

11. [Application of Henry Whitlow to appeal an administrative decision for a hardship manufactured home, as it relates to §17.350.110 on a 1.01± acre tract on the south side of Reece Circle at its intersection with A L Mangum Road; a.k.a. 3621 Reece Circle; Zoned R-II; Tax Parcel 15014 000056A. Purposed Use: hardship manufactured home. * Commission District 3.](#)

a) Engineering: No comments

b) Traffic: No comments

c) Utilities: No comments

12. Application of Hall County Planning Department to request Planning Commission interpretation regarding the determination of an unclassified use on a 1.10± acre tract located at Watson Circle at its terminus; a.k.a. 3825, 3831, 3853 and, 3861 Watson Circle; Tax parcels 08039 004003, 004009, 004005 and 004004. Proposed use: 4 lot subdivision. * Commission District 2.



Hall County Government

FIRE RESCUE



POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

6/01/22

Hall County Fire Comments for Hall County Planning Commission Meeting
scheduled for 6/20/22

t: 770.535.8288 | f: 770.531.3972

CHRIS ARMSTRONG
Fire Chief

4. [Application of Alpaca Self Store for a road frontage variance from 150 feet to 50 feet on an 12.41± acre tract located on the north side of Nopone Road approximately 683 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: minor subdivision. * Commission District 3.](#)

Fire Comments:

- 1) Fire apparatus accessibility must meet IFC minimum standards.
- 2) Fire hydrant(s) will be required inside development.

5. [Application of Alpaca Self Store to rezone from Agricultural Residential- IV \(AR-IV\) and Suburban Shopping \(S-S\) to Planned Commercial District \(PCD\) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: RV & boat storage facility. ** Commission District 3.](#)

Fire Comments:

- 1) Fire apparatus accessibility must meet IFC minimum standards.
- 2) Fire hydrant(s) may be required inside development.
- 3) Electronic controlled access gate(s) will require a Knox override switch for Fire Department access.

10. [Application of Ramar Land Corporation to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Industrial District \(PID\) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. ** Commission District 3.](#)

Fire Comments:

- 1) Fire apparatus accessibility must meet IFC minimum standards.
- 2) Fire hydrants will be required inside development.
- 3) Electronic controlled access gate(s) will require a Knox override switch for Fire Department access.
- 4) Required: onsite fire hydrants and fire protection system will be supported by a dedicated fire line complete with fire vault. See Gainesville Water Fire Vault Detail.

End of comments

Thank you,

**Lieutenant John Hornick,
Hall County Fire Services**

Hall County Government Main: 770-531-6838 | Cell: 404-597-0083 Website: www.Hallcounty.org

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: **RAMAR LAND CORPORATION**

REQUEST: **REZONE FROM AR-IV TO PID FOR TRUCK TERMINAL, MAINTENANCE SHOP & OFFICE**

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

DATE: **1-28-2022**

AND

TIME: **5:15 P.M.**

COUNTY COMMISSION

DATE: **1-28-2022**

TIME: **6:00 P.M.**

HALL COUNTY GOVERNMENT CENTER, 415 BROWN BRIDGE ROAD GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 375/2022

SUBJECT: Application of Salomon Sancen to rezone from Residential-II (R-II) to Highway Business (H-B) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sales/shop. Commission District 4.

Meetings:

Work Session Date: 07/25/22

Voting Meeting Date: 07/28/22

Executive Summary:

Presenter: RD
Recommendation: Denial.

Purpose of Request: Application of Salomon Sancen to rezone from Residential-II (R-II) to Highway Business (H-B) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sale/shop. Commission District 4

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	EW	WG
Attorney	Administration	Clerk	
WLI	LJ	JR	

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site plan
Maps
Deed
Environmental Health Comments
GDOT Comments
Public Works Comments
Notice Sign Photos



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

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: July 8, 2022

Subject: Application of Salomon Sancen to rezone from Residential-II (R-II) to Highway Business (H-B) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sale/shop. Commission District 4.

Application of Salomon Sancen to rezone from Residential-II (R-II) to Highway Business (H-B) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sale/shop. Commission District 4.

At their June 20, 2022 meeting, the Hall County Planning Commission voted to recommend denial (4-0) of this request.

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and zero (0) people spoke in opposition during the public hearing on June 20, 2022.

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

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Salomon Sancen

Request Residential-II (R-II) to Highway Business (H-B)

Proposed Use Tire sale/shop

Size 0.17 ± acres

Zoning R-II

Location On the east side of Atlanta Highway
approximately 276 feet from its intersection
with Near Way; a.k.a. 1275 Atlanta Highway;
Tax Parcel 00133 008005.

Commission District Four

Planning Commission Date June 20, 2022

Staff Recommendation **Denial**

Planning Commission Recommendation: Denial
Vote: 4-0 (Varner Absent)

Applicant Proposal

The applicant is requesting to rezone a 0.17 ± acre tract from Residential-II (AR-III) to Highway Business (H-B) for a tire sale and replacement business. The narrative describes the proposed business being open from 9:00am to 6:00pm. The applicant intends to use the existing driveway for customer parking and the tire replacement. The applicant’s site plan shows a 16 foot by 20 foot carport under which the applicant intends to store tires and equipment use to change the tires. There is an existing chain link fence along the side and rear property lines. The applicant’s narrative states that the existing house will not be used for any commercial reason and will be left as is.

History and Existing Land Uses

The subject property zoned Residential-II (R-II) and is developed with a single-family residence constructed in 1940. The zoning appears to be original to the property. The property is a lot of record, being recorded in Plat Book 5, page 89.

The property is bounded to the south by a 1.62 acre undeveloped parcel in the City of

Gainesville, zoned General Business (G-B). To the north and east are properties zoned R-II that are similar shapes and sizes to the subject parcel. Across Atlanta Highway to the west are commercial properties within unincorporated Hall County.

The subject parcel also falls within the Gateway Corridors Overlay District (GCOD). The GCOD is supplemental to the underlying zoning district classifications and governs nonresidential property development standards, including signage.

Comprehensive Plan Land Use Designation

The subject property is located within a Revitalization Corridor land use designation, according to the Future Land Use map. The primary future land uses within this type of corridor are for retail, office, higher density residential (including multi-family), civic uses, and open /park spaces.

This request is consistent with the Hall County Comprehensive Land Use Plan.

Development Support and Constraints

Hall County Environmental Health

In an email dated May 31, 2022, Emily McGahee, with Hall County Environmental Health stated that the proposed development “No public restroom to be permitted. No additional structures or driveway expansions to be permitted. Do not drive, park, or store equipment on top of any part of septic system.”

Hall County Fire Services

No comments were provided as part of this request.

Hall County GIS shows the subject parcel is located approximately 2.5 miles from Hall County Fire Station #5, located at 4187 Falcon Parkway. There are fire hydrants at the two adjacent parcels along Hog Mountain Road.

Hall County Public Works and Utilities

In a memo dated June 2, 2022, Srikanth Yamala, Director of Hall County Public Works and Utilities, provided the following comments:

Engineering:

Need updated survey showing existing conditions.

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.

Traffic:

GDOT Coordination required. Driveway modifications may be necessary. No parking permitted on the right-of-way.

Utilities:

No comments.

Hall County Tax Assessors

No comments were provided for this request.

Gainesville Water Resources

The Hall County GIS map shows that public water is available to the subject property along Atlanta Highway.

Georgia Department of Transportation

In an email dated June 1, 2022, Parker Niebauer, District 1 Traffic Engineer for the Georgia Department of Transportation, commented “GDOT Coordination required.”

Zoning Analysis

- The proposed use request is consistent with the Comprehensive Plan, as it meets the intention of the “Revitalization Corridor” land use designation.
- The applicant is proposing to operate a tire sale and replacement business by utilizing the existing driveway for work area and a 16 foot by 20 foot carport for equipment and material storage. The existing residence will remain and not be used for commercial purposes.
 - Per §17.150.010, permitted uses within the Highway Business zoning district, a single family residence is not a permitted use.
 - Per §17.150.030, a caretaker or employee residence is a use subject to the approval of the Planning Commission.
 - If the applicant wishes for the residence to remain, an application for a caretakers residence shall be submitted and approved by the Planning Commission.
- Per §17.250.020, of the Official Code of Hall County, no parking area shall be used for the sale, repair, dismantling or servicing of any vehicles, equipment, materials or supplies.
 - The applicant is proposing to use the existing driveway for both customer parking and the tire replacement. This **does not meet** the standard.
- The subject property falls within the Gateway Corridor Overlay District (GCOD) (§17.420) and is subject to design standard for non-residential development including: architectural, buffering, landscaping and signage requirements.
- The GCOD provides guidelines for non-residential property development. The guidelines apply to both permitted uses and development standards. Within the GCOD, the following uses are prohibited: adult entertainment, junk yards, and billboard signs. Uses subject to the approval of the Hall County Board of commissioners (BOC) include self-storage warehouses, vehicle sales lots (new or used), automobile repair and maintenance, commercial outdoor recreation, car washes and outdoor storage.
 - The proposed business is only for the sale and replacement of tires. There is no vehicle maintenance or repair proposed.

- Per 17.420.050.2.b. of the Official Code of Hall County, where a commercial zoning district abuts property zoned for residential or agricultural use, the minimum width shall be 25 feet. The adjacent properties to the north and east are zoned RII, therefore there shall be a 25-foot landscape buffer along this boundary.
 - The site plan does not depict any buffers. This **does not meet** the standard.
 - The property is 50 feet in width and the application of the 25 foot buffer along the northern property line cannot be accommodated as the site is currently developed.
- Per §17.420.050.D.2.a, a ten-foot wide landscape strip is required along each street frontage, continuous along the frontage except for perpendicular crossings for driveways and utilities. ○ This is not depicted on the applicant’s submitted site plan; this **does not meet** the standard.
- Per §17.420.050.D.3, in addition to general perimeter landscaping and required buffers, if a loading or service area is located within 50 feet of a side or rear lot line abutting property that is residentially zoned or used for residential purposes, or public or institutional use, then the loading or service areas shall be surrounded by either a six feet high masonry screening wall, or a six feet high solid wooden fence, placed on the inside of the landscaped buffer required in section 17.420.050.C.
 - This is not depicted on the applicant’s submitted site plan; this **does not meet** the standard.
- Per §17.420.050.E.2, all parking areas shall be paved with asphalt or concrete (or other pervious materials approved by the director).
 - The applicant intends to use the existing driveway, which is paved. This **meets** the standard.
- The applicant will need to work with Hall County Public Works and Utilities to ensure the site meets the stormwater management requirements of the Official Code of Hall County.

Staff Recommendation

Staff recommends **denial** of the applicant’s request for the following reasons:

1. Development of the site for commercial purposes will require multiple variance from the Official Code of Hall County in relation to buffers and outdoor storage requirements.
2. Per §17.250.020, of the Official Code of Hall County, no parking area shall be used for the sale, repair, dismantling or servicing of any vehicles, equipment, materials or supplies. The applicant proposes to change the tires in the existing driveway in conflict with the ordinance.

Excerpts from the minutes of the June 20, 2022 meeting

Applicant’s Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Salomon Sancen, 3569 A L Mangum Road, Gainesville, presented the request. The applicant stated that they are willing to change tires in another part of the property rather than in the existing driveway to follow zoning ordinances.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Hunt questioned if there was anyone living in the existing home. The applicant stated there are tenants that are in the process of moving out. Mr. Braswell stated that the home did not meet the 15,000 square foot minimum requirement to fall under Highway Business.

Motion: A motion to deny 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 | f: 770-531-3902



ZONING APPLICATION

Applicant (Name & Mailing Address)

Salomon Sanchez
3569 AL Mangum Dr
Gainesville GA

Phone 770 374 2262

Email Address EASYXstreetme@gmail.com

Proposed Use TIRE SALES/SHOP

Property Owner (Name & Mailing Address)

Armando Castaneda Buarin
4187 Reed Dr.
Oakwood, GA

Phone 678 618 4074

Email Address _____

Contact Person (Name & Mailing Address)

Phone _____

Email Address _____

Tax Parcel Number _____

Location Address 1275 ATLANTA Hwy

Status of Applicant

- Owner
- Option to Purchase
- Area Resident
- Other

Requested Action

Existing Zoning: R-11

Rezone to: H-B

Fee: \$ 450.00

Receipt #: 858991

Check #: CASH

Acreage 0.17

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

X

Sign Salomon Sanchez Date: _____

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: 4/28/22

Taken by: _____

Tentative Planning Commission Date: 6/20

Tentative County Commission Date: 7/28

County Commission District: 4

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



AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Armando Costarela ~~Bofo~~ Bugarin
Address 4187 Rees Dr,
Oakwood, GA
Phone Number 678 618 4074
Name of applicant(s) Salomon Sanchez
Address 3569 Al Marjuna Ct
Phone Number 770 374 2262

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)
Armando Costarela

Personally appeared before me
Salomon Sanchez

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

Daisy Leyva
Notary Public

4/28/22
Date



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



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: 4-28-22

Applicant's/Owner's Name (Printed): Armando Castorena

SALOMON

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



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 no

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: Salomon/Sancer Date: _____

Applicant's/Owner's Name (Printed): Salomon Sancer

**1275 Atlanta hwy,
Gainesville GA**

**Name of property owner
Armando Castaneda**

**Name of applicant
Salomon Sancen**

The site plan is showing the existing house that will NOT be used for any commercial reasons and will be left as is. The workspace will be outside in front of the house along with the equipment and tires. There is only driveway that is 90ft long by 12 feet wide in front of the existing building. The property owner plans to use the drive way as parking spaces for the customers to park and to change customers tires. The carport that is 16 feet by 20 feet on the site plan will store tires and equipment used to make the tire changes. Around the property there is a chainlink fence already surrounding the sides and back of the property. On the site plan is also showing the setback requirements from the structure (25 ft left side 16 feet right side of the house, 30 feet from the back and 90 feet from the front).

ATLANTA HWY

ATLANTA HWY

ATLANTA HWY

ATLANTA HWY

ATLANTA HWY

1275 Atlanta Hwy.

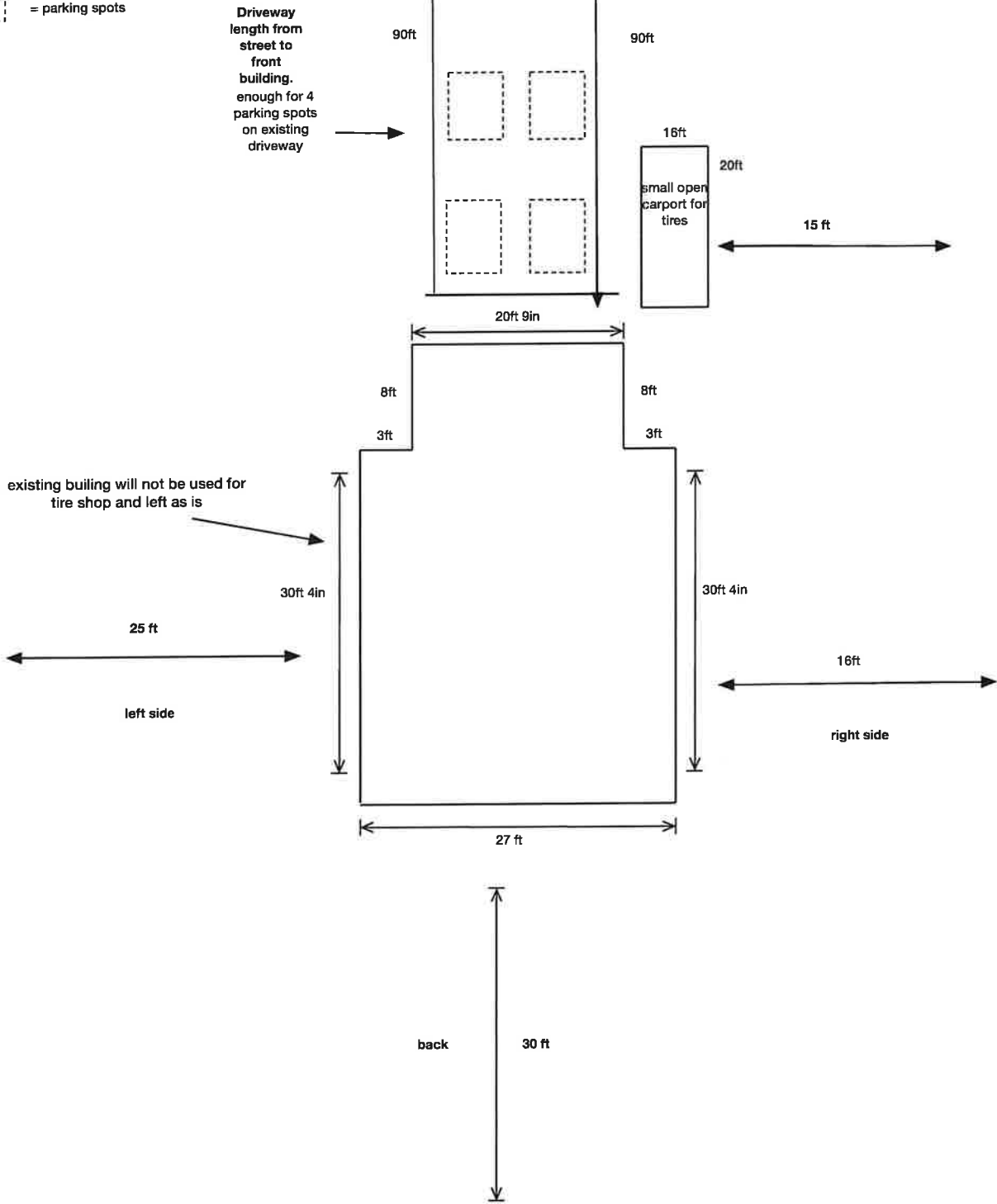
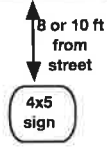
lot size
7,840 sqft
780 sqft
0.18 acres

"Proposed additions/ use of property " Tire Retail

RED lines = property line (fence surrounded Sides and back)

 = parking spots

Driveway
length from
street to
front
building.
enough for 4
parking spots
on existing
driveway



existing building will not be used for
tire shop and left as is

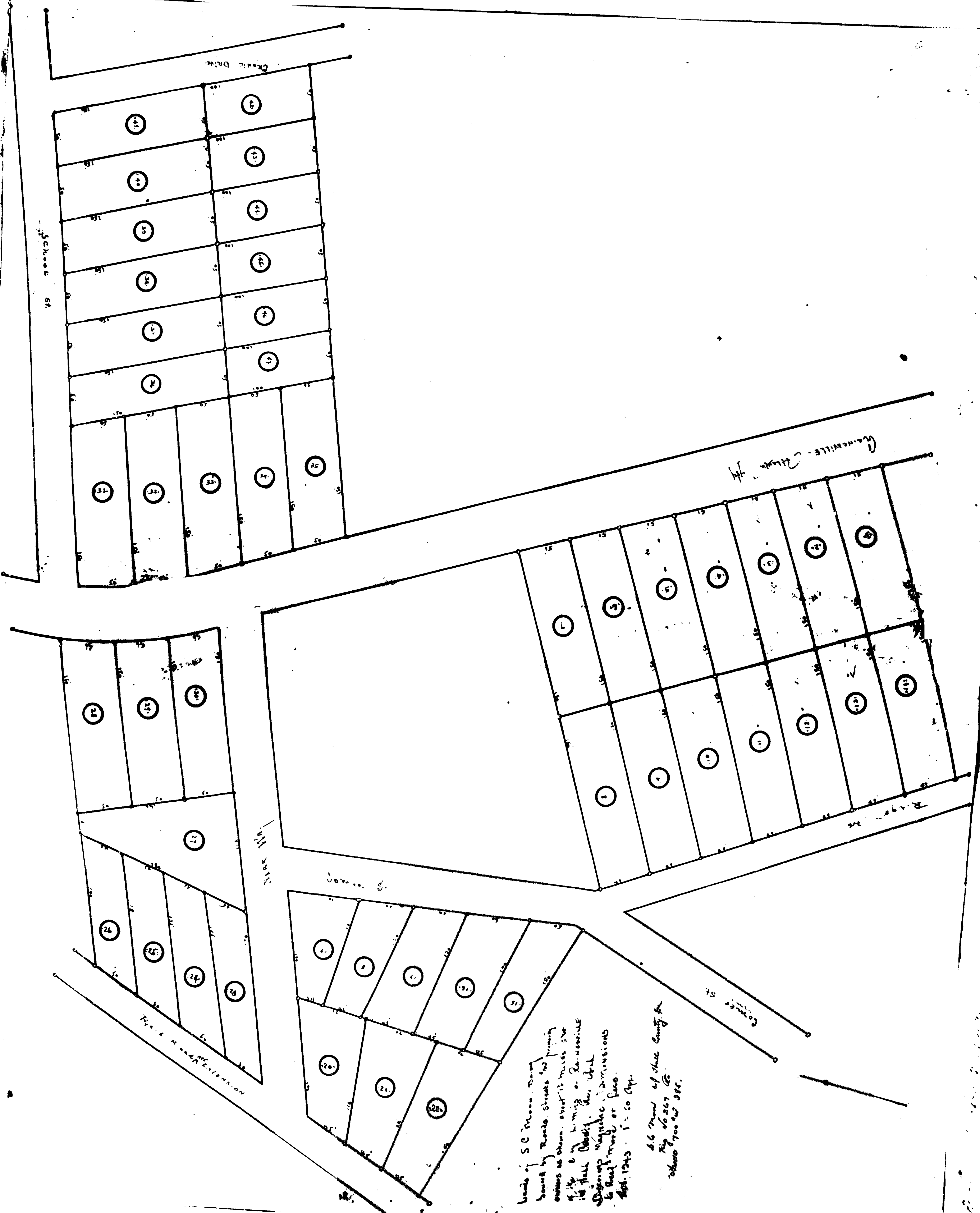
25 ft

left side

16 ft

right side

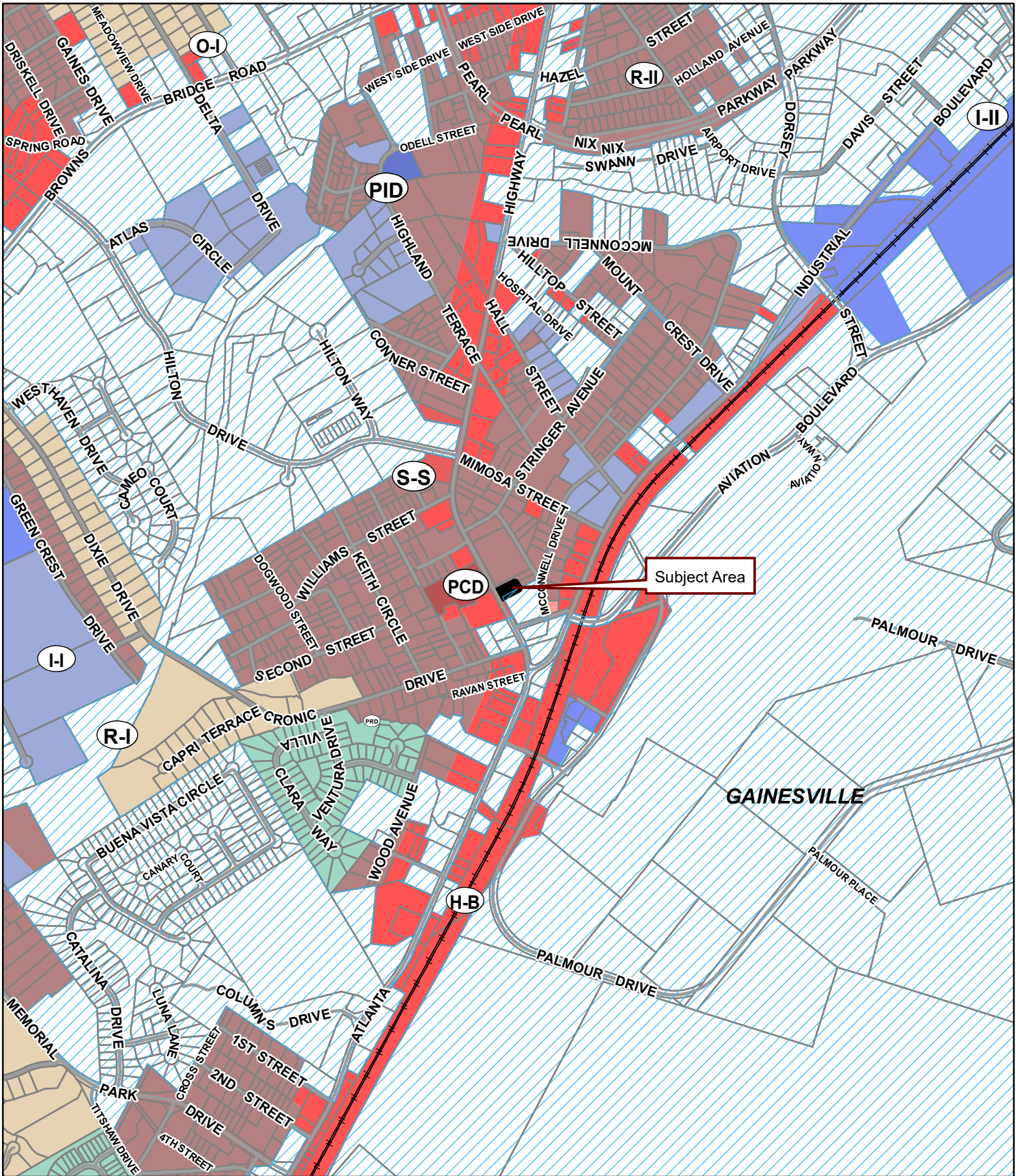
back 30 ft



Lots of S. C. Mason, being
 bounded by Roads, Streets and Primary
 owners as shown, and it is the duty of
 the Board of Commissioners to determine
 the full width of the same, and
 to cause the same to be laid out
 to the best advantage of the public.
 Adopted 1943 - 1 - 30 City.

6.6 Acres of State Land for
 P.O. No. 207
 Volume 1700 and 185.

P. O. No. 207



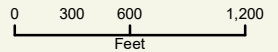
Applicant: SALOMON SANCEN

Tax Parcel #: 00133 008005

Location: 1275 ATLANTA HIGHWAY, GAINESVILLE, GA 30501

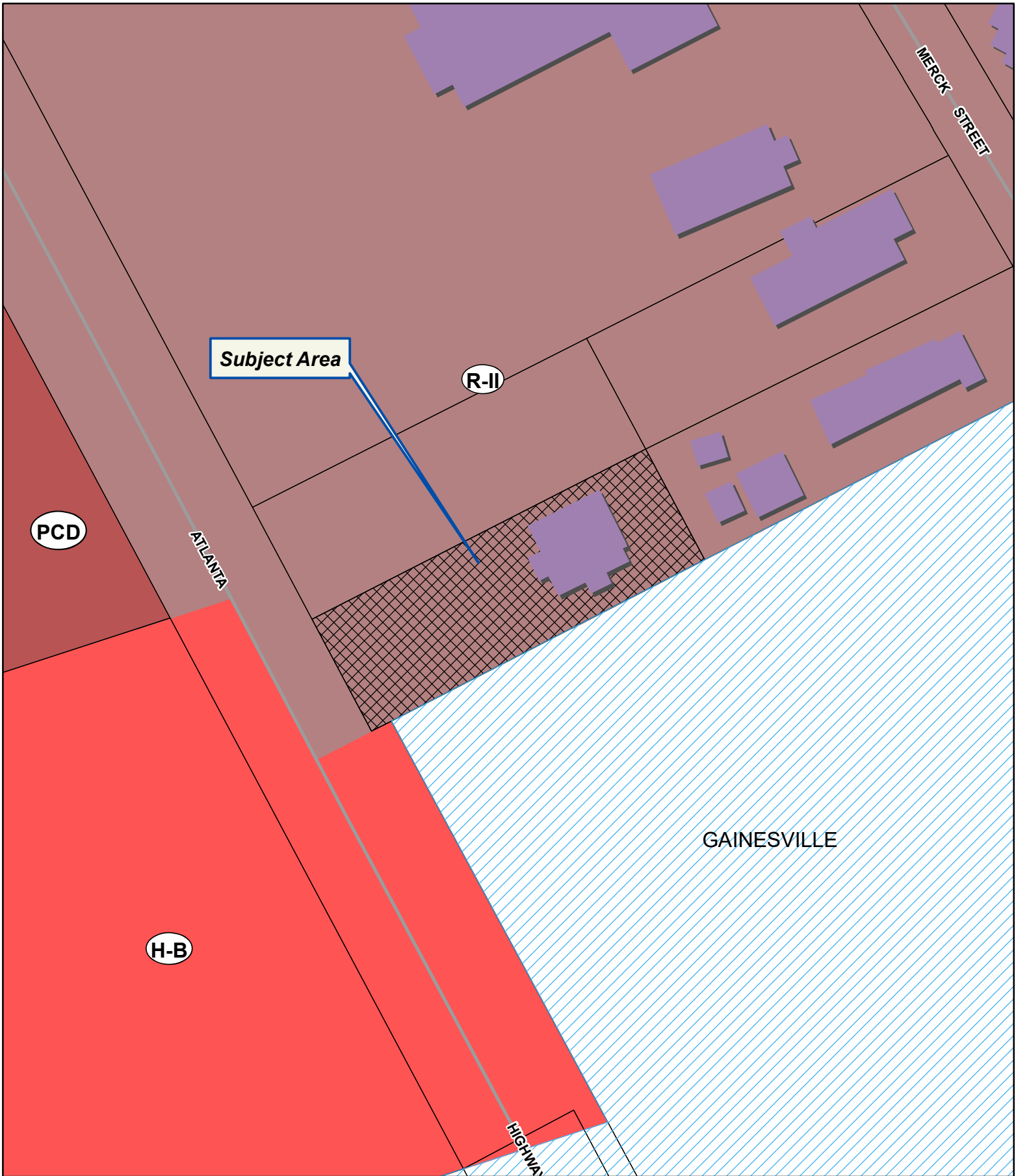
Commission District 4

PC Mtg. Date: 06/20/2022



- Zoning Boundary
- City Limits
- Subject Area
- Structure





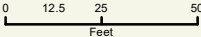
Applicant: SALOMON SANCEN

Tax Parcel #: 00133 008005

Location: 1275 ATLANTA HIGHWAY, GAINESVILLE, GA 30501

Commission District 4

PC Mtg. Date: 06/20/2022



- Zoning Boundary
- ▨ City Limits
- ▩ Subject Area
- Structure





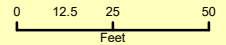
Applicant: SALOMON SANCEN

Tax Parcel #: 00133 008005

Location: 1275 ATLANTA HIGHWAY, GAINESVILLE, GA 30501

Commission District 4

PC Mtg. Date: 06/20/2022



- Zoning Boundary
- City Limits
- Subject Area



eFiled and eRecorded
DATE: 04/25/2022
TIME: 8:51 AM
DEED BOOK: 9111
PAGE: 306 - 307
FILING FEES: \$25.00
TRANSFER TAX: \$143.00
INTANGIBLE TAX: \$0.00
PARTICIPANT ID: 0419150030
PT61: 069-2022-003592
RECORDED BY: JP
CLERK: Charles Baker, C.S.C
Hall County, GA

220464Y
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE made **April 22nd, 2022**, between **HIGH RIVER, LLC**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **ARMANDO CASTANEDA**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

All that tract or parcel of land lying and being in the City of Gainesville, Hall County, Georgia, and being all of Lot number 7, of the S.C. Moon Subdivision, recorded in subdivision Plat Book 5, Page 89, Hall County, Georgia Records. Said plat being incorporated herein by reference thereto.

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**.

Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, May 31, 2022 8:13 AM
To: Randi Doveton (Planning); Anael Dominguez (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 6.20.22

Please find Environmental Health comments below:

Item 1, 3053, 3087 McEver Road, Botrus: No parking of stock, employee, or customer vehicles on top of or within 5' of drainline or 10' from septic tank. Environmental Health will not approve any additional paved/gravel parking on parcel.

Item 2, 5340, 5342 Waterwood Drive, Gonzalez: Must meet all Environmental Health residential septic system permitting requirements. Septic system issued to property (OSC 5804) has expired. A new septic permit must be issued prior to application for building permit.

Item 3, 4164 Pine Vale, Davis: The detached carport was approved by Environmental Health on 4.27.22.

Item 4, 4151 Nopone Road, Alpaca Self Store: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 5, 4151 Nopone Road, Alpaca Self Store: No comment. Proposed structures will have no plumbing per applicant.

Item 6, 3385 North Waterworks Road, Ley: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Environmental Health has preliminarily reviewed the submitted plat during Plat Review process and can stamp the plat for recordation with the Clerk of Courts.

Item 7, 3596 Meadow Lane, Brown: No comment. Public sewer.

Item 8, 5086 Hog Mountain Road, WeStore: Must meet all Environmental Health commercial septic system permitting requirements. It appears that the proposed covered boat and RV storage facilities are on top of or do not meet required setbacks to the proposed septic system in HDV2021-00068. 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. A combination plat was submitted for county review on May 19; however, comments have not been provided to the applicant as of this date.

Item 9, 1275 Atlanta Hwy, Sancen: No public restroom to be permitted. No additional structures or driveway expansions to be permitted. Do not drive, park, or store equipment on top of any part of septic system.

Item 10, 3401 Athens Hwy, Ramar Land Corp.: Must meet all Environmental Health commercial septic system permitting requirements if able to be permitted by Environmental Health. Non-domestic wastewater treatment and disposal may be required to be permitted through EPD. Further determination will be made during the civil plan review process. A detailed business plan and detailed waste stream analysis (including flow) 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.

Item 11, 6321 Reece Circle, Whitlow: Must meet all Environmental Health residential septic system permitting requirements.

Item 12, 3825, 3831, 3853, 3861 Watson Circle: The four proposed lots are considered Lots of Record by Environmental Health.

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: Wednesday, June 1, 2022 6:06 PM
To: Anael Dominguez (Planning); Randi Doveton (Planning)
Cc: Chavers, Veronica E; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for June 20, 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

DITO Traffic Operations Supervisor



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, May 26, 2022 11:03 AM

To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Brandi Smith (Business License) <bsmith@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Dan Barnes <Daniel.C.Barnes@usace.army.mi>; 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>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; nswofford <nswafford@gainesville.org>; Pam Cravero <Pam.Cravero@hallco.org>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Randi Doveton (Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett <spuckett@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>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>

Subject: Tentative Planning Agenda for June 20, 2022

Good morning,

Here is the Tentative Agenda and Maps for the Monday, June 20, 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, June 2, 2022. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

Thank you–

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – June 6, 2022

OLD BUSINESS

1. [Previously tabled application on Ayoub Botrus to amend conditions of a Planned Commercial Development \(PCD\) on a .36± acre tract located on the south side of Mcever Road approximately 347 feet from its intersection with Waterworks Road; a.k.a. 3053 & 3087 Mcever Road; Zoned PRD; Tax Parcel 07299 002007A & 002007. Proposed Use: auto sales. ** Commission District 2.](#)

NEW BUSINESS

2. [Application of Omar Magana-Gonzalez for a front yard setback variance from 40 feet to 26 feet and rear yard setback variance from 25 feet to 22 feet on a .21± acre tract located on the east side of Waterwood Drive at its intersection with Sherwood Park Lane; a.k.a. 5340 & 5342 Waterwood Drive; Zoned AR-III; Tax Parcel 11131A001029 & 001030. Proposed use: new residence. * Commission District 2.](#)
None
3. [Application of Morgan Davis for a right side yard setback variance from 15 feet to 5 feet on a .98± acre tract located on the west side on Pine Vale Road approximately 548 feet from its intersection with Melinda Lane; a.k.a. 4164 Pine Vale Road; Zoned AR-III; Tax Parcel 15037 000193. Proposed use: detached carport. * Commission District 1.](#)
None
4. [Application of Alpaca Self Store for a road frontage variance from 150 feet to 50 feet on an 12.41± acre tract located on the north side of Nopone Road approximately 683 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: minor subdivision. * Commission District 3.](#)
GDOT Coordination required due to proximity to state route intersection
5. [Application of Alpaca Self Store to rezone from Agricultural Residential- IV \(AR-IV\) and Suburban Shopping \(S-S\) to Planned Commercial District \(PCD\) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: RV & boat storage facility. ** Commission District 3.](#)
GDOT Coordination required due to proximity to state route intersection
6. [Application of Kenneth M. Ley & Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot sub division. ** Commission District 2.](#)
None

7. [Application of Tyrus Brown to rezone from Residential-I \(R-I\) to Planned Residential District \(PRD\) 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 single-family attached development \(4.6 units/acre\) ** Commission District 2.](#)
None
8. [Application of WeStore, LLC to rezone from Agricultural Residential-III \(AR-III\) to Planned Commercial District \(PCD\) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. ** Commission District 1.](#)
GDOT Coordination required if encroaching on GDOT R/W along Lanier Parkway
9. [Application of Salomon Sancen to rezone from Residential-II \(R-II\) to Highway Business \(H-B\) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sale/shop. ** Commission District 4.](#)
GDOT Coordination required
10. [Application of Ramar Land Corporation to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Industrial District \(PID\) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. ** Commission District 3.](#)
GDOT Coordination Required
11. [Application of Henry Whitlow to appeal an administrative decision for a hardship manufactured home, as it relates to §17.350.110 on a 1.01± acre tract on the south side of Reece Circle at its intersection with A L Mangum Road; a.k.a. 3621 Reece Circle; Zoned R-II; Tax Parcel 15014 000056A. Purposed Use: hardship manufactured home. * Commission District 3.](#)
12. Application of Hall County Planning Department to request Planning Commission interpretation regarding the determination of an unclassified use on a 1.10± acre tract located at Watson Circle at its terminus; a.k.a. 3825, 3831, 3853 and, 3861 Watson Circle; Tax parcels 08039 004003, 004009, 004005 and 004004. Proposed use: 4 lot subdivision. * Commission District 2.
None

*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, July 28, 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, July 28, 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
 Planning Commission Clerk
 Hall County Government
 2875 Browns Bridge Road, Gainesville, GA 30504
www.hallcounty.org | 770-531-6810



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
ENGINEERING DIVISION

MEMORANDUM

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

To: Randi Doveton, Director of Planning and Development

From: Srikanth Yamala, Director of Public Works and Utilities

Date: June 2, 2022

Subject: June 20, 2022 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 20, 2022 meeting. Upon review, we provide the following comments:

OLD BUSINESS

1. [Previously tabled application on Ayoub Botrus to amend conditions of a Planned Commercial Development \(PCD\) on a .36± acre tract located on the south side of Mcever Road approximately 347 feet from its intersection with Waterworks Road; a.k.a. 3053 & 3087 Mcever Road; Zoned PRD; Tax Parcel 07299 002007A & 002007. Proposed Use: auto sales. ** Commission District](#)
 - 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 comments
 - c) **Utilities:** Buford Sewer

NEW BUSINESS

2. [Application of Omar Magana-Gonzalez for a front yard setback variance from 40 feet to 26 feet and rear yard setback variance from 25 feet to 22 feet on a .21± acre tract located on the east side of Waterwood Drive at its intersection with Sherwood Park Lane; a.k.a. 5340 & 5342 Waterwood Drive; Zoned AR-III; Tax Parcel 11131A001029 & 001030. Proposed use: new residence. * Commission District 2.](#)
 - a) **Engineering:** No Comments
 - b) **Traffic:** No Comments
 - c) **Utilities:** No Comment
3. [Application of Morgan Davis for a right side yard setback variance from 15 feet to 5 feet on a .98± acre tract located on the west side on Pine Vale Road approximately 548 feet from its intersection with Melinda Lane; a.k.a. 4164 Pine Vale Road; Zoned AR-III; Tax Parcel 15037 000193. Proposed use: detached carport. * Commission District 1.](#)
 - a) **Engineering:** Erosion and sedimentation control.
 - b) **Traffic:** No Comments
 - c) **Utilities:** No Comments



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

4. [Application of Alpaca Self Store for a road frontage variance from 150 feet to 50 feet on an 12.41± acre tract located on the north side of Nopone Road approximately 683 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: minor subdivision. * Commission District 3.](#)

- a) **Engineering:** Recommend joint access driveway for both parcels. Also check with GDOT as this appears to have GDOT right-of-way from 129 construction.
- b) **Traffic:** Future driveways for the proposed parcels may interfere. Suggest dividing frontage evenly between the two new parcels in order to provide adequate space between the two driveways servicing these parcels.
- c) **Utilities:** No Comments

5. [Application of Alpaca Self Store to rezone from Agricultural Residential- IV \(AR-IV\) and Suburban Shopping \(S-S\) to Planned Commercial District \(PCD\) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: RV & boat storage facility. ** 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. Recommend joint access driveway for both parcels. Also, check with GDOT as this appears to have GDOT right-of-way from 129 construction.
- b) **Traffic:** Proposed driveway must meet Hall County commercial standards.
- c) **Utilities:** No sanitary sewer available for this site.

6. [Application of Kenneth M. Ley & Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot sub division. ** 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.
- b) **Traffic:** No Comments
- c) **Utilities:** No Comments

7. [Application of Tyrus Brown to rezone from Residential-I \(R-I\) to Planned Residential District \(PRD\) 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 single-family attached development \(4.6 units/acre\) ** Commission District 2.](#)

- a) **Engineering:** The site may require a stormwater management report, should the site plan indicate the



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

Hall County doesn't allow parking on R/W.

Design speed must be 30 mph for roads.

Is this development multi-family?

- b) **Traffic:** No Comments
- c) **Utilities:** City of Gainesville Sewer.

8. [Application of WeStore, LLC to rezone from Agricultural Residential-III \(AR-III\) to Planned Commercial District \(PCD\) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. ** 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.
- b) **Traffic:** No comments
- c) **Utilities:** City of Flowery Branch Sewer.

9. [Application of Salomon Sancen to rezone from Residential-II \(R-II\) to Highway Business \(H-B\) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sale/shop. ** Commission District 4.](#)

- a) **Engineering:** Need updated survey showing existing conditions.
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:** GDOT Coordination required. Driveway modifications may be necessary. No parking permitted on the right-of-way.
- c) **Utilities:** No comments

10. [Application of Ramar Land Corporation to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Industrial District \(PID\) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. ** 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.
Avoid impacts to FEMA and Hall County flood plain.
- b) **Traffic:** Driveway must be permitted through GDOT.
- c) **Utilities:** Sewer is unavailable; Septic System required.



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

11. [Application of Henry Whitlow to appeal an administrative decision for a hardship manufactured home, as it relates to §17.350.110 on a 1.01± acre tract on the south side of Reece Circle at its intersection with A L Mangum Road; a.k.a. 3621 Reece Circle; Zoned R-II; Tax Parcel 15014 000056A. Purposed Use: hardship manufactured home. * Commission District 3.](#)

a) Engineering: No comments

b) Traffic: No comments

c) Utilities: No comments

12. Application of Hall County Planning Department to request Planning Commission interpretation regarding the determination of an unclassified use on a 1.10± acre tract located at Watson Circle at its terminus; a.k.a. 3825, 3831, 3853 and, 3861 Watson Circle; Tax parcels 08039 004003, 004009, 004005 and 004004. Proposed use: 4 lot subdivision. * Commission District 2.



ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: SALOMON SANCEN
REQUEST: REZONE FROM R-11 TO HB
FOR TIRE SALES/SHOP
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION Date: 6-20-2022 and COUNTY COMMISSION Date: 7-28-2022
Time: 5:15 p.m. Time: 6:00 p.m.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWN'S BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 374/2022

SUBJECT: Application of WeStore, LLC to rezone from Agricultural Residential-III (AR-III) to Planned Commercial District (PCD) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. Commission District 1.

Meetings:

Work Session Date: 07/25/22

Voting Meeting Date: 07/28/22

Executive Summary:

Presenter: RD

Recommendation:

Approval, 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. Development shall conform to the standards set forth by the Gateway Corridors Overlay District. No variances are granted as part of this application except where the property abuts Interstate 985, the applicant may be exempt from architectural requirements as long as it is not visible. 3. Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies. 4. The self-storage units in this PCD district that includes 5092, 5086 and 5118 Hog Mountain Road; shall be limited to a total of 96,000 square feet, and a maximum of 22,000 square feet shall be dedicated to outdoor boat and RV storage. 5. A combination plat shall be filed for review and recorded that combines 5092, 5086 and 5118 Hog Mountain Road prior to the submission of an application for a Land Disturbance Permit. Deeds shall be filed to create one parcel. 6. Building height shall be limited to 2-stories. 7. One building to be used as an office/caretaker's residence is permitted and shall be no smaller than 2,000 heated square feet. 8. All previous conditions for the August 26, 2021 PCD approval shall apply. 9. All conditions of zoning shall be made part of any plat created for the property. 10. All building materials and colors shall be approved by the Planning Director prior to the issuance of any building permits.

Purpose of Request:

History:

Application of WeStore, LLC to rezone from Agricultural Residential-III (AR-III) to Planned Commercial District (PCD) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage 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	EW	WG
Attorney	Administration		Clerk
WLI	LJ		JR

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Deed
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Notice Sign Photos



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

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: July 8, 2022

Subject: Application of WeStore, LLC to rezone from Agricultural Residential-III (AR-III) to Planned Commercial District (PCD) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. Commission District 1.

Application of WeStore, LLC to rezone from Agricultural Residential-III (AR-III) to Planned Commercial District (PCD) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. Commission District 1.

At their June 20, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-0) of this request with the following ten (10) 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. Development shall conform to the standards set forth by the Gateway Corridors Overlay District. No variances are granted as part of this application except where the property abuts Interstate 985, the applicant may be exempt from architectural requirements as long as it is not visible.
3. Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.
4. The self-storage units in this PCD district that includes 5092, 5086 and 5118 Hog Mountain Road; shall be limited to a total of 96,000 square feet, and a maximum of 22,000 square feet shall be dedicated to outdoor boat and RV storage.
5. A combination plat shall be filed for review and recorded that combines 5092, 5086 and 5118 Hog Mountain Road prior to the submission of an application for a Land Disturbance Permit. Deeds shall be filed to create one parcel.
6. Building height shall be limited to 2-stories.
7. One building to be used as an office/caretaker's residence is permitted and shall be no smaller than 2,000 heated square feet.

8. All previous conditions for the August 26, 2021 PCD approval shall apply.
9. All conditions of zoning shall be made part of any plat created for the property.
10. All building materials and colors shall be approved by the Planning Director prior to the issuance of any building permits.

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and zero (0) people spoke in opposition during the public hearing on June 20, 2022.

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

**HALL COUNTY PLANNING COMMISSION
STAFF REPORT**

Applicant WeStore LLC.

Request Rezone from Agricultural Residential-III
(AR-III) to Planned Commercial
Development (PCD)

Proposed Use Storage facility

Size 1.29 ± acres

Zoning AR-III

Location On the north side of Hog Mountain Road
approximately 1,644 feet from Holland Dam
Road; a.k.a. 5086 Hog Mountain Road; Tax
Parcel 08116 000003.

Commission District One

Planning Commission Date June 20th, 2022

Staff Recommendation **Approval, with conditions**

Planning Commission Recommendation: Approval, 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. *Development shall conform to the standards set forth by the Gateway Corridors Overlay District. No variances are granted as part of this application except where the property abuts Interstate 985, the applicant may be exempt from architectural requirements as long as it is not visible.*
3. *Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.*
4. *The self-storage units in this PCD district that includes 5092, 5086 and 5118 Hog Mountain Road; shall be limited to a total of 96,000 square feet, and a maximum of 22,000 square feet shall be dedicated to outdoor boat and RV storage.*

5. *A combination plat shall be filed for review and recorded that combines 5092, 5086 and 5118 Hog Mountain Road prior to the submission of an application for a Land Disturbance Permit. Deeds shall be filed to create one parcel.*
6. *Building height shall be limited to 2-stories.*
7. *One building to be used as an office/caretaker's residence is permitted and shall be no smaller than 2,000 heated square feet.*
8. *All previous conditions for the August 26, 2021 PCD approval shall apply.*
9. *All conditions of zoning shall be made part of any plat created for the property.*
10. *All building materials and colors shall be approved by the Planning Director prior to the issuance of any building permits.*

Applicant Proposal

The applicant is requesting to rezone a 1.29 ± acre tract from Agricultural Residential-III (AR-III) to Planned Commercial Development (PCD) for the expansion of previously approved self-storage facility on adjacent parcels to the south. The narrative describes the proposed development consisting of four two-story buildings with a security fence and code-operated gate. On August 26 2021, the Board of Commissioners approved, with conditions, a request to rezone to PCD on 6.41 acres adjacent to the subject parcel for a self-storage warehouse development. The addition would ultimately combine the three parcels for the completion of the self-storage facility.

The newly acquired tract is to be dedicated to covered boat and RV storage and would increase the total square footage by 4,000 to 22,000 square feet. The original tracts are to be dedicated to 96,000 square feet of climate controlled dry storage, as originally proposed. This additional tract acquisition and rezoning will allow separate entrances to the RV/boat storage and dry storage facilities.

The applicant's narrative states that, if approved, they will abide by the conditions of the 2021 rezoning on the 1.29 acres subject of this request.

History and Existing Land Uses

The subject property in discussion is parcel 08116 000003. It is zoned Agricultural Residential-III (AR-III) and is developed with a single-family residence constructed in 1950. The zoning appears to be original to the property. The property is located between Hog Mountain Road and Interstate 985.

The property is bounded by the City of Flowery Branch to the northeast and south across Hog Mountain Road. The property to the northeast is currently zoned Manufacturing & Industrial, Light (M-I), and according to Hall County Tax records it is a vacant lot owned by LDM Central USA Evangelical Ministries.

The properties to the south of the subject parcel were rezoned to PCD on August 26, 2021 and are intended to be developed as part of this rezoning request. The following conditions were the conditions of approval:

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 conform to the standards set forth by the Gateway Corridors Overlay District. No variances are granted as part of this application except where the property abuts Interstate 985, the applicant may be exempt from architectural requirements as long as it is not visible.*
3. *Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.*
4. *The self-storage units shall be limited to a total of 96,000 square feet, and a maximum of 18,000 square feet shall be dedicated to outdoor boat and RV storage.*
5. *Building height shall be limited to 2-stories.*
6. *One building to be used as an office/caretaker's residence is permitted and shall be no smaller than 2,000 heated square feet.*
7. *All conditions of zoning shall be made part of any plat created for the property.*
8. *All building materials and colors shall be approved by the Planning Director prior to the issuance of any building permits.*

The subject parcel also falls within the Gateway Corridors Overlay District (GCOD). The GCOD is supplemental to the underlying zoning district classifications and governs nonresidential property development standards, including signage.

Comprehensive Plan Land Use Designation

The subject property is located within a Revitalization Corridor land use designation, according to the Future Land Use map. The primary future land uses within this type of corridor are for retail, office, higher density residential (including multi-family), civic uses, and open /park spaces.

This request is consistent with the Hall County Comprehensive Land Use Plan.

Development Support and Constraints

Hall County Environmental Health

In an email dated May 31, 2022, Emily McGahee, with Hall County Environmental Health stated that the proposed development "Must meet all Environmental Health commercial septic system permitting requirements. It appears that the proposed covered boat and RV storage facilities are on top of or do not meet required setbacks to the proposed septic system in HDV2021-00068. 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. A combination plat was submitted for county review on

May 19; however, comments have not been provided to the applicant as of this date.”

Hall County Fire Services

No comments were provided as part of this request.

Hall County GIS shows the subject parcel is located approximately 2.5 miles from Hall County Fire Station #5, located at 4187 Falcon Parkway. There are fire hydrants at the two adjacent parcels along Hog Mountain Road.

Hall County Public Works and Utilities

In a memo dated June 2, 2022, Srikanth Yamala, 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.

Traffic:

No comment.

Utilities:

City of Flowery Branch Sewer.

Hall County Tax Assessors

No comments were provided for this request.

Gainesville Water Resources

The Hall County GIS map shows that public water is available to the subject property along Hog Mountain Road.

Georgia Department of Transportation

In an email dated June 1, 2022, Parker Niebauer, District 1 Traffic Engineer for the Georgia Department of Transportation, commented that this project “GDOT Coordination required if encroaching on GDOT R/W along Lanier Parkway.”

Zoning Analysis

- The proposed use request is consistent with the Comprehensive Plan, as it meets the intention of the “Revitalization Corridor” land use designation.
- The applicant is proposing the newly acquired tract to be dedicated to the RV and boat storage portion of the program, while the previously acquired tracts are to be dedicated to climate-controlled storage and an office/caretaker residence.

- The original square feet dedicated to RV and boat storage is 18,000 square feet. With the acquisition of the new tract, this will increase by 4,000, to 22,000 square feet.
- The adjacent 6.41 acres will be used for 96,000 square feet of climate controlled dry storage.
- The subject property falls within the Gateway Corridor Overlay District (GCOD) and is subject to design standard for non-residential development including: architectural, buffering, landscaping and signage requirements.
- The GCOD provides guidelines for non-residential property development. The guidelines apply to both permitted uses and development standards. Within the GCOD, the following uses are prohibited: adult entertainment, junk yards, and billboard signs. Uses subject to the approval of the Hall County Board of commissioners (BOC) include self-storage warehouses, vehicle sales lots (new or used), automobile repair and maintenance, commercial outdoor recreation, car washes and outdoor storage.
 - By proposing a PCD, the applicant is addressing the conditional use of self-storage warehouses and outdoor storage.
- Within the GCOD, the use of a common palette of building materials should be maintained for all four sides of principle buildings to create a consistent and traditional architectural identity. For large commercial/retail buildings, variations in building materials, texture, and depth should be employed to provide design variation. Building materials used for all four sides should consist of natural masonry materials.
 - The applicant has not provided examples of proposed building materials. The applicant's narrative states they will abide by the conditions approved in the 2021 rezoning.
 - Condition 2 reads as follows: Development shall conform to the standards set forth by the Gateway Corridors Overlay District. No variances are granted as part of this application except where the property abuts Interstate 985, the applicant may be exempt from architectural requirements as long as it is not visible.
- Per 17.420.050.2.b. of the Official Code of Hall County, where a commercial zoning district abuts property zoned for residential or agricultural use, the minimum width shall be 25 feet. The adjacent property to the west is zoned AR-III, therefore there shall be a 25-foot landscape buffer along this boundary.
 - The site plan shows this standard being met.
- Per 17.420.050.E.3 of the Official Code of Hall County, all parking areas shall be paved with asphalt, or concrete.
 - The site plan shows asphalt paving throughout the development; this standard has been met.

Staff Recommendation

Staff recommends **approval** of the applicant's request with the following 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. Development shall conform to the standards set forth by the Gateway Corridors Overlay District. No variances are granted as part of this application except where the property abuts Interstate 985, the applicant may be exempt from architectural requirements as long as it is not visible.
3. Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.
4. The self-storage units in this PCD district that includes 5092, 5086 and 5118 Hog Mountain Road; shall be limited to a total of 96,000 square feet, and a maximum of 22,000 square feet shall be dedicated to outdoor boat and RV storage.
5. A combination plat shall be filed for review and recorded that combines 5092, 5086 and 5118 Hog Mountain Road prior to the submission of an application for a Land Disturbance Permit. Deeds shall be filed to create one parcel.
6. Building height shall be limited to 2-stories.
7. One building to be used as an office/caretaker's residence is permitted and shall be no smaller than 2,000 heated square feet.
8. All previous conditions for the August 26, 2021 PCD approval shall apply.
9. All conditions of zoning shall be made part of any plat created for the property.
10. All building materials and colors shall be approved by the Planning Director prior to the issuance of any building permits.

Excerpts from the minutes of the June 20, 2022 meeting

Applicant's Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Sam McGee, 6969 Fellowship Lane, Flowery Branch, presented the request. The applicant stated that this lot is going to be combined with the two lots they already own and got rezoned last year.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Bell questioned if the applicant has read the staff report. The applicant stated they have and they have no problem with the proposed conditions.

Motion: A motion to approve, with conditions was made by Mr. Bell and seconded by Mr. Hunt. 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. *Development shall conform to the standards set forth by the Gateway Corridors Overlay District. No variances are granted as part of this application except where the property abuts Interstate 985, the applicant may be exempt from architectural requirements as long as it is not visible.*
3. *Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.*
4. *The self-storage units in this PCD district that includes 5092, 5086 and 5118 Hog Mountain Road; shall be limited to a total of 96,000 square feet, and a maximum of 22,000 square feet shall be dedicated to outdoor boat and RV storage.*
5. *A combination plat shall be filed for review and recorded that combines 5092, 5086 and 5118 Hog Mountain Road prior to the submission of an application for a Land Disturbance Permit. Deeds shall be filed to create one parcel.*
6. *Building height shall be limited to 2-stories.*
7. *One building to be used as an office/caretaker's residence is permitted and shall be no smaller than 2,000 heated square feet.*
8. *All previous conditions for the August 26, 2021 PCD approval shall apply.*
9. *All conditions of zoning shall be made part of any plat created for the property.*
10. *All building materials and colors shall be approved by the Planning Director prior to the issuance of any building permits.*

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



ZONING APPLICATION

Applicant (Name & Mailing Address)

WeSTORE, LLC
6969 Fellowship Lane
Flowery Branch, GA 30542
Phone 770.654.6832
Email Address CSAM.McGee@gmail.com
Proposed Use Storage Facility

Property Owner (Name & Mailing Address)

WeStore, LLC
6969 Fellowship Lane
Flowery Branch, GA 30542
Phone 770.654.6832
Email Address CSAM.McGee@gmail.com

Contact Person (Name & Mailing Address)

C. SAM McGee
6969 Fellowship Lane
Flowery Branch, GA 30542
Phone 770.654.6832
Email Address CSAM.McGee@gmail.com

Status of Applicant

- Owner
- Option to Purchase
- Area Resident
- Other

Requested Action

Existing Zoning: AR3-Res.
Rezone to: PCD
Fee: \$ 450.00
Receipt #: 858993
Check #: 001315

Tax Parcel Number 08116 000003

Acreage 1.29

Location Address 5086 Hog Mt. Rd Flowery Branch, GA 30542

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

Sign C. Sam McGee Date: 4-21-22

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: 4/29 Taken by: _____
Tentative Planning Commission Date: 6/20 Tentative County Commission Date: 7/28
County Commission District: 1

2022-0045

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) We Store, LLC
Address 6969 Fellowship Lane
Flowery Branch, GA 30542
Phone Number 770.654.6832

Name of applicant(s) C. SAM McGee
Address 6969 Fellowship Lane
Flowery Branch, GA 30542
Phone Number 770.654.6832

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)
C. Sam McGee

Personally appeared before me
De Ann M. Pawlak

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

De Ann M. Pawlak
Notary Public



4/27/2022
Date

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: C. Sam McGee Date: 4-21-22

Applicant's/Owner's Name (Printed): C SAM Mc Gee

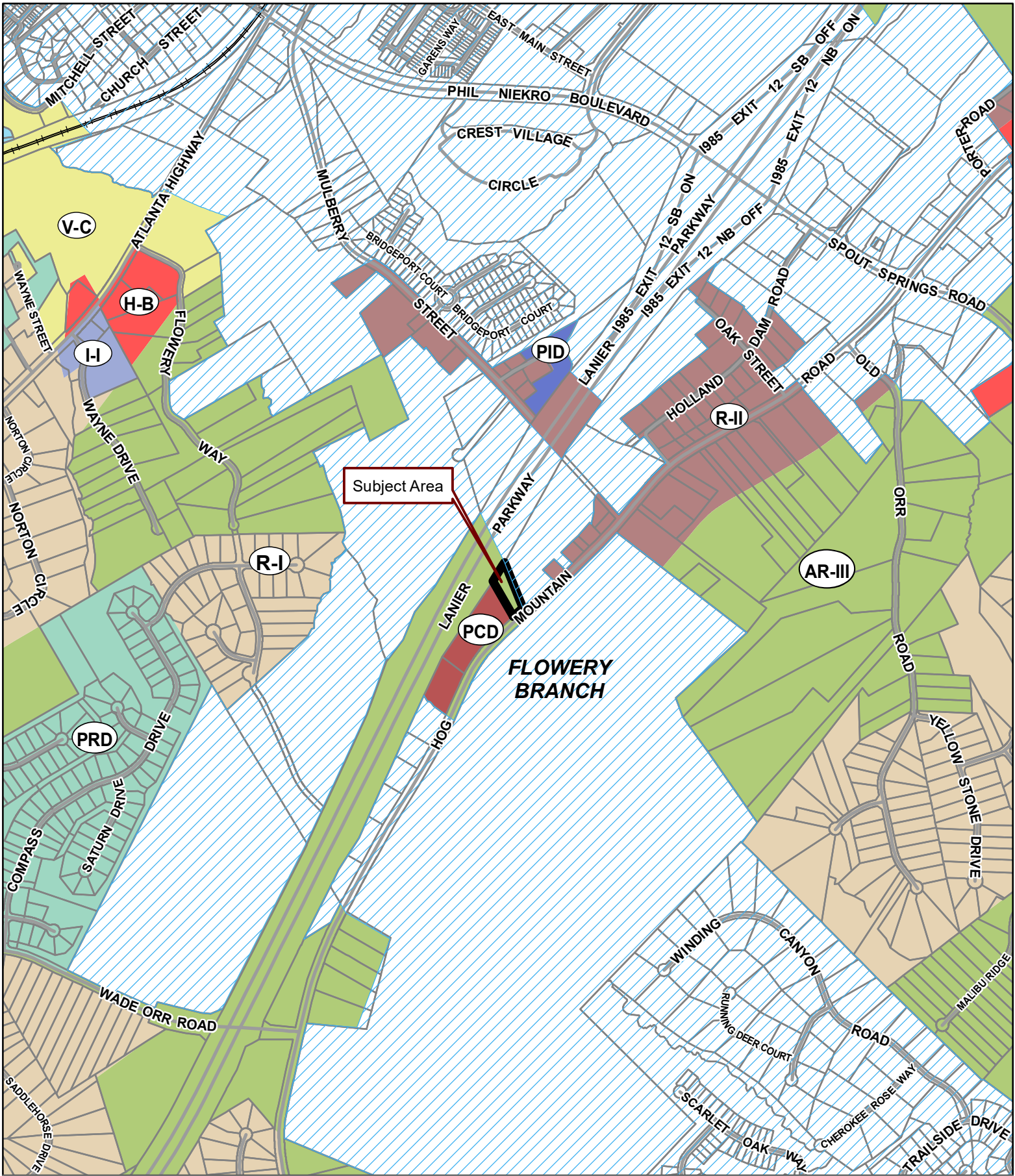
Narrative for 5086 Hog Mountain Rd, Flowery Branch, GA

WeStore, LLC, a Georgia company owned by C. Sam McGee and Trey Davis recently purchased (April 18, 2022) tract 5086 Hog Mountain Road, Flowery Branch, Ga. Tract 5086 is a 1.29 acre parcel located between I-985 and Hog Mountain Road in Flowery Branch. We are requesting 5086 Hog Mountain Road to be rezoned to PCD from AR-III to match the zoning with our adjoining property of 6.41 acres, 5092 and 5118 Hog Mountain Road, that was approved for rezoning to PCD by the Hall County Commission on August 26, 2021 as a proposed use of self-storage warehouse.

The approved plans for the self-storage warehouse business to be located at 5092 and 5118 Hog Mountain Road consists of 18,000 square feet of covered RV and Boat storage and 96,000 square feet of climate-controlled and dry storage and a 2,000 square foot office/caretaker residence for a total square footage of 116,000 square foot. With the purchase of 5086 Hog Mountain Road and upon approval of rezoning, we would then combine 5086, 5092 and 5118 for completion of the self-storage business. We would use the newly acquired tract, 5086, for the RV and Boat storage portion of the project and would increase the square footage by 4,000 feet to 22,000 square feet. The existing tracts, 5092 and 5118, would be used for the 96,000 square feet of climate-controlled and dry storage as originally proposed. This would allow us to have separate entrances for the RV and Boat storage and the climate-controlled and dry storage.

We will abide by all of the conditions on this tract 5086 Hog Mountain Road (1.29 acre) that are required by the conditions of the rezoning of 5092 and 5118 Hog Mountain Road.

We believe that rezoning this property to Planned Development from AR-III is the best use of the property and the traffic noise from I-985 and Hog Mountain is not conducive to residential use.



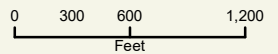
Applicant: WESTORE, LLC

Tax Parcel #: 08116 000003

Location: 5086 HOG MOUNTAIN ROAD, FLOWERY BRANCH, GA 30542

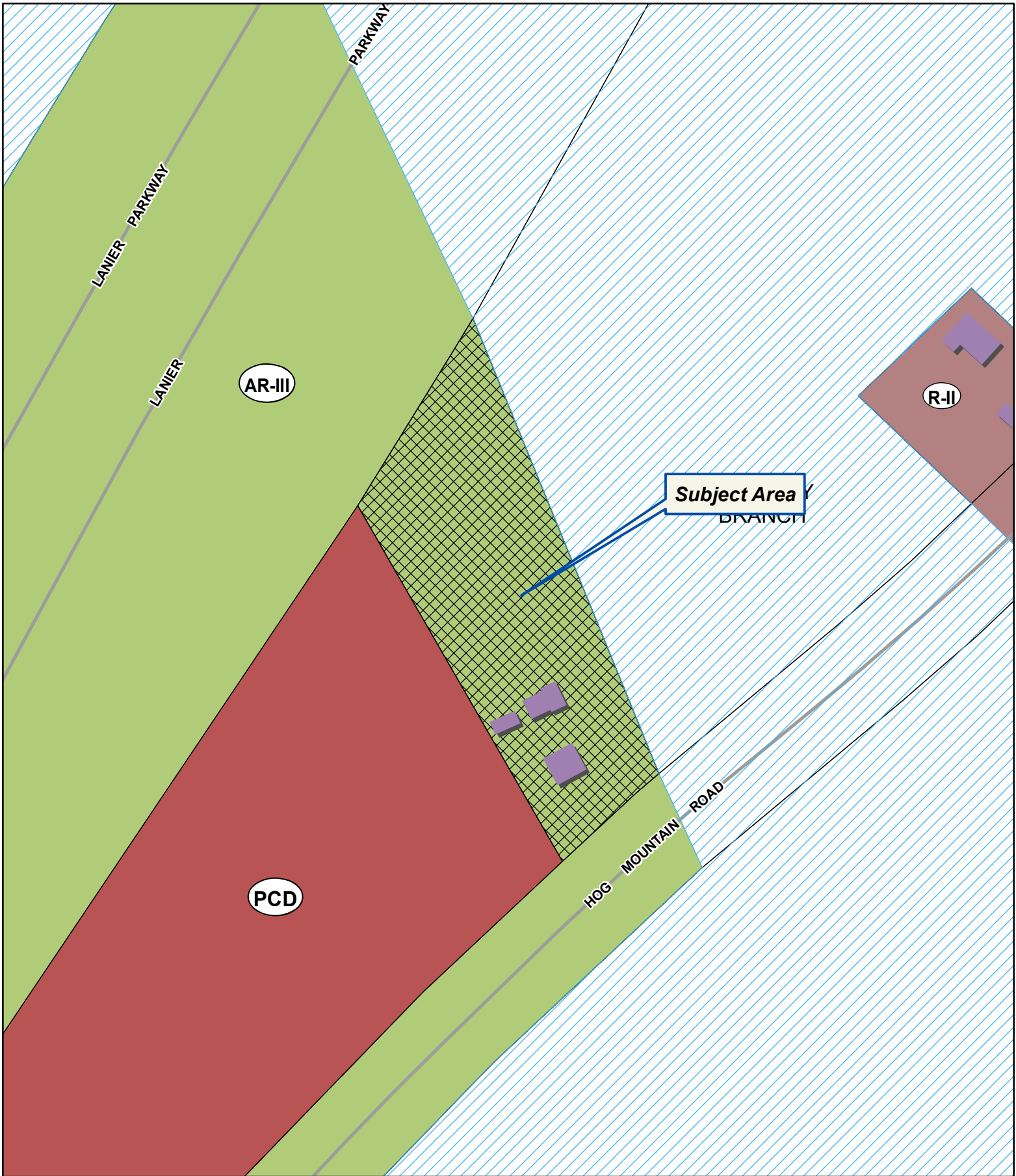
Commission District 1

PC Mtg. Date: 06/20/2022



- Zoning Boundary
- City Limits
- Subject Area
- Structure





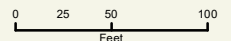
Applicant: WESTORE, LLC

Tax Parcel #: 08116 000003

Location: 5086 HOG MOUNTAIN ROAD, FLOWERY BRANCH, GA 30542

Commission District 1

PC Mtg. Date: 06/20/2022



- Zoning Boundary
- ▭ City Limits
- ▨ Subject Area
- ▭ Structure





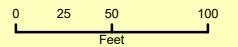
Applicant: WESTORE, LLC




Tax Parcel #: 08116 000003

Location: 5086 HOG MOUNTAIN ROAD, FLOWERY BRANCH, GA 30542

Commission District 1

PC Mtg. Date: 06/20/2022



-  Zoning Boundary
-  City Limits
-  Subject Area



Campbell & Brannon, LLC
5670 Old Winder Highway
Suite 202
Braselton, GA 30517
File No.: H220219B
(Phone No.: (770)771-5710)

eFiled and eRecorded
DATE: 04/19/2022
TIME: 10:49 AM
DEED BOOK: 9106
PAGE: 766 - 766
FILING FEES: \$26.00
TRANSFER TAX: \$176.00
INTANGIBLE TAX: \$0.00
PARTICIPANT ID: 1663642869
PARTICIPANT ID: 0848487841
PT61: 069-2022-003425
RECORDED BY: NB
CLERK: Charles Baker, C.S.C
Hall County, GA

STATE OF GEORGIA
COUNTY OF HALL
PARCEL ID NUMBER: 081116 000003

LIMITED WARRANTY DEED

THIS INDENTURE, made on 18th day of April, 2022, between

Alfred D. Cochran and Gladys Darlene Sheridan and Donna Mae Farrist

(hereinafter referred to as "Grantor") and

WeStore, LLC, a Georgia Limited Liability Company

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in the 8th District, Hall County, Georgia, being more particularly described as follows:

Beginning at an iron pin on the southeast corner of the property of the grantor along the property of Titshaw and running thence in a westerly direction for a distance of 70 feet to an iron pin; thence in a northerly direction for a distance of 210 feet to an iron pin corner; thence in an easterly direction for a distance of 70 feet to an iron pin corner; thence in a southerly direction along the property of Titshaw for a distance of 210 feet to an iron pin at the beginning corner.

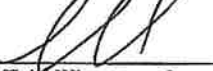
Being the same property conveyed to Alfred D. Cochran, Gladys Darlene Sheridan and Donna Mae Farrist in Executrix's Deed and recorded in Deed Book 6786, Page 674, Hall County, Georgia Records.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee. Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

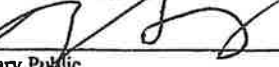
TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

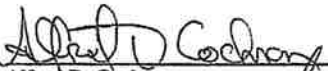
Signed, sealed and delivered in the presence of:




Unofficial Witness



Notary Public
My Commission Expires: _____
[Attach Notary Seal]



Alfred D. Cochran


Gladys Darlene Sheridan


Donna Mae Farrist



Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, May 31, 2022 8:13 AM
To: Randi Doveton (Planning); Anael Dominguez (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 6.20.22

Please find Environmental Health comments below:

Item 1, 3053, 3087 McEver Road, Botrus: No parking of stock, employee, or customer vehicles on top of or within 5' of drainline or 10' from septic tank. Environmental Health will not approve any additional paved/gravel parking on parcel.

Item 2, 5340, 5342 Waterwood Drive, Gonzalez: Must meet all Environmental Health residential septic system permitting requirements. Septic system issued to property (OSC 5804) has expired. A new septic permit must be issued prior to application for building permit.

Item 3, 4164 Pine Vale, Davis: The detached carport was approved by Environmental Health on 4.27.22.

Item 4, 4151 Nopone Road, Alpaca Self Store: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 5, 4151 Nopone Road, Alpaca Self Store: No comment. Proposed structures will have no plumbing per applicant.

Item 6, 3385 North Waterworks Road, Ley: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Environmental Health has preliminarily reviewed the submitted plat during Plat Review process and can stamp the plat for recordation with the Clerk of Courts.

Item 7, 3596 Meadow Lane, Brown: No comment. Public sewer.

Item 8, 5086 Hog Mountain Road, WeStore: Must meet all Environmental Health commercial septic system permitting requirements. It appears that the proposed covered boat and RV storage facilities are on top of or do not meet required setbacks to the proposed septic system in HDV2021-00068. 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. A combination plat was submitted for county review on May 19; however, comments have not been provided to the applicant as of this date.

Item 9, 1275 Atlanta Hwy, Sancen: No public restroom to be permitted. No additional structures or driveway expansions to be permitted. Do not drive, park, or store equipment on top of any part of septic system.

Item 10, 3401 Athens Hwy, Ramar Land Corp.: Must meet all Environmental Health commercial septic system permitting requirements if able to be permitted by Environmental Health. Non-domestic wastewater treatment and disposal may be required to be permitted through EPD. Further determination will be made during the civil plan review process. A detailed business plan and detailed waste stream analysis (including flow) 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.

Item 11, 6321 Reece Circle, Whitlow: Must meet all Environmental Health residential septic system permitting requirements.

Item 12, 3825,3831, 3853, 3861 Watson Circle: The four proposed lots are considered Lots of Record by Environmental Health.

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: Wednesday, June 1, 2022 6:06 PM
To: Anael Dominguez (Planning); Randi Doveton (Planning)
Cc: Chavers, Veronica E; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for June 20, 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

DITO Traffic Operations Supervisor



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, May 26, 2022 11:03 AM

To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Brandi Smith (Business License) <bsmith@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Dan Barnes <Daniel.C.Barnes@usace.army.mi>; 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>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; nswafford <nswafford@gainesville.org>; Pam Cravero <Pam.Cravero@hallco.org>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Randi Doveton (Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett <spuckett@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>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>

Subject: Tentative Planning Agenda for June 20, 2022

Good morning,

Here is the Tentative Agenda and Maps for the Monday, June 20, 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, June 2, 2022. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

Thank you–

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – June 6, 2022

OLD BUSINESS

1. [Previously tabled application on Ayoub Botrus to amend conditions of a Planned Commercial Development \(PCD\) on a .36± acre tract located on the south side of Mcever Road approximately 347 feet from its intersection with Waterworks Road; a.k.a. 3053 & 3087 Mcever Road; Zoned PRD; Tax Parcel 07299 002007A & 002007. Proposed Use: auto sales. ** Commission District 2.](#)

NEW BUSINESS

2. [Application of Omar Magana-Gonzalez for a front yard setback variance from 40 feet to 26 feet and rear yard setback variance from 25 feet to 22 feet on a .21± acre tract located on the east side of Waterwood Drive at its intersection with Sherwood Park Lane; a.k.a. 5340 & 5342 Waterwood Drive; Zoned AR-III; Tax Parcel 11131A001029 & 001030. Proposed use: new residence. * Commission District 2.](#)
None
3. [Application of Morgan Davis for a right side yard setback variance from 15 feet to 5 feet on a .98± acre tract located on the west side on Pine Vale Road approximately 548 feet from its intersection with Melinda Lane; a.k.a. 4164 Pine Vale Road; Zoned AR-III; Tax Parcel 15037 000193. Proposed use: detached carport. * Commission District 1.](#)
None
4. [Application of Alpaca Self Store for a road frontage variance from 150 feet to 50 feet on an 12.41± acre tract located on the north side of Nopone Road approximately 683 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: minor subdivision. * Commission District 3.](#)
GDOT Coordination required due to proximity to state route intersection
5. [Application of Alpaca Self Store to rezone from Agricultural Residential- IV \(AR-IV\) and Suburban Shopping \(S-S\) to Planned Commercial District \(PCD\) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: RV & boat storage facility. ** Commission District 3.](#)
GDOT Coordination required due to proximity to state route intersection
6. [Application of Kenneth M. Ley & Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot sub division. ** Commission District 2.](#)
None

7. [Application of Tyrus Brown to rezone from Residential-I \(R-I\) to Planned Residential District \(PRD\) 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 single-family attached development \(4.6 units/acre\) ** Commission District 2.](#)
None
8. [Application of WeStore, LLC to rezone from Agricultural Residential-III \(AR-III\) to Planned Commercial District \(PCD\) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. ** Commission District 1.](#)
GDOT Coordination required if encroaching on GDOT R/W along Lanier Parkway
9. [Application of Salomon Sancen to rezone from Residential-II \(R-II\) to Highway Business \(H-B\) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sale/shop. ** Commission District 4.](#)
GDOT Coordination required
10. [Application of Ramar Land Corporation to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Industrial District \(PID\) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. ** Commission District 3.](#)
GDOT Coordination Required
11. [Application of Henry Whitlow to appeal an administrative decision for a hardship manufactured home, as it relates to §17.350.110 on a 1.01± acre tract on the south side of Reece Circle at its intersection with A L Mangum Road; a.k.a. 3621 Reece Circle; Zoned R-II; Tax Parcel 15014 000056A. Purposed Use: hardship manufactured home. * Commission District 3.](#)
12. Application of Hall County Planning Department to request Planning Commission interpretation regarding the determination of an unclassified use on a 1.10± acre tract located at Watson Circle at its terminus; a.k.a. 3825, 3831, 3853 and, 3861 Watson Circle; Tax parcels 08039 004003, 004009, 004005 and 004004. Proposed use: 4 lot subdivision. * Commission District 2.
None

*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, July 28, 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, July 28, 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
 Planning Commission Clerk
 Hall County Government
 2875 Browns Bridge Road, Gainesville, GA 30504
www.hallcounty.org | 770-531-6810



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
ENGINEERING DIVISION

MEMORANDUM

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

To: Randi Doveton, Director of Planning and Development

From: Srikanth Yamala, Director of Public Works and Utilities

Date: June 2, 2022

Subject: June 20, 2022 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 20, 2022 meeting. Upon review, we provide the following comments:

OLD BUSINESS

1. [Previously tabled application on Ayoub Botrus to amend conditions of a Planned Commercial Development \(PCD\) on a .36± acre tract located on the south side of Mcever Road approximately 347 feet from its intersection with Waterworks Road; a.k.a. 3053 & 3087 Mcever Road; Zoned PRD; Tax Parcel 07299 002007A & 002007. Proposed Use: auto sales. ** Commission District](#)
 - 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 comments
 - c) **Utilities:** Buford Sewer

NEW BUSINESS

2. [Application of Omar Magana-Gonzalez for a front yard setback variance from 40 feet to 26 feet and rear yard setback variance from 25 feet to 22 feet on a .21± acre tract located on the east side of Waterwood Drive at its intersection with Sherwood Park Lane; a.k.a. 5340 & 5342 Waterwood Drive; Zoned AR-III; Tax Parcel 11131A001029 & 001030. Proposed use: new residence. * Commission District 2.](#)
 - a) **Engineering:** No Comments
 - b) **Traffic:** No Comments
 - c) **Utilities:** No Comment
3. [Application of Morgan Davis for a right side yard setback variance from 15 feet to 5 feet on a .98± acre tract located on the west side on Pine Vale Road approximately 548 feet from its intersection with Melinda Lane; a.k.a. 4164 Pine Vale Road; Zoned AR-III; Tax Parcel 15037 000193. Proposed use: detached carport. * Commission District 1.](#)
 - a) **Engineering:** Erosion and sedimentation control.
 - b) **Traffic:** No Comments
 - c) **Utilities:** No Comments



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

4. [Application of Alpaca Self Store for a road frontage variance from 150 feet to 50 feet on an 12.41± acre tract located on the north side of Nopone Road approximately 683 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: minor subdivision. * Commission District 3.](#)

- a) **Engineering:** Recommend joint access driveway for both parcels. Also check with GDOT as this appears to have GDOT right-of-way from 129 construction.
- b) **Traffic:** Future driveways for the proposed parcels may interfere. Suggest dividing frontage evenly between the two new parcels in order to provide adequate space between the two driveways servicing these parcels.
- c) **Utilities:** No Comments

5. [Application of Alpaca Self Store to rezone from Agricultural Residential- IV \(AR-IV\) and Suburban Shopping \(S-S\) to Planned Commercial District \(PCD\) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: RV & boat storage facility. ** 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. Recommend joint access driveway for both parcels. Also, check with GDOT as this appears to have GDOT right-of-way from 129 construction.
- b) **Traffic:** Proposed driveway must meet Hall County commercial standards.
- c) **Utilities:** No sanitary sewer available for this site.

6. [Application of Kenneth M. Ley & Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot sub division. ** 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.
- b) **Traffic:** No Comments
- c) **Utilities:** No Comments

7. [Application of Tyrus Brown to rezone from Residential-I \(R-I\) to Planned Residential District \(PRD\) 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 single-family attached development \(4.6 units/acre\) ** Commission District 2.](#)

- a) **Engineering:** The site may require a stormwater management report, should the site plan indicate the



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

Hall County doesn't allow parking on R/W.

Design speed must be 30 mph for roads.

Is this development multi-family?

- b) **Traffic:** No Comments
- c) **Utilities:** City of Gainesville Sewer.

8. [Application of WeStore, LLC to rezone from Agricultural Residential-III \(AR-III\) to Planned Commercial District \(PCD\) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. ** 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.
- b) **Traffic:** No comments
- c) **Utilities:** City of Flowery Branch Sewer.

9. [Application of Salomon Sancen to rezone from Residential-II \(R-II\) to Highway Business \(H-B\) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sale/shop. ** Commission District 4.](#)

- a) **Engineering:** Need updated survey showing existing conditions.
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:** GDOT Coordination required. Driveway modifications may be necessary. No parking permitted on the right-of-way.
- c) **Utilities:** No comments

10. [Application of Ramar Land Corporation to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Industrial District \(PID\) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. ** 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.
Avoid impacts to FEMA and Hall County flood plain.
- b) **Traffic:** Driveway must be permitted through GDOT.
- c) **Utilities:** Sewer is unavailable; Septic System required.



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

11. [Application of Henry Whitlow to appeal an administrative decision for a hardship manufactured home, as it relates to §17.350.110 on a 1.01± acre tract on the south side of Reece Circle at its intersection with A L Mangum Road; a.k.a. 3621 Reece Circle; Zoned R-II; Tax Parcel 15014 000056A. Purposed Use: hardship manufactured home. * Commission District 3.](#)

a) Engineering: No comments

b) Traffic: No comments

c) Utilities: No comments

12. Application of Hall County Planning Department to request Planning Commission interpretation regarding the determination of an unclassified use on a 1.10± acre tract located at Watson Circle at its terminus; a.k.a. 3825, 3831, 3853 and, 3861 Watson Circle; Tax parcels 08039 004003, 004009, 004005 and 004004. Proposed use: 4 lot subdivision. * Commission District 2.

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: **WESTORE LLC**

REQUEST: **REZONE FROM AR-III TO PCD FOR STORAGE FACILITY**

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: **6-20-2022**

Time: **5:15 p.m.**

and

COUNTY COMMISSION
Date: **7-28-2022**

Time: **6:00 p.m.**

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 373/2022

SUBJECT: Application of Tyrus Brown to rezone from Residential-I (R-I) to Planned Residential District (PRD) 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 single-family attached development. Commission District 2.

Meetings:

Work Session Date: 07/25/22

Voting Meeting Date: 07/28/22

Executive Summary:

Presenter: RD
Recommendation: Denial.

Purpose of Request: Application of Tyrus Brown to rezone from Residential-I (R-I) to Planned Residential District (PRD) 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 single-family attached development (4.6 units/acre). 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	EW	WG
Attorney	Administration	Clerk	
WLI	LJ	JR	

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Renderings
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Public Comments
- Notice Sign Photos



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

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: July 8, 2022

Subject: Application of Tyrus Brown to rezone from Residential-I (R-I) to Planned Residential District (PRD) 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 single-family attached development (4.6 units/acre). Commission District 2.

Application of Tyrus Brown to rezone from Residential-I (R-I) to Planned Residential District (PRD) 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 single-family attached development (4.6 units/acre). Commission District 2.

At their June 20, 2022 meeting, the Hall County Planning Commission voted to recommend denial (4-0) of this request.

There were seven (7) written comments in opposition submitted in advance of the Planning Commission meeting and seven (7) people spoke in opposition during the public hearing on June 20, 2022.

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

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Tyrus Brown

Request Rezone from Residential-I (R-I) to Planned Residential District (PRD)

Proposed Use 44 unit single-family attached development (4.6 units/acre)

Size 9.65± acres

Zoning R-I

Location On Meadow Lane at its terminus; a.k.a. 3596 Meadow Lane; Tax parcel 10105 004089.

Commission District Two

Planning Commission Date June 20, 2022

Staff Recommendation **Denial**

Planning Commission Recommendation: Denial
Vote: 4-0 (Varner Absent)

Applicant Proposal

The applicant is requesting to rezone 9.65± acres from Residential I (R-I) to Planned Residential Development (PRD) in order to develop a 44 unit single-family townhome development. The submitted site plan shows 7 buildings each containing either 5, 6, 7, or 8 units. The gross density of the project is 4.6 units/acre. The submitted narrative and site plan assign a total of 2.86 acres or 30% of the overall site as open space.

The property is located at the end of Meadow Lane, an existing local road. The site plans shows two buildings, containing a total of 11 units along the existing cul-de-sac. A proposed road connects to the cul-de-sac and extends north into the property, before curving to the east and ending in a second cul-de-sac. There are an additional 5 buildings along this road, containing the remaining 33 units, and three areas of on-street guest parking spaces. There is a 50 foot buffer identified around the exterior of the property. Portions of the lots and driveways are located within this buffer, but none of the residences encroach.

There is a creek on the western portion of the property, across which the applicant's site plan depicts a walking path and amenity area for the development. The amenity site includes a pocket park, playground, a half basketball court, and an area for a gazebo and picnic tables.

The applicant's narrative states that the intent of the development is to create more housing and amenities for people moving to the Gainesville area. The narrative continues that the proposed

development will meet the setback requirements as shown in the Hall County Planned Residential Development Code. Water and sewer access will be provided by the City of Gainesville and trash pick-up will be provided by Red Oaks Sanitation.

History and Existing Land Uses

The subject property is approximately 9.65± acres of undeveloped and vacant property. No development plans have been submitted for this tract, according to zoning records, and the current zoning designation appears to be original to the tract.

The surrounding parcels are developed with single-family residential uses. The property is bordered to the north by Country Club Gardens subdivision and Hardy Hills Subdivision is to the south. Both subdivisions were developed and recorded as subdivisions with the Hall County Clerk of Court in the 1960's.

Comprehensive Plan Land Use Designation

The Hall County Comprehensive Plan identifies the subject property and surrounding area as "Lake Area Residential". This land use category includes low-density residential development and neighborhoods. Land use patterns are similar to Residential Areas, and there is orientation toward Lake Lanier in terms of development and flexibility in use of single-family homes. The area includes the 500-foot buffer around the lake, wherein properties have the potential to be zoned Vacation Cottage District in order for single-family homes to be used as short-term vacation rentals. Future development will continue to be detached, single family homes at low densities in addition to less intensive agricultural uses that are found in the northwestern part of the area.

The Lake Area Residential category recommends 1 unit per acre. The proposed development standards would allow an alternative housing option to the conventional single-family construction in a rapidly growing area of Hall County. However, the proposed gross density of over four units/acre is would be inconsistent with the vision the Comprehensive Plan describes.

The proposed use is not consistent with the Comprehensive Plan.

Development Support and Constraints

Hall County Environmental Health

In an email dated May 31, 2022 Emily McGahee stated, "No comment. Public sewer"

Hall County Fire Services

No comments were provided in relation to this request.

Per Hall County GIS, the subject parcel is located approximately 2.6 miles from Hall County Fire Station 16, located at 4209 Shirley Road. There is a fire hydrants located in front 3584 Meadow Lane.

Hall County Public Works and Utilities

In a memorandum dated June 2, 2022, Srikanth Yamala, Director of Public Works and Utilities, stated the following:

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 buffer and impervious setback from wooded vegetation, not centerline of creek. Hall County doesn't allow parking on R/W. Design speed must be 30 mph for roads. Is this development multi-family?

Traffic:

No comments.

Utilities:

City of Gainesville Sewer.

Hall County Tax Assessors

No comments were provided in relation to this request.

Gainesville Water Resources

The applicant has submitted a capacity assurance statement from the City of Gainesville Water Resources Department that speaks to both water and sewerage capacity.

Georgia Department of Transportation

In an email dated June 1, 2021 Parker Niebauer confirmed that this project will not require GDOT coordination.

Zoning Analysis

- The proposed development is not consistent with the Hall County Comprehensive Plan. The proposed development standards provide alternative housing options located in a growing region but at a greater residential density than the one unit per acre as described in the Plan.
 - The development proposes 44 multifamily townhomes on 9.65 acres for a gross density of 4.6x units per acre.
 - There is a discrepancy in the proposed number of units. When calculating the total number of units based on building type it appears there are 46 proposed units as opposed to 44 (the 7 unit building was calculated at 5 units, see note table on site plan).
- A PRD allows for more flexibility in the design and development of the property. This provides for a mixture of housing types and encourages maximum use of natural features, through proper site planning measures. The development should conform to the existing character and development pattern of the surrounding area.
- §17.180.060.B.4. - *Dimensional standards for multi-family residences*: The development controls for the development shall be detailed (lot coverage, setbacks, building heights, lot

area, etc.). Minimum standards for multi-family residences in a planned residential development are as follows:

- a. *Lot area*: The minimum lot area for lots without access to sanitary sewer shall be determined by the requirements of the county environmental health department. The following lot area standards apply to lots served by sanitary sewer:
 - For a two-story or greater multi-family residence with the minimum three dwelling units, the minimum lot area standard of 40,000 square feet will apply.
 - For each additional unit in a two-story or greater multi-family residence over three dwelling units, the minimum additional lot area standard of 4,000 square feet will apply.
- The proposed development **meets** this standard according to the following standard.

Building Type	Number	Formula	Minimum Lot Area
5 units	1	$40,000 + (4,000 \times 2)$	48,000 square feet
6 units	3	$(40,000 + (4,000 \times 3)) \times 3$	156,000 square feet
7 units	1	$40,000 + (4,000 \times 4)$	56,000 square feet
8 units	2	$40,000 + (4,000 \times 5)$	60,000 square feet
Area required for the proposed 44 units-Total			320,000 sq. ft. / 7.35 acres

- §17.180.060.B.5 – *Buffers*: A minimum 50 foot planted buffer shall be established along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened.
 - The proposed development **meets** this standard according to the submitted site plan and description in the submitted narrative.
- §17.180.060.B.6 – *Landscape requirements* requires that all requirements of §17.280, Tree Protection, shall be met, and in addition, a minimum of 2 trees per lot shall be provided or preserved in the front, side, or rear yard. Trees that are provided or preserved to meet the two trees per lot may not be counted toward the overall development's tree density unit requirements.
 - The applicants narrative and site plan do not include information regarding landscape plans for the development.
- §17.180.060.B.7.b requires that all PRDs construct sidewalks on both sides of the streets that are a minimum of five feet wide.
 - The applicant's site plan includes sidewalks through the majority of the development. It appears where they are not included on the site plan that it is due to a stream buffer requirement. The proposed development **meets** this standard.
- §17.180.060.B.8 requires that there shall be a minimum of at least thirty percent (30%) of the gross tract area provided in open space.
 - The applicant has proposed to retain 2.86 acres / 30% of the property for open space. The proposed development **meets** this standard.
- §17.180.060.B.9 provides architectural standards for all planned residential developments. Alternatively, detailed architectural design guidelines and standards can

be submitted by the applicant to include garage types and placement, elevations of all sides, building materials, etc.

- All facades of all residences, including single-family, two-family, and/or multi-family, and any non-residential buildings shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.
 - No architectural renderings were submitted with the application no were descriptions provided in the project narrative. It **cannot be determined** if the standard is met.
- Garage placement: Townhouses fronting a minor street may be front or rear loaded.
 - No architectural renderings were submitted with the application no were descriptions provided in the project narrative. It **cannot be determined** if the standard is met.
- §17.180.060.B.11 relates to the United States Postal Service (USPS) policy that all new subdivisions and new phases of existing subdivisions are required to provide *Cluster mailbox unit (CBU)* for regular mail service delivery. A CBU is a structure or shelter housing multiple mailbox units to serve each residential dwelling of the development for the express purpose of regular mail delivery provided by the USPS.
 - The proposed development **meets** this standard.

Staff Recommendation

Staff recommends **denial** of the application for the following reasons:

1. The proposed zoning to PRD does not comply with the Comprehensive Plan designation of Lake Area Residential that recommends 1 unit per acre.
2. The proposed townhome development is not in character with the established single-family detached neighborhood that surrounds the property.
3. The street access to the proposed development is through an established single-family neighborhood without direct access to an arterial or collector road to support the increased density and traffic. Meadow Lane (Plat Book 31, Page 4) does not meet current county standards as the pavement width varies between 16' and 18' with a 40-foot right of way.

If the Board chooses to approve the application for PRD, staff recommends the following conditions:

1. The development shall generally occur as described in the site plan project narrative, modified for compliance with zoning conditions, Hall County regulations, and any other regulatory agencies at time of development.
2. The development shall not exceed 7 buildings with a maximum of 44 attached single family dwelling units. The overall site density shall not exceed 4.6 dwelling units per acre.
3. No building shall exceed 8 attached single family units as depicted on the concept plan received 5-25-22 by Day Design Group.
4. The following standards shall apply to the development:
 - a. Setbacks:

1. Front – 20 feet from ROW, with the garage door located a minimum of 20 ft.
from the edge of the sidewalk nearest the dwelling.
 2. Side –10 feet to external property line/ 20 feet from adjacent building
 3. Rear – 20 feet from adjacent property
- b. Minimum heated floor area – 1,450 sq. ft.
 - c. A minimum of 2 off-street parking spaces will be provided per dwelling unit
 - d. There shall be a minimum of 18 guest parking spaces, spaced evenly through the buildings, as shown on the concept plan received 5-25-22 by Day Design Group.
 - e. With the exception of required stormwater or utility improvements and the amenity area, existing trees and a vegetative buffer will remain undisturbed.
 - f. All facades shall be finished with a combination of brick, stone, stucco, or fiber cement type siding. Front facades shall incorporate changes in these materials to alter color or texture. Vinyl siding shall be prohibited
 - g. Materials and colors for exterior finishes shall be reviewed and approved by the Planning Director or their designee prior to construction.
 - h. Each townhome shall have a single-car garage with a door that is no wider than 50% of the front façade of the individual unit.
 - i. The development shall meet or exceed the required 30% Open Space for a PRD. The open space location shall be identified on the Preliminary and Final Plats.
 - j. The area of the stormwater detention area shall not count in the calculation of the minimum required open space in accordance with §17.430.100 through §17.430.150.
 - k. The proposed stormwater detention area shall be on a separate lot with a minimum of 20' wide access to the proposed public road.
 - l. The proposed streets shall be designed to Hall County Public Works standards for a proposed future public right of way dedication.

Excerpts from the minutes of the June 20, 2022 meeting

Applicant's Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Tyrus Brown, 3478 Lakeside Drive, Atlanta, presented the request.

Jesse Fink, 210 James Avenue, Temple, presented the request. The applicant stated that they want to develop affordable homes on the property. The applicant stated that there is a road with no easement to connect to the proposed road. The applicant stated that the abandoned lot is heavily unkept and home to illegal dumping. The applicant stated that there will be a wooden bridge to cross the stream leading to a community amenity.

Joshua Greene, 3203 Long Iron Drive, Lawrenceville, presented the request. The applicant stated that he wanted to address some of the public comments regarding the density for the property. The applicant stated that they want to provide affordable housing as the county is

growing and this is a in a desirable area. The applicant stated that the vegetation will still be able to provide privacy.

Rebuttal

Mr. Brown stated that the amenities would be for the people living in the community. Mr. Greene stated that the HOA will be able to contain a lot of the noise and maintain safety. Mr. Greene stated that they can cut back on number of units and make adjustments to the cul-de-sac. Mr. Greene stated that they understand that the proposed development is different from what is already existing but change is coming to Gainesville. Mr. Green stated that they want to keep the aesthetic as is and not take away from it.

Public Forum:

Jacky Cloyes, 3673 Green Crest Road, Gainesville, spoke in opposition. Concerns were basketball court, water runoff, sewer, crime, traffic and overflow of people.

Vickie Sanders, 3590 Meadow Lane, spoke in opposition. Concerns were the narrow road, traffic, density, lights, and buffers.

Pam Helton, 3670 Collins Drive, Gainesville, spoke in opposition. Concerns were home styles, safety, street lights, and number of townhomes per acreage.

Edna Rogers, 3655 Green Crest Road, Gainesville, spoke in opposition. Concerns were home styles, environmental disturbance, amenities, and narrow road.

Adam Allison, 3659 Green Crest Road, Gainesville, spoke in opposition. Concerns were open space, unit size, density, and not matching the County's comprehension plan.

Dale Cowart, 3584 Meadow Lane, Gainesville, spoke in opposition. Concerns were traffic, noise, and safety.

Chris Spruce, Meadow Lane, Gainesville, spoke in opposition. Concerns were overflow, traffic, narrow road, and safety.

Planning Commission Comments:

Mr. Hunt questioned if the homes would be for sale or for rent. Mr. Greene stated that they will be for sale and there will be a Home Owners Association in place. Mr. Hunt questioned how they plan to gate the community at the cull de sac. Mr. Fink stated that they have a concept plan that can accommodate. Mr. Braswell questioned the number of bedroom and bathrooms. Mr. Greene stated that all the units will be three bedrooms, two baths, with a one car garage. Ms. Pilcher questioned the width of the garage door. The applicant stated they would be 9 inches wide. Mr. Hunt stated that the cul-de-sac at the end of the development was not compliant with buffers. Ms. Pilcher questioned the price point of the proposed townhomes. Mr. Greene stated they would range from \$250k to \$300k. Mr. Bell stated that this application is a perfect example of spot zoning.

Mr. Braswell stated that the width of Meadow Lane was a cause for concern with the proposed development when it comes to safety.

Motion: A motion to deny 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 | f: 770-531-3902



ZONING APPLICATION

Applicant (Name & Mailing Address)

Tyrus Brown
 3478 Lakeside Dr
 Apt. 2001, Atlanta GA 30326
 Phone 901-900-3142
 Email Address 901tucker@gmail.com
 Proposed Use Multi-Family Zoning

Property Owner (Name & Mailing Address)

Tyrus Brown
 3478 Lakeside Dr
 Apt. 2001, Atlanta GA 30326
 Phone 901-900-3142
 Email Address 901tucker@gmail.com

Contact Person (Name & Mailing Address)

Tyrus Brown
 3478 Lakeside Dr
 Apt. 2001, Atlanta GA 30326
 Phone 901-900-3142
 Email Address 901tucker@gmail.com
 Tax Parcel Number 10105 004089
 Location Address 3596 Meadowlane, Gainesville, GA 30506

Status of Applicant

- Owner
- Option to Purchase
- Area Resident
- Other

Requested Action

Existing Zoning: R1
 Rezone to: PRD
 Fee: \$ 550.00
 Receipt #: 858990
 Check #: _____

Acreage 9.538

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

Sign Tyrus Brown Date: 4/27/2022

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: _____ Taken by: DAVID
 Tentative Planning Commission Date: 6/20 Tentative County Commission Date: 7/28
 County Commission District: _____

20N 2082-00020

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



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: \$0.00

Date of Contribution: _____

Applicant's/Owner's Signature: Tyrus JB

Date: 2/28/2022

Applicant's/Owner's Name (Printed): Tyrus Brown

Project Narrative for Gardens on Meadow Lane

Location- 3596 Meadow Lane, Gainesville, GA 30506

Acreage- 9.538 +/-

Applicant- Tyrus Brown

Summary

The accompanying application seeks zoning district change from R-1 (Residential Single Family) to PRD (Planned Residential Development) for 9.538 +/- acres. The property is located at 3596 Meadow Lane. Parcel Number 10105004089. The intent is to create more housing and amenities for people, as this area is steadily growing. The demand for affordable housing has increased due to the number of people moving into Gainesville, therefore we want to meet that need and provide affordable housing, along with family amenities including a playground park, nature trail, and sporting area for the tenants.

This site will be in compliance with the setback requirements as shown in the Hall County Planned Residential Development Code. There are standard required buffers set in place to avoid abutting properties. Street lights will be provided by Jackson EMC. Trash pickup will be through Red Oak Sanitation. The road has been made for trash pickup for the residents. The provisions for water to the units have been approved by City of Gainesville Water and Sewer. The City of Gainesville owns and operates an existing 6-inch DIP water main and a 12-inch gravity sanitary sewer located on and adjacent from the subject property. This will give us water access for all units on this property. Waste water disposal will be handled accordingly. There will be a water detention pond on the property as well.

After doing research in this particular area of Gainesville, we found there are several new construction projects of homes and

neighborhoods for the growing area within a 2-mile radius. We want to come in and provide new construction affordable housing for this growing area.



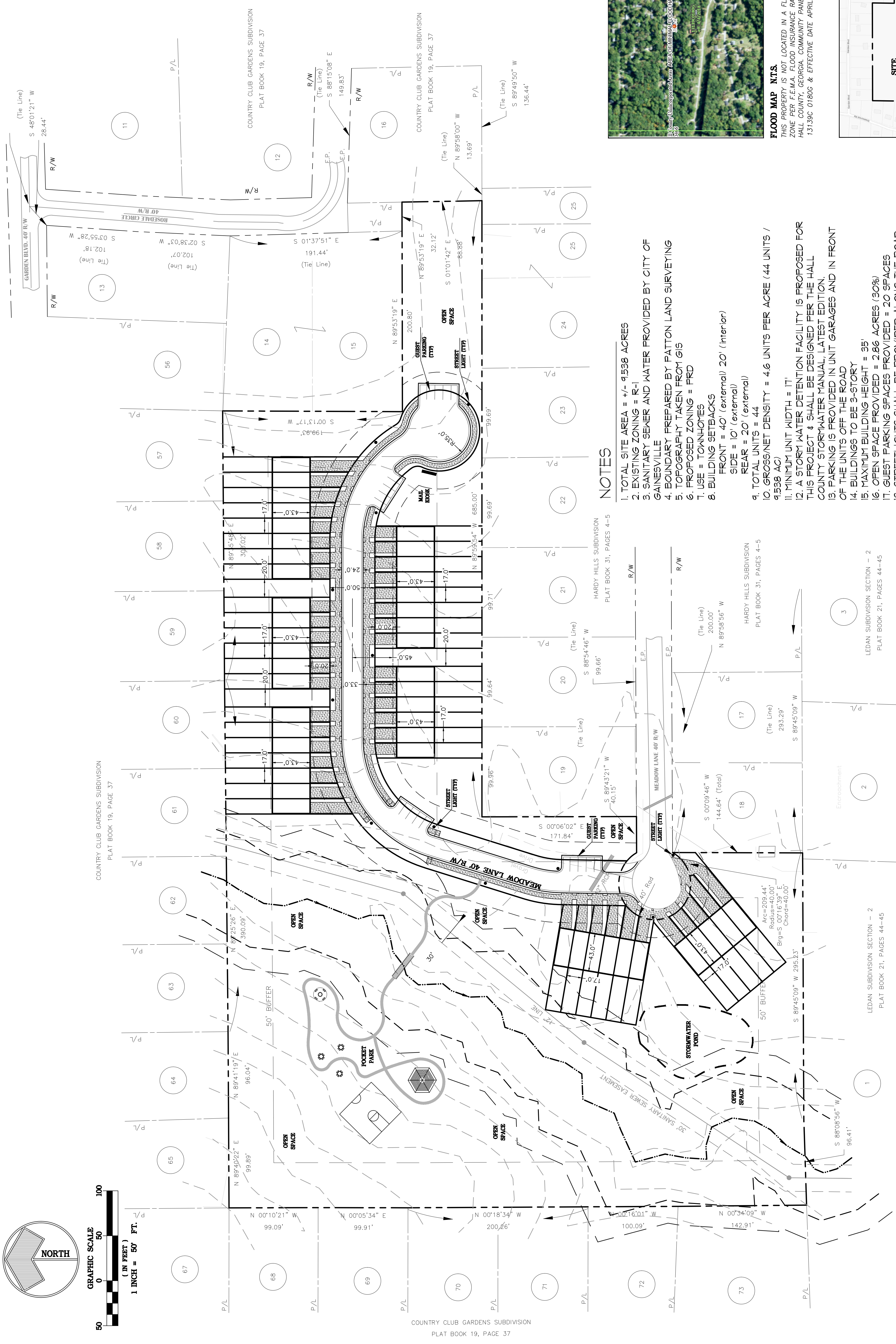
www.daydesigngroup.com
 P.O. BOX 848
 BUFORD, GA 30515
 (770) 271-4676
 (706) 389-8568
 DAY DESIGN GROUP, Inc.

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 SITE PLANNING

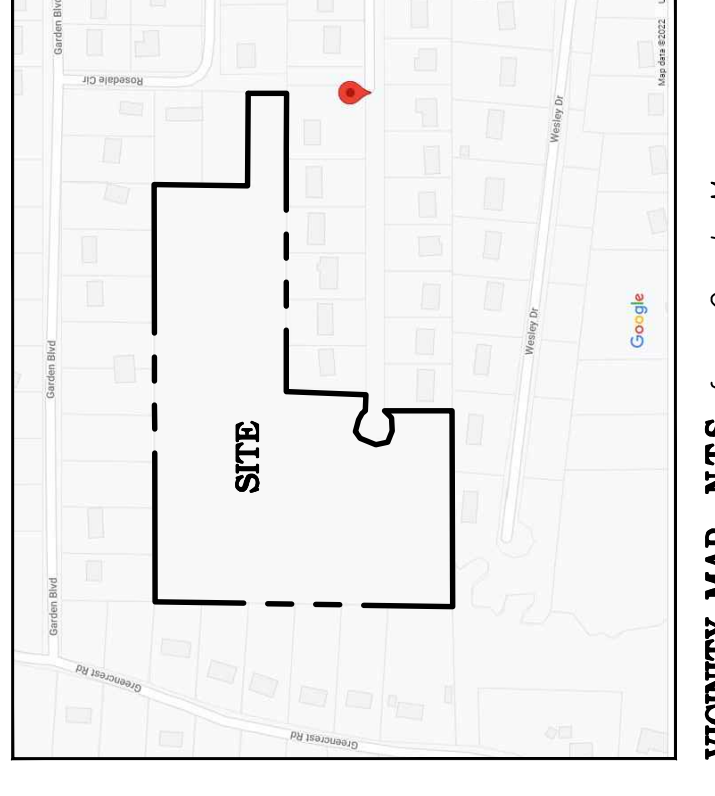
REZONING CONCEPTUAL SITE PLAN
 FOR
THE GARDENS ON MEADOW LANE
 A TOWNHOME COMMUNITY
 LOCATED IN
 LAND LOT 105, 10TH DISTRICT, PARCEL 10105 004089
 3596 MEADOW LANE, HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

DATE: 02/28/22
 DRAWN BY: BHD
 JOB NO.: 22-107
 SHEET
1
 OF
1



FLOOD MAP N.T.S.
 THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. FLOOD INSURANCE RATE MAPS OF HALL COUNTY, GEORGIA. COMMUNITY PANEL NOS. 13139C 0180C & EFFECTIVE DATE APRIL 4, 2018



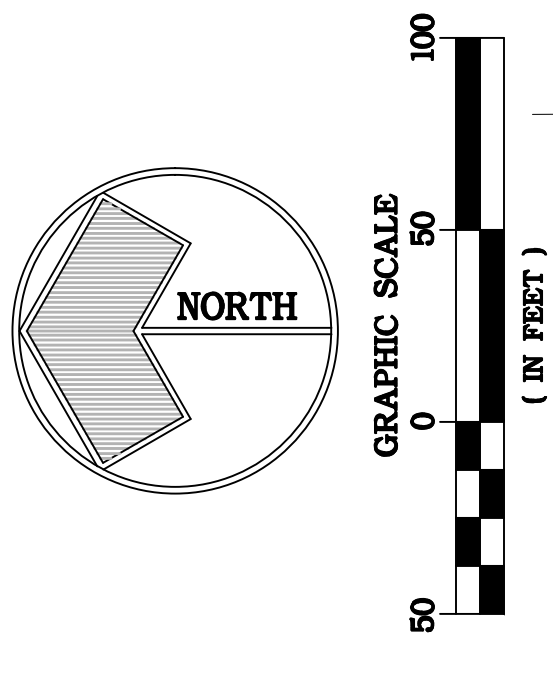
VICINITY MAP N.T.S. from Google Maps

NOTES

- TOTAL SITE AREA = +/- 91538 ACRES
- EXISTING ZONING = R-1
- SANITARY SEWER AND WATER PROVIDED BY CITY OF GAINESVILLE
- BOUNDARY PREPARED BY PATTON LAND SURVEYING
- TOPOGRAPHY TAKEN FROM GIS
- PROPOSED ZONING = FRD
- USE = TOWNHOMES
- BUILDING SETBACKS
 FRONT = 40' (external) 20' (interior)
 SIDE = 10' (external)
 REAR = 20' (external)
- TOTAL UNITS = 44
- GROSS/NET DENSITY = 4.6 UNITS PER ACRE (44 UNITS / 91538 AC)
- MINIMUM UNIT WIDTH = 11'
- A STORY WATER DETENTION FACILITY IS PROPOSED FOR THIS PROJECT & SHALL BE DESIGNED PER THE HALL COUNTY STORMWATER MANUAL, LATEST EDITION
- PARKING IS PROVIDED IN UNIT GARAGES AND IN FRONT OF THE UNITS OFF THE ROAD
- BUILDINGS TO BE 3-STORY
- MAXIMUM BUILDING HEIGHT = 35'
- OPEN SPACE PROVIDED = 2.86 ACRES (30%)
- GUEST PARKING SPACES PROVIDED = 20 SPACES
- STREETLIGHTS SHALL BE PROVIDED ALONG THE ROAD PER POWER COMPANY DESIGN

BLDG MATRIX

BLDG TYPE	NO.	TOTAL
8 UNIT	2	16
1 UNIT	1	5
6 UNIT	3	18
5 UNIT	1	5
4 UNIT	0	0
3 UNIT	0	0
TOTAL	44	44



OWNER/DEVELOPER
 TUCKER MULTIFAMILY DEVELOPMENT
 3596 MEADOW LANE
 GAINESVILLE, GA, 30506
 (404) 449-9856

24-HOUR CONTACT
 MR. TYRUS BROWN
 (404) 449-9356

ENGINEERING CONTACT:
 DAY DESIGN GROUP, INC.
 BRYAN H. DAY
 (770) 271-4676
 bhd@daydesigngroup.com

SURVEY CONTACT
 PATTON LAND SURVEYING
 419 BRADFORD STREET
 GAINESVILLE, GA 30503
 CHRIS PATTON
 770-532-6492

COUNTRY CLUB GARDENS SUBDIVISION
 PLAT BOOK 19, PAGE 37

COUNTRY CLUB GARDENS SUBDIVISION
 PLAT BOOK 19, PAGE 37

HARDY HILLS SUBDIVISION
 PLAT BOOK 31, PAGES 4-5

HARDY HILLS SUBDIVISION
 PLAT BOOK 31, PAGES 4-5

LEDAN SUBDIVISION SECTION - 2
 PLAT BOOK 21, PAGES 44-45

LEDAN SUBDIVISION SECTION - 2
 PLAT BOOK 21, PAGES 44-45

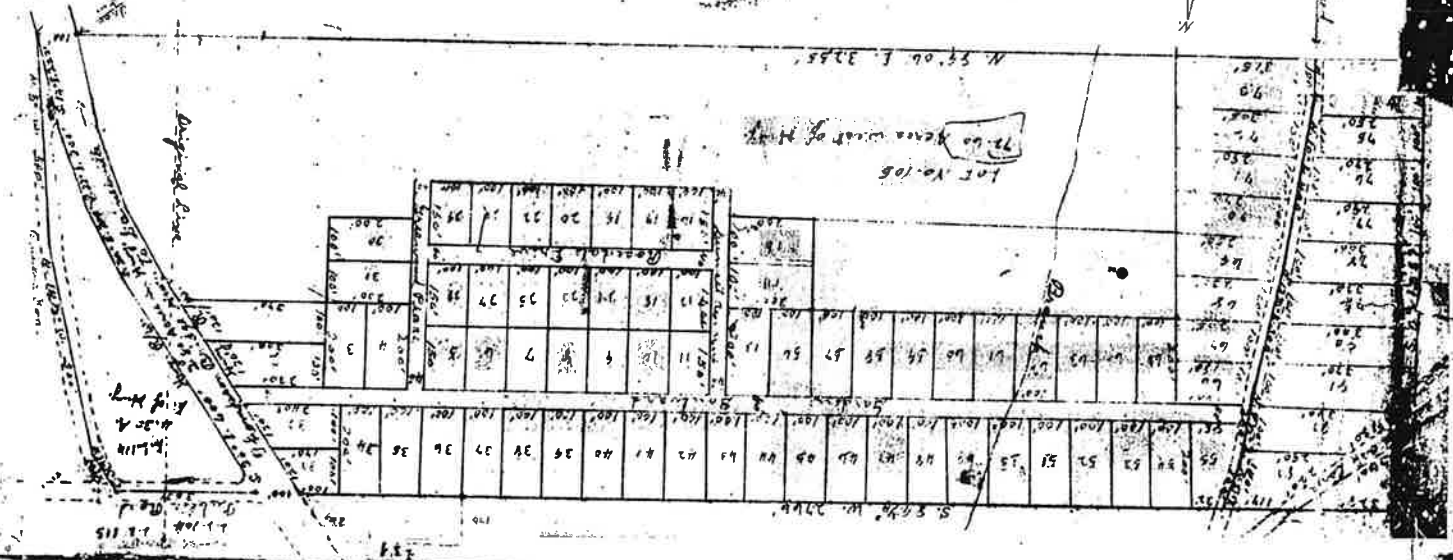
26

STATE OF GEORGIA
 COUNTY OF HALL
 SURVEYOR
 THAD S. THOMAS
 CIVIL ENGINEER
 No. 1200
 State of Georgia
 License No. 1200
 State of Georgia
 License No. 1200

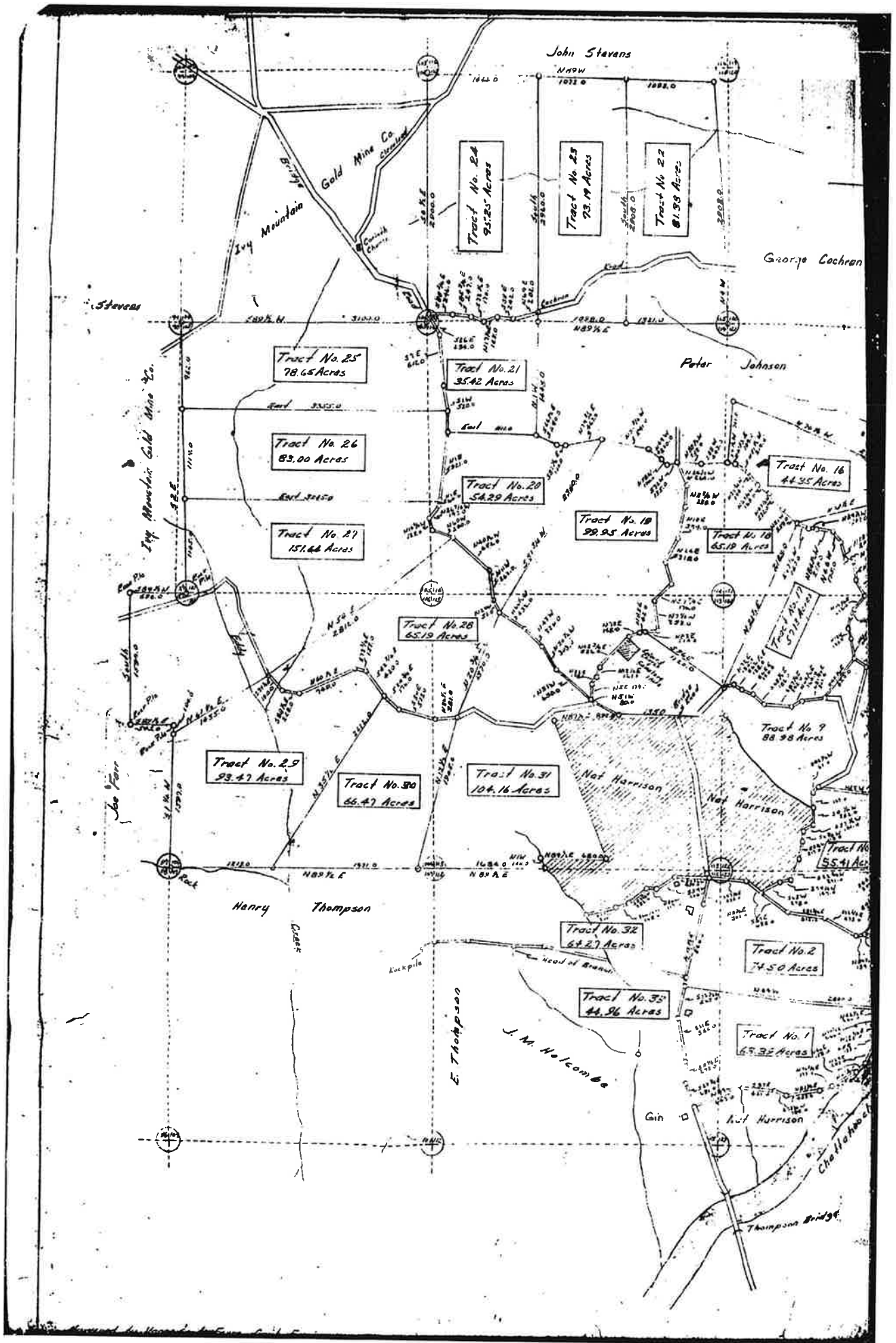


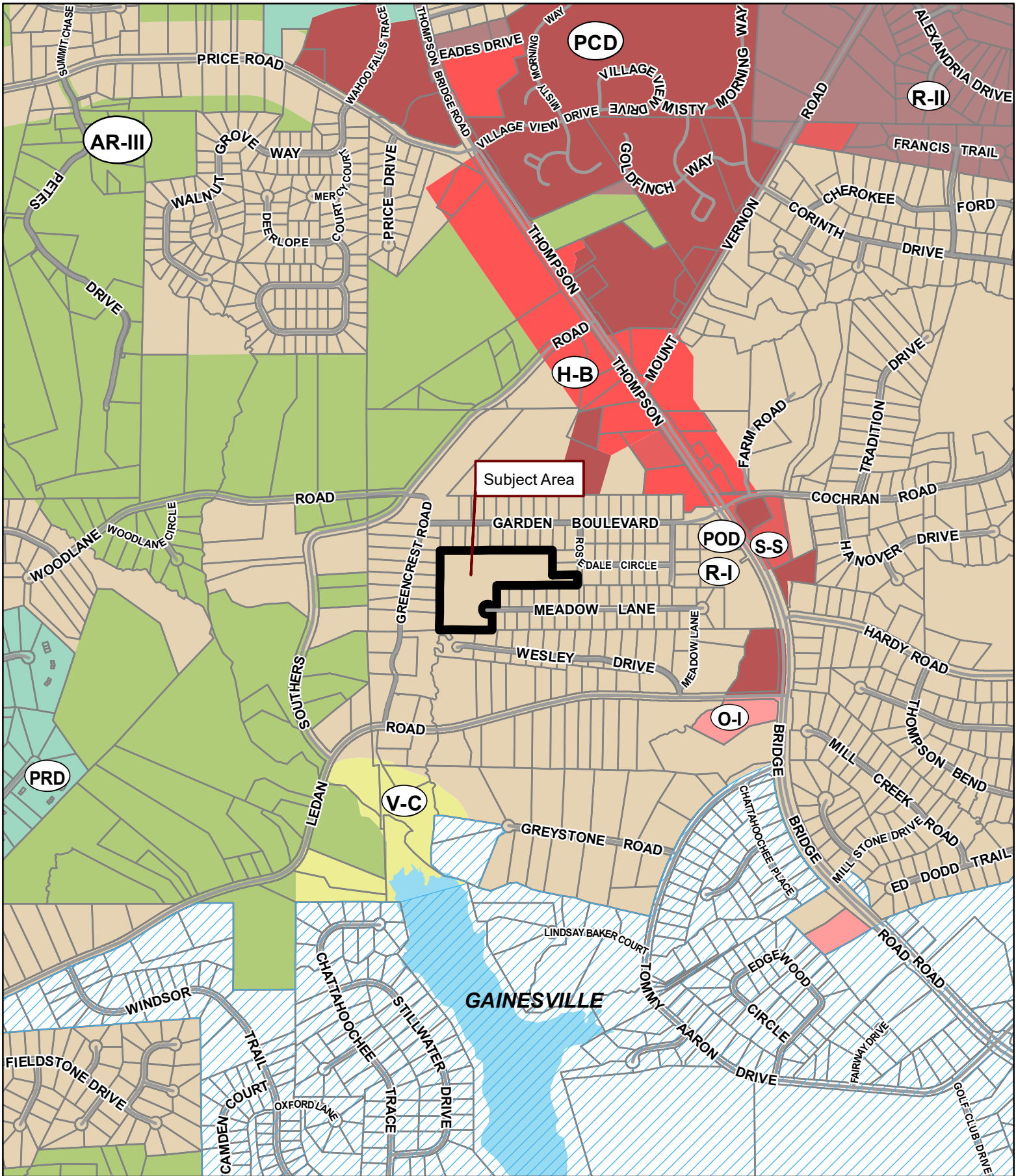
Pratt Street Road

Lot No. 105
 72-60 Area west of Hwy

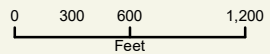


1972
 2/20

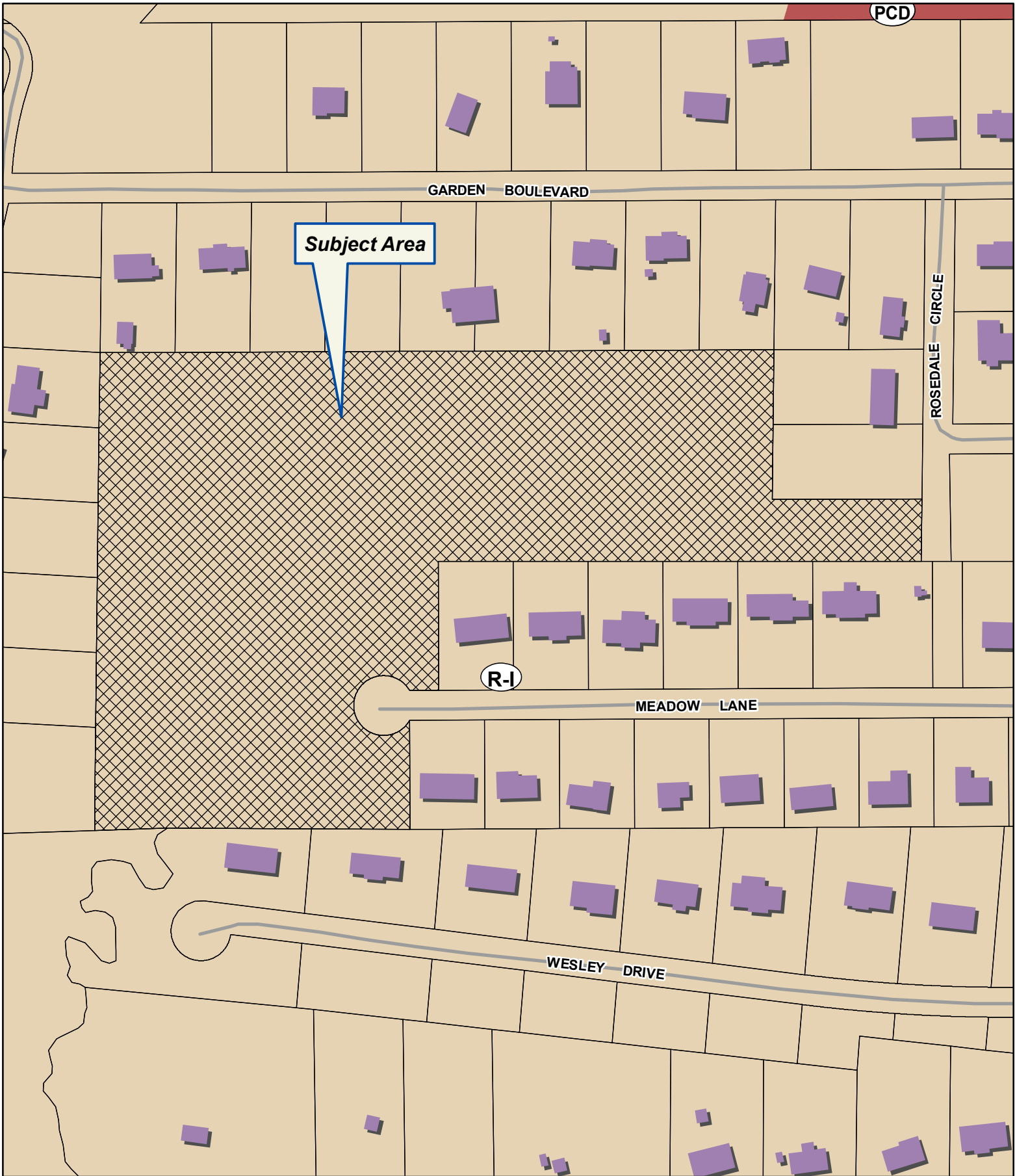




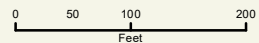
Applicant: TYRUS BROWN
Tax Parcel #: 10105 004089
Location: 3596 MEADOW LANE, GAINESVILLE, GA 30506
Commission District 2 **PC Mtg. Date:** 06/20/2022



- Zoning Boundary
 - ▨ City Limits
 - Subject Area
 - Structure
- N
↑



Applicant: TYRUS BROWN
Tax Parcel #: 10105 004089
Location: 3596 MEADOW LANE, GAINESVILLE, GA 30506
Commission District 2 **PC Mtg. Date:** 06/20/2022



- Zoning Boundary
- ▭ City Limits
- ▨ Subject Area
- ▭ Structure





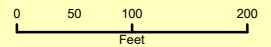
Applicant: TYRUS BROWN




Tax Parcel #: 10105 004089

Location: 3596 MEADOW LANE, GAINESVILLE, GA 30506

Commission District 2

PC Mtg. Date: 06/20/2022



-  Zoning Boundary
-  City Limits
-  Subject Area





Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, May 31, 2022 8:13 AM
To: Randi Doveton (Planning); Anael Dominguez (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 6.20.22

Please find Environmental Health comments below:

Item 1, 3053, 3087 McEver Road, Botrus: No parking of stock, employee, or customer vehicles on top of or within 5' of drainline or 10' from septic tank. Environmental Health will not approve any additional paved/gravel parking on parcel.

Item 2, 5340, 5342 Waterwood Drive, Gonzalez: Must meet all Environmental Health residential septic system permitting requirements. Septic system issued to property (OSC 5804) has expired. A new septic permit must be issued prior to application for building permit.

Item 3, 4164 Pine Vale, Davis: The detached carport was approved by Environmental Health on 4.27.22.

Item 4, 4151 Nopone Road, Alpaca Self Store: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 5, 4151 Nopone Road, Alpaca Self Store: No comment. Proposed structures will have no plumbing per applicant.

Item 6, 3385 North Waterworks Road, Ley: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Environmental Health has preliminarily reviewed the submitted plat during Plat Review process and can stamp the plat for recordation with the Clerk of Courts.

Item 7, 3596 Meadow Lane, Brown: No comment. Public sewer.

Item 8, 5086 Hog Mountain Road, WeStore: Must meet all Environmental Health commercial septic system permitting requirements. It appears that the proposed covered boat and RV storage facilities are on top of or do not meet required setbacks to the proposed septic system in HDV2021-00068. 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. A combination plat was submitted for county review on May 19; however, comments have not been provided to the applicant as of this date.

Item 9, 1275 Atlanta Hwy, Sancen: No public restroom to be permitted. No additional structures or driveway expansions to be permitted. Do not drive, park, or store equipment on top of any part of septic system.

Item 10, 3401 Athens Hwy, Ramar Land Corp.: Must meet all Environmental Health commercial septic system permitting requirements if able to be permitted by Environmental Health. Non-domestic wastewater treatment and disposal may be required to be permitted through EPD. Further determination will be made during the civil plan review process. A detailed business plan and detailed waste stream analysis (including flow) 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.

Item 11, 6321 Reece Circle, Whitlow: Must meet all Environmental Health residential septic system permitting requirements.

Item 12, 3825, 3831, 3853, 3861 Watson Circle: The four proposed lots are considered Lots of Record by Environmental Health.

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: Wednesday, June 1, 2022 6:06 PM
To: Anael Dominguez (Planning); Randi Doveton (Planning)
Cc: Chavers, Veronica E; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for June 20, 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

DITO Traffic Operations Supervisor



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, May 26, 2022 11:03 AM

To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Brandi Smith (Business License) <bsmith@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Dan Barnes <Daniel.C.Barnes@usace.army.mi>; 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>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; nswofford <nswafford@gainesville.org>; Pam Cravero <Pam.Cravero@hallco.org>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Randi Doveton (Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett <spuckett@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>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>

Subject: Tentative Planning Agenda for June 20, 2022

Good morning,

Here is the Tentative Agenda and Maps for the Monday, June 20, 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, June 2, 2022. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

Thank you–

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – June 6, 2022

OLD BUSINESS

1. [Previously tabled application on Ayoub Botrus to amend conditions of a Planned Commercial Development \(PCD\) on a .36± acre tract located on the south side of Mcever Road approximately 347 feet from its intersection with Waterworks Road; a.k.a. 3053 & 3087 Mcever Road; Zoned PRD; Tax Parcel 07299 002007A & 002007. Proposed Use: auto sales. ** Commission District 2.](#)

NEW BUSINESS

2. [Application of Omar Magana-Gonzalez for a front yard setback variance from 40 feet to 26 feet and rear yard setback variance from 25 feet to 22 feet on a .21± acre tract located on the east side of Waterwood Drive at its intersection with Sherwood Park Lane; a.k.a. 5340 & 5342 Waterwood Drive; Zoned AR-III; Tax Parcel 11131A001029 & 001030. Proposed use: new residence. * Commission District 2.](#)
None
3. [Application of Morgan Davis for a right side yard setback variance from 15 feet to 5 feet on a .98± acre tract located on the west side on Pine Vale Road approximately 548 feet from its intersection with Melinda Lane; a.k.a. 4164 Pine Vale Road; Zoned AR-III; Tax Parcel 15037 000193. Proposed use: detached carport. * Commission District 1.](#)
None
4. [Application of Alpaca Self Store for a road frontage variance from 150 feet to 50 feet on an 12.41± acre tract located on the north side of Nopone Road approximately 683 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: minor subdivision. * Commission District 3.](#)
GDOT Coordination required due to proximity to state route intersection
5. [Application of Alpaca Self Store to rezone from Agricultural Residential- IV \(AR-IV\) and Suburban Shopping \(S-S\) to Planned Commercial District \(PCD\) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: RV & boat storage facility. ** Commission District 3.](#)
GDOT Coordination required due to proximity to state route intersection
6. [Application of Kenneth M. Ley & Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot sub division. ** Commission District 2.](#)
None

7. [Application of Tyrus Brown to rezone from Residential-I \(R-I\) to Planned Residential District \(PRD\) 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 single-family attached development \(4.6 units/acre\) ** Commission District 2.](#)
None
8. [Application of WeStore, LLC to rezone from Agricultural Residential-III \(AR-III\) to Planned Commercial District \(PCD\) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. ** Commission District 1.](#)
GDOT Coordination required if encroaching on GDOT R/W along Lanier Parkway
9. [Application of Salomon Sancen to rezone from Residential-II \(R-II\) to Highway Business \(H-B\) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sale/shop. ** Commission District 4.](#)
GDOT Coordination required
10. [Application of Ramar Land Corporation to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Industrial District \(PID\) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. ** Commission District 3.](#)
GDOT Coordination Required
11. [Application of Henry Whitlow to appeal an administrative decision for a hardship manufactured home, as it relates to §17.350.110 on a 1.01± acre tract on the south side of Reece Circle at its intersection with A L Mangum Road; a.k.a. 3621 Reece Circle; Zoned R-II; Tax Parcel 15014 000056A. Purposed Use: hardship manufactured home. * Commission District 3.](#)
12. Application of Hall County Planning Department to request Planning Commission interpretation regarding the determination of an unclassified use on a 1.10± acre tract located at Watson Circle at its terminus; a.k.a. 3825, 3831, 3853 and, 3861 Watson Circle; Tax parcels 08039 004003, 004009, 004005 and 004004. Proposed use: 4 lot subdivision. * Commission District 2.
None

*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, July 28, 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, July 28, 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
 Planning Commission Clerk
 Hall County Government
 2875 Browns Bridge Road, Gainesville, GA 30504
www.hallcounty.org | 770-531-6810



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
ENGINEERING DIVISION

MEMORANDUM

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

To: Randi Doveton, Director of Planning and Development

From: Srikanth Yamala, Director of Public Works and Utilities

Date: June 2, 2022

Subject: June 20, 2022 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 20, 2022 meeting. Upon review, we provide the following comments:

OLD BUSINESS

1. [Previously tabled application on Ayoub Botrus to amend conditions of a Planned Commercial Development \(PCD\) on a .36± acre tract located on the south side of Mcever Road approximately 347 feet from its intersection with Waterworks Road; a.k.a. 3053 & 3087 Mcever Road; Zoned PRD; Tax Parcel 07299 002007A & 002007. Proposed Use: auto sales. ** Commission District](#)
 - 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 comments
 - c) **Utilities:** Buford Sewer

NEW BUSINESS

2. [Application of Omar Magana-Gonzalez for a front yard setback variance from 40 feet to 26 feet and rear yard setback variance from 25 feet to 22 feet on a .21± acre tract located on the east side of Waterwood Drive at its intersection with Sherwood Park Lane; a.k.a. 5340 & 5342 Waterwood Drive; Zoned AR-III; Tax Parcel 11131A001029 & 001030. Proposed use: new residence. * Commission District 2.](#)
 - a) **Engineering:** No Comments
 - b) **Traffic:** No Comments
 - c) **Utilities:** No Comment
3. [Application of Morgan Davis for a right side yard setback variance from 15 feet to 5 feet on a .98± acre tract located on the west side on Pine Vale Road approximately 548 feet from its intersection with Melinda Lane; a.k.a. 4164 Pine Vale Road; Zoned AR-III; Tax Parcel 15037 000193. Proposed use: detached carport. * Commission District 1.](#)
 - a) **Engineering:** Erosion and sedimentation control.
 - b) **Traffic:** No Comments
 - c) **Utilities:** No Comments



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

4. [Application of Alpaca Self Store for a road frontage variance from 150 feet to 50 feet on an 12.41± acre tract located on the north side of Nopone Road approximately 683 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: minor subdivision. * Commission District 3.](#)

- a) **Engineering:** Recommend joint access driveway for both parcels. Also check with GDOT as this appears to have GDOT right-of-way from 129 construction.
- b) **Traffic:** Future driveways for the proposed parcels may interfere. Suggest dividing frontage evenly between the two new parcels in order to provide adequate space between the two driveways servicing these parcels.
- c) **Utilities:** No Comments

5. [Application of Alpaca Self Store to rezone from Agricultural Residential- IV \(AR-IV\) and Suburban Shopping \(S-S\) to Planned Commercial District \(PCD\) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: RV & boat storage facility. ** 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. Recommend joint access driveway for both parcels. Also, check with GDOT as this appears to have GDOT right-of-way from 129 construction.
- b) **Traffic:** Proposed driveway must meet Hall County commercial standards.
- c) **Utilities:** No sanitary sewer available for this site.

6. [Application of Kenneth M. Ley & Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot sub division. ** 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.
- b) **Traffic:** No Comments
- c) **Utilities:** No Comments

7. [Application of Tyrus Brown to rezone from Residential-I \(R-I\) to Planned Residential District \(PRD\) 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 single-family attached development \(4.6 units/acre\) ** Commission District 2.](#)

- a) **Engineering:** The site may require a stormwater management report, should the site plan indicate the



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

Hall County doesn't allow parking on R/W.

Design speed must be 30 mph for roads.

Is this development multi-family?

- b) **Traffic:** No Comments
- c) **Utilities:** City of Gainesville Sewer.

8. [Application of WeStore, LLC to rezone from Agricultural Residential-III \(AR-III\) to Planned Commercial District \(PCD\) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. ** 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.
- b) **Traffic:** No comments
- c) **Utilities:** City of Flowery Branch Sewer.

9. [Application of Salomon Sancen to rezone from Residential-II \(R-II\) to Highway Business \(H-B\) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sale/shop. ** Commission District 4.](#)

- a) **Engineering:** Need updated survey showing existing conditions.
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:** GDOT Coordination required. Driveway modifications may be necessary. No parking permitted on the right-of-way.
- c) **Utilities:** No comments

10. [Application of Ramar Land Corporation to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Industrial District \(PID\) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. ** 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.
Avoid impacts to FEMA and Hall County flood plain.
- b) **Traffic:** Driveway must be permitted through GDOT.
- c) **Utilities:** Sewer is unavailable; Septic System required.



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

11. [Application of Henry Whitlow to appeal an administrative decision for a hardship manufactured home, as it relates to §17.350.110 on a 1.01± acre tract on the south side of Reece Circle at its intersection with A L Mangum Road; a.k.a. 3621 Reece Circle; Zoned R-II; Tax Parcel 15014 000056A. Purposed Use: hardship manufactured home. * Commission District 3.](#)

a) Engineering: No comments

b) Traffic: No comments

c) Utilities: No comments

12. Application of Hall County Planning Department to request Planning Commission interpretation regarding the determination of an unclassified use on a 1.10± acre tract located at Watson Circle at its terminus; a.k.a. 3825, 3831, 3853 and, 3861 Watson Circle; Tax parcels 08039 004003, 004009, 004005 and 004004. Proposed use: 4 lot subdivision. * Commission District 2.

Print

Planning Commission Comments - June 20, 2022 - Submission #57474

Date Submitted: 6/20/2022

Comments completed in the form below will be submitted into the record for the June 20, 2022 meeting of the Hall County Planning Commission.

First Name*

Last Name*

Address1*

Address2

City*

State*

Zip*

Zoning Item for Comment*

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*

I am writing to strongly urge the Hall County Planning Commission to follow the recommendation of its professional and expert staff and completely deny the rezoning request from Tyrus Brown to rezone 9.65 acres in District 2 from R1 to PRD for purposes of building a 44-unit townhome development.

My husband and I have owned and lived in our home on Greencrest Road for 21 years. Our property is adjacent to the proposed development site - specifically the western area of the property that contains a creek and is proposed for "amenities." The quiet, wooded area that is home to many varieties of wildlife is what drew us to this neighborhood.

While I will lay out several reasons why this zoning request should be denied, one of the main reasons for denial is that, as the staff report states: "The proposed development is not consistent with the Hall County Comprehensive Plan." The site is in an area identified as "Lake Area Residential," which calls for low-density residential development and is surrounded by detached, single-family homes. The proposed development by Mr. Brown would call for four times the density recommended in the Lake Area Residential category, which calls for 1 unit per acre; your own staff in their report say it "would be inconsistent with the vision the Comprehensive Plan describes." Further, because a significant portion of the site cannot be developed due to the presence of a creek, all of the proposed units would be forced into one side of the property that constitutes some 70% of the acreage. The staff report notes "(T)he development should conform to the existing character and development pattern of the surrounding area." It clearly does not.

Additional reasons for denial of this request include:

I have serious concerns about the traffic impact that adding this many residents would have on the roads in the area. At present, there is not sufficient access to a road that would be able to handle this amount of traffic. As your staff's report states: "Meadow Lane ... does not meet current county standards..." It is my concern that the impending Sardis Road Connector project, due to the location of the proposed development, will magnify this deficiency rather than provide additional road support. This proposed development site is located less than a mile from the Connector's intersection with Thompson Bridge Road. The Connector will result in major changes to the roads and neighborhoods immediately surrounding this proposed development site, including ending Ledan Road in a cul de sac not too far from the current Meadow/Ledan intersection. Ledan is one of three roads in the immediate area that will be turned into cul de sacs.

Another concern is the plans to create amenities on the western side of the property, as this would be adjacent to my property and very close to an existing stream. For the half basketball court, I'm concerned about lights being on all night and causing light pollution. There also have been indications of a park or trail. In this case, will there be any fencing and vegetative buffers that indicate where the development property ends? I enjoy spending time in the wooded area of my own lot to observe birds and wildlife like deer who are common in the area. I do not want to encounter someone who has wandered onto my property. After reading the staff report, I'm concerned about the number of inconsistencies or missing information in the proposal. I also would like to point out that two depictions that show the number of houses around the site are misleading as my house and my neighbors' homes are cut off of the images. There were no plans or details included about the landscaping plans nor were there any architectural renderings. What type of building materials will be used in these units? From the included photo illustrations, it is hard to tell if it is one of the accepted materials. How many trees will be preserved on the property? Will there be any walls or vegetative buffers? I also would request that the Planning Commission ask Mr. Brown and/or the developer for examples of similar projects they have completed elsewhere. Or is this the first?

The application from Mr. Brown includes a letter from the City of Gainesville that confirms water and sewer capacity. However, it additionally states that: "Properties desiring to connect to Gainesville public sanitary sewer must be within the City limits." The owner of the property must sign an agreement to be annexed into the city (when the property becomes contiguous, which is not currently) in order to get sewer service? This is a cause for concern because I do not want to become part of the City of Gainesville and this would bring it to my backdoor – literally.

I have heard from many people living near this proposed development, and we are agreed that it does not fit with the character of the area. Nor does it fit the Comprehensive Plan, Hall County crafted for a reason. There are other locations in Hall County – and Gainesville, for that matter – that would be a better fit for a multi-family development like this one. This area already is being significantly impacted by the impending Sardis Connector project, please do not approve a development that will cause even more disruption in this single-family residential area.

Also, I urge you to think about the precedent you would set by letting someone add an island of high-density development – one that is four times as dense as all of the surrounding area – to the region you call "Lake Area Residential."

Thank you for your time and thoughtful consideration of my comments.

Edna Rogers
3655 Greencrest Road
Gainesville, GA 30506

Please write your comments in the box above.

Print

Planning Commission Comments - June 20, 2022 - Submission #57425

Date Submitted: 6/16/2022

Comments completed in the form below will be submitted into the record for the June 20, 2022 meeting of the Hall County Planning Commission.

First Name*

Garry

Last Name*

Kinchen

Address1*

3536 Meadow Lane

Address2

City*

Gainesville

State*

Ga

Zip*

30506

Zoning Item for Comment*

5. Application of Tyrus Brown

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 Oppose the applacation of Mr. Brown for rezoning. Thank you.

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.

Would you like follow-up communication?

garry.kinchen@gmail.com

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

Print

Board of Commissioners Work Session Comments - June 20, 2022 - Submission #57408

Date Submitted: 6/15/2022

Comments completed in the form below will be submitted into the record for the June 20, 2022 Work Session of the Hall County Board of Commissioners.

First Name*

Jean

Last Name*

McCorlew

Address1*

3587 Meadow Lane

Address2

City*

Gainesville

State*

Georgia

Zip*

30506

Your Comments*

I have lived on Meadow Lane for 45 years enjoying the peace and quiet of a neighborhood that I felt was safe since I live alone. My taxes reflect an increase in the value of my home, but a few homes on this street are already bringing down the attractiveness. Putting a huge apartment complex at the turn-around at the end of the street will not only bring the value of my home down, but will bring a lot more noise and possibly crime to this neighborhood. I don't know how any of the streets included in this plan can handle all the extra traffic on them in the first place. I strongly oppose this development, but if it goes through, there should be a heavy line of trees blocking the view of the apartments from our street. Having to see all those beautiful lush trees that add to the serenity of our neighborhood come down would be a tremendous loss. PLEASE VOTE NO!!!

Please write your comments in the box above.

File Upload

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.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Print

Planning Commission Comments - June 20, 2022 - Submission #57469

Date Submitted: 6/18/2022

Comments completed in the form below will be submitted into the record for the June 20, 2022 meeting of the Hall County Planning Commission.

First Name*

Kathy

Last Name*

Little

Address1*

3425 Meadow Lane

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

5. Application of Tyrus Brown

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*

As a resident of Meadow Lane, it has come to my attention that Tyrus Brown has submitted a rezoning request to build multiple (44) three-story townhomes at the end of Meadow Lane. I am vehemently opposed to this rezoning and townhome project. My family has lived in our home for 22 years. This proposed project would damage our property values as well as disrupt our quiet, peaceful neighborhood. Furthermore, Meadow Lane is a narrow street and not conducive to the added traffic a project like this would bring. I am asking that Tyrus Brown be denied his rezoning request. Thank you.

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.

Would you like follow-up communication?

klgadawgs@att.net

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

Print

Planning Commission Comments - June 20, 2022 - Submission #57399

Date Submitted: 6/15/2022

Comments completed in the form below will be submitted into the record for the June 20, 2022 meeting of the Hall County Planning Commission.

First Name*

Leland

Last Name*

Driver

Address1*

3679 Garden Blvd

Address2

3675,3683,3689 and 3693 Garden Blvd.(residential dwelling)

City*

Gainesville

State*

Georgia

Zip*

30506

Zoning Item for Comment*

5. Application of Tyrus Brown

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*

I adamantly oppose the rezoning of the property located behind my 5 lots which back up to the proposed property for rezoning due the changing of the character of the single residential zoning in effect currently and the destruction of the serenity of the neighborhood. Meadow Lane and Garden Boulevard streets are not conducive to increased traffic due to the narrow streets and the increased traffic that would be created by multiple housing. I have no objection to a single residence in my back yard but oppose an apartment with multiple tenants. Garden Blvd. is already impacted by the Sardis Connector in front of us which already impacts the area with more noise and displacement of several residents. Please deny the rezoning request and keep our neighborhood R-1.

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 - June 20, 2022 - Submission #57449

Date Submitted: 6/17/2022

Comments completed in the form below will be submitted into the record for the June 20, 2022 meeting of the Hall County Planning Commission.

First Name*

Nelle

Last Name*

Jamison

Address1*

3656 Greencrest RD

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

5. Application of Tyrus Brown

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*

I do not believe a PRD is a good plan for this area. We are primarily single family home owners who are considerate of our neighbors and neighborhoods. We have recently had some extremely unpleasant experience with renters who neither respect or consider anyone else. We also have a high volume of traffic which contributes to a high level of noise. For these and other reasons, I request denial of this application.

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.

Would you like follow-up communication?

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

Print

Planning Commission Comments - June 20, 2022 - Submission #57419

Date Submitted: 6/16/2022

Comments completed in the form below will be submitted into the record for the June 20, 2022 meeting of the Hall County Planning Commission.

First Name*

Stephan

Last Name*

Hill

Address1*

3688 Rosedale Circle

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

5. Application of Tyrus Brown

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*

I have great concern regarding the request to rezone approximately 9.65 acres of Meadow Lane to potentially be used for a multi-family development.

Although changes are certainly going to occur regarding this area in the coming years, my concern with this request is primarily related to the potential crime, noise, and congestion that would result because of this property. This area now is a quiet residential area that would potentially be disrupted if this rezoning request were to occur. I understand there is a great need for residential properties in the Hall County area, however I believe a multi-family development is not an appropriate use of this land.

Please write your comments in the box above.

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: TYRUS BROWN

REQUEST: REZONE FROM R-1 TO PRD FOR 44-UNIT SINGLE-FAMILY ATTACHED DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION Date: 6-20-2022
COUNTY COMMISSION Date: 7-28-2022

Time: 5:15 p.m. and 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: TYRUS BROWN
REQUEST REZONE FROM R1 TO PRD FOR
44 UNIT SINGLE FAMILY ATTACHED DEVELOPMENT
Date: 6/20/2022 and Date: 7/25/2022
Time: 5:15 p.m. and Time: 6:00 p.m.
FOR MORE INFORMATION CALL 770.521.4800



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (07/25/22)

REPORT TO: Voting Meeting (07/28/22)

ITEM NO: 371/2022

SUBJECT: Application of Alpaca Self Store, LLC to rezone from Agricultural Residential-IV (AR-IV) and Suburban Shopping (S-S) to Planned Commercial District (PCD) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 (pt.). Proposed use: RV & boat storage facility. Commission District 3.

Meetings:

Work Session Date: 07/25/22

Voting Meeting Date: 07/28/22

Executive Summary:

Presenter:

RD

Recommendation:

Approval, with conditions: 1. The development shall conform substantially with the proposed site plan and narrative. 2. All access off Nopone Road shall be approved and permitted by GDOT and Hall County Traffic Engineer, as required. 3. Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County. 4. All conditions of zoning be made a part of any plat recorded for this property. 5. A security gate shall be installed at the entrance to the facility. 6. A 20' landscaped buffer shall be planted. Between the parking spaces and the buffer, shall be a 6' opaque fence along the eastern boundary. 7. The Nopone Road frontage strip shall be in accordance with Gateway Corridor Overlay District Standards and shall include masonry columns and decorative iron fence. 8. Signage proposed shall be in accordance with Gateway Corridor Overlay District Standards. 9. 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." 10. All shaded areas on the site plan shall be asphalt or concrete. 11. The end of the building closest to Nopone Road (building 1) shall be constructed of materials specified by Gateway corridor. 12. All platting shall meet Hall County recording and permitting standards. 13. The fencing of the property shall be located up to the property line with the 20 foot buffer on the inside of the fencing.

Purpose of Request:

History:

Application of Alpaca Self Store to rezone from Agricultural Residential- IV (AR-IV) and Suburban Shopping (S-S) to Planned Commercial District (PCD) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 (pt.). Proposed use: RV & boat storage facility. 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	EW	WG
Attorney	Administration		Clerk
WLI	LJ		JR

Attachments:

- Application to Withdraw - Received 7/26/2022
- Board Memo
- Recommendation Report
- Applicaion
- Narrative
- Site Plan
- Maps
- Legal Description
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Tax Assessor Comments
- Fire Comments
- Notice Sign Photo

RECEIVE

APR 15 2022

Planning & Zoning Department



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

ZONING APPLICATION

Applicant (Name & Mailing Address) AIPACA **Property Owner (Name & Mailing Address)**
Howard Baker DBA SELF STORE LLC Robert E Williams Jr
250 John W Morrow Jr Parkway 4151 NOPONE RD
Suite 121-145 Gainesville, GA 30501 GAINESVILLE, GA 30506
 Phone 706-531-4941 real estate agent KENNETH SAUSAGE
 Phone 770-718-8287
 Email Address hbcanes@gmail.com Email Address JKSAUSAGE@bellsouth.net
 Proposed Use RV & Boat Storage Facility

Contact Person (Name & Mailing Address)
Howard Baker
4030 Mt Vernon Rd
Gainesville, GA 30506
 Phone 706-531-4941
 Email Address hbcanes@gmail.com
 Tax Parcel Number 12-00026-00-004
 Location Address 4151 NOPONE RD GAINESVILLE GA 30506

Status of Applicant **Requested Action**
 Owner Existing Zoning: AR-IV & S-S
 Option to Purchase Rezone to: PCD
 Area Resident Fee: \$ 550.00
 Other Receipt #: 858987
 Check #: 1001
 Acreage 5.6 ACRES

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

Sign [Signature] Date: 10 APR 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 [Signature] Date: 26 JUL 2022

Staff Use Only

Application Date: 4/15 Taken by: Michelle
 Tentative Planning Commission Date: ~~6/1/22~~ 6/20/22 Tentative County Commission Date: ~~7/1/22~~ 7/28/22
 County Commission District: 3

ZON 2022-00044



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

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: July 8, 2022

Subject: Application of Alpaca Self Store to rezone from Agricultural Residential- IV (AR-IV) and Suburban Shopping (S-S) to Planned Commercial District (PCD) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 (pt.). Proposed use: RV & boat storage facility. Commission District 3.

Application of Alpaca Self Store to rezone from Agricultural Residential- IV (AR-IV) and Suburban Shopping (S-S) to Planned Commercial District (PCD) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 (pt.). Proposed use: RV & boat storage facility. Commission District 3.

At their June 20, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-0) of this request with the following thirteen (13) conditions:

1. *The development shall conform substantially with the proposed site plan and narrative.*
2. *All access off Nopone Road shall be approved and permitted by GDOT and Hall County Traffic Engineer, as required.*
3. *Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.*
4. *All conditions of zoning be made a part of any plat recorded for this property.*
5. *A security gate shall be installed at the entrance to the facility.*
6. *A 20' landscaped buffer shall be planted. Between the parking spaces and the buffer, shall be a 6' opaque fence along the eastern boundary.*
7. *The Nopone Road frontage strip shall be in accordance with Gateway Corridor Overlay District Standards and shall include masonry columns and decorative iron fence.*
8. *Signage proposed shall be in accordance with Gateway Corridor Overlay District Standards.*
9. *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.”

- 10. All shaded areas on the site plan shall be asphalt or concrete.*
- 11. The end of the building closest to Nopone Road (building 1) shall be constructed of materials specified by Gateway corridor.*
- 12. All platting shall meet Hall County recording and permitting standards.*
- 13. The fencing of the property shall be located up to the property line with the 20 foot buffer on the inside of the fencing.*

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and zero (0) people spoke in opposition during the public hearing on June 20, 2022.

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

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Alpaca Self Store

Request Rezone from Agricultural Residential-IV
(AR-IV) to Planned Commercial District
(PCD)

Proposed Use RV & boat storage

Size 5.61± acres

Zoning AR-IV

Location On the north side of Nopone Road,
approximately 733 feet from its intersection
with Cleveland Highway; a.k.a. 4151 Nopone
Road; Tax Parcel 12026 000004.

Commission District Three

Planning Commission Date June 20, 2022

Staff Recommendation **Denial**

Planning Commission Recommendation: Approval, with conditions
Vote: 4-0 (Varner Absent)

Conditions:

1. *The development shall conform substantially with the proposed site plan and narrative.*
2. *All access off Nopone Road shall be approved and permitted by GDOT and Hall County Traffic Engineer, as required.*
3. *Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.*
4. *All conditions of zoning be made a part of any plat recorded for this property.*
5. *A security gate shall be installed at the entrance to the facility.*
6. *A 20' landscaped buffer shall be planted. Between the parking spaces and the buffer, shall be a 6' opaque fence along the eastern boundary.*
7. *The Nopone Road frontage strip shall be in accordance with Gateway Corridor Overlay District Standards and shall include masonry columns and decorative iron fence.*
8. *Signage proposed shall be in accordance with Gateway Corridor Overlay District Standards.*
9. *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.”

10. *All shaded areas on the site plan shall be asphalt or concrete.*
11. *The end of the building closest to Nopone Road (building 1) shall be constructed of materials specified by Gateway corridor.*
12. *All platting shall meet Hall County recording and permitting standards.*
13. *The fencing of the property shall be located up to the property line with the 20 foot buffer on the inside of the fencing.*

Applicant Proposal

The applicant is requesting to rezone 5.61± acre tract currently zoned Agricultural Residential-IV (AR-IV) and Suburban Shopping (S-S) to Planned Commercial Development (PCD) for the purpose of developing a boat and RV storage facility. The applicant has an option to purchase the 5.61± acre tract, which will be subdivided from the property owner’s existing 18.00± acre parcel, creating two parcels. There is a concurrent application for a road frontage variance from 150 feet to 50 feet for the remnant 12.39 acres parcel.

The applicant has submitted a conceptual site plan which shows five rows of covered boat storage stalls. Three of the rows are orientated north/south, while two are oriented east/west, towards Nopone Road. The narrative states that boat and RV spaces shall be gravel, with the internal driveway being asphalt. The access will be right in, right out, from Nopone Road. In total, there are 90 proposed storage spaces provided with the development. Customers will have access to the site 24/7, from Nopone Road, via cloud-based keypad system. No access is proposed from Cleveland Highway.

The site plan includes a monument sign, landscape buffers to protect surrounding properties, security lighting, and a 20-foot buffer adjacent to AR-IV zoned parcels. There is no proposed water or sewer service proposed, as there will be no restroom facilities provided.

The applicant’s narrative has included specific sections from the Official Code of Hall County for certain site development standards:

- §17.180.080.B.7 – PCD Design Standards ○ The developer intends to comply with Hall County Municipal Code Sec. 17.140, which states all design standards for a PCD that are not specifically stated must comply with the design standards of S-S.
- §17.260.020 – Vegetation buffers and vision clearance ○ A fence will be installed around the perimeter of the site for security and visual screening
- §17.270.070.C – Sign Standards ○ The developer intends to install one (1) monument sign.

History and Existing Land Uses

The property was previously considered for rezoning at the January 4, 2022 Planning Commission Meeting. Prior to the Board of Commissioners hearing, the application was **withdrawn** by the applicant.

At the January 4, 2022 meeting, the Hall County Planning Commission voted to recommend approval, with conditions of this request.

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 application.*
2. *All access off Nopone Road shall be approved and permitted by GDOT and Hall County Traffic Engineer, as required.*
3. *Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.*
4. *All conditions of zoning be made a part of any plat recorded for this property.*
5. *A security gate shall be installed at the entrance to the facility.*
6. *A 20' landscaped buffer shall be planted. Between the parking spaces and the buffer, shall be a 6' opaque fence along the eastern boundary.*
7. *The Nopone Road frontage strip shall be in accordance with Gateway Corridor Overlay District Standards and shall include masonry columns and decorative iron fence.*
8. *Signage proposed shall be in accordance with Gateway Corridor Overlay District Standards.*
9. *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."*

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and no one spoke in opposition during the public hearing on January 4, 2022.

This property is zoned Agricultural Residential-IV and totals 18.00± acres in size and is developed with a barn, built in 1970. The site plan notes that barn will be removed if the rezoning request is approved.

Zoning surrounding the subject property is a mixture of AR-IV and S-S and is developed with agricultural, commercial, and residential uses. The subject parcel falls just outside the Gateway Corridors Overlay District (GCOD) and is not subject to the non-residential property development standards required by the GCOD.

Comprehensive Plan Land Use Designation

The subject property is located within a “Mixed Use Corridor” and “Rural Residential” character area within the Future Development Guide of the Hall County Comprehensive Plan. It is also located at a “Community Crossroads” within the Future Development Guide.

The Rural Residential 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 (i.e. ‘Conservation Subdivision’ design).

Additionally, Mixed-Use Corridors generally consist of retail activities, office-based employment, civic uses, and single family residential developments. Low-impact industrial or higher density residential only where the same is found on adjacent properties.

The Community Crossroads are meant to maintain and create access to local goods and services at major intersections. They are characterized by clustered commercial development. In “Rural” development areas, the Community Crossroads should emphasize compact, small-scale development that supports the immediate surrounding area.

The applicant’s request is consistent with the Comprehensive Plan.

Development Support and Constraints

Hall County Environmental Health

In an email dated May 31, 2022, Emily McGahee with Hall County Environmental Health stated “No comment. Proposed structures will have no plumbing per applicant.”

Hall County Fire Services

In a memo dated June 1, 2022, Lieutenant John Hornick provided the following comments:

1. Fire apparatus accessibility must meet IFC minimum standards.
2. Fire hydrant(s) may be required inside development.
3. Electronic controlled access gate(s) will require a Knox override switch for Fire Department access.

The subject parcel is located approximately 3 miles from Hall County Fire Station #15, located at 4219 Autry Spur. The nearest fire hydrant is located across the street at 4164 Nopone Road.

Hall County Public Works and Utilities

In a memo dated June 2, 2022, Srikanth Yamala, 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. Recommend joint access driveway for both parcels. Also, check with GDOT as this appears to have GDOT right-of-way from 129 construction.

Traffic

Proposed driveway must meet Hall County commercial standards

Utilities

No sanitary sewer available for this site.

Hall County Tax Assessors

Tracy Gilreath, Specialized Assessment Manager with the Tax Assessors Office, has confirmed via email on June 3, 2022 that this property is currently under a conservation covenant, which the property owner renewed earlier this year.

Gainesville Water Resources

The Hall County GIS shows that public water is available to the subject property along Nopone Road from the City of Gainesville Water Resources Department.

Georgia Department of Transportation

In an email dated June 1, 2022, Parker Niebauer, DITO Traffic Operations Supervisor, stated: "GDOT Coordination required due to proximity to state route intersection"

Zoning Analysis

- The applicant is requesting to rezone the subject property to Planned Commercial District (PCD) to develop self-storage boat and RV facility.
 - A self-storage facility such as boat and RV storage is an allowable use under the S-S Zoning District.
 - There is a concurrent road frontage variance request before the Planning Commission as part of the proposed development of this parcel. Per §16.50.040. – Access, all new lots accessing a road designated as an arterial or collector shall have a minimum frontage of 150 feet.
 - The property only has approximately 220 total feet of road frontage along Nopone Road. The road frontage variance is to reduce the frontage requirement from 150 feet to 50 feet for the remaining 12.39 acres of the property.
 - Staff has recommended denial of the road frontage variance request.
- The proposed site could be reconfigured so that there is no longer a need for a road frontage variance. Per Hall County GIS, the property owner of the subject parcel also owns parcel 12026 000045, which has frontage on Cleveland Highway. The proposed storage facility could be reconfigured so that it takes up the entire frontage along Nopone Road, and the remaining acreage in the rear combine with parcel 12026 000045.

- The subject property falls within the Rural Residential character, is part of a Mixed-Use Corridor and the intersection of Nopone Road and Cleveland Highway is designated as a Community Crossroad on the future land use map.
 - The Rural Residential Areas are 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).
 - Additionally, Mixed-Use Corridors generally consist of retail activities, office-based employment, civic uses, and single family residential developments. Low-impact industrial or higher density residential only where the same is found on adjacent properties.
 - The Community Crossroads are meant to maintain and create access to local goods and services at major intersections. They are characterized by clustered commercial development. In "Rural" development areas, the Community Crossroads should emphasize compact, small-scale development that supports the immediate surrounding area.
 - The proposed use of a self-storage facility is consistent with this land use classification as there are adjacent commercially zoned properties at the intersection of Nopone Road and Cleveland Highway. Additionally, to the east of the proposed development is the North Hall Community Center, which would separate this use from other residential and agricultural uses.
- The applicant's narrative has included specific sections from the Official Code of Hall County for certain site development standards:
 - §17.180.080.B.7 – PCD Design Standards
 - The development controls for the district shall be stated (lot coverage, setbacks, building heights, lot sizes, etc.). If standards are not specifically proposed, then the applicable standards in the suburban shopping district (S-S) shall apply.
 - The applicant has not proposed standards which differ from the standards for the S-S district.
- §17.260.020 – Vegetation buffers and vision clearance
 - The applicant has proposed to install a fence will be around the perimeter of the site for security and visual screening.
 - The applicant has not indicated the material or height of the proposed fence. Per §17.260.020, where a retail use with outside activity abuts residential use, the minimum buffer shall be 20 feet.
 - A solid fence buffer may be substituted, with planning commission approval, for part or all of the vegetated buffer as follows:
 1. A brick or stone wall with a minimum height of six feet may be placed on the property line in lieu of some or all of the buffer requirements.
 2. A solid wooden fence with a minimum height of six feet may be placed on the property line. The fence must have a

natural finish. If stained or varnished, the resulting finish must be natural in appearance, and the finished side of the fence shall face the neighboring property.

3. The width of the buffer may be reduced and the planted screening may be reduced or eliminated if the planning commission finds that a wall or fence will provide a satisfactory overall screening of the property, considering use, topography and appearance, and that a wall or fence will not create a safety problem or impose an adverse visual barrier that could affect the use or value of the residential property.

- This standard is **not met**.

- §17.270.070.C – Sign Standards

- One ground mounted monument sign shall be permitted on each lot, except that in the case of a corner lot, the provisions of this section shall apply separately to each street frontage. However, no sign on a corner lot shall be closer than 50 feet from the lot corner, defined by the lot lines extended.

- This **meets** the requirement.
- The applicant's site plan and narrative do not discuss landscaping requirements for development of the property as outlined in §17.280.080, tree requirements for non-single family residential development.

Staff Recommendation

Staff recommends **denial** of the applicant's request to rezone the parcel for the following reasons:

1. The remaining 12.39 acre parcel is substandard to the Official Code of Hall County and requires a road frontage variance.
2. The submitted plan does not address all of the standards of the PCD district to determine compliance.

If the Commission chooses to grant the rezoning request, staff recommends the following conditions:

1. The PCD approval is contingent on the granting of a Lot Width Variance to achieve the proposed subdivision with a reduced lot width.
2. The subdivision shall follow the Minor Plat approval process.
3. The Minor Plat shall be recorded in the Hall County Clerk of Courts registry prior to the project being submitted to Development Review for the Land Disturbance Permit.
4. All Conservation Easements shall be removed from the proposed PCD area prior to submission of the Minor Plat for review. The Minor Plat shall give the deed reference to for the removal of the Conservation Easement.
5. The total acreage for the commercial portion (PCD) of the development shall be 5.61 acres.

6. The requirements of §17.260.020, Screening, Fencing, and Outdoor Storage Requirements, shall apply to the development.
7. The requirements of §17.280.080, Tree Protection, shall apply to the development.
8. 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.”

9. As the property is located adjacent to a public park facility, the standards of CHAPTER 17.420. - GATEWAY CORRIDORS OVERLAY DISTRICT (GCOD) shall be applied to the property.
10. All access off Nopone Road shall be approved and permitted by GDOT and Hall County Traffic Engineer, as required.
11. Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.
12. All conditions of zoning be made a part of any plat recorded for this property.
13. A security gate shall be installed at the entrance to the facility.
14. All conditions of zoning be made a part of any plat recorded for this property with the approval placed letter on the face of the plat.

Excerpts from the minutes of the June 20, 2022 meeting

Applicant’s Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Howard Baker, 4030 Mount Vernon Road, Gainesville, presented the request. The applicant stated that the previous request on this property was for a chain link fence with dirt gravel parking lot, no lights, and no coverings. The applicant stated that the property will not be visible to the Hall County facility next door. The applicant stated that he would like for the fence to be on the property line to be able to maintain landscaping and have more shade for the RV’s.

Jason Smith, 155 Clarksville Street, Cornelia, presented the request. The applicant stated that the property will have a security gate and there will not be any restroom facilities, therefore there will be no need of septic or sewer. The applicant stated that there would be asphalt throughout the property. The applicant stated that they will follow GDOT requirements for the entrance/exit.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell stated that there will be a need for a fire hydrant somewhere in the property even though there are no plans for septic. Mr. Baker stated that was fine. Mr. Braswell questioned if there would be any maintenance of vehicles on the property. Mr. Baker stated that would not be allowed on the property. Mr. Hunt requested the applicants address the finish material they intended to use at for the first building that is visible from Nopone Road. Mr. Baker stated he doesn't think it will be visible from the road. Mr. Braswell questioned if the applicant would object if there was a condition for brick stone on the building. Mr. Baker stated he did not have a problem with that because he wants to build a nice building for the community. Mr. Braswell requested that the applicants submit a clearer site plan for the Board of Commissioners.

Motion: A motion to approve, with conditions was made by Mr. Hunt and seconded by Mr. Bell. Vote: 4-0 (Varner absent)

Conditions:

1. *The development shall conform substantially with the proposed site plan and narrative.*
2. *All access off Nopone Road shall be approved and permitted by GDOT and Hall County Traffic Engineer, as required.*
3. *Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.*
4. *All conditions of zoning be made a part of any plat recorded for this property.*
5. *A security gate shall be installed at the entrance to the facility.*
6. *A 20' landscaped buffer shall be planted. Between the parking spaces and the buffer, shall be a 6' opaque fence along the eastern boundary.*
7. *The Nopone Road frontage strip shall be in accordance with Gateway Corridor Overlay District Standards and shall include masonry columns and decorative iron fence.*
8. *Signage proposed shall be in accordance with Gateway Corridor Overlay District Standards.*
9. *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."*
10. *All shaded areas on the site plan shall be asphalt or concrete.*
11. *The end of the building closest to Nopone Road (building 1) shall be constructed of materials specified by Gateway corridor.*
12. *All platting shall meet Hall County recording and permitting standards.*
13. *The fencing of the property shall be located up to the property line with the 20 foot buffer on the inside of the fencing.*

RECEIVED

APR 15 2022

Planning & Zoning Department



HALL COUNTY GEORGIA We have it all in Hall

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

ZONING APPLICATION

Applicant (Name & Mailing Address) AIPACA Howard Baker DBA SELF STORELLC 250 John W Morrow Jr Parkway Suite 121-145 Gainesville, GA 30501 Phone 706-531-4941 Email Address hbcanes@gmail.com Proposed Use RV & Boat Storage Facility Property Owner (Name & Mailing Address) Robert E Williams Jr 4151 NOPONE RD GAINESVILLE, GA 30506 real estate agent KENNETH SAUSAGE Phone 770-718-8297 Email Address JKSAUSAGE@bellsouth.net

Contact Person (Name & Mailing Address) HOWARD BAKER 4030 Mt Vernon Rd Gainesville, GA 30506 Phone 706-531-4941 Email Address hbcanes@gmail.com Tax Parcel Number 12-00026-00-004 Location Address 4151 NOPONE RD GAINESVILLE GA 30506

Status of Applicant: [] Owner, [x] Option to Purchase, [] Area Resident, [] Other. Requested Action: Existing Zoning: AR-IV & S-S, Rezone to: PCD, Fee: \$550.00, Receipt #: 858987, Check #: 1001, Acreage: 5.6 ACRES

I hereby certify that the above information and all attached information are true and correct. Sign [Signature] Date: 10 APR 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: 4/15 Taken by: Michelle Tentative Planning Commission Date: 6/1/22 6/20/22 Tentative County Commission Date: 7/1/22 7/28/22 County Commission District: 3

ZON 2022-00044

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



AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Richard E Williams Jr / Wauka Mtn Farms Ltd

Address 4151 NOPONE RD
Gainesville, GA 30506

Phone Number 770-403-9063 or 678-897-0179

Name of applicant(s) Howard Baker DBA Alpaca Self Store LLC

Address 4030 Mt Vernon Rd
Gainesville, GA 30506

Phone Number 706-531-4941

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) Robert E Williams Jr Gen Partner Wauka Mt Farms Ltd LP

Personally appeared before me
Hank Meeler

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

[Signature]
Notary Public

Apr 11, 2022
Date





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: HB

Date: 10 APR 2022

Applicant's/Owner's Name (Printed): HOWARD BAKER

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** X 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): Richard Higgins Office: County Commissioner

Dollar Amount: \$600.00 SIX HUNDRED DOLLARS Date of Contribution: June 23, 2019

Applicant's/Owner's Signature: Robert E. Williams Jr Date: 04-11-2022

Applicant's/Owner's Name (Printed): Richard E. Williams JR.

Rezoning Petition for
Alpaca Self Store RV & Boat Storage
PIN 12026 000004

4151 Nopone Road
Gainesville, GA 30506

For

Howard Baker
4030 Mount Vernon Road
Gainesville, GA 30506

April 15, 2022

II. Current Status and Zoning

Existing Conditions and Access

The site in its existing condition is mostly open space, with short, dense vegetation and minimal tree cover. There is one existing curb cut along Nopone Road with a paved road up to one onsite existing building.

Existing Zoning

The subject property is currently zoned AR-IV, Agricultural-Residential-IV district. Please refer for Figure 2 for existing zoning map.

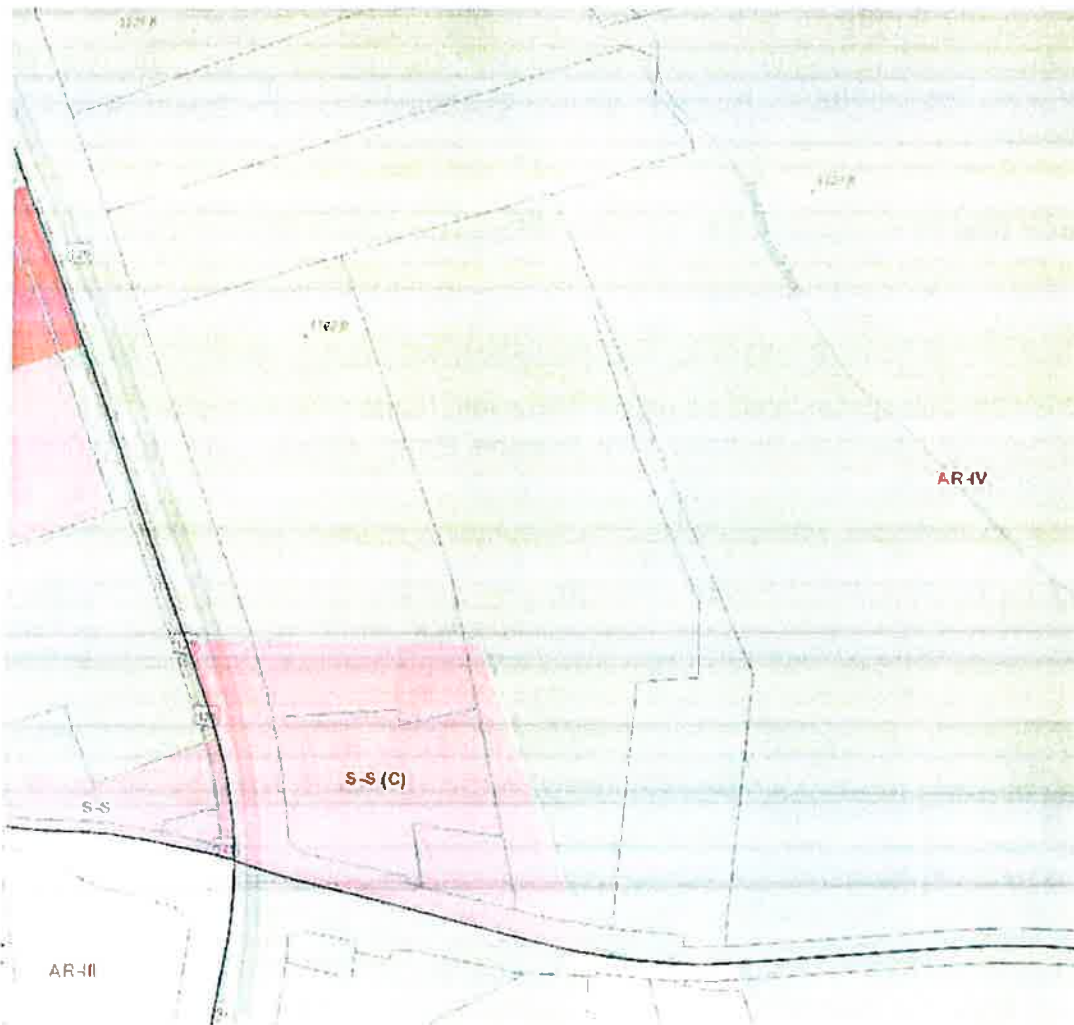


Figure 2 Zoning Map

III. Rezoning

Proposed Zoning

The developer proposes a rezoning of the property from the AR-IV district to the Planned Commercial Development (PCD) district. Per Hall County Municode Sec. 17.180.080, the purpose of the PCD district is to attain the maximum commercial usage of property while also providing protection of surrounding residential uses, safe access by motorists, minimal traffic congestion, and a development which is consistent with county long-range plans.

This request had been previously submitted under a different applicant, however was withdrawn due to loss of funding prior to reaching the County Commission meeting. This application is similar in nature, however a more detailed study has been conducted for the property and there is a new concept based on a more aesthetically pleasing layout with covered protected storage areas on an improved surface. This request for rezoning has been prompted by the proposed use intended for the subject property, as noted below.

Proposed Use

The developer intends to use the subject property for rental boat and/or recreational vehicle (RV) storage.

All boat/RV storage spaces shall be gravel. All private roads shall be asphalt. There will be one right-in, right-out access point from Nopone Road. Please refer to Figure 3 for conceptual site plan.

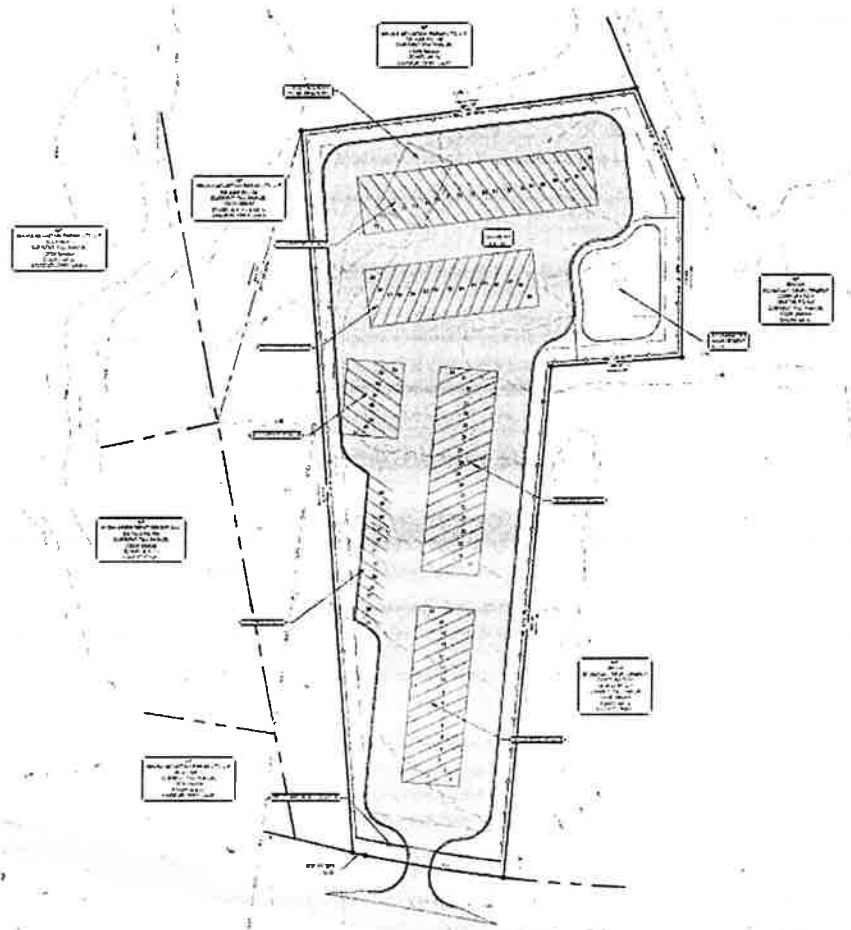


Figure 3 Conceptual Site Plan

Proposed Business Hours

The rental storage spaces shall be accessible 24-hours a day, 7-days a week via an electronic, controlled access gate. No staff shall be required onsite. All entry/exit from the gate is to be provided to rental spaces in a passive manner via a cloud-based, keypad system.

IV. Proposed PCD Design Standards

Proposed Design Standards

Per Hall County Municode Sec. 17.180.080.B.7, if development design standards for a PCD are not specifically stated, the development shall comply with the standards of S-S.

The developer intends for all design standards for the subject property to comply with Hall County Municode Sec. 17.140, which are consistent with the S-S district. Furthermore, the developer intends for the site to comply with Hall County Municode Sec. 17.260.020 regarding vegetation buffers and vision clearance to mitigate visual impact to surrounding properties. A fence is to be installed around the perimeter of the site for security and visual screening.

Landscape buffers will be provided for protection of surrounding properties. Refer to Section V of this report below for further information.

Proposed Signs

The developer intends to install one (1) monument sign in conformance with Hall County Municode Sec. 17.270.070.C.

Proposed Lighting

Security lighting onsite is proposed to provide adequate security and safety to the property. A detailed foot-candle illumination and/or light pollution study will be conducted as part of the design process to ensure that light pollution does not affect surrounding residential properties in a negative manner. All site illumination is to be downward facing dark sky compliant lighting and lighting will comply with all applicable Hall County rules and regulations.

The developer does not intend to install any lighting within the public right-of-way.

Water/Sewer

The proposed use for the subject parcel is to be strictly boat/RV storage. Restroom facilities will not be provided. Therefore, no water or sewer service connections are required.

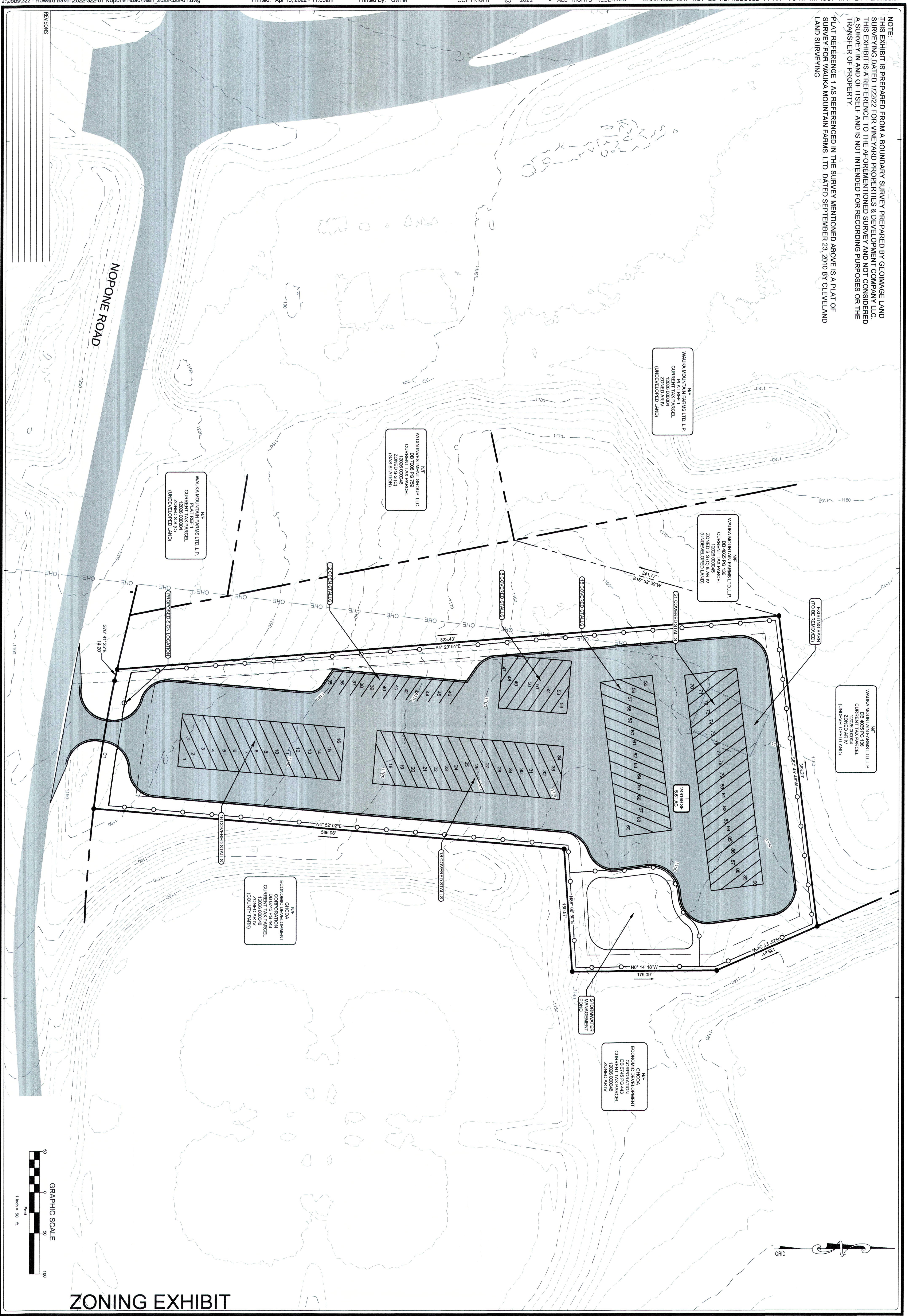
V. Protection for Adjacent Properties

Buffers

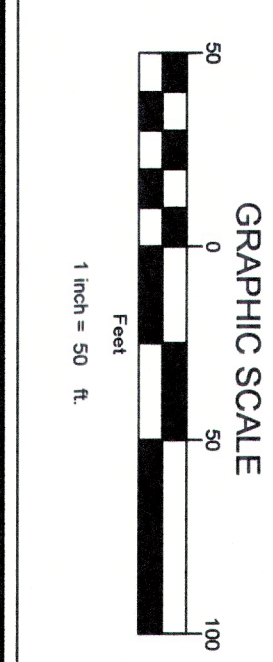
The parcels adjacent to the subject property are zoned AR-IV and S-S. Per Hall County Municode Sec. 17.260.020.B.2, the required buffer adjacent to AR-IV for a commercial use with outside activity is to be 20 feet wide. There is no required buffer width adjacent to the S-S zoning. Please refer to attached site plan for proposed buffers.

The buffers for the subject property are to be planted in accordance with Hall County Municode Sec. 17.260.020.

NOTE:
 THIS EXHIBIT IS PREPARED FROM A BOUNDARY SURVEY PREPARED BY GEOMAGNE LAND SURVEYING DATED 1/22/22 FOR VINEYARD PROPERTIES & DEVELOPMENT COMPANY LLC. THIS EXHIBIT IS A REFERENCE TO THE AFOREMENTIONED SURVEY AND NOT CONSIDERED A SURVEY IN AND OF ITSELF AND IS NOT INTENDED FOR RECORDING PURPOSES OR THE TRANSFER OF PROPERTY.
 PLAT REFERENCE 1 AS REFERENCED IN THE SURVEY MENTIONED ABOVE IS A PLAT OF SURVEY FOR WAIKA MOUNTAIN FARMS LTD. DATED SEPTEMBER 23 2010 BY CLEVELAND LAND SURVEYING



REVISIONS



ZONING EXHIBIT

<p>Alpaca Self Store RV & Boats 4151 Nopone Road Gainesville, GA 30506 Land Lot 26, 12th District Hall County, GA FOR Howard Baker</p>	<p>SCALE: As Shown JOB NO.: 2022-322-01 DATE: 04/15/2022 DESIGNED: JMS DRAWN: JMS CHECKED: JMS</p>		<p>J M Smith Engineering LLC ENGINEERS AND CONSULTANTS POST OFFICE BOX 331 155 CLARKESVILLE STREET CORNELIA, GEORGIA 30531 www.jmsmithengineering.com</p>	<p>GEORGIA Surveyors License No. 12026-00004 Call before you dig</p>
<p>SITE EXHIBIT</p>				
<p>EX 1 SHEET NUMBER OF XX</p>				

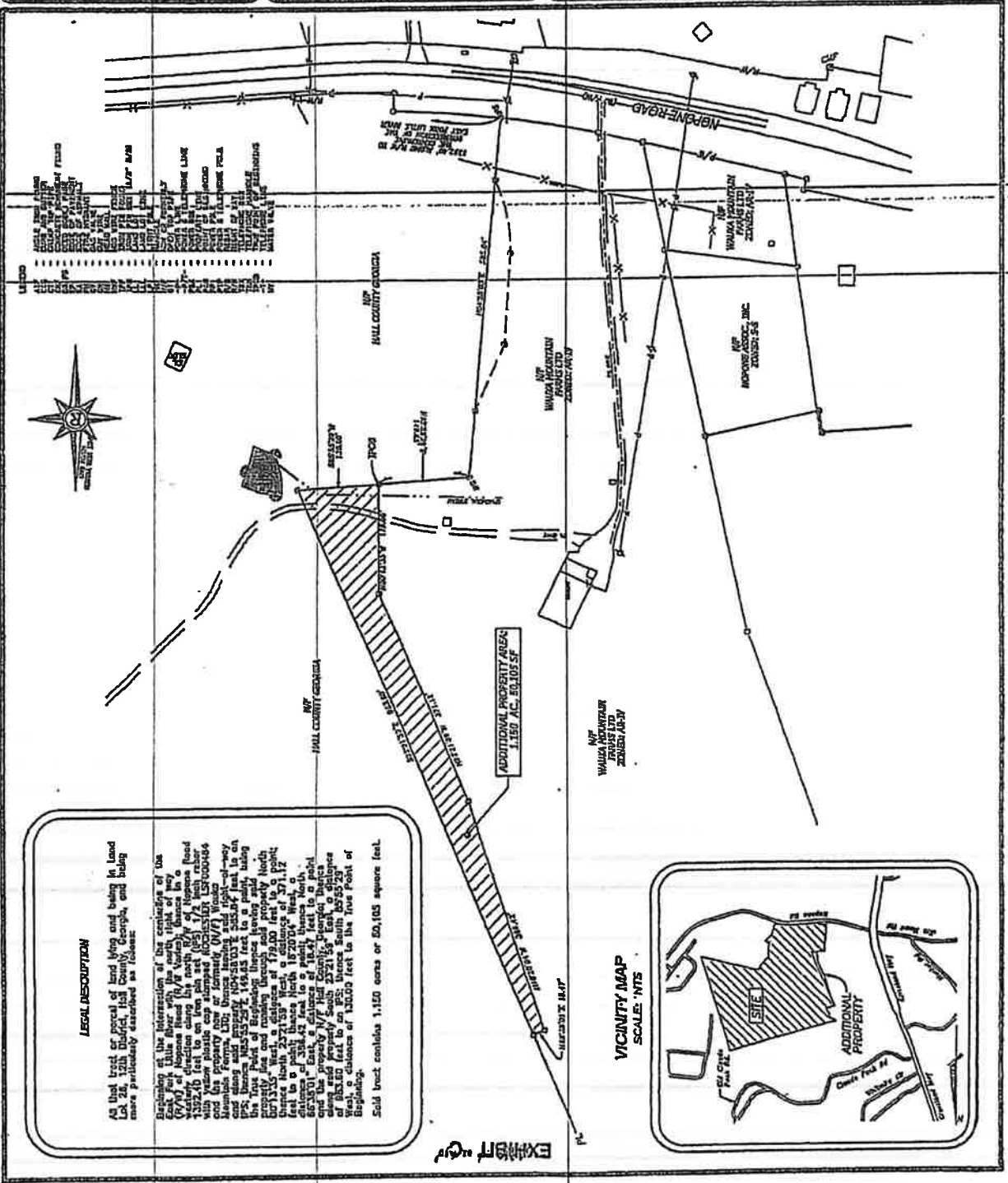
Rochester
 425 Oak Street N.W. • Columbus, Georgia 31906
 (770) 520-0000 Fax: (770) 520-0000
Associates, Inc.

AGREEMENT BETWEEN JOINT
 NORTH HALL COUNTY CENTER,
 LIBRARY & PARK
 LAWYERS 26 & 47
 1248 RICHMOND
 HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION



DATE	SCALE	BY



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land District 28, containing about 11.150 acres, and being more particularly described as follows:

Beginning at the intersection of the continuation of the East Fork Little River with the north right of way (P&W) of Johnson Road (R/R North), thence in a bearing of S 89° 15' 00" W, a distance of 1352.40 feet to an iron pin set (NS) 1 1/2 inch collar with yellow plastic cap stamped 602525101, LSP000464 and with Property ID# 1000000000, (V) and north-south end along with property 1004-21037, 205.84 feet to an iron pin set (NS) 1 1/2 inch collar stamped 602525101, LSP000464, thence S 89° 15' 00" W, a distance of 179.00 feet to a point on the north right of way of Johnson Road, a distance of 2271.35 feet to a point on the north right of way of Johnson Road, a distance of 308.42 feet to a point, thence North 22° 13' 39" West, a distance of 271.12 feet to a point, thence S 89° 15' 00" W, a distance of 164.7 feet to a point, thence North 22° 13' 39" West, a distance of 252.15 feet to a point, thence S 89° 15' 00" W, a distance of 252.15 feet to a point, thence North 22° 13' 39" West, a distance of 252.15 feet to a point, thence S 89° 15' 00" W, a distance of 252.15 feet to the True Point of Beginning.

Said tract contains 11.150 acres or 50,103 square feet.

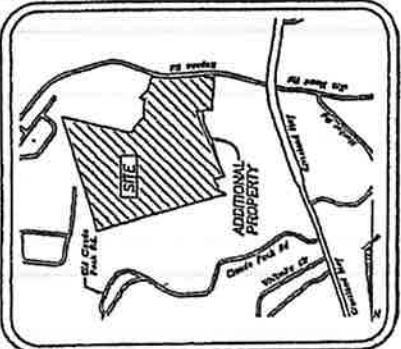


EXHIBIT C-1

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS AFFECTING THIS PROPERTY ARE SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A POSITIONAL TOLERANCE NOT EXCEEDING 0.15 FOOT PER MOMENTED LINE AND HAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 348657 FEET.

EQUIPMENT USED: CARLSON BR47.

THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY YIELD.

THIS SURVEY IS CERTIFIED SOLELY TO THE PARTY OR PARTIES NAMED HEREON. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THE SCOPE OF THIS SURVEY.

BY GRAPHICALLY SCALING IN MY OPINION, NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA. REFERENCE FEMA FLOOD MAP: 13130C00016 DATED 4-4-2018 & 13130C00036 DATED 4-4-2018

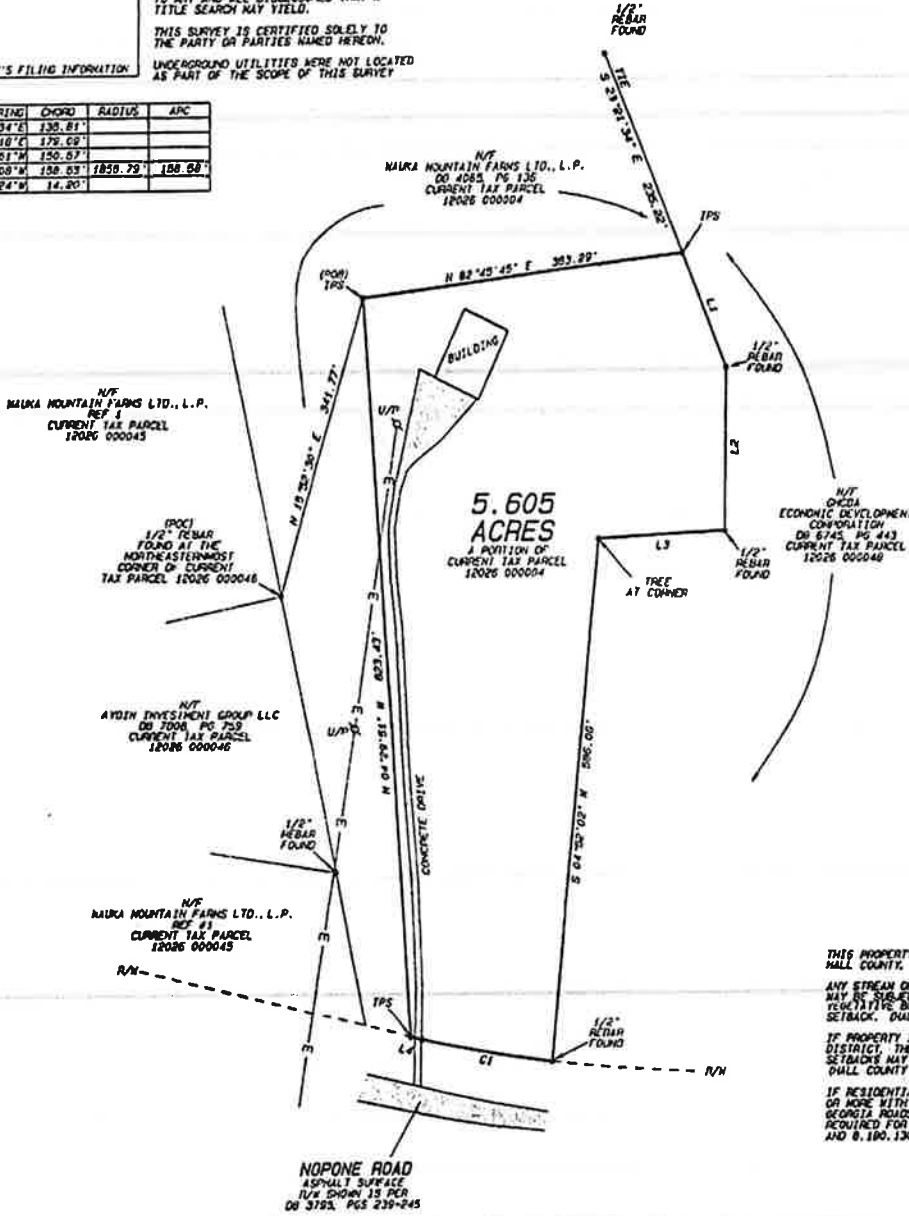
REFERENCES:
1: PLAT OF SURVEY FOR MAUKA MOUNTAIN FARMS, LTD. DATED SEPTEMBER 23, 2010 BY CLEVELAND LANG SURVEYING

Exhibit B



RESERVED FOR CLERK'S FILING INFORMATION:

LINE	CHORD BEARING	CHORD	RADIUS	APC
L1	S23°21'34"E	139.81'		
L2	S00°14'10"E	179.69'		
L3	S06°06'51"W	150.67'		
C1	N80°47'08"W	108.83'	1859.79'	188.68'
L4	N76°41'24"W	14.20'		



THIS PROPERTY HAS NO FUTURE FLOOD ZONE AS PER HALL COUNTY, GA. GIS ONLINE DATA.

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 60 FOOT UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE 8.170.070)

IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERBORN DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 17.255.040)

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 8.180.120 AND 8.180.130)

- LL = LAND LOT
- LLL = LAND LOT LINE
- CL = CENTER LINE
- N/F = NOW ON FORMERLY
- R/W = RIGHT OF WAY
- P/L = PROPERTY LINE
- U/P = UTILITY POLE
- E- = OVERHEAD WIRES
- F- = FENCE LINE
- DB = DEED BOOK
- PL = PLAT BOOK
- CLB = PLAT CABINET
- SL = SIDE
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT

SCALE 1 INCH = 100 FEET

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A., SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A., SECTION 15-6-67.

LSF # 1074: ALTASURV LLC dba

GEOIMAGE

LAND SURVEYING, LAND PLANNING & DESIGN
21 ENDTA STREET, DAHLONEGA, GA 30533. (706) 864-7298

PLAT DATE: JANUARY, 2022
FIELD DATES: JANUARY 22, 2022

FIELD CREW POA
DRAWN BY: JDM

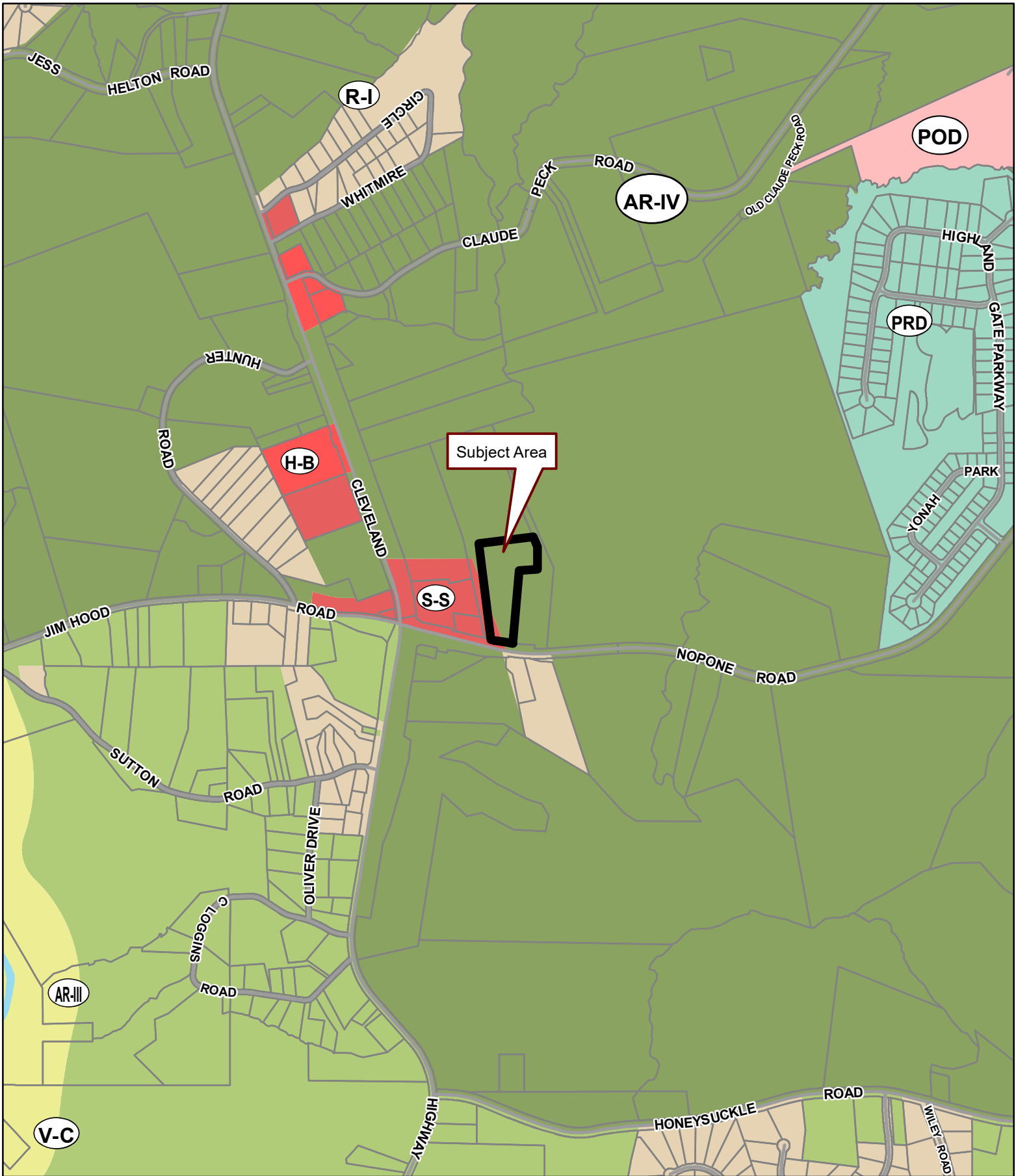
DRWG FILE: D1806 S.

JOB # 4658

PLAT OF NEW PARCEL SURVEY FOR

VINEYARD PROPERTIES & DEVELOPMENT COMPANY LLC

LAND LOT 26, 12TH DISTRICT, 1ST SECTION
HALL COUNTY, GEORGIA



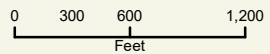
Applicant: ALPACA SELF STORE

Tax Parcel #: 12026 000004 (PT.)

Location: 4151 NOPONE ROAD, GAINESVILLE, GA 30506

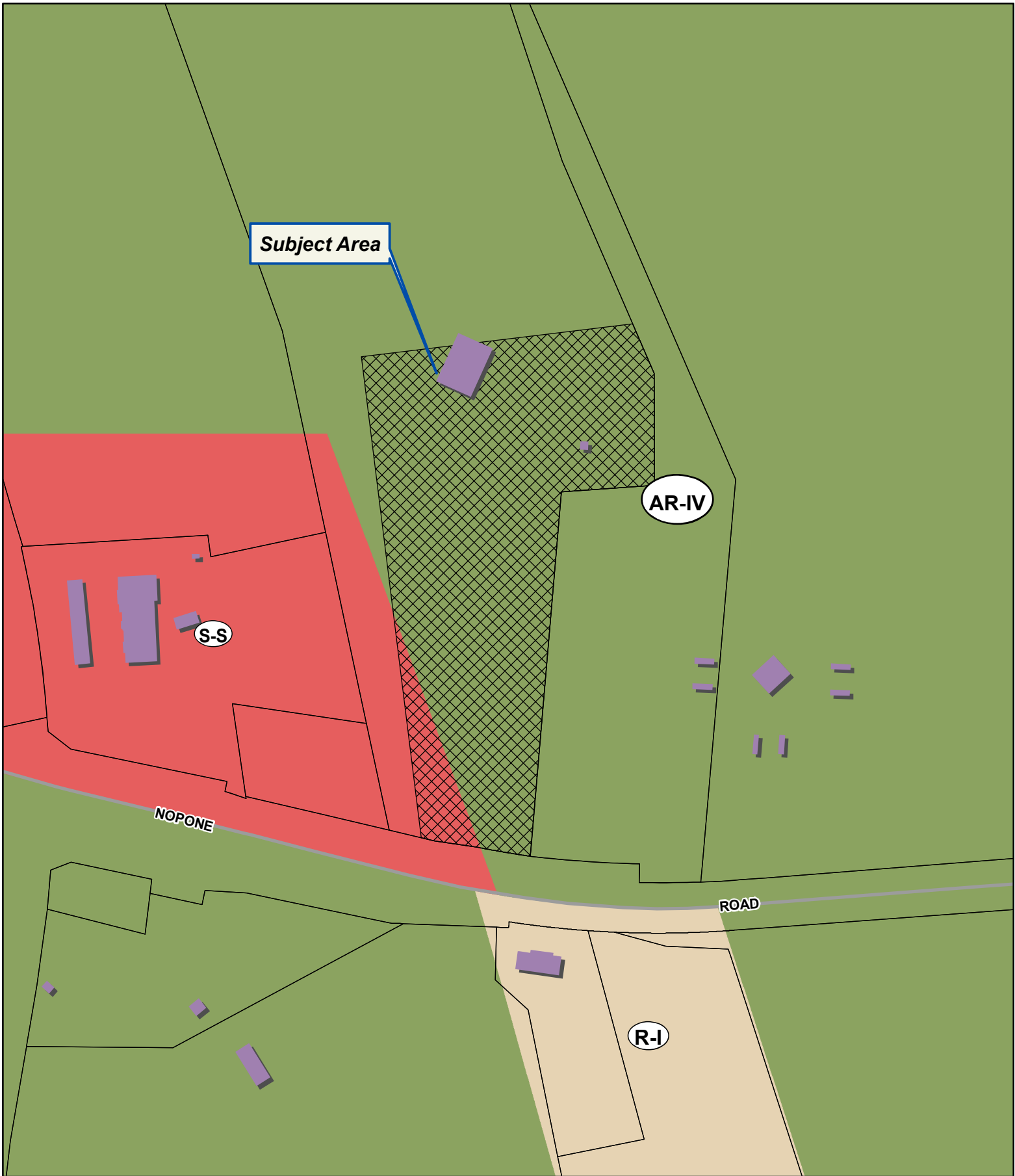
Commission District 3

PC Mtg. Date: 06/20/2022



- Zoning Boundary
- ▭ City Limits
- ▭ Subject Area
- ▭ Structure





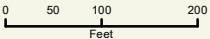
Applicant: ALPACA SELF STORE

Tax Parcel #: 12026 000004 (PT.)

Location: 4151 NOPONE ROAD, GAINESVILLE, GA 30506

Commission District 3

PC Mtg. Date: 06/20/2022



- Zoning Boundary
- ▭ City Limits
- ▨ Subject Area
- ▭ Structure





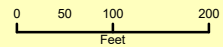
Applicant: ALPACA SELF STORE

Tax Parcel #: 12026 000004 (PT.)

Location: 4151 NOPONE ROAD, GAINESVILLE, GA 30506

Commission District 3

PC Mtg. Date: 06/20/2022



- Zoning Boundary
- City Limits
- Subject Area



LEGAL DESCRIPTION

All that tract of land being located in Land Lot 26 of the 12th District of Hall County Georgia as surveyed by Geoimage Surveying dated January 22, 2022 for Vineyard Properties & Development Company, LLC and being more particularly described as follows:

From an iron pin found at the northeastern most corner of Tax Parcel 12026 000046 thence N 15° 52' 39" E to an iron pin set, the true POINT OF BEGINNING;

Thence, N 82° 45' 46" E for a distance of 383.29 feet to an iron pin set.

Thence, S 23° 21' 34" E for a distance of 135.81 feet to a ½" rebar.

Thence, S 00° 14' 18" E for a distance of 179.09 feet to a ½" rebar.

Thence S 86° 08' 50" W for a distance of 150.57 feet to a corner tree

Thence, S 04° 52' 02" W for a distance of 586.06 feet to a ½" rebar at the beginning of a curve, Said curve turning to the right through an angle of 04° 53' 45", having a radius of 1855.79 feet, and whose long chord bears N 80° 47' 09" W for a distance of 158.53 feet to a point of intersection with a point on a line.

Thence, N 76° 41' 25" W for a distance of 14.20 feet to an iron pin set.

Thence, N 04° 29' 51" W for a distance of 823.43 feet to an iron pin set, the true POINT OF BEGINNING;

Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, May 31, 2022 8:13 AM
To: Randi Doveton (Planning); Anael Dominguez (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 6.20.22

Please find Environmental Health comments below:

Item 1, 3053, 3087 McEver Road, Botrus: No parking of stock, employee, or customer vehicles on top of or within 5' of drainline or 10' from septic tank. Environmental Health will not approve any additional paved/gravel parking on parcel.

Item 2, 5340, 5342 Waterwood Drive, Gonzalez: Must meet all Environmental Health residential septic system permitting requirements. Septic system issued to property (OSC 5804) has expired. A new septic permit must be issued prior to application for building permit.

Item 3, 4164 Pine Vale, Davis: The detached carport was approved by Environmental Health on 4.27.22.

Item 4, 4151 Nopone Road, Alpaca Self Store: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 5, 4151 Nopone Road, Alpaca Self Store: No comment. Proposed structures will have no plumbing per applicant.

Item 6, 3385 North Waterworks Road, Ley: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Environmental Health has preliminarily reviewed the submitted plat during Plat Review process and can stamp the plat for recordation with the Clerk of Courts.

Item 7, 3596 Meadow Lane, Brown: No comment. Public sewer.

Item 8, 5086 Hog Mountain Road, WeStore: Must meet all Environmental Health commercial septic system permitting requirements. It appears that the proposed covered boat and RV storage facilities are on top of or do not meet required setbacks to the proposed septic system in HDV2021-00068. 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. A combination plat was submitted for county review on May 19; however, comments have not been provided to the applicant as of this date.

Item 9, 1275 Atlanta Hwy, Sancen: No public restroom to be permitted. No additional structures or driveway expansions to be permitted. Do not drive, park, or store equipment on top of any part of septic system.

Item 10, 3401 Athens Hwy, Ramar Land Corp.: Must meet all Environmental Health commercial septic system permitting requirements if able to be permitted by Environmental Health. Non-domestic wastewater treatment and disposal may be required to be permitted through EPD. Further determination will be made during the civil plan review process. A detailed business plan and detailed waste stream analysis (including flow) 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.

Item 11, 6321 Reece Circle, Whitlow: Must meet all Environmental Health residential septic system permitting requirements.

Item 12, 3825, 3831, 3853, 3861 Watson Circle: The four proposed lots are considered Lots of Record by Environmental Health.

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: Wednesday, June 1, 2022 6:06 PM
To: Anael Dominguez (Planning); Randi Doveton (Planning)
Cc: Chavers, Veronica E; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for June 20, 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

DITO Traffic Operations Supervisor



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, May 26, 2022 11:03 AM

To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Brandi Smith (Business License) <bsmith@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Dan Barnes <Daniel.C.Barnes@usace.army.mi>; 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>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; nswofford <nswafford@gainesville.org>; Pam Cravero <Pam.Cravero@hallco.org>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Randi Doveton (Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett <spuckett@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>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>

Subject: Tentative Planning Agenda for June 20, 2022

Good morning,

Here is the Tentative Agenda and Maps for the Monday, June 20, 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, June 2, 2022. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

Thank you–

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – June 6, 2022

OLD BUSINESS

1. [Previously tabled application on Ayoub Botrus to amend conditions of a Planned Commercial Development \(PCD\) on a .36± acre tract located on the south side of Mcever Road approximately 347 feet from its intersection with Waterworks Road; a.k.a. 3053 & 3087 Mcever Road; Zoned PRD; Tax Parcel 07299 002007A & 002007. Proposed Use: auto sales. ** Commission District 2.](#)

NEW BUSINESS

2. [Application of Omar Magana-Gonzalez for a front yard setback variance from 40 feet to 26 feet and rear yard setback variance from 25 feet to 22 feet on a .21± acre tract located on the east side of Waterwood Drive at its intersection with Sherwood Park Lane; a.k.a. 5340 & 5342 Waterwood Drive; Zoned AR-III; Tax Parcel 11131A001029 & 001030. Proposed use: new residence. * Commission District 2.](#)
None
3. [Application of Morgan Davis for a right side yard setback variance from 15 feet to 5 feet on a .98± acre tract located on the west side on Pine Vale Road approximately 548 feet from its intersection with Melinda Lane; a.k.a. 4164 Pine Vale Road; Zoned AR-III; Tax Parcel 15037 000193. Proposed use: detached carport. * Commission District 1.](#)
None
4. [Application of Alpaca Self Store for a road frontage variance from 150 feet to 50 feet on an 12.41± acre tract located on the north side of Nopone Road approximately 683 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: minor subdivision. * Commission District 3.](#)
GDOT Coordination required due to proximity to state route intersection
5. [Application of Alpaca Self Store to rezone from Agricultural Residential- IV \(AR-IV\) and Suburban Shopping \(S-S\) to Planned Commercial District \(PCD\) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: RV & boat storage facility. ** Commission District 3.](#)
GDOT Coordination required due to proximity to state route intersection
6. [Application of Kenneth M. Ley & Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot sub division. ** Commission District 2.](#)
None

7. [Application of Tyrus Brown to rezone from Residential-I \(R-I\) to Planned Residential District \(PRD\) 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 single-family attached development \(4.6 units/acre\) ** Commission District 2.](#)
None
8. [Application of WeStore, LLC to rezone from Agricultural Residential-III \(AR-III\) to Planned Commercial District \(PCD\) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. ** Commission District 1.](#)
GDOT Coordination required if encroaching on GDOT R/W along Lanier Parkway
9. [Application of Salomon Sancen to rezone from Residential-II \(R-II\) to Highway Business \(H-B\) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sale/shop. ** Commission District 4.](#)
GDOT Coordination required
10. [Application of Ramar Land Corporation to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Industrial District \(PID\) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. ** Commission District 3.](#)
GDOT Coordination Required
11. [Application of Henry Whitlow to appeal an administrative decision for a hardship manufactured home, as it relates to §17.350.110 on a 1.01± acre tract on the south side of Reece Circle at its intersection with A L Mangum Road; a.k.a. 3621 Reece Circle; Zoned R-II; Tax Parcel 15014 000056A. Purposed Use: hardship manufactured home. * Commission District 3.](#)
12. Application of Hall County Planning Department to request Planning Commission interpretation regarding the determination of an unclassified use on a 1.10± acre tract located at Watson Circle at its terminus; a.k.a. 3825, 3831, 3853 and, 3861 Watson Circle; Tax parcels 08039 004003, 004009, 004005 and 004004. Proposed use: 4 lot subdivision. * Commission District 2.
None

*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, July 28, 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, July 28, 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
 Planning Commission Clerk
 Hall County Government
 2875 Browns Bridge Road, Gainesville, GA 30504
www.hallcounty.org | 770-531-6810



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
ENGINEERING DIVISION

MEMORANDUM

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

To: Randi Doveton, Director of Planning and Development

From: Srikanth Yamala, Director of Public Works and Utilities

Date: June 2, 2022

Subject: June 20, 2022 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 20, 2022 meeting. Upon review, we provide the following comments:

OLD BUSINESS

1. [Previously tabled application on Ayoub Botrus to amend conditions of a Planned Commercial Development \(PCD\) on a .36± acre tract located on the south side of Mcever Road approximately 347 feet from its intersection with Waterworks Road; a.k.a. 3053 & 3087 Mcever Road; Zoned PRD; Tax Parcel 07299 002007A & 002007. Proposed Use: auto sales. ** Commission District](#)
 - 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 comments
 - c) **Utilities:** Buford Sewer

NEW BUSINESS

2. [Application of Omar Magana-Gonzalez for a front yard setback variance from 40 feet to 26 feet and rear yard setback variance from 25 feet to 22 feet on a .21± acre tract located on the east side of Waterwood Drive at its intersection with Sherwood Park Lane; a.k.a. 5340 & 5342 Waterwood Drive; Zoned AR-III; Tax Parcel 11131A001029 & 001030. Proposed use: new residence. * Commission District 2.](#)
 - a) **Engineering:** No Comments
 - b) **Traffic:** No Comments
 - c) **Utilities:** No Comment
3. [Application of Morgan Davis for a right side yard setback variance from 15 feet to 5 feet on a .98± acre tract located on the west side on Pine Vale Road approximately 548 feet from its intersection with Melinda Lane; a.k.a. 4164 Pine Vale Road; Zoned AR-III; Tax Parcel 15037 000193. Proposed use: detached carport. * Commission District 1.](#)
 - a) **Engineering:** Erosion and sedimentation control.
 - b) **Traffic:** No Comments
 - c) **Utilities:** No Comments



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

4. [Application of Alpaca Self Store for a road frontage variance from 150 feet to 50 feet on an 12.41± acre tract located on the north side of Nopone Road approximately 683 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: minor subdivision. * Commission District 3.](#)

- a) **Engineering:** Recommend joint access driveway for both parcels. Also check with GDOT as this appears to have GDOT right-of-way from 129 construction.
- b) **Traffic:** Future driveways for the proposed parcels may interfere. Suggest dividing frontage evenly between the two new parcels in order to provide adequate space between the two driveways servicing these parcels.
- c) **Utilities:** No Comments

5. [Application of Alpaca Self Store to rezone from Agricultural Residential- IV \(AR-IV\) and Suburban Shopping \(S-S\) to Planned Commercial District \(PCD\) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: RV & boat storage facility. ** 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. Recommend joint access driveway for both parcels. Also, check with GDOT as this appears to have GDOT right-of-way from 129 construction.
- b) **Traffic:** Proposed driveway must meet Hall County commercial standards.
- c) **Utilities:** No sanitary sewer available for this site.

6. [Application of Kenneth M. Ley & Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot sub division. ** 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.
- b) **Traffic:** No Comments
- c) **Utilities:** No Comments

7. [Application of Tyrus Brown to rezone from Residential-I \(R-I\) to Planned Residential District \(PRD\) 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 single-family attached development \(4.6 units/acre\) ** Commission District 2.](#)

- a) **Engineering:** The site may require a stormwater management report, should the site plan indicate the



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

Hall County doesn't allow parking on R/W.

Design speed must be 30 mph for roads.

Is this development multi-family?

- b) **Traffic:** No Comments
- c) **Utilities:** City of Gainesville Sewer.

8. [Application of WeStore, LLC to rezone from Agricultural Residential-III \(AR-III\) to Planned Commercial District \(PCD\) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. ** 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.
- b) **Traffic:** No comments
- c) **Utilities:** City of Flowery Branch Sewer.

9. [Application of Salomon Sancen to rezone from Residential-II \(R-II\) to Highway Business \(H-B\) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sale/shop. ** Commission District 4.](#)

- a) **Engineering:** Need updated survey showing existing conditions.
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:** GDOT Coordination required. Driveway modifications may be necessary. No parking permitted on the right-of-way.
- c) **Utilities:** No comments

10. [Application of Ramar Land Corporation to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Industrial District \(PID\) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. ** 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.
Avoid impacts to FEMA and Hall County flood plain.
- b) **Traffic:** Driveway must be permitted through GDOT.
- c) **Utilities:** Sewer is unavailable; Septic System required.



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

11. [Application of Henry Whitlow to appeal an administrative decision for a hardship manufactured home, as it relates to §17.350.110 on a 1.01± acre tract on the south side of Reece Circle at its intersection with A L Mangum Road; a.k.a. 3621 Reece Circle; Zoned R-II; Tax Parcel 15014 000056A. Purposed Use: hardship manufactured home. * Commission District 3.](#)

a) Engineering: No comments

b) Traffic: No comments

c) Utilities: No comments

12. Application of Hall County Planning Department to request Planning Commission interpretation regarding the determination of an unclassified use on a 1.10± acre tract located at Watson Circle at its terminus; a.k.a. 3825, 3831, 3853 and, 3861 Watson Circle; Tax parcels 08039 004003, 004009, 004005 and 004004. Proposed use: 4 lot subdivision. * Commission District 2.

Anael Dominguez (Planning)

From: Tracy Gilreath (Tax Assessors)
Sent: Friday, June 3, 2022 8:38 AM
To: Randi Doveton (Planning); Anael Dominguez (Planning)
Subject: FW: Tentative Planning Agenda for June 20, 2022

Good morning, Item # 4 & 5 (same parcel #) is under conservation covenant. I spoke with current owner March 10, 2022 and he said the sale fell through and actually just renewed his covenant.

Respectfully,

Tracy Gilreath
Hall County Tax Assessors
Specialized Assessment Manager
770-531-6752
770-531-6754 fax
www.hallcounty.org



From: Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>
Sent: Friday, May 27, 2022 9:54 AM
To: Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>
Cc: Lisa Niles (Tax Assessors) <liniles@hallcounty.org>; Kami Hughes (Tax Assessors) <khughes@hallcounty.org>; Steve Watson (Real Property) <rswatson@hallcounty.org>
Subject: FW: Tentative Planning Agenda for June 20, 2022

4 & 5 has CUVA and looks like it will cause a breach but you may want to look into it further.

The rest are okay and do not have CUVA.

Nicole Griffin
Appraisal Systems Coordinator
Hall County Tax Assessors Office

Hall County Government
(Office) 770-718-5712
Nicole.Griffin@Hallcounty.org



From: Anael Dominguez (Planning) <adominguez@hallcounty.org>

Sent: Thursday, May 26, 2022 11:03 AM

To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Brandi Smith (Business License) <bsmith@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@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>; jason dykes <jdykes@dot.ga.gov>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; Jeremy Wills <jeremy.wills@gainesville.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; jpeevy <jpeevy@dot.ga.gov>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Lamar Carver (Building Inspection) <icarver@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Mike Little (Parks and Leisure) <mlittle@hallcounty.org>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; nswofford <nswafford@gainesville.org>; Pam Cravero <Pam.Cravero@hallco.org>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; PNiebauer <PNiebauer@dot.ga.gov>; Randi Doveton (Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett (Engineering) <spuckett@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>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>

Subject: Tentative Planning Agenda for June 20, 2022

Good morning,

Here is the Tentative Agenda and Maps for the Monday, June 20, 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, June 2, 2022. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

Thank you–

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – June 6, 2022

OLD BUSINESS

1. [Previously tabled application on Ayoub Botrus to amend conditions of a Planned Commercial Development \(PCD\) on a .36± acre tract located on the south side of Mcever Road approximately 347 feet from its intersection with Waterworks Road; a.k.a. 3053 & 3087 Mcever Road; Zoned PRD; Tax Parcel 07299 002007A & 002007. Proposed Use: auto sales. ** Commission District 2.](#)

NEW BUSINESS

2. [Application of Omar Magana-Gonzalez for a front yard setback variance from 40 feet to 26 feet and rear yard setback variance from 25 feet to 22 feet on a .21± acre tract located on the east side of Waterwood Drive at its intersection with Sherwood Park Lane; a.k.a. 5340 & 5342 Waterwood Drive; Zoned AR-III; Tax Parcel 11131A001029 & 001030. Proposed use: new residence. * Commission District 2.](#)
3. [Application of Morgan Davis for a right side yard setback variance from 15 feet to 5 feet on a .98± acre tract located on the west side on Pine Vale Road approximately 548 feet from its intersection with Melinda Lane; a.k.a. 4164 Pine Vale Road; Zoned AR-III; Tax Parcel 15037 000193. Proposed use: detached carport. * Commission District 1.](#)
4. [Application of Alpaca Self Store for a road frontage variance from 150 feet to 50 feet on an 12.41± acre tract located on the north side of Nopone Road approximately 683 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: minor subdivision. * Commission District 3.](#)
5. [Application of Alpaca Self Store to rezone from Agricultural Residential- IV \(AR-IV\) and Suburban Shopping \(S-S\) to Planned Commercial District \(PCD\) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: RV & boat storage facility. ** Commission District 3.](#)
6. [Application of Kenneth M. Ley & Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot sub division. ** Commission District 2.](#)
7. [Application of Tyrus Brown to rezone from Residential-I \(R-I\) to Planned Residential District \(PRD\) 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 single-family attached development \(4.6 units/acre\) ** Commission District 2.](#)
8. [Application of WeStore, LLC to rezone from Agricultural Residential-III \(AR-III\) to Planned Commercial District \(PCD\) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. ** Commission District 1.](#)
9. [Application of Salomon Sancen to rezone from Residential-II \(R-II\) to Highway Business \(H-B\) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sale/shop. ** Commission District 4.](#)
10. [Application of Ramar Land Corporation to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Industrial District \(PID\) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. ** Commission District 3.](#)
11. [Application of Henry Whitlow to appeal an administrative decision for a hardship manufactured home, as it relates to §17.350.110 on a 1.01± acre tract on the south side of Reece Circle at its intersection with A L Mangum Road; a.k.a. 3621 Reece Circle; Zoned R-II; Tax Parcel 15014 000056A. Purposed Use: hardship manufactured home. * Commission District 3.](#)
12. Application of Hall County Planning Department to request Planning Commission interpretation regarding the determination of an unclassified use on a 1.10± acre tract located at Watson Circle at its terminus; a.k.a. 3825,

3831, 3853 and, 3861 Watson Circle; Tax parcels 08039 004003, 004009, 004005 and 004004. Proposed use: 4 lot subdivision. * Commission District 2.

*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, July 28, 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, July 28, 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
Planning Commission Clerk
Hall County Government
2875 Browns Bridge Road, Gainesville, GA 30504
www.hallcounty.org | 770-531-6810





Hall County Government

FIRE RESCUE



POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

6/01/22

Hall County Fire Comments for Hall County Planning Commission Meeting
scheduled for 6/20/22

t: 770.535.8288 | f: 770.531.3972

CHRIS ARMSTRONG
Fire Chief

4. [Application of Alpaca Self Store for a road frontage variance from 150 feet to 50 feet on an 12.41± acre tract located on the north side of Nopone Road approximately 683 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: minor subdivision. * Commission District 3.](#)

Fire Comments:

- 1) Fire apparatus accessibility must meet IFC minimum standards.
- 2) Fire hydrant(s) will be required inside development.

5. [Application of Alpaca Self Store to rezone from Agricultural Residential- IV \(AR-IV\) and Suburban Shopping \(S-S\) to Planned Commercial District \(PCD\) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: RV & boat storage facility. ** Commission District 3.](#)

Fire Comments:

- 1) Fire apparatus accessibility must meet IFC minimum standards.
- 2) Fire hydrant(s) may be required inside development.
- 3) Electronic controlled access gate(s) will require a Knox override switch for Fire Department access.

10. [Application of Ramar Land Corporation to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Industrial District \(PID\) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. ** Commission District 3.](#)

Fire Comments:

- 1) Fire apparatus accessibility must meet IFC minimum standards.
- 2) Fire hydrants will be required inside development.
- 3) Electronic controlled access gate(s) will require a Knox override switch for Fire Department access.
- 4) Required: onsite fire hydrants and fire protection system will be supported by a dedicated fire line complete with fire vault. See Gainesville Water Fire Vault Detail.

End of comments

Thank you,

**Lieutenant John Hornick,
Hall County Fire Services**

Hall County Government Main: 770-531-6838 | Cell: 404-597-0083 Website: www.Hallcounty.org

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO
THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: ALPACA SELF STORE LLC

REQUEST: REZONE FROM AR-IV + S-S TO PGD
FOR RV + BOAT STORAGE FACILITY

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: 6-20-2022

Time: 5:15 p.m.

and

COUNTY COMMISSION

Date: 7-28-2022

Time: 6:00 p.m.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809