



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

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

**Streamed Live on Hall County Government's Website - [www.hallcounty.org](http://www.hallcounty.org)  
Thursday, September 08, 2022 - 06:00 PM**

**Call to Order**

**Approve Agenda**

**Invocation**

- 1 Chairman Richard Higgins

**Pledge**

- 2 Commissioner Kathy Cooper

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

**Consent Agenda**

- 3 Approve the September 6, 2022 Meeting Minutes.
- 4 Approve the August 25, 2022 Voting Meeting Minutes.
- 5 Approve the August 25, 2022 Executive Session Minutes.
- 6 Approve the August 25, 2022 Meeting Minutes.
- 7 Approve the purchase of two (2) tag-along-trailers for Road Maintenance to Hooper Trailer Sales, Inc. of Monticello, GA, in the amount of \$53,800.00.
- 8 Approve the award of Task Order 2023-001 Phase 1A for 2nd Floor Jury Assembly Room Buildout to Multiplex, LLC of Duluth, GA, in the amount of \$1,730,000.00.
- 9 Approve the purchase of two (2) 2023 Ford Explorers for Probation Services from Allan Vigil Ford Lincoln of Morrow, GA, in the amount of \$68,186.00.
- 10 Approve the purchase of forty-five (45) Getac A140 Laptops with Vehicle Adaptors for Fire Rescue to PCN Strategies, Inc. of Washington, DC, in the amount of \$131,268.60.
- 11 Approve the six (6) month extension of Ambulance Billing Services for Fire Rescue to Fire Recovery EMS, LLC of Arlington Heights, IL, in the amount of \$275,150.00

- 12 Approve Change Order #1 under IFB #010-42 Firefighting Equipment for the purchase of two hundred fifty seven (257) sets of firefighter coats and pants for Fire Rescue to North American Fire Equipment Co. of Decatur, AL, the estimated cost is \$923,501.23.
- 13 Approve the agreement renewal for On-Call Planning Services for Planning & Development to CPL Architects, Engineers, Landscape Architect & Surveyor, D.P.C., P.C. The estimated cost is \$600,000.00.
- 14 Approve the application of the U.S. Department of Transportation Safe Streets and Roads for All Action Plan Grant for Public Works & Utilities in the amount of \$300,000.00, 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 20% is required and Hall County will provide \$44,352.00 of the match with the Cities of Gainesville, Flowery Branch, and Oakwood providing the remaining based on their population.
- 15 Approve the purchase of one (1) 2023 Ford Transit Crew Van for Construction Management to 72 Hour LLC (dba National Auto Fleet Group) of Watsonville, CA, in the amount of \$54,984.94.
- 16 Approve the award of IFB #025-43 Roll-Off Truck with Hoist and Tarping System for the Hall County Landfill to Sansom Equipment Company of Stonecrest, GA, in the amount of \$193,000.00.
- 17 Approve the Updated 2022 Speed Detection Device Permit for Hall County. Commission Districts 1, 2, 3, and 4.
- 18 Approve the Extension of a \$721,854.00 Guaranty Performance/Maintenance Agreement for the Streets, Stormwater Management Facilities, and Sidewalks in Stephens Point Phase I Subdivision. Commission District 2.

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

- 19 Application of STORSquare Atlanta, LLC for a Use Subject to County Commission approval on a 2.96± acre tract located at its intersection with Technology Parkway and Winder Highway; a.k.a. 5407 Technology Parkway & 5472 Winder Highway; Zoned I-II; Tax Parcel 15028F000025 & 000026. Proposed use: outdoor storage. Commission District 1.
- 20 Application of K5 Partners, LLC to rezone from Agricultural Residential-IV (AR-IV) and Heavy Industrial (I-II) to Planned Industrial Development (PID) on a 119± acre tract located on the north side of Okelly Road at its terminus; a.k.a. 2400 Okelly Road; Zoned AR-IV & I-II; Tax Parcel 15024 000003A (pt.). Proposed use: vehicle salvage operations. Commission District 3.
- 21 Application of Lora Savage to rezone from Agricultural Residential-IV (AR-IV) to Highway Business (H-B) on a 2.68± acre tract located on the east side of Cleveland Highway approximately 1,835 feet from its intersection with Green Circle; a.k.a. 5324 Cleveland Highway; Zoned AR-(IV); Tax Parcel 12031 003001. Proposed use: retail sales & services. Commission District 3.



- 22 Application of FIDES Development to amend conditions of a Planned Residential Development (PRD) on a 16.28 acre tract located at the terminus of North Waterworks Road, Seymour Circle, and Seymour Drive; a.k.a. 3450 North Waterworks Road; Zoned PRD; Tax Parcel 08167 005002. Proposed Use: mixed use residential development. Commission District 1.
- 23 Application of Cook Communities for a Use Subject to County Commission approval on a 20.74± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710, 3780, 3786 Hardy Road and 3416, 3428 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B, 000071, 000071A. Proposed use: twenty (20) lot subdivision. Commission District 2.

## **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

### Invocation

**REPORT TO:** Meeting (09/06/22)  
**REPORT TO:** Voting Meeting (09/08/22)  
**ITEM NO:** 691/2021  
**SUBJECT:** Chairman Richard Higgins

**Meetings:**

**Work Session Date:** 09/06/22                      **Voting Meeting Date:** 09/08/22

**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

### Pledge

---

**REPORT TO:** Meeting (09/06/22)  
**REPORT TO:** Voting Meeting (09/08/22)  
**ITEM NO:** 726/2021  
**SUBJECT:** Commissioner Kathy Cooper

---

#### Meetings:

**Work Session Date:** 09/06/22                      **Voting Meeting Date:** 09/08/22

#### 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:

<b>Approve</b>	<b>Clerk</b>
GK	JR

---

#### Attachments:



## AGENDA ITEM

### Consent Agenda

**REPORT TO:** Meeting (09/06/22)

**REPORT TO:** Voting Meeting (09/08/22)

**ITEM NO:** 499/2022

**SUBJECT:** Approve the September 6, 2022 Meeting Minutes.

**Meetings:**

**Work Session Date:** 09/06/22                      **Voting Meeting Date:** 09/08/22

**Executive Summary:**

**Presenter:** CA

**Recommendation:**  
Approve

**Purpose of Request:** Approve the September 6, 2022 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?** 2022-09-08

**Approvals:**

Approve	Attorney	Administration	Clerk
JR	JR	AO	AO

**Attachments:**

September 6, 2022 Meeting Minutes



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

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

**Streamed Live on Hall County Government's Website - [www.hallcounty.org](http://www.hallcounty.org)  
Tuesday, September 06, 2022 - 03:00 PM**

### **Call to Order**

*Chairman Higgins at 3:00 p.m.*

*Present:*

*Chairman Richard Higgins, Commissioners Kathy Cooper, 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*

### **Corrections and Maintenance**

*Jimmy Hightower, Road Maintenance Superintendent, addressed the Board.*

- 1 Approve the purchase of two (2) tag-along-trailers for Road Maintenance to Hooper Trailer Sales, Inc. of Monticello, GA, in the amount of \$53,800.00.

*Consent*

### **Court Administration**

*Jason Stephenson, Court Administrator, addressed the Board.*

- 2 Approve the award of Task Order 2023-001 Phase 1A for 2nd Floor Jury Assembly Room Buildout to Multiplex, LLC of Duluth, GA, in the amount of \$1,730,000.00.

*Consent*

*Trisha Lewis, Chief Probation Officer, addressed the Board.*

- 3 Approve the purchase of two (2) 2023 Ford Explorers for Probation Services from Allan Vigil Ford Lincoln of Morrow, GA, in the amount of \$68,186.00.

*Consent*

### **Fire Rescue**

*Chris Armstrong, Fire Chief, addressed the Board.*

- 4 Approve the purchase of forty-five (45) Getac A140 Laptops with Vehicle Adaptors for Fire Rescue to PCN Strategies, Inc. of Washington, DC, in the amount of \$131,268.60.

*Consent*

- 5 Approve the six (6) month extension of Ambulance Billing Services for Fire Rescue to Fire Recovery EMS, LLC of Arlington Heights, IL, in the amount of \$275,150.00

*Consent*

- 6 Approve Change Order #1 under IFB #010-42 Firefighting Equipment for the purchase of two hundred fifty seven (257) sets of firefighter coats and pants for Fire Rescue to North American Fire Equipment Co. of Decatur, AL, the estimated cost is \$923,501.23.

*Consent*

## **Planning and Development**

*Ellis Still, Assistant Director of Planning and Development, addressed the Board.*

- 7 Approve the agreement renewal for On-Call Planning Services for Planning & Development to CPL Architects, Engineers, Landscape Architect & Surveyor, D.P.C., P.C. The estimated cost is \$600,000.00.

*Consent*

- 8 Application of STORSquare Atlanta, LLC for a Use Subject to County Commission approval on a 2.96± acre tract located at its intersection with Technology Parkway and Winder Highway; a.k.a. 5407 Technology Parkway & 5472 Winder Highway; Zoned I-II; Tax Parcel 15028F000025 & 000026. Proposed use: outdoor storage. Commission District 1.

- 9 Application of K5 Partners, LLC to rezone from Agricultural Residential-IV (AR-IV) and Heavy Industrial (I-II) to Planned Industrial Development (PID) on a 119± acre tract located on the north side of Okelly Road at its terminus; a.k.a. 2400 Okelly Road; Zoned AR-IV & I-II; Tax Parcel 15024 000003A (pt.). Proposed use: vehicle salvage operations. Commission District 3.

- 10 Application of Lora Savage to rezone from Agricultural Residential-IV (AR-IV) to Highway Business (H-B) on a 2.68± acre tract located on the east side of Cleveland Highway approximately 1,835 feet from its intersection with Green Circle; a.k.a. 5324 Cleveland Highway; Zoned AR-(IV); Tax Parcel 12031 003001. Proposed use: retail sales & services. Commission District 3.

- 11 Application of FIDES Development to amend conditions of a Planned Residential Development (PRD) on a 16.28 acre tract located at the terminus of North Waterworks Road, Seymour Circle, and Seymour Drive; a.k.a. 3450 North Waterworks Road; Zoned PRD; Tax Parcel 08167 005002. Proposed Use: mixed use residential development. Commission District 1.

- 12 Application of Cook Communities for a Use Subject to County Commission approval on a 20.74± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710, 3780, 3786 Hardy Road and 3416, 3428 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B, 000071, 000071A. Proposed use: twenty (20) lot subdivision. Commission District 2.

### **Public Works and Utilities**

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

- 13 Approve the application of the U.S. Department of Transportation Safe Streets and Roads for All Action Plan Grant for Public Works & Utilities in the amount of \$300,000.00, 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 20% is required and Hall County will provide \$44,352.00 of the match with the Cities of Gainesville, Flowery Branch, and Oakwood providing the remaining based on their population.

*Consent*

- 14 Approve the purchase of one (1) 2023 Ford Transit Crew Van for Construction Management to 72 Hour LLC (dba National Auto Fleet Group) of Watsonville, CA, in the amount of \$54,984.94.

*Consent*

- 15 Approve the award of IFB #025-43 Roll-Off Truck with Hoist and Tarping System for the Hall County Landfill to Sansom Equipment Company of Stonecrest, GA, in the amount of \$193,000.00.

*Consent*

- 16 Approve the Updated 2022 Speed Detection Device Permit for Hall County. Commission Districts 1, 2, 3, and 4.

*Consent*

- 17 Approve the Extension of a \$721,854.00 Guaranty Performance/Maintenance Agreement for the Streets, Stormwater Management Facilities, and Sidewalks in Stephens Point Phase I Subdivision. Commission District 2.

*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 3:31 p.m.*





## AGENDA ITEM

### Consent Agenda

---

**REPORT TO:** Meeting (09/06/22)  
**REPORT TO:** Voting Meeting (09/08/22)  
**ITEM NO:** 500/2022  
**SUBJECT:** Approve the August 25, 2022 Voting Meeting Minutes.

---

#### Meetings:

**Work Session Date:** 09/06/22                      **Voting Meeting Date:** 09/08/22

#### Executive Summary:

**Presenter:** CA  
**Recommendation:**  
Approve

**Purpose of Request:** Approve the August 25, 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?** 2022-09-08

#### Approvals:

Approve	Attorney	Administration	Clerk
JR	JR	AO	AO

---

#### Attachments:





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

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

**Streamed Live on Hall County Government's Website - [www.hallcounty.org](http://www.hallcounty.org)  
Thursday, August 25, 2022 - 06:00 PM**

**Call to Order**

*Chairman Higgins at 6:00 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, and County Attorney Van Stephens*

**Approve Agenda**

*Commissioner Powell/Commissioner Stowe — approve — unanimous*

**Invocation**

- 1 Chairman Richard Higgins

**Pledge**

- 2 Members of Boy Scout Troop 15

**Public Comments**

*The following people addressed the Board:*

- *Amy McGuire of Lake Lanier Association*
- *Victoria Clevenger of Lake Lanier Association*

**Presentation/s**

- 3 Presentation of Butler Park Mural.

*Ashton Dziengue of Boy Scout Troop 15 presented plans for a mural for Butler Park.*

*Commissioner Stowe/Commissioner Echols — approve mural presented as the first approved mural for Butler Park, any additional murals will need approval by the Board of Commissioners — unanimous*

## **Consent Agenda**

*Commissioner Cooper/Commissioner Echols — approve — unanimous*

- 4 Approve the August 22, 2022 Work Session Minutes.
- 5 Approve the August 11, 2022 Voting Meeting Minutes.
- 6 Approve the August 11, 2022 Executive Session Minutes.
- 7 Approve the August 11, 2022 Meeting Minutes.
- 8 Approve the award of Task Order 2022-031 Architectural Services for additional Hall County Government Center renovations to Precision Planning, Inc. of Lawrenceville, GA, in the amount of \$293,530.00.
- 9 Approve the sole source purchase to refurbish the Courthouse HVAC Cooling Tower for Building Maintenance to Heat Transfer Systems of Georgia, LLC of Alpharetta, GA, in the amount of \$83,600.00.
- 10 Approve the agreement with Bates, Carter and Company, LLP for Financial Services for FY 22 annual audit services and authorize the Chairman to execute all necessary documents. The estimated cost is \$121,000.00.
- 11 Approve the purchase of eight (8) Osage Super Warrior Ambulances for Fire Rescue to Ten-8 Fire and Safety, LLC of Forsyth, GA, in the amount is \$2,999,248.00.
- 12 Approve the purchase of five (5) 2022 Ford F-150 Responder Trucks for Fire Rescue from Brannen Motor Company of Unadilla, GA, in the amount of \$198,000.00.
- 13 Approve the purchase of emergency lighting packages for five (5) Ford F-150 trucks for Fire Rescue from West Chatham Warning Devices, Inc. of Savannah, GA, in the amount of \$52,106.10.
- 14 Approve the annual renewal for Microsoft Licensing for various County Departments with CDW Government, Inc. of Chicago, IL, in the amount of \$379,672.62.
- 15 Approve the purchase of one (1) Sewer Cleaning Vacuum Truck for the Spout Springs Water Reclamation Facility for Public Works & Utilities to Jet-Vac Equipment Company, LLC of Sumter, SC, in the amount of \$457,645.45.
- 16 Approve the limited warranty deed between Hall County and Clayton Properties Group, Inc. for the purpose of transferring property ownership for tax parcel number 15042 000341 to Hall County, subject to the review and approval by County Attorney. Commission District 1.

- 17 Approval and authorization for the Chairman to execute an access easement between Hall County and Lancaster Community Association, Inc., subject to the review and approval by County Attorney. Commission District 1.
- 18 Approve the award of Task Order 2022-035 under RFP #41-006 Demand Services for Hall County Sewer System for Spout Springs Road Phase II Sewer and Force Main Relocation, Design, and Construction Oversight for Public Works & Utilities to Civil Engineering Consultants, Inc. of Marietta, GA. The estimated cost is \$148,000.00.
- 19 Approve the ratification of a multi-year lease agreement for tasers for the Sheriff's Office to Axon Enterprises, Inc. of Scottsdale, AZ, in the amount of \$281,133.99.
- 20 Approval and authorization for the Chairman to execute a resolution to appeal the State of Georgia Auditor's Office 2021 Hall County Sales Ratio Study, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the appeal, subject to review and approval by County Attorney.

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

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

- 21 Application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 27.29± acre tract located on the west side of Coker Road approximately 171 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131. Proposed Use: 18 lot subdivision. Commission District 3. NOTE: Tabled at the May 26, 2022 Voting Meeting until the June 22, 2022 Meeting. NOTE: Tabled at the June 22, 2022 Meeting until the August 25, 2022 Voting Meeting.

*Mr. Stephens introduced the item. Ms. Doveton discussed the item. Mr. Stephens conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- *James Irvin, 164 Professional Drive, Baldwin*
- *Jack Bailey, Resident of Lanier Village*

*Opposition:*

- *William Berry Jr., 3598 Coker Road, Gainesville*
- *William Berry Sr., 3598 Coker Road, Gainesville*

*Commissioner Echols/Commissioner Stowe — approve with the fourteen (14) conditions listed below — unanimous*

*Conditions:*

1. *The development shall conform substantially with the proposed site plan presented at this meeting, modified as necessary for compliance with development standards at time of site plan submittal, and as required by the*

conditions that follow.

2. The lots shall be a minimum of one acre in size and shall meet all Hall County Environmental Health regulations related to lot area.
3. The minimum road frontage shall be 50 feet.
4. The property shall have a maximum of 18 lots.
5. There shall be no vinyl siding.
6. All houses shall have hardi plank stone and masonry exteriors.
7. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
8. All conditions of zoning shall be part of any plat of the property.
9. During construction, developer shall install a double silt fence with hay bales along creek.
10. Lots adjacent to Coker Road shall have a landscaped and planted no access strip of 10 feet along Coker Road.
11. The houses shall have a minimum 1,500 square feet of heated floor space for a one story home and 2,000 square feet of heated floor space for a two story home.
12. All roads shall be built to Hall County standards.
13. Storm water ponds shall not be located on lots for sale and shall provide access easements as required by Hall County regulations.
14. All lots adjacent to the boundary of the parent tract shall have a 50 foot planted buffer.

### **County Administrator**

Mr. Connell addressed the Board. He stated the following:

- Hall County Offices will be closed on Monday, September 5, 2022 in observance of the Labor Day holiday.
- The originally scheduled Work Session for Monday, September 5, 2022 at 3:00 p.m. has been cancelled.
- A Meeting will be held on Tuesday, September 6, 2022 at 3:00 p.m.

### **Commission Time**

Commissioner Billy Powell, District 2, complimented Ashton Dziengue on his presentation and Eagle Scout project. Stated he will make a donation to the Butler Park mural project.

Chairman Richard Higgins stated he would make a donation to the Butler Park mural project.

### **Adjourn**

*Commissioner Powell/Commissioner Echols — adjourn at 6:41 p.m. — unanimous*



## AGENDA ITEM

### Consent Agenda

**REPORT TO:** Meeting (09/06/22)

**REPORT TO:** Voting Meeting (09/08/22)

**ITEM NO:** 502/2022

**SUBJECT:** Approve the August 25, 2022 Executive Session Minutes.

#### Meetings:

**Work Session Date:** 09/06/22                      **Voting Meeting Date:** 09/08/22

#### Executive Summary:

**Presenter:** CA

**Recommendation:**  
Approval

**Purpose of Request:** Approve the August 25, 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?** 2022-09-08

#### Approvals:

Approve	Attorney	Administration	Clerk
JR	JR	AO	AO

#### Attachments:







## AGENDA ITEM

### Consent Agenda

**REPORT TO:** Meeting (09/06/22)

**REPORT TO:** Voting Meeting (09/08/22)

**ITEM NO:** 501/2022

**SUBJECT:** Approve the August 25, 2022 Meeting Minutes.

**Meetings:**

**Work Session Date:** 09/06/22                      **Voting Meeting Date:** 09/08/22

**Executive Summary:**

**Presenter:** CA

**Recommendation:**  
Approve

**Purpose of Request:** Approve the August 25, 2022 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?** 2022-09-08

**Approvals:**

Approve	Attorney	Administration	Clerk
JR	JR	AO	AO

**Attachments:**

August 25, 2022 Meeting Minutes



**HALL COUNTY BOARD OF COMMISSIONERS  
MEETING MINUTES**

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

**Streamed Live on Hall County Government's Website - [www.hallcounty.org](http://www.hallcounty.org)  
Thursday, August 25, 2022 - 05:30 PM**

**Call to Order**

*Chairman Higgins at 5:30 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, and County Attorney Van Stephens*

*Commissioner Stowe/Commissioner Powell - to go into Executive Session at 5:30 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 Stowe — to adjourn the Executive Session at 5:51 p.m. - unanimous*

**Adjourn**

*Commissioner Powell/Commissioner Echols - adjourn the Meeting at 5:51 p.m. — unanimous*



## AGENDA ITEM

### Consent Agenda

---

**REPORT TO:** Meeting (09/06/22)  
**REPORT TO:** Voting Meeting (09/08/22)  
**ITEM NO:** 468/2022  
**SUBJECT:** Approve the purchase of two (2) tag-along-trailers for Road Maintenance to Hooper Trailer Sales, Inc. of Monticello, GA, in the amount of \$53,800.00.

---

#### Meetings:

**Work Session Date:** 09/06/22

**Voting Meeting Date:** 09/08/22

#### Executive Summary:

**Presenter:** WD  
**Recommendation:** Hooper Trailer Sales, Inc.

**Purpose of Request:** Approve the purchase of two (2) tag-along-trailers for Hall County Road Maintenance Department to Hooper Trailer Sales, Inc., Monticello, GA in the amount of \$53,800.00.

**History:** Hall County has used Hooper Trailer Sales, Inc. in the past and they are in good standing within the County.

**Facts and Issues:** We received three (3) quotes for these tag-along-trailers: Hooper Trailer Sales, Inc., Monticello, GA, Rice Trailer Co., Denison, IA, and Behnke Enterprises, Inc., Farley, IA. Hooper Trailer has the better price and this is the vendor selected by Road Maintenance.

#### Options:

<b>Funding Requested</b>	\$ 53,800.00
<b>Are funds within current budget?</b>	Yes
<b>Source of Funds</b>	Capital Projects
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**Approvals:**

<b>Buyer</b>	<b>Submit</b>	<b>Purchasing</b>	<b>Budget</b>
DH	WD	AP	EW
<b>Finance</b>	<b>Attorney</b>	<b>Administration</b>	<b>Clerk</b>
WG	WLI	LJ	JR

---

**Attachments:**

Financial Supplement  
Quotes for Tag Along Trailers



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

**AGENDA ITEM 468/2022**

**Funds Requested:** \$ 53,800.00

**Request Budgeted:** Yes

**Proposed Source of Funding:**

**Budget Transfer Requested:**

Capital Projects

No

**Funding Source Items:**

<b>Fiscal Year</b>	<b>Fund</b>	<b>Division</b>	<b>Account</b>	<b>Amount</b>
2023	005 - CAPITAL PROJECTS	531 - ROAD MAINTENANCE	6007 - OTHER EQUIPMENT	\$53,800.00

**Budget Transfer Items:**

**Additional Information/Comments:**

**Contact for Questions:** WD

**Phone:** 678.989.8540

bc88hooper@yahoo.com.  
Barry Hooper 706-318-7437



1726 U.S. Highway 41 South  
Griffin, Georgia 30224  
Office: 770-412-0045  
Fax: 770-412-0096

MAIN OFFICE  
2245 Bethel Church Road  
Monticello, Georgia 31064  
Office: 706-468-8414  
Fax: 706-468-9624

11190 Old Federal Road  
Carnesville, Georgia 30521  
Office: 706-677-2070  
Fax: 706-677-4870

*Hall County Board of Commissioners*

Quote from: Barry Hooper

Year: 2022

Model: *8 1/2 x 30 Tilt GI 5' stationary + 25' tilt + 1' bevel tail*

Axles: *(2) Dexter 20,000 lb. Air Brake w/ ABS on ONE axle*

Tires: *(8) 215-75-17.5 16 ply on 10 bolt wheels*

Coupler: *Adj pintle hook*

Frame: *14" I-beam*

Jack: *(2) 2 speed jacks*

Wiring: *~~seal~~ sealed*

Lights: *All LED.*

Tie down: *0-rings*

Price: *\$ 26,900.<sup>00</sup>*

**\*\*All prices are subject to a surcharge\*\*\***



**RICE**

**TRAILER CO.**

Phone: 712-263-5824

Fax: 712-263-5949

Email: rtrailer@westianet.net

**CUSTOM BUILT TRAILERS**

HALL COUNTY  
GEORGIA

6/5/22

**ATTN: MODIFIED BID..FOR "AIR BRAKES"**

RE: SPECIFICATIONS FOR A TILT-BED TRAILER AS REQUESTED.

20' TILT.....4' STATIONARY....102" WIDE.

2= 16,000# AXLES.

AIR BRAKES W/ PARK. AND "ABS".

8= 215-75R-17.5 16 PLY TIRES.....RATED @ 4,805# EACH.

1= 12,000# DROP LEG JACK, W/ SPRING RETURN.

ADJUSTABLE HEIGHT PINTLE-EYE COUPLER...W/ 2 HD SAFETY CHAINS.

"LED" LIGHTS, ALL FLUSH MOUNTED IN RUBBER GROMMETS.

WOOD FLOOR TREATED.

STAKE POCKETS EVERY 24" ON EACH SIDE, W/ A 3/8"X3" RUB RAIL.

10 FOLD DOWN "D- RINGS"...4 ON THE STATIONARY DECK..6 ON THE REAR 18 FEET OF DECK.

HYDRAULIC CYLINDER CONTROLS THE SPEED OF DESCENT OF THE DECK WHILE LOADING OR UNLOADING.

GRAVITY BOTH WAYS...THE HYDRAULICS ACTS AS A "SNUBBER" FOR A SMOOTH DESCENT.

TRAILER WILL MEET OR EXCEED ALL STATE AND FEDERAL DOT SAFETY STANDARDS IN FORCE THIS DAY.

WARRANTY 3 YEARS FOR DEFECTS IN MATERIAL AND WORKMANSHIP..COMPONENT PARTS BY THE MANUFACTURERS.

60 DAYS, MONEY-BACK GUARANTEE, IF YOU ARE NOT SATISFIED WITH YOUR PURCHASE.

CURRENT PRICE...FOB DENISON, IOWA.....\$31,500.00

THANKS FOR ASKING FOR OUR BID,  
DOUG RICE  
712-263-5824

REQUIRED 25% DOWN PAYMENT, WITH YOUR PURCHASE ORDER, GUARANTEES THE PRICE AND DELIVERY.

OPTIONAL: HOT DIPPED GALVANIZED FINISH ILO PAINT FOR A LASTING FINISH.....\$3,000.00

RICE TRAILER CO.....QUALITY HIGHER THAN PRICE .....47 YEARS STRONG.



barb@behnkeenterprises.com.

Behnke Enterprises, Inc.  
 800 9th Ave NW PO Box 357  
 Farley, IA 52046 US  
 (563) 744-3246

# Estimate



ADDRESS:
Georgia Trailer Outlet 45 Carson Loop NW Cartersville, GA 30121

SHIP TO:
Georgia Trailer Outlet 45 Carson Loop NW Cartersville, GA 30121

ESTIMATE #	DATE
22306	06/22/2022

ITEM	ITEM DESCRIPTION	QTY	RATE	AMOUNT
STC	***Due to current market volatility, prices are subject to change even after acceptance of a signed order***			
Trailer	FB8X28TPT-40L Flatbed Tilt Trailer 40,000 GVW 24' Tilt, 4' Stationary (1) 20,000 lb. Heavy Duty Oil Bath Axles with Air Brake, Auto Slack Adjust and Park Brake (1) 20,000 lb. Heavy Duty Oil Bath Axles with Air Brake, ABS (8) ST235-75R-17.5 (18-Ply) Tires on 8-Hole Dual Wheels Top Frame: 10 x 2 x 1/4 tube, 8" channel side rails 4" Jr. I-Beam Crossmembers on 16" centers Adjustable Pintle Hitch (1) V-shaped Tongue Mount Toolbox (2) Dual Speed Semi-Style Landing Gear Dual Cushion Cylinders with Air Assist D-rings every 4' on Side Rail (No stake pockets or rub rail) Oak floor (2) 1/2" Grade 70 Safety Chains Light Plug Holder Rubber Mounted LED Lights Modular Wire Harness Reflector Tape Mud Flaps Zinc Rich Primed and Powder Coated—Black **Trailer is subject to 12% FET tax.**			

TOTAL

\$36,900



## AGENDA ITEM

### Consent Agenda

---

**REPORT TO:** Meeting (09/06/22)

**REPORT TO:** Voting Meeting (09/08/22)

**ITEM NO:** 455/2022

**SUBJECT:** Approve the award of Task Order 2023-001 Phase 1A for 2nd Floor Jury Assembly Room Buildout to Multiplex, LLC of Duluth, GA, in the amount of \$1,730,000.00.

---

#### Meetings:

**Work Session Date:** 09/06/22

**Voting Meeting Date:** 09/08/22

#### Executive Summary:

**Presenter:** JS

**Recommendation:**

Approve the award of Task Order #2023-001 Phase 1A - 2nd Floor Jury Assembly Room buildout to Multiplex, LLC of Duluth, GA. The estimated cost is \$1,730,000. This was the only bid received; however, Multiplex, LLC is a County approved on-call contractor and has satisfactorily completed projects in the past.

**Purpose of Request:**

Approve the award of Task Order #2023-001 Phase 1A - 2nd Floor Jury Assembly Room buildout to Multiplex, LLC of Duluth, GA. The estimated cost is \$1,730,000.

**History:**

We have bid #39-001 for "Demand Services On-Call Contractors" and there are three (3) vendors within the vendor pool. Due to extenuating circumstances, two (2) vendors did not submit a proposal. Multiplex, LLC has been chosen for this project. They have worked with the County on past projects and are in good standing with the County.

**Facts and Issues:**

**Options:**

Approve the award of Task Order #2023-001 Phase 1A - 2nd Floor Jury Assembly Room buildout to Multiplex, LLC of Duluth, GA. The estimated cost is \$1,730,000. We utilized the bid for "Demand Services On-Call Contractors" #39-001. There are 3 vendors within the group of contractors and only one (1) responded. Multiplex, LLC is a Hall County approved on-call contractor and has satisfactorily completed projects with the County in the past. We received a 'no-response' from one of the contractor's and a 'no-bid' from the other contractor.

**Funding Requested** \$ 1,730,000.00  
**Are funds within current budget?** Yes  
**Source of Funds** SPLOST VIII / 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?** 2022-09-08

**Approvals:**

<b>Submit</b>	<b>Approve</b>	<b>Purchasing</b>	<b>Budget</b>
KM	JS	AP	EW
<b>Finance</b>	<b>Attorney</b>	<b>Administration</b>	<b>Clerk</b>
WG	WLI	LJ	JR

**Attachments:**

Financial Supplement  
 Task Order #2023-001  
 Notice of Intent to Award



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

**AGENDA ITEM 455/2022**

**Funds Requested:** \$ 1,730,000.00

**Request Budgeted:** Yes

**Proposed Source of Funding:**

**Budget Transfer Requested:**

SPLOST VIII / Capital Projects

No

**Funding Source Items:**

<b>Fiscal Year</b>	<b>Fund</b>	<b>Division</b>	<b>Account</b>	<b>Amount</b>
2023	028 - SPLOST VIII	1807 - SP-VIII CTHSE RENOVATION	6002 - BUILDINGS	\$847,007.00
2023	005 - CAPITAL PROJECTS	562 - COURT INFO SYSTEM-CAPITAL	4488 - REMODEL/RENOVATIONS	\$882,993.00

**Budget Transfer Items:**

**Additional Information/Comments:**

Contractor's Bid Not to Exceed Amount = \$1,730,000

**Contact for Questions:** KAM

**Phone:**

770-532-1895



# Hall County Government

FINANCIAL SERVICES

## Task Order #2023-001 Request for Price Proposals from Demand Services On-Call Contractors

Contract: #39-001 Demand Services for On-Call Contractors

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR  
Wesley Geddings

Multiplex, LLC  
3505 Koger Blvd. Suite 210  
Duluth, GA 30096  
Attn: Joseph Khalil

### Project Description

You are invited to bid on the Hall County Courthouse Renovation Phase 1 – Second Floor Jury Assembly Room. The County has received and approved renovation design plans provided by Precision Planning, Inc. of 400 Pike Boulevard, Lawrenceville, Georgia. This Task Order is a Request for Price Proposals for the build portion only, including general contractor oversight of the project from start-to-finish.

### Schedule of Events

Release Date: July 21, 2022

Mandatory on-site pre-bid meeting date: July 28, 2022

Contractor's Written Questions Due: August 4 2022

County's Written Answers Due Date: August 11, 2022

All questions and answers will be made available to all bidders.

Task Order Price Proposals Due Date: August 18, 2022

### Scope of Work

In general, the project includes, but is not limited to, the interior renovation of existing shell space on the second floor of the existing courthouse located at 225 Green Street in Gainesville Georgia.

The project will be a single phase of construction and will involve work in both occupied and unoccupied shell space. The second floor is approximately 30,016 gross square feet and the interior renovation is approximately 9,620 gross square feet.

The renovation is classified as a major renovation and involves multiple disciplines, including but not limited to, interiors, mechanical, plumbing, electrical, low voltage, and audio visual installed to specifications.

All Scope of Work documents; "Exhibit A – Bid Set", "Exhibit B - Project Manual" and "Exhibit C - Project Manual Reduced Size" are available for download in PDF form at: <https://hallcounty.smartfile.com/ftp/login/>

**Username:** PurchasingGuest

**Password:** PurchWrk1!

(Both Username and Password are Case Sensitive)

And choose *Task Order #2023-001 Courthouse Renovation Phase 1*, to view and download the documents.

**Bid:**

Contractors are to bid one (1) lump-sum cost for the renovation build, including all permits, general oversight of all trades, below. An officer of the company must sign in wet ink. If awarded, the County will sign and execute the Task Order.


Contractor's Bid Not to Exceed Amount \$ 1,730,000.00

**Questions:**

Please address all questions to the Issuing Officer, Andy Penick at [apenick@hallcounty.org](mailto:apenick@hallcounty.org)

**Signature Section:** The bid must be signed by the Contractor upon replying to the bid.

MULTIPLEX LLC

Signature: 

Print Name: JOSEPH KHALIL

Title: VICE PRESIDENT

Date: 18 AUG 2022



HALL COUNTY, GEORGIA:

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_





Hall County Government  
FINANCIAL SERVICES

ADDENDUM #001 for  
Task Order #2023-001  
Request for Price Proposals from  
Demand Services On-Call Contractors  
Contract: #39-001 Demand Services for On-Call Contractors

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR  
Wesley Geddings

**Project Description:**

Hall County Courthouse Renovation Phase 1 – Second Floor Jury Assembly Room.

**Add the following to the Bid Section:**

**Unit Price No. 1:**

Interior partition patching to achieve a one hour (1 Hour) fire rating.  
(100 square feet is included in the base bid amount)

\$ 4.00 /SF for quantities over those included in the base bid amount

Contractor must confirm receipt of this Addendum #001 by signing below and returning with all bid documents:

Attest to receipt of Addendum #001

Contractor MULTIPLEX LLC

Signature: [Handwritten Signature]

Print Name: JOSEPH KHALIL



Title: VICE PRESIDENT

Date: 18 AUG 2022

## REFERENCES

**List at least three (3) projects completed by your firm similar to the size and scope of project described in this solicitation. Project is to be awarded to the proposing contractor as the General Contractor for the project. The bidder is hereby advised that the determination of the responsiveness and responsibility of the bidder will be based upon this submittal and that it should provide all information requested. The referenced projects should meet the following requirements:**

- 1) Completed within the last five (5) years;
- 2) Contract value of \$2,000,000.00 and above (at today's dollar value). Project costs will be escalated at 4% per year from the date of completion;
- 3) At least two (2) projects were completed in an occupied space;
- 4) At least two (2) of the projects were publicly bid for a governmental entity; and
- 5) Referenced individuals worked directly with the Contractor on the referenced project and their feedback is favorable.

PLEASE SEE NEXT PAGE

Failure to return each page of this section (**2 pages total**) as part of your Bid may result in rejection of bid.

**CONTRACTOR NAME:** MULTIPLEX LLC



All information requested in the spaces below should be provided for each project listed.

PROJECT #1: WHITFIELD COUNTY COURTHOUSE RENOVATIONS

Location: 250 N. SELVIDGE ST. DALTON, GA. 30720

Construction Cost: \$5,794,820.00 Completion Date: APRIL 2022

Owner: WHITFIELD COUNTY GOVERNMENT Contact Name: KENT BENSON

Telephone Number: 706 275 7552 Email: KBENSON@WHITFIELDCOUNTYGA.COM

Contract Administrator (Arch/Eng.): CARTER WATKINS ASSOCIATES

Contact Name: BEN CARTER Telephone Number: 770 267 7799

Email: BEN@CARTERWATKINS.COM

Completed in an occupied facility? Yes  No  Publicly bid project? Yes  No

PROJECT #2: DALTON STATE COLLEGE

Location: 650 COLLEGE STREET DALTON, GA. 30720

Construction Cost: \$3,680,678.00 Completion Date: AUGUST 2020

Owner: DALTON STATE COLLEGE Contact Name: SCOTT BAILEY

Telephone Number: 706 272 4480 Email: SBAILEY@DALTONSTATE.EDU

Contract Administrator (Arch/Eng.): CROFT ARCHITECTS ENGINEERS

Contact Name: KIP STOKES Telephone Number: 770 529 7714

Email: KSTOKES@CROFTAE.COM

Completed in an occupied facility? Yes  No  Publicly bid project? Yes  No

PROJECT #3: PIEDMONT NORTH, BUILDING A REMEDIATION

Location: 175 PIEDMONT AVENUE, ATLANTA, GA. 30303

Construction Cost: \$2,035,000.00 Completion Date: AUGUST 2021

Owner: GEORGIA STATE UNIVERSITY Contact Name: GOWRI PILLAI

Telephone Number: 404 413 0800 Email: GPILLAI@GSU.EDU

Contract Administrator (Arch/Eng.): GEORGIA STATE UNIVERSITY

Contact Name: GOWRI PILLAI Telephone Number: 404 413 0800

Email: GPILLAI@GSU.EDU

Completed in an occupied facility? Yes  No  Publicly bid project? Yes  No

CONTRACTOR NAME: MULTIPLEX LLC



Hall County Government  
FINANCIAL SERVICES

**NOTICE OF INTENT TO AWARD**

August 18, 2022

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR  
Wesley Geddings

**Of:** Task Order #2023-001 Hall County Courthouse Renovation Phase 1 -  
Second Floor Jury Assembly Room

**To:** Multiplex, LLC  
3505 Koger Blvd. Suite 210  
Duluth, GA 30096  
Attn: Joseph Khalil

**For the Sum Not-to-Exceed of:** One Million Seven-Hundred Thirty thousand  
and 00/100 dollars (\$ 1,730,000.00).

And additionally, pricing for interior partition patching to achieve a one hour (1  
hour) fire rating for a not to exceed amount of Four Dollars (\$4.00) per square  
foot.

A **Notice-of-Award** and then a **Notice-to-Proceed** may follow upon successful  
reference checks and the Hall County Board of Commissioner's approval at  
Voting Meeting #140, on September 22nd, located at the Hall County  
Government Center, 2875 Browns Bridge Rd Gainesville, GA 30504 at 6:00pm.

Andy Penick  
Issuing Officer  
Hall County, Georgia



## AGENDA ITEM

### Consent Agenda

**REPORT TO:** Meeting (09/06/22)

**REPORT TO:** Voting Meeting (09/08/22)

**ITEM NO:** 459/2022

**SUBJECT:** Approve the purchase of two (2) 2023 Ford Explorers for Probation Services from Allan Vigil Ford Lincoln of Morrow, GA, in the amount of \$68,186.00.

#### Meetings:

**Work Session Date:** 09/06/22                      **Voting Meeting Date:** 09/08/22

#### Executive Summary:

**Presenter:** TL  
**Recommendation:**  
 Allan Vigil Ford Lincoln

**Purpose of Request:**  
 Approve the purchase of two (2) Ford Explorers for the Probation Services Department from Allan Vigil Ford Lincoln, Morrow, GA in the amount of \$68,186.00.

**History:**  
 This vendor holds the state contract for vehicle purchase. The contract # is SWC #99999-SPD-ES40199373-002.

**Facts and Issues:**  
 Probation Services is purchasing vehicles to replace the current fleet at Probation Services.

**Options:**

<b>Funding Requested</b>	\$ 68,186.00
<b>Are funds within current budget?</b>	Yes
<b>Source of Funds</b>	Capital Projects
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	Yes
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**Approvals:**

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

<b>Buyer</b>	<b>Submit</b>	<b>Approve</b>	<b>Purchasing</b>
DH	KM	JS	AP
<b>Budget</b>	<b>Finance</b>	<b>Attorney</b>	<b>Administration</b>
EW	WG	WLI	LJ
<b>Clerk</b>			
JR			

**Attachments:**

Financial Supplement  
Allan Vigil Ford Quote  
State of Georgia - Contract Extension Document



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

**AGENDA ITEM 459/2022**

**Funds Requested:** \$ 68,186.00

**Request Budgeted:** Yes

**Proposed Source of Funding:**

**Budget Transfer Requested:**

Capital Projects

No

**Funding Source Items:**

<b>Fiscal Year</b>	<b>Fund</b>	<b>Division</b>	<b>Account</b>	<b>Amount</b>
2023	005 - CAPITAL PROJECTS	562 - COURT INFO SYSTEM-CAPITAL	6006 - MOTOR VEHICLES	\$68,186.00

**Budget Transfer Items:**

**Additional Information/Comments:**

**Contact for Questions:** MJ

**Phone:**



# ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

2023 Ford Explorer Mid-size SUV,  
4X2, Rear wheel Drive (RWD)

Base Price \$33,808.00

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)	3,110.00	K8B
3.3L V6 engine(Base 4X4 only)	N/C	99B
All Weather Floor Mats (All)	117.00	X 16A
Daytime Running Lights (All)	43.00	X 942
Trailer towing (All)	525.00	52T
Cargo Mgt System(All)	160.00	21F
<b>XLT 200A package</b>		
XLT RWD upgrade (18" Aluminum wheels, Roof rack side rails, power passenger seat, door keypad, 2nd row bucket seats w/ console)	2,975.00	K7D
<b>XLT 202A package</b>		
(includes 200A pkg, power passenger seat, Fog lights, remote start, ActiveX seats)	6,282.00	202A
Navigation, XM radio, Adaptive cruise control (requires 202A package)	955.00	65S
2nd row 40/20/40 bench seat (requires 202A package)	N/C	17U
<b>Limited Hybrid RWD</b>		
3.3L Hybrid engine, Navigation, 110V/150W AC outlet, Adaptive Cruise control, 20" wheels, 360-Degree camera, leather seats	15,825.00	K7F/ 310A
XLT/Hybrid Interior: Black or Tan	N/C	86/8N
Rapid Red Paint(XLT or Hybrid only) \$485		D4
Optional equipment total	160	
Other vendor added equipment		
Delivery	125	
<b>Total</b>	<b>\$34,093.00</b>	

Contact person \_\_\_\_\_  
Agency \_\_\_\_\_  
Phone Number \_\_\_\_\_  
Email address \_\_\_\_\_

8/15/2022

# ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

2023 Ford Explorer Mid-size SUV,  
4X2, Rear wheel Drive (RWD)

Base Price \$33,808.00

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)	3,110.00	K8B
3.3L V6 engine(Base 4X4 only)	N/C	99B
All Weather Floor Mats (All)	117.00	X 16A
Daytime Running Lights (All)	43.00	X 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)	2,975.00	K7D
---	----------	-----

**XLT 202A package**

(includes 200A pkg, power passenger seat, Fog lights, remote start, ActiveX seats)	6,282.00	202A
Navigation, XM radio, Adaptive cruise control (requires 202A package)	955.00	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	15,825.00	K7F/ 310A
--	-----------	--------------

XLT/Hybrid Interior: Black or Tan	N/C	86/8N
Rapid Red Paint(XLT or Hybrid only) \$485		D4

Optional equipment total	160
Other vendor added equipment	
Delivery	125
<b>Total</b>	<b>\$34,093.00</b>

Contact person \_\_\_\_\_

Agency \_\_\_\_\_

Phone Number \_\_\_\_\_

Email address \_\_\_\_\_ 8/15/2022



**CONTRACT AMENDMENT # 9  
EXTENSION # 5**

This amendment by and between the Contractor and State Entity defined below shall be effective as of the date this Amendment is fully executed.

<b>State Entity's Name:</b>	Department of Administrative Services
<b>Contractor's Full Legal Name:</b>	Allan Vigil Ford Lincoln Mercury Inc
<b>Contract No.:</b>	SWC 99999-SPD-ES40199373-002
<b>Solicitation Title/Event Name:</b>	Vehicles, Administrative (Regular and Alternatively Fueled)
<b>Contract Award Date:</b>	11/16/2013
<b>Current Contract Term:</b>	12/1/2020-11/30/2021

**BACKGROUND AND PURPOSE.** The Contract is in effect through the Current Term provided above. The parties hereto now desire to amend the contract to extend for an additional term of twelve months.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. **CONTRACT EXTENSION.** The parties hereby agree that the contract will be extended for an additional period of time as follows:

<b>Beginning Date of New Contract Term:</b>	12/1/2021
<b>End Date of New Contract Term:</b>	11/30/2022

The parties agree the contract will expire at midnight on the date defined as the "End Date of the New Contract Term" unless the parties agree to extend the contract for an additional period of time.

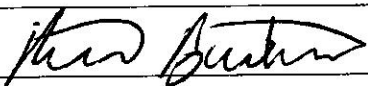


CONTRACT NUMBER: SWC 99999-SPD-ES49199373-002

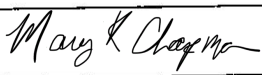
2. **SUCCESSORS AND ASSIGNS.** This Amendment shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto.
3. **ENTIRE AGREEMENT.** Except as expressly modified by this Amendment, the contract shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding and enforceable obligations to the parties. This Amendment and the contract (including any written amendments thereto), collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto. Should the State of Georgia (DOAS) enter into a new contract for these products and/or services, during the term of this Extension, the new contract shall supersede this Extension.

**IN WITNESS WHEREOF**, the parties have caused this Amendment to be duly executed by their authorized representatives.

**CONTRACTOR**

<b>Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)</b>	Allan Vigil Ford Lincoln, Inc.
<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Robert Burtner Government Sales
<b>Date:</b>	9/10/2021
<b>Company Address:</b>	6790 Mt. Zion Blvd. Morrow, GA 30260

**STATE ENTITY**

<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Mary Chapman Interim Deputy Commissioner
<b>Date:</b>	10/14/2021
<b>Company Address:</b>	200 Piedmont Avenue, S.E., Suite 1302, West Tower Atlanta, Georgia 30334-9010



## AGENDA ITEM

### Consent Agenda

---

**REPORT TO:** Meeting (09/06/22)

**REPORT TO:** Voting Meeting (09/08/22)

**ITEM NO:** 457/2022

**SUBJECT:** Approve the purchase of forty-five (45) Getac A140 Laptops with Vehicle Adaptors for Fire Rescue to PCN Strategies, Inc. of Washington, DC, in the amount of \$131,268.60.

---

#### Meetings:

**Work Session Date:** 09/06/22

**Voting Meeting Date:** 09/08/22

#### Executive Summary:

**Presenter:** CCA  
**Recommendation:** PCN Strategies, Inc.

**Purpose of Request:**  
Approve the purchase of forty-five (45) Getac V110 laptops with vehicle adapters for Fire Rescue to PCN Strategies, Inc., of Washington, DC in the amount of \$131,268.60. To replace existing aged laptops being utilized as Mobile Data Terminals (MDT's) in County ambulances.

**History:**  
The County has utilized laptops as MDT's from various manufacturer's in the past; to include Getac, Panasonic, and Dell.

**Facts and Issues:**  
PCN Strategies, Inc. provides product for purchase as a member of the National Cooperative Purchasing Alliance (NCPA) SYNEX Advanced Technology Solutions contract #01-97 that is utilized by emergency services organization throughout the County.

#### Options:

<b>Funding Requested</b>	\$ 131,268.60
<b>Are funds within current budget?</b>	Yes
<b>Source of Funds</b>	Fire / Emergency Services
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	Yes

**Has it been reviewed by the County Attorney?**

Yes

**Is there a deadline for this item?**

**Approvals:**

<b>Buyer</b>	<b>submit</b>	<b>approve</b>	<b>Purchasing</b>
JD	CA	CA	CP
<b>Budget</b>	<b>Finance</b>	<b>Attorney</b>	<b>Administration</b>
EW	WG	WLI	LJ
<b>Clerk</b>			
JR			

**Attachments:**

Financial Supplement

Quote

NCPA Contract



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

**AGENDA ITEM 457/2022**

**Funds Requested:** \$ 131,268.60

**Request Budgeted:** Yes

**Proposed Source of Funding:**

**Budget Transfer Requested:**

Fire / Emergency Services

No

**Funding Source Items:**

<b>Fiscal Year</b>	<b>Fund</b>	<b>Division</b>	<b>Account</b>	<b>Amount</b>
2023	009 - EMERGENCY SERVICES	1124 - E.M.S. - SVS DIST	4280 - OFFICE MACH. & FURN<5000	\$58,341.60
2023	003 - FIRE	127 - FIRE DEPARTMENT	4280 - OFFICE MACH. & FURN<5000	\$72,927.00

**Budget Transfer Items:**

**Additional Information/Comments:**

**Contact for Questions:** CCA

**Phone:** 470-623-7129



PCN Strategies, Inc.  
 1612 K Street NW Suite 802  
 Washington, District of Columbia 20006  
 United States

Quotation (Open)	
<b>Date</b>	Jul 25, 2022 08:00 AM MDT
<b>Modified Date</b>	Jul 25, 2022 04:32 PM MDT
<b>Quote #</b>	1015661 - rev 1 of 1
<b>Description</b>	(45) Getac A140
<b>SalesRep</b>	Waters, Audrey (P) 2027312721
<b>Customer Contact</b>	Martin, Bradley (P) (770) 531-6838 bmartin@hallcounty.org

**Customer**  
 Hall County Emergency  
 Services (HC4851)  
 Martin, Bradley  
 470 Crescent Dr.  
 Gainesville, GA 30501  
 United States

**Bill To**  
 Hall County Commissioners  
 Payable, Accounts  
 PO Box 1435  
 Gainesville, GA 30504  
 United States  
 (P) 770-535-8271  
 cpinney@hallcounty.org

**Ship To**  
 Emergency Services Complex  
 PO, REF  
 Attn: Jerry Smith  
 470 Crescent Drive  
 Gainesville, GA 30501  
 United States  
 (P) 678-859-8452  
 bmartin@hallcounty.org

<b>Customer PO:</b>	<b>Terms:</b> Undefined	<b>Ship Via:</b> FedEx Ground
<b>Special Instructions:</b> Reference NCPA 01-97		<b>Carrier Account #:</b>

#	Description	Part #	Qty	Unit Price	Total
1	GETAC : A140 G2 - Intel Core i5-10210U Processor, W/ CAm W 10 Pro x64 with 8GB RAM, 256GB PCIe SSD, AM2OZ4QA7DBS SRHD IPS + Touchscreen + Stylus), US Power Cord, 1D/2D Imager BC rdr, WIFI + BT, Hard Handle, HF RFID, LAN, SCrd 3yb2b.		45	\$2,917.08	\$131,268.60

\*These items are custom built and are not returnable once ordered.

**Subtotal:** \$131,268.60  
**Total:** \$131,268.60



## Region XIV Education Service Center

---

1850 Highway 351  
Abilene, TX 79601-4750  
325-675-8600  
FAX 325-675-8659

Wednesday, September 1<sup>st</sup>, 2021

SYNNEX Corporation  
ATTN: Daniel T. Brennan  
39 Pelham Ridge Drive  
Greenville, SC 29615

Re: Annual Renewal of NCPA contract #01-97

Dear David:

Region XIV Education Service Center is happy to announce that SYNNEX Corporation has been awarded an annual contract renewal for Advanced Technology Solutions Aggregator based on the proposal submitted to Region XIV ESC.

The contract will expire on July 31<sup>st</sup>, 2024, completing the fifth year of a possible five-year term. If your company is not in agreement, please contact me immediately.

If you have any questions or concerns, feel free to contact me at 325-675-8600.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shane Fields".

Shane Fields  
Region XIV, Executive Director



<https://www.synnexcorp.com/us/qovsolv/ncpa/>



[NCPA@Synnex.com](mailto:NCPA@Synnex.com)

Authorized Reseller Partner Name	Order Contact	Ordering Email	Telephone	Toll Free Telephone	Fax	Ordering Address	Ordering City	State	Ordering Zip
PC Net Inc dba PCN Strategies	Sean Rosinbum	<a href="mailto:sean.r@pcnstrategies.com">sean.r@pcnstrategies.com</a>	(202) 270-1480		704-487-4380	215 South Trade Street	Shelby	NC	28150
PCN Strategies, Inc.	Sean Rosinbum	<a href="mailto:sean.r@pcnstrategies.com">sean.r@pcnstrategies.com</a>	(202) 270-1480		704-487-4380	215 South Trade Street	Shelby	NC	28150

**About NCPA**

NCPA (National Cooperative Purchasing Alliance) is a leading national government purchasing cooperative working to reduce the cost of goods and services by leveraging the purchasing power of public agencies in all 50 states. For more information, go to [www.ncpa.us](http://www.ncpa.us).

**Who Can Use NCPA's Contracts?**

There are over 90,000 agencies nationwide from both the public and nonprofit sectors that are eligible to utilize NCPA's [cooperative purchasing contracts](#). These include, but are not limited to the following agency types:

- School Districts (including K-12, Charter schools, and Private K-12)
- Higher Education (including Universities, Community Colleges, Private Colleges & Technical / Vocational Schools)
- Cities, Counties, and any Local Government
- State Agencies
- Healthcare Organizations
- Church/Religious
- Nonprofit Corporations

**State Statutes**

This contract is accessible nationally to public agencies whose state laws allow for intergovernmental contract use. Click here to view [your state's laws on cooperative purchasing](#).

**Contract Name**

**SYNNEX NCPA #01-97 - Advanced Technology Solutions Aggregator**

**Term**

**August 1, 2019 thru July 31, 2022 plus two additional option years.**

**Awarded Manufacturers**

NCPA Contract #01-97 covers all vendor product lines available at SYNNEX. SYNNEX and manufacturers' standard commercial certifications/authorizations are required for participation, in addition to any requirements specific to Public Sector or this contract.

**Freight**

All deliveries to NCPA members shall be freight prepaid, FOB Destination for CONUS delivery. For authorized Dealers, all standard commercial freight policies will apply. Possible assistance with freight will be determined on a case by case basis. Additional freight costs may apply for OCONUS delivery, white glove, special and expedited delivery requirements.

<https://www.synnexcorp.com/us/govsol/ncpa/>



**NTE (Not-to-Exceed) Contract Pricing**

- **4% Discount from MSRP** applicable to all manufacturing lines, (unless noted in Exceptions below)
- **2% Discount from MSRP** for the following:
  - Chromebooks, HP Smartbuys, Lenovo TopSeller Products and all other promotionally priced products.
  - Manufacturers: APC, Asus, Avaya, Cisco, Crucial, Google, Global Knowledge Training, Microsoft Software, NEC, Netmotion, Seagate, and F5
- **0% Discount for:**
  - Non-Discountable SKUs
- **Services:** Please refer to the Services line card for a complete breakdown of specific costs associated with our services. Please email [fieldservices@synnex.com](mailto:fieldservices@synnex.com) with any questions.
- **Dealer is encouraged to offer additional discounts** from the established contract price when possible.

**Authorized Dealer Program**

SYNNEX offers a Dealer Program that provides select reseller partners the ability to sell to NCPA members using this contract. The Dealer is authorized to invoice the NCPA member and accept payment on behalf of SYNNEX, subject to the following requirements:

- Dealer must obtain a quote from SYNNEX Sales Rep or Team. SYNNEX NCPA Team will include the NCPA contract NTE price to the quote.
- End-user pricing can NOT exceed the NCPA Contract Price but can be discounted by the Dealer.
- Dealer must identify all NCPA quotes and orders to SYNNEX. Quotes can be obtained at [NCPA@synnex.com](mailto:NCPA@synnex.com).
- Both the End-user and Dealer POs should reference the NCPA Contract number (NCPA 01-97). Dealer is responsible for maintaining a copy of these POs for audit purposes for up to 3 years following the date of that sale.
- Reseller must have a current account in good standing at SYNNEX and signed Dealer Agreement. To participate, please send request to [NCPA@synnex.com](mailto:NCPA@synnex.com).
- SYNNEX and manufacturers' standard commercial certifications/authorizations are required for participation.

<https://www.synnexcorp.com/us/govsolv/ncpa/>



## AGENDA ITEM

### Consent Agenda

**REPORT TO:** Meeting (09/06/22)

**REPORT TO:** Voting Meeting (09/08/22)

**ITEM NO:** 444/2022

**SUBJECT:** Approve the six (6) month extension of Ambulance Billing Services for Fire Rescue to Fire Recovery EMS, LLC of Arlington Heights, IL, in the amount of \$275,150.00

#### Meetings:

**Work Session Date:** 09/06/22                      **Voting Meeting Date:** 09/08/22

#### Executive Summary:

**Presenter:** CA

**Recommendation:**  
Approve the six (6) month extension of Ambulance Billing Service for EMS Division, Fire Rescue, to Fire Recovery EMS USA, of Arlington Heights, IL, in the estimated amount of \$275,150.00

#### Purpose of Request:

Continue current Ambulance Billing Services while a new bid solicitation is developed.

#### History:

Fire Recovery EMS began providing Ambulance Billing Services for Hall County Fire Department EMS in September 2015. In 2021 the contractor collected \$5,194,949 on 16,647 trips for an average of \$312.06 per trip in reimbursement for the County, with the commission rate of 4.95%

#### Facts and Issues:

The estimated amount is for six (6) months based upon the historical collection of \$5,194,949.00 at 4.95% commission rate in 2021.

#### Options:

<b>Funding Requested</b>	\$ 275,150.00
<b>Are funds within current budget?</b>	Yes
<b>Source of Funds</b>	Emergency Services
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	Yes
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	2022-08-18

**Approvals:**

<b>Buyer</b>	<b>submit</b>	<b>approve</b>	<b>Purchasing</b>
AP	CA	CA	AP
<b>Budget</b>	<b>Finance</b>	<b>Attorney</b>	<b>Administration</b>
EW	WG	WLI	LJ
<b>Clerk</b>			
JR			

---

**Attachments:**

Financial Supplement  
Original Agreement with Fire Recovery EMS  
Amendment #001-R Six Month Extension



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

**AGENDA ITEM 444/2022**

**Funds Requested:** \$ 275,150.00

**Request Budgeted:** Yes

**Proposed Source of Funding:**

**Budget Transfer Requested:**

Emergency Services

No

**Funding Source Items:**

<b>Fiscal Year</b>	<b>Fund</b>	<b>Division</b>	<b>Account</b>	<b>Amount</b>
2023	009 - EMERGENCY SERVICES	1124 - E.M.S. - SVS DIST	4419 - TECHNICAL & PROFESSIONAL	\$275,150.00

**Budget Transfer Items:**

**Additional Information/Comments:**

**Contact for Questions:** CCG

**Phone:** 770-531-6838



This Agreement is entered into as of September 15, 2021 between Hall County, Georgia, hereinafter referred to as HCEMS, and Fire Recovery EMS, LLC, hereinafter referred to as FR EMS.

WHEREAS, HCEMS has determined that it is in their best interest to retain the services of an outside billing service to collect monies for services rendered by HCEMS.

WHEREAS, FR EMS does hereby hold itself as being ready and able to perform a billing service program as described herein.

NOW, THEREFORE, in consideration of the aforementioned promises and mutual covenants and promises stated herein, the parties hereby agree as follows:

1. FR EMS shall provide an Accounts Receivable program within FR EMS's computer billing system for the exclusive purpose of collections for HCEMS.

FR EMS will enter into said computer billing system, any and all FR EMS ambulance trips received from HCEMS. FR EMS shall abstract, from the documentation provided by HCEMS, all diagnosis and procedure information necessary to determine the level and type of service provided, any billable diagnostic and therapeutic procedures performed, any billable supplies and ancillary services rendered, and the appropriate diagnosis codes to be billed for all FR EMS ambulance run information provided to FR EMS by HCEMS for that purpose.

FR EMS will follow established billing industry guidelines, including those established by State and Federal government programs, for FR Ambulance services. HCEMS retains responsibility for providing accurate and complete documentation of services provided. HCEMS understands that FR EMS will code/bill only from the documentation provided.

2. FR EMS shall provide electronic billing of Medicare, Medicaid, Insurance claims, including 3<sup>rd</sup> party payors, when applicable. It is the responsibility of HCEMS to inform FR EMS of any changes in HCEMS's status that would affect billing.

3. FR EMS will invoice all patients as directed by HCEMS, in accordance with State and Federal programs.

Patient invoicing will be done on a billing form specific for HCEMS.

Invoicing/collection activities will be conducted on the following standard schedule:

1st invoice	within 3 days of receipt
Insurance request	30 days after 1 <sup>st</sup> invoice
Automated phone call	20 days after insurance request
2 <sup>nd</sup> invoice	10 days after phone call
Final notice	20 days after 2 <sup>nd</sup> invoice
Collections or W/O review	30 days after final notice

Bill schedules may vary based on parameters set by department.

If the collection activities referred to in this paragraph are unsuccessful, FR EMS shall transfer any delinquent account to a collection agency or write off the account's balance as directed by HCEMS.

4. All monies received by FR EMS on behalf of HCEMS will be posted to the patients' accounts on a schedule set forth by HCEMS. All checks will be made payable to HCEMS. It is the responsibility of HCEMS to notify FR EMS of any payments and/or documents pertaining to billing received at HCEMS relating to the services heretofore described.
5. FR EMS will maintain an 800-phone line for the purpose of customer service. This line will be staffed Monday through Friday from 8:30 am to 7:30 pm Central time.  
  
FR EMS will promptly respond to all HCEMS's service recipient concerns related to all billing practices conducted herein.
6. FR EMS will submit a monthly report detailing the transports billed from the previous month. It is the responsibility of HCEMS to verify these reports and provide FR EMS with any missing data. All reports currently within the software of FR EMS's billing system will be provided to HCEMS at no additional cost.
7. FR EMS shall recognize and comply with the right of authorized HCEMS representatives to review any and all payment records pursuant to claims and/or collection procedures conducted herein. HCEMS shall have the right to audit such reports at reasonable times.

8. HCEMS agrees to pay FR EMS in accordance with the following fee schedule for the aforementioned service for a term of one (1) year so long as this Agreement has not been terminated:
  - a. FR EMS shall be paid monthly a fee of 4.95 percent of all payments collected by FR EMS each month.
  - b. Payments to FR EMS shall be based upon revenues received in the preceding month. FR EMS will provide a monthly billing statement to HCEMS calculating and showing amounts owed to FR EMS based upon the above stated formula.
  - c. Failure to pay FR EMS within 30 days of the monthly bill may constitute immediate termination of the contract and possible legal action .
9. If HCEMS determines it is in their best interest to use a collection agency, HCEMS will deal directly with the collection agency regarding their fees. FR EMS waives any right to a fee on payments collected through a collection agency.
10. It is expressly understood and agreed that FR EMS is an independent contractor who shall at all times maintain insurance in force as herein provided and FR EMS shall in all events defend and save and hold harmless HCEMS from any and all liabilities, obligations, debts, charges, or judgments arising from claims, injuries or debts, charges, or judgments arising from injuries or property damage claims attributable to the activities of FR EMS while engaged in the performance of its duties under this Agreement.
11. It is the sole determination of HCEMS as to fees for services that will be charged to its patients and/or facilities. It is recommended such fees should be based on fair market value.
12. This agreement shall be effective on the date hereof and shall remain in full force and effect December 31 of the year in which this Agreement is executed. Thereafter, this Agreement shall be automatically extended for successive one (1) year periods unless terminated as hereinafter set forth. All terms and provisions of this Agreement shall continue in full force and effect unless otherwise modified in writing by the parties. Either party may terminate this agreement at any time by giving the other party ninety (90) days written notice or upon notice that HCEMS will not extend this Agreement following its expiration on December 31 of that year. Notwithstanding the aforementioned, this agreement shall be subject to immediate termination by HCEMS if FR EMS fails to maintain insurance pursuant to part 13.
13. FR EMS shall maintain General Liability \$1,000,000 per occurrence / \$2,000,000 aggregate; Commercial Auto w/ hired non-owned coverage \$1,000,000; Workers Compensation \$500,000/\$500,000/\$500,000; Professional Liability of \$1,000,000; Employment Practices Liability \$250,000

14. If this contract is terminated prior to the (1) year agreement, HCEMS, in its sole discretion, may allow FR EMS to continue collections efforts for a period of 6 months following the contract termination, unless other arrangements have been agreed to by both parties in writing. HCEMS understands that they will be responsible to pay FR EMS their commission on any collections during this time period in accordance with section 8(c).

Proper notice may be given by certified or registered mail to:

Patrick J. Mannix  
Chief Executive Officer  
Fire Recovery EMS  
3223 N. Wilke Road  
Arlington Heights, IL 60004

OR TO:

Hall County  
P.O. Drawer 1435  
Gainesville, GA 30503

At termination of the Agreement it is the responsibility of FR EMS to return to HCEMS any and all records and documents submitted to FR EMS, except as required by Federal Law.

15. **NON-WAIVER.** No failure of either party to exercise any right or power given to such party under this Agreement, or to insist upon strict compliance by the other party with the provisions of this Agreement, and no custom or practice of either party at variance with the terms and conditions of this Agreement, will constitute a waiver of either party's right to demand exact and strict compliance by the other party with the terms and conditions of this Agreement.
16. **SEVERABILITY.** If any one or more of the provisions contained herein are for any reason held by any court of competent jurisdiction to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability will not affect any other provision hereof, and this Agreement will be construed as if such invalid, illegal or unenforceable provision had never been contained herein.
17. **INTERPRETATION.** Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agent prepared the same, it being agreed that the agents of all parties have participated in the preparation hereof.



18. ENTIRE AGREEMENT. This Agreement supersedes all prior negotiations, discussion, statements and agreements between the parties and constitutes the full, complete and entire agreement between the parties with respect hereto; no member, officer, employee or agent of either party has authority to make, or has made, any statement, agreement, representation or contemporaneous agreement, oral or written, in connection herewith, amending, supplementing, modifying, adding to, deleting from, or changing the terms and conditions of this Agreement. No modification of or amendment to this Agreement will be binding on either party hereto unless such modification or amendment will be properly authorized, in writing, properly signed by both parties and incorporated in and by reference made a part hereof.

IN WITNESS WHEREOF, the Responsible Party of HCEMS and an Authorized Agent of FR EMS have executed this agreement.

HALL COUNTY, GA

By: [Signature]

Sworn to before me this 23rd day of September, 2021.

[Signature]  
NOTARY PUBLIC  
My commission expires April 20, 2024



FIRE RECOVERY EMS, LLC

By: [Signature]

Sworn to before me this 3 day of September, 2021.

[Signature]  
NOTARY PUBLIC  
My commission expires \_\_\_\_\_





# Hall County Government

FINANCIAL SERVICES

## REVISED CONTRACT ADMENDMENT #001-R

This Amendment, by and between the service provider, Fire Recovery EMS USA, of Arlington Heights, IL, and customer Hall County Georgia, of Gainesville, Georgia, for Ambulance Billing Services on behalf of Hall County Fire Rescue is defined below and shall be effective as of the date this Amendment is fully executed by both parties.

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR  
**Wesley Geddings**

WHEREAS, the current Agreement term is in effect from:  
September 23, 2021 through September 23, 2022.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

**1. Contract Renewal Extension**

Beginning Date: 9/23/22 (Date of Execution)

Ending Date: 3/23/23 (Six Calendar Months)

**2. Responsible Party**

This section provides the written name and title of the original Agreement signer for the County as; Richard Higgins, Chairman Hall County Board of Commissioners.

**3. Customer Clarification**

The legal entity is Hall County, Georgia and not Hall County Fire Department.

**4. End-User Name Change**

This serves as notice that the official name of the department is now Hall County Fire Rescue, and no longer referred to as Fire Services nor Fire Department.

**5. Agreement Modification**

**Paragraph 12, as reads:**

This agreement shall be effective on the date hereof and shall remain in full force and effect December 31 of the year in which

this Agreement is executed. Thereafter, this Agreement shall be automatically extended for successive one ( 1) year periods unless terminated as hereinafter set forth. All terms and provisions of this Agreement shall continue in full force and effect unless otherwise modified in writing by the parties. Either party may terminate this agreement at any time by giving the other party ninety (90) days written notice or upon notice that HCEMS will not extend this Agreement following its expiration on December 31 of that year.

**Is hereby amended to read:**

This agreement shall be effective on the date hereof and shall remain in full force and effect for one calendar year from which this Agreement is executed. All terms and provisions of this Agreement shall continue in full force and effect unless otherwise modified in writing by the parties. Either party may terminate this agreement at any time by giving the other party thirty (30) days written notice or upon notice that the County will not extend this Agreement following its expiration date. Any future contract instruments will supersede this agreement.

**6.0 Proper Notice**

**Paragraph 14, as reads:**

Hall County  
P.O. Drawer 1435  
Gainesville, GA 30503

**Is hereby modified to read:**

Hall County, Georgia  
Attn: Andy Penick  
Finance Department – 4<sup>th</sup> Floor  
P.O. Drawer 1435  
Gainesville, GA 30503

- 7. SUCCESSORS AND ASSIGNS.** This Amendment shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto.

8. **ENTIRE AGREEMENT.** Except as expressly modified by this Amendment, the contract shall be and remain in full force and effect in accordance with its terms and conditions and shall constitute the legal, valid, binding and enforceable obligations to the parties. This Amendment and the contract (including any written amendments thereto), collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto.

[Signature Page Follows]

IN WITNESS WHEREOF, said Parties have hereunto affixed their signature and seal on the day, month, and year first above written:

**HALL COUNTY, GEORGIA SIGNATURE SECTION**

**ATTEST:**

**Hall County, Georgia**

By: \_\_\_\_\_  
Jennifer Rivera, County Clerk

by: \_\_\_\_\_  
Richard Higgins, Chairman  
Board of Commissioners

Sworn to and subscribed before me this  
\_\_\_\_\_ Day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Notary Comm. Exp. SEAL OR STAMP PLACEMENT

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Van Stephens, County Attorney

**CONTRACTOR'S SIGNATURE SECTION**

Sworn to and subscribed before me this  
8 Day of August, 2022

**FIRE RECOVERY EMS**

by: \_\_\_\_\_

Print Name: Justin L. Powell

Title: Director of Sales

\_\_\_\_\_  
Notary Public

Melinda L Flood

My commission expires: 3/25

SEAL OR STAMP PLACEMENT





## AGENDA ITEM

### Consent Agenda

---

**REPORT TO:** Meeting (09/06/22)

**REPORT TO:** Voting Meeting (09/08/22)

**ITEM NO:** 439/2022

**SUBJECT:** Approve Change Order #1 under IFB #010-42 Firefighting Equipment for the purchase of two hundred fifty seven (257) sets of firefighter coats and pants for Fire Rescue to North American Fire Equipment Co. of Decatur, AL, the estimated cost is \$923,501.23.

---

#### Meetings:

**Work Session Date:** 09/06/22

**Voting Meeting Date:** 09/08/22

#### Executive Summary:

**Presenter:** CCA

**Recommendation:**

#### Purpose of Request:

To approve the purchase of additional turn out gear for Fire Rescue.

#### History:

North American Fire Equipment Co. (NAFECO) currently has Contract #010-42 for these items. They are a reliable vendor and are in good standing within the County.

#### Facts and Issues:

As part of a cancer prevention initiative, Fire Rescue will be purchasing a second set of firefighting turnout gear for all firefighters. This will be done in a two year phase in. The amount requested for the current order includes second set of gear for 50% of firefighters and the normal annual replacement of firefighting gear due to damage or expiration.

#### Options:

**Funding Requested**

\$ 923,501.23

**Are funds within current budget?**

Yes

**Source of Funds**

Fire Services

**Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?**

Yes

**Has it been reviewed by the County Attorney?**

Yes

**Is there a deadline for this item?**

**Approvals:**

<b>Buyer</b>	<b>submit</b>	<b>approve</b>	<b>Purchasing</b>
DH	CA	CA	CP
<b>Budget</b>	<b>Finance</b>	<b>Attorney</b>	<b>Administration</b>
EW	WG	WLI	LJ
<b>Clerk</b>			
JR			

**Attachments:**

Financial Supplement

Quote - NAFECO

IFB #010-42 Bid Tab

IFB #010-42 Supporting Documents



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

**AGENDA ITEM 439/2022**

**Funds Requested:** \$ 923,501.23

**Request Budgeted:** Yes

**Proposed Source of Funding:**

**Budget Transfer Requested:**

Fire Services

No

**Funding Source Items:**

<b>Fiscal Year</b>	<b>Fund</b>	<b>Division</b>	<b>Account</b>	<b>Amount</b>
2023	003 - FIRE	127 - FIRE DEPARTMENT	4225 - UNIFORMS	\$923,501.23

**Budget Transfer Items:**

**Additional Information/Comments:**

**Contact for Questions:** CCA

**Phone:** 470.623.7129





NAFECO  
 1515 West Moulton Street  
 Decatur, AL 35601  
 Phone: 800-628-6233

info@nafeco.com

# QUOTE

**Quote Number: 1161429**

**Date: 8/30/22**

**Quote Expiration: NET 30**

**To:** HAL176  
 HALL COUNTY FIRE RESCUE/WHS  
 3144 GILLSVILLE HWY  
 GAINESVILLE, GA 30507  
 United States of America

**F.O.B. Point:** DESTINATION  
**Salesperson:** John Head (GA)  
**Quote Prepared By:** Angela Henderson

Qty.	U/M	Item No.	Description	Each	Amount
257	EA	CVBM-C4-1161429	Lion V-Force Bi-Swing Coat PBI Max Natural	1964.00	504,748.00
257	EA	PVFM-C4-1161429	Lion V-Force Belted Pant PBI Max Natural	1629.39	418,753.23
			~~~~~		
			Lead time approximately 6 months.		
				Sub-Total:	\$923,501.23
				Quote Total:	\$923,501.23

**Thank you for your business !**

NOTE: All accounts are subject to sales tax charges unless a valid state tax exempt certificate is on file with NAFECO, or provided at the time of the order.

If you have any questions concerning this quote, please call our number listed above.

**SUMMATION OF BIDS RECEIVED  
INVITATION FOR BID # 010-42  
FIREFIGHTING EQUIPMENT ANNUAL CONTRACT**

**Georgia Fire and  
Rescue Supply  
Canton, GA**

**NAFECO  
Decatur, AL**

**Ten-8 Safety  
Forsyth, GA**

Item Number	Price	Price	Price
1 Hoods - Innotex	\$96.00	\$103.95	\$90.00
2 Boots - GLOBE	no bid	no bid	no bid
3 Boots - Black Diamond	\$293.00	\$324.00	no bid
4 Janesville V-Force Bi-Swing Coat	no bid	\$1,964.00	no bid
5 Janesville V-Force Pant with Belt	no bid	\$1,629.39	no bid
6 Cairns 1010 Helmet	no bid	no bid	\$315.00
7 Helmet Front	no bid	no bid	\$40.00
8 Helmet Repair Parts	no bid	no bid	25%
9 Vanguard Gloves	\$105.75	\$127.19	\$108.00

**Total**

**Bennett Fire  
Woodstock, GA**

Item Number	Price
1 Hoods - Innotex	no bid
2 Boots - GLOBE	\$459.00
3 Boots - Black Diamond	no bid
4 Janesville V-Force Bi-Swing Coat	no bid
5 Janesville V-Force Pant with Belt	no bid
6 Cairns 1010 Helmet	no bid
7 Helmet Front	no bid
8 Helmet Repair Parts	no bid
9 Vanguard Gloves	no bid

**BUDGETED AMOUNT: ANNUAL CONTRACT**  
BIDS MAILED: 36 (H) 2  
BIDS RECEIVED: 4 (3-No Bid) (H)

**DEPARTMENT: Fire Services**

No bid: Fire Line Inc. , Winder, GA  
Municipal Equipment Co., LLC, Tifton, GA  
HAIX North American, Inc., Lexington, KY

**Suggested Award by Fire Service:**

Items #3 & #9 - Georgia Fire and Rescue  
Items #4 & #5 - NAFECO  
Items #1, #6, #7 and #9 - Ten-8 Safety  
We will not be using item #2 boot



Hall County Government
FINANCIAL SERVICES

CONTRACT EXECUTION SIGNATURE REQUEST

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288 | f: 770.531.3972

DIRECTOR
Dena Bosten, C.P.A.

Date: 11/19/2021
To: Zach Propes, Interim Financial Services Director
From: Debra Howington, Buyer

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

Bid/Contract No: IFB #010-42
Bid/Contract Name: Firefighting Equipment
Department(s) Requesting Contract: Fire Services
Award Recipient Name: NAFECO, Decatur, AL
Date of BOC Approval: 12/9/2021

Contract Description: Firefighting equipment

[X] Annual Contract [X] New [ ] Renewal

Prior Year's Spend: \$113,957.00 total for prior bid

[ ] Price Increase Requested Increase Percentage: 0.0%

[ ] Project/Service Contract Awarded Amount: Annual Contract

[X] Product Contract Awarded Amount: \$0

Comments:

Reviewed and Approved by:

[Signature]
Chuck Pinney
Interim Purchasing Manager

[Signature]
Zachary T. Propes
Interim Financial Services Director

**CONTRACT EXECUTION SIGNATURE REQUEST  
PRICE INCREASE DETAILS**

**Bid/Contract No:** 010-42

**Bid/Contract Name:** Firefighting Equipment. This is a new FY22 annual contract. This bid can be renewed two (2) more years for a total of three (3) years if no issues arise within the year for Georgia Fire and Rescue.



Hall County Government
FINANCIAL SERVICES

CONTRACT EXECUTION SIGNATURE REQUEST

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288 | f: 770.531.3972

DIRECTOR
Dena Bosten, C.P.A.

Date: 11/19/2021
To: Zach Propes, Interim Financial Services Director
From: Debra Howington, Buyer

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

Bid/Contract No: IFB #010-42
Bid/Contract Name: Firefighting Equipment
Department(s) Requesting Contract: Fire Services
Award Recipient Name: Ten-8 Safety Supply, LLC
Date of BOC Approval: 12/9/2021

Contract Description: Firefighting equipment

[X] Annual Contract [X] New [ ] Renewal

Prior Year's Spend: \$113,957.00 total for prior bid

[ ] Price Increase Requested Increase Percentage: 0.0%

[ ] Project/Service Contract Awarded Amount: Annual Contract

[X] Product Contract Awarded Amount: \$0

Comments:

Reviewed and Approved by:

[Signature]
Chuck Pinney
Interim Purchasing Manager

[Signature]
Zachary T. Propes
Interim Financial Services Director

**CONTRACT EXECUTION SIGNATURE REQUEST  
PRICE INCREASE DETAILS**

**Bid/Contract No:** 010-42

**Bid/Contract Name:** Firefighting Equipment. This is a new FY22 annual contract. This bid can be renewed two (2) more years for a total of three (3) years if no issues arise within the year for Georgia Fire and Rescue.





Hall County Government
FINANCIAL SERVICES

CONTRACT EXECUTION SIGNATURE REQUEST

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288 | f: 770.531.3972

DIRECTOR
Dena Bosten, C.P.A.

Date: 11/19/2021
To: Zach Propes, Interim Financial Services Director
From: Debra Howington, Buyer

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

Bid/Contract No: IFB #010-42
Bid/Contract Name: Firefighting Equipment
Department(s) Requesting Contract: Fire Services
Award Recipient Name: Georgia Fire & Rescue, Canton, GA
Date of BOC Approval: 12/9/2021
Contract Description: Firefighting equipment
[X] Annual Contract [X] New [ ] Renewal
Prior Year's Spend: \$113,957.00 total for prior bid
[ ] Price Increase Requested Increase Percentage: 0.0%
[ ] Project/Service Contract Awarded Amount: Annual Contract
[X] Product Contract Awarded Amount: \$0

Comments:

Reviewed and Approved by:

Chuck Pinney
Interim Purchasing Manager

Zachary T. Propes
Interim Financial Services Director

**CONTRACT EXECUTION SIGNATURE REQUEST  
PRICE INCREASE DETAILS**

**Bid/Contract No:** 010-42

**Bid/Contract Name:** Firefighting Equipment. This is a new FY22 annual contract. This bid can be renewed two (2) more years for a total of three (3) years if no issues arise within the year for Georgia Fire and Rescue.





## AGENDA ITEM

### Consent Agenda

**REPORT TO:** Meeting (09/06/22)

**REPORT TO:** Voting Meeting (09/08/22)

**ITEM NO:** 450/2022

**SUBJECT:** Approve the agreement renewal for On-Call Planning Services for Planning & Development to CPL Architects, Engineers, Landscape Architect & Surveyor, D.P.C., P.C. The estimated cost is \$600,000.00.

#### Meetings:

**Work Session Date:** 09/06/22

**Voting Meeting Date:** 09/08/22

#### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approve Renewal No. 001 for one (1) year of On-Call Planning Services with CPL for Planning and Building Inspections to supplement staffing and ensure efficient and effective response to applications and inspection requests.

**Purpose of Request:**

Approve Renewal No. 001 for one (1) year of On-Call Planning Services with CPL for Planning and Building Inspections to supplement staffing and ensure efficient and effective response to applications and inspection requests.

**History:**

Original Agreement was approved and ratified for Professional Planning Services Agreement for the Planning & Development Department to CPL of Suwanee, GA. The Estimated cost for six (6) months was \$300,000.

**Facts and Issues:**

**Options:**

**Funding Requested**

\$ 600,000.00

**Are funds within current budget?**

Yes

**Source of Funds**

Development Services / General

**Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?**

Yes

**Has it been reviewed by the County Attorney?**

Yes

**Is there a deadline for this item?**

**Approvals:**

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

<b>Buyer</b>	<b>Submit</b>	<b>Approve</b>	<b>Purchasing</b>
AP	JR	RD	AP
<b>Budget</b>	<b>Finance</b>	<b>Attorney</b>	<b>Administration</b>
EW	WG	WLI	LJ
<b>Clerk</b>			
JR			

**Attachments:**

- Financial Supplement
- Contract Extension #001
- Original CPL Agreement
- Board Agenda Work Session for Purchase Ratification
- Original CPL Purchase Order # 429170



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

**AGENDA ITEM 450/2022**

**Funds Requested:** \$ 600,000.00

**Request Budgeted:** Yes

**Proposed Source of Funding:**

**Budget Transfer Requested:**

Development Services / General

No

**Funding Source Items:**

<b>Fiscal Year</b>	<b>Fund</b>	<b>Division</b>	<b>Account</b>	<b>Amount</b>
2023	006 - DEVELOPMENT SERVICES	1106 - PLANNING - SVS DIST	4419 - TECHNICAL & PROFESSIONAL	\$500,000.00
2023	001 - GENERAL	107 - BUILDING INSPECTION	4419 - TECHNICAL & PROFESSIONAL	\$100,000.00

**Budget Transfer Items:**

**Additional Information/Comments:**

**Contact for Questions:**

**Phone:**



# Hall County Government

## FINANCIAL SERVICES

### AMENDMENT RENEWAL No. 001

#### On-Call Professional Planning Services

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR  
Wesley Geddings

This Amendment Renewal No. 001 by and between CPL Team of Suwanee, Georgia, and Hall County, Georgia of Gainesville, Georgia (together 'Parties'), to the original AGREEMENT executed 01/11/2022, shall be effective as of the date this Amendment Renewal No.001 is fully executed by both parties. After Board approval, the County will issue a Purchase Order to CPL Team which will be the written Notice-To-Proceed. All invoices must reference the new PO number for each renewal period.

**WHEREAS**, the Parties hereby mutually agree to renew the AGREEMENT for the period of one (1) calendar year after execution, and have the option, upon mutual agreement between the parties, of four (4) additional renewal options. Any new solicitations for services and subsequent contracts will supersede any Amendments thereto. The County may terminate this Amendment Renewal No.001 with sixty (60) days written notice. All payments will be made in arrears of services provided.

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the parties do hereby agree as follows:

**SUCCESSORS AND ASSIGNS**: This Amendment Renewal No. 001 shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto.

**ENTIRE AGREEMENT**: Except as expressly modified by this Amendment Renewal No.001, the AGREEMENT shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding and enforceable obligations to the parties. This Amendment Renewal No. 001 and the AGREEMENT and any subsequent amendments thereto, collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect hereto. Consultant must sign this Amendment Renewal No. 001 first, then the County will execute said document.

**APPENDIX "A"** Terms and Conditions of the original contract remains unchanged.

**APPENDIX "B"** CPL Hourly Rates of the original contract remains unchanged for the life of this renewal No.001.

**APPENDIX "B.1"** Additional hourly rates

Revised 08/17/2022 AGP

IN WITNESS WHEREOF, said Parties have hereunto affixed their signature and seal on the day, month, and year first above written:

**CPL TEAM'S SIGNATURE SECTION**

Sworn to and subscribed before me this

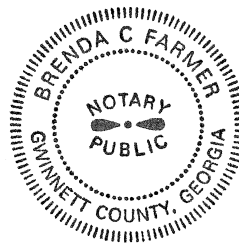
17th August  
Day of \_\_\_\_\_, 2022

Brenda C. Farmer

Notary Public

*Brenda C. Farmer*

My commission expires: 5/25/23



CPL Architects, Engineers, Landscape Architect & Surveyor, D.P.C, P.C  
(Contractor's company's full legal name)

by: *Richard J. Edinger*

Print Name: Richard J. Edinger

Title: Vice President

**HALL COUNTY, GEORGIA'S SIGNATURE SECTION**

**Attestment**

**Hall County, Georgia**

By: \_\_\_\_\_ (SEAL)  
Jennifer Rivera, County Clerk

By: \_\_\_\_\_  
Richard Higgins, Chairman  
Board of Commissioners

Sworn to and subscribed before me this  
\_\_\_\_\_ Day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Notary Comm. Exp. (Seal or Stamp)

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Van Stephens, County Attorney

- Attachments: Appendix "A"  
Appendix "B"  
Appendix "B.1"  
Original Agreement

## **APPENDIX "B.1"**

Additional hourly rates to Amendment Extension No. 001

On-Call Planning Services

### **Erosion Control Inspections**

Amanda Russell \$150.00

Walter Osorio \$121.00

### **Building Inspections**

Kenny Barber \$150.00

Solomon Teklu \$135.00

Jonathan Tsaku \$135.00

### **Permit Technician**

TBD \$110.00



January 10, 2022

Mr. Srikanth Yamala, Public Works Director  
Hall County Government  
2875 Browns Bridge Road  
Gainesville, GA 30504-5635

VIA EMAIL

RE: Hall County  
On-Call Planning Services Proposal

Dear Mr. Yamala:

CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) is pleased to provide this letter proposal for professional planning services. We understand that Hall County is interested in having CPL provide planning staff to assist the Planning Department. We will provide professional, timely and respectful planning services and embrace this attitude with you, the staff, the elected officials, and the entire development community. Our approach is to provide efficient operations using highly experienced CPL staff. The proposed Scope of Work and corresponding Fee Proposal are as follows:

**Scope of Work:**

We propose to provide the services of Kevin McOmber, Rich Edinger, Rebecca Keefer, and Richard Hathcock to meet the needs that have been identified to date. Here is a summary of their experience and their proposed role:

Mr. McOmber, PE, is a 32-year veteran with CPL and is the firm's National Director for Community services. He has provided consulting services to many municipalities in the Atlanta region. He will be the project Principal-in-Charge, providing project leadership and will be a resource to the department, as needed. We propose having Mr. McOmber involved with Hall County approximately 16-hours per week. During the month of January, Mr. McOmber will be available on site 2 days per week. He will conduct a conference call with county and CPL staff the other 3-days per week to review assignments and make decisions.

Ms. Keefer, AICP, is the firm's Senior Planner in Georgia and has been the project manager for numerous planning projects, including planning department leadership for several municipalities in the Atlanta region. She is an 11-year veteran of CPL. She will be the Project Manager for this assignment, and we propose having her on-site with Hall County 2-days per week beginning February 1. She will attend the conference calls and work on planning matters remotely on the other three days of the week.

Mr. Hathcock has great experience as a Zoning Administrator, which is his proposed role for this assignment. He is experienced with development reviews, zoning cases that go before county boards, and comprehensive plan updates. He enjoys managing long range, municipal planning projects, as they can have positive, lasting impacts on the community. We propose having him involved remotely 16-hours per week.

Mr. Edinger, PE, is a 16-year veteran of CPL and is the firm's Southeast Region Community Practice Leader. He has consulted with over a dozen Atlanta area municipalities on development matters

3011 Sutton Gate Dr.  
Suite 130  
Suwanee, GA 30024  
770.831.9000 TEL  
CPLTeam.com

in his 30-year career and for the past 5-years has been a district 2 appointee to the Municipal-Gwinnett County Planning Commission. He will serve as a resource Principal.

**Fee Proposal**

CPL will perform the above referenced scope of work hourly as indicated in the hourly rates listed in Appendix 'B'. We estimate this effort will cost \$50,000 monthly.

We will not exceed the estimated budget without authorization from the County. Direct expenses will be billed at cost plus 15%. Direct expenses include, but are not limited to, reproduction cost, courier service, mileage, telephone/fax cost, etc.

**TERMS AND CONDITIONS:**

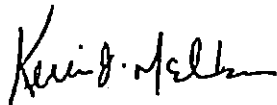
This agreement shall be administered in accordance with the Terms and Conditions listed in Appendix "A" and the hourly rates listed in Appendix "B" attached hereto.

This document together with the exhibits and/or appendices identified herein constitutes the entire understanding between Hall County and CPL with respect to the work to be performed by CPL for the benefit of Hall County and may only be modified in writing signed by both parties. Please sign and return the enclosed copy of this letter if this document satisfactorily sets forth the understanding of the arrangement between Hall County and CPL. Receipt of the signed agreement will serve as our notice to proceed. This Contract will be open for acceptance for sixty days from the date of this letter.

We look forward to working with you on this project.

Sincerely,

**CPL ARCHITECTS, ENGINEERS, LANDSCAPE ARCHITECT and SURVEYOR, D.P.C. (P.C.)**



Kevin J. McOmber, PE  
Executive Vice President



Tim Knapp, AIA  
Executive Vice President  
Corporate Secretary



cc: file

Approved By: Jack A. Connell Date: 1-11-2022



## APPENDIX "A" TERMS AND CONDITIONS

1. CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) shall perform the services defined in this Letter Agreement and Client agrees to pay CPL for said services as set forth in the agreement. In providing services under this Agreement, CPL shall perform in a manner consistent with and limited to that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality. CPL makes no warranty, express or implied, as to its professional services rendered under this Agreement.

2. Construction cost estimates prepared by CPL represents CPL's best judgment as professionals familiar with the construction industry. It is recognized, however, that CPL has no control over cost of labor, materials, or equipment, over contractors' methods of determining bid prices, or over competitive bidding or market conditions. CPL cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from cost estimates prepared by CPL.

3. If requested by Client or if required by the scope of services of the Agreement, CPL shall visit the site at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the work and to determine in general if the work is proceeding in accordance with the Contract Documents. However, CPL shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the work. CPL shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the Work, for the acts or omissions of the contractor, subcontractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the Contract Documents.

4. The cost of permits, fees, toll telephone calls, courier service, reproduction of reports, Drawings, and Specifications, transportation in connection with the Project, and other out of pocket expenses will be reimbursed to CPL by Client at cost plus 15%.

5. CPL shall submit monthly statements for services rendered and for reimbursable expenses incurred. Statements will be based upon CPL's time of billing. Payment is due upon receipt of CPL's Statement. If Client fails to make any payment due CPL for services and expenses within 30 days after the date of CPL's statement therefore, the amounts due CPL shall include a charge at the rate of 1.5% per month (18% per annum), or portion thereof, from said 30th day, and, in addition, CPL may, after giving 30 days' written notice to Client, suspend services under this Agreement until CPL has been paid in full all amounts due.

6. This Agreement may be terminated by either party upon 30 days' written notice should the other party fail substantially to perform in accordance with its terms through no fault to the party initiating termination, or in the event Project is cancelled. In the event of termination, CPL shall be paid the compensation plus Reimbursable Expenses due for services performed to termination date.

7. This Agreement shall be governed by the laws of the State Georgia.

8. The services to be performed by CPL under this Agreement are intended solely for the benefit of the Client. Nothing contained herein shall confer any rights upon or create any duties on the part of CPL toward any persons not a party to this Agreement including, but not limited to, any contractor, subcontractor, supplier, or the agents, officers, employees, insurers, or sureties of any of them.

9. Client and CPL each binds himself and his partners, successors, executors, administrators, and assigns to the other party to this Agreement and to the partners, successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Agreement. Neither Client nor CPL shall assign, sublet, or transfer his interest in this Agreement without the written consent of the other; however, CPL may employ others to assist in the carrying out of duties under this Agreement.



**APPENDIX "B"**  
**CPL HOURLY RATES**

**PRINCIPALS**

Kevin McOmber \$240/HR  
Rich Edinger \$210/HR

**PROJECT MANAGER**

Rebecca Keefer \$195/HR

**ASSISTANT PROJECT MANAGER**

Mark Baumgart \$180/HR

**PLANNERS**

Richard Hathcock \$160/HR  
Tania Celis Leyva \$150/HR

**PLANNING COORDINATOR**

Cyndee Bonacci \$110/HR

**ADMINISTRATIVE SUPPORT**

Lori Brothers \$ 75/HR  
Beth Farmer \$ 60/HR

**AUTO MILEAGE**

IRS RATE + 15%

**MISCELLANEOUS**

COST PLUS 15%



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

**Gainesville Civic Center  
830 Green St. NE  
Gainesville, GA 30501**

**Monday, January 24, 2022 - 03:00 PM**

**Call to Order**

**Community Services and Parks**

- 1 Approve the Employment Agreement for the Assistant Director of Parks & Leisure.
- 2 Approve the award of IFB #036-42 Athletic Fencing Installation for Tadmore Park for Parks and Leisure Services to Industrial Fence Company of Flowery Branch, GA, in the amount of \$67,783.00.

**Corrections and Maintenance**

- 3 Approve the renewal of the Intergovernmental Agreement between Hall County and the City of Gainesville for maintenance of exits along I-985 that fall within the City limits.

**County Attorney**

- 4 Approval and authorization for the Chairman to execute a Resolution objecting to the City of Oakwood's Annexation of the three properties of Cajun-Dawg Land Holdings, LLC known as Hall County tax parcels 15044H000125, 15044H000095, and 15044 000028, subject to review and approval by the County Attorney.

**Elections**

- 5 Approve the Dominion Voting Systems, Inc. Hardware Warranty Agreement for the Elections Department in the amount of \$83,526.00.

**Financial Services**

- 6 Approve the ratification for the application addendum of the Judicial Council American Rescue Plan Act Grant funding application for the Northeastern Judicial Circuit to address case backlogs in the amount of \$691,447.00, 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.

## **Human Resources**

- 7 Approve the 2022 Language Access Plan to address Hall County's responsibilities as a recipient of federal financial assistance from the Georgia Department of Community Affairs' programs and grants funded by the U.S. Department of Housing and Urban Development (HUD).

## **Management Information Systems**

- 8 Approve the sole source purchase of an air handling unit for Management Information Systems (MIS) to Joe Powell and Associates of Alpharetta, GA, in the amount of \$128,195.00.

## **Planning and Development**

- 9 Approve the ratification of the Professional Planning Services Agreement for the Planning & Development Department to CPL of Suwanee, GA. The estimated cost is \$300,000.00.
- 10 Approve the Change Order #1 for the addition of a Comprehensive Plan Update to the Unified Development Code (UDC) Update Study for Planning and Development to TSW Team of Atlanta, GA, in the amount of \$335,000.00.
- 11 Application of Tyler Crawford to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 0.96± acre tract located on the west side of Henry Smith Road at its intersection with Edwards Road; a.k.a. 6541 Henry Smith Road; Zoned AR-IV; Tax Parcel 11023 000024(pt.). Proposed Use: fabrication business. Commission District 3.
- 12 Application of Ramar Land Corporation to amend previous conditions of a Planned Industrial Development (PID) on a 36.33± acre tract located on the north side of Athens Highway approximately 1,986 feet from its intersection with A L Mangum Road; a.k.a. 3307 & 3333 Athens Highway; Zoned PID; Tax Parcels 15014 000033 & 000033A. Proposed Use: amend conditions for a truck terminal, repair garage, and office space. Commission District 3.
- 13 Application of Forestar (USA) Real Estate Group Inc. to rezone from Residential-I (R-I) to Planned Residential Development (PRD) on a 347.23± acre tract located on the north side of Gillsville Highway approximately 56 feet from its intersection with Evergreen Holloway Drive; a.k.a. 2955 Gillsville Highway; Zoned R-I; Tax Parcel 15016 000030A. Proposed Use: 399 single-family detached & townhomes. Commission District 4.
- 14 Appeal of the Planning Commission's approval of CTX Funding SPE, LLC for Use Subject to Planning Commission on a 10.08± acre tract located on the east side of Cornelia Highway approximately 746 feet from its intersection with Yonah Post Road; a.k.a. 5965 Cornelia Highway; Zoned I-I; Tax Parcel 09005 000009. Proposed Use: variance from Gateway Corridor Overlay District architectural standards. Commission District 3. NOTE: Tabled at the January 13, 2022 Voting Meeting until the January 27, 2022 Voting Meeting.



**HALL COUNTY COMMISSIONERS**  
 POST OFFICE BOX 1435  
 2875 BROWNS BRIDGE ROAD, 4th FLOOR  
 GAINESVILLE, GEORGIA 30504

VENDOR  
 10028946  
 CPL TEAM  
 3011 SUTTON GATE DRIVE  
 SUITE 130  
 SUWANEE GA 30024

SHIP TO  
 HALL COUNTY PLANNING DEPT  
 3RD FLOOR  
 2875 BROWNS BRIDGE ROAD  
 GAINESVILLE, GA 30504  
 ATTN: SRIKANTH YAMALA

ORDER DATE: 01/12/22	BUYER: CHUCK PINNEY	REQ. NO.: 24072	REQ. DATE: 01/12/22
----------------------	---------------------	-----------------	---------------------

TERMS: NET 30 DAYS	F.O.B.: DEST, PPD & ALLOWED	DESC.: ON-CALL PLANNING SERVICES
--------------------	-----------------------------	----------------------------------

ITEM#	QUANTITY	UOM	DESCRIPTION	UNIT PRICE	EXTENSION
01	1.00	LOT	EMAIL CONFIRMING COPY OF ORDER TO SRIKANTH YAMALA FOR PRESENTATION AND ORDER PLACEMENT WITH VENDOR TO PROVIDE ON-CALL PLANNING SERVICES PER THE ATTACHED PROPOSAL, DATED 01-10-2022, AT THE RATE OF \$50,000.00 PER MONTH	300000.0000	300,000.00

ITEM#	ACCOUNT	AMOUNT	PROJECT CODE	PAGE TOTAL \$	300,000.00
01	1106 4419	300,000.00		TOTAL \$	300,000.00

PLEASE SEND INVOICES VIA EMAIL TO [accountspayable@hallcounty.org](mailto:accountspayable@hallcounty.org)

APPROVED BY \_\_\_\_\_



## AGENDA ITEM

### Consent Agenda

---

**REPORT TO:** Meeting (09/06/22)

**REPORT TO:** Voting Meeting (09/08/22)

**ITEM NO:** 466/2022

**SUBJECT:** Approve the application of the U.S. Department of Transportation Safe Streets and Roads for All Action Plan Grant for Public Works & Utilities in the amount of \$300,000.00, 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 20% is required and Hall County will provide \$44,352.00 of the match with the Cities of Gainesville, Flowery Branch, and Oakwood providing the remaining based on their population.

---

#### Meetings:

**Work Session Date:** 09/06/22

**Voting Meeting Date:** 09/08/22

#### Executive Summary:

**Presenter:** SY

**Recommendation:**  
Grants Division recommends approval.

#### Purpose of Request:

Approve the application of the U.S. Department of Transportation Safe Streets and Roads for All (SS4A) Action Plan Grant for the Hall County Public Works and Utilities Department in the amount of \$300,000.00 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 20% is required and Hall County will provide \$44,352 of the match with the Cities of Gainesville, Flowery Branch, and Oakwood providing the remaining based on their population.

#### History:

This is a new grant from U. S. Department of Transportation. Hall County has not received this funding in previous years.

#### Facts and Issues:

#### Options:

The purpose of SS4A grants is to improve roadway safety by significantly reducing or eliminating roadway fatalities and serious injuries through safety action plan development and implementation focused on all users, including pedestrians, bicyclists, public transportation users, motorists, personal conveyance and micro mobility users, and commercial vehicle operators. The program provides funding to develop the tools to help strengthen a community's approach to roadway safety and save lives and is designed to meet the needs of diverse local, Tribal, and regional communities that differ dramatically in size, location, and experience administering Federal funding. The SS4A program provides funding for two types of grants: Action Plan Grants (for comprehensive safety action plans) and Implementation Grants. Action Plan Grants are used to develop, complete, or supplement a comprehensive safety action plan. To apply for an Implementation Grant, an eligible applicant must have a qualifying Action Plan. Grant Priorities: 1. Promote safety; 2. Employ low-cost, high-impact strategies that can improve safety over a wider geographic area; 3. Ensure equitable investment in the safety needs of underserved communities, which includes both underserved urban and rural communities; 4. Incorporate evidence-based projects and strategies; and 5. Align with the Department's mission and with priorities such as equity, climate and sustainability, quality job creation, and economic strength and global competitiveness. A 20% project match is required and can be in kind or in cash. Hall County will provide \$44,352, Gainesville will be providing 20.25% or \$12,148, Flower Branch will be providing 3.75% or \$2,251.00, and Oakwood will be providing 2.09% or \$1,249.00.

**Funding Requested** \$ 44,352.00  
**Are funds within current budget?** No  
**Source of Funds** Development Services / Grant  
**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?** 2022-09-08

**Approvals:**

<b>Grants Staff</b>	<b>Submit</b>	<b>Approve</b>	<b>Grants</b>
NS	BN	BN	NS
<b>Budget</b>	<b>Finance</b>	<b>Attorney</b>	<b>Administration</b>
EW	WG	WLI	LJ
<b>Clerk</b>			
JR			

**Attachments:**

Financial Supplement  
Hall County - Letter of Commitment  
Safe Streets and Roads Match Breakdown  
Gainesville Resolution of Support  
  
Oakwood Partnership letter  
Flowery Branch Support Letter  
Application directions SS4A  
NOFO Safe Streets for All (SS4A) Grant





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

**AGENDA ITEM 466/2022**

**Funds Requested:** \$ 44,352.00

**Request Budgeted:** No

**Proposed Source of Funding:**

**Budget Transfer Requested:**

Development Services / Grant

Yes

**Funding Source Items:**

Fiscal Year	Fund	Division	Account	Amount
2023	006 - DEVELOPMENT SERVICES	1136 - ENGINEERING - SVS DIST	4419 - TECHNICAL & PROFESSIONAL	\$44,352.00
2023	017 - GRANTS	TBD	4419 - TECHNICAL & PROFESSIONAL	\$300,000.00
2023	017 - GRANTS	TBD	3702 - US FEDERAL GOVERNMENT	\$-300,000.00

**Budget Transfer Items:**

Fiscal Year	Fund	Division	Account	Amount
2023	006 - DEVELOPMENT SERVICES	1136 - ENGINEERING - SVS DIST	4104 - SALARIES	\$44,352.00
2023	006 - DEVELOPMENT SERVICES	1136 - ENGINEERING - SVS DIST	4419 - TECHNICAL & PROFESSIONAL	\$-44,352.00

**Additional Information/Comments:**

Department number possible as 749 in grants fund.

**Contact for Questions:** SY

**Phone:**

(770) 531-3905



# Hall County Government

BOARD OF COMMISSIONERS

September 8, 2022

Mr. Paul Teicher  
SS4A, Senior Policy Analyst  
U.S. Department of Transportation  
1200 New Jersey Ave SE  
Washington, DC 20590

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.535.8288 | f: 770.531.3972

RE: Safe Streets for All Action Plan Application – Hall County

CHAIRMAN  
**Richard P. Higgins**

Dear Mr. Teicher,

**Kathy L. Cooper**, District 1  
**Billy Powell**, District 2  
**Shelly Echols**, District 3  
**Jeff Stowe**, District 4

I am writing to you to express Hall County’s commitment to develop an Action Plan countywide for the Safe Streets and Roads for All (SS4A) Discretionary Grant Opportunity. This program is made available through the U.S. Department of Transportation, assistance listing #20.939. The purpose of the program is to support planning, infrastructure, behavioral initiatives, and operational initiatives to prevent death and serious injury on roads and streets involving all roadway users, including pedestrians, bicyclists, users of public transportation, personal conveyance users and micro mobility users, motorists, and commercial vehicle operators.

COUNTY ADMINISTRATOR  
**Jock A. Connell**

Hall County applauds the efforts of the Cities of Gainesville, Oakwood and Flowery Branch to work with the County to develop a Comprehensive Safety Action Plan for the SS4A. This plan will be focused on preventing roadway fatalities and serious injuries throughout incorporated and unincorporated Hall County. The SS4A application requires 20 percent project total matching funds from applicants of the program and Hall County will contribute the remaining funds required after the cities complete their percentage of the match based on population. This is estimated to be \$42,600.00.

ASSISTANT  
COUNTY ADMINISTRATOR  
**Zachary T. Propes**

In respect for your established policies and procedures, I ask that you give Hall County your consideration for this funding.

COUNTY CLERK  
**Jennifer Rivera**

Sincerely,

Richard Higgins  
Chairman  
Hall County Board of Commissioners

**Analysis of Safe Streets and Roads Municipal Allocations  
Based on SPLOST VIII Municipal Allocations  
Hall County Government**

<b>Safe Streets and Roads 20% Match</b>	<u>\$ 60,000</u>	
<b>Funds to Allocate</b>	<u>\$ 60,000</u>	
County Funds	41,852	69.7534% (% Per IGA Agreement)
Municipal Funds	18,148	30.2466% (% Per IGA Agreement)
<b>Municipal Allocation</b>	<b>Estimated Budget</b>	<b>% Per IGA</b>
Hall County	\$ 41,852	69.7534%
Flowery Branch	2,251	3.7510%
Gainesville	12,148	20.2468%
Oakwood	1,249	2.0809%
	<u>\$ 60,000</u>	<u>100.0000%</u>
<b>Total Allocation Amount</b>		
Hall County	\$ 44,352	
Flowery Branch	2,251	
Gainesville	12,148	
Oakwood	1,249	
	<u>\$ 60,000</u>	

\* Hall County, Flowery Branch, Gainesville, and Oakwood are the only Municipalities participating in this grant. The 20% match allocation is based on the SPLOST VIII Municipal Allocation calculations, which are based on population. To reach the 20% match amount the remaining municipal allocations will be covered through County funds. Resulting in the slight increase in Hall County's allocation between the two breakdowns.

)  
)

nt.

s.

**RESOLUTION GR-2022-09**

**Authorization to Partner, Submit and Accept Grant Funding for the Safe Streets and Roads for All Program**

**WHEREAS**, the Bipartisan Infrastructure Law (BIL) passed by the United States Government established the new Safe Streets and Roads for All (SS4A) program; and

**WHEREAS**, the SS4A program funds regional and local initiatives to prevent roadway deaths and serious injuries through the development of a Comprehensive Safety Action Plan; and

**WHEREAS**, a Comprehensive Safety Action Plan will analyze roadway safety problems through an assessment of current conditions, engagement and collaboration with citizens, and project development; and

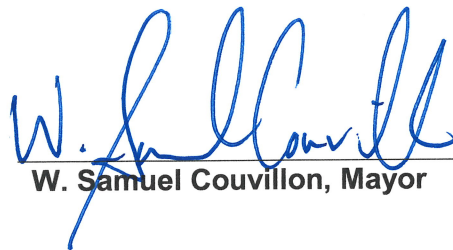
**WHEREAS**, the City of Gainesville desires to partner with Hall County to develop a Comprehensive Safety Action Plan to improve vehicular and pedestrian safety throughout the City of Gainesville and Hall County; and

**WHEREAS**, the SS4A grant program requires twenty percent matching funds from local jurisdictions that apply for and are awarded the grant; and

**WHEREAS**, the City of Gainesville will apply with Hall County and provide matching funds required for the SS4A grant application based on population within each participating jurisdiction.

**NOW, THEREFORE, BE IT RESOLVED THAT** the governing body for the City of Gainesville hereby authorizes the Mayor, City Manager, and City Attorney to apply for, provide matching funds and accept grant funds for the Safe Streets and Roads for All (SS4A) program and to execute such documents that may be necessary to effectuate the approvals set forth in this Resolution.

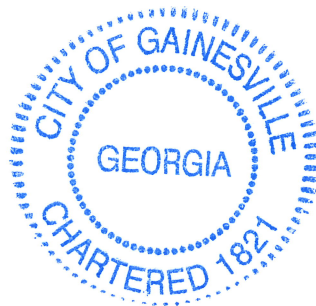
**Adopted this 16<sup>th</sup> day of August, 2022.**

  
\_\_\_\_\_  
**W. Samuel Couvillon, Mayor**

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

**ATTEST:**

  
\_\_\_\_\_  
**Denise O. Jordan, City Clerk**





BUILDING THE FUTURE TOGETHER

August 15, 2022

Mr. Paul Teicher  
SS4A, Senior Policy Analyst  
U.S. Department of Transportation  
1200 New Jersey Ave SE  
Washington, DC 20590

H. Lamar Scroggs  
Mayor

Stephen Hendrix  
Council Member

Pat Jones  
Council Member

Todd Wilson  
Council Member

Dwight Wood  
Council Member

Sheri Clark Millwood  
Council Member

Donald T. Hunt  
City Attorney

Mai Chang  
City Clerk

B.R. White  
City Manager

RE: Safe Streets for All Action Plan Application – Hall County

Dear Mr. Teicher,

I am writing to you to express the City of Oakwood's support for Hall County's application for the Safe Streets and Roads for All (SS4A) Discretionary Grant Opportunity. This program is made available through the U.S. Department of Transportation, assistance listing #20.939. The purpose of the program is to support planning, infrastructure, behavioral, and operational initiatives to prevent death and serious injury on roads and streets involving all roadway users, including pedestrians; bicyclists, public transportation, personal conveyance and micromobility users; motorists; and commercial vehicle operators.

The City of Oakwood endorses the efforts of Hall County to develop a Comprehensive Safety Action Plan for the SS4A and will support their application by partnering in the creation of the Action Plan for Hall County. This plan will be focused on preventing roadway fatalities and serious injuries throughout incorporated and unincorporated Hall County. The SS4A application requires 20 percent matching funds from applicants of the program and the City of Oakwood will participate by providing the matching funds required based on population within the City.

In respect for your established policies and procedures, I ask that you give Hall County your consideration for this funding.

Sincerely,

B. R. White  
City Manager

cc: Richard Higgins, Chairman Hall County BOC  
Lamar Scroggs, Mayor  
Mai Chang, City Clerk

Post Office Box 99  
4035 Walnut Circle  
Oakwood, GA 30566  
P. 770-534-2365  
F. 770-297-3223

CityofOakwood.net





August 23, 2022

Mr. Paul Teicher  
SS4A, Senior Policy Analyst  
U.S. Department of Transportation  
1200 New Jersey Ave SE  
Washington, DC 20590

RE: Safe Streets for All Action Plan Application – Hall County

Dear Mr. Teicher,

I am writing to you to express the City of Flowery Branch's support for Hall County's application for the Safe Streets and Roads for All (SS4A) Discretionary Grant Opportunity. This program is made available through the U.S. Department of Transportation, assistance listing #20.939. The purpose of the program is to support planning, infrastructure, behavioral, and operational initiatives to prevent death and serious injury on roads and streets involving all roadway users, including pedestrians; bicyclists, public transportation, personal conveyance and micromobility users; motorists; and commercial vehicle operators.

The City of Flowery Branch endorses the efforts of Hall County to develop a Comprehensive Safety Action Plan for the SS4A and will support their application by partnering in the creation of the Action Plan for Hall County. This plan will be focused on preventing roadway fatalities and serious injuries throughout incorporated and unincorporated Hall County. The SS4A application requires 20 percent matching funds from applicants of the program and the City of Flowery Branch will participate by providing the matching funds required based on population within the City.

In respect for your established policies and procedures, I ask that you give Hall County your consideration for this funding.

Sincerely,

Tonya D. Parrish  
City Manager

cc: Richard Higgins, Chairman Hall County BOC  
Ed Asbridge, Mayor



U.S. Department of Transportation

# Safe Streets and Roads for All (SS4A)



© ambrozio - stock.adobe.com

© romaset - stock.adobe.com

NHTSA

NHTSA



# Welcome to the “How to Apply for Safe Streets and Roads for All (SS4A): Action Plan Grants” webinar

## Audio

- To listen via computer: Select “Computer Audio”
- To listen via phone:
  - **Call:** 669-254-5252
  - **Webinar ID:** 160 043 8970
  - **Passcode:** 200494
- All participants automatically join on mute, with cameras off

## Technical Support

- Email [Webconference@dot.gov](mailto:Webconference@dot.gov)

## Questions for Presenters

- Please type your questions in the Q&A box

## More Information

- [www.transportation.gov/SS4A](http://www.transportation.gov/SS4A)
- Today’s presentation slides and recording will be available on the SS4A website



# Presenters



Becky Crowe  
Federal Highway Administration  
U.S. Department of Transportation



Paul Teicher  
Office of the Secretary  
U.S. Department of Transportation



# SS4A Webinars

1

## **How to Apply for SS4A Grants: General Overview**

1. This webinar offered a general overview of the SS4A program, the grant application process, and the available grant types.
2. Monday, June 13, 1:00-3:00 p.m. (EDT)

2

## **How to Apply for SS4A: Action Plan Grants**

1. This webinar will offer a general overview of the SS4A program and the grant application process and provide a particular focus on applying for Action Plan Grants.
2. Wednesday, June 15, 1:00-3:00 p.m. (EDT)

3

## **How to Apply for SS4A: Implementation Grants**

1. This webinar will offer a general overview of the SS4A program and the grant application process and provide a particular focus on applying for Implementation Grants.
2. Thursday, June 23, 1:00-3:00 p.m. (EDT)



# Are you in the right place?

- The SS4A program funds regional, local, and Tribal initiatives through grants to prevent roadway deaths and serious injuries.
- You're in the right place if you:
  - Want to jump start addressing roadway safety in your community
  - Listened to the June 13 overview webinar
  - Think you will be applying for an Action Plan Grant to
    - Develop or update a comprehensive safety action plan;
    - Fund supplemental action plan activities in support of an existing plan
    - Do not have an eligible action plan in place and/or are not ready to implement projects and strategies



# Safe Streets and Roads for All Grants

## Key program that supports the National Roadway Safety Strategy



Gorodenkoff - stock.adobe.com

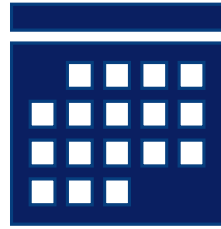
Funding supports local initiatives to prevent death and serious injury on roads and streets, commonly referred to as “Vision Zero” or “Toward Zero Deaths” Initiatives.

\$5 billion in appropriated funding, FY22-26

Up to \$1 billion for this FY22 NOFO



# SS4A NOFO Is Now Open



Notice of Funding Opportunity is now  
**OPEN**



**Submit** technical questions by August 15, 2022  
**Apply** by September 15, 2022, at 5:00 p.m. EDT  
(**no late applications will be accepted**)



Additional resources about SS4A and  
the NOFO can be found at  
<https://www.transportation.gov/SS4A>





# Eligibility

# SS4A Overview: Eligible Applicants

- Metropolitan planning organization (MPOs)
- Political subdivision of a State
  - *A unit of government under the authority of State law, including cities, towns, counties, special districts, and similar units of local government.*
  - *A transit district, authority, or public benefit corporation if it was created under State law, including transit authorities operated by political subdivisions of a State.*
- Federally recognized Tribal government
- Multijurisdictional groups comprised of the entities above





# SS4A Overview: Joint Applicants vs. Partners

- Joint applicants:
  - Are each independently eligible entities
  - Are each party to the grant
  - May only be a joint applicant/individual applicant on one application
- Partners:
  - May include additional non-eligible entities (States, private companies, etc.)
  - Are not party to the grant
  - If an eligible applicant is a partner on an application (and not a joint applicant), being a partner on that application does not count as the one application for an eligible applicant
  - You can partner on multiple applications



# Action Plan Grants: Considerations for Collaboration

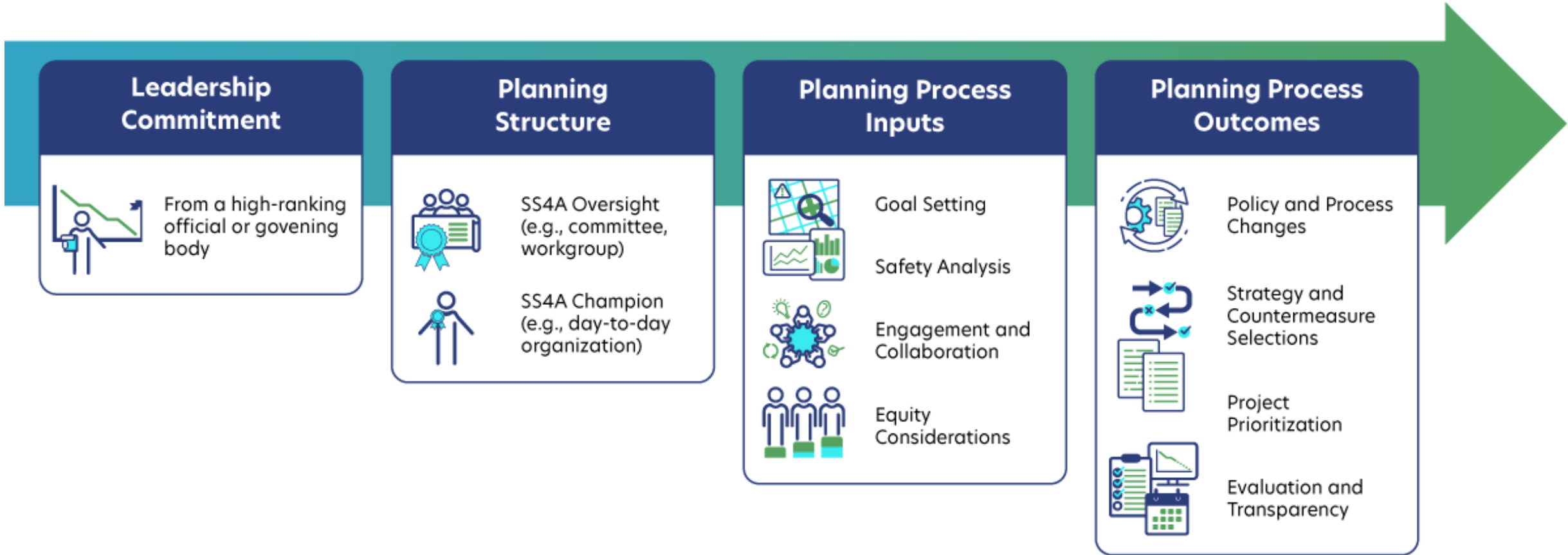
- DOT encourages joint and regional Action Plan Grant applications if it makes sense for you and your community
- DOT also recognizes many situations may make an individual application the best route
- DOT does not give preferential treatment to one type of applicant over another in the selection process
- DOT reserves the right to request applicants with duplicative funding requests consolidate their efforts, and may decline to fund duplicative applications irrespective of their individual merits.





# Comprehensive Safety Action Plan Components

# The Action Plan Planning Process



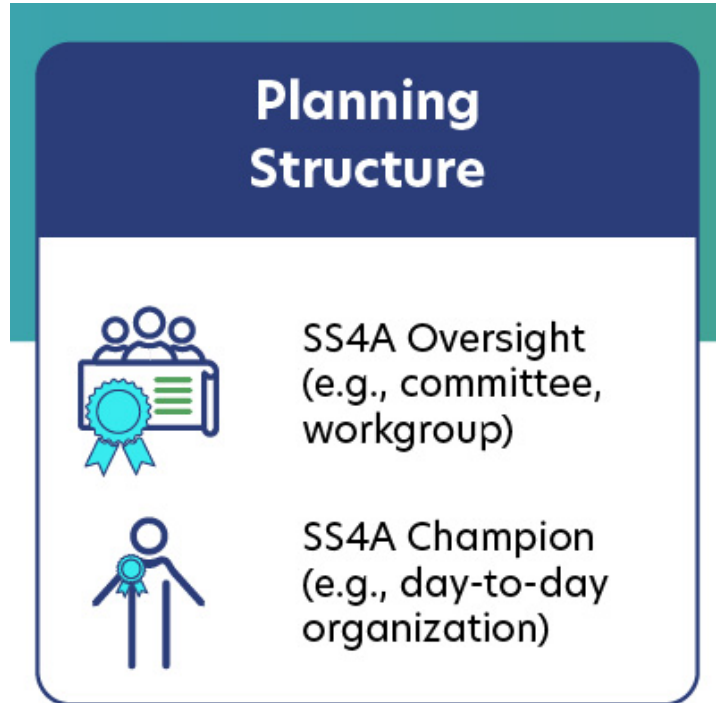
# Leadership Commitment



- Goals:
  - (1) the target date for achieving zero roadway fatalities and serious injuries,
- OR
- (2) percentage reduction of roadway fatalities and serious injuries by a specific date with an eventual goal of eliminating roadway fatalities and serious injuries.



# Planning Structure



- A committee, task force, implementation group, or similar body charged with oversight of the Action Plan development, implementation, and monitoring.

# Planning Process Inputs: Goal Setting & Safety Analysis



- Develop an analysis of existing conditions and historical trends, which provides a baseline level of crashes involving fatalities and serious injuries across a jurisdiction, locality, Tribe, or region.

# Planning Process Inputs: Engagement & Collaboration



- Robust engagement with the public and relevant stakeholders, including the private sector and community groups, that allows for both community representation and feedback.



# Planning Process Inputs: Equity Considerations

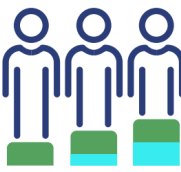


- Plan development using inclusive and representative processes.
- Underserved communities\* are identified through data and other analyses in collaboration with appropriate partners.
- Analysis includes both population characteristics and initial equity impact assessments of the proposed projects and strategies.

\* Review NOFO for definition of "underserved communities"



# Equity Considerations for Action Plans



## Equity Considerations

- Plan development using inclusive and representative processes.
- Underserved communities\* are identified through data and other analyses in collaboration with appropriate partners.
- Analysis includes both population characteristics and initial equity impact assessments of the proposed projects and strategies.

\* Review NOFO for definition of “underserved communities”

## Identifying Problems

Determine what type of data you will need to answer the equity considerations in your Action Plan.

### **This might include:**

- Is my community in a Transportation Disadvantaged Census Tract?
- What is my community’s social vulnerability?
- How does my community compare to others when looking at environmental justice indexes?

## Finding Relevant Data

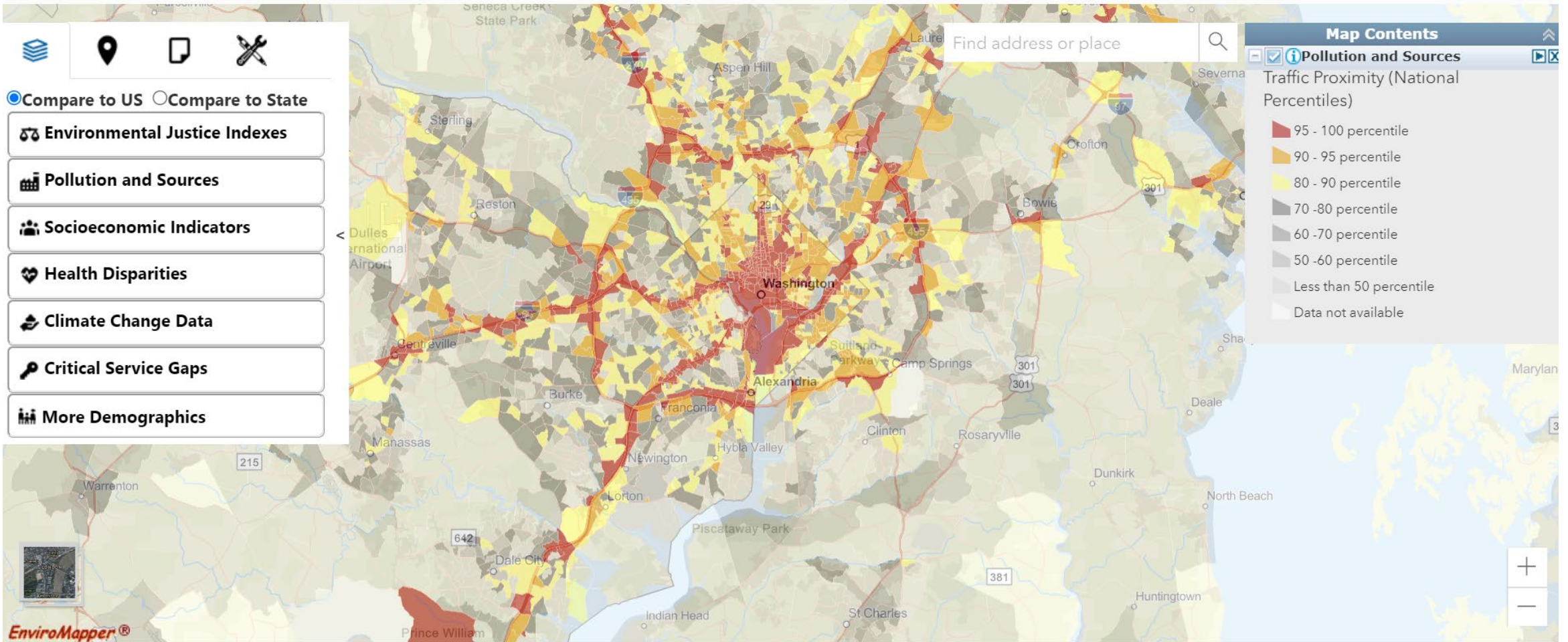
Find datasets by reviewing available resources online on the [SS4A website](#).

### **Some resources include:**

- [EJScreen: Environmental Justice Screening and Mapping Tool](#) (EPA)
- [FHWA - HEPGIS Maps: Socioeconomics and Equity Analysis](#) (FHWA)
- [Transportation Disadvantaged Census Tracts \(arcgis.com\)](#) (USDOT)



# Examples of Finding Data for Action Plans





# Examples of Finding Data for Action Plans

[Alternative Fuel Corridors](#)

[Highway System](#)

[Fatal Crashes](#)

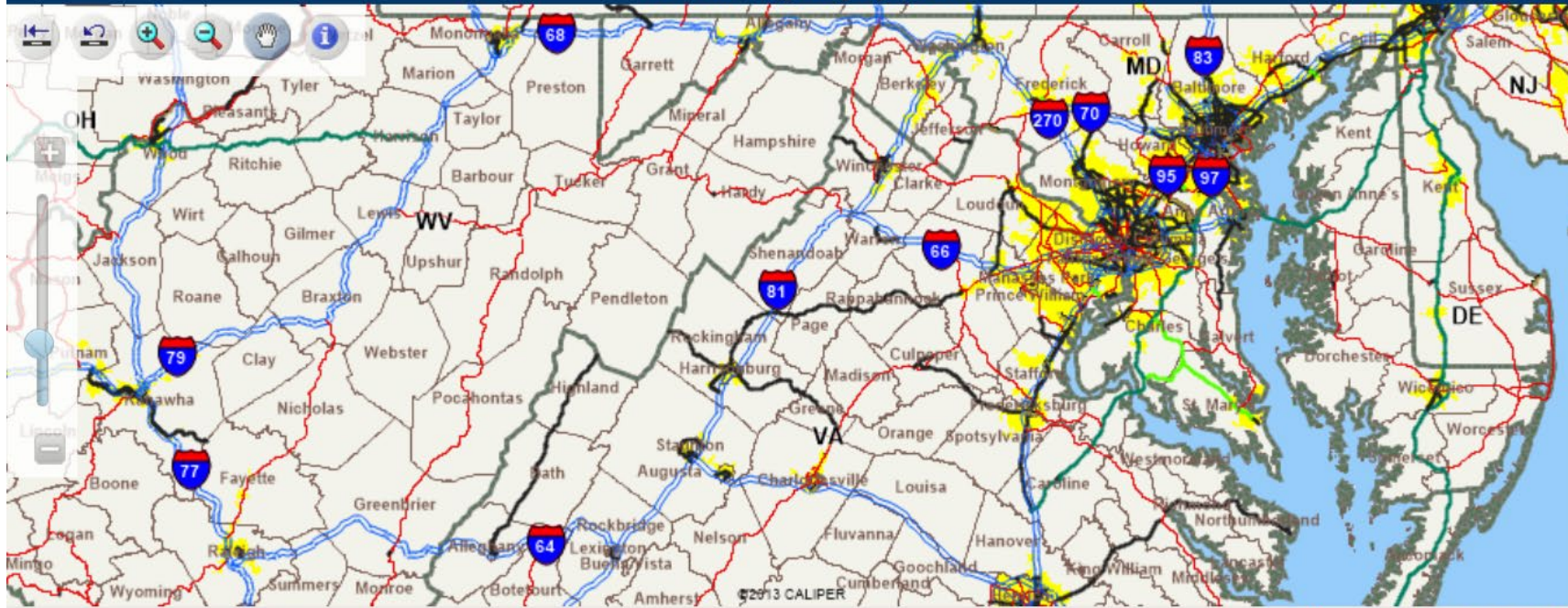
[2020 Census & Equity Analysis](#)

[MPO & Air Quality](#)

[Border Flows / FAF4](#)

[Find Map](#) | [Find Location](#) | [Points Of Interest Map](#) | [Print Map](#) | [Print Table](#) | [Download Table](#) | [Email Page](#) | [Accessible Version](#) | [Downloads](#) | [Project Equity-STEAP](#) | [What's New](#)

## National Highway System



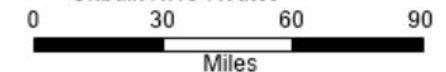
Map Scale: 1 : 2,251,097 Width: 395 Miles

Powered by TransCAD for the Web

[Sources](#) | [Legend](#) | [Data](#) | [Layers](#)

### Legend

- 2010 Urbanized Area
- County (2020)
- State Boundary
- National Highway System (NHS)**
  - Eisenhower Interstate System
  - Map-21 NHS Principal Arterials
  - Major STRAHNET Connector
  - Non-Interstate STRAHNET Route
  - Intermodal/STRAHNET Connector
  - Intermodal Connector
  - Other NHS Routes
  - Unbuilt NHS Routes

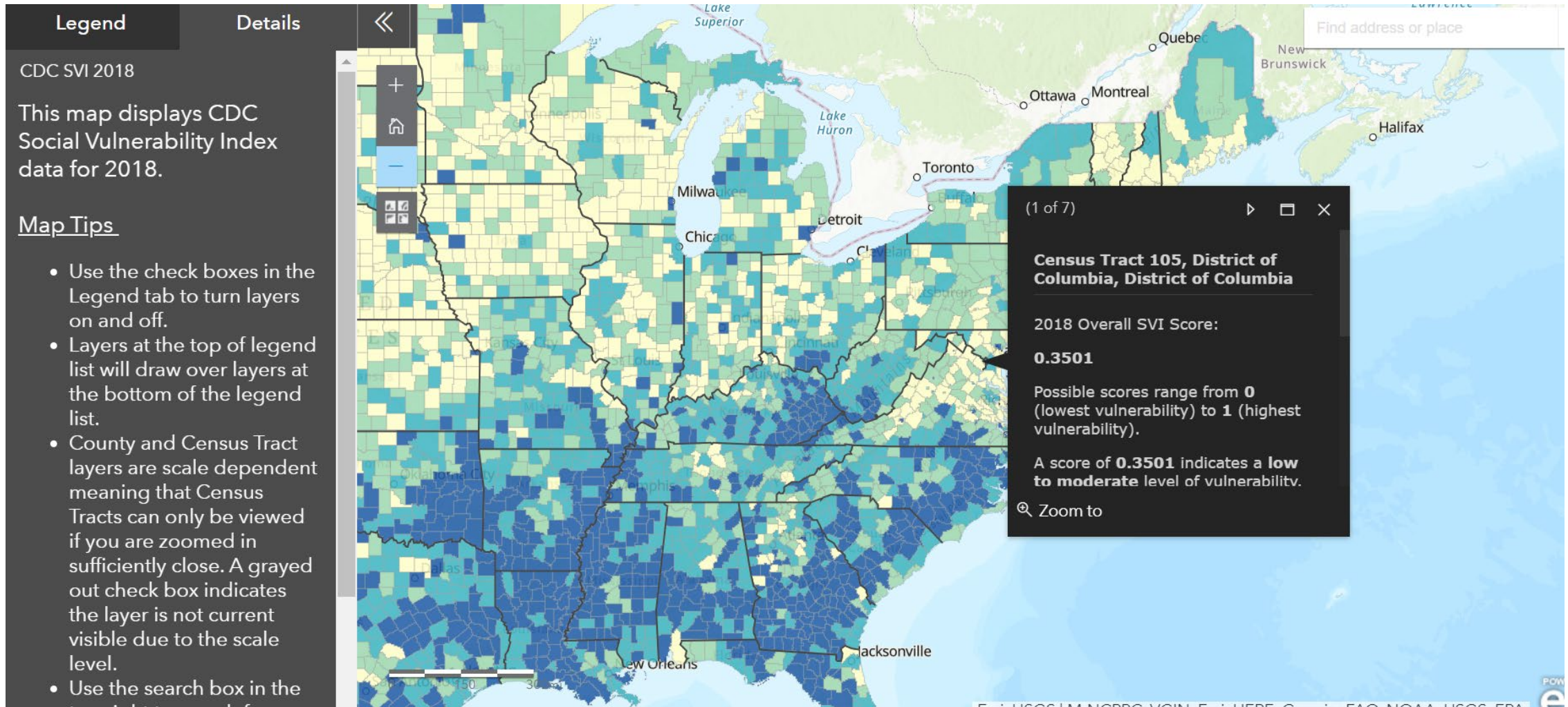


Zoom in to see detailed NHS route categories

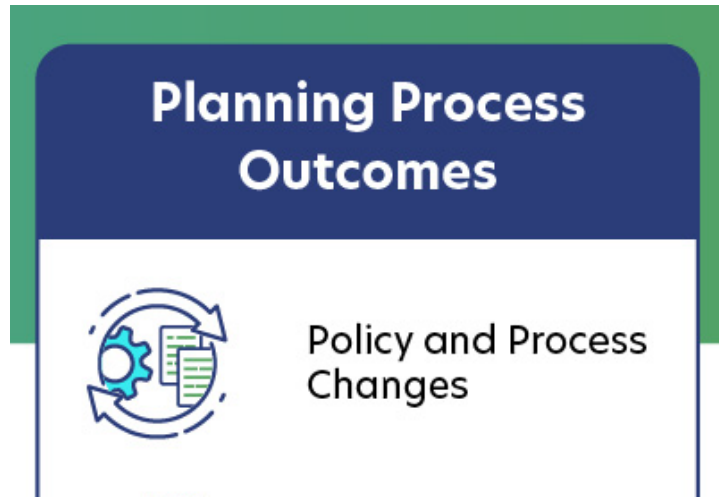
For information and comments about this web site, contact Supin Yoder



# Data elements for Action Plans Framework

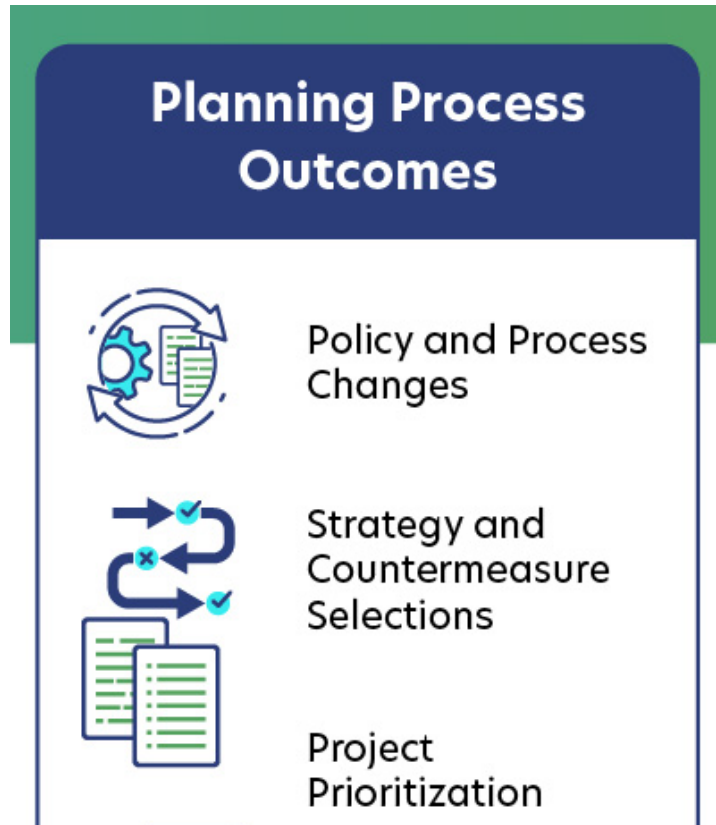


# Planning Process Outcomes: Policy & Process Changes



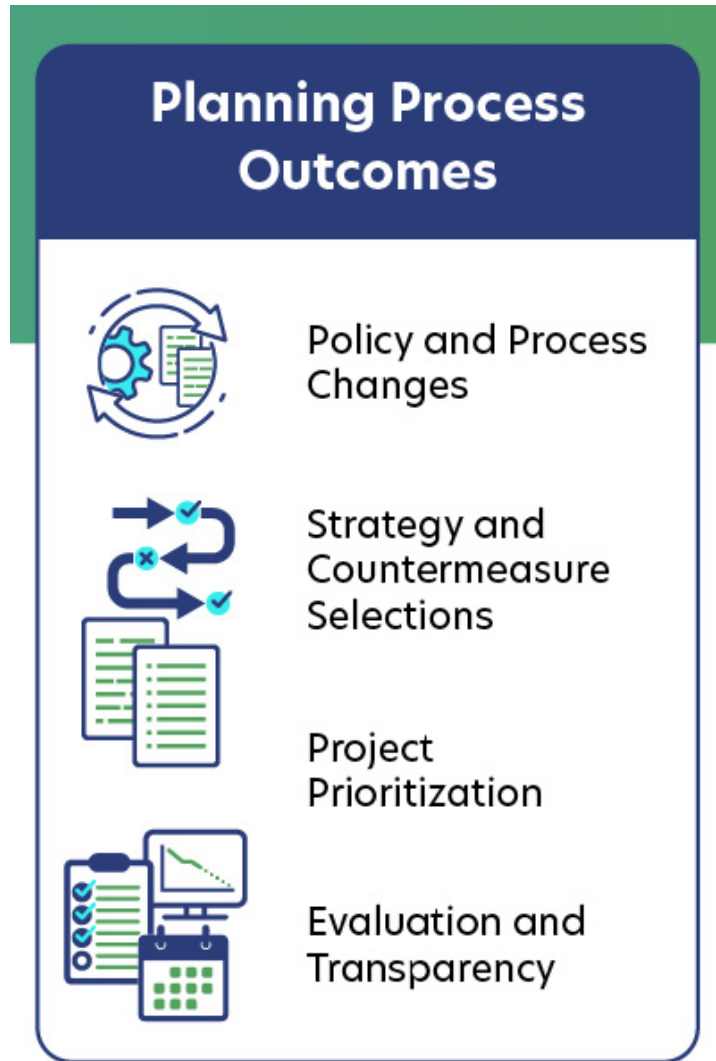
- Assessment of current policies, plans, guidelines and/or standards to identify opportunities to improve how processes improve transportation safety.

# Planning Process Outcomes: Project Selection & Prioritization



- The list should include specific projects and strategies, or descriptions of programs of projects and strategies, and explains prioritization criteria used.
- The list should contain interventions focused on infrastructure, behavioral, and/or operational safety.

# Planning Process Outcomes: Evaluation and Transparency



- A description of how progress will be measured over time that includes, at a minimum, outcome data





# Action Plan Grants for Supplemental Action Plan Activities

# Supplemental Action Plan Activities Overview

- Supplemental action plan activities **support or enhance** an existing Action Plan.
- To be eligible, **applicants must have an existing Action Plan or a plan that is substantially similar** and meets the eligibility requirements for having an existing plan (use the Self-Certification Eligibility Worksheet)
- Applicants that have an existing plan that is substantially similar to and meets the eligibility requirements of an Action Plan **may alternatively choose to fund supplemental Action Plan activities through an application for an Implementation Grant** rather than an Action Plan Grant



# Supplemental Action Plan Activities

- Additional or updated analysis;
- Expanded data collection and evaluation using integrated data;
- Feasibility studies using quick build strategies;
- Follow-up stakeholder engagement and collaboration;
- Targeted equity assessments;
- Progress report development; and
- Complementary planning efforts such as speed management plans, accessibility and transition plans, racial and health equity plans, and lighting management plans.





# How to Apply

# Application Overview

- Final applications for Safe Streets and Roads for All (SS4A) grants must be submitted through [Grants.gov](https://www.Grants.gov).
- **Please be aware that you must complete the Grants.gov registration process before submitting the final application, and that this process usually takes 2-4 weeks to complete.** Applicants are encouraged to start the Grants.gov registration process now.
- Final applications must be submitted by **5:00 p.m. EDT on Thursday, September 15, 2022.** Applicants are strongly encouraged to make submissions in advance of the deadline.



# SS4A Application Aids

**Safe Streets and Roads for All Action Plan Grant**

This document is not meant to replace the NOFO. Applicants should follow the instructions in the NOFO to correctly apply for a grant. See the SS4A website for more information: <https://www.transportation.gov/SS4A>

**Step 1** **Learn about the SS4A Grant Program**

- Review the Notice of Funding Opportunity (NOFO).
- Check out [SS4A to Apply](#), [ambassadors](#), and other resources.
- Learn more about the [Safe System Approach](#), and complete a [roadway safety action planning](#).

**Step 2** **Decide who will apply**

- Confirm that you are eligible to apply.
- Consider whether to apply individually or as part of a joint application with other eligible applicants.

**Step 3** **Start the process with SAM.gov**

- New applicants must obtain a Unique Entity Identifier (UEI).
- Applicants that previously had a DUNS number must obtain a UEI.
- Joint Applications choose a single lead applicant with a single UEI.

**Step 4** **Choose your planning approach**

- Will you develop a new plan or complete an existing plan?
- Do you have a plan, but want to pursue supplemental planning activities, including additional research and analysis?
- See the [SS4A Decision Flow Chart](#) for more guidance.

U.S. Department of Transportation  
Still have questions? Visit the [SS4A website](#)  
SS4A Action Plan | Page 1 of 2

**Safe Streets and Roads for All Action Plan Components**

This document is not meant to replace the NOFO. Applicants should follow the instructions in the NOFO to correctly apply for a grant. See the SS4A website for more information: <https://www.transportation.gov/SS4A>

**Leadership Commitment and Goal Setting**

An official public commitment (e.g., resolution, policy, ordinance, etc.) by a high-ranking official and/or governing body (e.g., Mayor, City Council, Tribal Council, MPO Policy Board, etc.) to an eventual goal of zero roadway fatalities and serious injuries. The commitment must include a goal and timeline for eliminating roadway fatalities and serious injuries achieved through one, or both, of the following:

- (1) the target date for achieving zero roadway fatalities and serious injuries, OR
- (2) an ambitious percentage reduction of roadway fatalities and serious injuries by a specific date with an eventual goal of eliminating roadway fatalities and serious injuries.

**Planning Structure**

A committee, task force, implementation group, or similar body charged with oversight of the Action Plan development, implementation, and monitoring.

**Safety Analysis**

Analysis of existing conditions and historical trends that provides a baseline level of crashes involving fatalities and serious injuries across a jurisdiction, locality, Tribe, or region. Includes an analysis of locations where there are crashes and the severity of the crashes, as well as contributing factors and crash types by relevant road users (motorists, people walking, transit users, etc.). Analysis of systemic and specific safety needs is also performed, as needed (e.g., high-risk road features, specific safety needs of relevant road users, public health approaches, analysis of the built environment, demographic, and structural issues, etc.). To the extent practical, the analysis should include all roadways within the jurisdiction, without regard for ownership. Based on the analysis performed, a geospatial identification of higher-risk locations is developed (a High-Injury Network or equivalent).

**Engagement and Collaboration**

Robust engagement with the public and relevant stakeholders, including the private sector and community groups, that allows for both community representation and feedback. Information received from engagement and collaboration is analyzed and incorporated into the Action Plan. Overlapping jurisdictions are included in the process. Plans and processes are coordinated and aligned with other governmental plans and planning processes to the extent practical.

U.S. Department of Transportation  
Still have questions? Visit the [SS4A website](#)  
SS4A Action Plan Components | Page 1 of 2

**Safe Streets and Roads for All Implementation Application Template**

This document is not meant to replace the NOFO. Applicants should follow the instructions in the NOFO to correctly apply for a grant. See the SS4A website for more information: <https://www.transportation.gov/SS4A>

Application name: \_\_\_\_\_ Lead Applicant: \_\_\_\_\_ UEI: \_\_\_\_\_

Lead Applicant: \_\_\_\_\_

Joint Applicants: \_\_\_\_\_

U.S. Department of Transportation

---

**Safe Streets and Roads for All Action Plan Application Template**

This document is not meant to replace the NOFO. Applicants should follow the instructions in the NOFO to correctly apply for a grant. See the SS4A website for more information: <https://www.transportation.gov/SS4A>

Application name: \_\_\_\_\_ Lead Applicant: \_\_\_\_\_ UEI: \_\_\_\_\_

Lead Applicant: \_\_\_\_\_

Joint Applicants: \_\_\_\_\_

U.S. Department of Transportation

**Planning request (choose one)**

- New action plan (create a new planning and/or plan)
- Complete action plan (complete or update components of an existing plan) or check a currently existing plan
- Supplemental planning activities (add to or enhance an existing plan developed by a self-coordinating planning work team)

Applicant	jurisdiction population (M)	Motorists/vehicle or transit mode (trucks) count 2016 to 2020 (M)	Alternative roadway mode (pedestrians, transit)	roadway miles (M)	Percent of population by unincorporated area (urban census tracts) (%)
1					
2					
3					
4					

U.S. Department of Transportation

**total values for application (if joint application, provide the appropriate value for the joint entity)**

U.S. Department of Transportation

**U.S. Department of Transportation**

Still have questions? Visit the [SS4A website](#)  
SS4A Action Plan Application Template | Page 1 of 2

Available at <https://www.transportation.gov/grants/SS4A/resources>



# Action Plan Grant Application (Pg. 1)



Safe Streets and Roads for All

## Action Plan Application Template

This document is not meant to replace the NOFO. Applicants should follow the instructions in the NOFO to correctly apply for a grant. While using this template is not required, DOT encourages its use to provide elements of the required application information. Additional information is required, to be submitted separately. See page 2 of this template and the SS4A website for more information about required materials: <https://www.transportation.gov/SS4A>

Lead Applicant:  UEI:

Funding request:  
(choose one)

**New Action Plan**  
Create a new conforming Action Plan

**Complete Action Plan**  
Complete or update components of an existing plan(s) to create a conforming Action Plan

**Supplemental Planning Activities**  
Additional planning activities must have a conforming Action Plan documented by a Self-Certification Eligibility Worksheet

Applicant(s)	Jurisdiction Population (#) <small>U.S. Census Data</small>	NOFO Criterion #1		Fatality Rate (per 100,000 population)	NOFO Criterion #2
		Motor-Vehicle-Involved Roadway Fatality Count 2016 to 2020 (#) <small>FARS Data</small>	Alternative Fatality Data Optional - (Indicate source below)		Percent of Population in Underserved Communities Census Tracts (%) <small>U.S. Census Data</small>
<b>Total Value for Application:</b>	<input type="text" value="1,255,296"/>	<input type="text" value="217"/>		<input type="text" value="3.46"/>	<input type="text" value="6.50"/> %

If submitting a joint application, provide the aggregated values for the full plan area in this row.

If submitting a joint application, provide the individual values for the lead applicant and each joint applicant's individual portion of the plan area in the rows below.

Lead Applicant:	Jurisdiction Population (#)	Motor-Vehicle-Involved Roadway Fatality Count 2016 to 2020 (#)	Alternative Fatality Data Optional - (Indicate source below)	Fatality Rate (per 100,000 population)	Percent of Population in Underserved Communities Census Tracts (%)
<input type="text" value="Appleseed MPO"/>					%
Joint Applicant(s):					%
1					%
2					%
3					%
4					%

If more than 4 joint applicants, attach a separate table with additional rows for each additional joint applicant



U.S. Department of Transportation

Still have questions? Visit the [SS4A website](https://www.transportation.gov/SS4A)  
SS4A Action Plan Application Template | Page 1 of 2

# Action Plan Grant Application (Pg. 2)

S | S  
4 | A

## Safe Streets and Roads for All

# Action Plan Application Template

**Lead Applicant's State:**  
Mark "NA" if a Federally recognized Tribal government

Additional State **#1** that this Action Plan grant will serve:

Additional State **#2** that this Action Plan grant will serve:

**Funding Request for Lead Applicant's State (\$):**  
Provide total cost if a Federally recognized Tribal government

\$

Funding request for Additional State **#1** (\$):

\$

Funding request for Additional State **#2** (\$):

\$

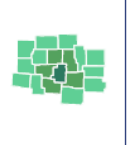
NOFO Criterion #3

**Narrative:**  
(300-word limit)

**Remember to provide separately:**

**Map**



**Required Forms**

SF-424 Application for Federal Assistance


SF-424A Budget Information for Non-Construction Programs

SF-424B Assurances for Non-Construction Programs

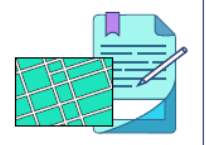
SF-LLL Disclosure of Lobbying Activities

Apply to Grants.gov package: PKG00274330


**Self-Certification Eligibility Worksheet**  
Only Required for Supplemental Planning Activities



**Other Documentation**  
Optional





U.S. Department of Transportation

Still have questions? Visit the [SS4A website](#)

SS4A Action Plan Application Template | Page 2 of 2



- Standard Forms:
  - Application for Federal Assistance (SF-424)
  - Budget Information for Non-Construction Programs (SF-424A)
  - Assurances for Non-Construction Programs (SF-424B)
  - Disclosure of Lobbying Activities (SF-LLL)
- Key Information
- Narrative
- Self-Certification Eligibility Worksheet, *if applying to fund supplemental action plan activities*
- Map
- Additional Budget Information










# Key Information Table

Lead Applicant	
If Multijurisdictional, additional eligible entities jointly applying	
Total jurisdiction population	
Count of motor-vehicle-involved roadway fatalities from 2016 to 2020	
Fatality rate	
Population in Underserved Communities	
States(s) in which projects and strategies are located	
Costs by State (if project spans more than one State)	



# Where to find the data required for the key information table

FATALITY COUNT	5-YEAR AVG. FATALITY RATE (PER 100,000 PERSONS)	PERCENTAGE OF POPULATION IN UNDERSERVED COMMUNITIES
 <p data-bbox="137 722 659 946">Count of motor-vehicle-involved roadway fatalities from 2016 to 2020</p> <p data-bbox="180 1076 565 1115"><i>Example: 217 fatalities</i></p>	 5-Year Average for Motor Vehicle-Involved Roadway Fatalities from 2016 to 2020 <div style="text-align: center;">  </div>  Total jurisdiction Population <p data-bbox="991 925 1505 982">X 100,000 Persons</p> <p data-bbox="751 1048 1633 1268"><i>Example: 217 fatalities / 5 years = 43.4 avg fatalities</i>  <i>43.4 avg fatalities / 1,255,296 population = 0.0000346</i>  <i>0.0000346 per capita x 100,000 = 3.46 fatalities per 100,000 persons</i></p>	 Underserved Communities List <div style="text-align: center;">  </div>  Total jurisdiction population <p data-bbox="1972 915 2135 968">X 100</p> <p data-bbox="1722 1048 2430 1239"><i>Example: 81,594 population in underserved communities / 1,255,296 total pop. = 0.065</i>  <i>0.065 x 100 = 6.5% in underserved communities</i></p>



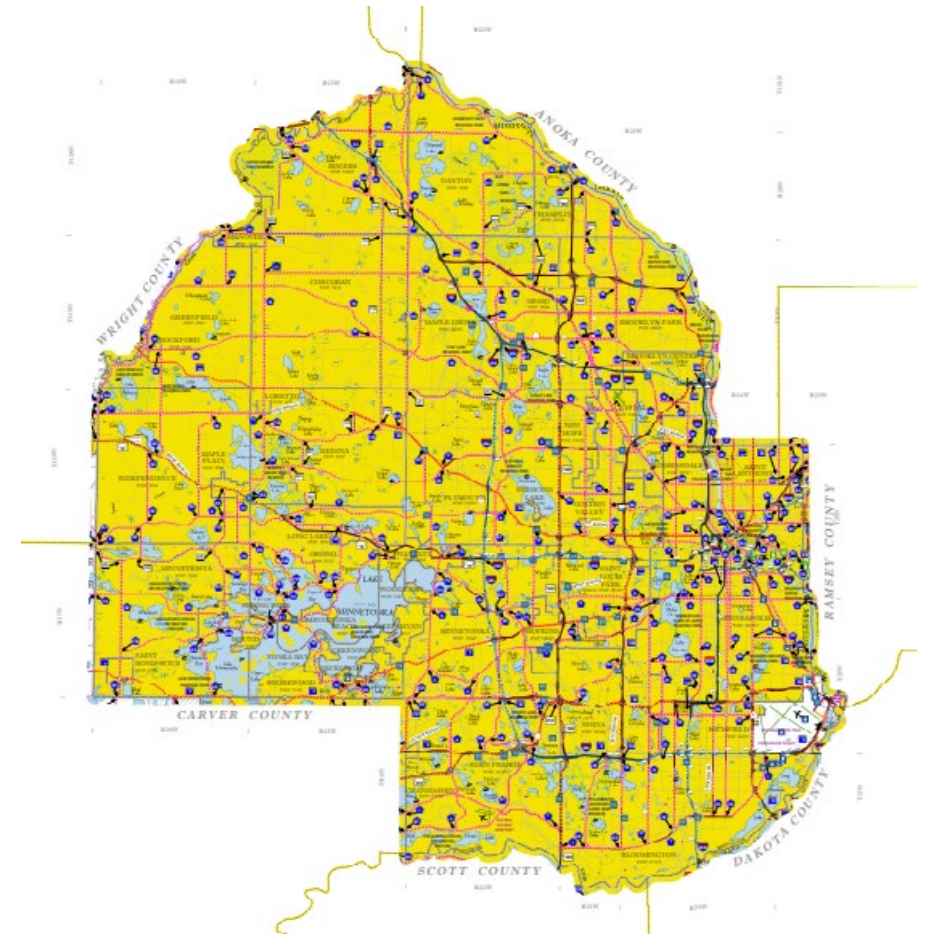
- In narrative form, the applicant should respond to the following to affirm whether the applicant has considered certain activities that will enhance the implementation of an Action Plan once developed or updated:
  - Employ low-cost, high-impact strategies that can improve safety over a wider geographical area;
  - Engage with a variety of public and private stakeholders (e.g., inclusive community engagement, community benefit agreements, etc.);
  - Seek to adopt innovative technologies or strategies to promote safety and equity; and
  - Include evidence-based projects or strategies.
- The narrative must be no longer than 300 words.
- Evaluators will assess the narrative with a “qualified” or “not qualified.” Qualified means the applicant addresses the criterion at least in part.



# Map Component

- Must submit a map that shows the location of the jurisdiction and highlights the roadway network under the applicant's jurisdiction.
- Permissible formats include:
  - Map web link (e.g., Google, Bing, etc.)
  - PDF
  - Image file
  - Vector file
  - Shapefile

## Hennepin County Road Map



Source: Minnesota Department of Transportation



- **DOT requires applicants use SF-424A to provide most of the budget information.**
  - The budget includes only eligible costs associated with executing the Action Plan Grant.
  - Funding sources should be clearly grouped into two categories:
    1. Federal share
    2. Non-Federal share.
  - The matching costs or value of in-kind contributions associated with the non-Federal share should also be provided.
- The budget should not include any previously incurred expenses or costs to be incurred before the time of award.
- Applicants are also required to provide a brief budget summary and a high-level overview of estimated activity costs, organized by all major cost elements.



# Agreement Funding: Cost Sharing and Matching Reminders

- Recipients are required to contribute a non-Federal matching share of **no less than 20 percent of eligible activity costs**.
- Does the expense incurred facilitate the execution of the grant?
- Local match may only be used once and may not be used as match for multiple Federal awards.
- Other Federal funds cannot be used toward a recipient's local match requirement.
- Funds from other entities such as partners may count towards the match as long as they are using non-Federal funds.
- Grant agreements are expected to be administered on a reimbursement basis, and recipients will be reimbursed for up to 80 percent of their eligible expenses.



# Examples of Potential Eligible Expenses for Local Match

- **Personnel** – Time from staff that are not being directly billed to the grant, but support the project with their parts of their time.
- **Goods** – Purchased or donated goods such as office supplies, IT equipment, flyers, and banners.
- **Services** – Purchased or donated services such as graphics, formatting, printing.
- **Space** – For example, cost of space rented to hold stakeholder meetings.
- Includes both direct and indirect expenses.





# For Action Plan Grants for Supplemental Activities Only...

- If applying for an Action Plan Grant to fund **supplemental action plan activities**, complete the Self-Certification Eligibility Worksheet.
- If applying to develop or complete an **Action Plan**, you do not need to complete this step.

Self-Certification Eligibility Worksheet:

<https://www.transportation.gov/grants/ss4a/self-certification-worksheet>

**Safe Streets and Roads for All**  
**Self-Certification Eligibility Worksheet**

**4** Did the Action Plan development include all of the following activities?  
• Engagement with the public and relevant stakeholders, including the private sector and community groups;  
• Incorporation of information received from the engagement and collaboration into the plan; and  
• Coordination that included inter- and intra-governmental cooperation and collaboration, as appropriate.

**5** Did the Action Plan development include all of the following?  
• Considerations of equity using inclusive and representative processes;  
• The identification of underserved communities through data; and  
• Equity analysis, in collaboration with appropriate partners, focused on initial equity impact assessments of the proposed projects and strategies, and population characteristics.

**6** Are both of the following true?  
• The plan development included an assessment of current policies, plans, guidelines, and/or standards to identify opportunities to improve how processes prioritize safety; and  
• The plan discusses implementation through the adoption of revised or new policies, guidelines, and/or standards.

**7** Does the plan identify a comprehensive set of projects and strategies to address the safety problems in the Action Plan, time ranges when projects and strategies will be deployed, and explain project prioritization criteria?

**8** Does the plan include all of the following?  
• A description of how progress will be measured over time that includes, at a minimum, outcome data.  
• The plan is posted publicly online.

**9** Was the plan finalized and/or last updated between 2017 and 2022?

U.S. Department of Transportation  
Still have questions? Visit the [SS4A website](#)  
SS4A Self-Certification Eligibility Worksheet | Page 2 of 2





# Action Plan Application Review and Selection Process

# Selection Criteria – Broader Picture

- Grant activities are in jurisdictions that will likely support a **significant reduction or elimination of roadway fatalities and serious injuries** involving various road users.
- The activities will ensure **equitable investment in the safety needs of underserved communities** in preventing roadway fatalities and injuries, including rural communities.
- The Department will assess whether the applicant has considered any of the following in the development of the Action Plan:
  - Employs low-cost, high-impact strategies that can improve safety over a wider geographical area;
  - Engages with a variety of public and private stakeholders (e.g., inclusive community engagement, community benefit agreements);
  - Seeks to adopt innovative technologies or strategies to promote safety and equity; and
  - Includes evidence-based projects or strategies.
- Budget considerations



# Action Plan Grants Evaluation Approach

- Developed to be accessible to all communities, lower barrier to entry
- Three selection criteria:
  1. Safety Impact (*quantitative, two ratings*)
    - The count of roadway fatalities from 2016 to 2020.
    - Fatality rate average from 2016 to 2020, divided by 2020 U.S. Census population. DOT prefers that you normalize per 100,000 persons.
  2. Equity (*quantitative, one rating*)
    - *Percent of population in underserved communities within the jurisdiction.*
  3. Safety Considerations (*narrative*)
- Additional consideration:
  - Budget Costs



# Hypothetical Action Plan Grant Award Selection Example

Roadway Fatality Count 2016-2020	Roadway Fatality Rate per 100,000 Persons	Percent of Population in Underserved Communities
1. Applicant A – 200 Fatalities	1. Applicant E – 20.0 Fatalities per 100K	1. Applicant I – 100% Underserved
2. Applicant B – 175 Fatalities	2. Applicant G – 18.0 Fatalities per 100K	2. Applicant A – 90% Underserved
3. Applicant C – 150 Fatalities	3. <b>Applicant D – 16.0 Fatalities per 100K</b>	3. Applicant E – 80% Underserved
4. <b>Applicant D – 125 Fatalities</b>	4. Applicant B – 14.0 Fatalities per 100K	4. Applicant B – 70% Underserved
5. Applicant E – 100 Fatalities	5. Applicant A – 10.0 Fatalities per 100K	5. <b>Applicant G – 60% Underserved</b>
6. Applicant F – 75 Fatalities	6. Applicant I – 8.0 Fatalities per 100K	6. Applicant C – 50% Underserved
7. Applicant G – 50 Fatalities	7. Applicant H – 6.0 Fatalities per 100K	7. Applicant H – 40% Underserved
8. Applicant H – 25 Fatalities	8. <b>Applicant J – 4.0 Fatalities per 100K</b>	8. <b>Applicant D – 30% Underserved</b>
9. Applicant I – 10 Fatalities	9. Applicant C – 2.0 Fatalities per 100K	9. <b>Applicant J – 20% Underserved</b>
10. <b>Applicant J – 5 Fatalities</b>	10. Applicant F – 1.0 Fatalities per 100K	10. Applicant F – 10% Underserved

Awards: Applicants A, B, C, E, G, and I are selected for award. Applicant D may receive an award

No awards: Applicants F, H, and J are not selected for award.



# SS4A Website

U.S. Department of Transportation ABOUT DOT PRIORITIES CONNECT

Home \ Grants

## Safe Streets and Roads for All Grants

- About Safe Streets and Roads for All Grants
- Webinar Series
- Resources
- FAQs

### Safe Streets and Roads for All (SS4A) Grant Program

The [Bipartisan Infrastructure Law](#) (BIL) established the new Safe Streets and Roads for All (SS4A) discretionary program with \$5 billion in appropriated funds over the next 5 years. In fiscal year 2022 (FY22), up to \$1 billion is available. The SS4A program funds regional, local, and Tribal initiatives through grants to prevent roadway deaths and serious injuries.

The SS4A program supports Secretary of Transportation Pete Buttigieg's National Roadway Safety Strategy and the Department's goal of zero deaths and serious injuries on our nation's roadways.

### FY22 Notice of Funding Opportunity is open, now through September 15, 2022

The [FY22 Notice of Funding Opportunity](#) (NOFO) for Safe Streets and Roads for All grants is live on Grants.gov.

The deadline for applications is 5:00 p.m. EDT on September 15, 2022. For details, more information, and applicant guidance:

- [Review the NOFO](#)
- [Visit our "How to Apply" assistance page](#)
- [Attend a "How to Apply" webinar](#)

[www.transportation.gov/SS4A](#)





# Q&A

**Office of the Secretary of Transportation**  
**Notice of Funding Opportunity for the Safe Streets and Roads for All (SS4A) Discretionary Grant Opportunity**

**AGENCY:** Office of the Secretary of Transportation, U.S. Department of Transportation (DOT or the Department)

**ACTION:** Notice of Funding Opportunity (NOFO), Assistance Listing # 20.939

**SUMMARY:** The purpose of this notice is to solicit applications for Safe Streets and Roads for All (SS4A) grants. Funds for the fiscal year (FY) 2022 SS4A grant program are to be awarded on a competitive basis to support planning, infrastructure, behavioral, and operational initiatives to prevent death and serious injury on roads and streets involving all roadway users, including pedestrians; bicyclists; public transportation, personal conveyance, and micromobility users; motorists; and commercial vehicle operators.<sup>1</sup>

**DATES:** Applications must be submitted by 5:00 PM EDT on Thursday, September 15, 2022. Late applications will not be accepted.

**ADDRESSES:** Applications must be submitted through <https://www.grants.gov/>.

**FOR FURTHER CONTACT INFORMATION:** Please contact the SS4A grant program staff via email at [SS4A@dot.gov](mailto:SS4A@dot.gov), or call Paul Teicher at 202-366-4114. A telecommunications device for the deaf (TDD) is available at 202-366-3993. In addition, DOT will regularly post answers to questions and requests for clarifications, as well as schedule information regarding webinars providing additional guidance, on DOT’s website at <https://www.transportation.gov/SS4A>. The deadline to submit technical questions is August 15, 2022.

**SUPPLEMENTARY INFORMATION:** Each section of this notice contains information and instructions relevant to the application process for SS4A grants, and all applicants should read this notice in its entirety so that they have the information they need to submit eligible and competitive applications.

N/A	SUMMARY INFORMATION
A	PROGRAM DESCRIPTION
B	FEDERAL AWARD INFORMATION
C	ELIGIBILITY INFORMATION
D	APPLICATION AND SUBMISSION INFORMATION
E	APPLICATION REVIEW INFORMATION
F	FEDERAL AWARD ADMINISTRATION INFORMATION
G	FEDERAL AWARDED AGENCY CONTACTS
H	OTHER INFORMATION

Section A (Program Description) describes the Department’s goals and purpose in making awards, and Section E (Application Review Information) describes how the Department will select from eligible

---

<sup>1</sup>The term “pedestrians” is inclusive of all users of the pedestrian infrastructure, including persons with disabilities.



applications. To support applicants through the process, the Department will provide technical assistance and resources at <https://www.transportation.gov/SS4A>.

## DEFINITIONS

Term	Definition
Applicant’s Jurisdiction(s)	The U.S. Census tracts where the applicant operates or performs their safety responsibilities. If an applicant is seeking funding for multiple jurisdictions, all of the relevant Census tracts for the jurisdictions covered by the application should be included.
Complete Streets	Standards or policies that ensure the safe and adequate accommodation of all users of the transportation system, including pedestrians, bicyclists, personal conveyance and micromobility users, public transportation users, children, older individuals, individuals with disabilities, motorists, and freight vehicles. <sup>2</sup>
Comprehensive Safety Action Plan	A comprehensive safety action plan (referred to as Action Plan) is aimed at preventing roadway fatalities and serious injuries in a locality, Tribe, or region. This can either be a plan developed with an Action Plan Grant, or a previously developed plan that is substantially similar and meets the eligibility requirements (e.g., a Vision Zero plan or similar plan).
Equity	The consistent and systematic fair, just, and impartial treatment of all individuals, including individuals who belong to underserved communities that have been denied such treatment, such as Black, Latino, Indigenous and Native Americans, Asian Americans and Pacific Islanders, and other persons of color; members of religious minorities; lesbian, gay, bisexual, transgender, and queer (LGBTQ+) persons; persons with disabilities; persons who live in rural areas; and persons otherwise adversely affected by persistent poverty or inequality.
High Injury Network	Identifies the highest concentrations of traffic crashes resulting in serious injuries and fatalities within a given roadway network or jurisdiction.
Micromobility	Any small, low-speed, human- or electric-powered transportation device, including bicycles, scooters, electric-assist bicycles, electric scooters (e-scooters), and other small, lightweight, wheeled conveyances. <sup>3</sup>
Personal Conveyance	A personal conveyance is a device, other than a transport device, used by a pedestrian for personal mobility assistance or recreation. These devices can be motorized or human powered, but not propelled by pedaling. <sup>4</sup>

<sup>2</sup> The definition is based on the “Moving to a Complete Streets Design Model: A Report to Congress on Opportunities and Challenges,” <https://highways.dot.gov/newsroom/federal-highway-administration-details-efforts-advance-complete-streets-design-model>

<sup>3</sup> Source: FHWA, Public Roads Magazine Spring 2021 “Micromobility: a Travel Innovation.” Publication Number: FHWA-HRT-21-003

<sup>4</sup> <https://crashstats.nhtsa.dot.gov/Api/Public/ViewPublication/813251>, see page 127 for the full definition as defined in the 2020 FARS/CRSS Coding and Validation Manual.

<b>Term</b>	<b>Definition</b>
Political Subdivision of a State	A unit of government created under the authority of State law. This includes cities, towns, counties, special districts, certain transit agencies, and similar units of local government. A transit district, authority, or public benefit corporation is eligible if it was created under State law, including transit authorities operated by political subdivisions of a State.
Rural	For the purposes of this NOFO, jurisdictions outside an Urbanized Area (UA) or located within Urbanized Areas with populations fewer than 200,000 will be considered rural. Lists of UAs are available on the U.S. Census Bureau website at <a href="http://www2.census.gov/geo/maps/dc10map/UAUC_RefMap/ua/">http://www2.census.gov/geo/maps/dc10map/UAUC_RefMap/ua/</a> .
Safe System Approach	A guiding principle to address the safety of all road users. It involves a paradigm shift to improve safety culture, increase collaboration across all safety stakeholders, and refocus transportation system design and operation on anticipating human mistakes and lessening impact forces to reduce crash severity and save lives. <sup>5, 6</sup>
Underserved Community	An underserved community as defined for this NOFO is consistent with the Office of Management and Budget’s Interim Guidance for the Justice40 Initiative and the Historically Disadvantaged Community designation, which includes: <ul style="list-style-type: none"> <li>• U.S. Census tracts identified in this table: <a href="https://datahub.transportation.gov/stories/s/tsyd-k6ij">https://datahub.transportation.gov/stories/s/tsyd-k6ij</a>;</li> <li>• Any Tribal land; or</li> <li>• Any territory or possession of the United States.</li> </ul>

## A. Program Description

### 1. Overview

Section 24112 of the Infrastructure Investment and Jobs Act (Pub. L. 117–58, November 15, 2021; also referred to as the “Bipartisan Infrastructure Law” or “BIL”) authorized and appropriated \$1 billion to be awarded by the Department of Transportation for FY 2022 for the SS4A grant program. This NOFO solicits applications for activities to be funded under the SS4A grant program. The FY22 funding will be implemented, as appropriate and consistent with law, in alignment with the priorities in Executive Order 14052, Implementation of the Infrastructure Investment and Jobs Act (86 FR 64355).<sup>7</sup>

The purpose of SS4A grants is to improve roadway safety by significantly reducing or eliminating roadway fatalities and serious injuries through safety action plan development and implementation focused on all users, including pedestrians, bicyclists, public transportation users, motorists, personal conveyance and micromobility users, and commercial vehicle operators. The program provides funding

<sup>5</sup> See: <https://www.transportation.gov/NRSS/SafeSystem>

<sup>6</sup> Safety culture can be defined as the shared values, actions, and behaviors that demonstrate a commitment to safety over competing goals and demands.

<sup>7</sup> The priorities of Executive Order 14052, Implementation of the Infrastructure Investments and Jobs Act are: to invest efficiently and equitably, promote the competitiveness of the U.S. economy, improve job opportunities by focusing on high labor standards and equal employment opportunity, strengthen infrastructure resilience to hazards including climate change, and to effectively coordinate with State, local, Tribal, and territorial government partners.

to develop the tools to help strengthen a community’s approach to roadway safety and save lives and is designed to meet the needs of diverse local, Tribal, and regional communities that differ dramatically in size, location, and experience administering Federal funding.

## 2. Grant Types and Deliverables

The SS4A program provides funding for two types of grants: Action Plan Grants (for comprehensive safety action plans) and Implementation Grants. Action Plan Grants are used to develop, complete, or supplement a comprehensive safety action plan. To apply for an Implementation Grant, an eligible applicant must have a qualifying Action Plan. Implementation Grants are available to implement strategies or projects that are consistent with an existing Action Plan. Applicants for Implementation Grants can self-certify that they have in place one or more plans that together are substantially similar to and meet the eligibility requirements for an Action Plan.

### i. Action Plan Grants

An Action Plan is the foundation of the SS4A grant program. Action Plan Grants provide Federal funds to eligible applicants to develop or complete an Action Plan. Action Plan Grants may also fund supplemental Action Plan activities. The goal of an Action Plan is to develop a holistic, well-defined strategy to prevent roadway fatalities and serious injuries in a locality, Tribe, or region. Further information on eligibility requirements is in Section C.

The primary deliverable for an Action Plan Grant is a publicly available Action Plan. For the purposes of the SS4A grant program, an Action Plan includes the components in Table 1. DOT considers the process of developing an Action Plan to be critical for success, and the components reflect a process-oriented set of activities.

**Table 1: Action Plan Components**

<b>Component</b>	<b>Description</b>
Leadership Commitment and Goal Setting	An official public commitment (e.g., resolution, policy, ordinance, etc.) by a high-ranking official and/or governing body (e.g., Mayor, City Council, Tribal Council, MPO Policy Board, etc.) to an eventual goal of zero roadway fatalities and serious injuries. The commitment must include a goal and timeline for eliminating roadway fatalities and serious injuries achieved through one, or both, of the following: (1) the target date for achieving zero roadway fatalities and serious injuries, OR (2) an ambitious percentage reduction of roadway fatalities and serious injuries by a specific date with an eventual goal of eliminating roadway fatalities and serious injuries.
Planning Structure	A committee, task force, implementation group, or similar body charged with oversight of the Action Plan development, implementation, and monitoring.

Component	Description
Safety Analysis	Analysis of existing conditions and historical trends that provides a baseline level of crashes involving fatalities and serious injuries across a jurisdiction, locality, Tribe, or region. Includes an analysis of locations where there are crashes and the severity of the crashes, as well as contributing factors and crash types by relevant road users (motorists, people walking, transit users, etc.). Analysis of systemic and specific safety needs is also performed, as needed (e.g., high-risk road features, specific safety needs of relevant road users, public health approaches, analysis of the built environment, demographic, and structural issues, etc.). To the extent practical, the analysis should include all roadways within the jurisdiction, without regard for ownership. Based on the analysis performed, a geospatial identification of higher-risk locations is developed (a High-Injury Network or equivalent).
Engagement and Collaboration	Robust engagement with the public and relevant stakeholders, including the private sector and community groups, that allows for both community representation and feedback. Information received from engagement and collaboration is analyzed and incorporated into the Action Plan. Overlapping jurisdictions are included in the process. Plans and processes are coordinated and aligned with other governmental plans and planning processes to the extent practical.
Equity Considerations	Plan development using inclusive and representative processes. Underserved communities are identified through data and other analyses in collaboration with appropriate partners. <sup>8</sup> Analysis includes both population characteristics and initial equity impact assessments of the proposed projects and strategies.
Policy and Process Changes	Assessment of current policies, plans, guidelines, and/or standards (e.g., manuals) to identify opportunities to improve how processes prioritize transportation safety. The Action Plan discusses implementation through the adoption of revised or new policies, guidelines, and/or standards, as appropriate.
Strategy and Project Selections	<p>Identification of a comprehensive set of projects and strategies, shaped by data, the best available evidence and noteworthy practices, as well as stakeholder input and equity considerations, that will address the safety problems described in the Action Plan. These strategies and countermeasures focus on a Safe System Approach, effective interventions, and consider multidisciplinary activities. To the extent practical, data limitations are identified and mitigated.</p> <p>Once identified, the list of projects and strategies is prioritized in a list that provides time ranges for when the strategies and countermeasures will be deployed (e.g., short-, mid-, and long-term timeframes). The list should include specific projects and strategies, or descriptions of programs of projects and strategies, and explains prioritization criteria used. The list should contain interventions focused on infrastructure, behavioral, and/or operational safety.</p>

<sup>8</sup> An underserved community as defined for this NOFO is consistent with the Office of Management and Budget's Interim Guidance for the Justice40 Initiative (<https://www.whitehouse.gov/wp-content/uploads/2021/07/M-21-28.pdf>) and the Historically Disadvantaged Community designation, which includes U.S. Census tracts identified in this table <https://datahub.transportation.gov/stories/s/tsyd-k6ij>; any Tribal land; or any territory or possession of the United States.

Component	Description
Progress and Transparency	Method to measure progress over time after an Action Plan is developed or updated, including outcome data. Means to ensure ongoing transparency is established with residents and other relevant stakeholders. Must include, at a minimum, annual public and accessible reporting on progress toward reducing roadway fatalities and serious injuries, and public posting of the Action Plan online.

a) Supplemental Action Plan Activities:

Supplemental action plan activities support or enhance an existing Action Plan. To fund supplemental Action Plan activities through the SS4A program, an applicant must have an existing Action Plan, or a plan that is substantially similar and meets the eligibility requirements for having an existing plan. The plan components may be contained within several documents. Table 2 in Section C is a Self-Certification Eligibility Worksheet with instructions to determine whether an existing plan meets the eligibility requirements. Supplemental action plan activities could include, but are not limited to: a second round of analysis; expanded data collection and evaluation using integrated data; testing action plan concepts before project and strategy implementation; feasibility studies using quick-build strategies that inform permanent projects in the future (e.g., paint, plastic bollards, etc.); follow-up stakeholder engagement and collaboration; targeted equity assessments; progress report development; and complementary planning efforts such as speed management plans, accessibility and transition plans, racial and health equity plans, and lighting management plans. Additional information on supplemental action plan activities is located at <https://www.transportation.gov/SS4A>.

Applicants that have an existing plan that is substantially similar to and meets the eligibility requirements of an Action Plan may alternatively choose to fund supplemental Action Plan activities through an application for an Implementation Grant rather than an Action Plan Grant. See Section A.2.ii below.

ii. Implementation Grants

Implementation Grants fund projects and strategies identified in an Action Plan that address roadway safety problems. Implementation Grants may also fund associated planning and design and supplemental Action Plan activities in support of an existing Action Plan. DOT encourages Implementation Grant applicants to include supplemental Action Plan activities in their application to further improve and update existing plans. Applicants must have an existing Action Plan to apply for Implementation Grants or have an existing plan that is substantially similar and meets the eligibility requirements of an Action Plan. If applicants do not have an existing Action Plan, they should apply for Action Plan Grants and **NOT** Implementation Grants. The plan components may be contained within several documents. Table 2 in Section C is a Self-Certification Eligibility Worksheet with instructions to determine eligibility to apply for an Implementation Grant. Additional information on eligibility requirements and eligible activities is in Section C below.

**3. SS4A Grant Priorities**

This section discusses priorities specific to SS4A and those related to the Department’s overall mission, which are reflected in the selection criteria and NOFO requirements. Successful grant applications will demonstrate engagement with a variety of public and private stakeholders and seek to adopt innovative technologies and strategies to:

- Promote safety;
- Employ low-cost, high-impact strategies that can improve safety over a wider geographic area;
- Ensure equitable investment in the safety needs of underserved communities, which includes both underserved urban and rural communities;
- Incorporate evidence-based projects and strategies; and
- Align with the Department’s mission and with priorities such as equity, climate and sustainability, quality job creation, and economic strength and global competitiveness.

The Department seeks to award Action Plan Grants based on safety impact, equity, and other safety considerations. For Implementation Grants, DOT seeks to make awards to projects and strategies that save lives and reduce roadway fatalities and serious injuries; incorporate equity, engagement, and collaboration into how projects and strategies are executed; use effective practices and strategies; consider climate change, sustainability, and economic competitiveness in project and strategy implementation; and will be able to complete the full scope of funded projects and strategies within five years after the establishment of a grant agreement. Section D provides more information on the specific measures an application should demonstrate to support these goals.

The SS4A grant program aligns with both Departmental and Biden-Harris Administration activities and priorities. The National Roadway Safety Strategy (NRSS, issued January 27, 2022) commits the Department to respond to the current crisis in roadway fatalities by “taking substantial, comprehensive action to significantly reduce serious and fatal injuries on the Nation’s roadways,” in pursuit of the goal of achieving zero roadway deaths.<sup>9</sup> DOT recognizes that zero is the only acceptable number of deaths on our roads, and achieving that is our long-term safety goal. The outcomes that are anticipated from the SS4A program also support the FY 2022-2026 DOT Strategic Plan and the accompanying safety performance goals such as a medium-term goal of a two-thirds reduction in roadway fatalities by 2040.<sup>10</sup>

As part of the NRSS, the Department adopted the Safe System Approach as a guiding principle to advance roadway safety. The Safe System Approach addresses the safety of all road users. It involves a paradigm shift to improve safety culture, increase collaboration across all safety stakeholders, and refocus transportation system design and operation on anticipating human mistakes and lessening impact forces to reduce crash severity and save lives. For more information on the Safe System Approach, see the NRSS.

DOT encourages communities to adopt and implement Complete Streets policies that prioritize the safety of all users in transportation network planning, design, construction, and operations.<sup>11</sup> A full transition to a Complete Streets design model requires leadership, identification and elimination of barriers, and development of new policies, rules, and procedures to prioritize safety. A Complete Street includes, but is not limited to: sidewalks, curb ramps, bike lanes (or wide paved shoulders), special bus lanes, accessible public transportation stops, safe and accommodating crossing options, median islands, pedestrian signals, curb extensions, narrower travel lanes, and roundabouts.<sup>12</sup> Recipients of Federal financial assistance are required to ensure the accessibility of pedestrian facilities in the public right-of-way. See Section F.2 of this NOFO for program requirements.

---

<sup>9</sup> <https://www.transportation.gov/NRSS>

<sup>10</sup> <https://www.transportation.gov/dot-strategic-plan>

<sup>11</sup> Complete Streets are defined in the Definitions table at the beginning of the document.

<sup>12</sup> More information on Complete Streets can be found at <https://highways.dot.gov/complete-streets>



The NOFO aligns with and considers Departmental policy priorities that have a nexus to roadway safety and grant funding. As part of the Department’s implementation of Executive Order 14008, Tackling the Climate Crisis at Home and Abroad (86 FR 7619), the Department seeks to fund applications that, to the extent possible, target at least 40 percent of benefits towards low-income and underserved communities. DOT also seeks to award funds under the SS4A grant program that proactively address equity and barriers to opportunity, or redress prior inequities and barriers to opportunity. DOT supports the policies in Executive Order 13985, Advancing Racial Equity and Support for Underserved Communities Through the Federal Government (86 FR 7009), to pursue a comprehensive approach to advancing equity for all, including people of color, rural communities, and others who have been historically underserved, marginalized, and adversely affected by persistent poverty and inequality. An important area for DOT’s focus is the disproportionate, adverse safety impacts that affect certain groups on our roadways, particularly people walking and biking in underserved communities. See Section F.2.i of this NOFO for equity-related program requirements.

As part of the United States’ commitment to a whole-of-government approach to reaching net-zero emissions economy-wide by 2050 and a 50–52 percent reduction in emissions from 2005 levels by 2030, BIL and its associated transportation funding programs permit historic investments to improve the resilience of transportation infrastructure, helping States and communities prepare for hazards such as wildfires, floods, storms, and droughts exacerbated by climate change. DOT’s goal is to encourage the advancement of projects and strategies that address climate change and sustainability. To enable this, the Department encourages applicants to consider climate change and sustainability throughout the planning and project development process, including the extent to which projects and strategies under the SS4A grant program align with the President’s greenhouse gas reduction, climate resilience, and environmental justice commitments.

The Department intends to use the SS4A grant program to support the creation of good-paying jobs with the free and fair choice to join a union, and the incorporation of strong labor standards and workforce programs, in particular registered apprenticeships, joint labor-management programs, or other high-quality workforce training programs, including high-quality pre-apprenticeships tied to registered apprenticeships, in project planning stages and program delivery. Grant applications that incorporate such considerations support a strong economy and labor market.

Consistent with the Department’s Rural Opportunities to Use Transportation for Economic Success (ROUTES) initiative, the Department seeks to award funding to rural applications that address disproportionately high fatality rates in rural communities. For applicants seeking to use innovative technologies and strategies, the Department’s Innovation Principles serve as a guide to ensure innovations reduce deaths and serious injuries while committing to the highest standards of safety across technologies.<sup>13</sup>

## **B. Federal Award Information**

### **1. Total Funding Available**

The BIL established the SS4A program with \$5,000,000,000 in advanced appropriations in Division J, including \$1,000,000,000 for FY 2022. Therefore, this Notice makes available up to \$1 billion for FY 2022 grants under the SS4A program. Refer to Section D for greater detail on additional funding considerations and Section D.5 for funding restrictions.

---

<sup>13</sup> <https://www.transportation.gov/priorities/innovation/us-dot-innovation-principles>. Released January 6, 2022.

## **2. Availability of Funds**

Grant funding obligation occurs when a selected applicant and DOT enter into a written grant agreement after the applicant has satisfied applicable administrative requirements. Unless authorized by DOT in writing after DOT's announcement of FY 2022 SS4A grant awards, any costs incurred prior to DOT's obligation of funds for activities ("pre-award costs") are ineligible for reimbursement. All FY 2022 SS4A funds must be expended within five years after the grant agreement is executed and DOT obligates the funds.

## **3. Award Size and Anticipated Quantity**

In FY 2022, DOT expects to award hundreds of Action Plan Grants, and up to one hundred Implementation Grants. The Department reserves the right to make more, or fewer, awards. DOT reserves the discretion to alter minimum and maximum award sizes upon receiving the full pool of applications and assessing the needs of the program in relation to the SS4A grant priorities in Section A.3.

### **i. Action Plan Grants**

For Action Plan Grants, award amounts will be based on estimated costs, with an expected minimum of \$200,000 for all applicants, an expected maximum of \$1,000,000 for a political subdivision of a State or a federally recognized Tribal government, and an expected maximum of \$5,000,000 for a metropolitan planning organization (MPO) or a joint application comprised of a multijurisdictional group of entities that is regional in scope (e.g., a multijurisdictional group of counties, a council of governments and cities within the same region, etc.). The Department will consider applications with funding requests under the expected minimum award amount. DOT reserves the right to make Action Grant awards less than the total amount requested by the applicant.

Joint applications that engage multiple jurisdictions in the same region are encouraged, in order to ensure collaboration across multiple jurisdictions and leverage the expertise of agencies with established financial relationships with DOT and knowledge of Federal grant administration requirements. Applicants may propose development of a single Action Plan covering all jurisdictions, or several plans for individual jurisdictions, administered by the leading agency.

### **ii. Implementation Plan Grants**

For Implementation Grants, DOT expects the minimum award will be \$5,000,000 and the maximum award will be \$30,000,000 for political subdivisions of a State. For applicants who are federally recognized Tribal governments or applicants in rural areas, DOT expects the minimum award will be \$3,000,000 and the maximum award will be \$30,000,000. For an MPO or a joint application comprised of a multijurisdictional group of entities that is regional in scope, the expected maximum award will be \$50,000,000. For the purposes of the SS4A grant program award size minimum, rural is defined as an area outside an Urbanized Area (UA) or located within a UA with a population of fewer than 200,000.<sup>14</sup> DOT reserves the right to make Implementation Grant awards less than the total amount requested by the applicant.

---

<sup>14</sup> Current lists of Urbanized Areas are available on the U.S. Census Bureau website at [http://www2.census.gov/geo/maps/dc10map/uau\\_refmap/ua/](http://www2.census.gov/geo/maps/dc10map/uau_refmap/ua/). For the purposes of the SS4A program, Urbanized Areas with populations fewer than 200,000 will be considered rural.



#### 4. Start Dates and Period of Performance

DOT expects to obligate SS4A award funding via a signed grant agreement between the Department and the recipient, as flexibly and expeditiously as possible, within 12 months after awards have been announced. Applicants who have never received Federal funding from DOT before are encouraged to partner with eligible applicants within the same region, such as an MPO, that have established financial relationships with DOT and knowledge of Federal grant administration requirements. While States are not eligible applicants and cannot be a co-applicant, eligible applicants are encouraged to separately partner with States and other entities experienced with administering Federal grants, outside of the SS4A grant award process, to ensure effective administration of a grant award. The expected period of performance for Action Plan Grant agreements is between 12 and 24 months. The period of performance for Implementation Grant agreements may not exceed five years.

Because award recipients under this program may be first-time recipients of Federal funding, DOT is committed to implementing the program as flexibly as permitted by statute and to providing assistance to help award recipients through the process of securing a grant agreement and delivering both Action Plan activities and Implementation Grant projects and strategies.

#### 5. Data Collection Requirements

Under the BIL, the Department shall post on a publicly available website best practices and lessons learned for preventing roadway fatalities and serious injuries pursuant to strategies or interventions implemented under SS4A. Additionally, DOT shall evaluate and incorporate, as appropriate, the effectiveness of strategies and interventions implemented under the SS4A grant program.<sup>15</sup> The Department intends to measure safety outcomes through a combination of grant agreement activities and data collections, DOT data collections already underway, and program evaluations separate from the individual grant agreements in accordance with Section F.3.iii. The grant data-collection requirements reflect the need to build evidence of noteworthy strategies and what works. The Department expects to use the data and outcome information collected as part of the SS4A in evaluations focused on before and after studies.

All award recipients shall submit a report that describes:

- The costs of each eligible project and strategy carried out using the grant;
- The roadway safety outcomes and any additional benefits (e.g., increased walking, biking, or transit use without a commensurate increase in crashes, etc.) that each such project and strategy has generated, as—
  - Identified in the grant application; and
  - Measured by data, to the maximum extent practicable; and
- The lessons learned and any recommendations relating to future projects or strategies to prevent death and serious injury on roads and streets.

All recipients must provide aggregated annual crash data on serious injuries and fatalities for the duration of the period of performance for the jurisdiction or jurisdictions for which funds were awarded. These data will provide the information for metrics on changes in serious injuries and fatalities over time.

---

<sup>15</sup> BIL specifically cites *Countermeasures That Work: A Highway Safety Countermeasure Guide for State Highway Safety Offices, Ninth Edition* or any successor document, but DOT also is to consider applied research focused on infrastructure and operational projects and strategies.

Implementation Grant recipients must also provide crash data on serious injury and fatalities in the locations where projects and strategies are implemented, which are expected to include crash characteristics and contributing factor information associated with the safety problems being addressed. Data that measure outcomes for the specific safety problems addressed are required and could include, but are not limited to, aggregated information by road user, safety issue, and demographic characteristics such as race and gender. For Implementation Grants that undertake projects and strategies to foster applied research and experimentation to inform project and strategy effectiveness, additional data collection requirements will be negotiated with the applicant before a grant agreement is established. Federally recognized Tribal governments receiving grants may request alternative data collection requirements during grant agreement formulation, as appropriate. This information will be gathered on a quarterly basis in a Performance Progress Report (SF-PPR).<sup>16</sup>

To fulfill the data collection requirements and in accordance with the U.S. DOT Public Access Plan, award recipients must consider, budget for, and implement appropriate data management, for data and information outputs acquired or generated during the course of the grant.<sup>17, 18</sup> Applicants are expected to account for data and performance reporting in their budget submission.

## **C. Eligibility Information**

### **1. Eligible Applicants**

Eligible applicants for SS4A grants are (1) a metropolitan planning organization (MPO); (2) a political subdivision of a State or territory; (3) a federally recognized Tribal government; and (4) a multijurisdictional group of entities described in any of the aforementioned three types of entities. A multijurisdictional group of entities described in (4) should identify a lead applicant as the primary point of contact. For the purposes of this NOFO, a political subdivision of a State under (2), above, is defined as a unit of government under the authority of State law. This includes cities, towns, counties, special districts, and similar units of local government. A transit district, authority, or public benefit corporation is eligible if it was created under State law, including transit authorities operated by political subdivisions of a State. States are not eligible applicants, but DOT encourages applicants to coordinate with State entities, as appropriate.

Eligible MPOs, transit agencies, and multijurisdictional groups of entities with a regional scope are encouraged to support subdivisions of a State such as cities, towns, and counties with smaller populations within their region. The Department strongly encourages such joint applications for Action Plan Grants, and for applicants who have never received Federal funding and can jointly apply with entities experienced executing DOT grants.

An eligible applicant for Implementation Grants must also meet at least one of these conditions: (1) have ownership and/or maintenance responsibilities over a roadway network; (2) have safety responsibilities that affect roadways; or (3) have agreement from the agency that has ownership and/or maintenance responsibilities for the roadway within the applicant's jurisdiction. For the purposes of this NOFO, an applicant's jurisdiction is defined as the U.S. Census tracts where the applicant operates or performs their safety responsibilities.

---

<sup>16</sup> <https://www.sbir.gov/sites/default/files/SF%20PPR.pdf>

<sup>17</sup> <https://doi.org/10.21949/1520559>

<sup>18</sup> United States. Department of Transportation. (2022) *DOT Public Access* [Home page]. <https://doi.org/10.21949/1503647>

## 2. Cost Sharing or Matching

The Federal share of a SS4A grant may not exceed 80 percent of total eligible activity costs. Recipients are required to contribute a local matching share of no less than 20 percent of eligible activity costs. All matching funds must be from non-Federal sources. In accordance with 2 CFR § 200.306, grant recipients may use in-kind or cash contributions toward local match requirements so long as those contributions meet the requirements under 2 CFR § 200.306(b). Matching funds may include funding from the applicant, or other SS4A-eligible non-Federal sources partnering with the applicant, which could include, but is not limited to, funds from the State. Any in-kind contributions used to fulfill the cost-share requirement for Action Plan and Implementation Grants must: be in accordance with the cost principles in 2 CFR § 200 Subpart E; include documented evidence of completion within the period of performance; and support the execution of the eligible activities in Section C.4.

SS4A funds will reimburse recipients only after a grant agreement has been executed, allowable expenses are incurred, and valid requests for reimbursement are submitted. Grant agreements are expected to be administered on a reimbursement basis, and at the Department's discretion alternative funding arrangements may be established on a case-by-case basis.

## 3. Grant Eligibility Requirements

If an applicant is eligible for both an Action Plan Grant and an Implementation Grant, the applicant may only apply for an Action Plan Grant **or** an Implementation Grant, not both. An eligible applicant may only submit one application to the funding opportunity. Action Plan Grant funding recipients are not precluded from applying for Implementation Grants in future funding rounds.

### i. Action Plan Grant Eligibility Requirements

The Action Plan Grant eligibility requirements are contingent on whether an applicant is requesting funds to develop or complete an Action Plan, or if the applicant is requesting funds for supplemental action plan activities. Applicants may not apply to develop or complete an Action Plan **and** fund supplemental action plan activities in the current round of funding.

#### a) Eligibility Requirements to Develop or Complete an Action Plan

Any applicant that meets the eligibility requirements may apply for an Action Plan Grant to develop or complete an Action Plan. Applicants with an existing Action Plan may also apply to develop a new Action Plan.

#### b) Eligibility Requirements for Supplemental Action Plan Activities

Applicants for Action Plan Grants to fund supplemental action plan activities must either have an established Action Plan with all components described in Table 1 in Section A, or an existing plan that is substantially similar and meets the eligibility requirements. Table 2 below provides instructions to determine eligibility for applicants that have a substantially similar plan. The components required for an established plan to be substantially similar to an Action Plan may be found in multiple plans. State-level action plans (e.g., a Strategic Highway Safety Plan required in 23 U.S. Code (U.S.C.) § 148, State Highway Safety Plans required in 23 U.S.C. § 402, etc.) or Public Transportation Agency Safety Plans in 49 U.S.C. § 5329 cannot be used as an established plan. It is recommended that applicants include this eligibility worksheet as part of their narrative submission. If this Self-Certification Eligibility Worksheet

is not used, applicants must describe how their established plan is substantially similar to an Action Plan as part of the Narrative, based on the criteria in Table 2 below.

**Table 2: Self-Certification Eligibility Worksheet**

<p><b>Worksheet instructions:</b> The purpose of the worksheet is to determine whether an applicant’s existing plan is substantially similar to an Action Plan, or not. For each question below, answer yes or no. For each yes, cite the specific page in your existing Action Plan or other plan/plans that corroborate your response, provide supporting documentation, or provide other evidence. Refer to Table 1 for further details on each component. <i>Note:</i> The term Action Plan is used in this worksheet; it covers either a stand-alone Action Plan or components of other plans that combined comprise an Action Plan.</p> <p><b>Instructions to affirm eligibility:</b> Based on the questions in this eligibility worksheet, an applicant is eligible to apply for an Action Plan Grant that funds supplemental action plan activities, or an Implementation Grant, if the following two conditions are met:</p> <ul style="list-style-type: none"> <li>• Questions 3, 7, and 9 are answered “yes.” If Question 3, 7, or 9 is answered “no,” the plan is not substantially similar and ineligible to apply for Action Plan funds specifically for a supplemental action plan activity, nor an Implementation Grant.</li> <li>• At least four of the six remaining Questions are answered “yes” (Questions 1, 2, 4, 5, 6, or 8).</li> </ul> <p>If both conditions are met, an applicant has a substantially similar plan.</p>	
Question	Response, Document and Page Number
<p>1. Are both of the following true:</p> <ul style="list-style-type: none"> <li>• Did a high-ranking official and/or governing body in the jurisdiction publicly commit to an eventual goal of zero roadway fatalities and serious injuries?</li> <li>• Did the commitment include either setting a target date to reach zero, OR setting one or more targets to achieve significant declines in roadway fatalities and serious injuries by a specific date?</li> </ul>	
<p>2. To develop the Action Plan, was a committee, task force, implementation group, or similar body established and charged with the plan’s development, implementation, and monitoring?</p>	
<p>3. Does the Action Plan include all of the following?</p> <ul style="list-style-type: none"> <li>• Analysis of existing conditions and historical trends to baseline the level of crashes involving fatalities and serious injuries across a jurisdiction, locality, Tribe, or region;</li> <li>• Analysis of the location(s) where there are crashes, the severity, as well as contributing factors and crash types;</li> </ul>	

<ul style="list-style-type: none"> <li>• Analysis of systemic and specific safety needs is also performed, as needed (e.g., high risk road features, specific safety needs of relevant road users; and</li> <li>• A geospatial identification (geographic or locational data using maps) of higher risk locations.</li> </ul>	
<p>4. Did the Action Plan development include all of the following activities?</p> <ul style="list-style-type: none"> <li>• Engagement with the public and relevant stakeholders, including the private sector and community groups;</li> <li>• Incorporation of information received from the engagement and collaboration into the plan; and</li> <li>• Coordination that included inter- and intra-governmental cooperation and collaboration, as appropriate.</li> </ul>	
<p>5. Did the Action Plan development include all of the following?</p> <ul style="list-style-type: none"> <li>• Considerations of equity using inclusive and representative processes;</li> <li>• The identification of underserved communities through data; and</li> <li>• Equity analysis, in collaboration with appropriate partners, focused on initial equity impact assessments of the proposed projects and strategies, and population characteristics.</li> </ul>	
<p>6. Are both of the following true?</p> <ul style="list-style-type: none"> <li>• The plan development included an assessment of current policies, plans, guidelines, and/or standards to identify opportunities to improve how processes prioritize safety; and</li> <li>• The plan discusses implementation through the adoption of revised or new policies, guidelines, and/or standards.</li> </ul>	
<p>7. Does the plan identify a comprehensive set of projects and strategies to address the safety problems identified in the Action Plan, time ranges when the strategies and projects will be deployed, and explain project prioritization criteria?</p>	

8. Does the plan include all of the following? <ul style="list-style-type: none"> <li>• A description of how progress will be measured over time that includes, at a minimum, outcome data</li> <li>• The plan is posted publicly online.</li> </ul>	
9. Was the plan finalized and/or last updated between 2017 and 2022?	

ii. Implementation Grant Eligibility Requirements

To apply for an Implementation Grant, the applicant must certify that they have an existing plan which is substantially similar to an Action Plan. The plan or plans should be uploaded as an attachment to your application. Use Table 2, Self-Certification Eligibility Worksheet, from the previous section to determine eligibility. The existing plan must be focused, at least in part, on the roadway network within the applicant’s jurisdiction. The components required for an existing plan to be substantially similar to an Action Plan may be found in multiple plans. State-level action plans (e.g., a Strategic Highway Safety Plan required in 23 U.S.C. § 148, State Highway Safety Plans required in 23 U.S.C. § 402, Commercial Vehicle Safety Plans required in 49 U.S.C. § 31102, etc.) as well as Public Transportation Agency Safety Plans in 49 U.S.C. § 5329 cannot be used as an established plan to apply for an Implementation Grant.

**4. Eligible Activities and Costs**

i. Eligible Activities

Broadly, eligible activity costs must comply with the cost principles set forth in with 2 CFR, Subpart E (i.e., 2 CFR § 200.403 and § 200.405). DOT reserves the right to make cost eligibility determinations on a case-by-case basis. Eligible activities for grant funding include the following three elements:

- (A) developing a comprehensive safety action plan or Action Plan (i.e., the activities outlined in Section A.2.i in Table 1 and the list of supplemental Action Plan activities);
- (B) conducting planning, design, and development activities for projects and strategies identified in an Action Plan; and
- (C) carrying out projects and strategies identified in an Action Plan.

For Action Plan Grants, eligible activities and costs only include those that directly assist in the development of the Action Plan, element (A), and/or supplemental action plan activities in support of an existing Action Plan or plans.

For Implementation Grants, activities *must* include element (C) “carrying out projects and strategies identified in an Action Plan,” and *may* include element (B) “conducting planning, design, and development activities for projects and strategies identified in an Action Plan” and/or element (A) “supplemental action plan activities in support of an existing Action Plan.” Projects and strategies identified in element (C) must be either infrastructure, behavioral, or operational activities identified in the Action Plan, and must be directly related to addressing the safety problem(s) identified in the application and Action Plan. Examples of eligible Implementation Grant activities are listed on the SS4A website located at [www.transportation.gov/SS4A](http://www.transportation.gov/SS4A). The following activities are **not** eligible for element (C) “projects and strategies” funding:

- Projects and strategies whose primary purpose is not roadway safety.
- Projects and strategies exclusively focused on non-roadway modes of transportation, including air, rail, marine, and pipeline. Roadway intersections with other modes of transportation (e.g., at-grade highway rail crossings, etc.) are eligible activities.
- Capital projects to construct new roadways used for motor vehicles. New roadways exclusively for non-motorists is an eligible activity if the primary purpose is safety-related.
- Infrastructure projects primarily intended to expand capacity to improve Levels of Service for motorists on an existing roadway, such as the creation of additional lanes.
- Maintenance activities for an existing roadway primarily to maintain a state of good repair. However, roadway modifications on an existing roadway in support of specific safety-related projects identified in an Action Plan are eligible activities.
- Development or implementation of a public transportation agency safety plan (PTASP) required by 49 U.S.C. § 5329. However, a PTASP that identifies and addresses risks to pedestrians, bicyclists, personal conveyance and micromobility users, transit riders, and others may inform Action Plan development.

All projects and strategies must have equity—the consistent, fair, just, and impartial treatment of all people—at their foundation. This includes traffic enforcement strategies. As part of the Safe System Approach adopted in the USDOT’s National Roadway Safety Strategy, any activities related to compliance or enforcement efforts to make our roads safer should affirmatively improve equity outcomes as part of a comprehensive approach to achieve zero roadway fatalities and serious injuries. The SS4A program can be used to support safety projects and strategies that address serious safety violations of drivers (e.g., speeding, alcohol and drug-impaired driving, etc.), so long as the proposed strategies are data-driven and demonstrate a process in alignment with goals around community policing and in accordance with Federal civil rights laws and regulations.<sup>19</sup>

Funds may not be used, either directly or indirectly, to support or oppose union organizing.

ii. Project and Strategy Location

For Implementation Grants, applications must identify the problems to be addressed, the relevant geographic locations, and the projects and strategies they plan to implement, based on their Action Plan or established plan. This should include specific intervention types to the extent practicable. To provide flexibility in the implementation of projects and strategies that involve systemic safety strategies or bundling of similar countermeasures, an applicant may wait to specify specific site locations and designs for the projects and strategies as part of executing the grant agreement, if necessary, upon approval of the Department and so long as the identified site locations and designs remain consistent with the intent of the award.

---

<sup>19</sup> For one such example see <https://cops.usdoj.gov/RIC/Publications/cops-p157-pub.pdf>.

## D. Application and Submission Information

### 1. Address to Request Application Package

All grant application materials can be accessed at [grants.gov](https://www.grants.gov). Applicants must submit their applications via [grants.gov](https://www.grants.gov) under the Notice of Funding Opportunity Number cited herein. Potential applicants may also request paper copies of materials at:

Telephone: (202)-366-4114  
Mail: U.S. Department of Transportation  
1200 New Jersey Avenue SE  
W84-322  
Washington, DC 20590

### 2. Content and Form of Application Submission

The Action Plan Grant and Implementation Grant have different application submission and supporting document requirements.

#### i. Action Plan Grant Application Submissions

All Action Plan Grant applications must submit the following Standard Forms (SFs):

- Application for Federal Assistance (SF-424)
- Budget Information for Non-Construction Programs (SF-424A)
- Assurances for Non-Construction Programs (SF-424B)
- Disclosure of Lobbying Activities (SF-LLL)

In addition to the SFs above, the applicant must provide: a) Key Information; b) Narrative; c) Self-Certification Eligibility Worksheet, if applying for action plan supplemental activities; d) Map; and e) Budget. While it is not required to conform to the recommended templates below, it is strongly encouraged to provide the information using the specific structure provided in this NOFO.

#### a) Key Information Table

Lead Applicant	
If Multijurisdictional, additional eligible entities jointly applying	
Total jurisdiction population	
Count of motor-vehicle-involved roadway fatalities from 2016 to 2020	
Fatality rate	
Population in Underserved Communities	
States(s) in which projects and strategies are located	
Costs by State (if project spans more than one State)	

Instructions for a):

- The lead applicant is the primary jurisdiction, and the lead eligible entity applying for the grant.



- If the application is multijurisdictional, list additional eligible entities within the multijurisdictional group of entities. If a single applicant, mark as not applicable.
- Total jurisdiction population is based on 2020 U.S. Census data and includes the total population of all Census tracts where the applicant operates or performs their safety responsibilities.
- The count of roadway fatalities from 2016 to 2020 in the jurisdiction based on DOT’s Fatality Analysis Reporting System (FARS) data, an alternative traffic fatality dataset, or a comparable data set with roadway fatality information.<sup>20</sup> This should be a number. Cite the source, if using a dataset different from FARS, with a link to the data if publicly available.
- The fatality rate, calculated using the average from the total count of fatalities from 2016 to 2020 based on FARS data, an alternative traffic fatality dataset, or a comparable data set with roadway fatality information, which is divided by the population of the applicant’s jurisdiction based on 2020 U.S. Census population data. This should be a number. Cite the source, if using a dataset different from FARS.
- Check one of the three available boxes to the right of the column with the three Action Plan types: new Action Plan; Action Plan completion; or supplemental action plan activities.
- The population in underserved communities should be a percentage obtained by dividing the population living in Census tracts with an Underserved Community designation divided by the total population living in the jurisdiction.<sup>21</sup> For multi-jurisdictional groups, provide this information for each jurisdiction in the group.
- Note the State(s) of the applicants. If a federally recognized Tribal government, mark as not applicable.
- Allocate funding request amounts by State based on where the funds are expected to be spent. If the projects and strategies are located in only one State, put the full funding request amount.

c) Narrative

In narrative form, the applicant should respond to the Action Plan Grant selection criteria described in Section E.1.i to affirm whether the applicant has considered certain activities that will enhance the implementation of an Action Plan once developed or updated. The narrative must be no longer than 300 words.

d) Self-Certification Eligibility Worksheet

If applying for Action Plan Grant funding supplemental action plan activities, attach the filled out Table 2 Self-Certification Eligibility Worksheet. If applying to develop or complete an Action Plan, do not include Table 2.

---

<sup>20</sup> <https://www.nhtsa.gov/research-data/fatality-analysis-reporting-system-fars>. To query the FARS data see <https://cdan.dot.gov/query>. To query the FARS data see <https://cdan.dot.gov/query>. For the Census data visit <https://www.census.gov/programs-surveys/decennial-census/about/rdo/summary-files.html>

<sup>21</sup> <https://datahub.transportation.gov/stories/s/tsyd-k6ij>

e) Map

The applicant must submit a map that shows the location of the jurisdiction and highlights the roadway network under the applicant’s jurisdiction. The permissible formats include: map web link (e.g., Google, Bing, etc.), PDF, image file, vector file, or shapefile.

f) Budget

Applicants are required to provide a brief budget summary and a high-level overview of estimated activity costs, as organized by all major cost elements. The budget only includes costs associated with the eligible activity (A) developing a comprehensive safety action plan and may include supplemental action plan activities. Funding sources should be grouped into two categories: SS4A Funding Federal share, and non-Federal share funds. The costs or value of in-kind matches should also be provided. This budget should not include any previously incurred expenses, or costs to be incurred before the time of award. DOT requires applicants use SF-424A to provide this information.

ii. Implementation Grant Application Submissions

Implementation Grant applications must submit the following Standard Forms (SFs):

- Application for Federal Assistance (SF-424)
- Budget Information for Construction Programs (SF-424C)
- Assurances for Construction Programs (SF-424D)
- Disclosure of Lobbying Activities (SF-LLL)

In addition to the SFs above, the applicant must provide: a) Key Information; b) Narrative; c) Self-Certification Eligibility Worksheet; and d) Budget. While it is not required to conform to the recommended template in the Key Information Table below, it is strongly encouraged to provide the information using the specific structure provided in this NOFO.

a) Key Information Table

Application Name	
Lead Applicant	
If Multijurisdictional, additional eligible entities jointly applying	
Roadway safety responsibility	Ownership and/or maintenance responsibilities over a roadway network
	Safety responsibilities that affect roadways
	Have an agreement from the agency that has ownership and/or maintenance responsibilities for the roadway within the applicant’s jurisdiction
Population in Underserved Communities	
States(s) in which activities are located	
Costs by State	
Funds to Underserved Communities	

Cost total for eligible activity (A) supplemental action plan activities in support of an existing Action Plan	
Cost total for eligible activity (B) conducting planning, design, and development activities for projects and strategies identified in an Action Plan	
Cost total for eligible activity (C) carrying out projects and strategies identified in an Action Plan	
Action Plan or Established Plan Link	

Instructions for a)

- Provide a grant application name to accompany the grant application.
- The lead applicant is the primary jurisdiction, and the lead eligible entity applying for the grant.
- If the application is multijurisdictional, list additional eligible entities within the multijurisdictional group of entities. If a single applicant, leave blank.
- The roadway safety responsibility response should check one of the three answers to meet eligibility conditions.
- The population in Underserved Community Census Tracts should be a percentage number obtained by dividing the population living in Underserved Community Census tracts within the jurisdiction divided by the total population living in the jurisdiction.
- Identify State(s) in which the applicant is located in. If a federally recognized Tribal government, leave blank.
- The total amount of funds to underserved communities is the amount of spent in, and provide safety benefits to, locations in census tracts designated as underserved communities.
- For each State, allocate funding request amounts divided up by State based on where the funds are expected to be spent. If the applicant is located in only one State, put the full funding request amount only.
- Provide a weblink to the plan that serves as the Action Plan or established plan that is substantially similar. This may be attached as a supporting PDF document instead; if so please write “See Supporting Documents.”

b) Narrative

The Department recommends that the narrative follows the outline below to address the program requirements and assist evaluators in locating relevant information. The narrative may not exceed 10 pages in length, excluding cover pages and the table of contents. Key information, the Self-Certification Eligibility Worksheet, and Budget sections do not count towards the 10-page limit. Appendices may include documents supporting assertions or conclusions made in the 10-page narrative and also do not count towards the 10-page limit. If possible, website links to supporting documentation should be provided rather than copies of these supporting materials. If supporting documents are submitted, applicants should clearly identify within the narrative the relevance of each supporting document.

I. Overview	See D.2.ii.b.I
II. Location	See D.2.ii.b.II
III. Response to Selection Criteria	See D.2.ii.b.III and Section E.1.ii
IV. Project Readiness	See D.2.ii.b.IV

### I. Overview

This section should provide an introduction, describe the safety context, jurisdiction, and any high-level background information that would be useful to understand the rest of the application.

### II. Location

This section of the application should describe the jurisdiction’s location, the jurisdiction’s High-Injury Network or equivalent geospatial identification (geographic or locational data using maps) of higher risk locations, and potential locations and corridors of the projects and strategies. Note that the applicant is not required to provide exact locations for each project or strategy; rather, the application should identify which geographic locations are under consideration for projects and strategies to be implemented and what analysis will be used in a final determination.

### III. Response to Selection Criteria

This section should respond to the criteria for evaluation and selection in Section E.1.ii of this Notice and include compelling narrative to highlight how the application aligns with criteria #1 Safety Impact; #2 Equity, Engagement, and Collaboration; #3 Effective Practices and Strategies; and #4 Climate Change and Sustainability, and Economic Competitiveness. Note, criterion #1 Safety Impact assesses “implementation cost” information, which will be described in SF-424C and the d) Budget of the narrative and does not need to be duplicated in this portion of the narrative.

The applicant must respond to each of the four criteria. Applicants are not required to follow a specific format, but the organization provided, which addresses each criterion separately, promotes a clear discussion that assists evaluators. To minimize redundant information in the application, the Department encourages applicants to cross-reference from this section of their application to relevant substantive information in other sections of the application. To the extent practical, DOT encourages applicants to use and reference existing content from their Action Plan/established plan(s) to demonstrate their comprehensive, evidence-based approach to improving safety.

### IV. Project Readiness

The applicant must provide information to demonstrate the applicant’s ability to substantially execute and complete the full scope of work in the application proposal within five years of when the grant is executed, with a particular focus on design and construction, as well as environmental, permitting, and approval processes. Applicants should indicate if they will be seeking permission to use roadway design standards that are different from those generally applied by the State in which the project is located. As part of this portion of the narrative, the applicant must include a detailed activity schedule that identifies all major project and strategy milestones. Examples of such milestones include: State and local planning approvals; start and completion of National Environmental Policy Act and other Federal environmental

reviews and approvals including permitting; design completion; right of way acquisition; approval of plans, specifications, and estimates; procurement; State and local approvals; public involvement; partnership and implementation agreements; and construction. Environmental review documentation should describe in detail known project impacts, and possible mitigation for those impacts. When a project results in impacts, it is expected an award recipient will take steps to engage the public. For additional guidance and resources, visit [www.transportation.gov/SS4A](http://www.transportation.gov/SS4A).

c) Self-Certification Eligibility Worksheet

Attach a completed Table 2: Self-Certification Eligibility Worksheet.

d) Budget

This section of the application should describe the budget for the SS4A proposal. Applicants are required to provide a brief budget summary and provide a high-level overview of estimated activity costs, as organized by all major cost elements. The budget should provide itemized estimates of the costs of the proposed projects and strategies at the individual component level. This includes capital costs for infrastructure safety improvements and costs associated with behavioral and operational safety projects and strategies. The section should also distinguish between the three eligible activity areas: (A) supplementing action plan activities in support of an existing Action Plan; (B) conducting planning, design, and development activities for projects and strategies identified in an Action Plan; and (C) carrying out projects and strategies identified in an Action Plan.

Funding sources should be grouped into two categories: SS4A funding Federal share, and non-Federal share funds. Estimated costs or value of in-kind matches should also be provided. The budget should show how each source of funds will be spent. This budget should not include any previously incurred expenses, or costs to be incurred before the time of award and obligation because these expenses are not eligible for reimbursement or cost-sharing. If non-Federal share funds or in-kind contributions are from entities who are not the applicant, include commitment letters or evidence of allocated cost share as a supporting document. DOT requires applicants use form SF-424C, and the applicant must also provide the information in Table 3 below.

**Table 3: Supplemental Estimated Budget**

<b>Subtotal Budget for (A) supplemental action plan activities;</b>	<b>\$0.00</b>
<b>Itemized Estimated Costs of the (A) supplemental action plan activities</b>	
<b>Item #1</b>	<b>\$0.00</b>
<b>Item #2</b>	<b>\$0.00</b>
<b>Subtotal Budget for (B) conducting planning, design, and development activities</b>	<b>\$0.00</b>
<b>Itemized Estimated Costs of the (B) planning, design, and development activities</b>	
<b>Item #1</b>	<b>\$0.00</b>
<b>Item #2</b>	<b>\$0.00</b>

<b>Item #3</b>	<b>\$0.00</b>
<b>Subtotal Budget for (C) carrying out projects and strategies</b>	<b>\$0.00</b>
<b>Itemized Estimated Costs of the (C) proposed projects and strategies</b>	
<b>Item #1</b>	<b>\$0.00</b>
<b>Item #2</b>	<b>\$0.00</b>
<b>Item #3</b>	<b>\$0.00</b>
<b>Item #4</b>	<b>\$0.00</b>
<b>Subtotal Funds to Underserved Communities</b>	<b>\$0.00</b>

### **3. Unique Entity Identifier and System for Award Management (SAM)**

Each applicant is required to: (i) be registered in SAM (<https://sam.gov/content/home>) before submitting its application; (ii) provide a valid unique entity identifier in its application; and (iii) continue to maintain an active SAM registration with current information at all times during which it has an active Federal award or an application or plan under consideration by a Federal awarding agency. DOT may not make a Federal award to an applicant until the applicant has complied with all applicable unique entity identifier and SAM requirements and, if an applicant has not fully complied with the requirements by the time DOT is ready to make an award, DOT may determine that the applicant is not qualified to receive an award and use that determination as a basis for making an award to another applicant.

### **4. Submission Dates and Times**

Applications must be submitted by 5:00 PM EDT on Thursday, September 15, 2022.

### **5. Funding Restrictions**

Per BIL requirements, not more than 15 percent of the funds made available to carry out the SS4A program in FY22 may be awarded to eligible applicants in a single State.<sup>22</sup> In addition, 40 percent of the total FY22 funds made available must be for developing and updating a comprehensive safety action plan, or supplemental action plan activities.

### **6. Other Submission Requirements**

The format of the Section D.2 application submission should be in PDF format, with font size no less than 12-point Times New Roman, margins a minimum of 1 inch on all sides, and include page numbers.

The complete application must be submitted via [grants.gov](https://grants.gov). In the event of system problems or the applicant experiences technical difficulties, contact [grants.gov](https://grants.gov) technical support via telephone at 1-800-518-4726 or email at [support@grants.gov](mailto:support@grants.gov).

---

<sup>22</sup> Funding for Tribal lands will be treated as their own State and will not count toward a State's 15% limit.

## E. Application Review Information

### 1. Selection Criteria

This section specifies the criteria DOT will use to evaluate and select applications for SS4A grant awards. The Department will review merit criteria for all applications. Each of the two grant types to be made available through the SS4A grant program, Action Plan Grant and Implementation Grant, will have its own set of application review and selection criteria.

#### i. Action Plan Grant Selection Criteria

For Action Plan Grants, the Department will use three evaluation criteria. The Department will evaluate quantitative data in two selection criteria areas: #1 Safety Impact; and #2 Equity. The Department will also assess the narrative for #3 Additional Safety Considerations. Costs will also be considered.

**Selection Criterion #1: Safety Impact.** The activities are in jurisdictions that will likely support a significant reduction or elimination of roadway fatalities and serious injuries involving various road users, including pedestrians, bicyclists, public transportation users, personal conveyance and micromobility users, motorists, and commercial operators, within the timeframe proposed by the applicant. The Department will assess safety impact using two quantitative ratings:

- The count of roadway fatalities from 2016 to 2020 based on DOT's FARS data, an alternative traffic crash dataset, or a comparable data set with roadway fatality information.<sup>23</sup>
- The fatality rate, which is calculating using the average from the total count of fatalities from 2016 to 2020 (based on FARS data or an alternative traffic crash dataset) divided by the 2020 population of the applicant's jurisdiction based on 2020 U.S. Census population data.

**Selection Criterion #2: Equity.** The activities will ensure equitable investment in the safety needs of underserved communities in preventing roadway fatalities and injuries, including rural communities. The Department will assess the equity criterion using one quantitative rating:

- The percentage of the population in the applicant's jurisdiction that resides in an Underserved Community Census tract.<sup>24</sup> Population of a Census tract, either a tract that is Underserved Community or not, must be based on 2020 U.S. Census population data.

**Selection Criterion #3: Additional Safety Considerations.** The Department will assess whether the applicant has considered any of the following in the development of the Action Plan:

- Employ low-cost, high-impact strategies that can improve safety over a wider geographical area;
- Engage with a variety of public and private stakeholders (e.g., inclusive community engagement, community benefit agreements, etc.);
- Seek to adopt innovative technologies or strategies to promote safety and equity; and
- Include evidence-based projects or strategies.

---

<sup>23</sup> <https://cdan.dot.gov/query>

<sup>24</sup> <https://usdot.maps.arcgis.com/apps/dashboards/d6f90dfcc8b44525b04c7ce748a3674a>

The applicant must address these considerations in narrative form.

### **Additional Consideration: Budget Costs**

The Department will assess the extent to which the budget and costs to perform the activities required to execute the Action Plan Grant are reasonable based on 2 CFR § 200.404.

#### ii. Implementation Grant Selection Criteria

Implementation Grants have four merit criteria: #1 Safety Impact; #2 Equity, Engagement, and Collaboration; #3 Effective Practices and Strategies; and #4 Climate Change and Economic Competitiveness. Two additional considerations will also be used in the selection process: Project Readiness, and Funds to Underserved Communities. The response to each criterion, to the extent practicable, should be aligned with the applicant's Action Plan. Below describes the specific content the applicant should respond to for each of these criteria.

**Selection Criterion #1: Safety Impact.** DOT will assess whether the proposal is likely to: significantly reduce or eliminate roadway fatalities and serious injuries; employ low-cost, high-impact strategies over a wide geographic area; and include evidence-based projects and strategies. Safety impact is the most important criterion and will be weighed more heavily in the review and selection process. The Department will assess the applicant's description of the safety problem, safety impact assessment, and costs as part of the Safety Impact criterion:

- Description of the safety problem. DOT will assess the extent to which:
  - The safety problem is described, including historical trends, fatal and serious injury crash locations, contributing factors, and crash types by category of road user.
  - Crashes and/or crash risk are displayed in a High-Injury Network, hot spot analysis, or similar geospatial risk visualization.
  - Safety risk is summarized from risk models, hazard analysis, the identification of high-risk roadway features, road safety audits/assessments, and/or other proactive safety analyses.
- Safety impact assessment. DOT will assess the extent to which projects and strategies:
  - Align with and address the identified safety problems.
  - Are supported by evidence to significantly reduce or eliminate roadway fatalities and serious injuries involving various road users, including pedestrians, bicyclists, public transportation users, personal conveyance and micromobility users, motorists, and commercial vehicle operators.
  - Use low-cost, high-impact strategies and projects that can improve safety over a wider geographical area.
  - Measure safety impact through models, studies, reports, proven noteworthy practices, Crash Modification Factors (CMF), and other information on project and strategy effectiveness.
  - Include a multi-disciplinary, systemic approach that relies on redundancies to reduce safety risks.
  - Will have safety benefits that persist over time.



- Implementation Costs. DOT will assess the extent to which projects and strategies are itemized and summarized, including capital costs for infrastructure, behavioral, and operational safety improvements.

**Selection Criterion #2: Equity, Engagement, and Collaboration.** This criterion supports the legislative requirements to assess the extent to which the application ensures the equitable investment in the safety needs of underserved communities, and demonstrates engagement with a variety of public and private stakeholders. The response to this criterion should focus on equity, engagement, and collaboration in relation to the implementation of the projects and strategies. DOT will assess the extent to which projects and strategies:

- Ensure equitable investment in underserved communities in preventing roadway fatalities and serious injuries, including rural communities.
- Are designed to decrease existing disparities identified through equity analysis.
- Consider key population groups (e.g., people in underserved communities, children, seniors, Black, Latino, Indigenous and Native Americans, Asian Americans and Pacific Islanders, other persons of color, persons with disabilities, persons who live in rural areas, and persons otherwise adversely affected by persistent poverty or inequality) to ensure the impact to these groups is understood and addressed.
- Include equity analysis, both quantitative and qualitative, and stakeholder engagement in underserved communities as part of the development and implementation process.
- Include meaningful engagement with the public, including public involvement for underserved communities, community benefit agreements, and relevant stakeholders such as private sector and community groups, as part of implementation.
- Leverage partnerships within their jurisdiction, with other government entities, non-governmental organizations, the private sector, academic institutions, and/or other relevant stakeholders to achieve safety benefits while preventing unintended consequences for persons living in the jurisdiction.
- Inform representatives from areas impacted on implementation progress and meaningfully engage over time to evaluate the impact of projects and strategies on persons living in the jurisdiction.
- Align with the equity analysis performed as part of the development of an existing Action Plan.

**Selection Criterion #3: Effective Practices and Strategies.** DOT will assess the extent to which the application employs low-cost, high-impact strategies that can improve safety over a wide geographical area, includes evidence-based projects or strategies that improve safety, and seeks to adopt innovative technologies or strategies to promote safety and equity. The response to this criterion needs to address, at a minimum, one of the four effective practices and strategies from the list below, which includes: create a safer community; Safe System Approach; Complete Streets; and innovative practices and technologies. If the applicant responds to more than one of the four options, the option that is rated highest in the review process will be used for the rating of this criterion.

- Create a safer community. DOT will assess the extent to which the projects and strategies:
  - Establish basic, evidence-based roadway safety infrastructure features, including but not limited to sidewalks and separated bicycle lanes.

- Improve safety for all road users along a roadway network using proposed Public-Rights-of-Way Accessibility Guidelines (PROWAG).<sup>25</sup>
  - Use evidence-based, proven, and effective safety countermeasures to significantly improve existing roadways.<sup>26</sup>
  - Use evidence-based Countermeasures that Work with four or five stars to address persistent behavioral safety issues and consider equity in their implementation.<sup>27</sup>
  - Apply systemic safety practices that involve widely implemented improvements based on high-risk roadway features correlated with particular severe crash types.
- Safe System Approach. DOT will assess the extent to which the projects and strategies:
    - Encompass at least two of the five safety elements in the National Roadway Safety Strategy (Safer People, Safer Roads, Safer Speeds, Safer Vehicles, and Post-Crash Care). This may include a mix of infrastructure, behavioral, and operational safety projects and strategies.
    - Create a transportation system that accounts for and mitigates human mistakes.
    - Incorporate data-driven design features that are human-centric, limit kinetic energy, and are selected based on the physical limits of people’s crash tolerances before injury or death occurs.
    - Support actions and activities identified in the Department’s National Roadway Safety Strategy that are evidence-based.
- Complete Streets. DOT will assess the extent to which the projects and strategies:
    - Account for the safety of all road users in their implementation through evidence-based activities.
    - Are supported by an existing Complete Streets Policy that prioritizes safety in standard agency procedures and guidance or other roadway safety policies that have eliminated barriers to prioritizing the safety of all users, or includes supplemental planning activities to achieve this. Consider the management of the right of way using a data-driven approach (e.g., delivery access, features that promote biking and micromobility, electric vehicle charging infrastructure, etc.).
    - Improve accessibility and multimodal networks for people outside of a motor vehicle, including people who are walking, biking, rolling, public transit users, and have disabilities.
    - Incorporate the proposed PROWAG, and any actions in an established the American with Disabilities Act Transition Plan to correct barriers to individuals with disabilities.
- Innovative practices and technologies. DOT will assess the extent to which the projects and strategies:
    - Incorporate practices that promote efficiency within the planning and road management lifecycle (e.g., dig once, etc.).
    - Integrate additional data beyond roadway and crash information to inform implementation and location, such as data on the built environment.

---

<sup>25</sup> <https://www.access-board.gov/prowag/>

<sup>26</sup> <https://safety.fhwa.dot.gov/provencountermeasures/>

<sup>27</sup> [https://www.nhtsa.gov/sites/nhtsa.gov/files/2021-09/Countermeasures-10th\\_080621\\_v5\\_tag.pdf](https://www.nhtsa.gov/sites/nhtsa.gov/files/2021-09/Countermeasures-10th_080621_v5_tag.pdf)

- Foster applied, data-driven research and experimentation to inform project and strategy effectiveness, including but not limited to participation in a sanctioned Manual on Uniform Traffic Control Devices experimentation, research to inform Proven Safety Countermeasures or Countermeasures that Work, and/or research that measures the effectiveness of multidisciplinary activities.
- Adopt innovative technologies or practices to promote safety and equity. These could include infrastructure, behavioral, operational, or vehicular safety-focused approaches.

**Selection Criterion #4:** Climate Change and Sustainability, and Economic Competitiveness. This program's focus on equity and safety are also advanced by considerations of how applications address climate and sustainability considerations, as well as whether applications support economic competitiveness. DOT will assess the extent to which the projects and strategies use safety strategies to support the Departmental strategic goals of climate change and sustainability, and economic strength and global competitiveness, and the extent to which the proposal is expected to:

- Reduce motor vehicle-related pollution such as air pollution and greenhouse gas emissions.
- Increase safety of lower-carbon travel modes such as transit and active transportation.
- Incorporate lower-carbon pavement and construction materials.
- Support fiscally responsible land use and transportation efficient design that reduces greenhouse gas emissions.
- Includes storm water management practices and incorporates other climate resilience measures or feature, including but not limited to nature-based solutions that improve built and/or natural environment while enhancing resilience.
- Lead to increased economic or business activity due to enhanced safety features for all road users.
- Increase mobility and expand connectivity for all road users to jobs and business opportunities, including people in underserved communities.
- Improve multimodal transportation systems that incorporate affordable transportation options such as public transit and micromobility.
- Demonstrate a plan or credible planning activities and project delivery actions to advance quality jobs, workforce programs, including partnerships with labor unions, training providers, education institutions, and hiring policies that promote workforce inclusion.
- Result in high-quality job creation by supporting good-paying jobs with a free and fair choice to join a union, incorporate strong labor standards (e.g., wages and benefits at or above prevailing; use of project labor agreements, registered apprenticeship programs, pre-apprenticeships tied to registered apprenticeships, etc.), and/or provide workforce opportunities for historically underrepresented groups (e.g., workforce development program, etc.).

**Additional Consideration: Project Readiness**

Applications rated as “Highly Recommended” or “Recommended” based on the selection Criteria 1 through 4 will be reviewed for Project Readiness, which will be a consideration for application selection. Project Readiness focuses on the extent to which the applicant will be able to substantially execute and complete the full scope of work in the Implementation Grant application within five (5) years of when the grant is executed. This includes information related to required design and construction standards, as well

as environmental, permitting, and approval processes. DOT will evaluate the extent to which the application:

- Documents all applicable local, State, and Federal requirements.
- Includes information on activity schedule, required permits and approvals, the National Environmental Policy Act (NEPA) class of action and status, State Transportation Improvement Program (STIP) and Transportation Improvement Program (TIP) status, public involvement, right-of-way acquisition plans, procurement schedules, multi-party agreements, utility relocation plans and risk and mitigation strategies, as appropriate.
- Is reasonably expected to begin any construction-related projects in a timely manner consistent with all applicable local, State, and Federal requirements.

#### **Additional Consideration: Funds to Underserved Communities.**

The percentage of Implementation Grant funds that will be spent in, and provide safety benefits to, locations in census tracts designated as underserved communities as defined by this NOFO will be considered as part of application selection.<sup>28</sup> DOT will use this information in support of the legislative requirement to ensure equitable investment in the safety needs of underserved communities in preventing roadway fatalities and injuries. Higher percentages of funding to underserved communities will be generally viewed favorably by DOT, and the Department encourages applicants to leverage project and strategy activities to the extent practical and in alignment with the safety problems identified in an Action Plan.

## **2. Review and Selection Process**

This section addresses the BIL requirement to describe the methodology for evaluation in the NOFO, including how applications will be rated according to selection criteria and considerations, and how those criteria and considerations will be used to assign an overall rating. The SS4A grant program review and selection process consists of eligibility reviews, merit criteria review, and Senior Review. The Secretary makes the final selections.

### **i. Action Plan Grant Review and Selection Process**

The process for the application plan review is described below:

- Teams of Department and contractor support staff review all applications to determine eligibility based on the eligibility information in Section C.
- Eligible Action Plan applications received by the deadline will be reviewed for their merit based on the selection criteria in Section E.1.i.
- Applications are scored numerically based on Merit Criteria #1 Safety Impact and #2 Equity Criteria.

---

<sup>28</sup> An underserved community as defined for this NOFO is consistent with the Office of Management and Budget's Interim Guidance for the Justice40 Initiative and the Historically Disadvantaged Community designation, which includes: U.S. Census tracts identified in this table <https://datahub.transportation.gov/stories/s/tsyd-k6ij>; any Tribal land; or any territory or possession of the United States.

- The #3 Additional Safety Considerations criterion narrative will be reviewed and assessed as either “qualified,” meaning the application addresses the criterion at least in part, or “not qualified,” meaning the application does not address the criterion. Applications that do not address the #3 Additional Safety Considerations and are deemed “not qualified” will not be considered.
- Action Plan Grant applications to develop or complete a new Action Plan will be noted and prioritized for funding.
- In order to ensure that final selections will meet the statutory requirement that no more than 15 percent of program funds may be awarded to eligible applicants in one State, applications will have their State location denoted. Tribal awards are not counted towards this 15 percent maximum.
- The Teams will examine the locations of the applicants to identify if multiple applicants requested funding for the same jurisdiction. DOT reserves the right to request applicants with duplicative funding requests consolidate their efforts as one multijurisdictional group prior to receiving an award, and may decline to fund duplicative applications irrespective of their individual merits.

ii. Implementation Grant Review and Selection Process

a) Overall Selection Process and Ratings

Teams of Department and contractor support staff review all applications to determine whether they are eligible applicants based on the eligibility information in Section C. All eligible Implementation Grant applications received by the deadline will be reviewed and receive ratings for each of these criteria: #1 Safety Impact; #2 Equity, Engagement, and Collaboration; #3 Effective Practices and Strategies; #4 Climate Change and Sustainability, and Economic Competitiveness. Based on the criteria ratings, an overall application rating of “Highly Recommended,” “Recommended,” “Acceptable,” or “Not Recommended” will be assigned. Criterion #1, Safety Impact, will be weighted most heavily.

Overall “Highly Recommended” Application Rating Scenarios

<b>Selection Criteria</b>	<b>Scenario (a) Criteria Rating</b>	<b>Scenario (b) Criteria Rating</b>
#1 Safety Impact	High	Medium
#2 Equity, Engagement, and Collaboration	Medium or High	High
#3 Effective Practices and Strategies	Medium or High	High
#4 Climate Change Sustainability, and Economic Competitiveness	Low, Medium, or High	High
Overall Rating	Highly Recommended	Highly Recommended

Overall “Recommended” Rating Scenarios

Selection Criteria	Scenario (c) Criteria Rating	Scenario (d) Criteria Rating
#1 Safety Impact	High	Medium
#2 Equity, Engagement, and Collaboration	At least one Low	One Medium and One High or Two Medium
#3 Effective Practices and Strategies		
#4 Climate Change and Sustainability, and Economic Competitiveness	Low, Medium, or High	Low, Medium, or High
Overall Rating	Recommended	Recommended

Overall “Acceptable” and “Not Recommended” Rating Scenarios

Selection Criteria	Scenario (e) Criteria Rating	Scenario (f) Criteria Rating
#1 Safety Impact	Low	Any are determined Non-Responsive
#2 Equity, Engagement, and Collaboration	Low, Medium, or High	
#3 Effective Practices and Strategies		
#4 Climate Change and Sustainability, and Economic Competitiveness	Low, Medium, or High	
Overall Rating	Acceptable	Not Recommended

b) Safety Impact Criterion Rating Methodology

For the #1 Safety Impact criterion, the Department will assess three subcomponents to determine a result in an overall rating of “high,” “medium,” and “low,” or “non-responsive.” The three subcomponents are: the description of the safety problem; the safety impact assessment; and the implementation costs.

The description of the safety problem sub-rating will use the guidelines below:

	High	Medium	Low	Non-responsive
Rating Scale	The narrative and supporting information demonstrate the proposal is addressing a substantial safety problem. The narrative is well-articulated and is strongly supported by data and analysis.	The narrative and supporting information demonstrate the proposal is addressing an existing safety problem. Narrative articulates the description, is generally supporting by data and analysis.	The narrative and supporting information demonstrate the proposal is addressing a safety problem more minor in scope. The narrative is not well-articulated, and the supporting data and analysis are limited.	The narrative and supporting information do not address a safety problem.

The safety impact assessment sub-rating will use the guidelines below:

	High	Medium	Low	Non-responsive
Rating Scale	The projects and strategies have strong potential to address the safety problem. The projects and strategies proposed are highly effective, based on evidence, use a systemic approach, and have benefits that persist over time.	The projects and strategies address the safety problem. Most of the projects and strategies proposed are effective measures, based on evidence, use a systemic approach, and have benefits that persist over time.	The projects and strategies address the safety problem to a limited degree. Some or none of the projects and strategies proposed are effective measures, based on evidence, use a systemic approach, or have benefits that persist over time.	The projects and strategies do not address the safety problem.

The implementation costs sub-rating will use the guidelines below:

	High	Medium	Low	Non-responsive
Rating Scale	The costs for the implementation of the projects and strategies are clearly articulated and summarized. Future costs are well-described. The quantity and quality of the projects and strategies in relation to the cost amounts strongly indicate the costs are reasonable.	The costs for the implementation of the projects and strategies are summarized. Future costs are described. The quantity and quality of the projects and strategies in relation to the cost amounts seem to indicate the costs are reasonable.	The costs for the implementation of the projects and strategies are not well-articulated or missing key details. Future costs are minimally or not described. Based on the limited quantity and/or quality of the projects and strategies in relation to the cost amounts, the cost reasonableness is uncertain.	Cost information is not provided.

The three sub-ratings for the #1 Safety Criterion (the description of the safety problem; the safety impact assessment; and the implementation costs) will be combined and scored using the following rating system to determine if the overall rating for the Safety Criterion is “High,” “Medium,” “Low,” or “Non-Responsive.”

Safety Criterion Sub-Rating Scores	Overall Safety Criterion Rating
At least two “high”, no “low”, no “non-responsive”	High
No “low”, no “non-responsive,” or does not meet the High criterion	Medium
No “high”, at least one “low”, no “non-responsive,” or does not meet the Medium criterion	Low
Any “non-responsive”	Non-Responsive

c) Other Criteria Rating Methodology

For the merit criteria #2 Equity, Engagement, and Collaboration, #3 Effective Practices and Strategies, and #4 Climate Change and Economic Competitiveness, the Department will consider whether the application narrative is clear, direct, responsive to the selection criterion focus areas, and logical, which will result in a rating of “high, “medium,” “low,” or “non-responsive.”

	High	Medium	Low	Non-Responsive
Rating Scale	The application is substantively responsive to the criteria, with clear, direct, and logical narrative.	The application is moderately responsive to the criteria, with mostly clear, direct, and logical narrative.	The application is minimally responsive to the criteria and is somewhat addressed in the narrative.	The narrative indicates the proposal is counter to the criteria, or does not contain sufficient information

“Highly Recommended” and “Recommended” applications will receive a Project Readiness evaluation, as described below. The reviewers will use the application materials outlined in Section D to assess the applicant’s Project Readiness and will provide a rating of either “Very Likely,” “Likely,” or “Unlikely.”

	Very Likely	Likely	Unlikely
Rating Scale	Based on the information provided in the application and the proposed scope of the projects and strategies, it is very likely the applicant can complete all projects and strategies within a five-year time horizon.	Based on the information provided in the application and the proposed scope of the projects and strategies, it is probable the applicant can complete all projects and strategies within a five-year time horizon.	Based on the information provided in the application and the proposed scope of the projects and strategies, it is uncertain whether the applicant can complete all projects and strategies within a five-year time horizon.

iii. Senior Review Team Phase

a) Action Plan Grant Senior Review Team Phase

For the Action Plan Grants, the Secretary will set thresholds for each of the three quantitative criteria ratings based on their distribution, the number of applicants, and the availability of funds. Eligible applicants who meet or exceed the threshold in any of the three criteria will be offered Action Plan Grant award funding. A composite rating of the three criteria will not be made, and each criterion will be considered separately. Based on the overall application pool, available funding, and legislative requirements, the Secretary reserves the discretion to set the threshold(s) most advantageous to the U.S. Government’s interest. The Secretary will consult with a Senior Review Team (SRT) to make the threshold determinations. Additionally, the Secretary may choose to prioritize Action Plan Grants that are developing or completing an Action Plan over Action Plan Grant applications focused on supplemental action plan activities because an Action Plan is a prerequisite to applying for Implementation Grants in future NOFOs.



## b) Implementation Grant Senior Review Team Phase

Once every Implementation Grant application has been assigned an overall rating based on the methodology above, all “Highly Recommended” applications will be included in a list of Applications for Consideration. The SRT will review whether the list of “Highly Recommended” applications is sufficient to ensure that no more than 15 percent of the FY 2022 funds made available are awarded to eligible applicants in a single State. “Recommended” applications may be added to the proposed list of Applications for Consideration until a sufficient number of applications are on the list to ensure that all the legislative requirements can be met and funding would be fully awarded. “Recommended” applications with a “High” Safety Impact Criterion rating will be prioritized and considered first. If that produces an insufficient list, “Recommended” applications with a “Medium” Safety Impact Criterion rating and a “High” rating for the Equity, Engagement, and Collaboration Criterion will also be considered. The SRT will also review all “Highly Recommended” applications that received an “Unlikely” project readiness rating, and either remove those applicants from the Applications for Consideration, OR recommend a reduced scope to minimize the risk the applicant will not complete the scope of work within five years of the grant agreement execution.

Additionally, to ensure the funding awards align to the extent practicable to the program goal of equitable investment in the safety needs of underserved communities, the SRT may review “Recommended” applications and set a threshold based on the percentage of funds that will be spent in, and provide safety benefits to, locations within underserved communities. Any “Recommended” applications at or above that threshold will be included in the proposed list of Applications for Consideration.

For each grant type, the SRT will present the list of Applications for Consideration to the Secretary, either collectively or through a representative of the SRT. The SRT may advise the Secretary on any application on the list of Applications for Consideration, including options for reduced awards, and the Secretary makes final selections. The Secretary’s selections identify the applications that best address program requirements and are most worthy of funding.

### **3. Additional Information**

Prior to entering into a grant agreement, each selected applicant will be subject to a risk assessment as required by 2 CFR § 200.206. The Department must review and consider any information about the applicant that is in the designated integrity and performance system accessible through SAM (currently the Federal Awardee Performance and Integrity Information System (FAPIIS)). An applicant may review information in FAPIIS and comment on any information about itself that a Federal awarding agency previously entered. The Department will consider comments by the applicant, in addition to the other information in FAPIIS, in making a judgment about the applicant's integrity, business ethics, and record of performance under Federal awards when completing the review of risk posed by applicants.

Because award recipients under this program may be first-time recipients of Federal funding, DOT is committed to implementing the program as flexibly as permitted by statute and to providing assistance to help award recipients through the process of securing a grant agreement and delivering both Action Plan activities and Implementation Grant projects and strategies. Award recipients are encouraged to identify any needs for assistance in delivering the Implementation Grant projects and strategies so that DOT can provide directly, or through a third party, sufficient support and technical assistance to mitigate potential execution risks.

## **F. Federal Award Administration Information**

### **1. Federal Award Notices**

Following the evaluation outlined in Section E, the Secretary will announce awarded applications by posting a list of selected recipients at [www.transportation.gov/SS4A](http://www.transportation.gov/SS4A). The posting of the list of selected award recipients will not constitute an authorization to begin performance. Following the announcement, the Department will contact the point of contact listed in the SF-424 to initiate negotiation of a grant agreement.

### **2. Administrative and National Policy Requirements**

#### **i. Equity and Barriers to Opportunity**

Each applicant selected for SS4A grant funding must demonstrate effort to improve equity and reduce barriers to opportunity as described in Section A. Award recipients that have not sufficiently addressed equity and barriers to opportunity in their planning, as determined by the Department, will be required to do so before receiving funds, consistent with Executive Order 13985, Advancing Racial Equity and Support for Underserved Communities Through the Federal Government (86 FR 7009).<sup>29</sup>

#### **ii. Labor and Workforce**

Each applicant selected for SS4A grant funding must demonstrate, to the full extent possible consistent with the law, an effort to create good-paying jobs with the free and fair choice to join a union and incorporation of high labor standards as described in Section A. To the extent that applicants have not sufficiently considered job quality and labor rights in their planning, as determined by the Department of Labor, the applicants will be required to do so before receiving funds, consistent with Executive Order 14025, Worker Organizing and Empowerment (86 FR 22829), and Executive Order 14052, Implementation of the Infrastructure Investment and Jobs Act (86 FR 64335).

As expressed in section A, equal employment opportunity is an important priority. The Department wants to ensure that sponsors have the support they need to meet requirements under EO 11246, Equal Employment Opportunity (30 FR 12319, and as amended). All Federally assisted contractors are required to make good faith efforts to meet the goals of 6.9 percent of construction project hours being performed by women and goals that vary based on geography for construction work hours and for work being performed by people of color.<sup>30</sup> Projects over \$35 million shall meet the requirements in Executive Order 14063, Use of Project Labor Agreements for Federal Construction Projects (87 FR 7363).

The U.S. Department of Labor's Office of Federal Contract Compliance Programs (OFCCP) has a Mega Construction Project Program through which it engages with project sponsors as early as the design phase to help promote compliance with non-discrimination and affirmative action obligations. Through the program, OFCCP offers contractors and subcontractors extensive compliance assistance, conducts compliance evaluations, and helps to build partnerships between the project sponsor, prime contractor, subcontractors, and relevant stakeholders. OFCCP will identify projects that receive an award under this notice and are required to participate in OFCCP's Mega Construction Project Program from a wide range of federally assisted projects over which OFCCP has jurisdiction and that have a project cost above

---

<sup>29</sup> An illustrative example of how these requirements are applied to recipients can be found here:

<https://cms.buildamerica.dot.gov/buildamerica/financing/infra-grants/infra-fy21-fhwa-general-terms-and-conditions>

<sup>30</sup> <https://www.dol.gov/sites/dolgov/files/ofccp/ParticipationGoals.pdf>

\$35 million. DOT will require project sponsors with costs above \$35 million that receive awards under this funding opportunity to partner with OFCCP, if selected by OFCCP, as a condition of their DOT award. Under that partnership, OFCCP will ask these project sponsors to make clear to prime contractors in the pre-bid phase that project sponsor's award terms will require their participation in the Mega Construction Project Program. Additional information on how OFCCP makes their selections for participation in the Mega Construction Project Program is outlined under "Scheduling" on the Department of Labor website: <https://www.dol.gov/agencies/ofccp/faqs/construction-compliance>.

iii. Critical Infrastructure Security and Resilience

It is the policy of the United States to strengthen the security and resilience of its critical infrastructure against both physical and cyber threats. Each applicant selected for SS4A grant funding must demonstrate, prior to the signing of the grant agreement, effort to consider and address physical and cyber security risks relevant to the transportation mode and type and scale of the activities. Award recipients that have not appropriately considered and addressed physical and cyber security and resilience in their planning, design, and oversight, as determined by the Department and the Department of Homeland Security, will be required to do so before receiving Implementation Grant funds for construction, consistent with Presidential Policy Directive 21, Critical Infrastructure Security and Resilience and the National Security Presidential Memorandum on Improving Cybersecurity for Critical Infrastructure Control Systems. Additionally, funding recipients must be in compliance with 2 CFR § 200.216 and the prohibition on certain telecommunications and video surveillance services or equipment.

Award recipients shall also consider whether projects in floodplains are upgraded consistent with the Federal Flood Risk Management Standard, to the extent consistent with current law, in Executive Order 14030, Climate-Related Financial Risk (86 FR 27967), and Executive Order 13690, Establishing a Federal Flood Risk Management Standard and a Process for Further Soliciting and Considering Stakeholder Input (80 FR 6425).

iv. National Environmental Policy Act of 1969 (NEPA)

Funding recipients must comply with NEPA under 42 U.S.C. § 4321 et seq. and the Council on Environmental Quality's NEPA implementing regulations at 40 CFR §§ 1500-1508, where applicable.

v. Other Administrative and Policy Requirements

All awards will be administered pursuant to the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards found in 2 CFR § 200, Subpart F, as adopted by the Department at 2 CFR § 1201. Additionally, as permitted under the requirements described above, applicable Federal laws, rules, and regulations of the relevant operating administration (e.g., the Federal Highway Administration, etc.) administering the activities will apply to the activities that receive SS4A grants, including planning requirements, Stakeholder Agreements, and other requirements under the Department's other highway and transit grant programs. DOT anticipates grant recipients to have varying levels of experience administering Federal funding agreements and complying with Federal requirements, and DOT will take a risk-based approach to SS4A program grant agreement administration to ensure compliance with all applicable laws and regulations.

The Department will also provide additional technical assistance and support resources to first-time DOT funding recipients and those who request additional support, as appropriate. With respect to highway projects, except as otherwise noted in this NOFO, please note that these grants are not required

to be administered under Title 23 of the U.S.C., which establishes requirements that are generally applicable to funding that is provided by formula to State departments of transportation<sup>31</sup>. Therefore, the administration and implementation of SS4A grants should be more streamlined for the entities that are eligible for SS4A awards.

As expressed in Executive Order 14005, Ensuring the Future Is Made in All of America by All of America's Workers (86 FR 7475), it is the policy of the executive branch to maximize, consistent with law, the use of goods, products, and materials produced in, and services offered in, the United States. Infrastructure projects are subject to the Build America, Buy America Act (Pub. L. No 117–58, div. G §§ 70901–70927) as clarified in OMB Memorandum M-22-11.<sup>32</sup> The Department expects all recipients to be able to complete their projects without needing a waiver. However, to obtain a waiver, a recipient must be prepared to demonstrate how they will maximize the use of domestic goods, products, and materials in constructing their project. Projects under this notice will be subject to the domestic preference requirements at § 70914 of the Build America, Buy America Act, as implemented by OMB, and any awards will contain the award terms specific in M-22-11.

SS4A award recipients should demonstrate compliance with civil rights obligations and nondiscrimination laws, including Titles VI of the Civil Rights Act of 1964, the Americans with Disabilities Act (ADA), and Section 504 of the Rehabilitation Act, and accompanying regulations. Recipients of Federal transportation funding will also be required to comply fully with regulations and guidance for the ADA, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and all other civil rights requirements. Additionally, to the extent practicable, Implementation Grants must adhere to the proposed Public Rights-of-Way Accessibility Guidelines.<sup>33</sup> The Department's and the applicable Operating Administrations' Office of Civil Rights may work with awarded grant recipients to ensure full compliance with Federal civil rights requirements.

In connection with any program or activity conducted with or benefiting from funds awarded under this notice, recipients of funds must comply with all applicable requirements of Federal law, including, without limitation, the Constitution of the United States; the conditions of performance, nondiscrimination requirements, and other assurances made applicable to the award of funds in accordance with regulations of the Department of Transportation; and applicable Federal financial assistance and contracting principles promulgated by the Office of Management and Budget. In complying with these requirements, recipients, in particular, must ensure that no concession agreements are denied or other contracting decisions made on the basis of speech or other activities protected by the First Amendment. If the Department determines that a recipient has failed to comply with applicable Federal requirements, the Department may terminate the award of funds and disallow previously incurred costs, requiring the recipient to reimburse any expended award funds.

---

<sup>31</sup> Please note that some title 23 requirements apply regardless of funding source. In particular, projects involving routes on the National Highway System must meet the applicable design standards at 23 CFR part 625.

<sup>32</sup> Pub. L. No. 117-58, division. G, Title IX, Subtitle A, 135 Stat. 429, 1298 (2021). For additional information on § 70914, see OMB-22-11. <https://www.whitehouse.gov/wp-content/uploads/2022/04/M-22-11.pdf>

<sup>33</sup> <https://www.access-board.gov/prowag/>

### 3. Reporting

#### i. Progress Reporting on Grant Activity

Reporting responsibilities include quarterly program performance reports using the Performance Progress Report (SF-PPR) and quarterly financial status using the SF-425 (also known as the Federal Financial Report or SF-FFR).<sup>34</sup>

#### ii. Post Award Reporting Requirements/Reporting of Matters Related to Integrity and Performance

If the total value of a selected applicant's currently active grants, cooperative agreements, and procurement contracts from all Federal awarding agencies exceeds \$10,000,000 for any period of time during the period of performance of this Federal award, then the applicant during that period of time must maintain the currency of information reported in SAM that is made available in the designated integrity and performance system (currently the Federal Awardee Performance and Integrity Information System (FAPIIS)) about civil, criminal, or administrative proceedings described in paragraph 2 of this award term and condition. This is a statutory requirement under section 872 of Pub. L. No. 110–417, as amended (41 U.S.C. § 2313). As required by section 3010 of Pub. L. No. 111–212, all information posted in the designated integrity and performance system on or after April 15, 2011, except past performance reviews required for Federal procurement contracts, will be publicly available. Additionally, if applicable funding recipients must be in compliance with the audit requirements in 2 CFR § 200, Subpart F.

#### iii. Program Evaluation

As a condition of grant award, SS4A grant recipients may be required to participate in an evaluation undertaken by DOT, or another agency or partner. The evaluation may take different forms such as an implementation assessment across grant recipients, an impact and/or outcomes analysis of all or selected sites within or across grant recipients, or a benefit/cost analysis or assessment of return on investment. The Department may require applicants to collect data elements to aid the evaluation. As a part of the evaluation, as a condition of award, grant recipients must agree to: (1) make records available to the evaluation contractor; (2) provide access to program records, and any other relevant documents to calculate costs and benefits; (3) in the case of an impact analysis, facilitate the access to relevant information as requested; and (4) follow evaluation procedures as specified by the evaluation contractor or DOT staff.

Recipients and sub-recipients are also encouraged to incorporate program evaluation including associated data collection activities from the outset of their program design and implementation to meaningfully document and measure the effectiveness of their projects and strategies. Title I of the Foundations for Evidence-Based Policymaking Act of 2018 (Evidence Act), Pub. L. No. 115–435 (2019) urges Federal awarding agencies and Federal assistance recipients and sub-recipients to use program evaluation as a critical tool to learn, to improve equitable delivery, and to elevate program service and delivery across the program lifecycle. Evaluation means “an assessment using systematic data collection and analysis of one or more programs, policies, and organizations intended to assess their effectiveness and efficiency” (codified at 5 U.S.C. § 311). For grant recipients, evaluation expenses are allowable costs (either as direct or indirect), unless prohibited by statute or regulation, and such expenses may include the personnel and equipment needed for data infrastructure and expertise in data analysis, performance, and evaluation (2 CFR §200).

---

<sup>34</sup> <https://www.grants.gov/forms/post-award-reporting-forms.html>

## **G. Federal Awarding Agency Contacts**

For further information concerning this notice, please contact the Office of the Secretary via email at [SS4A@dot.gov](mailto:SS4A@dot.gov). In addition, up to the application deadline, the Department will post answers to common questions and requests for clarifications on the Department's website at [www.transportation.gov/SS4A](http://www.transportation.gov/SS4A). To ensure applicants receive accurate information about eligibility or the program, the applicant is encouraged to contact the Department directly, rather than through intermediaries or third parties, with questions. Department staff may also conduct briefings on the SS4A grant selection and award process upon request.

## **H. Other Information**

### **1. Publication of Application Information**

Following the completion of the selection process and announcement of awards, the Department intends to publish a list of all applications received along with the names of the applicant organizations. The Department may share application information within the Department or with other Federal agencies if the Department determines that sharing is relevant to the respective program's objectives.

### **2. Department Feedback on Applications**

The Department will not review applications in advance, but Department staff are available for technical questions and assistance. The deadline to submit technical questions is August 15, 2022. The Department strives to provide as much information as possible to assist applicants with the application process. Unsuccessful applicants may request a debrief up to 90 days after the selected funding recipients are publicly announced on [transportation.gov/SS4A](http://transportation.gov/SS4A). Program staff will address questions to [SS4A@dot.gov](mailto:SS4A@dot.gov) throughout the application period.

### **3. Rural Applicants**

User-friendly information and resources regarding DOT's discretionary grant programs relevant to rural applicants can be found on the Rural Opportunities to Use Transportation for Economic Success (ROUTES) website at [www.transportation.gov/rural](http://www.transportation.gov/rural).



## AGENDA ITEM

### Consent Agenda

**REPORT TO:** Meeting (09/06/22)

**REPORT TO:** Voting Meeting (09/08/22)

**ITEM NO:** 467/2022

**SUBJECT:** Approve the purchase of one (1) 2023 Ford Transit Crew Van for Construction Management to 72 Hour LLC (dba National Auto Fleet Group) of Watsonville, CA, in the amount of \$54,984.94.

#### Meetings:

**Work Session Date:** 09/06/22                      **Voting Meeting Date:** 09/08/22

#### Executive Summary:

**Presenter:** SY

**Recommendation:**  
72 Hour LLC

**Purpose of Request:**  
Approve the purchase of one (1) 2023 Ford Transit Crew Van for Public Works & Utilities (Construction Management Division) to 72 Hour LLC (dba National Auto Fleet Group) of Watsonville, CA, in the amount of \$54,984.94.

**History:**  
72 Hour LLC dba National Auto Fleet Group is a state contract vendor that we have been purchasing from. They are in good standing within the County.

**Facts and Issues:**  
72 Hour LLC holds the state contract for the purchase of this type of vehicle. The contract # is 091521 and it matures 11/8/2025. One of the vehicle was totaled in an accident and we need a replacement.

**Options:**

<b>Funding Requested</b>	\$ 54,984.94
<b>Are funds within current budget?</b>	Yes
<b>Source of Funds</b>	Capital
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	Yes
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**Approvals:**

<b>Buyer</b>	<b>Submit</b>	<b>Approve</b>	<b>Purchasing</b>
DH	SY	SY	AP
<b>Budget</b>	<b>Finance</b>	<b>Attorney</b>	<b>Administration</b>
EW	WG	WLI	LJ
<b>Clerk</b>			
JR			

**Attachments:**

Financial Supplement  
Sourcewell Contract - 72 Hour LLC  
Requisition/Quote - 72 Hour LLC





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

**AGENDA ITEM 467/2022**

**Funds Requested:** \$ 54,984.94

**Request Budgeted:** Yes

**Proposed Source of Funding:**

**Budget Transfer Requested:**

Capital

No

**Funding Source Items:**

<b>Fiscal Year</b>	<b>Fund</b>	<b>Division</b>	<b>Account</b>	<b>Amount</b>
FY23	005 - CAPITAL PROJECTS	587 - CONST MGMT - CAP PROJECTS	6006 - MOTOR VEHICLES	\$54,984.94

**Budget Transfer Items:**

**Additional Information/Comments:**

**Contact for Questions:** SY

**Phone:**

770-531-6799

## National Auto Fleet Group

Cars, Trucks, Vans, SUVs, Cab Chassis, & Other Vehicles

#091521-NAF

Maturity Date: 11/08/2025

Products & Services 

## Products & Services

Sourcewell contract 091521-NAF gives access to the following types of goods and services:

- Passenger cars
- Light-duty trucks
- Cars, vans, & SUVs
- Electric vehicles
- Vehicle upfitting
- Ford
- Chevrolet
- Jeep
- Ram
- Dodge
- Chrysler
- Chassis upfitting

Additional information can be found on the vendor-provided, nongovernment website at:

[nationalautofleetgroup.com](https://www.nationalautofleetgroup.com) 

**Solicitation Number: RFP #091521****CONTRACT**

This Contract is between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and 72 Hour LLC dba: National Auto Fleet Group, 490 Auto Center Drive, Watsonville, CA 95076 (Supplier).

Sourcewell is a State of Minnesota local government unit 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 eligible 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 Automobiles, SUVs, Vans, and Light Trucks with Related Equipment and Accessories from which Supplier was awarded a contract.

Supplier 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 November 8, 2025, unless it is cancelled sooner pursuant to Article 22. This Contract may be extended one additional year upon the request of Sourcewell and written agreement by Supplier.
- C. **SURVIVAL OF TERMS.** Notwithstanding any expiration or termination of this Contract, all payment obligations incurred prior to expiration or termination will survive, as will the following: Articles 11 through 14 survive the expiration or cancellation of this Contract. All rights will cease upon expiration or termination of this Contract.

**2. EQUIPMENT, PRODUCTS, OR SERVICES**

- A. **EQUIPMENT, PRODUCTS, OR SERVICES.** Supplier will provide the Equipment, Products, or Services as stated in its Proposal submitted under the Solicitation Number listed above.

Supplier'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 and the current model. Supplier may offer close-out or refurbished Equipment or Products if they are clearly indicated in Supplier'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.** Supplier 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, Supplier warrants the Equipment, Products, and Services are suitable for and will perform in accordance with the ordinary use for which they are intended. Supplier'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 extends beyond the expiration of the Supplier's warranty will be passed on to the Participating Entity.

C. **DEALERS, DISTRIBUTORS, AND/OR RESELLERS.** Upon Contract execution and throughout the Contract term, Supplier must provide to Sourcewell a current means to validate or authenticate Supplier's authorized dealers, distributors, or resellers relative to the Equipment, Products, and Services offered under this Contract, which will be incorporated into this Contract by reference. It is the Supplier's responsibility to ensure Sourcewell receives the most current information.

### **3. PRICING**

All Equipment, Products, or Services under this Contract will be priced at or below the price stated in Supplier'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, Supplier 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. In the event of the delivery of nonconforming Equipment and Products, the Participating Entity will notify the Supplier as soon as possible and the Supplier will replace nonconforming Equipment and Products with conforming Equipment and Products that are acceptable to the Participating Entity.

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

Sourcewell may declare the Supplier in breach of this Contract if the Supplier intentionally delivers substandard or inferior Equipment or Products.

B. SALES TAX. Each Participating Entity is responsible for supplying the Supplier 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, Supplier may offer a specific selection of Equipment, Products, or Services at discounts greater than those listed in the Contract. When Supplier determines it will offer Hot List Pricing, it must be submitted electronically to Sourcewell in a line-item format. Equipment, Products, or Services may be added or removed from the Hot List at any time through a Sourcewell 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**

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

- Identify the applicable Sourcewell 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 Change Request Form will become an amendment to this Contract and will 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. Supplier 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.

Supplier 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. Supplier's employees may be required to perform work at government-owned facilities, including schools. Supplier'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 Supplier that it intends to access this Contract; however, order flow and procedure will be developed jointly between Sourcewell and Supplier. Typically, a Participating Entity will issue an order directly to Supplier or its authorized subsidiary, distributor, dealer, or reseller. 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 or cancellation of this Contract; however, Supplier performance, Participating Entity payment obligations, and any applicable warranty periods or other Supplier or Participating Entity obligations may extend beyond the term of this Contract.

Supplier's acceptable forms of payment are included in its attached Proposal. 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 Supplier, 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 negotiated directly between the Participating Entity and the Supplier. 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 not addressed in this Contract (such as e-commerce specifications, specialized delivery requirements, or other specifications and requirements), the Participating Entity and the Supplier 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 Supplier 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 equipment, products, or services to be purchased; or
2. Federal, state, or provincial laws or regulations prohibit the purchase or change the Participating Entity's requirements.

**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.** Supplier 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 Sourcwell and Participating Entity inquiries; and
- Business reviews to Sourcwell and Participating Entities, if applicable.

B. BUSINESS REVIEWS. Supplier 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, sales data reports, 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, Supplier must provide a contract sales activity report (Report) to the Sourcwell Supplier Development Administrator assigned to this Contract. Reports are due no later than 45 days after the end of each calendar quarter. A Report must be provided regardless of the number or amount of sales during that quarter (i.e., if there are no sales, Supplier must submit a report indicating no sales were made).

The Report must contain the following fields:

- Participating Entity Name (e.g., City of Staples Highway Department);
- Participating Entity Physical Street Address;
- Participating Entity City;
- Participating Entity State/Province;
- Participating Entity Zip/Postal Code;
- Participating Entity Contact Name;
- Participating Entity Contact Email Address;
- Participating Entity 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 Supplier.

B. ADMINISTRATIVE FEE. In consideration for the support and services provided by Sourcwell, the Supplier 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. Supplier may not charge Participating Entities more than the contracted price to offset the Administrative Fee.

The Supplier 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 Supplier's name and Sourcewell-assigned contract number in the memo; and must be mailed to the address above "Attn: Accounts Receivable" or remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions. Payments must be received no later than 45 calendar days after the end of each calendar quarter.

Supplier 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 Supplier is delinquent in any undisputed administrative fees, Sourcewell reserves the right to cancel this Contract and reject any proposal submitted by the Supplier 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.

Supplier's Authorized Representative is the person named in the Supplier's Proposal. If Supplier's Authorized Representative changes at any time during this Contract, Supplier 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 party may assign or otherwise transfer its rights or obligations under this Contract without the prior written consent of the other party and a fully executed assignment agreement. Such consent will not be unreasonably withheld. Any prohibited assignment will be invalid.

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

D. **WAIVER.** Failure by either party to take action or assert any right under this Contract will not be deemed a waiver of such right in the event of the continuation or repetition of the circumstances giving rise to such right. Any such waiver must be in writing and signed by the parties.

E. **CONTRACT COMPLETE.** This Contract represents the complete agreement between the parties. 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 of this Contract, 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. INDEMNITY AND HOLD HARMLESS**

Supplier must indemnify, defend, save, and hold Sourcewell and its Participating Entities, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees incurred by Sourcewell or its Participating Entities, arising out of any act or omission in the performance of this Contract by the Supplier 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. Sourcewell's responsibility will be governed by the State of Minnesota's Tort Liability Act (Minnesota Statutes Chapter 466) and other applicable law.

### **12. GOVERNMENT DATA PRACTICES**

Supplier 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 Supplier under this Contract.

### **13. INTELLECTUAL PROPERTY, PUBLICITY, MARKETING, AND ENDORSEMENT**

#### **A. INTELLECTUAL PROPERTY**

1. *Grant of License.* During the term of this Contract:

- a. Sourcewell grants to Supplier a royalty-free, worldwide, non-exclusive right and license to use the trademark(s) provided to Supplier by Sourcewell in advertising and promotional materials for the purpose of marketing Sourcewell's relationship with Supplier.
- b. Supplier grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Supplier's trademarks in advertising and promotional materials for the purpose of marketing Supplier'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 their respective subsidiaries, distributors, dealers,

resellers, 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. Neither party may alter the other party's trademarks from the form provided and must comply with removal requests as to specific uses of its trademarks or logos.
- b. 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, Supplier 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 Supplier 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 suppliers which may be used until the next printing). Supplier 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 Supplier 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. Send all approval requests to the Sourcewell Supplier Development Administrator assigned to this Contract.

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

#### **14. GOVERNING LAW, JURISDICTION, AND VENUE**

The substantive and procedural laws of the State of Minnesota will govern this Contract. Venue for all legal proceedings arising out of this Contract, or its breach, must be in the appropriate state court in Todd County, Minnesota 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. 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 by a court of competent jurisdiction to be illegal, unenforceable, or void then both parties will be relieved from all obligations arising from that provision. If the remainder of this Contract is capable of being performed, it will not be affected by such determination 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 Supplier 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 Supplier may escalate the resolution of the issue to a higher level of management. The Supplier will have 30 calendar days to cure an outstanding issue.
3. *Performance while Dispute is Pending.* Notwithstanding the existence of a dispute, the Supplier must continue without delay to carry out all of its responsibilities under the Contract that are not affected by the dispute. If the Supplier fails to continue without delay to perform its responsibilities under the Contract, in the accomplishment of all undisputed work, the Supplier will bear any additional costs incurred by Sourcewell and/or its Participating Entities as a result of such failure to proceed.

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.

The party claiming default must provide written notice of the default, with 30 calendar days to cure the 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, Supplier 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.* Supplier 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, Supplier 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, Supplier will maintain umbrella coverage over Employer's Liability, Commercial General Liability, and Commercial Automobile.

Minimum Limits:

\$2,000,000

5. *Network Security and Privacy Liability Insurance.* During the term of this Contract, Supplier 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 Supplier'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 Supplier to maintain the required insurance will constitute a material breach entitling Sourcwell to immediately terminate this Contract for default.

B. CERTIFICATES OF INSURANCE. Prior to commencing under this Contract, Supplier must furnish to Sourcwell 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 Sourcwell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or sent to the Sourcwell Supplier Development 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 Sourcwell, or failure of Supplier to provide certificates of insurance, in no way limits or relieves Supplier of its duties and responsibilities in this Contract.

C. ADDITIONAL INSURED ENDORSEMENT AND PRIMARY AND NON-CONTRIBUTORY INSURANCE CLAUSE. Supplier agrees to list Sourcwell and its Participating Entities, including their officers, agents, and employees, as an additional insured under the Supplier's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Supplier, and products and completed operations of Supplier. 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.** Supplier 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 Supplier 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 Supplier or its subcontractors. Where permitted by law, Supplier 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.** Supplier 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 Supplier conducts with Sourcewell and Participating Entities.

## **20. BANKRUPTCY, DEBARMENT, OR SUSPENSION CERTIFICATION**

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

Supplier 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. Supplier certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Contract. Supplier further warrants that it will provide immediate written notice to Sourcewell 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 have additional requirements based on specific funding source terms or conditions. 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 Supplier’s Equipment, Products, or Services with United States federal funds.

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.

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. Supplier 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. Supplier certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Supplier 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. Supplier certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Supplier 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). Supplier 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. Supplier 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). Suppliers must file any required certifications. Suppliers 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. Suppliers 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. Suppliers 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, Supplier must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Supplier 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, Supplier 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, Supplier 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.

K. ACCESS TO RECORDS (2 C.F.R. § 200.336). Supplier agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Supplier that are directly pertinent to Supplier'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 Supplier'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.

M. FEDERAL SEAL(S), LOGOS, AND FLAGS. The Supplier not use the seal(s), logos, crests, or reproductions of flags or likenesses of Federal agency officials without specific pre-approval.

N. NO OBLIGATION BY FEDERAL GOVERNMENT. The U.S. federal government is not a party to this Contract or any purchase by an Participating Entity and is not subject to any obligations or liabilities to the Participating Entity, Supplier, or any other party pertaining to any matter resulting from the Contract or any purchase by an authorized user.

O. PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS. The Contractor acknowledges that 31 U.S.C. 38 (Administrative Remedies for False Claims and Statements) applies to the Supplier's actions pertaining to this Contract or any purchase by a Participating Entity.

P. FEDERAL DEBT. The Supplier certifies that it is non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowance, and benefit overpayments.

Q. CONFLICTS OF INTEREST. The Supplier must notify the U.S. Office of General Services, Sourcewell, and Participating Entity as soon as possible if this Contract or any aspect related to the anticipated work under this Contract raises an actual or potential conflict of interest (as described in 2 C.F.R. Part 200). The Supplier must explain the actual or potential conflict in writing in sufficient detail so that the U.S. Office of General Services, Sourcewell, and Participating Entity are able to assess the actual or potential conflict; and provide any additional information as necessary or requested.

R. U.S. EXECUTIVE ORDER 13224. The Supplier, and its subcontractors, must comply with U.S. Executive Order 13224 and U.S. Laws that prohibit transactions with and provision of resources and support to individuals and organizations associated with terrorism.

S. PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT. To the extent applicable, Supplier certifies that during the term of this Contract it will comply with applicable requirements of 2 C.F.R. § 200.216.

T. DOMESTIC PREFERENCES FOR PROCUREMENTS. To the extent applicable, Supplier certifies that during the term of this Contract will comply with applicable requirements of 2 C.F.R. § 200.322.

**22. CANCELLATION**

Sourcewell or Supplier 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 Supplier's Proposal. Cancellation of this Contract does not relieve either party of financial, product, or service obligations incurred or accrued prior to cancellation.

Sourcewell

72 Hour LLC dba: National Auto  
Fleet Group

DocuSigned by:  
*Jeremy Schwartz*  
By: C0FD2A139D06489...  
Jeremy Schwartz  
Title: Chief Procurement Officer  
11/4/2021 | 1:28 PM CDT  
Date: \_\_\_\_\_

DocuSigned by:  
*Jesse Cooper*  
By: FACBB5730C1E467...  
Jesse Cooper  
Title: Fleet Manager  
11/4/2021 | 10:46 AM CDT  
Date: \_\_\_\_\_

Approved:

DocuSigned by:  
*Chad Coauette*  
By: 7E42B8F817A84CC...  
Chad Coauette  
Title: Executive Director/CEO  
11/4/2021 | 1:34 PM CDT  
Date: \_\_\_\_\_

# RFP 091521 - Automobiles, SUVs, Vans, and Light Trucks with Related Equipment and Accessories

---

## Vendor Details

Company Name: 72 HOUR LLC  
Does your company conduct business under any other name? If yes, please state: National Auto Fleet Group  
Address: 490 Auto Center Drive  
Watsonville, CA 95076  
Contact: Jesse Cooper  
Email: Jcooper@nationalautofleetgroup.com  
Phone: 951-440-0585  
Fax: 831-840-8497  
HST#: 263297677

## Submission Details

Created On: Tuesday August 24, 2021 16:34:10  
Submitted On: Tuesday September 14, 2021 14:10:21  
Submitted By: Jesse Cooper  
Email: Jcooper@nationalautofleetgroup.com  
Transaction #: d2e890de-e761-4f47-9b23-bef3d512bd76  
Submitter's IP Address: 76.81.241.2

---

## Specifications

Table 1: Proposer Identity &amp; Authorized Representatives

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

Line Item	Question	Response *
1	Proposer Legal Name (one legal entity only): (In the event of award, will execute the resulting contract as "Supplier")	72 Hour LLC
2	Identify all subsidiary entities of the Proposer whose equipment, products, or services are included in the Proposal.	WCAF, LLC WCDJR, LLC Alan Jay Automotive Inc
3	Identify all applicable assumed names or DBA names of the Proposer or Proposer's subsidiaries in Line 1 or Line 2 above.	NAFG has numerous subsidiaries and DBA's including but not limited to: National Auto Fleet Group, Chevrolet of Watsonville, Watsonville Ford Watsonville CDJR Watsonville Fleet Group Alan Jay Chrysler Jeep Inc Alan Jay Chevrolet, Cadillac Alan Jay Buick, GMC Alan Jay Auto Outlet Clewiston Motor Company, Inc Alan Jay Chrysler Dodge Ram Jeep Alan Jay Lincoln Alan Jay Ford Alan Jay Nissan Alan Jay Toyota
4	Proposer Physical Address:	490 Auto Center Drive Watsonville, CA 95076
5	Proposer website address (or addresses):	www.NationalAutoFleetGroup.com
6	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):	Jesse Cooper Fleet Manager  1-855-289-6572 490 Auto Center Drive Watsonville, CA 95076 Jcooper@nationalautofleetgroup.com
7	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Jesse Cooper Fleet Manager  1-855-289-6572 490 Auto Center Drive Watsonville, CA 95076 Jcooper@nationalautofleetgroup.com
8	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	Clarke Cooper Fleet Manger  1-855-289-6572 490 Auto Center Drive Watsonville, CA 95076 ClarkeCooper@watsonvillefleetgroup.com

Table 2: Company Information and Financial Strength

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

9	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>National Auto Fleet Group started as a new division of 72 Hour LLC, in the summer of 2010 in the heart of Southern California. We began our network with a single automobile dealership and have now grown our network to encompass numerous dealerships located in and outside of California.</p> <p>We stand by providing opportunities for advancement by hiring and promoting from within our organization. Many of the Fleet Managers who started with us in 2010 are still with us today.</p> <p>Through the years, we have evolved and adapted to the new technology driven trends that are revolutionizing the automotive industry today. However, our brand's fundamental core values have remained unchanged – We are committed to do right for the members. If we take care of them, they will in return take care of us.</p> <p>National Auto Fleet Group's operational blueprint and business philosophy has always been the "4 RIGHTS" for every member: We deliver the RIGHT vehicle, at the RIGHT time, to the RIGHT place at the RIGHT price.</p> <p>The integrity of our business stems on our deep family roots in the automotive industry. We are and always will be family owned and operated with our future generations already in their infant stages today. We are committed to pioneering our industry for decades to come.</p>
10	What are your company's expectations in the event of an award?	<p>If awarded, this would be our 5th Sourcwell Contract and we would execute as such. We will continue to serve your members and provide them with excellent customer service while continuing to advance customer satisfaction. Along with implementing new business growth strategies that will ultimately launch us into new heights once again.</p> <p>Furthermore, we will launch our Partner Program detailed in the attached "marketing Plan Compressed" Zip file. This next generation application will give members the power to select upfitters they would like NAFG to partner with in providing satisfactory quotes and service. We see tremendous value in building out these mutually beneficial partnerships, so we can provide 100% satisfactory turnkey solutions to the members.</p>
11	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>To demonstrate NAFG's financial strength and stability, we have uploaded Bank Commitment letters under the Financial Strength Section of the online application. We have a direct line of credit of \$52,000,00.00 that we are currently utilizing with our current and past Sourcwell Contracts. However, this number is not capped as we have the freedom to extend the cap to accommodate the revolving needs of the members.</p> <p>Referenced below is a short register of some of our market success from awarded government contracts that encompass over \$140,000,000.00 worth of products and goods under our current Sourcwell Contract.</p> <p>A. City of San Diego, CA \$ 72,000,000 contract under our Sourcwell Contract 120716-NAF.</p> <p>B. City of San Diego, CA \$ 55,400,000 contract under our Sourcwell Contract 081716-NAF.</p> <p>C. Government Fleet Article Highlighting our transaction with the City of San Diego, CA procuring over 100 Police vehicles through NAFG Sourcwell Contract 120716-NAF.</p> <p>D. City of Los Angeles World Airports, CA Contract for \$ 24,003,500 under Sourcwell Contract 120716-NAF for the procurement of 400 vehicles.</p> <p>E. City of Los Angeles Harbor, CA Contract Extension to \$ 4,500,000 contract under Sourcwell Contract 120716-NAF.</p> <p>F. City of Los Angeles Harbor, CA Contract for \$1,500,000 under our Sourcwell Contract 120716-NAF.</p> <p>G. City of Los Angeles Harbor, CA Renewal for another \$ 1,500,000 under Sourcwell Contract Class 6, 7 and 8 Contract 081716-NAF.</p> <p>H. City of Costa Mesa, CA Contract \$1,023,220 under our Sourcwell Contract 120716-NAF.</p> <p>I. Blanket Contracts with the State of Maryland, MD off our current Class 6, 7 and 8 Chassis Contract 081716-NAF.</p> <p>J. Blanket Contracts with the State of Maryland, MD off our Current Sourcwell Contract 120716-NAF.</p> <p>We have also attached our Commitment Letter's for unparalleled support from leading nationally recognized upfit suppliers such The Knapheide Manufacturing Company. Along with regional suppliers such as Brand FX and Phenix Truck Body located in Southern California serve as regional support locations, whom we often work alongside to fulfill all member needs with past, present, and future orders with NAFG.</p> <p>Included are also Upfitter Recommendation letters to illustrate how National Auto Fleet Group has taken a proactive interest in building mutually beneficial relationship with our upfitters. Mutuality and reciprocity relationships between body companies and our dealer's are two of the key components that help members receive what they need in a smooth and efficient fashion.</p> <p>In addition, the adoption of our Class 6, 7, and 8 Contract from Anne Arundel County in the state of Maryland is as an example of how National Auto Fleet Group attracts and retains new clients by demonstrating to them there's a better and more efficient way of finding turnkey solutions.</p> <p>Lastly, we have attached supporting documents that help emphasize and exemplify our growth since our first awarded Sourcwell Contract in 2012. We sincerely hope it helps portray our commitment to building lifelong rapport and trust with our partner upfitters and members.</p>
12	What is your US market share for the solutions that you are proposing?	. Of our respective brands and OEM's we represent, the US market share is estimated to be 60 – 75%.
13	What is your Canadian market share for the solutions that you are proposing?	It is difficult to estimate the market share for the brands and OEM's we represent, however we estimate that it should be the same 60 -75 % of the US share.
14	Has your business ever petitioned for bankruptcy protection? If so, explain in detail.	No.

15	<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>National Auto Fleet Group is a dealer network best categorized as "A" - Distributer/Dealer/Reseller and Dealer Partner for (15) OEM Manufacturers including Ford Motor Company, Chevrolet, RAM, GMC, Buick, Chrysler, Dodge, Jeep, Toyota, Nissan, KIA, BMW, Honda, Cadillac and Volkswagen, All orders are placed with the franchised dealer and ultimately titled directly to the member. All appropriate certification certificates and authorized DMV/Factory licenses may be found in the "Related Certification" section uploaded to this RFP. It should be noted we do not sell used equipment to members.</p>
16	<p>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>	<p>Required licenses include a Dealer's License, a Franchise issued by the Manufacture, a Department of Motor Vehicles License, as well as a Reseller's permit license. All which NAFG and Dealer Partner's hold. Please review our attachment documents in section "Related Certification" for licenses that we either solely own or are jointly owned by our partner dealers that pertain to this RFP. A list of all our licenses are below, some of which may not pertain to class 1-3 but to class 4-8.</p> <p>CA Certificate of Good Standing 200824810190  State of Florida License Certificates:  VF/1000974/4  VF/1000950/1  VF/1046516/1  VF/1024619/2  VF/1024619/1  VF/1018615/1  VF/1021891/1  VF/1000974/3  VF/1105916/1  VF/1020705/1  VF/1000969/1  CA State Seller's Permit 101-135239  CA State Seller's Permit 245364864-00001  Department of Motor Vehicle, Vehicle Dealer/ License Number 97772  Department of Motor Vehicle, Vehicle Dealer License Number 97771  Department of Motor Vehicle, Vehicle Dealer License Number 43609  Bureau of Automotive repair Registration # ARD00296319 123120  CA State Seller's Permit 232781952-00001  City of Watsonville Business License Number 1792  City of Watsonville Business License Number 4358  Fictitious Business Names from Santa Cruz County for National Auto Fleet Group FBN: 2017-0000138  California General Resale Certificate  Dun &amp; Bradstreet Number: 023680653  Government of The District of Columbia Certificate  Government of the District of Columbia Tax Registration # 7815888160711  City of Los Angeles Tax Registration  Government of The District of Columbia CLEAN HANDS CERTIFICATION  San Diego Freightliner Seller's Permit  Commonwealth of Virginia State Corporation Commission Certificate  State of Maryland Good Standing Certificate  Kansas Department of Revenue for Kansas City Peterbilt  New Jersey Department of Treasury Registration Certificate  New Jersey Business Registration  Notice of Compliance of the Canton City Codified Ordinance  Employee Information Report for the State of New Jersey  State of Maryland New Sales and Use tax License  CA State Seller's Permit 98-037902 00006  South Carolina Department of Motor Vehicles License Number 36133  State of South Carolina Retail License  Commonwealth of Kentucky Vehicle Dealer License 1583 20 100  State of West Virginia Dealer License  Commonwealth of Kentucky Vehicle Dealer License 1581 20 036  State of Tennessee Vehicle Dealer License</p>
17	<p>Provide all "Suspension or Debarment" information that has applied to your organization during the past ten years.</p>	<p>Not Applicable, none.</p>



**Table 3: Industry Recognition & Marketplace Success**

Line Item	Question	Response *
18	Describe any relevant industry awards or recognition that your company has received in the past five years	National Auto Fleet Group's received its most prestigious award for Top Placement within Ford Motor Company as the leading dealership in Government Sales. In addition, our Chevrolet brand was highly ranked and honored 4/5 consecutive years by General Motors.
19	What percentage of your sales are to the governmental sector in the past three years	Within our fleet division, 90% of our contracts within the past three years have been with government accounts.
20	What percentage of your sales are to the education sector in the past three years	Within the past 3 years 90% of our sales have been to government accounts, 20% of which are within the education sector.
21	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?	We hold the State of California contract with volumes from 200 to 500 units a year over the past three years. In addition, our Sourcwell Contract's 091219, 081716 and 120716 that we have maintained over the past three years has sold combined north of 400 million of Combined Quarterly Sales.
22	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?	National Auto Fleet Group's focus lies on the Sourcwell Contract. NAFG holds no other GSA contract, Standing Offers, or Supply Arrangements other than the State of California contract. Our annual sales volume is estimated to be north of \$200 million.

**Table 4: References/Testimonials**

Line Item 23. Supply reference information from three customers who are eligible to be Sourcwell participating entities.

Entity Name *	Contact Name *	Phone Number *
Port of Los Angeles, CA	Mr. Dave Comer	310-72-3794
County of Ventura, CA	Mr. Jorge Brilla	805-672-2044
City of Austin, TX	Mr. Matt Sager	512-978-2637
County of San Joaquin, CA	Mr. David Myers	209-468-9745
City of Palo Alto, CA	Ms. Danitra Bahlman	650-496-5920

**Table 5: Top Five Government or Education Customers**

Line Item 24. 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 *
City of Austin	Government	Texas - TX	Purchaser	10-15 Vehicles at once, Vans and SUVs	Over 1M
Los Angeles Department of Water and Power	Government	California - CA	Purchaser	Over 120 Vehicles, Vans and SUVs	Over 3M
Port of Los Angeles	Government	California - CA	Purchaser	Over 80 Trucks, Vans and SUVs	Over 2M
Anne Arundel County	Government	Maryland - MD	Purchaser	Over 40 Trucks, Vans and SUVs	Over 1M
City of San Diego	Government	California - CA	Purchaser	Over 500 Trucks, Vans, SUV	Over 15M

**Table 6: Ability to Sell and Deliver Service**

Describe your company's capability to meet the needs of Sourcwell 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 *
25	Sales force.	<p>Our sales force consists of direct and an indirect sales force. Our direct sales force consists of direct employees and partner dealers, which exceeds an employee count of 300 personnel both full time and part time. Many of our sales force are spread across the US and we leverage our relationships with our larger class dealerships to service the members lower class vehicle needs as well. A cross sales force. These individuals help support our dealerships and NAFG Fleet Division directly. On the other hand, our indirect sales force made up of upfitters and partner suppliers consists of over 100 personnel with our partner network and sales force growing annually.</p> <p>With both direct and indirect sales force staff working together, NAFG has been able to successfully grow, maintain and service the demand of the members. As the number of your members grow, we will continuously welcome more staff to not only meet customer demand, but also to exceed customer expectations.</p>

26	Dealer network or other distribution methods.	<p>Our franchise network in Canada and the U.S. is fortunately second to none. Our 15 proposed OEMs previously mentioned, all of which have established a presence nationwide with factory stores strategically placed where all members can receive service and complete warranty repairs with their respective products.</p> <p>Simple put the North American and Canadian automobile supply chain network is one of the best in the world. Of the 15 brands we represent, the OEMs have put in place a dealer network across all 50 states that will allow us to best serve all members.</p>
27	Service force.	<p>The 15 manufactures we represent have thousands of service locations that would be easily accessible to all your members. Service centers and warranty repair facilities for all 15 OEMs are ample and ready to help service our members and their needs. However, Alaska and Hawaii may be exceptions as they may have farther distances between franchises where members can utilize the repair services.</p>
28	Describe the ordering process. If orders will be handled by distributors, dealers or others, explain the respective roles of the Proposer and others.	<p>The member may order their vehicles by navigating to our website, <a href="http://www.NationalAutoFleetGroup.com">www.NationalAutoFleetGroup.com</a> and going through the step-by-step process to generate an online quote or by calling one of our representatives at 855-289-6572 or by sending NAFG an email at <a href="mailto:Fleet@NationalAutoFleetGroup.com">Fleet@NationalAutoFleetGroup.com</a>. Orders are then processed directly to the manufacturer who will work to supply the vehicle to the ship-to location for upfitting or end user desired delivery location.</p>
29	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.	<p>To best demonstrate our Customer Service program, kindly reference the ZIP file "Member Walk Through" that is attached in the Additional Documents folder. Please begin with and review in order that is explained below:</p> <p><b>How Members Can Get Quotes Online:</b> A member can obtain most quotes by visiting our website <a href="http://www.NationalAutoFleetGroup.com">www.NationalAutoFleetGroup.com</a> where a simple one step form is needed for registration. This is to protect the price information from nonmembers. Once a member registers they will receive an automated welcome email with a demo video on how to use our site. Members will gain access to there very own dashboard which will house all there quotes in one safe secure login. Member's can select which brand they are looking for and model year. Our site shows all the categories the brand offers such as: Cars, Vans, SUV's Trucks and Chassis Cabs. Members will then be able to drill down for the right selection by picking from the filter menu of what cab there looking for (Regular, Extended or Crew) to 2 wheel or 4 wheel drive down to the bed length there looking for. All factory options are then presented for the member to select from, this will show all current factory orderable options, taking the guess work out for the member. Once a member selects a desire build, they will see there Sourcewell Price report showing the MSRP, there contract price, the saving in real dollars and as a percentage. In the PDF example you can see a saving of \$ 9,175.96 of 22.345% to the member showing a significant savings. Members then can chose to add extra's to there order like extra keys' service manuals, sales tax and even request an upfit to be added to there quote. Lastly they will be given a complete turn key quote package to print which will include there customized Quote ID, Description and Specifications of what they built.</p> <p><b>How Members and Upfitters can Partner with NAFG:</b> Our dedicated website <a href="http://www.NAFGPartner.com">www.NAFGPartner.com</a> was built to accommodate the member who would like a certain upfitter to upfit there vehicles. It was also built for upfitters to have a place to go where they can find information on how to partner with NAFG to better serve there local members.</p> <p><b>Example of A Member with Upfit Quote:</b> This is an example of how we use our Cab Chassis and combine them with an upfit to provide a turnkey solution for the member in a simple to follow format.</p> <p><b>ETA System for Members Walk Through:</b> This is where members can easily come to our website, the same website they built there chassis on and track there order like they would a UPS package. We have a very simple display on our homepage "Track your order" where members can enter one of the following: Purchase Order Number, Quote ID, Upfit Quote ID or vin to easily see there in the process there particular order is in.</p> <p><b>Courtesy Confirmation Explained:</b> After NAFG receives an order from a Member, we always like to send them a Courtesy Confirmation. This is were the member will double check some particulars on there order like, Color, Quantity, Upfit and Specification's are all correct before order placement. We also like to ask for title information at this point so we can help process the paperwork at delivery promptly.</p> <p><b>Factory Order Cut Off Notices:</b> Here is were we like to highlight were members can access any upcoming factory order cut off dates. We walk them through the process step by step to ensure everyone knows the upcoming order cut off date, we even print this information (if known at the time) right on the cover page of there quotes.</p> <p><b>Validation Walk Through Example:</b> To demonstrate a price validation, we show what a member would see when they build a truck on our site. At check out the member would see the Total Configured MSRP of \$ 35,730.00, A Sourcewell Price of \$ 27,331.68, Total Saving of \$ 8,398.32 or 23.505% for a 2020 F-250 followed by the pricing page which shows the Minimum Discount of at least 18.50%. As you see we provided an additional 5% discount on top of the 18.50% contract discount. This would be the case in most instances.</p>
30	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in the United States.	<p>Our willingness and ability to service members nationwide is unparalleled. We have dedicated staff 5 days a week, from 7am to 7pm standing by ready to assist any member help find the best solution for there needs even if helping assist them to the best Sourcewell Contract that could be a solution. We have a dedicated live chat feature on our online quote generating website in case any member has any trouble at all in building there quotes. NAFG has established a chain of suppliers who are at the ready to serve if called upon by any member. We are here to help.</p>
31	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	<p>We are willing and eager to soon extend our business model and network into Canada. We believe partnering with local Canadian based dealer groups is key to success in the Canadian market. NAFG's competitive pricing as well as a simple US Dollar to Canadian conversation will help NAFG expand into the Canadian market for participating Sourcewell members.</p>
32	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed contract.	<p>National Auto Fleet Group will handle servicing 100% of all geographic areas located in the United States. Although it is unclear what unseen obstacles we may face in Canada, NAFG is committed to building the same model to service Canada and providing the same level of customer satisfaction, service, and care as in the United States.</p>

33	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?	NAFG will continue to service all Sourcewell Members through our 24 hour a day, 7 days a week online portal with the exclusion of Non-Profits. Unfortunately, Non-Profits are often not eligible for the same discount's government entities are qualified for. However, Non-Profits are subject to a different pricing program and will be evaluated on a case to case basis.
34	Define any specific contract requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	The only possible logistical constraints we may face is the shipping constraints for shipments arriving in Alaska, Hawaii and US Territories. For example, we often provide members in Alaska or Hawaii with vehicles that often have upfits. To circumvent this potential issue, members allow us to add these extra shipping and port costs to their quotes.

Table 7: Marketing Plan

Line Item	Question	Response *
35	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>National Auto Fleet Group encompasses a variety of marketing strategies to promote our products and services to streamline the vehicle purchasing process for government entities. Below are a few strategies used to serve as the gateway between our business and public agencies.</p> <p><b>Website and Inbound Marketing:</b> The creation of a professional customer-focused website is one of our main features to market our products and services. The NAFG website encourages our members to interact and browse through products offered along with pricing and information about National Auto Fleet Group. Inbound marketing is created when potential members are directed to the company website. With this method, we are able to not only connect with members but to put the purchasing ability into the hands of each member. Our inbound marketing strategy attracts members by creating valuable content and experiences tailored to the needs of each individual. Examples include email campaign flyers on our products, informative and how-to videos, social media and engaging members with top-notch customer service to build brand awareness.</p> <p><b>Email Marketing:</b> One of the main strategies used to engage current and potential members is Email Marketing. Our emails include different types of flyers that consist of information of the Sourcewell contract, promoting manufacturer brands, holiday themed flyers, discounts offered to first time buyers, important cutoff date reminders and upcoming products and events. The use of marketing campaigns plays a major role in enhancing the growth of our client database. Emails are a big part of our daily lives due to government agency employees utilizing emails as their main source of communication. We use campaigner.com as the emailing platform to reach our target members. Videos and descriptive images are used on all flyers and are compatible with a desktop or mobile device. Messages are short and to the point with links leading to the Sourcewell and NAFG homepage. The Campaigner email system allows the ability to track email activity based on open rate, unsubscribes and link clicks which is beneficial to understanding email effectiveness.</p> <p>Once potential members are directed to our website, they are welcomed with a wide range of options to explore an array of our products and services. They are able to register to become a member, view pricing, explore available in-stock vehicles, view how-to-videos, build a vehicle online to request an immediate quote or use our live chat assistant or call/email for live support.</p> <p><b>Face to Face Marketing Strategies:</b> This strategy has proven to be successful in generating leads and creating lasting relationships by developing genuine connections with prospective members. National Auto Fleet Group attends several trades shows per year to engage members and put a face to the company. This in person meeting aids to build the brand by nurturing relationships between members and other vendors associated through the process. Trade shows attended include GFX, IAPPO, NIGP, ACT, CAPPO, and CASBO throughout the United States.</p> <p>NAFG has many opportunities to make in person presentations to propose products, services offered and to answer any questions potential members may have. These PowerPoint Presentations include topics on NAFG/Sourcewell process, how to facilitate the vehicle purchasing without bidding, informational videos, and the brands and services we provide. These meetings have been held at local cities, counties, school districts, water districts and ports.</p> <p>Relationship Marketing is a vital strategy used in building and maintaining long-term relationships practiced by National Auto Fleet Group on a daily basis.</p> <p>NAFG strives to create a positive and supportive connection with members by providing personalized and responsive customer service practices. The sales team has worked tirelessly to focus on providing outstanding customer support to create a powerful rapport with existing and new members. By going above and beyond, they have enhanced existing relationships and executed customer loyalty with repeat businesses. They strive to deviate from the "Car Salesperson" mentality which is 100% sales driven to a more product and customer service approach by instilling a sense of confidence in our clients. The goal is to regularly assist clients and address any needs and concerns even after the purchase has occurred. The strive to focus on solution selling vs. product selling develops into a mutually beneficial agreement for members and the business.</p> <p>Below are a few examples on successful relationship marketing from our Fleet Department:                  We had a member call in to request financing/lease options for a truck needed through our National Auto Fleet Group/Sourcewell vehicle contract. I contacted another Sourcewell vendor, Matt Geiselhart from NCL Gov Capital and he was happy to assist with a financing quote. The member also requested to trade in a current vehicle in their fleet and was directed to Govdeals for assistance in removing the outdated unit through an auction. The member was able to utilize three Sourcewell contracts to complete his transaction which simplified the entire process. The member was very satisfied with the amount of care and ease through his experience and became a repeat customer. By utilizing a cross-selling strategy, National Auto Fleet Group became his one stop shop to fulfill all fleet vehicle purchasing needs.</p> <p>"I had a member call in desperate to obtain a new truck because an employee had gotten into a serious accident and had the truck totaled. Due to covid restrictions, most manufacturers are currently experiencing microchip shortages which relays to production delays at the factory. We were able to direct buyer to our in-stock inventory on the NAFG website and member was ecstatic to locate truck to meet their needs. Instead of having to wait 30 weeks to receive the new vehicle, member was able to obtain the new truck within 3 weeks."</p>

"I once had a member contact us two years after purchasing a vehicle from us. They had a malfunction with the liftgate on the box truck which caused a logistical nightmare. I was able to contact one of our body vendors that upfitted the lift gate installation and a service technician was able to go onsite to resolve the liftgate issue at no additional cost. The member was very impressed with the quality of our customer service even after purchase."

"I had a member request a ¾ ton truck pricing but was unsure about their budget at the time. I took the time to go through each option with the client to provide a Sourcewell pricing quote through multiple manufacturers from Ram, Chevrolet and Ford. This empowered the member to have multiple pricing options for review to align with their budget as well as eliminating the need to shop anywhere else."

"We work with many body companies to assist customers with the body upfitting process. One of our members called in a request to expedite a particular vehicle that was held up at one of their local body upfitters. I contacted the body company representative and put in a request to expedite the upfitting per request of the member. The body company was able to comply with the request and delivery was made sooner than expected."

Word-of-Mouth Marketing: The positive quality of service has led to more sales based on previous customers' impressions on their experience. NAFG's goal is to provide exemplary customer service throughout the entire purchasing process to encourage repeat business and advocate services to other members. NAFG has been fortunate to experience multiple instances of leads generated based solely on word-of-mouth marketing through our existing customers.

Cross-promotion: National Auto Fleet Group is currently collaborating with another Sourcewell Vendor, NCL Government Capital to promote each other's products and services. NCL Government Capital specializes in providing competitive equipment financing programs for municipalities and public education entities across the United States. As a team, NCL and NAFG produced a variety of marketing materials such as videos, flyers and info graphs to promote purchasing and leasing opportunities.

Hoglund Bus Company is another cross-promotion vendor NAFG had the opportunity to create a partnership with. Flyers were created to advertise Chassis from NAFG along with a variety of bus bodies from Hoglund Bus Company.

With cross-promotion, companies exchange knowledge and provide endorsements on websites, social media, and email campaigns. This strategy creates an influx of new leads, brand awareness, increased sales and recurrence of customers. National Auto Fleet Group will continue to create new partnerships and facilitate more cross-promotion opportunities in the near future to provide turnkey solutions for a variety of vehicle purchasing needs.

Coming in 2022, National Auto Fleet Group will be launching a NAFG Partner Website to further increase business growth. The website [www.nafgpartner.com](http://www.nafgpartner.com) is expected to launch next year in 2022. The site encourages body upfitting companies throughout the United States to partner up with NAFG to become a preferred member. The benefits of becoming a preferred member include endorsements on website and social media avenues along with word-of-mouth referral for clients with upfitting needs. Our dedicated public relations representative will conduct phone and in person meetings to discuss the advantages of partnering up with NAFG, therefore generating more cross-promotion opportunities.

Members from government agencies are encouraged to go on the site to search for local body upfitting companies they are interested in working with. As a prerequisite in becoming a preferred vendor, they are required to advertise NAFG and the Sourcewell contract on their business website and refer their clients to purchase their cab/chassis needs through NAFG. This establishes a partnership that will generate increased sales all around. We are still currently building the website and interacting with body companies across the United States that would be interested in partnering up with NAFG.

<p>36</p>	<p>Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.</p>	<p>Social media plays a crucial element in the way people communicate and connect with each other. LinkedIn is the go-to platform used by NAFG as it offers a variety of ways to expand our network by locating and connecting with relevant professionals in the industry. National Auto Fleet Group has utilized LinkedIn to engage current and potential members through personalized messages and posts. Personalized messages include thanking them for registering on site as well as directing them to our link to the website, LinkedIn, YouTube, Facebook and Instagram company pages. The goal is to unite with people already on our database as well as people that would benefit from our products and services. Current flyers or messages about our company are also posted on the LinkedIn site to generate and attract more business. Time is also spent on reading posts from connections and observe any needs that National Auto Fleet Group may assist with.</p> <p>National Auto Fleet Group has begun utilizing video marketing strategies to further promote and market products by engaging on social media channels and email flyers. Programs such as Vimeo, Video Scribe, Cartoon Animator, Adobe Animate, Illustrate, Captive, Photoshop and Movavi Video Editor Plus are employed to edit and create videos to assist in endorsing our company. The following videos were recently created by our marketing department along with outside video production companies:</p> <p>Explainer Video: The first video created was a 90 second explainer video about National Auto Fleet Group that used animated characters to visualize our products and services along with information on the Sourcwell awarded contract. The video has been incorporated into all our weekly email flyers and social media platforms as an informative video on our products and how to purchase vehicles off Sourcwell Government Contract.</p> <p>How To Videos: National Auto Fleet Group has also created step-by-step How-To videos on the process to purchase both Light Duty and Heavy-Duty vehicles off the contract.</p> <p>In Stock Vehicles: This video showcases our in-stock vehicles available and the process of requesting a quote.</p> <p>ETA Tracking System: This video was created to not only introduce but to encourage clients to self-track their vehicle status.</p> <p>Holiday Themed Videos: These amusing videos were created to celebrate the holidays and add humor and lightness to our company and products sold.</p> <p>Cross Promotion Video: This video markets our relationship with NCL Government Capital and Sourcwell to endorse EV vehicles.</p> <p>Videos for social media: Mini videos were created to advertise new vehicles available, pricing and cutoff date reminders.</p> <p>NAFG has recently introduced a newly built live chat feature on our website for customer convenience as well as improving customer service. Visitors have access to chat with a live sales representative 24 hours a day, 7 days a week. With this feature potential customers are provided with another avenue for assistance in addition to emailing and phone calls. The benefits of a live chat option include quicker response time to assist buyers in reaching a purchasing decision and answer their questions.</p> <p>Improving customer service will also lead to increased sales, customer loyalty and engagement. Many studies have shown a strong correlation between live chat and increase in conversion rates. Potential clients appreciate having their questions answered in real-time when trying to build a vehicle quote online and allowing the user to multi-task different projects.</p>
<p>37</p>	<p>In your view, what is Sourcwell's role in promoting contracts arising out of this RFP? How will you integrate a Sourcwell-awarded contract into your sales process?</p>	<p>Sourcwell's mission states: "Our commitment to service and exceeding client expectations." This statement integrates with our relationship marketing strategy with our commitment to go above and beyond for all our members. Sourcwell is a trusted brand that government entities can rely on to access a wide variety of products and services for their everyday needs. With over 40 years of partnerships and relationship building, they are the glue that connects government, education, and nonprofit agencies to companies of all sizes to offer turnkey solutions to their needs.</p> <p>Sourcwell is also a reliable resource for vendors by not only connecting with potential prospects but by providing valuable marketing materials readily available for download on their website. Resources and tools provided include flyers, vendor training videos along with compliance information.</p> <p>The Sourcwell brand integrates a thorough documentation review of all vendors prior to awarding their cooperative contracts to ensure products and services are from reputable vendors. The brand provides a sense of legitimacy of our company name and members recognize that products and services are from reliable sources that will meet their needs.</p> <p>Sourcwell's aim is to simplify the purchasing and procurement process of government entities by eliminating the costly bidding procedure. The process of researching the right vendor is not only stressful and time-consuming but can be expensive as well. Sourcwell has completed the bidding for government entities which simplifies the overall purchasing process by providing access to competitively bid contracts procured by a government agency.</p> <p>Sourcwell has provided NAFG with overwhelming opportunities to work with government agencies across the United States. The Sourcwell name represents a high standard of integrity and ethics which is a dynamic National Auto Fleet Group is proud to be part of. Sourcwell members have access to a contract that is more flexible than the standard bidding process. Sourcwell is an organization that aids government entities to stay competitive without the frustrations and issues involved with the traditional bidding process. This contract can be customized to meet the unique needs of each client. The sales team has incorporated not only this standard of integrity in their sales practice ensuring clients' purchasing needs will always be met. The cost savings and stress-free nature of the cooperative contracts favors that of the traditional bidding process. It enables vendors to work with qualifying government entities in a more efficient manner. We vow to maintain these levels of standards across the board throughout all departments within the company.</p>

38	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>Our website provides a hands-on empowering approach to ordering vehicles online. Clients can search through many vehicles makes and models with the ability to customize a vehicle tailored to their specific needs of their agency. A personalized quote with pricing can be available in as little as 5 minutes depending on the complexity of the vehicle. If upfitting is needed, the buyer can list the details of the up-fit while building their vehicle on our website to receive a complete quote or a sales representative can be reached through phone, email or our new live chat feature built on our website.</p> <p>We have recently created and uploaded a "How-To Videos" section on the homepage of our website which highlights a step-by-step process on how to build an online quote. This informative video demonstrates how to navigate the website in how to generate a vehicle quote with or without upfitting options. It begins by explaining how to register on our website as a member and then details on how to select vehicle model and type and the factory options needed.</p> <p>Once a customized quote is built, clients have the option to finalize the sales transaction by submitting a purchase order to our sales team via email. This gives complete autonomy to the client to purchase vehicles without the need to speak to a sales rep. If assistance is needed, they can contact sales through email, live chat or phone.</p> <p>If assistance is required to build a quote, our sales rep is also available to walk a client through the e-procurement process step by step. This ensures someone is available to answer any questions if needed and empowering the client to make any future purchases on their own. Clients may also call or email the needs of the company and receive a customized vehicle quote.</p>
----	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Table 8: Value-Added Attributes

Line Item	Question	Response
39	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.	National Auto Fleet Group extends any and all product, equipment, maintenance and operating programs provided by the Manufacturer directly to Sourcewell participating entities during the quoting process. The manufacturer will provide quotes to the member based on the vehicles class and size, and geographic location. NAFG will always pass these quotes onto members and treat them like an upfit to the vehicle.
40	Describe any technological advances that your proposed products or services offer.	Technological accomplishments by Manufactures like Ford Motor Company and General Motors serve members by keeping many models available for members to choose from. Additionally, NAFG allows members the ability to choose to electrify their vehicle by opting into the Motive Power Systems we can still help supply this kind of an upfit. For more information, we have attached the product and pricing information within the "Upfits Available" and "All 15 Manufactures" ZIP files under the supporting documents portion of the application.
41	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.	National Auto Fleet Group helped create the Climate Mayor Purchasing Collaborative by partnering with over 400 Mayors nationwide. This initiative was created for the benefit of members who wanted to create and sustain an all-electric fleet. We offer 100% purely electric vehicles your members to choose from. Some popular models include the Chevrolet Bolt, Ford Fusion, Ford Mustang Mach-E, as well as Ford's all electric F-150. We are confident that as more OEM's continue to manufacture new electric vehicles, we will provide them for members to select from. More information about this initiative can be found at <a href="http://www.Driveevfleet.org">www.Driveevfleet.org</a>
42	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.	NAFG has the California Air Resource Board (CARB) Certificate as well as the Ford Qualified Vehicle Modifier Certificate on file with some of our partner suppliers and upfitters hold these certifications and these certifications help illustrate how each vehicle conserves energy and remains energy efficient.
43	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.	NAFG holds a current partnership with many suppliers some of which are veteran owned such as Pacific Truck Body located in CA. Our Ford, Chevrolet and Ram,Jeep,Dodge,Chrysler stores are jointly owned and operated by Minorities.
44	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?	National Auto Fleet Group was not only built on dedication and hard work, but also through quantifiable metrics that directly measure the results of our efforts to ensure real goals are being measured and met. Through measuring results, NAFG takes responsibility in ensuring we deliver only the best customer care to your members. NAFG offers members 24 hour website access to customer support to personally walk members through any questions they may have. No matter what the issue may be, we always think outside the box to help members find a solution.

**Table 9A: 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 *
45	Do your warranties cover all products, parts, and labor?	Each of the 15 manufactures we represent cover their own products, parts, and labor. All warranty information may be found in our attachments under the ZIP File "All 15 Manufactures".
46	Do your warranties impose usage restrictions or other limitations that adversely affect coverage?	Prior to purchase, members should be aware of each manufacturer's restrictions. Such as improper use of the vehicle may result in disqualification of coverage under the OEM's warranty. An example of this may be an F-350 being used for a police related pursuit, which may void certain warranties. Although, we always welcome and encourage members to contact us for their particular warranty coverage.
47	Do your warranties cover the expense of technicians' travel time and mileage to perform warranty repairs?	In some cases, manufacturers will tow a member's vehicle to the nearest warranty repair facility in case of a breakdown and cover expenses, but prior approval is required.
48	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?	This may vary from manufacturer to manufacturer. Thus, we encourage members to call in prior to purchase and inquire about their specific region and how their warranty repairs will be covered with their manufacturer.
49	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?	All warranties are typically passed on to the original equipment manufacturer and any upfit warranty will be passed on to the upfitter to perform.
50	What are your proposed exchange and return programs and policies?	If a member changes their mind, NAFG will quickly make every effort to change or cancel the order with the factory. However, once the manufacturer begins producing the vehicle, there are no changes, exchanges, or refunds available. The order is then deemed non-cancellable. This includes any upfit equipment an upfitter has ordered for the unit.
51	Describe any service contract options for the items included in your proposal.	NAFG offers any and all manufacturer service contracts for all members. There are several parameters in which a service contract may be customizable. These customized service contracts will be treated as add factory options and following the same discount schedule provided in the pricing file.

**Table 9B: Performance Standards or Guarantees**

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

Line Item	Question	Response *
52	Describe any performance standards or guarantees that apply to your services	The only guarantee we can ever provide is the guarantee that we will treat and help every member that contacts with respect, integrity and professionalism.
53	Describe any service standards or guarantees that apply to your services (policies, metrics, KPIs, etc.)	NAFG and staff uphold high standards with how we provide service to the members, not only holding each other accountable but by embracing member feedback of how we can improve. Then we act upon it and implement improvements.

**Table 10: Payment Terms and Financing Options**

Line Item	Question	Response *
54	Describe your payment terms and accepted payment methods?	Standard payment terms are Net 20, with a 10 - day grace period.
55	Describe any leasing or financing options available for use by educational or governmental entities.	. In order to provide leasing or financing options, NAFG has partnered with National Cooperative Leasing to offer leasing terms for Sourcewell members for all NAFG quotes under the Sourcewell contract. For further review, we have attached a PDF called "NCL Sample Lease" in the "Member Walk Through" Zip file.
56	Describe any standard transaction documents that you propose to use in connection with an awarded contract (order forms, terms and conditions, service level agreements, etc.). Upload a sample of each (as applicable) in the document upload section of your response.	National Auto Fleet Group's transaction process (Purchase Order) is closely tracked, well documented, and neatly organized to monitor each transaction performed through our Sourcewell Contract. This way, NAFG may produce swift and accurate quarterly reporting.
57	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?	Yes, NAFG accepts up to \$2,500 per vehicle. However, any dollar amount higher than \$2,500 will require a P-card/ Credit Card transactional fee that would be passed onto the member

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 Sourcwell Price and Product Change Request Form.

Line Item	Question	Response *
58	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcwell discounted price) on all of the items that you want Sourcwell 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.	National Auto Fleet Group is offering Line-Item Discounts Off Manufacture Suggested Retail Price for 15 manufacturers that is detailed in the Price File. NAFG will also offer any Upfits to be added to any and all vehicles* that members wish to add. Details are located on the Price Summary Page in the Price File.
59	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.	NAFG has an provided offerings from 15 Brands/OEMS and there respective percentage off vary and are detailed in the "Price File" zip  Each Manufacture Range is detailed in the tabs below, here is an overview Chevrolet from -.077 to 24.45 % Ford Motor Company from -5.19 to 23.31 % GMC from 6.14 to 22.45 % Ram from 4.99 to 14.23 % Dodge from 3.09 to 9.96 % Jeep from 1.38 to 4.17 % Chrysler from 1.65 to 4.55 % Toyota from .03 to 8.98 % Honda from 1.34 to 4.9 % Nissan from -.085 to 14.61 % Buick from 2.36 to 6.08 Kia from .69 to 8.39 % BMW from 3.8 to 4.77 % Cadillac from 4.22 to 6.77 % Volkswagen from 2.17 to 2.46 %
60	Describe any quantity or volume discounts or rebate programs that you offer.	If clients are considering an order of 150 or more units, we encourage members to contact us for any additional discounted quotes.
61	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.	"Open Market" products or "Sourced Goods" will be considered and treated as regular upfits. However, they may be quoted up to a 10% mark up, if applicable.
62	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.	All considerations have already been taken into account in its entirety. The Price Summary Page and Price Table contained in the price file includes all considered costs. Although if a member requested a specialized quote for a unique situation that requires special training, direction, or installation, the additional costs would be added as a part of the upfit and then included inside the member's quote.
63	If freight, delivery, or shipping is an additional cost to the Sourcwell participating entity, describe in detail the complete freight, shipping, and delivery program.	All manufactures charge a standard "Factory Destination Charge". However, that is separate from the freight/destination cost that members may incur to ship a vehicle to and from an installer, if applicable. These subsequent locational movements may bare additional freight costs that will be outlined within the members quote for their review prior to purchase.
64	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	Freight, shipping, and delivery terms among these regions sometimes carry additional logistical charges for added ferry, port and driver costs from both to and from the mainland. These added costs will be disclosed on the quote for members to review and approve prior to purchase.
65	Describe any unique distribution and/or delivery methods or options offered in your proposal.	National Auto Fleet Group already has a well-established Automobile Franchise Distribution Network that allows for swift and relatively seamless delivery to members and their end users.

Table 12: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments
66	c. better than the Proposer typically offers to GPOs, cooperative procurement organizations, or state purchasing departments.	NAFG Strives to offer the best overall value to the member with each and every quote.



Table 13: Audit and Administrative Fee

Line Item	Question	Response *
67	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. Provide sufficient detail to support your ability to report quarterly sales to Sourcewell as described in the Contract template.	Sourcewell participating members are able to obtain proper pricing directly from our website, where they are able to use our user-friendly design to build and price their vehicles. The NAFG is updated daily to reflect updated manufacturer MSRP information. Our system will provide members with an accurate quote 99.99% of the time. In addition, NAFG has a stream line and organized process that calculates administrative fees and allows NAFG to give a turnaround time of 15 – 30 days for quarterly reports.
68	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.	One of the internal metrics NAFG uses to track and measure success with the Sourcewell Contract is maintained through our website. Our website keeps a detailed log of quotes that members are generating. We oversee and keep track of how many quotes are being generated and which quotes are met with a purchase order. Every month we evaluate our sales indicators and closely monitor the volume and frequency of sales. One example is by evaluating which members are purchasing from our platform – new members or frequent members to ensure we are growing our member base. We use these metrics to measure our projected growth rate and work to exceed our expectations.
69	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.)	NAFG will submit \$ 300 per vehicle purchased through NAFG and \$ 200 per vehicle purchased through our partner dealer Alan Jay Automotive. For the purpose of an admin fee there are no other partner dealer groups considered.

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

Line Item	Question	Response *
70	Provide a detailed description of the equipment, products, and services that you are offering in your proposal.	NAFG has provided a "Model Roll Out" Charts in the "Price File" zip, but of the 15 manufacturers we represent, they have over 100 makes and models for members to choose from that range from Class 1-3 and supporting Class 4 Cab and Chassis trucks. NAFG's platforms can add any upfit of their choosing, ranging from toolboxes to Line Mechanic Bodies. Any and all upfits can be added to any one of our vehicles through one of our upfit partner suppliers or by an upfit supplier of the members choosing. NAFG and the supplier will work together to supply members with turnkey quotes.
71	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	National Auto Fleet Group lists the makes and models of all 15 manufacturers we represent under the ZIP File "All 15 Manufactures". These 15 OEMs make up over 100 combined makes, models, and engine combinations for members to select from along with several subtitle "Upfits" detailed for members in the price file.

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
72	Automobiles	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	15 Manufacturers totaling well above 700 makes and models
73	Sport Utility Vehicles	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	15 Manufacturers totaling well above 700 makes and models
74	Vans	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	15 Manufacturers totaling well above 700 makes and models
75	Trucks	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	15 Manufacturers totaling well above 700 makes and models
76	Vehicles described in Lines 72-75 above for Public Safety applications	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	15 Manufacturers totaling well above 700 makes and models
77	Conventional internal combustion models	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	15 Manufacturers totaling well above 700 makes and models
78	Natural gas or propane autogas, hybrid, or alternative fuel models	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	15 Manufacturers totaling well above 700 makes and models
79	Electric powered models	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	15 Manufacturers totaling well above 700 makes and models

**Table 15: Exceptions to Terms, Conditions, or Specifications Form**

**Line Item 80. NOTICE:** To identify any exception, or to request any modification, to the Sourcwell template Contract terms, conditions, or specifications, a Proposer must submit the exception or requested modification on the **Exceptions to Terms, Conditions, or Specifications Form** immediately below. The contract section, the specific text addressed by the exception or requested modification, and the proposed modification must be identified in detail. Proposer's exceptions and proposed modifications are subject to review and approval of Sourcwell and will not automatically be included in the contract.

Contract Section	Term, Condition, or Specification	Exception or Proposed Modification

**Documents**

**Ensure your submission document(s) conforms to the following:**

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.
2. Documents should NOT have a security password, as Sourcwell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcwell.
3. Sourcwell may reject any response where any document(s) cannot be opened and viewed by Sourcwell.
4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as "Marketing Plan."
  - Pricing - NAFG Price File for Bid 091521.zip - Monday September 13, 2021 19:29:27
  - Financial Strength and Stability - Market Success and Financial Stability.zip - Monday September 13, 2021 19:30:12
  - Marketing Plan/Samples - Marketing Plan Compressed.zip - Tuesday September 14, 2021 11:38:30
  - WMBE/MBE/SBE or Related Certificates - Insurance and Related Documents.zip - Tuesday September 14, 2021 11:40:18
  - Warranty Information - Warranties RFP 091521.zip - Tuesday September 14, 2021 11:40:36
  - Standard Transaction Document Samples - Standard Transaction.zip - Monday September 13, 2021 19:54:48
  - Upload Additional Document - ALL 15 Makes and Upfits.zip - Tuesday September 14, 2021 11:35:54

## Addenda, Terms and Conditions

### 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:
  1. 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>;
  2. Included on the government-wide exclusions lists in the United States System for Award Management found at: <https://sam.gov/SAM/>; or
  3. 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. - Jesse Cooper, Fleet Manager, 72 Hour LLC

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_6_Autos_SUVs_Vans_Trucks_RFP_091521 Wed September 8 2021 06:27 PM	<input checked="" type="checkbox"/>	1
Addendum_5_Autos_SUVs_Vans_Trucks_RFP_091521 Tue September 7 2021 07:28 PM	<input checked="" type="checkbox"/>	2
Addendum_4_Autos_SUVs_Vans_Trucks_RFP_091521 Thu August 26 2021 05:55 PM	<input checked="" type="checkbox"/>	1
Addendum_3_Autos_SUVs_Vans_Trucks_RFP_091521 Mon August 23 2021 09:47 AM	<input checked="" type="checkbox"/>	1
Addendum_2_Autos_SUVs_Vans_Trucks_RFP_091521 Sun August 8 2021 09:02 PM	<input checked="" type="checkbox"/>	1
Addendum_1_Autos_SUVs_Vans_Trucks_RFP_091521 Thu August 5 2021 03:58 PM	<input checked="" type="checkbox"/>	1

REQUESTED 08/18/22  
REQUIRED 08/25/22

\*APPROVAL GRP\* 587  
CONSTRUCTION MGMT - CAPIT

BUYER  
MELANIE SMITH

DH

SHIP TO 187  
HALL COUNTY CONSTRUCTION MANAG  
2875 BROWNS BRIDGE RD, 4TH FLO  
GAINESVILLE, GA 30504  
ATTN: LARRY WEST/MELANIE SMITH

VENDOR 10031329  
72 HOUR LLC  
490 AUTO CENTER DRIVE  
WATSONVILLE CA 95076

FREIGHT

LN/ST	COMMODITY	STOCK NO	QUANTITY	UOM	UNIT PRICE	EXTENSION/ TAX/TRADE-IN
01			1.00	EA	54,984.9400	54,984.94
A	2023 FORD TRANSIT CREW VAN (S4V) THE ATTACHED SPECIFICATIONS.		PER			0.00 0.00
TOTAL PRICE						54,984.94
DEPARTMENT	ACCOUNT	PROJECT	ACCOUNT	CHARGE AMOUNT		
587	6006			54,984.94		
REQUISITION TOTAL						54,984.94

RECEIVED AUG 22 2022



# National Auto Fleet Group

A Division of Chevrolet of Watsonville  
490 Auto Center Drive, Watsonville, CA 95076  
(855) 289-6572 • (831) 480-8497 Fax  
Fleet@NationalAutoFleetGroup.com

8/17/2022

Quote ID: 20797

Order Cut Off Date: 9/2/2022

Ms Debra Howington  
Hall County Financial Services  
2875 Browns Bridge Road 4th Floor  
Gainesville, Georgia, 30504

Dear Debra Howington,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration.

One (1) New/Unused (2023 Ford Transit Crew Van (S4V) T-350 HD 148" EL Hi Rf 10360 GVWR DRW RWD, Factory Order 24-26 Week Delivery ) and delivered to your specified location, each for

	One Unit (MSRP)	One Unit	Total % Savings	Total Savings
Contract Price	\$57,100.00	\$54,984.94	3.704 %	\$2,115.06
Factory Order 24-26 Week Delivery		\$0.00		
Tax (0.0000 %)		\$0.00		
Tire fee		\$0.00		
<b>Total</b>		<b>\$54,984.94</b>		

- per the attached specifications.

This vehicle(s) is available under the **Sourcewell Contract 091521-NAF** . Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Jesse Cooper  
Account Manager  
Email: Fleet@NationalAutoFleetGroup.com  
Office: (855) 289-6572  
Fax: (831) 480-8497

Quoting Department  
Account Manager  
Fleet@NationalAutoFleetGroup.com  
(855) 289-6572



**GMC**

## Purchase Order Instructions & Resources

In order to finalize your purchase please submit this purchase packet to your governing body for a purchase order approval and submit your purchase order in the following way:

Email: [Fleet@NationalAutoFleetGroup.com](mailto:Fleet@NationalAutoFleetGroup.com)

Fax: (831) 480-8497

Mail: National Auto Fleet Group

490 Auto Center Drive

Watsonville, CA 95076

We will send a courtesy confirmation for your order and a W-9 if needed.

### Additional Resources

Learn how to track your vehicle: [www.NAFGETA.com](http://www.NAFGETA.com)

Use the upfitter of your choice: [www.NAFGpartner.com](http://www.NAFGpartner.com)

Vehicle Status: [ETA@NationalAutoFleetGroup.com](mailto:ETA@NationalAutoFleetGroup.com)

General Inquiries: [Fleet@NationalAutoFleetGroup.com](mailto:Fleet@NationalAutoFleetGroup.com)

For general questions or assistance please contact our main office at:

**1-855-289-6572**

## Vehicle Configuration Options

ENGINE	
Code	Description
998	ENGINE: 3.5L PFDI V6 FLEX-FUEL, -inc: port injection and auto start-stop technology (STD)
TRANSMISSION	
Code	Description
44U	TRANSMISSION: 10-SPD AUTOMATIC W/OD & SELECTSHIFT, -inc: auxiliary transmission oil cooler (STD)
WHEELS	
Code	Description
76D	WHEELS: 16" HEAVY-DUTY WHITE STEEL, -inc: exposed lug nuts
PRIMARY PAINT	
Code	Description
YZ	OXFORD WHITE
PAINT SCHEME	
Code	Description
___	STANDARD PAINT
SEAT TYPE	
Code	Description
VK	DARK PALAZZO GRAY, VINYL FRONT BUCKET SEATS
AXLE RATIO	
Code	Description
X4L	4.10 LIMITED-SLIP AXLE RATIO, (STD)
SEATING ARRANGEMENT	
Code	Description
21G	DARK PALAZZO GRAY VINYL BUCKET SEATS, -inc: 2-way manual driver seat, 2-way manual passenger seat and driver seat armrest only (STD)
OPTION PACKAGE	
Code	Description
201A	ORDER CODE 201A
ADDITIONAL EQUIPMENT	
Code	Description
18L	EXTERIOR UPGRADE PACKAGE, -inc: Chrome High-Intensity Discharge (HID) Headlamps, LED signature surround, HID headlamps emit a brighter, more natural light than halogen headlamps, which can help improve visibility, Wiper Activated Headlamps, Honeycomb Mesh Grille w/Chrome Surround
19X	AUTO START-STOP DELETE
543	LONG-ARM MANUAL-FOLDING POWER ADJUSTING MIRRORS
92E	PRIVACY GLASS, -inc: Provides protection of vehicle occupant(s) and occupant personal belongings, The glass also provides occupant comfort by helping to reduce vehicle cool-down time, Rear-Window Defroster
153	FRONT LICENSE PLATE BRACKET
18P	50/50 HINGED REAR DOOR W/253-DEGREE OPENING
91B	WIPER ACTIVATED HEADLAMPS



55D	FRONT FOG LAMPS, -inc: Auxiliary lamps that are generally integrated into the front fascia and designed to help illuminate the roadway during poor visibility
942	DAYTIME RUNNING LIGHTS, -inc: Provides enhanced vehicle visibility during daylight conditions
91A	CHROME HIGH-INTENSITY DISCHARGE (HID) HEADLAMPS, -inc: LED signature surround, HID headlamps emit a brighter, more natural light than halogen headlamps, which can help improve visibility
58V	RADIO: AM/FM STEREO W/SYNC 3, -inc: 4" multi-function display, Bluetooth, dual USB ports and 4 speakers (front)
86F	2 ADDITIONAL KEYS (4 TOTAL), -inc: key fobs
57G	DRIVER CONTROLLED FRONT/REAR AUX A/C & HEATER, -inc: Heat is distributed from rear of front-passenger seat, A/C is distributed from the rear of van
87A	12V POWERPOINT, -inc: Located in the rear of the vehicle
43B	BACK UP ALARM, -inc: 102 dB(A) warning capability

# 2023 Fleet/Non-Retail Ford Transit Crew Van T-350 HD 148" EL Hi Rf 10360 GVWR DRW RWD

## WINDOW STICKER

2023 Ford Transit Crew Van T-350 HD 148" EL Hi Rf 10360 GVWR DRW RWD		
CODE	MODEL	MSRP
S4V	2023 Ford Transit Crew Van T-350 HD 148" EL Hi Rf 10360 GVWR DRW RWD	\$52,930.00
<b>OPTIONS</b>		
998	ENGINE: 3.5L PFDI V6 FLEX-FUEL, -inc: port injection and auto start-stop technology (STD)	\$0.00
44U	TRANSMISSION: 10-SPD AUTOMATIC W/OD & SELECTSHIFT, -inc: auxiliary transmission oil cooler (STD)	\$0.00
76D	WHEELS: 16" HEAVY-DUTY WHITE STEEL, -inc: exposed lug nuts	\$35.00
YZ	OXFORD WHITE	\$0.00
—	STANDARD PAINT	\$0.00
VK	DARK PALAZZO GRAY, VINYL FRONT BUCKET SEATS	\$0.00
X4L	4.10 LIMITED-SLIP AXLE RATIO, (STD)	\$0.00
21G	DARK PALAZZO GRAY VINYL BUCKET SEATS, -inc: 2-way manual driver seat, 2-way manual passenger seat and driver seat armrest only (STD)	\$0.00
201A	ORDER CODE 201A	\$0.00
18L	EXTERIOR UPGRADE PACKAGE, -inc: Chrome High-Intensity Discharge (HID) Headlamps, LED signature surround, HID headlamps emit a brighter, more natural light than halogen headlamps, which can help improve visibility, Wiper Activated Headlamps, Honeycomb Mesh Grille w/Chrome Surround	\$450.00
19X	AUTO START-STOP DELETE	(\$50.00)
543	LONG-ARM MANUAL-FOLDING POWER ADJUSTING MIRRORS	\$65.00
92E	PRIVACY GLASS, -inc: Provides protection of vehicle occupant(s) and occupant personal belongings, The glass also provides occupant comfort by helping to reduce vehicle cool-down time, Rear-Window Defroster	\$375.00
153	FRONT LICENSE PLATE BRACKET	\$0.00
18P	50/50 HINGED REAR DOOR W/253-DEGREE OPENING	\$75.00
91B	WIPER ACTIVATED HEADLAMPS	INC
55D	FRONT FOG LAMPS, -inc: Auxiliary lamps that are generally integrated into the front fascia and designed to help illuminate the roadway during poor visibility	INC
942	DAYTIME RUNNING LIGHTS, -inc: Provides enhanced vehicle visibility during daylight conditions	\$45.00
91A	CHROME HIGH-INTENSITY DISCHARGE (HID) HEADLAMPS, -inc: LED signature surround, HID headlamps emit a brighter, more natural light than halogen headlamps, which can help improve visibility	INC
58V	RADIO: AM/FM STEREO W/SYNC 3, -inc: 4" multi-function display, Bluetooth, dual USB ports and 4 speakers (front)	\$280.00
86F	2 ADDITIONAL KEYS (4 TOTAL), -inc: key fobs	\$75.00
57G	DRIVER CONTROLLED FRONT/REAR AUX A/C & HEATER, -inc: Heat is distributed from rear of front-passenger seat, A/C is distributed from the rear of van	\$860.00
87A	12V POWERPOINT, -inc: Located in the rear of the vehicle	\$15.00
43B	BACK UP ALARM, -inc: 102 dB(A) warning capability	\$150.00
Please note selected options override standard equipment		
<b>SUBTOTAL</b>		<b>\$55,305.00</b>
Advert/ Adjustments		\$0.00
Manufacturer Destination Charge		\$1,795.00
<b>TOTAL PRICE</b>		<b>\$57,100.00</b>
Est City: N/A MPG Est Highway: N/A MPG Est Highway Cruising Range: N/A mi		

Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

## Standard Equipment

### MECHANICAL

Engine: 3.5L PFDi V6 Flex-Fuel -inc: port injection and auto start-stop technology
Transmission: 10-Spd Automatic w/OD & SelectShift -inc: auxiliary transmission oil cooler
4.10 Limited-Slip Axle Ratio
GVWR: 10,360 lbs
50-State Emissions System
Engine Auto Stop-Start Feature
Rear-Wheel Drive
70-Amp/Hr Maintenance-Free Battery w/Run Down Protection
250 Amp Alternator
4294# Maximum Payload
Front Anti-Roll Bar
Electric Power-Assist Steering
25.1 Gal. Fuel Tank
Single Stainless Steel Exhaust
Strut Front Suspension w/Coil Springs
Leaf Rear Suspension w/Leaf Springs
4-Wheel Disc Brakes w/4-Wheel ABS, Front Vented Discs, Brake Assist and Hill Hold Control

### EXTERIOR

Wheels: 16" Heavy Duty Silver Steel -inc: silver hubcaps and exposed lug nuts, The center ornament only comes on the front wheels, and not on the rear wheels
Tires: 195/75R16C 107/105 R AS BSW
Steel Spare Wheel
Full-Size Spare Tire Stored Underbody w/Crankdown
Clearcoat Paint
Black Front Bumper
Black Rear Bumper w/1 Tow Hook
Black Bodyside Cladding and Black Wheel Well Trim
Black Side Windows Trim and Black Front Windshield Trim
Black Door Handles
Black Power Side Mirrors w/Convex Spotter and Manual Folding
Fixed Rear Window w/Defroster
Light Tinted Glass
Variable Intermittent Wipers
Fully Galvanized Steel Panels
Running Boards
Black Grille
Front License Plate Bracket
Sliding Rear Passenger Side Door
Split Swing-Out Rear Cargo Access
Tailgate/Rear Door Lock Included w/Power Door Locks
Ford Co-Pilot360 - Autolamp Auto On/Off Aero-Composite Halogen Auto High-Beam Headlamps w/Delay-Off
Headlights-Automatic Highbeams
Cab Clearance Lights
Laminated Glass

### ENTERTAINMENT

Radio: AM/FM Stereo -inc: 4" multi-function display, Bluetooth, dual USB ports and 4 speakers (front)
Radio w/Seek-Scan, Clock, Aux Audio Input Jack, Steering Wheel Controls and External Memory Control
Streaming Audio
Fixed Antenna
Bluetooth Wireless Phone Connectivity
1 LCD Monitor In The Front

**INTERIOR**

Dark Palazzo Gray Vinyl Bucket Seats -inc: 2-way manual driver seat, 2-way manual passenger seat and driver seat armrest only
4-Way Driver Seat
4-Way Passenger Seat
Bench Front Facing Rear Seat
Manual Tilt/Telescoping Steering Column
Gauges -inc: Speedometer, Odometer, Engine Coolant Temp, Tachometer and Trip Odometer
Fixed Rear Windows
FordPass Connect 4G Mobile Hotspot Internet Access
Front Cupholder
Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry and Panic Button
Manual Air Conditioning
Locking Glove Box
Driver Foot Rest
Interior Trim -inc: Metal-Look Instrument Panel Insert
Front Cloth Headliner
Urethane Gear Shifter Material
Vinyl Front Bucket Seats
Day-Night Rearview Mirror
Driver And Passenger Visor Vanity Mirrors
Illuminated Sun Visors
Partial Floor Console w/Storage and 2 12V DC Power Outlets
Front Map Lights
Fade-To-Off Interior Lighting
Front Only Vinyl/Rubber Floor Covering
Cargo Space Lights
Driver Alert
Pre-Collision Assist w/Automatic Emergency Braking
Instrument Panel Bin, Driver And Passenger Door Bins
Power 1st Row Windows w/Driver 1-Touch Down
Power Door Locks w/Autolock Feature
Systems Monitor
Analog Appearance
Manual Adjustable Front Head Restraints and Manual Adjustable Rear Head Restraints
Securilock Anti-Theft Ignition (pats) Engine Immobilizer
2 12V DC Power Outlets

**SAFETY**

Ford Co-Pilot360 w/Side Wind Stabilization Electronic Stability Control (ESC) And Roll Stability Control (RSC)
ABS And Driveline Traction Control
Side Impact Beams
Dual Stage Driver And Passenger Seat-Mounted Side Airbags

Emergency Sos
Ford Co-Pilot360 - Lane-Keeping System Lane Departure Warning
Low Tire Pressure Warning
Dual Stage Driver And Passenger Front Airbags w/Passenger Off Switch
Safety Canopy System Curtain 1st And 2nd Row Airbags
Airbag Occupancy Sensor
Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point, Height Adjusters and Pretensioners
Back-Up Camera



## AGENDA ITEM

### Consent Agenda

---

**REPORT TO:** Meeting (09/06/22)

**REPORT TO:** Voting Meeting (09/08/22)

**ITEM NO:** 458/2022

**SUBJECT:** Approve the award of IFB #025-43 Roll-Off Truck with Hoist and Tarping System for the Hall County Landfill to Sansom Equipment Company of Stonecrest, GA, in the amount of \$193,000.00.

---

#### Meetings:

**Work Session Date:** 09/06/22

**Voting Meeting Date:** 09/08/22

#### Executive Summary:

**Presenter:** SY  
**Recommendation:**  
Approve award

#### Purpose of Request:

Approve the purchase of one (1) used roll-off truck with hoist and tarp system for Hall County Landfill from Sansom Equipment Company, Stonecrest, GA in the amount of \$193,000.00.

#### History:

IFB #025-43 was issued for the purchase of this roll-off truck to expand the hauling capacity from the tipping floor to the working face of landfill. This bid resulted in the receipt of the single submission from Sansom Equipment Company and one (1) 'no bid' response.

#### Facts and Issues:

The bid was for a used (2021 or newer) or a new truck since there reportedly is a lead time of two (2) years for a new truck. Sansom has a used 2021 truck that is available immediately and meets all of the specifications required.

#### Options:

<b>Funding Requested</b>	\$ 193,000.00
<b>Are funds within current budget?</b>	Yes
<b>Source of Funds</b>	Landfill
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	Yes
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**Approvals:**

<b>Buyer</b>	<b>Submit</b>	<b>Approve</b>	<b>Purchasing</b>
DH	SY	SY	CP
<b>Budget</b>	<b>Finance</b>	<b>Attorney</b>	<b>Administration</b>
EW	SY	SY	LJ
<b>Clerk</b>			
JR			

**Attachments:**

- Financial Supplement
- Sansom - Bid Response Quote
- Bid 025-43 - Bidders List
- Bid 025-43 - Bid Tab
- Bid 025-43 - Bid Opening Log Sheet



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

**AGENDA ITEM 458/2022**

**Funds Requested:** \$ 193,000.00

**Request Budgeted:** Yes

**Proposed Source of Funding:**

**Budget Transfer Requested:**

Landfill

No

**Funding Source Items:**

<b>Fiscal Year</b>	<b>Fund</b>	<b>Division</b>	<b>Account</b>	<b>Amount</b>
2023	010 - LANDFILL	133 - SOLID WASTE	6006 - MOTOR VEHICLES	\$193,000.00

**Budget Transfer Items:**

**Additional Information/Comments:**

**Contact for Questions:** SY

**Phone:**

770-531-6799



**I. SCOPE:** To purchase a new roll-off truck with hoist and tarp system per the following basic requirements and specifications.

**II. VENDOR INFORMATION:** The items offered will be comparable with the detailed requirements listed below (unless otherwise noted). The "Bidders Response" column is used to verify compliance to item specifications and/or requirements. Any deviations from specifications or requirements must be noted by bidder otherwise bid is as specified. All bids are to include shipping where applicable. If any line item has a zero or is left blank, that line item will be considered to be a "No Bid".

**III. BASIC REQUIREMENTS FOR A 2021 YEAR MODEL OR NEWER TRUCK:**

<u>Description</u>	<u>Bidders Response</u>
1. (1) <b>New</b> Roll-Off Truck with Hoist and Tarp System and all of the equipment as listed on the following pages	\$ _____
Indicate delivery lead time	_____
Make and stock number of item offered _____	_____
Note: Enclose with your bid, fully illustrative and descriptive literature.	_____
2. (1) <b>2021 or newer used</b> Roll-Off Truck with Hoist and Tarp System and all of the equipment as listed on the following pages	\$ <u>193,000.00</u>
Indicate delivery lead time after receipt of Notice of Award and Purchase Order	<u>IMMEDIATELY</u>
Make and stock number of item offered	<u>2021 Freightliner Roll-Off Hoist</u>
Note: Enclose with your bid, fully illustrative and descriptive literature.	<u>COMPLY</u>

All questions that pertain to the specifications or are of a technical nature are to be directed to Nathan Smith, (770) 531-6853, [nsmith@hallcounty.org](mailto:nsmith@hallcounty.org).

All questions that pertain to the proper method of submitting your proposal should be directed to Debra Howington, Buyer, (770) 535-8263, [dhowington@hallcounty.org](mailto:dhowington@hallcounty.org).

F.O.B. Delivery Address for all items:

Hall County Landfill Division  
Attn: Nathan Smith  
1700 Oakbrook Drive  
Gainesville, GA 30507

## **SPECIFICATIONS**

### **Chassis**

- 2021 Year model or newer
- Chassis mileage shall not exceed 40,500 miles
- Chassis shall have a minimum of 36 months of warranty (Engine, Transmission, After Treatment, Chassis and Towing)
- Shall be a Freightliner SD114 chassis or equivalent
- Chassis shall have a setback front axle
- Chassis shall have a 20,000# front axle
- Chassis shall have a 44,000# R-Series rear tandem axle
- Chassis shall be equipped with a Cummins X12 Diesel Engine
- Chassis shall have an Allison 4000 RDS automatic transmission
- Chassis shall have a minimum of horsepower rating of 455 HP
- Chassis shall have a minimum torque rating of 1,700LB/FT @ 1000 RPM
- Chassis shall have an aluminum fuel tank with a minimum of 100-gallon capacity
- Chassis cab exterior shall be painted **White**

### **Roll-Off Hoist/Body**

- Hoist shall be rated at 60,000#
- Hoist shall be of the outside rail type
- Hoist shall be of the cable type
- Hoist shall be controlled by means of air controls mounted on a control tower inside of cab
- Hoist shall be equipped with dual safety / maintenance props
- Hoist shall contain two (2) stationary container hold downs
- Hoist shall be equipped with a folding ICC rear bumper
- All hoist lights shall be DOT approved and LED
- Hoist shall be equipped with a toolbox
- Hoist shall be equipped with a rack and pinion style automatic tarp system
- Hoist shall be equipped with a steel hydraulic tank with a 3-micron filter and sight / temp gauge and air breather
- Hoist shall be equipped with secondary manual controls mounted outside of cab on driver's side
- Hoist shall have an operating pressure not to exceed 1,850 PSI
- Hoist / Cab shall be equipped with a four (4) camera system with flat screen monitor
- Complete unit shall be immediately available for delivery after issuance of purchase order

**\*Sansom Equipment Company meets all the specifications listed above exactly**





2601 South Stone Mountain Lithonia Rd Stonecrest, GA 30058  
(706) 255-8748

**IFB# 025-43, "Roll-Off Truck w/ Hoist and Tarp System"**

August 5, 2022

Debra Howington, Buyer  
Hall County Purchasing  
PO Drawer 1435  
Gainesville, GA 30503  
[dhowington@hallcounty.org](mailto:dhowington@hallcounty.org)  
770-535-8270

Sansom Equipment Company is pleased to offer a response to IFB# 025-43, "Roll-Off Truck w/ Hoist and Tarp System".

A handwritten signature in blue ink, appearing to read "Andrew Bielecki", is written over the word "ORIGINAL" which is printed diagonally across the page.

Andrew Bielecki  
Georgia Sales Manager



# QUOTE

QUOTE # SECQ5012  
DATE Aug 5, 2022  
SOURCEWELL CUSTOMER ID # 34982  
SOURCEWELL CONTRACT #

**To:**  
Hall County (GA)  
2875 Browns Bridge Road  
Gainesville, GA 30503  
United States

**Sales Contact:** Andrew Bielecki  
706-255-8748  
andrew@secequip.com

770-531-6851

QUOTE STATUS	SHIPPING TERMS	DELIVERY IN DAYS	PAYMENT TERMS
In Stock - Subject To Prior Sale	Customer Location	Immediate	Net Delivery

QTY	DESCRIPTION
1	2021 Freightliner 114SD Chassis with Galbreath 60k Roll off hoist
1	Pioneer tarp, Toolbox, 4 Camera system. Chassis has approximately 38 months warranty on chassis, engine, aftertreatment, transmission. Approximate 40,200 miles
1	Freight
1	Includes New Tarp

This quote does not include any federal, state, or local taxes.  
\* In stock equipment are subject to prior sale. \*

**TOTAL** \$193,000.00

**This quote is valid for 30 Days.**

**Please contact me if I can be of further assistance.**

#### BIRMINGHAM AL OFFICE

2800 Powell Avenue  
Birmingham, AL 35233  
Ph: (205) 324-3104  
Fax: (205) 324-2679

#### MOBILE AL OFFICE

2025 West I-65 Service Road North  
Mobile, AL 36618  
Ph: (251) 631-3766  
Fax: (251) 631-3768

#### SHELBYVILLE TN OFFICE

3196 Highway 231 North  
Shelbyville, TN 37160  
Ph: (615) 696-7066  
Fax: (615) 413-5323

#### STONECREST GA OFFICE

2601 S Stone Mountain Lithonia Road  
Stonecrest, GA 30058  
Ph: (706) 685-6900  
Fax: (706) 609-3491

IFB # 025-43 Roll-off Truck with Hoist and Tarp System

COMPANY NAME	MAILING ADDRESS 1	MAILING ADDRESS 2	CITY	STATE	ZIP
AAA Trucks, LLC	3229 Old Hwy 138 SW		Monroe	GA	30655
Advantage Truck Center	3880 Jeff Adams Drive		Charlotte	NC	28206
All Truck Service and Sales	1581 Fullenwider Road		Gainesville	GA	30507
Battle Motors	1951 Reiser Ave., SE		New Philadelphia	OH	44663
Bunch Truck and Equipment, LLC	5502 Export Boulevard		Garden City	GA	31408-9759
Carolina Environmental systems (CES)	500 Lee Industrial Blvd.		Austell	GA	30168
Commercial Truck & Van Equipment	4800 Buford Highway		Norcross	GA	30071
Custom Truck One Source	4334 Snapfinger Woods Dr.		Decatur	GA	30035
Flint Equipment Company	5333 BBS Way		Braselton	GA	30517
Gainesville Truck Center, Inc.	2145 Athens Highway		Gainesville	GA	30507-7403
Georgia Elite Trucks	1065 Hagood Circle		Marietta	GA	30062
Georgia Kenworth, Inc. d/b/a MHC	1830 Athens Highway	Kenworth	Gainesville	GA	30507
Georgia Kenworth, Inc. d/b/a MHC	1830 Athens Highway	Kenworth	Gainesville	GA	30507
JLM Equipment, Inc.	18110 U.S. Highway 27	Suite 3	Lake Wales	FL	33859
Jordan Truck Sales	1460 Bankhead Hwy.		Carrollton	GA	30116
JW Truck Sales Inc.	3585 Wallis Road		Flowery Branch	GA	30542
LEB Truck and Equipment	3551 Athens Highway		Jefferson	GA	30549
Marrel Corporation	255 North Sierra Street		Reno	NV	89001
MIG Auto, LLC	1073 Ridge Ave., SW		Atlanta	GA	30315
Nextran Truck Center - Atlanta	780 Memorial Drive SE		Atlanta	GA	30316-1173
Nu-Life Environmental	48/21 Calhoun Memorial Highway		Easley	SC	29641
O.G. Hughes & Sons, Inc.	420 Fairmont Drive		Norcross	GA	30071
Palfleet Truck Equipment	5178 Old Dixie Highway		Forest Park	GA	30297
Peach State Freightliner	6535 Crescent Drive		Norcross	GA	30071
PWXpress			Jacksonville	FL	32208
Rush Truck Center	2045 Atlas Circle		Gainesville	GA	30501
Sansom Equipment Company	2601 S. Stone Mountain	Lithonia Rd.	Stonecrest	GA	30058
Shealy Mack Distributors	331 Midpoint Boulevard		Duncan	SC	29334-8900
Solid Waste Applied Technologies Inc	207 Hal Averitt Blvd.		Statesboro	GA	30458
Trans Power Inc.	2702 Palmyra Road		Albany	GA	31702
Turbo Truck Center	2037 Old Candler Road	P.O. Box 981	Gainesville	GA	30507
Worldwide Equipment of Knoxville, Inc.	6614 Wilbanks Road		Knoxville	TN	37912-1313
Yancey Bros.	335 Hurricane Trail		Dacula	GA	30019

IFB #: **025-43**

**Roll-off Truck with Hoist and Tarp System**

Sansom Equipment Co.,  
Stone Crest, GA

ITEM NO.	ITEM DESCRIPTION	PRICE
1	New (1) Roll-off Truck with Hoist and Tarping System	
	Indicate delivery date	
	Make and stock number of item offered	
2	Used (1) Roll-off Truck with Hoist and Tarping System	\$193,000.00
	Indicate delivery date	immediately
	Make and stock number of item offered	2021 Freightliner Roll-Off Hoist

**RECOMMENDED AWARD: Sansom Equipment Co, Stone Crest, GA**

**BUDGET AMOUNT: \$ 193,000**

**TOTAL AWARDED AMOUNT:**

**BIDS MAILED: 30 HALL: 4**

**BIDS RECEIVED: 1 (1-NO BIDS) HALL: 0**

**NO BID: JW TRUCKS, FLOWERY BRANCH, GA**

**FUNDS: 133-6006**



COMPETITIVE BID TABULATION

PURCHASING DEPARTMENT

DATE 8/18/2022

PAGE 1 of 1

025-43 Roll-off

BID # 025-43

Bid Name Truck

SUPPLIER	#1 <u>Sansom</u>	#2	#3
	<u>Equipment Co</u>		
PHONE	( )	( )	( )
QUOTER	<u>Andrew Bielecki</u>		
TERMS			
DELIVERY	<u>Stone Crest, Ga</u>		
FREIGHT COST			

ITEM	QTY.	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1.							
2.		<u>(USED) \$193,000.00</u>					
3.		<u>immediate delivery</u>					
4.							
5.							
6.							
7.							
8.							
9.							
0.							
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
0.							
BUDGETED AMOUNT		GRAND TOTAL		GRAND TOTAL		GRAND TOTAL	
TOTAL AWARD		AWARD TOTAL		AWARD TOTAL		AWARD TOTAL	
BIDS MAILED _____ (H) _____		ITEMS AWARDED		ITEMS AWARDED		ITEMS AWARDED	
BIDS RECEIVED		P.O. NUMBER		P.O. NUMBER		P.O. NUMBER	

REMARK NO BID - JW Trucks

Julien Prough  
SIGNATURE

PURCHASING



**Debra A. Howington (Purchasing)**

---

**From:** roland.johnson@jwtrucks.com  
**Sent:** Saturday, August 6, 2022 8:40 AM  
**To:** Debra A. Howington (Purchasing)  
**Subject:** RE: BID #025-43 ROLL-OFF TRUCK WITH HOIST AND TARP SYSTEM

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.

**No Bid.**

-----Original Message-----

From: "Debra A. Howington (Purchasing)" <dhowington@hallcounty.org>  
Sent: Friday, August 5, 2022 3:52pm  
To: "Julie Dorough (Purchasing)" <jdorough@hallcounty.org>  
Subject: BID #025-43 ROLL-OFF TRUCK WITH HOIST AND TARP SYSTEM

Good Afternoon,

Attached is a copy of bid #025-43 for a Roll-Off Truck with Hoist and Tarp System. This bid is due back no later than Thursday, August 18, 2022, by 2pm. Any bids received after this time will remain unopened.

We are asking for a quote for either a NEW truck or a USED truck. The specifications for both are included within the bid. If you want to quote on both, you may; but, we are only going to purchase one vehicle.

If you aren't interested in responding to this bid with a price proposal, please return the email with "no bid". This will keep you active on our bidder's list.

Respectfully,

Debra Howington, C.P.M.  
Buyer  
Hall County Financial Services  
Purchasing Division  
770-535-8263 Office  
770-531-7112 Fax  
[dhowington@hallcounty.org](mailto:dhowington@hallcounty.org)  
[www.hallcounty.org](http://www.hallcounty.org)





## AGENDA ITEM

### Consent Agenda

---

**REPORT TO:** Meeting (09/06/22)

**REPORT TO:** Voting Meeting (09/08/22)

**ITEM NO:** 453/2022

**SUBJECT:** Approve the Updated 2022 Speed Detection Device Permit for Hall County. Commission Districts 1, 2, 3, and 4.

---

#### Meetings:

**Work Session Date:** 09/06/22

**Voting Meeting Date:** 09/08/22

#### Executive Summary:

**Presenter:** SY

**Recommendation:**  
Approve

**Purpose of Request:**  
Approve the Updated 2022 Speed Detection Device Permit for Hall County. Commission Districts 1, 2, 3, and 4.

#### History:

**Facts and Issues:**  
Local law enforcement agencies must be permitted by the Georgia Department of Public Safety to utilize radar/laser speed detection devices for speed enforcement. GDOT has updated the list to include "school zones" on the State Routes within Hall County and is requesting Hall County's approval.

#### Options:

Hall County will not be able to utilize radar/laser devices for speed enforcement if the updated list is not approved.

**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:**

<b>Submit</b>	<b>Approve</b>	<b>Budget</b>	<b>Finance</b>
WS	SY	EW	WG
<b>Attorney</b>	<b>Administration</b>	<b>Clerk</b>	
WLI	LJ	JR	

---

**Attachments:**

Hall County LOR

Hall County is hereby requesting that the following roadways be approved for the use of speed detection devices:

**LIST OF ROADWAYS**  
for  
**HALL COUNTY**

**ON-SYSTEM ROADWAYS**

**ALL ON SYSTEM ROUTES HAVE BEEN VERIFIED BY THE GEORGIA DEPARTMENT OF TRANSPORTATION**

STATE ROUTE	WITHIN THE CITY/TOWN LIMITS OF <i>and/or</i> School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 11		Jackson County Line	00.00	1930' south of Pendley Road (South Gainesville City Limits)	06.75	06.75	55
SR 11 <b>*SCHOOL ZONE*</b>	<b>Sugar Hill Elementary SCHOOL DAYS ONLY</b>	3272' south of Bob Bryant Road	01.67	898' north of Bob Bryant Road	02.47	00.80	45
SR 11	<b>Gainesville</b>	1930' south of Pendley Road (South Gainesville City Limits)	06.75	1509' south of Monroe Drive	07.47	00.72	55
SR 11	<b>Gainesville</b>	1509' south of Monroe Drive	07.47	1373' south of Martin Luther King Jr. Blvd	08.72	01.25	45
SR 11	<b>Gainesville</b>	1373' south of Martin Luther King Jr Blvd	08.72	Downey Blvd	10.15	01.43	35
SR 11	<b>Gainesville</b>	Downey Blvd	10.15	State Route 369	11.32	01.17	45
SR 11	<b>Gainesville</b>	State Route 369	11.32	Clarks Bridge Road	12.90	01.58	50
SR 11	<b>Gainesville</b>	Clarks Bridge Road	12.90	658' south of Thompson Mill Road	14.47	01.57	45
SR 11	<b>Gainesville</b>	658' south of Thompson Mill Road	14.47	233' north of Thompson Mill Road (North Gainesville City Limits)	14.64	00.17	55
SR 11		233' north of Thompson Mill Road (North Gainesville City Limits)	14.64	245' north of Lakeview Street	16.27	01.63	55
SR 11		245' north of Lakeview Street	16.27	2265' south of Jim Hood/Nopone Road	18.36	02.09	50
SR 11		2265' south of Jim Hood/Nopone Road	18.36	284' south of Wild Smith Road	21.51	03.15	55
SR 11		284' south of Wild Smith Road	21.51	1218' north of State Route 52	22.02	00.51	45
SR 11		1218' north of State Route 52	22.02	355' south of State Route 284 (South Clermont City Limits)	24.30	02.28	55
SR 11	<b>Clermont</b>	355' south of State Route 284 (South Clermont City Limits)	24.30	963' north of State Route 283 (North Clermont City Limits)	25.15	00.85	55

STATE ROUTE	WITHIN THE CITY/TOWN LIMITS OF <i>and/or</i> School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 11		963' north of State Route 283 (North Clermont City Limits)	25.15	White County Line	27.00	01.85	55
SR 11 Bus	<b>Gainesville</b>	<b><i>This segment of roadway runs common with State Route 60 from MP 00.00 to MP 00.92 for a total of 00.92 miles</i></b>					
SR 11 Bus	<b>Gainesville</b>	State Route 60	00.92	240' west of Park Hill Drive	01.64	00.72	35
SR 11 Bus	<b>Gainesville</b>	240' west of Park Hill Drive	01.64	State Route 11 / Limestone Parkway	03.17	01.53	40
SR 11 Bus <b>*SCHOOL ZONE*</b>	<b>Gainesville Riverbend Elementary School SCHOOL DAYS ONLY</b>	151' north of River Bend Circle	2.77	157' north of Lakehill Drive	3.03	0.26	40
SR 13		Gwinnett County Line	00.00	1461' south of Phil Niekro Blvd (South Flowery Branch City Limits)	03.88	03.88	45
SR 13	<b>Flowery Branch</b>	1461' south of Phil Niekro Blvd (South Flowery Branch City Limits)	03.88	913' north of Hog Mountain Road (North Flowery Branch City Limits)	06.60	02.72	45
SR 13 <b>*SCHOOL ZONE*</b>	<b>Flowery Branch C.W. Davis Middle School SCHOOL DAYS ONLY</b>	1690' south of Hog Mountain Road	06.17	528' north of Hog Mountain Road	06.62	00.45	35
SR 13		913' north of Hog Mountain Road (North Flowery Branch City Limits)	06.60	178' south of Plainview Road (South Oakwood City Limits)	08.30	01.70	45
SR 13	<b>Oakwood</b>	178' south of Plainview Road (South Oakwood City Limits)	08.30	740' north of Tumbling Creek Road (North Oakwood City Limits)	10.97	02.67	45
SR 13 <b>*SCHOOL ZONE*</b>	<b>Oakwood Johnson High Schools SCHOOL DAYS ONLY</b>	100' south of State Route 332	09.57	1046' north of Robert Wood Johnson Drive	10.07	00.50	35
SR 13		740' north of Tumbling Creek Road (North Oakwood City Limits)	10.97	570' north of Memorial Drive (South Gainesville City Limits)	12.63	01.66	45
SR 13	<b>Gainesville</b>	570' north of Memorial Drive (South Gainesville City Limits)	12.63	560' north of 1st Street	12.75	00.12	45
SR 13	<b>Gainesville</b>	560' north of 1st Street	12.75	State Route 369	14.53	01.78	35
SR 51	<b>Lula</b>	State Route 52	00.00	McLeón Street	00.86	00.86	45
SR 51	<b>Lula</b>	McLeón Street	00.86	Banks County Line	01.48	00.62	35
SR 52		Lumpkin County Line	00.00	216' north of State Route 283	02.15	02.15	55
SR 52		216' north of State Route 283	02.15	1137' east of State Route 284	06.15	04.00	45

STATE ROUTE	WITHIN THE CITY/TOWN LIMITS OF <i>and/or</i> School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 52 <b>*SCHOOL ZONE*</b>	<b>Wauka Mtn Elementary SCHOOL DAYS ONLY</b>	95' east of State Route 11	04.38	2084' east of State Route 11	04.75	00.37	35
SR 52		1137' east of State Route 284	06.15	State Route 365	15.30	09.15	55
SR 52		State Route 365	15.30	3010' west of State Route 51 (West Lula City Limits)	16.16	00.86	45
SR 52	<b>Lula</b>	3010' west of State Route 51 (West Lula City Limits)	16.16	345' west of Harris Drive	16.92	00.76	45
SR 52	<b>Lula</b>	345' west of Harris Drive	16.92	164' east of Misty Meadow Drive (East Lula City Limits)	17.35	00.43	55
SR 52		164' east of Misty Meadow Drive (East Lula City Limits)	17.35	Old Cornelia Highway	19.31	01.96	55
SR 52		Old Cornelia Highway	19.31	125' west of Timberidge Road	19.94	00.63	45
SR 52		125' west of Timberidge Road	19.94	868' west of Hooper Road (West Gillsville City Limits)	23.93	03.99	55
SR 52	<b>Gillsville</b>	868' west of Hooper Road (West Gillsville City Limits)	23.93	104' west of Hooper Road	24.06	00.13	55
SR 52	<b>Gillsville</b>	104' west of Hooper Road	24.06	302' west of W. County Line Road	24.42	00.36	45
SR 52	<b>Gillsville</b>	302' west of W. County Line Road	24.42	637' east of Old Gillsville Road	25.03	00.61	35
SR 52	<b>Gillsville</b>	637' east of Old Gillsville Road	25.03	61' west of Diamond Hill Road (East Gillsville City Limits)	25.83	00.80	45
SR 52		61' west of Diamond Hill Road (East Gillsville City Limits)	25.83	Jackson County Line	25.96	00.13	45
SR 53		Forsyth County Line	00.00	499' north of Lake Ranch Court	04.71	04.71	55
SR 53		499' north of Lake Ranch Court	04.71	711' north of Lake Ranch Court (South Gainesville City Limits)	04.75	00.04	45
SR 53	<b>Gainesville</b>	711' north of Lake Ranch Court (South Gainesville City Limits)	04.75	97' south of Gould Drive (North Gainesville City Limits)	09.73	04.98	45
SR 53		97' south of Gould Drive (North Gainesville City Limits)	09.73	327' south of Whiting Road (South Oakwood City Limits)	10.33	00.60	45
SR 53	<b>Oakwood</b>	327' south of Whiting Road (South Oakwood City Limits)	10.33	978' north of Old Flowery Branch Road	11.71	01.38	45
SR 53	<b>Oakwood</b>	978' north of Old Flowery Branch Road	11.71	624' south of Old Oakwood Road	12.58	00.87	55
SR 53	<b>Oakwood</b>	624' south of Old Oakwood Road	12.58	2323' north of State Route 13 (North Oakwood City Limits)	14.58	02.00	45

STATE ROUTE	WITHIN THE CITY/TOWN LIMITS OF <i>and/or</i> School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 53		2323' north of State Route 13 (North Oakwood City Limits)	14.58	450' south of Howington Road	19.23	04.65	45
SR 53 <b>*SCHOOL ZONE*</b>	<b>World Language Academy</b> <b>SCHOOL DAYS ONLY</b>	447' south of Plantation Blvd	17.56	196' south of Oliver Road	17.96	00.40	35
SR 53		450' south of Howington Road	19.23	Jackson County Line	21.40	02.17	55
SR 53 Conn		<b><i>This segment of roadway runs common with State Route 60 from MP 00.00 to MP 02.09 for a total of 02.09 miles</i></b>					
SR 53 Conn	<b>Gainesville</b>	State Route 369	02.09	151' north of Shallowford Road	03.57	01.48	35
SR 53 Conn	<b>Gainesville</b>	151' north of Shallowford Road	03.57	State Route 53	03.86	00.29	45
SR 60		Jackson County Line	00.00	Palmour Drive (West Gainesville City Limits)	07.87	07.87	45
SR 60 <b>*SCHOOL ZONE*</b>	<b>Myers Elementary School</b> <b>SCHOOL DAYS ONLY</b>	1268' west of Roy Parks Road	02.80	98' east of Roy Parks Road	03.06	00.26	35
SR 60	<b>Gainesville</b>	Palmour Drive (West Gainesville City Limits)	07.87	292' west of Martin Luther King Jr. Blvd	09.18	01.31	45
SR 60	<b>Gainesville</b>	292' west of Martin Luther King Jr. Blvd	09.18	635' west of Green Street Place	10.47	01.29	35
SR 60	<b>Gainesville</b>	635' west of Green Street Place	10.47	State Route 11 Bus	11.09	00.62	30
SR 60	<b>Gainesville</b>	State Route 11 Bus	11.09	301' east of Enota Avenue	11.76	00.67	40
SR 60	<b>Gainesville</b>	301' east of Enota Avenue	11.76	484' east of Nancy Creek Road (East Gainesville City Limits)	14.93	03.17	45
SR 60		484' east of Nancy Creek Road (East Gainesville City Limits)	14.93	691' east of State Route 136	16.59	01.66	45
SR 60		691' east of State Route 136	16.59	Twin Oak Lane	19.37	02.78	55
SR 60 <b>*SCHOOL ZONE*</b>	<b>Lanier Elementary School</b> <b>SCHOOL DAYS ONLY</b>	36' west of Tomachaeche Trail	18.36	629' east of Lee Road	18.88	00.52	35
SR 60		Twin Oak Lane	19.37	207' east of Twin Oak Lane (West Murrayville City Limits)	19.40	00.03	45
SR 60	<b>Murrayville</b>	207' east of Twin Oak Lane (West Murrayville City Limits)	19.40	345' east of Yellow Creek Road	20.84	01.44	45
SR 60	<b>Murrayville</b>	345' east of Yellow Creek Road	20.84	586' west of Hubert Stevens Road (East Murrayville City Limits)	20.89	00.05	55

STATE ROUTE	WITHIN THE CITY/TOWN LIMITS OF <i>and/or</i> School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 60		586' west of Hubert Stevens Road (East Murrayville City Limits)	20.89	Lumpkin County Line	22.98	02.09	55
SR 60 Conn	<b>Gainesville</b>	State Route 11 Bus	00.00	State Route 60	00.19	00.19	25
SR 82		Jackson County Line	00.00	State Route 323	04.02	04.02	45
SR 136		Dawson County Line	00.00	870' west of Old Wilkie Road	00.66	00.66	55
SR 136		870' west of Old Wilkie Road	00.66	135' west of Carder Mill Road	03.37	02.71	45
SR 136		135' west of Carder Mill Road	03.37	1242' west of Cool Springs Road	04.40	01.03	55
SR 136		1242' west of Cool Springs Road	04.40	State Route 60	07.59	03.19	45
SR 211	<b>Braselton</b>	Gwinnett County Line	00.00	734' north of Rivermoore Drive	00.45	00.45	50
SR 211	<b>Braselton</b>	734' north of Rivermoore Drive	00.45	1330' north of Rivermoore Drive (North Braselton City Limits)	00.56	00.11	55
SR 211		1330' north of Rivermoore Drive (North Braselton City Limits)	00.56	104' north of Daylily Drive	02.94	02.38	55
SR 211		104' north of Daylily Drive	02.94	State Route 53	3.35	00.41	45
SR 211		<b><i>This segment of roadway runs common with State Route 53 from MP 03.35 to MP 03.70 for a total of 00.35 miles</i></b>					
SR 211		State Route 53	03.70	State Route 60	08.08	04.38	45
SR 254	<b>Clermont</b>	State Route 284	00.00	61' west of Wauka View Road (East Clermont City Limits)	00.51	00.51	35
SR 254		61' west of Wauka View Road (East Clermont City Limits)	00.51	White County Line	02.02	01.51	45
SR 283		State Route 60	00.00	449' north of Wahoo Creek Park	01.23	01.23	45
SR 283		449' north of Wahoo Creek Park	01.23	499'south of Jim Hood Road	03.82	02.59	55
SR 283		499'south of Jim Hood Road	03.82	State Route 52	09.27	05.45	45
SR 283 <b>*SCHOOL ZONE*</b>	<b>North High Middle School SCHOOL DAYS ONLY</b>	148' north of Jim Hood Road	03.95	870' south of Hubert Stephens Road	04.48	00.53	35
SR 283		<b><i>This segment of roadway runs common with State Route 52 from MP 09.27 to MP 09.61 for a total of 00.34 miles</i></b>					
SR 283		State Route 52	09.61	792' south of Hulsey Road (south Clermont City Limits)	11.88	02.27	55
SR 283	<b>Clermont</b>	792' south of Hulsey Road (south Clermont City Limits)	11.88	1287' south of Ivey Street	12.46	00.58	55
SR 283	<b>Clermont</b>	1287' south of Ivey Street	12.46	230' south of Ivey Street	12.66	00.20	45



STATE ROUTE	WITHIN THE CITY/TOWN LIMITS OF <i>and/or</i> School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 283	Clermont	230' south of Ivey Street	12.66	615' north of State Route 11	13.58	00.92	35
SR 283	Clermont	615' north of State Route 11	13.58	1097' north of Jenny Lynn Court (North Clermont City Limits)	13.73	00.15	45
SR 283		1097' north of Jenny Lynn Court (North Clermont City Limits)	13.73	Skitts Mountian Road	15.35	01.62	55
SR 283		Skitts Mountian Road	15.35	1478' south of State Route 52	15.42	00.07	45
SR 283		1478' south of State Route 52	15.42	State Route 52	15.70	00.28	35
SR 284		State Route 11 Bus	00.00	1208' east of Mandalay Road	01.05	01.05	35
SR 284 <b>*SCHOOL ZONE*</b>	<b>Riverbend Elementary School SCHOOL DAYS ONLY</b>	State Route 11 Bus	0.00	207' west of SR 11/ Limestone Parkway	0.21	0.21	35
SR 284		1208' east of Mandalay Road	01.05	485' east of Green Drive	04.71	03.66	45
SR 284		485' east of Green Drive	04.71	398' west of State Route 11	11.13	06.42	55
SR 284		398' west of State Route 11	11.13	368' west of State Route 11 (West Clermont City Limits)	11.14	00.01	45
SR 284	Clermont	368' west of State Route 11 (West Clermont City Limits)	11.14	338' west of State Route 283	11.56	00.42	45
SR 284	Clermont	338' west of State Route 283	11.56	State Route 283	11.63	00.07	35
SR 284	Clermont	<b><i>This segment of roadway runs common with State Route 283 from MP 11.63 to MP 11.69 for a total of 00.06 miles</i></b>					
SR 284	Clermont	State Route 283	11.69	State Route 254	11.97	00.28	35
SR 284	Clermont	State Route 254	11.97	Concord Church Road (East Clermont City Limits)	12.35	00.38	45
SR 284		Concord Church Road (East Clermont City Limits)	12.35	90' east of Kenimer Road	12.98	00.63	45
SR 284		90' east of Kenimer Road	12.98	White County Line	14.48	01.50	55
SR 323		State Route 11	00.00	359' north of Nature Walk Drive	01.72	01.72	40
SR 323		359' north of Nature Walk Drive	01.72	1745' north of State Route 82	02.87	01.15	45
SR 323 <b>*SCHOOL ZONE*</b>	<b>Tadmore Elementary School SCHOOL DAYS ONLY</b>	1560' north of Laprad Circle	02.39	700' north of State Route 82	02.67	00.28	35
SR 323		1745' north of State Route 82	02.87	State Route 52	08.08	05.21	55
SR 323		<b><i>This segment of roadway runs common with State Route 52 from MP 08.08 to MP 09.29 for a total of 01.21 miles</i></b>					
SR 323		State Route 52	09.29	Banks County Line	09.32	00.03	35
SR 332		Jackson County Line	00.00	State Route 60	01.65	01.65	45

STATE ROUTE	WITHIN THE CITY/TOWN LIMITS OF <i>and/or</i> School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 332		<b><i>This segment of roadway runs common with State Route 60 from MP 01.65 to MP 04.34 for a total of 02.69 miles</i></b>					
SR 332		State Route 60	04.34	140' east of Peach Mountain Drive	05.19	00.85	45
SR 332		140' east of Peach Mountain Drive	05.19	134' west of Sherman Allen Road	06.51	01.32	55
SR 332		134' west of Sherman Allen Road	06.51	422' east of Sloan Mill Road	08.66	02.15	45
SR 332		422' east of Sloan Mill Road	08.66	State Route 13	10.28	01.62	35
SR 332 <b>*SCHOOL ZONE*</b>	<b>Johnson High School/ Academies of Discovery SCHOOL DAYS ONLY</b>	1203' west of Hope Road	09.75	State Route 13	10.28	00.53	35
SR 347		Lake Lanier Islands	00.00	1238' north of Ridge Road (South Flowery Branch City Limits)	05.19	05.19	45
SR 347	<b>Flowery Branch</b>	1238' east of Ridge Road (South Flowery Branch City Limits)	05.19	3340' east of Ridge Road (North Flowery Branch City Limits)	05.59	00.40	45
SR 347		3340' north of Ridge Road (North Flowery Branch City Limits)	05.59	1689' south of State Route 211 (South Braselton (City Limits))	11.61	06.02	45
SR 347 <b>*SCHOOL ZONE*</b>	<b>Friendship Elementary School SCHOOL DAYS ONLY</b>	305' south of Jones Drive	04.41	1185' south of Bogan Road	04.76	00.35	35
SR 347	<b>Braselton</b>	1689' south of State Route 211 (South Braselton City Limits)	11.61	State Route 211	11.93	00.32	45
SR 365		<b><i>This segment of roadway runs common with State Route 419/I-985 from MP 00.00 to MP 24.01 for a total of 24.01 miles</i></b>					
SR 365		State Route 419/I-985	24.01	Habersham County Line	37.21	13.20	65
SR 369		Forsyth County Line	00.00	187' south of Keith Bridge Road (South Gainesville City limits)	03.63	03.63	45
SR 369	<b>Gainesville</b>	187' south of Keith Bridge Road (South Gainesville City limits)	03.63	113' north of Skelton Road	06.43	02.80	45
SR 369	<b>Gainesville</b>	113' north of Skelton Road	06.43	State Route 60	8.15	01.72	35
SR 369	<b>Gainesville</b>	<b><i>This segment of roadway runs common with State Route 60 from MP 08.15 to MP 08.64 for a total of 00.49 miles</i></b>					
SR 369	<b>Gainesville</b>	<b><i>This segment of roadway runs common with State Route 11 from MP 08.64 to MP 10.50 for a total of 01.86 miles</i></b>					
SR 369	<b>Gainesville</b>	State Route 11	10.50	State Route 419/I-985 NB ramp	11.13	00.63	45

STATE ROUTE	WITHIN THE CITY/TOWN LIMITS OF <i>and/or</i> School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 419 /I-985		Gwinnett County Line	07.48	3456' south of Spout Springs Road (South Flowery Branch City Limits)	11.02	03.54	70
SR 419 /I-985	<b>Flowery Branch</b>	3456' south of Spout Springs Road (South Flowery Branch City Limits)	11.02	2664' north of Spout Springs Road (North Flowery Branch City Limits)	12.17	01.15	70
SR 419 /I-985		2664' north of Spout Springs Road (North Flowery Branch City Limits)	12.17	190' north of State Route 13 (South Gainesville City Limits)	16.52	04.35	70
SR 419 /I-985	<b>Gainesville</b>	190' north of State Route 13 (South Gainesville City Limits)	16.52	Athens Street (North Gainesville City Limits)	21.94	05.42	70
SR 419 /I-985		Athens Street (North Gainesville City Limits)	21.94	End at State Route 365	24.01	02.07	70

**\*SCHOOL ZONES ARE EFFECTIVE\***  
**\*\* ATESD IS EFFECTIVE\*\***

**A.M.** from 45 minutes prior to commencement time to 15 minutes after commencement time

—  
**SCHOOL DAYS ONLY.**

**P.M.** from 15 minutes prior to dismissal time to 45 minutes after dismissal time —  
**SCHOOL DAYS ONLY.**

**OFF-SYSTEM ROADWAYS**

**ALL OFF-SYSTEM ROUTES WILL NOT BE VERIFIED BY GEORGIA DEPARTMENT OF TRANSPORTATION**

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
AL Mangum Road		State Route 11	Roy Parks Road	01.24	45
Allen Circle		McEver Road	Allen Road	00.33	35
Allen Creek Road		Monroe Drive	Dead End	01.64	45
Allen Road		McEver Road	J. White Road	00.97	35
Allen Road <b>*SCHOOL ZONE*</b>	<b>West Hall Middle School SCHOOL DAYS ONLY</b>	250' east of School Driveway	250' west of School Driveway	00.09	25
Allen Street	<b>Oakwood</b>	Railroad Street	Oak Street	00.41	35
Alta Vista Road	<b>Gainesville</b>	State Route 53 Conn	Jones Street	00.51	30
Antioch Campground Road		Sardis Road	East Lake Drive	01.15	40
Athens Street	<b>Gainesville</b>	State Route 11	State Route 11	01.73	35
Athens Street		State Route 365	Lula City Limits	00.73	50
Aviation Boulevard	<b>Gainesville</b>	Queen City Parkway	City Limits	00.98	35
Baker Road		State Route 11	Wallace Road	00.88	35
Bark Camp Road		State Route 60	State Route 136	02.19	45
Barrett Road		State Route 11	Greggs Road	02.32	40
Bay View Drive		New Bethany Road	Bayside Court	00.46	25
Beechwood Boulevard	<b>Gainesville</b>	State Route 53	Dead End	00.58	30
Belton Bridge Road	<b>Lula</b>	Main Street	Northwest City Limits	00.32	35
Belton Bridge Road		Lula City Limits	Pea Ridge Road	02.88	45
Belton Bridge Road		Pea Ridge Road	Skitts Mountain Road	05.09	45
Ben Parks Road		Old Dahlonega Highway	State Route 283	02.95	45
Benefield Road		State Route 53	State Route 211	01.32	45
Bethel Road		State Route 52	State Route 283	02.72	45
Beverly Drive	<b>Gainesville</b>	Holly Drive	Dead End	00.30	30
Bill Wilson Road		Belton Bridge Road	Mud Creek Road	02.14	40
Blackjack Road		Hog Mountain Road	Williams Road	02.93	40
Blueridge Drive	<b>Gainesville</b>	Riverside Drive	Dead End	00.89	30
Bob Bryant Road		Mangum Mill Road	State Route 11	02.26	45
Bob Bryant Road <b>*SCHOOL ZONE*</b>	<b>Sugar Hill Elementary School SCHOOL DAYS ONLY</b>	500' east of School Driveway	500' west of School Driveway	00.19	35
Bogan Road		State Route 347	Gwinnett County Line	00.64	45

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Bogan Road <b>*SCHOOL ZONE*</b>	<b>Friendship Elementary School SCHOOL DAYS ONLY</b>	State Route 347	675' south of State Route State Route 347	00.12	35
Bogus Road		State Route 284	Nopone Road	02.75	35
Bolding Road		State Route 53	Poplar Springs Fork	01.59	35
Boulevard	<b>Gainesville</b>	Academy Street	Candler Street	00.25	25
Bowen Bridge Road		State Route 284	State Route 52	01.74	50
Bradford Street	<b>Gainesville</b>	State Route 13	Marler Street @ City Limits	00.87	35
Bradford Street	<b>Gainesville</b>	State Route 60	Piedmont Road	00.90	30
Britt Whitmire Road		State Route 283	Bethel Road	02.42	40
Broad Street	<b>Gainesville</b>	Green Street	Spring Street	00.55	30
Broome Road		Old Cornelia Hwy	East Hall Road	02.15	35
Bryant Quarter Road		State Route 52	State Route 82	04.74	50
Buffington Road		Emory Griffin Road	Bryant Quarter Road	02.24	40
Burns Drive	<b>Gainesville</b>	Blue Ridge Drive	Habersham Drive	00.39	30
Burton Drive		State Route 52	Lula City Limits	00.52	45
Burton Mill Road		Harmony Church Road	Greggs Road	00.68	40
C. Roogers Road		State Route 284	Bayridge Drive	01.36	30
Cagle Road		White Sulphur Road	End of Pavement	02.45	35
Calvary Church Road		State Route 60	Poplar Springs Church Road	03.42	45
Calvary Church Road <b>*SCHOOL ZONE*</b>	<b>Chicopee Woods Elementary SCHOOL DAYS ONLY</b>	900' north of the Northern Driveway	900' south of the Southern Driveway	00.34	35
Cambell Road		Coker Road	State Route 82	02.06	45
Campground Road		Skitts Mountain Road	White County Line	02.32	45
Candler Street	<b>Gainesville</b>	State Route 11 Bus	Dead End	00.33	25
Capitola Farm Road		Hog Mountain Road	Spout Springs Road	02.05	35
Cagle Road		White Sulphur Road	End of Pavement	02.45	35
Calvary Church Road		State Route 60	Poplar Springs Church Road	03.42	45
Campground Road		Skitts Mountain Road	White County Line	02.32	45
Candler Street	<b>Gainesville</b>	State Route 11 Bus	Dead End	00.33	25
Capitola Farm Road		Hog Mountain Road	Spout Springs Road	02.05	35
Carter Road		Holiday Road	State Route 13	01.18	40
Cash Road		Hog Mountain Road	Union Church Road	03.25	40
Cedar Creek Road		Joe Chandler Road	East Hall Road	02.17	45
Chamblee Road		McEver Road	Plainview Road	01.60	45

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF and/or School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Chattahoochee Drive/Cherokee Road	<b>Gainesville</b>	Memorial Drive	Park Hill Drive	00.38	25
Chestnut Hill Road		Gaines Ferry Road	Terminus	00.88	25
Chestatee Road	<b>Gainesville</b>	Rainey Street	Piedmont Road	01.19	30
Chestatee Road		Sardis Road	Cool Springs Road	03.76	45
Christopher Drive	<b>Gainesville</b>	State Route 60	Dead End	00.60	30
Claude Parks Road		Old Dahlonega Highway	Lumpkin County Line	02.98	50
Club Drive	<b>Gainesville</b>	State Route 60	Dead End	01.47	35
Cobb Griffin Road		State Route 323	Buffington Road	00.79	35
Cochran Road		State Route 60	Sargent Circle	01.25	35
Coker Road		Harmony Church Road	State Route 82	02.00	45
College Avenue	<b>Gainesville</b>	Main Street	Fair Street	00.62	30
Compass Drive		Wade Orr Road	Terminus	00.66	25
Cool Springs Road		State Route 136	Chestatee Road	04.24	50
Coral Lake Drive		Tascosa Drive	Terminus	00.70	25
County Line Road		Gillsville City Limits	Lula City Limits	05.23	55
Cromartie Road		Emory Griffin Road	Bryant Quarter Road	01.61	40
Cronic Drive/Dixie Drive		State Route 13	State Route 369	01.18	35
Cumberland Valley Road	<b>Gainesville</b>	Blue Ridge Road	State Route 11 Bus	00.67	30
Davis Bridge Road		Lynncliff Drive	Chestatee Pass Circle	01.32	30
Davis Street	<b>Gainesville</b>	State Route 60	Dorsey Street	00.46	30
Dixon Drive	<b>Gainesville</b>	Holly Drive	Dead End	01.12	30
Dorsey Street	<b>Gainesville</b>	State Route 13	Aviation Boulevard	00.93	30
Downey Boulevard/Enota Drive	<b>Gainesville</b>	State Route 11	SR 11 Bus/US 129 Bus	01.34	35
Duckett Mill Road		State Route 53	800' south of Banks Mountain Road	01.41	50
Duckett Mill Road		800' south of Banks Mountain Road	End	00.53	40
Dunagan Road		Cedar Creek Road	Whiporwill Road	01.80	45
East Hall Road		Old Cornelia Highway	State Route 323	04.51	45
East Hall Road <b>*SCHOOL ZONE*</b>	<b>East Hall High School SCHOOL DAYS ONLY</b>	250' north of School Driveway	500' south of School Driveway	00.14	25
East Hall Road <b>*SCHOOL ZONE*</b>	<b>East Hall Middle School SCHOOL DAYS ONLY</b>	200' north of north School Driveway	500' south of north School Driveway	00.13	25
East Lake Drive	<b>Gainesville</b>	Club Drive	00.19 mile north of Farmhouse Road @ City Limits	01.21	35
East Ridge Road		Old Cornelia Highway	Athens Street	01.54	35

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF and/or School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Elizabeth Lane		Spout Springs Road	Cash Road	01.17	35
Ellison Farm Road		State Route 211	Jackson County Line	01.62	45
Elrod Road		State Route 136	State Route 60	01.67	45
Emory Griffin Road		State Route 323	Jackson County Line	02.32	50
Enota Avenue	<b>Gainesville</b>	State Route 11 Bus	State Route 60	01.00	35
Enota Avenue	<b>Gainesville</b>	State Route 60	Woodlawn Drive	00.50	30
Flat Creek Road	<b>Oakwood</b>	McEver Road	Main Street	00.79	40
Flat Creek Road		Oakwood City Limits	End	02.31	45
Floyd Road		Old Athens Road	Dead End	01.02	35
Fork Road		Lynncliff Drive	Dead End	01.78	30
Forrest Avenue	<b>Gainesville</b>	State Route 11 Bus	Northside Drive	00.40	30
Fran Mar Road/Bracket Road		Sardis Road	Ladd Drive	00.53	25
Fran Mar Road/Bracket Road <b>*SCHOOL ZONE*</b>	<b>Chestatee Middle School SCHOOL DAYS ONLY</b>	515' north of north School Driveway	270' south of south School Driveway	00.35	25
Frazer Road		State Route 13	Terminus	00.80	35
Friendship Farm Drive		State Route 347	Terminus	00.68	25
Frontage Road	<b>Oakwood</b>	State Route 13	State Route 53	00.72	40
Fulenwider Road		State Route 60	Dead End	00.60	35
Gaines Ferry Road		State Route 13	End	02.84	45
Gaines Mill Road		State Route 11	East Hall Road	03.81	45
Gainesville Street	<b>Flowery Branch</b>	City Limits	Main Street	00.60	35
Glade Farm Road		State Route 52	State Route 284	04.06	45
Glenwood Drive	<b>Gainesville</b>	Memorial Drive	Chattahoochee Drive	00.67	25
Gould Road		State Route 53	Montgomery Drive	00.15	25
Gould Road <b>*SCHOOL ZONE*</b>	<b>McEver Elementary School SCHOOL DAYS ONLY</b>	140' east of School Entry	Montgomery Drive	00.14	25
Grand Reunion Drive		Grand Reunion Drive	Grand Reunion Drive	02.37	25
Grant Ford Road		Cool Springs Road	Dead End	02.22	50
Green Circle		State Route 11	State Route 11	01.10	35
Green Hill Road		Ledan Extension Road	Chestatee Road	01.02	45
Grove Street	<b>Gainesville</b>	Industrial Boulevard	Park Street	00.57	35
H.F. Reed Industrial Parkway	<b>Oakwood</b>	Thumon Tanner Pkwy	McEver Road	01.05	45
Hardy Road		State Route 60	Nancy Creek Road	00.56	40
Harmony Church Road		State Route 323	Jackson County Line	03.88	45
Henry Smith Road		State Route 283	State Route 52	02.09	35

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF and/or School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Hewell Road		Joe Chandler Road	Timber Ridge Road	01.00	45
Highland Road		Jim Hood Road	Shirley Road	02.96	40
Hilton Drive	<b>Gainesville</b>	State Route 369	State Route 13	00.44	30
Hog Mountain Road		State Route 13	Gwinnett County Line	05.78	45
Hog Mountain Road <b>*SCHOOL ZONE*</b>	<b>Flowery Branch High School SCHOOL DAYS ONLY</b>	440' north of north School Driveway	525' south of south School Driveway	00.18	35
Holly Drive	<b>Gainesville</b>	State Route 11 Bus/	Dead End	01.43	30
Honeysuckle Road		State Route 11	State Route 284	01.49	45
Honeysuckle Road	<b>Gainesville</b>	Mountain View Drive	Dead End	00.38	30
Hopewell Church Road		State Route 60	Hubert Stephens Road	01.80	45
Hubert Stephens Road		State Route 283	State Route 60	03.24	45
Industrial Boulevard	<b>Gainesville</b>	455' northeast of Mitchell Street @ City Limits	Bradford Street	00.62	35
J.J. Lott Road		State Route 53	Ellison Farm Road	00.81	45
J.M. Turk Road		Martin Road	End of Pavement	01.74	45
Jess Helton Road		State Route 11	Odum Smallwood Road	02.05	40
Jesse Jewell Parkway		Old Cornelia Highway	Gainesville City Limits	00.48	45
Jim Crow Road		McEver Road	Old Federal Road	01.55	45
Jim Hood Road		State Route 11	State Route 283	02.96	45
Jim Hood Road <b>*SCHOOL ZONE*</b>	<b>Mount Vernon Elementary School SCHOOL DAYS ONLY</b>	1000' west of School Entrance	750' east of School Entrance	00.33	35
Joe Chandler Road		Old Cornelia Highway	State Route 52	05.56	45
Julian Baugh Road		Cagle Road	State Route 52	01.90	30
Kenimer Road		State Route 52	State Route 284	03.57	45
L.J. Martin Drive		Strickland Road	Ponderosa Farm Road	00.69	40
Lakeland Road		State Route 284	State Route 11	01.50	35
Lakemont Drive	<b>Gainesville</b>	Nix Drive	Dead End	00.42	30
Lakeview Drive	<b>Gainesville</b>	State Route 11 Bus/	880' southeast of Fairview Drive @ City Limits	00.96	30
Lakeshore Drive	<b>Gainesville</b>	State Route 53 Conn	Lakeshore Circle	01.04	30
Lakeshore Road		Gwinnett County Line	Lakeshore Circle	00.82	25
Lake Ranch Drive		State Route 53	Terminus	01.10	25
Landrum Education Drive		State Route 53	Frontage Road	00.70	25
Lanier Avenue	<b>Gainesville</b>	State Route 60	Cumberland Valley Road	00.38	30
Latty Road		Old Cornelia Highway	State Route 52	02.96	45



ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF and/or School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Lawson-Robinson Road		State Route 136	Cool Springs Road	01.25	30
Ledan Extension Road		Sardis Road	Cool Springs Road	03.25	45
Ledan Road		State Route 60	Sardis Road	01.79	35
Lee Land Road		State Route 60	Poplar Springs Church Road	02.73	45
Lights Ferry Road	<b>Flowery Branch</b>	City Limits	Mitchell Street	00.66	45
Lights Ferry Road		Flowery Branch City Limits	End	01.89	45
Longview Drive	<b>Gainesville</b>	Woodlawn Drive	Longview Avenue	00.59	30
Lothridge Road		White Sulphur Road	End of Pavement	00.59	30
Lyncliff Drive		State Route 53	Fork Road	00.42	40
Lyncliff Drive		State Route 53	Davis Bridge Road	01.07	30
Main Street	<b>Gainesville</b>	State Route 13	Industrial Boulevard	00.66	35
Main Street	<b>Oakwood</b>	Flat Creek/Old Oakwood Road	Academy Street	00.39	30
Main Street	<b>Lula</b>	State Route 51	Belton Bridge Road	01.01	40
Main Street	<b>Lula</b>	Belton Bridge Road	Northeast City Limits	00.29	45
Mangum Mill Road		Harmony Church Road	Blackstock Road	01.93	45
Martin Road		State Route 13	J.M. Turk Rd.	00.37	35
Martin Road		J.M. Turk Rd.	State Route 53	01.58	40
Martin Road <b>*SCHOOL ZONE*</b>	<b>Martin Elementary School SCHOOL DAYS ONLY</b>	175' west of west School Driveway	580' east of east School Driveway	00.14	30
McBrayer Road		McEver Road	Chamblee Road	01.11	35
McClure Drive	<b>Oakwood</b>	Main Street	635' southwest of Vista Brook Drive	00.68	30
McClure Drive	<b>Oakwood</b>	635' southwest of Vista Brook Drive	Dead End	00.44	25
McEver Road	<b>Oakwood</b>	State Route 53 (Mundy Mill Road)	825' South of Fkat Creek Road	01.77	45
McEver Road		100' south of Flat Creek Road	750' northeast of Gaines Ferry Road	05.80	55
McEver Road <b>*SCHOOL ZONE*</b>	<b>Maranatha Academy SCHOOL DAYS ONLY</b>	500' north of School Driveway	550' south of School Driveway	00.19	35
McEver Road <b>*SCHOOL ZONE*</b>	<b>West Hall Middle and High School SCHOOL DAYS ONLY</b>	550' south of south School Entry	700' north of Allen Road	00.72	35
McEver Road		750' northeast of Gaines Ferry Road	1056' northeast of Blackberry Lane	01.19	45
McEver Road		1056' northeast of Blackberry Lane	Gwinnett County Line	01.85	55

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF and/or School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Memorial Drive /Glenwood Drive	<b>Gainesville</b>	Park Hill Drive	Prior Street	00.49	25
Memorial Park Drive		Gainesville City Limits	State Route 13	01.31	35
Memorial Park Drive <b>*SCHOOL ZONE*</b>	<b>Lyman Hall Elementary School SCHOOL DAYS ONLY</b>	450' east of east School Driveway	425' west of west School Driveway	00.20	25
Mill Street	<b>Gainesville</b>	Athens Street	Desota Street	00.47	30
Miller Lake Road		State Route 52	Timber Ridge Road	01.98	45
Monroe Drive		State Route 11	Old Candler Road	02.00	45
Montgomery Drive		State Route 369	Dead End	01.47	35
Montgomery Drive <b>*SCHOOL ZONE*</b>	<b>McEver Elementary School SCHOOL DAYS ONLY</b>	485' north of Gould Road	550' south of Gould Road	00.19	25
Mountain View Drive	<b>Gainesville</b>	State Route 60	Dead End	00.84	30
Mountian View Road		Memorial Park Drive	End	04.26	40
Mud Creek Road		State Route 365	Habersham County Line	03.51	45
Mulberry Preserve Drive		Elizabeth Lane	Wooded Valley Way	00.70	25
Myrtle Street	<b>Gainesville</b>	Auburn Street	State Route 11 Bus	01.22	30
Myrtle Street	<b>Gainesville</b>	State Route 11	State Route 11/ State Route 369	00.71	35
Nancy Creek Road		Gainesville City Limits	Cochran Road	01.40	35
New Bethany Road		State Route 347	Waterworks Road	01.14	45
Noah Martin Road		Old Cornelia Highway	Whitehall Road	00.88	40
Nopone Road		State Route 284	State Route 11	02.42	45
North Avenue	<b>Gainesville</b>	Ivey Terrace	State Route 11 Bus	00.53	30
Northside Drive	<b>Gainesville</b>	West Academy Street	Ridgewood Avenue	00.54	30
Nottingham Drive	<b>Gainesville</b>	Robin Hood Trail	Lakeview Drive	00.26	30
Oak Street	<b>Oakwood</b>	Railroad Street	Allen Street	00.38	25
Oak Street/Rainey Street	<b>Gainesville</b>	State Route 60	State Route 53 Conn	00.79	30
Oakwood Road	<b>Oakwood</b>	Main Street	300' west of Briarwood Drive	00.75	40
Oakwood Road		McEver Road	Flat Creek Road	00.50	40
Oconee Circle		Old Cornelia Highway	White Sulphur Road	02.32	45
Odum Smallwood Road		Jim Hood Road	Britt Whitmire Road	02.30	40
Odum Smallwood Road <b>*SCHOOL ZONE*</b>	<b>Mount Vernon Elementary School SCHOOL DAYS ONLY</b>	Jim Hood Road	1000' north of Jim Hood Road	00.18	35

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF and/or School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Old Cornelia Highway		Jesse Jewell Parkway	900' north of Joe Chandler Road	01.55	45
Old Cornelia Highway		900' north of Joe Chandler Road	State Route 52	04.60	55
Old Cornelia Highway <b>*SCHOOL ZONE*</b>	<b>White Sulphur Elementary School SCHOOL DAYS ONLY</b>	530' east of School Driveway	1080' west of School Driveway	00.30	25
Old Cornelia Highway		North Lula City Limits	Habersham County Line	03.11	55
Old Dahlonega Highway		State Route 60	1900' from State Route 60	00.35	35
Old Dahlonega Highway		1900' from State Route 60	Lumpkin County Line	02.77	45
Old Federal Road		Jim Crow Road	End	00.76	35
Old Flowery Branch Road		Mountain View Road	Gainesville City Limits	00.57	35
Old Flowery Branch Road	<b>Gainesville</b>	670' northeast of Willowridge Drive @ City Limits	State Route 369	00.88	30
Old Oakwood Road	<b>Oakwood</b>	Main Street	85' south of Tumbling Circle	01.93	40
Oliver Road		State Route 53	Union Church Road	02.54	45
Oscar Gilstrap Road		Odom Smallwood Road	Bethel Road	01.35	45
Overland Park Drive		Ellison Farm Road	Terminus	01.11	30
Paradise Point Road		McEver Road	Bluewater Drive	00.87	35
Park Road		State Route 13	Terminus	00.91	25
Park Street/Plaza Lane	<b>Gainesville</b>	Boulevard	Enota Drive	00.58	25
Park Hill Drive	<b>Gainesville</b>	State Route 11 Bus	State Route 11 Bus	00.50	25
Patterson Drive		Athens Street	East Ridge Road	00.44	30
Pea Ridge Road		Belton Bridge Road	Habersham County Line	03.89	45
Pearl Nix Parkway	<b>Gainesville</b>	State Route 369	Touchdown Drive		35
Pearl Nix Parkway	<b>Gainesville</b>	Touchdown Drive	Chestatee Road		30
Piedmont Road	<b>Gainesville</b>	Holly Drive	Dead End	00.86	30
Pierce Road		Old Cornelia Highway	Broome Road	01.75	35
Pine Street/Johnson Street	<b>Gainesville</b>	Gordon Avenue	Industrial Boulevard	00.42	30
Pine Vale Road		State Route 332	Strickland Road	01.12	45
Pine Valley Road		State Route 284	White Sulphur Road	01.02	35
Plainview Road	<b>Oakwood</b>	Oak Street	State Route 13	00.70	45
Pleasant Woods Drive		Mulberry Hollow	Terminus	01.10	25
Ponderosa Farm Road		Strickland Road	State Route 211	01.64	45
Poplar Springs Church Road		State Route 332	Lee Land Road	00.86	45
Prior Street	<b>Gainesville</b>	College Avenue	Spring Street	00.28	30

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF and/or School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Prior Street/Glenwood Drive	<b>Gainesville</b>	Perry Street	State Route 11 Bus	00.54	25
Purina Drive	<b>Gainesville</b>	Athens Street	1480' west of Ridge Road @ City Limits	00.31	30
Radford Road		State Route 13	McEver Road	01.25	35
Radford Road <b>*SCHOOL ZONE*</b>	<b>Flowery Branch Elementary School SCHOOL DAYS ONLY</b>	375' east of east School Driveway	400' west of west School Driveway	00.14	25
Railroad Street	<b>Oakwood</b>	Main Street	370' southwest of Tara Drive	00.55	30
Ransom Free Road		Green Circle	Lumpkin County Line	04.97	45
Regency Park Drive		State Route 211	Terminus	00.44	30
Reunion Way		State Route 347	Grand Reunion Drive	00.29	25
Ridgewood Avenue	<b>Gainesville</b>	State Route 11 Bus	Wilshire Road	00.79	30
Rilla Road		State Route 283	Dead End	00.70	25
Rilla Road <b>*SCHOOL ZONE*</b>	<b>North Hall Elementary School SCHOOL DAYS ONLY</b>	970' east of east School Driveway	490' west of east School Driveway	00.27	25
Riverside Drive	<b>Gainesville</b>	State Route 11 Bus	Island Drive	01.70	35
Robin Hood Trail	<b>Gainesville</b>	Enota Drive	Dead End	00.65	30
Roy Parks Road		State Route 60	State Route 11	04.03	45
Saint Charles Avenue		State Route 369	Montgomery Drive	00.54	25
Sardis Road		State Route 53	Ledan Road	02.27	35
Sardis Road		Ledan Road	State Route 136	01.72	45
Sardis Road <b>*SCHOOL ZONE*</b>	<b>Sardis Elementary School SCHOOL DAYS ONLY</b>	1000' west of east School Driveway	780' east of east School Driveway	00.33	25
Sardis Road <b>*SCHOOL ZONE*</b>	<b>Chestatee High School SCHOOL DAYS ONLY</b>	430' south of south School Driveway	490' north of north School Driveway	00.23	30
Shallowford Road	<b>Gainesville</b>	Pearl Nix Parkway	State Route 53 Conn		35
Sherman Allen Road		State Route 332	Tanners Mill Circle	01.89	45
Shirley Road		State Route 283	Dead End	03.23	40
Skitts Mountain Road		State Route 283	White County Line	03.08	50
Sloan Mill Road		State Route 332	State Route 53	02.67	40
Spring Street	<b>Gainesville</b>	State Route 11 Bus	State Route 13	00.49	30
Springdale Road	<b>Gainesville</b>	Enota Drive	Dead End	00.65	25

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF and/or School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Spout Springs Road	<b>Braselton</b>	00.50 mile west of State Route 347	00.50 mile east of State Route 347	01.00	50
Spout Springs Road	<b>Flowery Branch</b>	City Limits	State Route 13	00.94	45
Spout Springs Road		Hog Mountain Road	Braselton City Limits	05.03	45
Spout Springs Road <b>*SCHOOL ZONE*</b>	<b>Spouts Springs Elementary School and Flowery Branch H/S SCHOOL DAYS ONLY</b>	200' NW of Piney Grove Church Road	175' NW of Union Circle	00.53	35
Spring Road		Gainesville City Limits	State Route 53	01.12	35
Spring Lake Drive		Chestnut Hill Road	Terminus	00.64	25
Stephens Road		Oakwood City Limits	Jim Crow Road	03.24	35
Strickland Road		State Route 53	State Route 53	03.18	45
Summit Street/Hunter Street	<b>Gainesville</b>	Main Street	Fair Street	00.84	30
Sunset Boulevard	<b>Gainesville</b>	Nix Drive	Dead End	00.52	30
Talmo Road		Roy Parks Road	State Route 332	01.12	45
Thompsons Mill Road		State Route 347	Gwinnett County Line	00.24	45
Three Bridge Road		Harmony Church Road	State Route 82	01.97	45
Thurmond Tanner Parkway		Phil Neikro Parkway	Chamblee Road	04.00	45
Thurmond Tanner Parkway	<b>Flowery Branch</b>	0.5 miles north of Spout Springs Road	0.43 miles north of State Route 13	01.23	45
Thurmond Tanner Parkway	<b>Oakwood</b>	2650' south of Plainview Road	State Route 53	01.83	45
Timber Ridge Road		Joe Chandler Road	State Route 52	02.57	45
Titshaw Drive		Memorial Park Drive	Holcomb Road	01.40	30
Tribble Gap Road		County Line Drive	Mud Creek Road	02.18	45
Truelove Road		Barrett Road	Harmony Church Road	01.54	35
Tumbling Creek Road		State Route 13	Old Oakwood Road	01.40	40
Union Church Road		State Route 53	State Route 211	05.41	45
Union Church Road <b>*SCHOOL ZONE*</b>	<b>Chestnut Mountain Elementary SCHOOL DAYS ONLY</b>	590' northeast of School Driveway	590' southwest of School Driveway	00.22	35
Valley Road	<b>Gainesville</b>	Blue Ridge Drive	Dawn Court	00.79	30
Vine Street	<b>Gainesville</b>	Downey Boulevard	Dead End	00.54	30
W. White Road		Chamblee Road	Oakwood City Limits	01.16	45
Wade Orr Road		State Route 13	Hog Mountain Road	01.90	40
Wade Whelchel Road		Hubert Stephens Road	Ben Parks Road	01.03	40
Walker Street	<b>Gainesville</b>	Enota Avenue	Dead End	00.49	30

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Wallace Road		State Route 11	Baker Road	01.73	40
Warren Road		State Route 13	Burgundy Way	00.90	25
Waterworks Road		Dead End	Buford City Limits	00.72	35
Wessell Road	<b>Gainesville</b>	Dixon Drive	Holly Drive	00.55	30
West Ridge Road		State Route 11	State Route 60	01.05	35
Whiporwill Road		Joe Chandler Road	State Route 323	02.68	45
White Sulphur Road		Old Cornelia Highway	Gainesville City Limits	02.33	45
White Sulphur Road	<b>Gainesville</b>	City Limits	City Limits	02.22	45
Whitehall Road		Old Cornelia Highway	End of Pavement	01.77	40
Whiting Road		State Route 53	Mountain View Road	00.70	30
Wiley Road		State Route 284	Honeysuckle Road	01.07	35
Williams Road		Spout Springs Road	State Route 347	01.64	30
Wilshire Road	<b>Gainesville</b>	Chestatee Road	Ridgewood Terrace	00.58	30
Woodlawn Drive	<b>Gainesville</b>	Longview Drive	Dead End	00.35	30
Woodlin Road		County Line Road	Latty Road	01.70	35
Woodmill Road	<b>Gainesville</b>	Chestatee Road	Oak Street	00.65	30
Woody Springs Drive		State Route 347	Coral Lake Drive	00.54	25
Yacht Club Road		Gaines Ferry Road	Dead End	00.72	35
Yellow Creek Road		State Route 60	Yellow Creek Road	04.16	45
Youngblood Road		State Route 53	Strickland Road	00.71	35

**\*SCHOOL ZONES ARE EFFECTIVE\***  
**\*\* ATESD IS EFFECTIVE\*\***

**A.M.** from 45 minutes prior to commencement time to 15 minutes after commencement time  
—  
**SCHOOL DAYS ONLY.**

**P.M.** from 15 minutes prior to dismissal time to 45 minutes after dismissal time —  
**SCHOOL DAYS ONLY.**

ALL LISTS AND PARTS OF LISTS IN CONFLICT WITH THIS LIST ARE HEREBY REPEALED.

Signature of Governing Authority:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Board of Commisioners,

Sworn and Subscribed before me

This \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC



## AGENDA ITEM

### Consent Agenda

**REPORT TO:** Meeting (09/06/22)

**REPORT TO:** Voting Meeting (09/08/22)

**ITEM NO:** 460/2022

**SUBJECT:** Approve the Extension of a \$721,854.00 Guaranty Performance/Maintenance Agreement for the Streets, Stormwater Management Facilities, and Sidewalks in Stephens Point Phase I Subdivision. Commission District 2.

#### Meetings:

**Work Session Date:** 09/06/22

**Voting Meeting Date:** 09/08/22

#### Executive Summary:

**Presenter:** SY  
**Recommendation:**  
 Approve

**Purpose of Request:**  
 Approve the Extension of a \$721,854.00 Guaranty Performance/Maintenance Agreement for the Streets, Stormwater Management Facilities, and Sidewalks in Stephens Point Phase I Subdivision. Commission District 2.

**History:**

**Facts and Issues:**

**Options:**

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

**Approvals:**

Submit	Approve	Budget	Finance
WS	SY	EW	WG
Attorney	Administration	Clerk	



<b>Attorney</b>	<b>Administration</b>	<b>Clerk</b>
WLI	LJ	JR

---

**Attachments:**

Rider

Final Plat Information



Mechelle Larkin  
Assistant Vice President

Marsh USA Inc.  
2929 Allen Parkway, Suite 2500

Houston, TX 77019

Mechelle.V.Larkin@marsh.com  
www.marsh.com

July 18, 2022

Maresa Cammarata  
Lennar Georgia, LLC  
1000 Holcomb Woods Pkwy, Bldg 400, Ste 450  
Roswell, GA 30076

**Subject: Rider for Principal Name Change Inc. to LLC & Expiration Date Extended to 9/13/23**

**Principal:** Lennar Georgia, LLC  
**Obligee:** Hall County Board of Commissioners  
**Bond Description:** Perf/Maintenance sidewalks & topping  
**Bond Amount:** \$721,854.00  
**Bond Number:** 9327181  
**Surety Name:** Fidelity and Deposit Company of Maryland

Dear Maresa Cammarata:

In response to the request dated 07/17/2022, I am pleased to enclose the above-referenced bond document that is based on the information we received with the request.

Prior to filing with Hall County Board of Commissioners the following items need to be completed:

1. Signed by authorized officer
2. Officer's name and title inserted below signature
3. Corporate seal affixed (if applicable)

As always, the bond document should be re-checked for accuracy before filing with Hall County Board of Commissioners.

If you have any questions, please feel free to contact me. Thank you for allowing Marsh to service your surety needs.

Sincerely,

Mechelle Larkin

Enclosure

SURETY RIDER

To be attached to and form a part of

Bond No. 9327181

dated September 13, 2019  
effective (MONTH-DAY-YEAR)

executed by Lennar Georgia, LLC, as Principal,  
(PRINCIPAL)

and by Fidelity and Deposit Company of Maryland, as Surety,

in favor of Hall County Board of Commissioners  
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

Stephens Point, Phase 1

The Principal Name to: Lennar Georgia, LLC (as successor-in-interest by conversion from Lennar Georgia, Inc.)

The Bond Expiration Date to: September 13, 2023

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective July 18, 2022  
(MONTH-DAY-YEAR)

Signed and Sealed July 18, 2022  
(MONTH-DAY-YEAR)

Lennar Georgia, LLC, a Georgia limited liability company  
(PRINCIPAL)

By: \_\_\_\_\_  
(PRINCIPAL)

Fidelity and Deposit Company of Maryland  
(SURETY)

By: *Mechelle Larkin*  
Mechelle Larkin, Attorney-in-Fact



EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this \_\_\_\_\_ day of \_\_\_\_\_, JUL 18 2022.



*Brian M. Hodges*

Brian M. Hodges, Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims  
1299 Zurich Way  
Schaumburg, IL 60196-1056  
[www.reportsfclaims@zurichna.com](mailto:www.reportsfclaims@zurichna.com)  
800-626-4577

Final Plat Information

Consider extension of \$721,854.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Stephens Point Subdivision Phase 1.

Subject Subdivision is located off of Stephens Road.

NAME OF SUBDIVISION: Stephens Point  
NAME OF OWNER/DEVELOPER: Lennar Georgia, Inc.  
ADDRESS: 1000 Holcomb Woods Parkway,  
Bld. 400, Suite 450  
Roswell, GA 30076

TYPE OF MAINTENANCE BOND: Guaranty Performance  
DATE OF BOND: September 13, 2019  
AMOUNT OF BOND: \$721,854.00

FINANCIAL INSTITUTION: Fidelity and Deposit Company of Maryland  
AND ADDRESS: 1299 Zurich Way  
Schaumburg, IL 60196

Account No.: 9327181

COMM.		R/W	LENGTH	WIDTH	TYPE	STATE
DIST.	STREET NAME	IN	IN	IN	OF	REF.
		FEET	MILES	FEET	SURFACE	NO.
2	Mariners Way	50	0.108	20	P.M.	----
2	Watchmans Cove	50	0.587	20	P.M.	----
2	Golden Oak Cove	50	0.205	20	P.M.	----
2	Flying Scott Way	50	0.029	20	P.M.	----
2	Schooner Court	50	0.060	20	P.M.	----
2	Noble Oak Cove	50	0.086	20	P.M.	----
2	Grand Oak Bluff	50	0.086	20	P.M.	----

**NOTES:**

NUMBER OF LOTS: 174  
CURB & GUTTER: 24" Rolled Back  
TOTAL ACRES OF S/D: 58.497 AC





## AGENDA ITEM

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

---

**REPORT TO:** Meeting (09/06/22)

**REPORT TO:** Voting Meeting (09/08/22)

**ITEM NO:** 462/2022

**SUBJECT:** Application of STORSquare Atlanta, LLC for a Use Subject to County Commission approval on a 2.96± acre tract located at its intersection with Technology Parkway and Winder Highway; a.k.a. 5407 Technology Parkway & 5472 Winder Highway; Zoned I-II; Tax Parcel 15028F000025 & 000026. Proposed use: outdoor storage. Commission District 1.

---

#### Meetings:

**Work Session Date:** 09/06/22

**Voting Meeting Date:** 09/08/22

#### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approval, with conditions: 1. The development shall conform substantially with the proposed narrative and site plan. 2. All previous conditions of zoning as approved March 12, 1990 for Raceway Technology Park (Phase 1- PB 286, Page 207A) shall apply. This includes the following: Minimum Setbacks: (All setbacks to be measured from property line) "5 acre" lots: front-75 side-50 rear-50 "1.5 acre" lots: front-50 side-30 rear-30 Minimum Lot Coverage: 1. "5 acre" lots No more than 50% of the lot may be occupied by structures. A minimum of 25% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space. 2. "1.5 acre" lots No more than 60% of the lot may be occupied by structures. A minimum of 15% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space. Buffers: A vegetative buffer strip of a minimum of 25 feet shall be maintained along property lines where the adjacent property contains a residential structure within 200 feet of the I-II zone area. Should said adjacent property cease to be used for residential purposes, and be rezoned to a commercial or industrial zone, the require buffer may be eliminated. Landscaping along S.R. 53: The frontage of the subject area that lies along S.R. 53 shall be landscaped to a depth of at least 30 feet, as well all entrances into the subject property from Winder Highway (S.R. 53). 3. There shall be a 30 foot landscape buffer along S.R. 53. The applicant shall install a 6 foot berm with dents and alternating tree screening in accordance with Gateway Corridor Standards. Along Technology Parkway there shall be a 25 foot landscape buffer with alternating tree screening and no berms. 4. The development shall be consistent with Å§17.420.050 of the Official Code of Hall County, except for the following variance: a) The applicant shall be allowed to have a gravel parking area for the 81,000 sq. ft. 5. A combination plat shall be recorded prior to the LDP being issued for the site. 6. Access to the development shall be approved by Hall County Traffic Engineering and/or the Georgia Department of Transportation. 7. All conditions of zoning shall be made part of any plat created for the property. 8. If any change or additional building and development occur, it shall be presented back in front of the Planning Commission. 9. Applicant shall not be allowed to stack more than two storage containers at a time.

**Purpose of Request:**

Application of STORSquare Atlanta, LLC for a Use Subject to County Commission approval on a 2.96± acre tract located at its intersection with Technology Parkway and Winder Highway; a.k.a. 5407 Technology Parkway & 5472 Winder Highway; Zoned I-II; Tax Parcel 15028F000025 & 000026. Proposed use: outdoor storage. Commission District 1.

**History:**

**Facts and Issues:**

**Options:**

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

**Approvals:**

Submit	Approve	Budget	Finance
AD	RD	EW	WG
Attorney	Administration		Clerk
WLI	LJ		JR

**Attachments:**

Board Memo  
Recommendation Report  
Application  
Narrative  
Request to Remove Berm Condition  
Site Plan - UPDATED as of 09-01-2022  
  
Site Plan  
Elevation Proposal with Screening  
Maps  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Fire 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:** August 16, 2022

**Subject:** Application of STORSquare Atlanta, LLC for a Use Subject to County Commission approval on a 2.96± acre tract located at its intersection with Technology Parkway and Winder Highway; a.k.a. 5407 Technology Parkway & 5472 Winder Highway; Zoned I-II; Tax Parcel 15028F000025 & 000026. Proposed use: outdoor storage. Commission District 1.

The application before you is a request subject to County Commission approval to allow outdoor storage of portable storage containers. The applicant does not propose to erect a building. There will be no employees on site except when the containers are being dropped off or picked up.

At their August 1, 2022 meeting, the Hall County Planning Commission voted to recommend approval (5-0) of this request with the following nine (9) conditions:

1. *The development shall conform substantially with the proposed narrative and site plan.*
2. *All previous conditions of zoning as approved March 12, 1990 for Raceway Technology Park (Phase 1- PB 286, Page 207A) shall apply. This includes the following:*

*Minimum Setbacks: (All setbacks to be measured from property line)*

	<i>front</i>	<i>side</i>	<i>rear</i>
<i>"5 acre" lots</i>	75	50	50
<i>"1.5 acre" lots</i>	50	30	30

*Minimum Lot Coverage:*

1. *"5 acre" lots*

*No more than 50% of the lot may be occupied by structures. A minimum of 25% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space.*

2. *"1.5 acre" lots*

*No more than 60% of the lot may be occupied by structures. A minimum of 15% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space.*

*Buffers:*

*A vegetative buffer strip of a minimum of 25 feet shall be maintained along property lines where the adjacent property contains a residential structure within 200 feet of the I-II zone area. Should said adjacent*

*property cease to be used for residential purposes, and be rezoned to a commercial or industrial zone, the require buffer may be eliminated.*

*Landscaping along S.R. 53:*

*The frontage of the subject area that lies along S.R. 53 shall be landscaped to a depth of at least 30 feet, as well all entrances into the subject property from Winder Highway (S.R. 53).*

- 3. There shall be a 30 foot landscape buffer along S.R. 53. The applicant shall install a 6 foot berm with dents and alternating tree screening in accordance with Gateway Corridor Standards. Along Technology Parkway there shall be a 25 foot landscape buffer with alternating tree screening and no berms.*
- 4. The development shall be consistent with §17.420.050 of the Official Code of Hall County, except for the following variance:
  - a) The applicant shall be allowed to have a gravel parking area for the 81,000 sq. ft.**
- 5. A combination plat shall be recorded prior to the LDP being issued for the site.*
- 6. Access to the development shall be approved by Hall County Traffic Engineering and/or the Georgia Department of Transportation.*
- 7. All conditions of zoning shall be made part of any plat created for the property.*
- 8. If any change or additional building and development occur, it shall be presented back in front of the Planning Commission.*
- 9. Applicant shall not be allowed to stack more than two storage containers at a time.*

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 August 1, 2022.

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

**HALL COUNTY PLANNING COMMISSION  
RECOMMENDATION REPORT**

**Applicant**..... STORsquare Atlanta, LLC

**Request**..... Use Subject to County Commission approval

**Proposed Use**..... Outdoor storage

**Size**..... 2.96± acres

**Zoning**..... I-II

**Location**..... At the intersection of Technology Parkway and Winder Highway; a.k.a. 5407 Technology Parkway & 5472 Winder Highway; Zoned I-II; Tax Parcel 15028F000025 & 000026.

**Commission District**..... One

**Planning Commission Date**..... August 1, 2022

**Staff Recommendation**..... **Approval, with conditions**

**Planning Commission Recommendation: Approval, with conditions**

**Vote: 5-0**

**Conditions:**

1. *The development shall conform substantially with the proposed narrative and site plan.*
2. *All previous conditions of zoning as approved March 12, 1990 for Raceway Technology Park (Phase 1- PB 286, Page 207A) shall apply. This includes the following:*

*Minimum Setbacks: (All setbacks to be measured from property line)*

	<i>front</i>	<i>side</i>	<i>rear</i>
<i>"5 acre" lots</i>	<i>75</i>	<i>50</i>	<i>50</i>
<i>"1.5 acre" lots</i>	<i>50</i>	<i>30</i>	<i>30</i>

*Minimum Lot Coverage:*

1. *"5 acre" lots*  
*No more than 50% of the lot may be occupied by structures. A minimum of 25% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space.*
2. *"1.5 acre" lots*

*No more than 60% of the lot may be occupied by structures. A minimum of 15% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space.*

**Buffers:**

*A vegetative buffer strip of a minimum of 25 feet shall be maintained along property lines where the adjacent property contains a residential structure within 200 feet of the I-II zone area. Should said adjacent property cease to be used for residential purposes, and be rezoned to a commercial or industrial zone, the require buffer may be eliminated.*

**Landscaping along S.R. 53:**

*The frontage of the subject area that lies along S.R. 53 shall be landscaped to a depth of at least 30 feet, as well all entrances into the subject property from Winder Highway (S.R. 53).*

- 3. There shall be a 30 foot landscape buffer along S.R. 53. The applicant shall install a 6 foot berm with dents and alternating tree screening in accordance with Gateway Corridor Standards. Along Technology Parkway there shall be a 25 foot landscape buffer with alternating tree screening and no berms.*
- 4. The development shall be consistent with §17.420.050 of the Official Code of Hall County, except for the following variance:
  - a) The applicant shall be allowed to have a gravel parking area for the 81,000 sq. ft.**
- 5. A combination plat shall be recorded prior to the LDP being issued for the site.*
- 6. Access to the development shall be approved by Hall County Traffic Engineering and/or the Georgia Department of Transportation.*
- 7. All conditions of zoning shall be made part of any plat created for the property.*
- 8. If any change or additional building and development occur, it shall be presented back in front of the Planning Commission.*
- 9. Applicant shall not be allowed to stack more than two storage containers at a time.*

**Applicant Proposal**

The applicant is requesting a use subject to County Commission approval on 2.96± acres currently zoned Heavy Industrial (I-II) for the purpose of developing the parcels for a portable storage container company. The company provides movable storage units for their customers. The storage containers will be stored at the subject property.

The submitted site plan shows an 81,000 square foot gravel lot, a proposed 6 foot unreinforced concrete entrance, an 8 foot tall opaque solid fence, and a stormwater detention pond. The narrative continues that a ground-mounted monument sign may be proposed in the future, which will meet Hall County regulations.

The applicant's narrative states that there are no proposed structures or buildings for the operation. The lot will not be open to the public and no retail services are proposed. Operating hours for the property will be 9:00am – 5:00pm Monday through Friday. Employees will access the site for delivery and pick up of storage containers, an estimated 10 trips a day. The containers are transported by medium duty flatbed trucks or trailers.

The narrative continues to describe the proposed development standards for the project based on the conditions of zoning for Raceway Technology Park, of which the property is a part of, and the Gateway Corridor Overlay District (GCOD) standards. The proposed standards are as follows:

1. No structure or building will be constructed on the subject properties;
2. There will be no property entrances to/from Winder Highway (S.R. 53);
3. A minimum of 15% of the lot will be reserved for open space;
4. All street frontages will include a 10-foot-wide landscape strip with required shade trees and shrubbery planted at the specified intervals;
5. Frontage along Winder Highway (S.R. 53) will be landscaped to a depth of 30 feet.
6. The site will be screened by a permanent opaque enclosure consisting of an eight-foot high solid fence;
7. Cuts and fills will be terraced to blend into the natural terrain;
8. Site and security lighting will be semi-cutoff luminary fixtures designed to avoid intrusion on adjacent properties and adjacent thoroughfares, and will be less than 35 feet in height in accordance with GCOD regulations; and
9. Future site plans may include one ground mounted, monument sign to be design, located, and constructed in accordance with GCOD regulations.

The applicant has requested a variance from §17.420.050.E.3 (Paving Materials for Parking Lots) and §17.420.050.E.4 (Parking Lot Landscaping) for the 81,000 square foot area on which the storage containers are proposed. §17.420.050.E.3 states that “all parking areas shall be paved with asphalt, concrete (or pervious materials approved by the director.)” §17.420.050.E.4 details the requirements for landscaping within parking lots.

### **History and Existing Land Uses**

The subject parcels are zoned Heavy Industrial (I-II) and totals 2.96± acres in size. The parcels are lots 25 and 26 of the Raceway Technology Park, which was approved with conditions for rezoning on March 12, 1990. The industrial park was recorded with the Hall County Clerk of Court in 1993 with a total of 31 lots. Lots 25 and 26 front on Winder Highway, at its intersection with Technology Parkway. The site is undeveloped and there is no history of code violations on the parcels.

As part of the March 12, 1990 rezoning approval, the following conditions were applied to the development:

- Minimum Lot Size:
  1. The minimum lot size for tracts which will contain an industrial use involving the manufacturing, processing, or assembly shall be 5 acres. Such lots will be hereby referred to as a “5 acre” lot.
  2. The minimum lot size for tracts which will contain other industrial uses shall be 1.5 acres. Such lots will be hereby referred to as a “1.5 acre” lot.
- Minimum lot frontage: (Measured along the front street line thereof or if said front street line is curved, along the chord of the arc):

1. For a "5 acre" lot will be 200 feet\*
2. For a "1.5 acre" lot will be 100 feet

\*May be reduced to 100 feet for lots at the end of a cul-de-sac.

- Minimum Setbacks: (All setbacks to be measured from property line)
 

front	side
rear	

"5 acre" lots	75	50	50
"1.5 acre" lots	50	30	30

- Minimum Lot Coverage:
  1. "5 acre" lots
    - No more than 50% of the lot may be occupied by structures. A minimum of 25% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space.
  2. "1.5 acre" lots
    - No more than 60% of the lot may be occupied by structures. A minimum of 15% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space.
- Buffers:
  1. A vegetative buffer strip of a minimum of 25 feet shall be maintained along property lines where the adjacent property contains a residential structure within 200 feet of the I-II zone area. Should said adjacent property cease to be used for residential purposes, and be rezoned to a commercial or industrial zone, the require buffer may be eliminated.
- Landscaping along S.R. 53:
  1. The frontage of the subject area that lies along S.R. 53 shall be landscaped to a depth of at least 30 feet, as well all entrances into the subject property from Winder Highway (S.R. 53).

Zoning surrounding the subject property is a mixture of non-residential, agricultural, and residential uses. The parcels to the west, south, and east of the subject property are all part of Raceway Technology Park, which is zoned I-II. To the north, across Winder Highway (S.R. 53) are properties zoned Agricultural Residential IV (AR-IV) and I-II.

The subject parcel falls within the Gateway Corridors Overlay District (GCOD) which provides supplemental design standards for non-residential property development.

**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.

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 applicant's request is consistent with the Comprehensive Plan.

### **Development Support and Constraints**

#### **Hall County Environmental Health**

In an email dated July 7, 2022, Emily McGahee with Hall County Environmental Health, stated "Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan."

#### **Hall County Fire Services**

In an email dated July 13, 2022, Lieutenant John Hornick with Hall County Fire Rescue, stated that there no preliminary comments.

The subject parcel is located approximately 2.6 miles from Hall County Fire Station #12, located at 4890 Winder Highway. The nearest fire hydrant is located across the street at 4164 Nopone Road.

#### **Hall County Public Works and Utilities**

In a memo dated July 14, 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**

Driveway must meet Hall County commercial standards. Proposed entry gate must be positioned to allow vehicles to stage without protruding into Technology Parkway.

##### **Utilities**

No Hall County Sewer.

### Gainesville Water Resources

The Hall County GIS shows that public water is available to the subject property along both Technology Parkway and Winder Highway from the City of Gainesville Water Resources Department.

### Georgia Department of Transportation

In an email dated July 13, 2022, Parker Niebauer, DITO Traffic Operations Supervisor, stated: "GDOT Coordination Required. Ensure design vehicle and truck/trailer can stage between Technology Parkway and gate. Recommend shifting drive south to minimize potential for queueing into SR 53. Any work in GDOT R/W will require a GDOT permit."

### Zoning Analysis

- The applicant is requesting a use subject to County Commission approval for the purpose of developing the parcels for a storage yard for portable storage container company.
- The subject property falls within the Rural Residential character area and is part of a Mixed-Use Corridor along Winder Highway (S.R. 53).
  - 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 proposed use of a storage yard for a portable storage container company is consistent with this land use classification as there are adjacent industrially zoned properties.
- The applicant has the proposed specific development standards for the project based on the conditions of zoning for Raceway Technology Park, of which the property is a part of, and the Gateway Corridor Overlay District (GCOD) standards. The proposed standards are as follows:
  1. No structure of building will be constructed on the subject properties;
  2. There will be no property entrances to/from Winder Highway (S.R. 53);
  3. A minimum of 15% of the lot will be reserved for open space;
  4. All street frontages will include a 10-foot-wide landscape strip with required shade trees and shrubbery planted at the specified intervals;
  5. Frontage along Winder Highway (S.R. 53) will be landscaped to a depth of 30 feet.
  6. The site will be screened by a permanent opaque enclosure consisting of an eight-foot high solid fence;
  7. Cuts and fills will be terraced to blend into the natural terrain;
  8. Site and security lighting will be semi-cutoff luminary fixtures designed to avoid intrusion on adjacent properties and adjacent thoroughfares, and will be less than 35 feet in height in accordance with GCOD regulations; and



9. Future site plans may include one ground mounted, monument sign to be designed, located, and constructed in accordance with GCOD regulations.
- The applicant has requested a variance from §17.420.050.E.3 (Paving Materials for Parking Lots) and §17.420.050.E.4 (Parking Lot Landscaping) for the 81,000 square foot area on which the storage containers are proposed.
    - §17.420.050.E.3 states that “all parking areas shall be paved with asphalt, concrete (or pervious materials approved by the director.)”
    - §17.420.050.E.4 details the requirements for landscaping within parking lots, including landscape islands and parking lot trees.
  - In 2007, the Hall County Board of Commissioners adopted the Gateway Corridors Overlay District (GCOD) standards as part of the Official Code of Hall County. The GCOD governs non-residential property development standards.
    - 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.
  - Outdoor storage is a conditional use subject to County Commissioner approval within the Gateway Corridors Overlay District. This application is a result of this requirement.
  - As per §17.420.050.D.4.d, 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 proposed development **meets** this standard.
  - §17.420.050.E (Parking Lot Design) outlines the standards required for parking lots within the GCOD. Subsection 3 requires that all parking areas shall be paved with asphalt, concrete, or pervious materials approved by the director.
    - The applicant has requested a variance to this standard, and proposes to use gravel within the 81,000 square foot lot.
      - This **does not meet** the standard.
  - Per §17.420.050.F (Outdoor Lighting), streetlights shall be provided on all public streets.
    - It **cannot be determined** if this standard is met.
  - 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. (§17.420.050.H)
    - There are no proposed structures for this development. This standard **does not apply**.
  - §17.420.060. of the Official Code of Hall County discusses sign standards for the Gateway Corridors Overlay district.
    - The narrative states that the project will comply with the signage requirements of the GCOD.
      - The maximum height of the sign and square footage of the sign face based upon gross floor area of the building:

- 0—10,000 sq. ft. of gross floor area
    - 32 sq. ft. (each side)
    - 8 ft. above street grade
  - 10,001—50,000 sq. ft.
    - 48 sq. ft. (each side)
    - 8 ft. above street grade
  - 50,001—100,000 sq. ft.
    - 64 sq. ft. (each side)
    - 10 ft. above street grade
  - Over 100,000 sq. ft.
    - 96 sq. ft. (each side)
    - 12 ft. above street grade
- The applicant has not provided detailed sign information but has stated GCOD standards **will be met**.

**Staff Recommendation**

Staff recommends **denial** of the requested variance from §17.420.050.E (Parking Lot Design). Should the Commissioners elect to approve the variance request, staff recommends the following conditions be added:

- A. Any change in use of the site or building addition shall require the gravel lot to be paved per the GCOD requirements.
- B. The areas for emergency vehicle access shall have curb and gutter to prevent any storage units blocking designated drive aisles.
- C. A driveway and vehicle circulation pattern shall be established to be approved by the Planning Director in consultation with Hall County Departments.

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

- 1. The development shall conform substantially with the proposed narrative and site plan, modified as necessary for compliance with current development standards at time of application.
- 2. All previous conditions of zoning as approved March 12, 1990 for Raceway Technology Park (Phase 1- PB 286, Page 207A) shall apply. This includes the following:

Minimum Setbacks: (All setbacks to be measured from property line)

front    side    rear

"5 acre" lots	75	50	50
"1.5 acre" lots	50	30	30

Minimum Lot Coverage:

- 1. "5 acre" lots

No more than 50% of the lot may be occupied by structures. A minimum of 25% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space.

2. "1.5 acre" lots

No more than 60% of the lot may be occupied by structures. A minimum of 15% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space.

**Buffers:**

A vegetative buffer strip of a minimum of 25 feet shall be maintained along property lines where the adjacent property contains a residential structure within 200 feet of the I-II zone area. Should said adjacent property cease to be used for residential purposes, and be rezoned to a commercial or industrial zone, the require buffer may be eliminated.

**Landscaping along S.R. 53:**

The frontage of the subject area that lies along S.R. 53 shall be landscaped to a depth of at least 30 feet, as well all entrances into the subject property from Winder Highway (S.R. 53).

3. The development shall be consistent with §17.420.050 of the Official Code of Hall County. No variances to the development are approved as a part of this request.
4. A combination plat shall be recorded prior to the LDP being issued for the site.
5. Access to the development shall be approved by Hall County Traffic Engineering and/or the Georgia Department of Transportation.
6. All conditions of zoning shall be made part of any plat created for the property.

**Excerpts from the minutes of the August 1, 2022 meeting**

**Applicant's Presentation:**

**Randi Doveton, Planning Director**, presented a summary of the request.

**Michael Paupeck, 1105 Shana Court, Marietta**, presented the request. The applicant stated that the site will only be used for storage containers on top of a gravel lot. The applicant stated that adding asphalt or concrete would cause wear and tear issues on the forklifts and machinery used. The applicant stated that there would be ten to eleven lights for security.

**Public Forum:**

*There were no comments in support or opposition.*

**Planning Commission Comments:**

Mr. Bell questioned the height of the stacks. The applicant stated that each pod is 8 feet tall and they would only stack two for a total height of 16 feet. Mr. Braswell stated that the concern was the height of the pods facing Winder Highway. Mr. Bell stated that he wouldn't like for the pods to be visible from the road. Mr. Bell stated that if screening was reached there wouldn't be any issue

to have a gravel lot. Mr. Hunt stated that fast growth trees could help cover the site along with a six to eight foot berm. Mr. Bell questioned the gate security. The applicant stated it would just be a standard metal gate. Mr. Braswell stated that the Fire Marshal might have comments regarding the gate and the stacking.

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

Conditions:

3. The development shall conform substantially with the proposed narrative and site plan.
4. All previous conditions of zoning as approved March 12, 1990 for Raceway Technology Park (Phase 1- PB 286, Page 207A) shall apply. This includes the following:

*Minimum Setbacks: (All setbacks to be measured from property line)*

	<i>front</i>	<i>side</i>	<i>rear</i>
<i>"5 acre" lots</i>	75	50	50
<i>"1.5 acre" lots</i>	50	30	30

*Minimum Lot Coverage:*

1. *"5 acre" lots*

*No more than 50% of the lot may be occupied by structures. A minimum of 25% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space.*

2. *"1.5 acre" lots*

*No more than 60% of the lot may be occupied by structures. A minimum of 15% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space.*

*Buffers:*

*A vegetative buffer strip of a minimum of 25 feet shall be maintained along property lines where the adjacent property contains a residential structure within 200 feet of the I-II zone area. Should said adjacent property cease to be used for residential purposes, and be rezoned to a commercial or industrial zone, the require buffer may be eliminated.*

*Landscaping along S.R. 53:*

*The frontage of the subject area that lies along S.R. 53 shall be landscaped to a depth of at least 30 feet, as well all entrances into the subject property from Winder Highway (S.R. 53).*

3. *There shall be a 30 foot landscape buffer along S.R. 53. The applicant shall install a 6 foot berm with dents and alternating tree screening in accordance with Gateway Corridor Standards. Along Technology Parkway there shall be a 25 foot landscape buffer with alternating tree screening and no berms.*
4. *The development shall be consistent with §17.420.050 of the Official Code of Hall County, except for the following variance:*
  - b) *The applicant shall be allowed to have a gravel parking area for the 81,000 sq. ft.*
5. *A combination plat shall be recorded prior to the LDP being issued for the site.*
6. *Access to the development shall be approved by Hall County Traffic Engineering and/or the Georgia Department of Transportation.*
7. *All conditions of zoning shall be made part of any plat created for the property.*

- 8. If any change or additional building and development occur, it shall be presented back in front of the Planning Commission.*
- 9. Applicant shall not be allowed to stack more than two storage containers at a time.*

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



**CONDITIONAL USE APPLICATION**

**Applicant (Name & Mailing Address)**

STORsquare Atlanta, LLC  
1105 Shana Court, Suite 1  
Marietta, GA 30066

Phone 770-846-6922

Email Address mpaupect@hotmail.com

Proposed Use Outdoor Storage for portable storage containers

**Property Owner (Name & Mailing Address)**

Raceway Commons, LLC  
5655 Golf Club Drive  
Braselton, GA 30517

Phone 404-502-0504

Email Address eddprice@me.com

**Contact Person (Name & Mailing Address)**

Michael Paupeck  
4800 Dalhousie Place NE  
Marietta, GA 30068

Phone 770-846-6922

Email Address mpaupect@hotmail.com

Tax Parcel Number 15028F000025 + 15028F000026

Location Address 5407 Technology Parkway + 5470 Winder Highway, Braselton, GA 30517

**Status of Applicant**

- Owner
- Option to Purchase
- Area Resident
- Other

**Requested Action**

Permissive Use:

HCPC  HCC

Fee: \$ ~~2000~~ 450.00

Receipt #: 859009

Zoning: 1-11 Heavy Industrial Check #: 1149

Acreage 3.011

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

Sign Michael Paupeck Date: 6/9/2022

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: 6/13 Taken by: \_\_\_\_\_

Tentative Planning Commission Date: 8/1 Tentative County Commission Date: 9/8

County Commission District: 1

2022-50061

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) Raceway Commons, LLC. Edd Price - President  
Address 5655 Golf Club Drive  
Braselton, GA 30517  
Phone Number 404-502-0504

Name of applicant(s) STORsquare Atlanta, LLC  
Address 1105 Shana Court, Suite 1  
Marietta, GA 30066  
Phone Number 770-846-6922

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)

Edd Price

Personally appeared before me

Edd Price

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

Karen L. Lowe  
Notary Public



6-10-2022  
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: Edd Price Date: 6/10/22  
Applicant's/Owner's Name (Printed): Edd Price



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: Michael Paypeck

Date: 6/9/2022

Applicant's/Owner's Name (Printed): Michael Paypeck



Written Report  
In Support of Conditional Use Application for:

5407 Technology Parkway  
&  
5470 Winder Highway

June 12, 2022

# STORsquare

## STORsquare – Who We Are

STORsquare is an Atlanta-based portable storage container company, looking to expand into the Braselton, GA area. We offer a superior mobile storage solution for residential, commercial and everything in between. Our movable storage units are attractive, strong and functional. We also offer clear and consistent pricing, along with excellent customer service.

STORsquare aims to provide its customers with hassle-free booking, scheduling and delivery for quality storage containers that can be stored at the customer's site or in our secure facilities. We provide portable storage containers for the purposes of moving and storage.



STORsquare provides the highest quality storage container. In addition to attractive colors and high-quality paint, we utilize galvanized steel for the construction of our containers which prevents rust and corrosion and keeps our containers looking fresh for decades. STORsquare's true No-Tilt technology and high-quality container offers a true differentiator from competitor containers.

STORsquare's goal is to have the best looking and nicest containers available on the market, so that our customers feel confident about storing their belongings in a safe and convenient way... without looking like you have a dumpster in your driveway.

# STOR square

## Subject Properties

The subject properties are composed of two adjoining undeveloped parcels that collectively measure approximately 3.011 acres. The parcels are associated with the physical addresses of 5407 Technology Parkway and 5470 Winder Highway and are identified as Parcel ID numbers 15028F000025 and 15028F000026, respectively, which are located in the 392nd G.M. District of Hall County in Braselton, Georgia. The properties are located along and south of the intersection of Technology Parkway and Winder Highway (S.R. 53).

The subject properties are located approximately 0.55 miles northwest of Hall/Jackson County boundary and approximately 6.4 miles southeast of Interstate 985. The area surrounding the subject properties is composed primarily of commercial businesses and undeveloped property. The subject properties are bordered to the northeast by Winder Highway, to the southeast by commercial property, to the southwest by vacant property, and to the northwest by Technology Parkway followed by commercial property.

Due to the properties' frontage on Winder Highway (S.R. 53), they fall within Hall County's Gateway Corridors Overlay District, as defined in the Hall County Zoning Regulations. See Chapter 17.420 of the Hall County Zoning Regulations.





# STORsquare

## Proposed Use

STORsquare is looking to expand into the Braselton, GA area and intends to develop the subject properties into a lot to store its portable storage containers. No structure or building will be constructed or erected on the properties.

STORsquare containers are all 8 ft. wide and 8 ft. tall and range from 8 to 20 ft. long. They can be stacked vertically as high as three containers (totaling 24 ft. in height).

The lot will not be open to the public; specifically, there will not be any retail business conducted on site.

Operating hours for the site will be 9:00 am to 5:00 pm, Monday through Friday. Other than simply storing the containers on site, operations at the site during operating hours will include the delivery and pickup of the portable storage containers. Trips to the subject property for container delivery and pickup are anticipated to be less than 10 trips per day.



The portable storage containers are transported by medium duty flatbed truck or trailer. Locally, the containers are moved via forklift or MULE lift-assist equipment.

As can be seen in the enclosed conceptual site plan, the site will be graded and include a gravel surface, with concrete entrance, and a stormwater management pond. The site will be enclosed/screened via fencing, and it will receive lighting and security.

Future site plans may include one ground-mounted monument sign, within the allowed design limitations set forth by Hall County.

# STOR square

## Existing Use

The subject properties are currently undeveloped lots. They are zoned I-II Heavy Industrial. Abutting properties are also zoned I-II Heavy Industrial and include undeveloped land to the Southwest and a collision and automobile repair shop to the Southeast. The properties are bordered to the northeast by Winder Highway and to the northwest by Technology Parkway.

## Proposed Standards for Development

While the storage of portable storage containers does not appear to fit neatly into any particular site use defined within the Hall County Zoning Regulations, Hall County Principal Planner, David Webb, has indicated the applicable use is "outdoor storage." Chapter 17.420.050 of the Gateway Corridors Overlay District ("GCOD") Zoning Regulations identifies "outdoor storage" as a conditional use if permitted in the underlying zoning district and approved by the Board of Commissioners. Chapter 17.420.050 includes "outdoor storage" within its non-residential property development standards.



In accordance with the applicable non-residential property development standards in the GCOD Zoning Regulations and the conditions of the recorded plat (PB 286-207A) for the subject properties, listed below are the proposed standards for the development of the subject properties in accordance with our enclosed site plan:

1. No structure or building will be constructed or erected on the subject properties;
2. There will be no property entrances to/from Winder Highway (S.R. 53);
3. A minimum of 15% of the lot will be reserved for open space;

# STOR square

## Proposed Standards for Development

4. All street frontages will include a 10-foot-wide landscape strip with required shade trees and shrubbery planted at the specified intervals;

5. Frontage along Winder Highway (S.R. 53) will be landscaped to a depth of 30 feet;

6. The site will be screened by a permanent opaque enclosure consisting of an eight-foot high solid fence;



7. Cuts and fills will be terraced to blend into the natural terrain;

8. Site and security lighting will be semi-cutoff luminary fixtures designed to avoid intrusion on adjacent properties and adjacent thoroughfares, and will be less than 35 feet in height in accordance with GCOD regulations; and

9. Future site plans may include one ground mounted, monument sign to be designed, located and constructed in accordance with GCOD regulations.



# STORsquare

## Paved Parking Standard

In our initial meeting with Hall County Principal Planner, David Webb, to review CUP application submission requirements, Mr. Webb indicated that our proposed outdoor storage use would require the entire property to be developed into a paved parking lot. Mr. Webb referred to Chapter 17.420.050(E)(3) (Paving Materials for Parking Lots) of the GCOD Zoning Regulations as the specific Chapter requiring the entire property to be paved parking.

We respectfully disagree with Mr. Webb's interpretation of the paved parking lot standard within the GCOD. We do not believe the GCOD Zoning Regulations require the subject properties to be developed into a paved parking lot for our proposed outdoor storage use. Chapter 17.420.050(E)(1) (Parking Requirements) of the GCOD Zoning Regulations states that "Off-street parking shall be required as in Chapter 17.250 of the Hall County Zoning Regulations..."

Referring then to Chapter 17.250, Chapter 17.250.020 (Off-Street Parking) provides a table of uses for which off-street parking space must be provided on the subject property. Within the table included in Chapter 17.250.020A, neither outdoor storage nor any use similar to what STORsquare is proposing within this CUP application is listed as a use requiring off-street parking. Moreover, even if a use similar to what STORsquare is proposing within this CUP application could be found in the table included in Chapter 17.250.020A, no use listed in the table requires that the entire subject property be converted into an off-street parking lot.





# STORsquare



However, if Chapter 17.420.050(E)(1) (Parking Requirements) of the GCOD Zoning Regulations requires that the entire property be developed into a paved parking lot for our proposed outdoor storage use, then we request a variance from the paved parking and landscaped island standards included in Chapter 17.420.050(E)(3) and Chapter 17.420.050(E)(4), respectively, with approval to develop the property into a gravel surface lot.

## Paved Parking Standard

Therefore, pursuant to Chapter 17.420.050(E)(1) (Parking Requirements) of the GCOD Zoning Regulations, including its specific reference to Chapter 17.250 for the determination of required off-street parking within the GCOD, we do not believe that our proposed outdoor storage use requires that the entire subject property be developed into a paved parking lot.



## Utilities

There are no active utilities connected to the subject properties. The proposed use does not require any utilities other than electrical for site lighting and security.

## Randi Doveton (Planning)

---

**From:** Michael Paupeck <mpaupeck@hotmail.com>  
**Sent:** Thursday, September 1, 2022 5:07 PM  
**To:** Randi Doveton (Planning)  
**Cc:** Ellis Still (Planning); David Webb (Planning)  
**Subject:** Re: STORSquare Conditional Use Permit - 5407 Technology Parkway  
**Attachments:** Original Site Plan with Landscape Plan.pdf; Site Plan with BERM.pdf; Elevation with updated Fencing-Screening.pdf

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.

Ms. Doveton,

Thank you for the information. I've attached three plans.

1. Original site plan with Landscape Plan (81,000 sq. ft. gravel lot)
2. Site Plan with Berm spacing (showing loss of usable space--66,500 sq. ft. gravel lot)
3. Elevation showing updated fence-screening option for Winder Hwy frontage

We respectfully request the removal of the condition to add a 6-foot Berm along Winder Highway.

Please let me know if you need any additional information or have any questions.

Thanks,

Michael Paupeck  
770-846-6922

---

**From:** Randi Doveton (Planning) <rdoveton@hallcounty.org>  
**Sent:** Thursday, September 1, 2022 3:32 PM  
**To:** Michael Paupeck <mpaupeck@hotmail.com>  
**Cc:** Ellis Still (Planning) <estill@hallcounty.org>; David Webb (Planning) <dwebb@hallcounty.org>  
**Subject:** RE: STORSquare Conditional Use Permit - 5407 Technology Parkway

Mr. Paupeck,

Send us the plan so we can include it in the BOC packet. Included a request to remove that condition. Please send the updated information ASAP. You will then include the request in your presentation Thursday evening.

Respectfully,

**Randi Doveton**

Planning and Development Director  
Hall County Government  
2875 Brown's Bridge Rd | 3<sup>rd</sup> Floor  
(office)770-297-5544  
[rdoveton@hallcounty.org](mailto:rdoveton@hallcounty.org)



---

**From:** Michael Paupeck <mpaupeck@hotmail.com>  
**Sent:** Thursday, September 1, 2022 2:00 PM  
**To:** Randi Doveton (Planning) <rdoveton@hallcounty.org>  
**Subject:** STORSquare Conditional Use Permit - 5407 Technology Parkway

**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.

Ms. Doveton,

This is Michael Paupeck with STORSquare. We filed a Conditional Use Permit application for 5407 Technology Parkway and 5472 Winder Highway, which was heard on August 1, 2022, by the Planning Commission. One of the conditions of the Planning Commission's approval of our CUP was the installation of a berm along Winder Highway for screening purposes. (Minutes attached).

I wanted to see if you had some time to meet with me next Tuesday or Wednesday to talk about the berm condition. We are set to go before the Bd. of Commissioners on Thursday, Sept. 8. After having our engineer design the berm and include it on our site plan, we learned we will lose a substantial portion of our useable acreage by including the berm, which would make our use of the property no longer economically feasible. I wanted to show you this loss of land, as well as show you another option on screening the property and get your thoughts on it.

Please let me know if you have any time Tuesday or Wednesday next week. If easier, we could probably meet via zoom as well.

Thanks,

Michael Paupeck  
770-846-6922



GEORGIA HIGHWAY 53 (R/W VARIES)

Indicates Lost Usable Acreage (gravel lot) due to Berm

GRAVEL LOT FOR  
CONTAINER STORAGE  
~66,500 SF

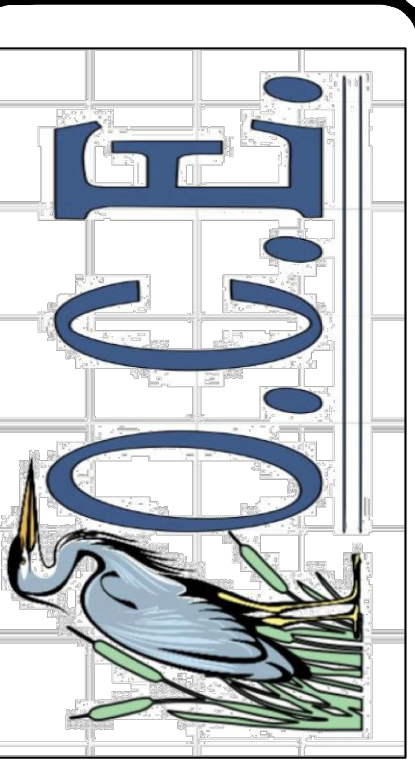
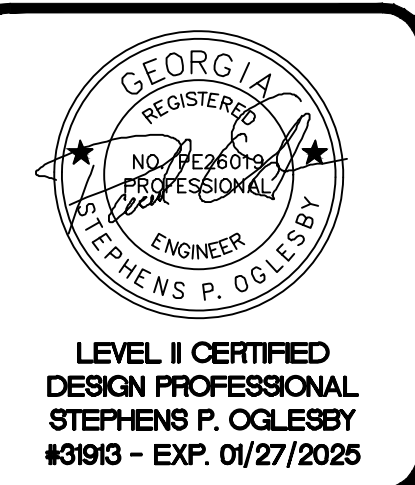
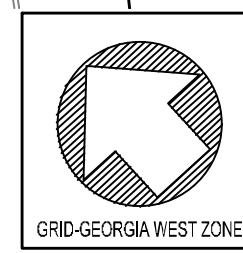
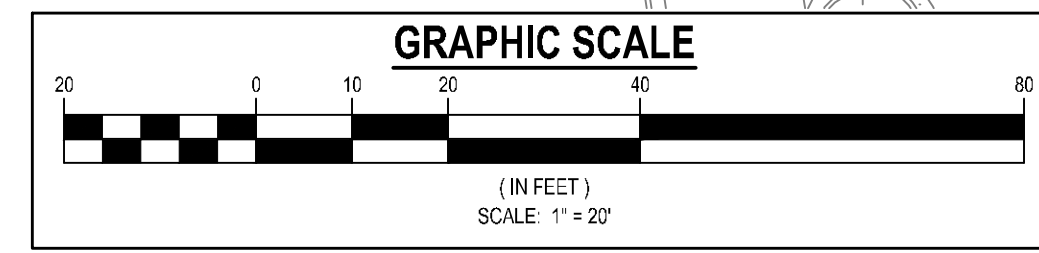
SWM POND  
30,000 CF STORAGE

15' OVERHEAD POWER EASEMENT

10' UNDERGROUND POWER EASEMENT

HEAVY-DUTY ASPHALT ENTRANCE

TECHNOLOGY PARKWAY (70' R/W)



Oglesby Civil Engineering, LLC  
1130 Madison Lakes, Pkwy  
Madison, GA 30650  
(706) 717-1367  
poglesby.oce@gmail.com

© Copyright 2020 O.C.E.  
This document and its reproduction are the property of Oglesby Civil Engineering, LLC and may not be reproduced, published, or used in whole or in part without the written consent of Oglesby Civil Engineering, LLC.

DRAWN BY: CHECKED BY: SPO  
DATE: 8.22.2022

REVISIONS	DATE	DESCRIPTION:

STORSQUARE @ TECH PKWY  
TMP- LOT 25 & 26 5407 TECHNOLOGY PKWY  
BRASELTON, GA 30517  
ZONING: I2 - HEAVY INDUSTRIAL

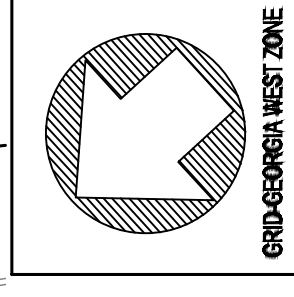
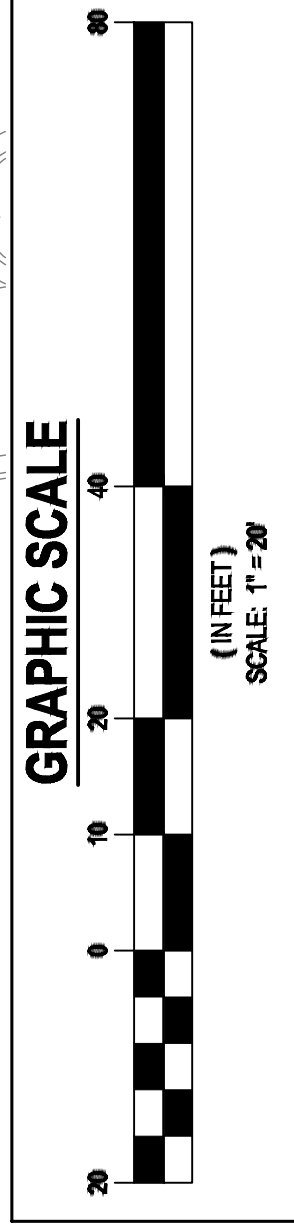
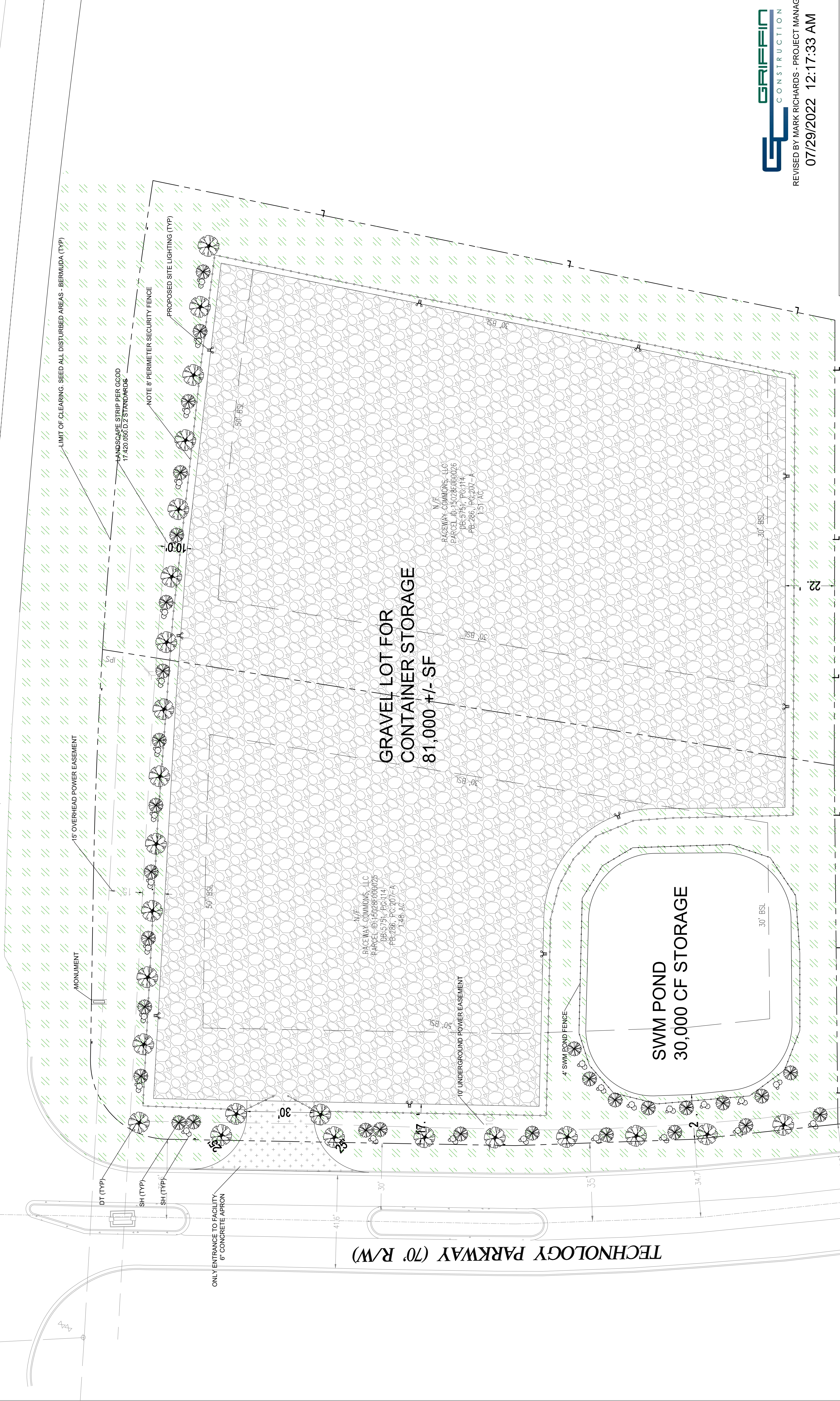
CONCEPTUAL  
LAYOUT PLAN

Sheet Title  
C-1.0  
Sheet Number

RECEIVED  
By rdoveton at 5:36 pm, Sep 01, 2022



GEORGIA HIGHWAY 53 (R/W VARIES)



QUANTITY	SYMBOL	COMMON NAME	CALIPER	COMMENTS
24	DT	DECIDUOUS TREE	0'-2.5000"	
34	GC	GROUND COVER	3 GALLON	
28	SH	SHRUB	3 GALLON	
SITE	BA	BERMUDA	SEED/STRAW	

REVISOR: MARK RICHARDS - PROJECT MANAGER  
07/29/2022 12:17:33 AM

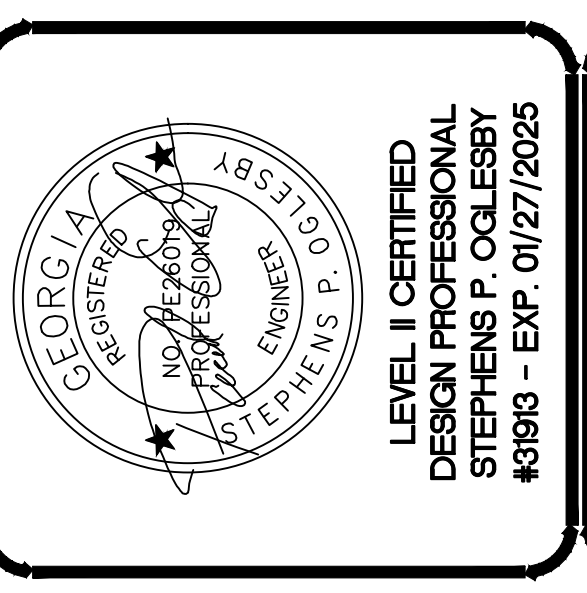


STORSQUARE @ TECH PKWY  
TMP: LOT 25 & 26 5407 TECHNOLOGY PKWY  
BRASELTON, GA 30517  
ZONING: I2 - HEAVY INDUSTRIAL

DATE	DESCRIPTION
4.1.2022 <td></td>	

© Copyright 2022 D.C.E.  
This document and its contents are the property of Oglesby Civil Engineering, LLC. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Oglesby Civil Engineering, LLC.

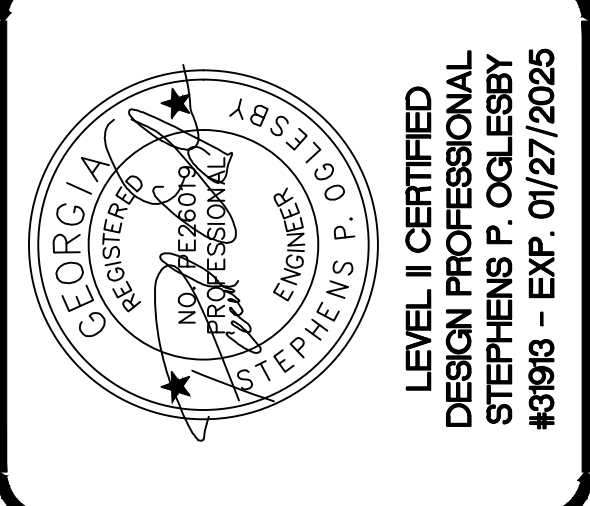
Oglesby Civil Engineering, LLC  
1130 Madison Lakes, Pkwy  
Madison, GA 30650  
(706) 777-1367  
oglesby.ce@gmail.com



CONCEPTUAL  
LANDSCAPE PLAN

Sheet Title  
**C-1.0**  
Sheet Number





LEVEL I CERTIFIED  
DESIGN PROFESSIONAL  
STEPHEN P. OGLESBY  
#4998 - EXP. 01/27/2025

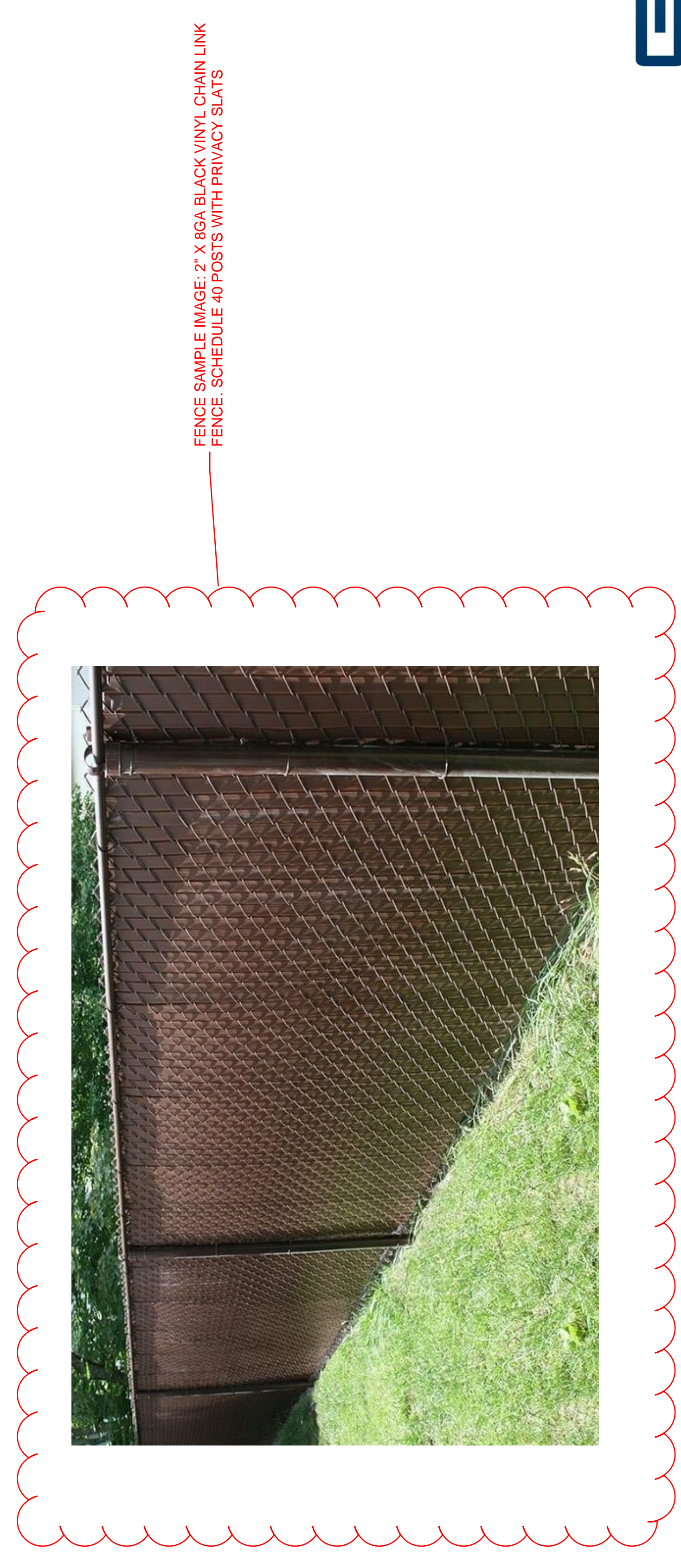
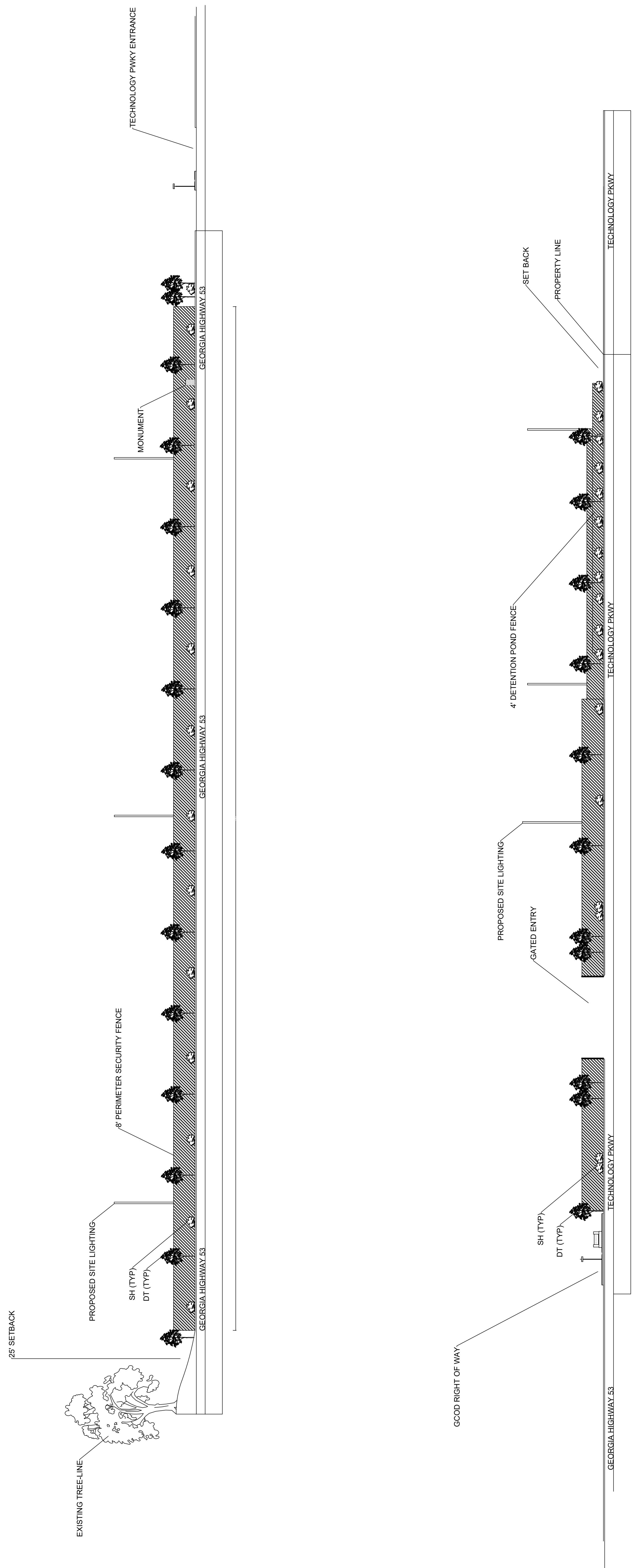
--	--

--	--

DATE	REVISIONS	DESCRIPTION

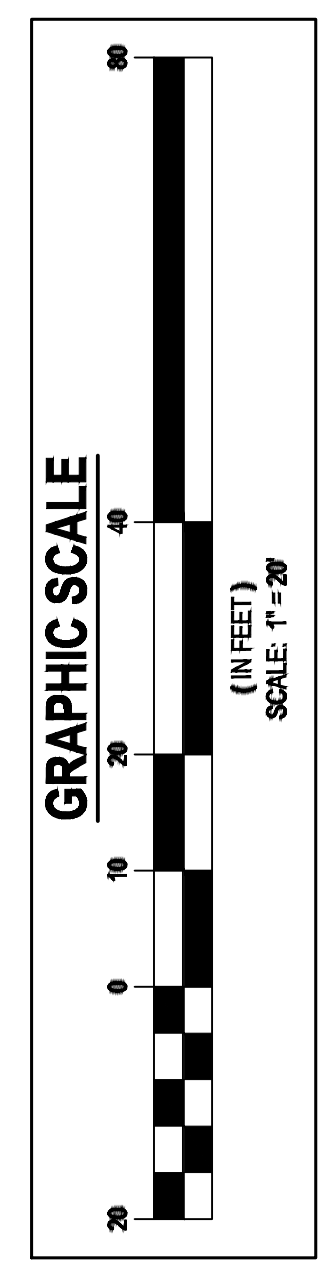
**STORSQUARE @ TECH PKWY**  
TMP: LOT 25 & 26 5407 TECHNOLOGY PKWY  
BRASELTON, GA 30517  
ZONING: I2 - HEAVY INDUSTRIAL

LANDSCAPE ELEVATION  
Sheet Title  
**C-10**  
Sheet Number



QUANTITY	SYMBOL	COMMON NAME	CALIPER	COMMENTS
24	DT	DECIDUOUS TREE	0"-2.5000"	
34	GC	GROUND COVER	3 GALLON	
28	SH	SHRUB	3 GALLON	
SITE		BERMUDA	SEED/STRAW	

**GRIFFIN CONSTRUCTION**  
FOR REVIEW AND APPROVAL  
07/29/2022 2:48:45 PM









**GENERAL NOTES:**  
 1: Title exceptions per title commitment package from First American Title Insurance Company, Commitment No. 2-41474.  
 2: This plat is subject to any restrictions, easements, covenants or conditions that may exist with reference to the land shown hereon.  
 3: Underground Utilities shown on this survey are from a combination of utilities field marked by others and public records. Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities shown or not shown.  
 4: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

HALL COUNTY  
 ZONING: I-1  
 FRONT SETBACK - 75' FROM CENTER LINE OF ROAD OR 50' FROM PROPERTY LINE, WHICHEVER IS GREATER  
 SIDE SETBACK - 30'  
 REAR SETBACK - 30'

FIELD DATA:  
 DATE OF FIELD SURVEY: 3-28-22, 3-29-22, 3-30-22 & 4-21-22.  
 THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.00 FEET.

EQUIPMENT:  
 ELECTRONIC TOTAL STATION AND NETWORK GPS  
 GPS RECEIVER: SP B5  
 SW: 6129500077  
 NETWORK: TRIMBLE WIS New RTK GNSS

TOTAL AREA: 129,408 SQ FT, 2,971 AC  
 CALCULATED PLAT CLOSURE: 1 FOOT IN 265,846 FEET

SURVEY DATA:  
 TYPE OF SURVEY: RETRACEMENT  
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 5751 PG 114  
 PROPERTY OWNER AT TIME OF SURVEY: RACEWAY COMMONS, LLC  
 PARCEL NUMBER: 1502BF000025 & 1502BF000026

REFERENCE: PB 286 PG 207-A  
 DB 5751 PG 114  
 BOUNDARY SURVEY FOR GEORGIA LAND & EROSION LLC BY VENABLE & ASSOCIATES, INC. DATED 9-10-2004

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF HALL COUNTY, GEORGIA, 13180C0318E EFFECTIVE DATE SEPTEMBER 29, 2005

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies 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

Date	Revisions



KEYSTONE LAND SURVEYING, INC.  
 162 E. ORGAM ST.  
 LAWRENCEVILLE, GEORGIA  
 770.345.8700  
[www.keystonelandsurveying.com](http://www.keystonelandsurveying.com)

COPY RIGHT 2019-THIS IS A 24 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

ALTA/NSPS LAND TITLE SURVEY FOR  
 FIRST AMERICAN TITLE INSURANCE COMPANY/MICHAEL PAUPECK  
 5407 & 5472 TECHNOLOGY PARKWAY, BRASELTON, GEORGIA, 30517

LOT 25 & 26, RACEWAY-TECHNOLOGY PARK  
 392ND DISTRICT, G.M., HALL COUNTY, GEORGIA

DATE:	4-22-2022
SCALE:	1" = 40'
CLIENT:	MICHAEL PAUPECK
DRAWN BY:	JTF
SHEET:	1 of 1



FOR KEYSTONE LAND SURVEYING, INC.

**TITLE EXCEPTIONS [SURVEYOR COMMENTS IN BRACKETS]**

1. [REDACTED]

2. [REDACTED]

3. [REDACTED]

4. [REDACTED]

5. [REDACTED]

6. [REDACTED]

7. [REDACTED]

8. [REDACTED]

9. [REDACTED]

10. [REDACTED]

11. [REDACTED]

12. [REDACTED]

13. [REDACTED]

14. [REDACTED]

15. [REDACTED]

16. [REDACTED]

17. [REDACTED]

18. [REDACTED]

19. [REDACTED]

20. [REDACTED]

21. [REDACTED]

22. [REDACTED]

23. [REDACTED]

24. [REDACTED]

25. [REDACTED]

26. [REDACTED]

27. [REDACTED]

28. [REDACTED]

29. [REDACTED]

30. [REDACTED]

31. [REDACTED]

32. [REDACTED]

33. [REDACTED]

34. [REDACTED]

35. [REDACTED]

36. [REDACTED]

37. [REDACTED]

38. [REDACTED]

39. [REDACTED]

40. [REDACTED]

41. [REDACTED]

42. [REDACTED]

43. [REDACTED]

44. [REDACTED]

45. [REDACTED]

46. [REDACTED]

47. [REDACTED]

48. [REDACTED]

49. [REDACTED]

50. [REDACTED]

51. [REDACTED]

52. [REDACTED]

53. [REDACTED]

54. [REDACTED]

55. [REDACTED]

56. [REDACTED]

57. [REDACTED]

58. [REDACTED]

59. [REDACTED]

60. [REDACTED]

61. [REDACTED]

62. [REDACTED]

63. [REDACTED]

64. [REDACTED]

65. [REDACTED]

66. [REDACTED]

67. [REDACTED]

68. [REDACTED]

69. [REDACTED]

70. [REDACTED]

71. [REDACTED]

72. [REDACTED]

73. [REDACTED]

74. [REDACTED]

75. [REDACTED]

76. [REDACTED]

77. [REDACTED]

78. [REDACTED]

79. [REDACTED]

80. [REDACTED]

81. [REDACTED]

82. [REDACTED]

83. [REDACTED]

84. [REDACTED]

85. [REDACTED]

86. [REDACTED]

87. [REDACTED]

88. [REDACTED]

89. [REDACTED]

90. [REDACTED]

91. [REDACTED]

92. [REDACTED]

93. [REDACTED]

94. [REDACTED]

95. [REDACTED]

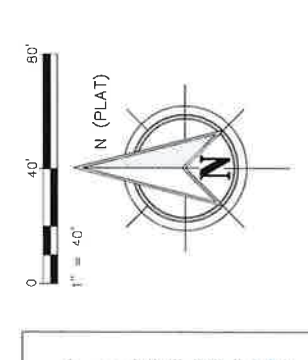
96. [REDACTED]

97. [REDACTED]

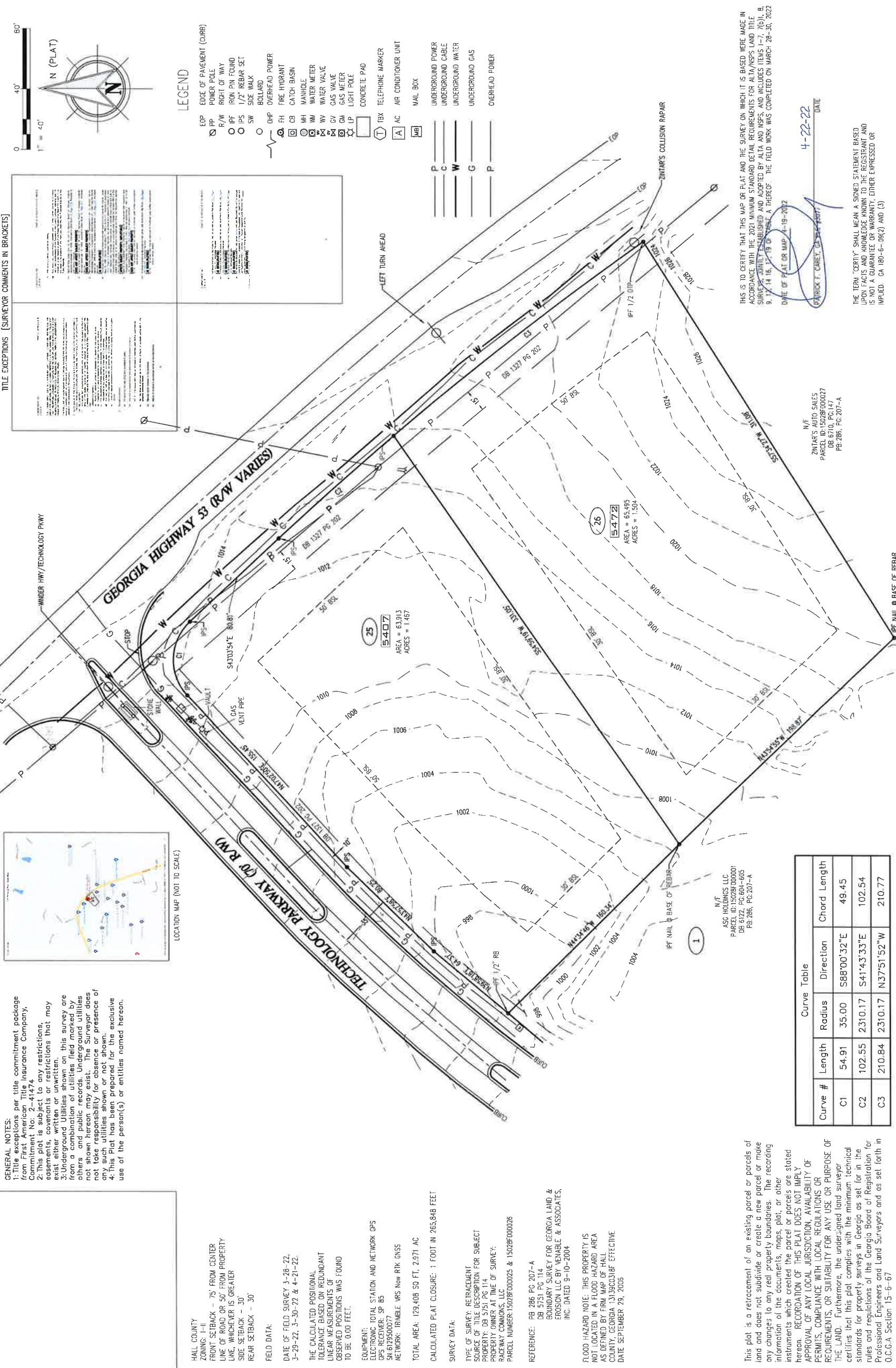
98. [REDACTED]

99. [REDACTED]

100. [REDACTED]



- LEGEND**
- EPP EDGE OF PAVEMENT (CURB)
  - PP POWER POLE
  - R/W RIGHT OF WAY
  - RF IRON PIN FOUND
  - PS 1/2" REBAR SET
  - SW SIDE WALK
  - OLL BOLLARD
  - OHP OVERHEAD POWER
  - FH FIRE HYDRANT
  - CB CATCH BASIN
  - MA MANHOLE
  - WM WATER METER
  - WV WATER VALVE
  - GV GAS VALVE
  - GM GAS METER
  - LP LIGHT POLE
  - CP CONCRETE PAD
  - TR TELEPHONE MARKER
  - AC AIR CONDITIONER UNIT
  - MB MAIL BOX
  - UP UNDERGROUND POWER
  - UC UNDERGROUND CABLE
  - UW UNDERGROUND WATER
  - UG UNDERGROUND GAS
  - OP OVERHEAD POWER



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS AS PUBLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-7, 7(B), B, 9, 11, 14, 16, 17, 19 OF SCHEDULE A, THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 28-30, 2022.

DATE OF PLAT OR MAP: 4-19-2022

MICHAEL PAUPECK, SURVEYOR

DATE: 4-22-22

THE TERM "CERTIFY" SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. CA 180-6-08(2) AND (3)

**Curve Table**

Curve #	Length	Radius	Direction	Chord Length
C1	54.91	35.00	S88°00'32"E	49.45
C2	102.55	2310.17	S41°43'33"E	102.54
C3	210.84	2310.17	N37°51'52"W	210.77

N/F  
 ASG HOLDINGS LLC  
 PARCEL ID: 1502BF000001  
 DB 6122, PG. 604-605  
 PB 286, PG. 207-A

N/F  
 ZIMBAR'S AUTO SALES  
 PARCEL ID: 1502BF000027  
 DB 6710, PG. 147  
 PB 286, PG. 207-A



**CURVE DATA**

PT NO. 1 - 18134.78  
 Δ = 55°20'48"  
 R = 830.00'  
 PC 1136.93'  
 ARC 1120.05'  
 PC 2849.54'  
 PT 30764.62

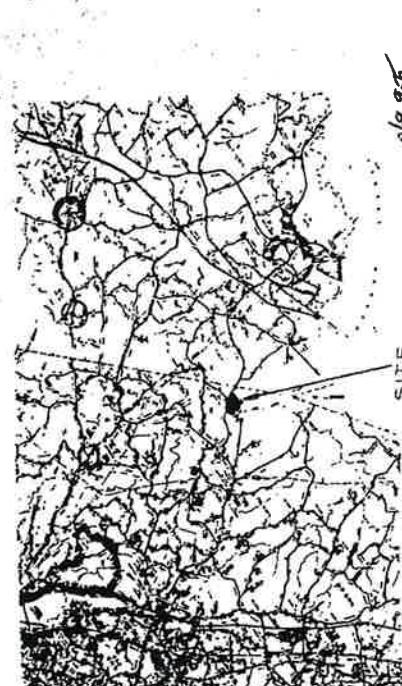
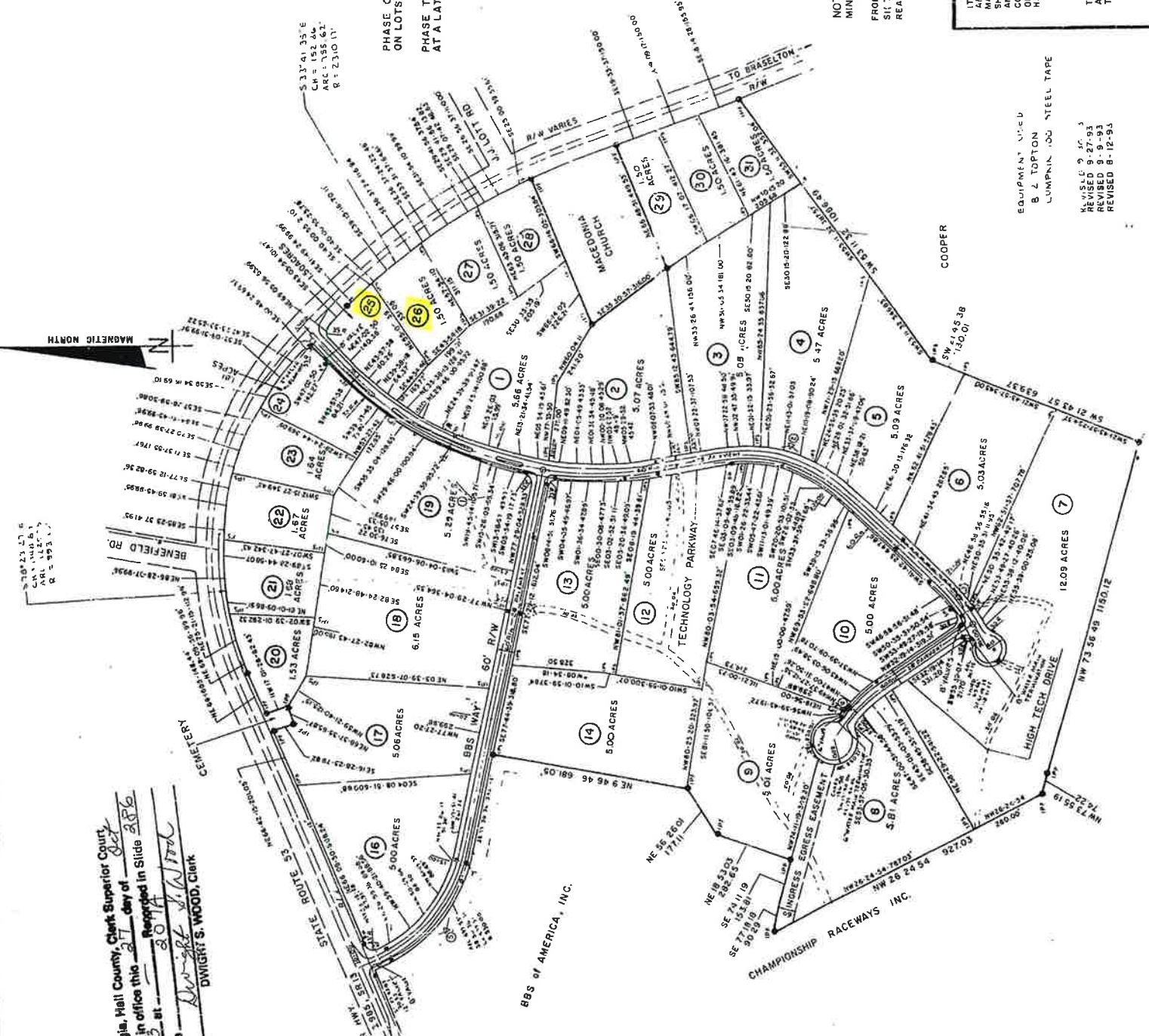
PT NO. 2 - 28148.82  
 Δ = 50°55'33"  
 R = 830.00'  
 PC 1136.93'  
 ARC 1120.05'  
 PC 2849.54'  
 PT 30764.62

PT NO. 3 - 35471.40  
 Δ = 14°11'35"  
 R = 778.72'  
 T = 860.00'  
 PC 3174.45'  
 PT 36167.35

PT NO. 4 - 50140.68  
 Δ = 22°29'16"  
 R = 754.52'  
 T = 860.00'  
 PC 3174.45'  
 PT 36167.35

PT NO. 5 - 13134.15  
 Δ = 50°55'33"  
 R = 830.00'  
 T = 253.43'  
 PC 1400.53'  
 PT 15649.95

Georgia, Hall County, Clerk Superior Court,  
 Filed in office this 27 day of Oct  
 19 93 at 3:01 PM  
 Page Dwight S. Wood, Clerk



PHASE ONE HAS WATER SERVICE  
 ON LOTS 1 THROUGH 22 & 24 & 25  
 PHASE TWO WILL HAVE WATER SERVICE  
 AT A LATER DATE ON LOTS 23, 26 THROUGH 31

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREON, AND AGENT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DECARES TO THE USE OF THE PUBLIC PURPOSES AND ALL PUBLIC PURPOSES. THE GRANTOR'S PURPOSES COMPREHEND A TOTAL OF 10.12 ACRES, FOR THE PURPOSES THEREIN EXPRESSED.

OWNER: FIRST LIBERTY BANK  
 BY: [Signature]  
 DATE: 11/19/93

IN ACCORDANCE WITH THE HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAT IS GIVEN FINAL APPROVAL BY THE HALL COUNTY PLANNING DIRECTOR. ALL OF THE CONDITIONS OF APPROVAL ARE HEREBY ACCEPTED AND THIS APPROVAL IS GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

DIRECTOR OF ENGINEERING  
 DATE

HALL COUNTY HEALTH DEPARTMENT

FIELD CLOSURE: 1 IN. 18600  
 CLASS OF SURVEY: A  
 GRAPHIC SCALE  
 0 200 400 600  
 SCALE IN FEET

SURVEY FOR: FIRST LIBERTY BANK  
 LAND LOT: DIST. 352  
 HALL COUNTY, GEORGIA  
 DATE: 7-13-93  
 DRAWN BY

APPROVED  
 HALL COUNTY PLANNING COMMISSION

RECORDING PERMIT  
 By: [Signature]  
 DATE: 10-15-93

APPROVED  
 HALL COUNTY PLANNING COMMISSION

NOTE +  
 MINIMUM  
 FRONT 50' 50' 50'  
 SIDE 30' 30' 30'  
 REAR 50' 50' 50'

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON. I HAVE SUPERVISED THE SURVEY HEREON, AND THE SAME IS TRUE AND CORRECT USING THE LATEST RECORDED DEEDS AND RECORDS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY HEREON, AND THAT THIS PLAT CONFORMS TO SAID SURVEY, AND THE SAME IS TRUE AND CORRECT USING THE LATEST RECORDED DEEDS AND RECORDS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYING COMPANY  
 PO BOX 396  
 HARRISON, TN 37341  
 PHONE: (615) 331-5545

LEGAL  
 ● IRON PIN FOUND  
 R/W - RIGHT OF WAY  
 IRON PINS SET AT ALL LOT  
 CORNERS AND ALL LINES  
 ARE PAINTED RED

FIRST LIBERTY BANK  
 6491-E PEACHTREE IND. BLVD.  
 DORAVILLE GA. 30360

**RACEWAY-TECHNOLOGY PARK**

Development Boundaries For Raceway Technology Property (Formerly Road Atlanta)  
 Zoned R4 with Conditions On March 12, 1990

Minimum setbacks:  
 1. The minimum setbacks for lots which will contain a building shall be 10 feet from the front, side and rear boundaries of the lot. Such setbacks shall be 15 feet from the front, side and rear boundaries of the lot if the lot is less than 100 feet wide.  
 2. The minimum setbacks for lots which will contain other structures shall be 10 feet from the front, side and rear boundaries of the lot. Such setbacks shall be 15 feet from the front, side and rear boundaries of the lot if the lot is less than 100 feet wide.  
 3. For a 100 foot wide lot, the setbacks shall be 10 feet from the front, side and rear boundaries of the lot.  
 4. For a 100 foot wide lot, the setbacks shall be 10 feet from the front, side and rear boundaries of the lot.

Maximum setbacks:  
 1. The maximum setbacks for lots which will contain a building shall be 10 feet from the front, side and rear boundaries of the lot. Such setbacks shall be 15 feet from the front, side and rear boundaries of the lot if the lot is less than 100 feet wide.  
 2. The maximum setbacks for lots which will contain other structures shall be 10 feet from the front, side and rear boundaries of the lot. Such setbacks shall be 15 feet from the front, side and rear boundaries of the lot if the lot is less than 100 feet wide.  
 3. For a 100 foot wide lot, the setbacks shall be 10 feet from the front, side and rear boundaries of the lot.  
 4. For a 100 foot wide lot, the setbacks shall be 10 feet from the front, side and rear boundaries of the lot.


Minimum lot area:  
 1. The minimum lot area for lots which will contain a building shall be 10,000 square feet.  
 2. The minimum lot area for lots which will contain other structures shall be 10,000 square feet.  
 3. For a 100 foot wide lot, the minimum lot area shall be 10,000 square feet.  
 4. For a 100 foot wide lot, the minimum lot area shall be 10,000 square feet.

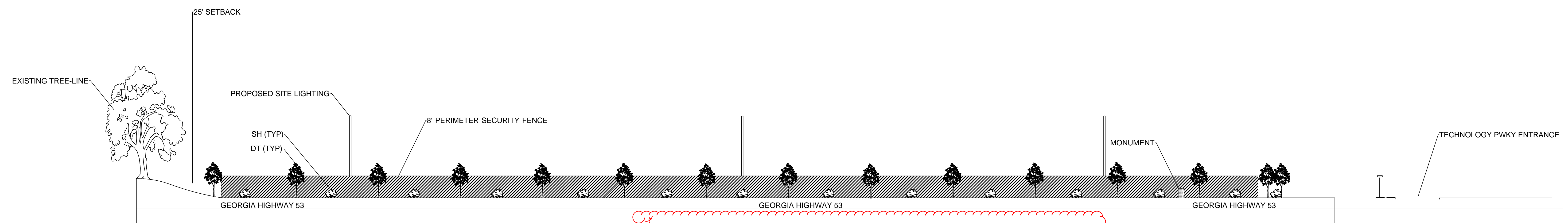
NOTE:  
 PORTIONS OF THIS PROPERTY ARE IN LOTS 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

COMMUNITY PANEL NUMBER 11-11-11  
 EFFECTIVE DATE: 11-2-83  
 REVISION DATE: N/A

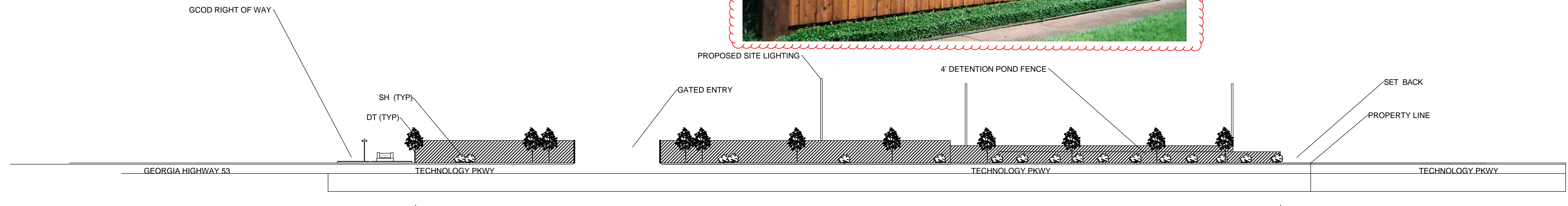
REC. PLATS: B-2-90  
 REC. NO. 1534 GEORGIA LAND SURVEYING  
 B.N. ROGERS/TEA, JR



  
 LEVEL II CERTIFIED  
 DESIGN PROFESSIONAL  
 STEPHENS P. OGLESBY  
 #43993 - EXP. 01/27/2025



Sample Image of 8' Winder Highway: 8' wood fence.



FENCE SAMPLE IMAGE: 2" X 9GA BLACK VINYL CHAIN LINK FENCE. SCHEDULE 40 POSTS WITH PRIVACY SLATS

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

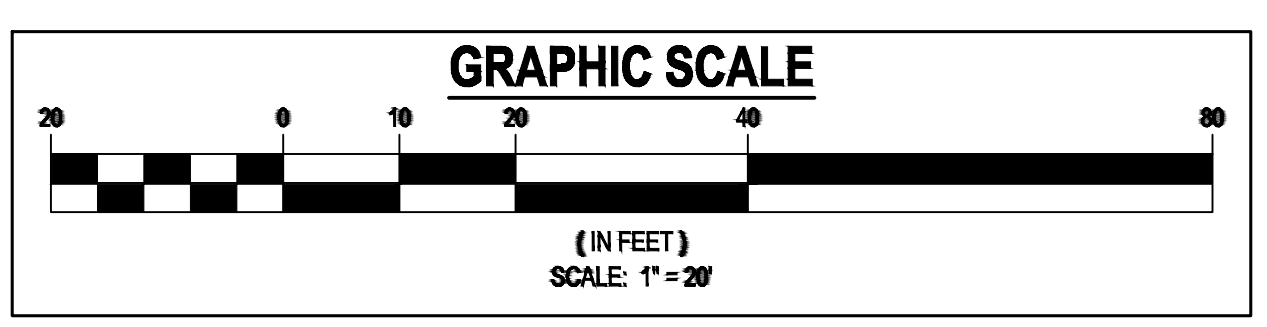
REVISIONS

DATE	DESCRIPTION

**STORSQUARE @ TECH PKWY**  
 TMP: LOT 25 & 26 5407 TECHNOLOGY PKWY  
 BRASELTON, GA 30517  
 ZONING: I2 - HEAVY INDUSTRIAL

LANDSCAPE ELEVATION

Sheet Title  
**C-1.0**  
 Sheet Number

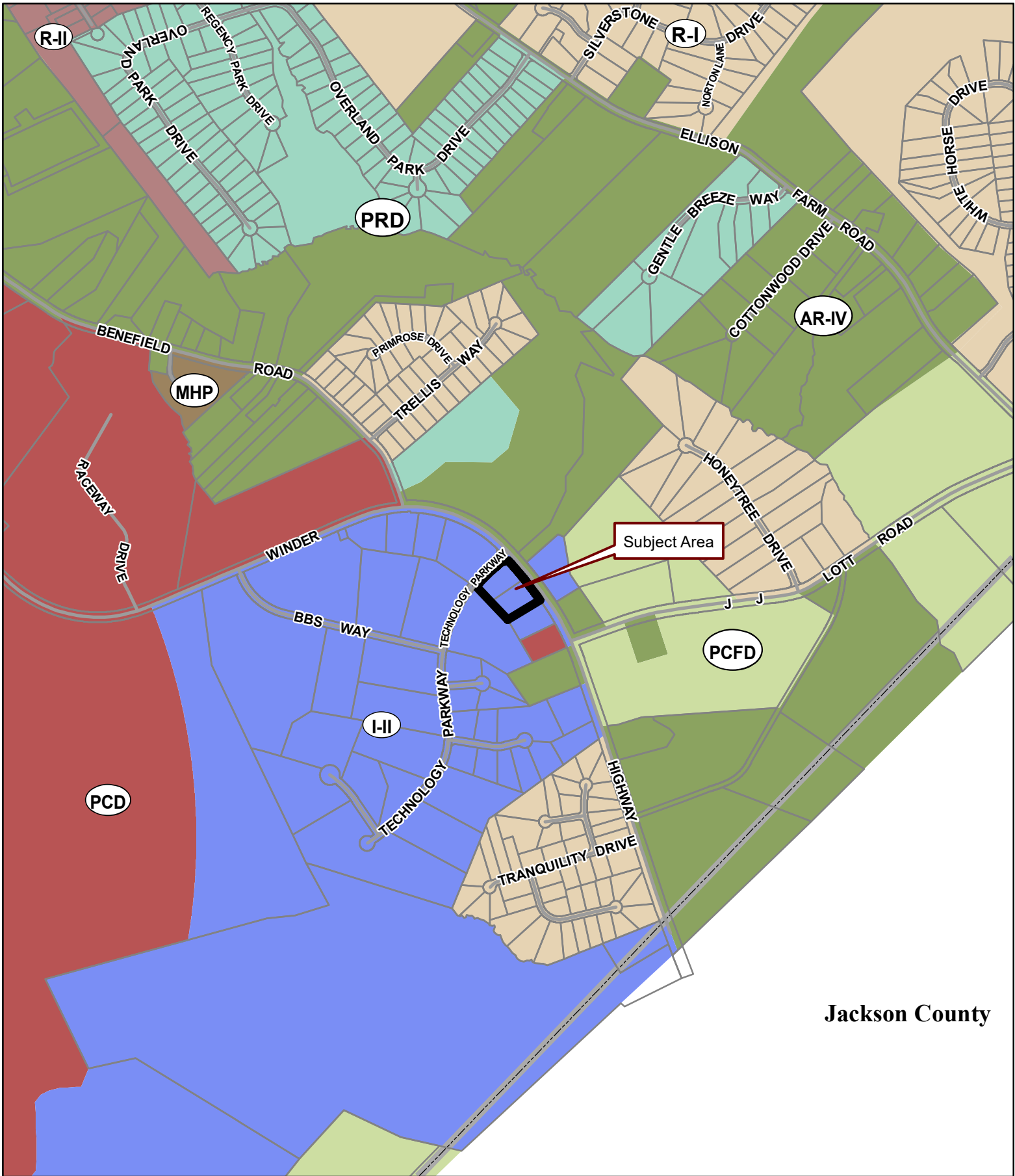


  
 FOR REVIEW AND APPROVAL  
 07/29/2022 2:48:45 PM

PLANT LIST				
QUANTITY	SYMBOL	COMMON NAME	CALIPER	COMMENTS
24	DT	DECIDUOUS TREE	0'-2.5000'	
34	GC	GROUND COVER	3 GALLON	
28	SH	SHRUB	3 GALLON	
SITE	BA	BERMUDA	SEED/STRAW	

**RECEIVED**  
 By rdoveton at 5:30 pm, Sep 01, 2022





Jackson County

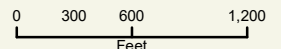
**Applicant:** STORSQUARE ATLANTA, LLC

**Tax Parcel #:** 15028F000025 & 000026

**Location:** 5407 TECHNOLOGY PARKWAY & 5472 WINDER HIGHWAY,  
BRASELTON, GA 30517

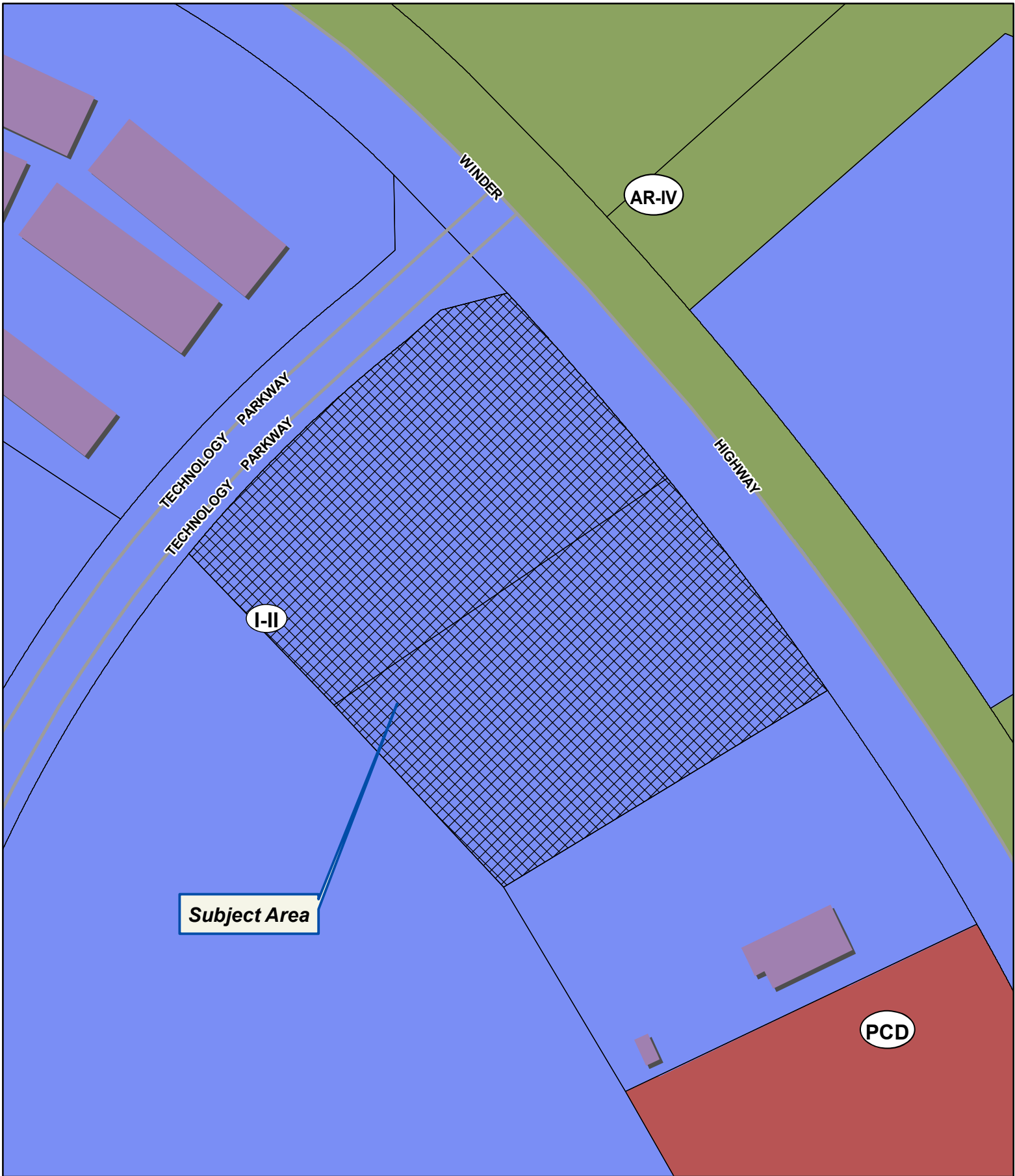
**Commission District 1**

**PC Mtg. Date:** 08/01/2022



- Zoning Boundary
- ▭ City Limits
- ▭ Subject Area
- ▭ Structure





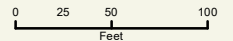
**Applicant:** STORSQUARE ATLANTA, LLC

**Tax Parcel #:** 15028F000025 & 000026

**Location:** 5407 TECHNOLOGY PARKWAY & 5472 WINDER HIGHWAY,  
BRASELTON, GA 30517

**Commission District 1**

**PC Mtg. Date:** 08/01/2022



- Zoning Boundary
- City Limits
- ▣ Subject Area
- ▭ Structure







**Applicant:** STORSQUARE ATLANTA, LLC

**Tax Parcel #:** 15028F000025 & 000026

**Location:** 5407 TECHNOLOGY PARKWAY & 5472 WINDER HIGHWAY,  
BRASELTON, GA 30517

**Commission District 1**

**PC Mtg. Date:** 08/01/2022

0 25 50 100  
Feet

- Zoning Boundary
- City Limits
- Subject Area





## Anael Dominguez (Planning)

---

**From:** Emily McGahee (Environmental Health)  
**Sent:** Thursday, July 7, 2022 2:41 PM  
**To:** Anael Dominguez (Planning); Randi Doveton (Planning)  
**Cc:** Chad Harper (Environmental Health); Kelly Hairston (Environmental Health)  
**Subject:** HCPC Tentative Agenda 8.1.22

See Environmental Health comments below:

Item 1, 3710/3780/3786 Hardy Road//3428/3416 Nancy Creek, Cook Communities: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 2, 5407 Technology Pkwy/5472 Winder Hwy, STORSquare Atlanta: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan.

Item 3, 3461 Thompson Bridge Road, Michael James Remodeling: An existing system evaluation will be required. All proposed additions (including parking) must meet required setbacks from septic system.

Item 4, 2400 O'Kelly Road, K5 Partners: 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. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Emily McGahee  
Hall County Environmental Health  
Hall County Government Center – 3<sup>rd</sup> 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, July 13, 2022 5:20 PM  
**To:** Anael Dominguez (Planning); Randi Doveton (Planning)  
**Cc:** Peevy, Jonathan; Chavers, Veronica E  
**Subject:** RE: Tentative Planning Agenda for August 1, 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

### 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, July 7, 2022 10:26 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>; Randi Doveton (Planning) <rdoveton@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.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>; 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 August 1, 2022

Good morning-

Here is the Tentative Agenda and Maps for the Monday, August 1st, 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, July 14th. Email comments to Randi ([rdoveton@hallcounty.org](mailto:rdoveton@hallcounty.org)) and Ana ([adominguez@hallcounty.org](mailto:adominguez@hallcounty.org)).

Thank you!

## **CALL TO ORDER**

## **AGENDA REVIEW**

## **APPROVAL OF MINUTES – July 18, 2022**

## **NEW BUSINESS**

1. [Application of Cook Communities for a Use Subject to County Commission approval on a 20.74± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710, 3780, 3786 Hardy Road and 3416, 3428 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B, 000071, 000071A. Proposed use: twenty \(20\) lot subdivision. \\*\\* Commission District 2.](#)  
None
2. [Application of STORsquare Atlanta, LLC for a Use Subject to County Commission approval on a 2.96± acre tract located at its intersection with Technology Parkway and Winder Highway; a.k.a. 5407 Technology Parkway & 5472 Winder Highway; Zoned I-II; Tax Parcel 15028F000025 & 000026. Proposed use: outdoor storage. \\*\\* Commission District 1.](#)  
GDOT Coordination Required. Ensure design vehicle and truck/trailer can stage between Technology Parkway and gate. Recommend shifting drive south to minimize potential for queueing into SR 53. Any work in GDOT R/W will require a GDOT permit.
3. [Application of Michael James Remodeling to rezone from Residential-I \(R-I\) to Office and Institutional \(O-I\) on a 6.85± acre tract located on the west side of Thompson Bridge Road at its intersection with Tommy Aaron Drive; a.k.a. 3461 Thompson Bridge Road; Zoned R-I; Tax Parcel 10114 000039A. Proposed use: office. \\*\\* Commission District 2.](#)  
GDOT Coordination Required
4. [Application of K5 Partners, LLC to rezone from Agricultural Residential-IV \(AR-IV\) & Heavy Industrial \(I-II\) to Planned Industrial District \(PID\) on a 119± acre tract located on the north side of Okelly Road at its terminus; a.k.a. 2400 Okelly Road; Zoned AR-IV & I-II; Tax Parcel 15024 000003A \(pt.\). Proposed use: vehicle salvage operations. \\*\\* Commission District 3.](#)  
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, September 8, 2022** at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> 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, September 8, 2022**. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Thank you,  
Ana Dominguez  
Planning Commission Clerk

Hall County Government  
2875 Browns Bridge Road, Gainesville, GA 30504  
[www.hallcounty.org](http://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:** July 14, 2022

**Subject:** August 1, 2022 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the July 18, 2022 meeting. Upon review, we provide the following comments:

1. Application of Cook Communities for a Use Subject to County Commission approval on a 20.74± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710, 3780, 3786 Hardy Road and 3416, 3428 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B, 000071, 000071A. Proposed use: twenty (20) lot subdivision. \*\* 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.

Subdivision roads must meet Hall County requirements.

No more than five lots to a common drive; therefore, all roads must have a right-of-way that meets county code. Also, the right-of-way must be dedicated and deeded to the homeowners association.

Hall County will not maintain the roads or stormwater facilities for this subdivision.

**b) Traffic:** Recommend adding a condition that all lots must access internal roadways and direct access to Hardy Road and Nancy Creek Road is prohibited. Due to a nearby curve on Hardy Road, intersection and stopping sight distance for the proposed entrance may be an issue. Applicant should verify that requirements can be met.

**c) Utilities:** City of Gainesville Sewer.

2. Application of STORSquare Atlanta, LLC for a Use Subject to County Commission approval on a 2.96± acre tract located at its intersection with Technology Parkway and Winder Highway; a.k.a. 5407 Technology Parkway & 5472 Winder Highway; Zoned I-II; Tax Parcel 15028F000025 & 000026. Proposed use: outdoor storage. \*\* 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:** Driveway must meet Hall County commercial standards. Proposed entry gate must be positioned to allow vehicles to stage without protruding into Technology Parkway.

**c) Utilities:** No Hall County Sewer.



# 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

3. Application of Michael James Remodeling to rezone from Residential-I (R-I) to Office and Institutional (O-I) on a 6.85± acre tract located on the west side of Thompson Bridge Road at its intersection with Tommy Aaron Drive; a.k.a. 3461 Thompson Bridge Road; Zoned R-I; Tax Parcel 10114 000039A. Proposed use: office. \*\* Commission District 2.

**a) Engineering:** The site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

**b) Traffic:** Driveway may need to be upgraded to accommodate two-way traffic.

**c) Utilities:** City of Gainesville Sewer.

4. Application of K5 Partners, LLC to rezone from Agricultural Residential-IV (AR-IV) & Heavy Industrial (I-II) to Planned Industrial District (PID) on a 119± acre tract located on the north side of Okelly Road at its terminus; a.k.a. 2400 Okelly Road; Zoned AR-IV & I-II; Tax Parcel 15024 000003A (pt.). Proposed use: vehicle salvage operations. \*\* Commission District 3.

**a) Engineering:** The site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Show all flood areas (FEMA and Hall County studied flood)

Show buffers from wretched vegetation, not from centerline of creek.

**b) Traffic:** Recommend requiring developer to construct a Hall County standard cul-de-sac to terminate O'Kelly Road. Developer to dedicate any required right-of-way for cul-de-sac. Any remaining public right-of-way must be abandoned.

**c) Utilities:** Gainesville sewer, septic indicated.

## Anael Dominguez (Planning)

---

**From:** John Hornick (Fire Services)  
**Sent:** Wednesday, July 13, 2022 2:14 PM  
**To:** Randi Doveton (Planning)  
**Cc:** Anael Dominguez (Planning)  
**Subject:** Preliminary Fire Comments

### Preliminary Fire Comments:

### AGENDA REVIEW

### APPROVAL OF MINUTES – July 18, 2022

### NEW BUSINESS

1. [Application of Cook Communities for a Use Subject to County Commission approval on a 20.74± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710, 3780, 3786 Hardy Road and 3416, 3428 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B, 000071, 000071A. Proposed use: twenty \(20\) lot subdivision. \\*\\* Commission District 2.](#)
  - 1) Fire hydrants shall be installed as required by the International Fire Code Chap. 5 Section 507.5.1
  - 2) Knox Key Switch Override device shall be installed outside the main entry gate as required by the International Fire Code Chap. 5 Section 506.1
2. [Application of STORsquare Atlanta, LLC for a Use Subject to County Commission approval on a 2.96± acre tract located at its intersection with Technology Parkway and Winder Highway; a.k.a. 5407 Technology Parkway & 5472 Winder Highway; Zoned I-II; Tax Parcel 15028F000025 & 000026. Proposed use: outdoor storage. \\*\\* Commission District 1.](#)
  - 1) Fire has no preliminary comments.
3. [Application of Michael James Remodeling to rezone from Residential-I \(R-I\) to Office and Institutional \(O-I\) on a 6.85± acre tract located on the west side of Thompson Bridge Road at its intersection with Tommy Aaron Drive; a.k.a. 3461 Thompson Bridge Road; Zoned R-I; Tax Parcel 10114 000039A. Proposed use: office. \\*\\* Commission District 2.](#)
  - 1) Fire has no preliminary comments.
4. [Application of K5 Partners, LLC to rezone from Agricultural Residential-IV \(AR-IV\) & Heavy Industrial \(I-II\) to Planned Industrial District \(PID\) on a 119± acre tract located on the north side of Okelly Road at its terminus; a.k.a. 2400 Okelly Road; Zoned AR-IV & I-II; Tax Parcel 15024 000003A \(pt.\). Proposed use: vehicle salvage operations. \\*\\* Commission District 3.](#)
  - 1) Fire has no preliminary comments.

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](http://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: **STOR SQUARE ATLANTA, LLC**  
REQUEST: **USE SUBJECT TO BOC FOR  
OUTDOOR STORAGE**  
PUBLIC HEARINGS WILL BE HELD ON:  
PLANNING COMMISSION Date: **09.06.2022**  
Date: **08.01.2022** AND Time: **06.00PM**  
COUNTY COMMISSION  
Time: **05.15PM**  
HALL COUNTY GOVERNMENT CENTER, 207 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:** Meeting (09/06/22)

**REPORT TO:** Voting Meeting (09/08/22)

**ITEM NO:** 463/2022

**SUBJECT:** Application of K5 Partners, LLC to rezone from Agricultural Residential-IV (AR-IV) and Heavy Industrial (I-II) to Planned Industrial Development (PID) on a 119± acre tract located on the north side of Okelly Road at its terminus; a.k.a. 2400 Okelly Road; Zoned AR-IV & I-II; Tax Parcel 15024 000003A (pt.). Proposed use: vehicle salvage operations. Commission District 3.

#### Meetings:

**Work Session Date:** 09/06/22

**Voting Meeting Date:** 09/08/22

#### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approval, with conditions: 1. The development shall conform substantially with the proposed narrative and site plan. 2. The developer shall construct a Hall County standard cul-de-sac to terminate O'Kelly Road. The applicant is to provide their property to dedicate any required right-of-way for the cul-de-sac and meet Hall County Standards. Any remaining public right-of-way must be abandoned. 3. No variances to the development shall be approved as a part of this request, other than the exemption from \$17,280 and \$17,260. 4. All conditions of zoning shall be made part of any plat created for the property. 5. All signage shall meet Hall county requirements.

**Purpose of Request:**

Application of K5 Partners, LLC to rezone from Agricultural Residential-IV (AR-IV) and Heavy Industrial (I-II) to Planned Industrial Development (PID) on a 119± acre tract located on the north side of Okelly Road at its terminus; a.k.a. 2400 Okelly Road; Zoned AR-IV & I-II; Tax Parcel 15024 000003A (pt.). Proposed use: vehicle salvage operations. 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:**

<b>Submit</b>	<b>Approve</b>	<b>Budget</b>	<b>Finance</b>
AD	RD	EW	WG
<b>Attorney</b>	<b>Administration</b>	<b>Clerk</b>	
WLI	LJ	JR	

**Attachments:**

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site plan
- Maps
- Legal Description
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire 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:** August 16, 2022

**Subject:** Application of K5 Partners, LLC to rezone from Agricultural Residential-IV (AR-IV) & Heavy Industrial (I-II) to Planned Industrial Development (PID) on a 119± acre tract located on the north side of Okelly Road at its terminus; a.k.a. 2400 Okelly Road; Zoned AR-IV & I-II; Tax Parcel 15024 000003A (pt.). Proposed use: vehicle salvage operations. Commission District 3.

---

The application before you is a request to rezone approximately 119 acres from Agricultural Residential-IV (AR-IV) & Heavy Industrial (I-II) to Planned Industrial Development (PID) to allow a vehicle salvage operation. The operation is for short-term storage of vehicles, if approved the applicant will relocate an existing business from 1602 Athens Highway to the subject property. The application includes a request for an exception (variance) to sections 17.260 and 17.280 of the Hall County Regulations.

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

At their August 1, 2022 meeting, the Hall County Planning Commission voted to recommend approval (5-0) of this request with the following five (5) conditions:

*Conditions:*

- 1. The development shall conform substantially with the proposed narrative and site plan.*
- 2. The developer shall construct a Hall County standard cul-de-sac to terminate O'Kelly Road. The applicant is to provide their property to dedicate any required right-of-way for the cul-de-sac and meet Hall County Standards. Any remaining public right-of-way must be abandoned.*
- 3. No variances to the development shall be approved as a part of this request, other than the exemption from §17.280 and §17.260.*
- 4. All conditions of zoning shall be made part of any plat created for the property.*
- 5. All signage shall meet Hall county requirements.*

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 August 1, 2022.

**HALL COUNTY PLANNING COMMISSION  
RECOMMENDATION REPORT**

**Applicant** ..... K5 Partners, LLC

**Request**..... Rezone from AR-IV and I-II to PID

**Proposed Use** ..... Vehicle salvage operations

**Size** ..... 119± acres

**Location** ..... On the north side of Okelly Road at its terminus; a.k.a. 2400 Okelly Road; Tax Parcel 15024 000003A (pt.).

**Commission District** ..... Three

**County Commission Date** ..... August 1, 2022

**Staff Recommendation** ..... **Approval, with conditions**

---

**Planning Commission Recommendation: Approval, with conditions**  
**Vote: 5-0**

**Conditions:**

1. *The development shall conform substantially with the proposed narrative and site plan.*
2. *The developer shall construct a Hall County standard cul-de-sac to terminate O’Kelly Road. The applicant is to provide their property to dedicate any required right-of-way for the cul-de-sac and meet Hall County Standards. Any remaining public right-of-way must be abandoned.*
3. *No variances to the development shall be approved as a part of this request, other than the exemption from §17.280 and §17.260.*
4. *All conditions of zoning shall be made part of any plat created for the property.*
5. *All signage shall meet Hall county requirements.*

**Applicant Proposal**

The applicant is requesting to rezone approximately 119 acres from Agricultural Residential IV (AR-IV) and Heavy Industrial (I-II) to Planned Industrial Development (PID) for the purpose of redeveloping the property for the short term storage of salvaged vehicles. An existing business located at 1602 Athens Highway (US 129) will be relocated to this location.

Per the narrative submitted with the application, the operator of the business purchases salvageable vehicles from insurance companies and stores them on the site until they are purchased through an online auction process. Inventory is shipped and received on a daily basis

with approximately 10 to 20 shipping trips anticipated each day. Operation hours are proposed to be 7:00am – 7:00pm Monday through Saturday with up to 15 employees for the business.

The applicant has stated that a 35 foot external buffer will be imposed where the site adjoins a residential zoning district, specifically along the eastern and northern property lines. The applicant has stated that in the event the buffer is disturbed, it will be replanted per Hall County standards. Signage is proposed on O'Kelly Road, where the property borders both sides of the road, and lighting will be of a non-spill type.

Additionally, the applicants narrative requests exemption from §17.280 (Tree Protection) and §17.260 (Screening, Fencing, and Outdoor Storage Requirements) due to the nature of the business operations.

The submitted site plan shows a large graded gravel area with areas designated for storage of vehicles and drive aisles separating them. There are 20 proposed storage areas for the vehicles shown on the site plan, in addition to a 3,600 square foot building, 8,400 square foot office building, 25 parking spaces, and stormwater management facilities.

### **History and Existing Land Uses**

On January 23, 2003, the Hall County Board of Commissioners approved a rezoning request from Agricultural Residential IV (AR-IV) to Heavy Industrial (I-II) for 8.34 acres of the subject property. The proposed use was for a warehouse and outdoor storage business for an adjacent factory located next door. It does not appear that the warehouse structures were ever constructed. There is no history of code violations on this parcel.

The surrounding zoning is a mixture of both residential and non-residential zonings. Along the Candler Road corridor, specifically along the eastern side of the roadway, there are a large number of non-residential, industrially zoned parcels. The western side of Candler Road is a mixture of agricultural and industrially zoned properties.

### **Comprehensive Plan Land Use Designation**

The subject parcel is located within the "Rural Residential" land use designation and is adjacent to an "Employment Corridor" Character Areas of the Hall County Comprehensive Plan.

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). Rural Residential Areas are generally located no northwestern Hall County, as well as portions of East Hall County and the Chestnut Mountain/Candler area. Future residential development is intended to accommodate densities that are higher than are appropriate for Rural Areas but less than the more densely developed areas classified as Residential.

The "Employment Corridor" has primary future land uses of industrial uses, business parks, and technology based operations.



The proposed use is consistent with the Comprehensive Plan.

### **Development Support and Constraints**

#### **Hall County Environmental Health**

In an email dated July 7, 2022, Emily McGahee with Hall County Environmental Health, stated "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. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled."

#### **Hall County Fire Services**

In an email dated July 13, 2022, Lieutenant John Hornick with Hall County Fire Rescue, stated that there no preliminary comments.

The subject parcel is located approximately 1.6 miles from Hall County Fire Station #9, located at 5040 Poplar Springs Road. The nearest fire hydrant is located on the subject parcel.

#### **Hall County Public Works and Utilities**

In a memo dated July 14, 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.

Show all flood areas (FEMA and Hall County studied flood)

Show buffers from wrested vegetation, not from centerline of creek.

##### **Traffic**

Recommend requiring developer to construct a Hall County standard cul-de-sac to terminate O'Kelly Road. Developer to dedicate any required right-of-way for cul-de-sac. Any remaining public right-of-way must be abandoned.

##### **Utilities**

Gainesville sewer, septic indicated.

#### **Gainesville Water Resources**

Hall County GIS shows that public water is available to the subject property along both O'Kelly Road from the City of Gainesville Water Resources Department.

## Georgia Department of Transportation

In an email dated July 13, 2022, Parker Niebauer, DITO Traffic Operations Supervisor, stated that this project would not require GDOT coordination.

### Zoning Analysis

- The applicant is requesting to rezone the subject property to a Planned Industrial Development (PID) for the purpose of developing the property as a storage yard for the short term storage of salvaged vehicles.
- The subject property falls within the Rural Residential character area and is adjacent to an Employment Corridor along Candler Road.
  - 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). ○ The "Employment Corridor" has primary future land uses of industrial uses, business parks, and technology based operations.
    - The proposed use is consistent with the Comprehensive Plan.
- The applicant has requested to be exempt from the requirements of §17.260 (Screening, Fencing, and Outdoor Storage Requirements) and §17.280 (Tree Protection) due to the nature of the business.
  - §17.260 states that "where an industrial use with outside activity abuts residential use, the minimum buffer shall be 50 feet"
  - §17.280 details the requirements for tree protection for non-single-family residential developments.
- The applicant has stated that a sign is proposed for the development. Since the applicant has not provided signage information for the PID, the standards will default to the Light-Industrial standards (§17.180.090).
  - The maximum height of the sign and square footage of the sign face based upon gross floor area of the building:
    - 0—10,000 sq. ft. of gross floor area
  - 32 sq. ft. (each side) • 8 ft. above street grade
    - 10,001—50,000 sq. ft.
  - 48 sq. ft. (each side) • 8 ft. above street grade ▪  
50,001—100,000 sq. ft.
  - 64 sq. ft. (each side) • 10 ft. above street grade ▪  
Over 100,000 sq. ft.
  - 96 sq. ft. (each side) • 12 ft. above street grade
- The based on the proposed buildings, the maximum size of the sign is 48 square feet with a height of 8 feet above street grade.

## **Staff Recommendations**

Staff recommends **denial** of the requested variances from §17.260 (Screening, Fencing, and Outdoor Storage Requirements) and §17.280 (Tree Protection).

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

1. The development shall conform substantially with the proposed narrative and site plan, modified as necessary for compliance with current development standards at time of application.
2. The developer shall construct a Hall County standard cul-de-sac to terminate O'Kelly Road. The developer shall dedicate any required right-of-way for the cul-de-sac. Any remaining public right-of-way must be abandoned.
3. No variances to the development are approved as a part of this request.
4. All conditions of zoning shall be made part of any plat created for the property.

## **Excerpts from the minutes of the August 1, 2022 meeting**

**Note:** Mr. Braswell recused himself from item #6 and left the meeting room.

### **Applicant's Presentation:**

Randi Doveton, Planning Director, presented a summary of the request.

Bradley Duncel, 425 Oak Street, Gainesville, presented the request. The applicant presented street pictures with elevations of the road to show that it is not visible from Candler Road. The applicant requested a variance for the tree, storage, and screening ordinances.

### **Public Forum:**

*There were no comments in support or opposition.*

### **Planning Commission Comments:**

Mr. Hunt questioned if the site where the cars are stored and access for equipment would be gravel. The applicant stated it would be. Mr. Hunt stated that the cul-de-sac would have to be built along the property of the applicant but will have to be coordinated with engineering.

**Motion:** A motion to approve, with conditions was made by Ms. Pilcher and seconded by Mr. Varner. Vote: 4-0

*Conditions:*

1. *The development shall conform substantially with the proposed narrative and site plan.*
2. *The developer shall construct a Hall County standard cul-de-sac to terminate O'Kelly Road. The applicant is to provide their property to dedicate any required right-of-way for the cul-de-sac and meet Hall County Standards. Any remaining public right-of-way must be abandoned.*

3. *No variances to the development shall be approved as a part of this request, other than the exemption from §17.280 and §17.260.*
4. *All conditions of zoning shall be made part of any plat created for the property.*
5. *All signage shall meet Hall county requirements.*



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

RECEIVED

JUN 13 2022

Planning & Zoning Department



ZONING APPLICATION

Applicant (Name & Mailing Address)

K5 Partners, LLC

5554 Clarks Bridge Road

Gainesville, GA 30507

Phone 678-617-4620

Email Address kacy@wasteeliminator.com

Proposed Use Vehicle Salvage Operation

Property Owner (Name & Mailing Address)

Crossroads Properties B, Inc c/o Mike Hull

4705 Leland Drive

Cumming, GA 30041

Phone 678-807-7751

Email Address mike.hull@bagwellenterprises.com

Contact Person (Name & Mailing Address)

Kacy Cronan

same

Phone

Email Address

Tax Parcel Number p/o 15024 000003A

Location Address 2400 O'Kelly Road, Gainesville, GA 30507

Status of Applicant

- Owner
- Option to Purchase
- Area Resident
- Other

Requested Action

Existing Zoning: AR-IV & I-II

Rezone to: PID

Fee: \$ 2,260.00

Receipt #: 859008

Check #: 001524

Acreage 119 +/-

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

Sign

Date: June 13-22

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: 6/13

Taken by: \_\_\_\_\_

Tentative Planning Commission Date: 8/1

Tentative County Commission Date: 9/8

County Commission District: 3

ZON 2022 - 00060



# HALL COUNTY PLANNING AND DEVELOPMENT AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Crossroads Properties B, Inc.; Michael Hull; CFO; Secretary; V.P.

Address 4705 Leland Drive

Cumming, GA 30041

Phone Number 678-807-7751

Name of applicant(s) K5 Partners, LLC

Address 5554 Clarks Bridge Road; Gainesville, GA 30527

Clermont, GA 30527

Phone Number 678-617-4620

Purpose of Permit Zoning Application

Site Address Tax Parcel 15024 000003A (part); 2400; 2401 & 2409 O'Kelly Road; Gainesville, GA 30507

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 permit as described above for the subject property.

Signature of Owner(s)  
[Handwritten Signature]

Personally appeared before me  
Natalie Gunter  
Notary Public (Print Name)

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

Natalie Gunter  
Notary Public Signature



6/10/22  
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:  \_\_\_\_\_ Date: 6-13-22

Applicant's/Owner's Name (Printed): K5 Partners, LLC - Kacy Cronan

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: June 10, 2022

Applicant's/Owner's Name (Printed): Michael Hull; CFO; Secretary; V.P. ; Crossroads Properties B, Inc.



# Project Narrative for K5 Partners, LLC Tract

**LOCATION** – 2400 O’Kelly Road. Gainesville, GA 30507

**PARCEL** – part of 15024 000003A

**ACREAGE** – 119 acres +/-

**APPLICANT** – K5 Partners, LLC

**PROPERTY OWNER** – Crossroads Properties B, Inc.

## Summary

The accompanying application seeks zoning district change from AR-IV and I-II to PID for 119 +/- acres of undeveloped property located on the east side of Candler Road (SR 60) at O’Kelly Road in east Hall County. The overall parcel includes 146 +/- acres with this application excluding the portion along Candler Road (SR 60) currently zoned for Heavy Industrial (I-II). The intent is to replace the existing facility currently located at 1602 Athens Highway (US 129).

The proposed site will include areas designated for short term storage of salvage vehicles. The operator purchases salvageable vehicles from insurance companies and stores them on the site until they are purchased through an online auction process. New inventory is typically received on a daily basis and sold inventory is shipped out daily also. There is no consumer traffic into the site and the Applicant anticipates only 10 to 20 shipping trips per day. The business will operate between 7:00 AM and 7:00 PM, Monday thru Saturday. The operator employs as many as fifteen employees.

This narrative will propose a unified set of standards for project. The location and proposed use is consistent with the Hall County Comprehensive Plan’s designation as an “Employment Corridor” and appropriate for Hall County’s Planned Industrial Development (PID) District. Completion of development is anticipated by 2024.

## Site Description

The site has approximately 1100 LF of frontage along O’Kelly Road and is outside the Hall Gateway Corridor Overlay District. The site is rectangular in shape and a portion of Allen Creek forms the eastern boundary. The site contains both cleared areas and tree covered areas with rolling topography. Domestic water (6” main) is provided by the City of Gainesville and is located in the O’Kelly Road right-of-way, with two existing fire hydrants. The existing meter will be utilized for any additional uses. The site will be served by an on-site sewage management system. All other dry utilities are located within a reasonable distance for service extensions, if required.

Previous improvements include; two residential homes and a number of out buildings. The site is appropriate and suitable for the proposed uses as intended.

## Adjacencies

The property is surrounded by residential zonings (AR – IV) to the north, south and east and Heavy Industrial (I-II) to the west. A portion of Gainesville 85 Industrial Park (PUD) adjoins the northern boundary. Stream buffers along the eastern boundary and other areas will provide additional buffering to surrounding properties.

### **Access**

Access to the property is currently from O’Kelly Road and no additional access is requested.

### **Proximity to Other Uses**

- Nearest distance to undeveloped commercial property – parcel #15030 000127 zoned I-I, 850 feet north of O’Kelly Road.
- Nearest distance to developed commercial property – parcel #15024 000185 zoned I-I, adjacent to the north and west boundary
- Nearest distance to a single family home – parcel #15030G 000001, a single family home at 2350 Silverwood Drive is located approximately 600 feet south of O’Kelly Road.
- Nearest distance to a subdivision – The Silverwood S/D is located approximately 600 feet south of O’Kelly Road.

### **Comprehensive Plan Consistency**

The project is consistent with the “Employment Corridor” of the Future Land Use Map and the primary future land uses notes as:

- Industrial uses, business parks, technology based operations.

The project is consistent with the Goals, Policies and Objectives of the Comprehensive Plan and is not known or believed to be in conflict with any of the above.

### **BUFFERS, TREE PROTECTION, SIGNAG & LIGHTING**

An external buffer of 35’ will be imposed where the site adjoins a residential zoning district. The buffer may be disturbed and replanted in these areas to the satisfaction of Hall County. Due to the nature of the business operations, the Applicant requests a waiver from Chapter 17.280 – Tree Protection and Chapter 17.260 of the Hall County Code of Ordinances. Identification signage, meeting Hall County standards, will be located on O’Kelly Road where the property is located on both sides of the road. Non-spill lighting will be located around the office building and shop areas on the property.

### **Traffic Impact Study**

A Traffic Impact Study has not been provided as the existing entrance access (O’Kelly Road) will be utilized.

### **Proposed Uses**

In addition to the referenced use, the Applicant’s use of the property will be consistent with uses allowed under Hall County’s light industrial (I-I) zoning district. Existing structures on the property may be retained and additional structures, as shown on the site plan, may be constructed.





**Line Table**

LINE #	LENGTH (FT)	BEARING
L1	70.39	N66° 46' 44" W
L2	17.50	N60° 17' 07" W
L3	109.20	N60° 16' 55" W
L4	66.10	N74° 38' 02" W
L5	65.40	S20° 19' 29" W
L6	98.48	N78° 35' 54" W
L7	65.24	N12° 43' 07" W
L8	70.49	N32° 33' 11" W
L9	76.08	N67° 08' 41" W
L10	141.17	N51° 58' 07" W
L11	239.83	N65° 17' 37" W
L12	83.69	N58° 39' 33" W
L13	92.59	N35° 17' 36" W
L14	22.24	N58° 51' 14" W
L15	128.20	N20° 55' 02" W
L16	69.44	N07° 46' 24" W
L17	170.50	N31° 08' 14" W
L18	94.42	N72° 00' 07" W
L19	112.50	N22° 47' 26" W
L20	93.69	N62° 24' 54" W
L21	363.79	N30° 17' 39" W
L22	97.22	N10° 31' 07" W
L23	159.42	N32° 59' 38" W
L24	182.33	N04° 43' 37" W
L25	130.07	N21° 46' 05" W
L26	76.06	N10° 08' 37" W
L27	25.44	N51° 38' 39" W
L28	60.72	N68° 52' 39" W
L29	56.16	N62° 05' 13" W
L30	26.17	N71° 07' 59" W
L31	30.22	N72° 35' 04" W
L32	17.72	N62° 46' 21" W
L33	19.84	N65° 01' 50" W
L34	67.09	N34° 10' 25" W
L35	50.83	N62° 55' 42" W
L36	49.71	N10° 59' 47" E

CONCEPT IS DRAWN FROM GIS DATA. THE PLAN SHOWS PROPOSED ROAD PLAIN STREAM LINES AND STREAM BUFFERS ARE SUBJECT TO CHANGE.

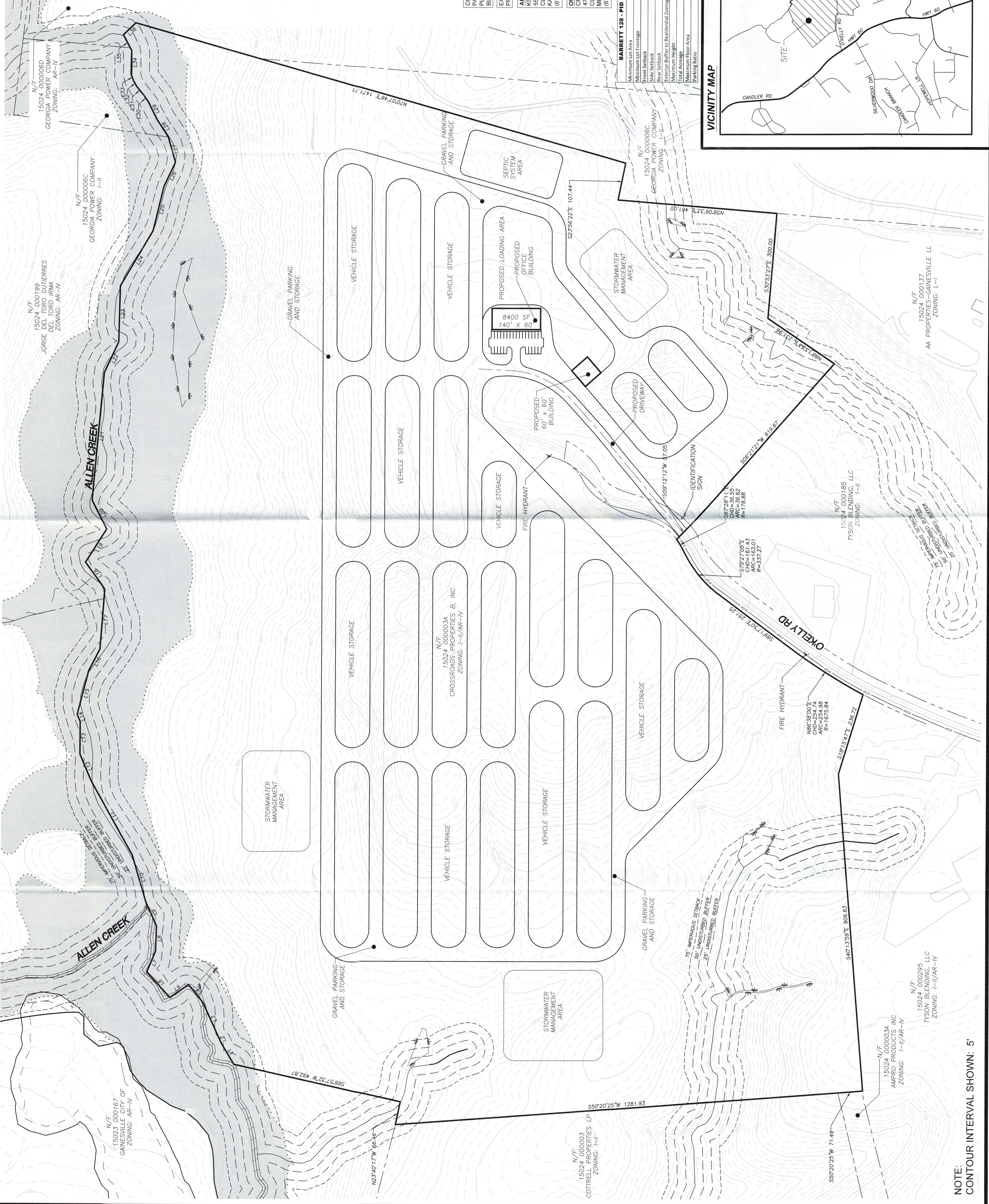
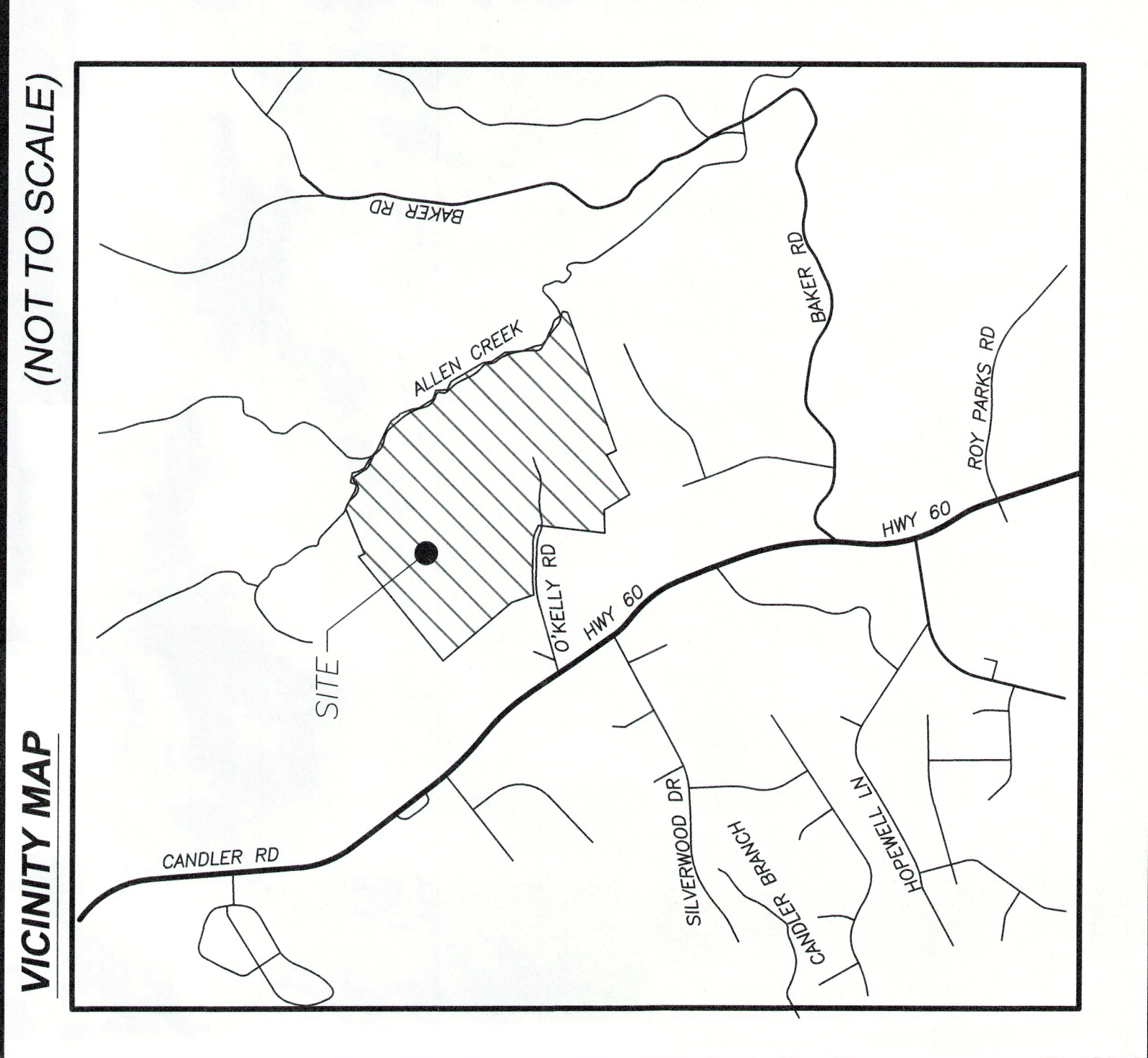
EXISTING ZONING: H-I/AR-IV  
 PROPOSED ZONING: PID

APPLICANT:  
**K5 PARTNERS, LLC**  
 5854 CLARKS BRIDGE ROAD  
 CLEMONT, GA 30527

OWNER:  
**GROSSROADS PROPERTY B, INC**  
 4705 LELAND DRIVE  
 CUMMING, GA 30027  
 KACY CROGAN  
 (678) 617-4620

**BARRETT 128 - PID DEVELOPMENT STANDARDS**

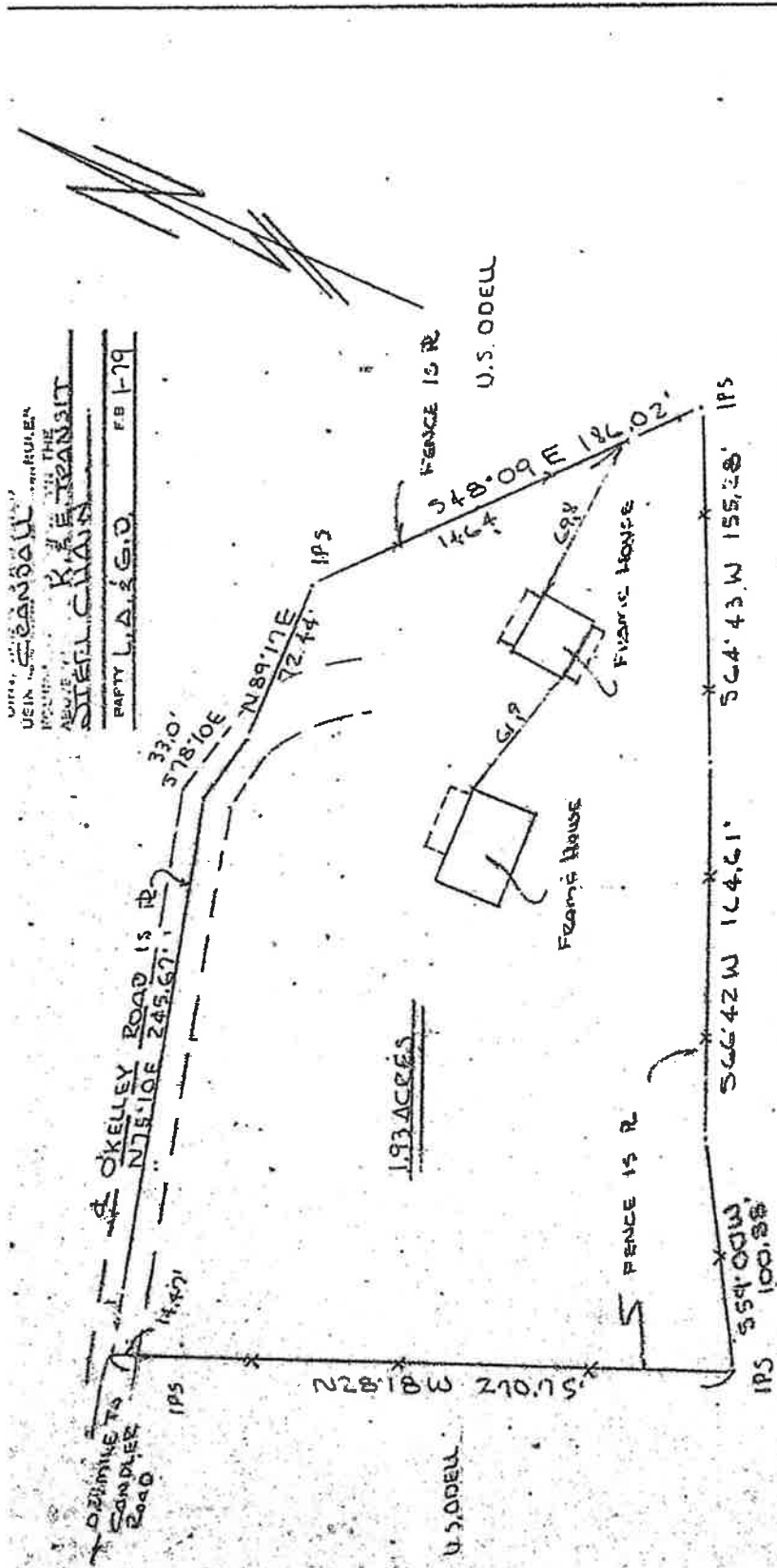
Minimum Lot Area	15,000 SF
Minimum Lot Frontage	100'
Front Setback	30'
Side Setback	20'
Rear Setback	10'
Maximum Height	35'
Maximum Floor Area	112,624 AC
Parking Ratio	N/A



NOTE:  
 CONTOUR INTERVAL SHOWN: 5'

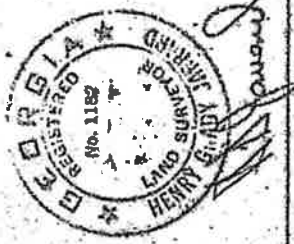


Wm. Seaball Surveyor  
 U.S. DEPARTMENT OF THE INTERIOR  
 BUREAU OF LAND MANAGEMENT  
 STEEL CANN  
 RAFTY L.A.S.G.O. FB 1-79



PROPERTY OF  
 JAMES COSBEY FARMER & LAWYNE FORMER  
 CANDLER DISTRICT G.M.D. 1385  
 HALL CO. GA.  
 8-7-79

RECORDING CERTIFICATE  
 This plat does not qualify for a preliminary recording under the definition of an "unperfected" or "incomplete" instrument. Recording of this plat is required for its perfection.  
 By: *James H. Whiteley*  
 California State Surveying Commission  
 Date: 8/14/79



Recorded August 15, 1979 H. Shady Watson, Clerk



SCALE: 1" = 400'



Tyson Blending

Cottrell Trailers

Tyson Blending

AA Properties

O'Kelly Rd

O'Kelly Rd

AREA  
119 +/- ACRES

Alton Creek

Gainesville 85  
Business Park

Alton Creek

Georgia Power

Gutierrez Residential

FAWN CT



CLAUD GRIZZARD (26.0)  
 IPE & ROCK PILE  
 N 70-22-02 E 496.00

TRAVERSE ALONG & BRANCH  
 1\_ S 60-55-27 E 78.39  
 2\_ S 34-26-40 E 79.22  
 3\_ S 79-57-13 E 60.23  
 4\_ S 74-11-35 E 57.01  
 5\_ N 24-18-27 E 62.82  
 6\_ S 78-02-37 E 101.04  
 7\_ S 20-43-42 E 154.12  
 8\_ S 68-29-45 E 51.42

TRAVERSE ALONG & ALLEN CR.  
 9\_ S 48-58-59 E 144.98  
 10\_ S 61-33-01 E 289.83  
 11\_ S 31-38-01 E 92.74  
 12\_ S 54-54-58 E 83.67

TRAVERSE ALONG & ALLEN CR.  
 12A\_ S 54-54-58 E 22.23  
 13\_ S 17-10-33 E 128.20  
 14\_ S 04-03-51 E 69.44  
 15\_ S 27-23-45 E 170.50  
 16\_ S 68-15-36 E 94.42  
 17\_ S 00-37-04 W 112.50  
 18\_ S 58-40-23 E 93.64  
 19\_ S 26-32-58 E 368.79  
 20\_ S 06-44-39 E 97.22  
 21\_ S 30-15-06 E 155.42  
 22\_ S 00-57-08 E 182.33  
 23\_ S 18-01-35 E 130.07  
 24\_ S 06-24-06 E 76.06  
 25\_ S 47-53-59 E 75.44

INTERSECTION OF BRANCH AND ALLEN CREEK

HUGH GARRETT & SHELIA GARRETT  
 25.00 ACRES  
 TRACT -A-

A. H. SEYMOUR JR & ALICE SEYMOUR  
 38.82 ACRES  
 TRACT -B-

ROAD 15 R  
 33\_ S 75-32-03 W 50.25

1796.0 FEET TO GANDLER HWY (S.R. 60) AS MEASURED ALONG & O'HEILY ROAD

ROAD 15 R  
 30\_ N 78-54-30 W 25.98  
 31\_ S 84-54-17 W 45.00  
 32\_ S 75-32-03 W 72.59

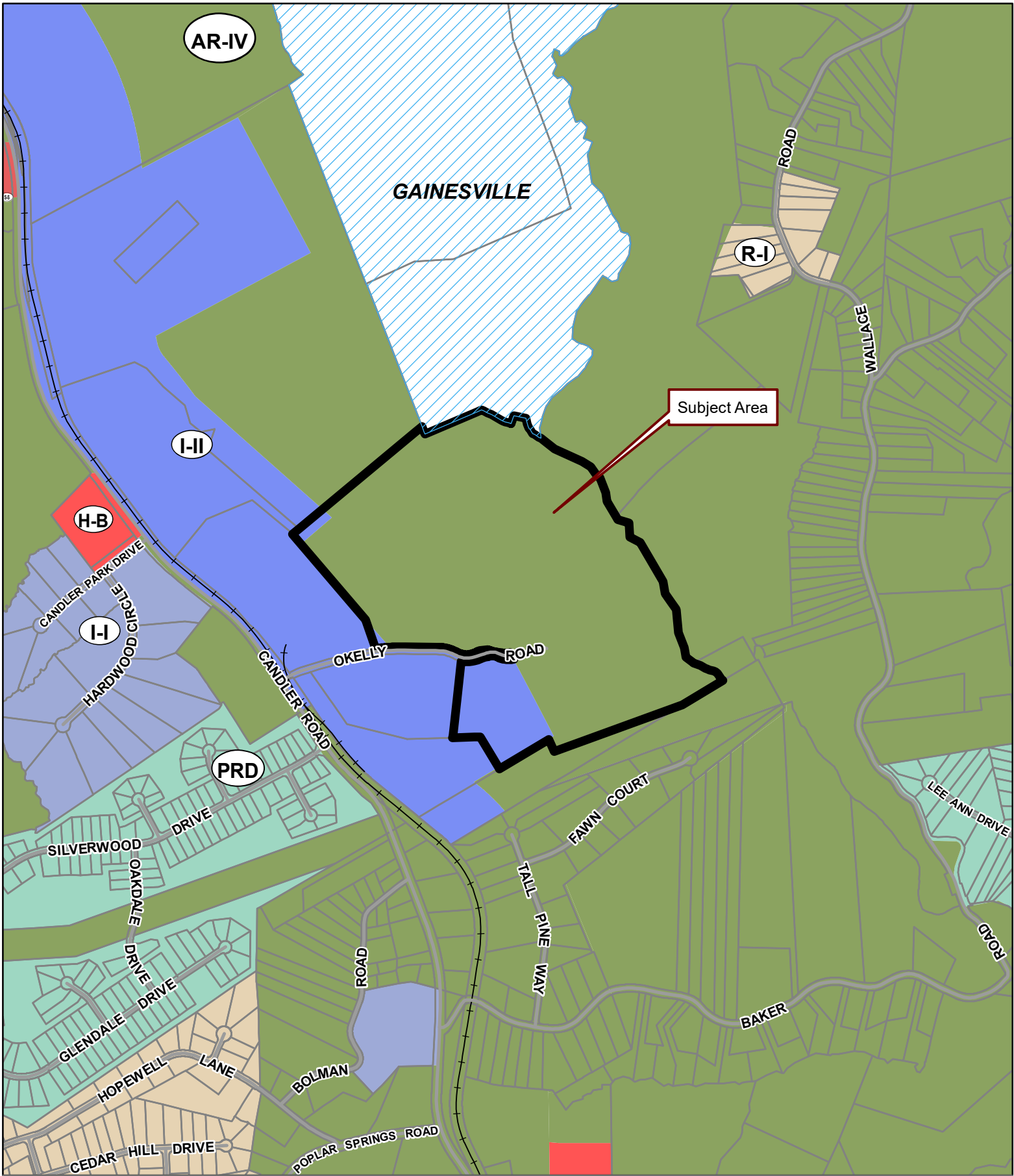
FENCE 15 R  
 26\_ N 61-11-19 E 101.34  
 27\_ N 96-05-25 E 133.00  
 28\_ N 52-34-54 E 179.97  
 29\_ N 45-49-12 W 179.78

FIELD ERROR OF CLOSURE IS 1 FT IN 7250 FEET  
 GTS-2 TOPCON USED FOR ANGLES & DISTANCES (EDM)

H. P. Farley

REVISED 6-1-87 (OFFICE)





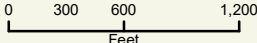
**Applicant:** K5 PARTNERS, LLC

**Tax Parcel #:** 15024 000003A (pt.)

**Location:** 2400 OKELLY ROAD, GAINESVILLE, GA 30507

**Commission District 3**

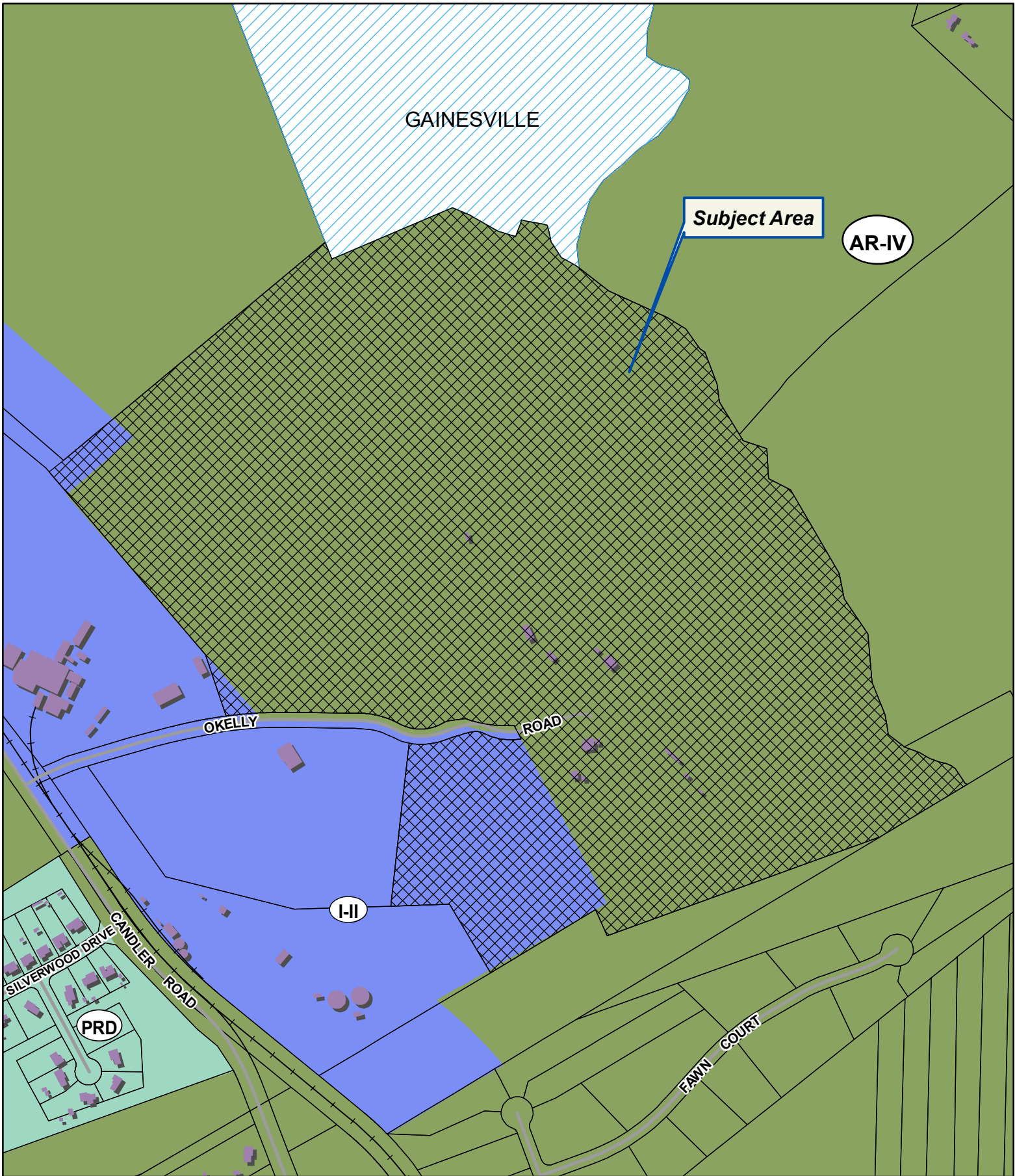
**PC Mtg. Date:** 08/01/2022



- Zoning Boundary
- City Limits
- Subject Area
- Structure







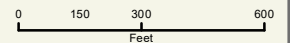
**Applicant:** K5 PARTNERS, LLC

**Tax Parcel #:** 15024 000003A (pt.)

**Location:** 2400 OKELLY ROAD, GAINESVILLE, GA 30507

**Commission District 3**

**PC Mtg. Date:** 08/01/2022



- Zoning Boundary
- ▨ City Limits
- ▨ Subject Area
- ▨ Structure







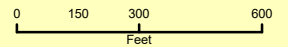
**Applicant:** K5 PARTNERS, LLC

**Tax Parcel #:** 15024 000003A (pt.)

**Location:** 2400 OKELLY ROAD, GAINESVILLE, GA 30507

**Commission District 3**

**PC Mtg. Date:** 08/01/2022



- Zoning Boundary
- ▨ City Limits
- ▣ Subject Area





## O'KELLY ROAD LEGAL

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN CANDLER (GM 1385) DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT POINT ON THE NORTH RIGHT OF WAY OF O'KELLY ROAD; THENCE LEAVING SAID RIGHT OF WAY AND ALONG THE PROPERTY NOW OR FORMERLY OF TYSON BLENDING LLC THE FOLLOWING COURSES AND DISTANCES NORTH 17°26'30" WEST, 250.00 FEET TO A POINT; THENCE NORTH 39°24'25" WEST, 924.98 FEET TO A POINT; THENCE ALONG THE PROPERTY NOW OR FORMERLY OF COTTRELL PROPERTIES, LP NORTH 50°21'32" EAST, 1281.69 FEET TO A POINT; THENCE ALONG THE PROPERTY NOW OR FORMERLY OF AVILA ROSALIO VICTORIA THE FOLLOWING COURSES AND DISTANCES SOUTH 22°25'18" EAST, 66.79 FEET TO A POINT; THENCE NORTH 66°50'48" EAST, 448.61 FEET TO THE CENTERLINE OF ALLEN CREEK; THENCE ALONG THE CENTER LINE OF ALLEN CREEK THE FOLLOWING COURSES AND DISTANCES SOUTH 63°57'21" EAST, 81.77 FEET TO A POINT; THENCE SOUTH 38°06'31" EAST, 79.22 FEET TO A POINT; THENCE SOUTH 83°37'04" EAST, 60.23 FEET TO A POINT; THENCE SOUTH 77°51'26" EAST, 57.01 FEET TO A POINT; THENCE NORTH 20°39'46" EAST, 62.22 FEET TO A POINT; THENCE SOUTH 81°42'28" EAST, 101.04 FEET TO A POINT; THENCE SOUTH 24°23'33" EAST, 154.12 FEET TO A POINT; THENCE SOUTH 72°09'36" EAST, 51.42 FEET TO A POINT; THENCE SOUTH 52°38'50" EAST, 144.98 FEET TO A POINT; THENCE SOUTH 65°12'52" EAST, 239.83 FEET TO A POINT; THENCE SOUTH 35°12'52" EAST, 92.74 FEET TO A POINT; THENCE SOUTH 58°34'49" EAST, 105.92 FEET TO A POINT; THENCE SOUTH 20°50'24" EAST, 128.20 FEET TO A POINT; THENCE SOUTH 07°43'42" EAST, 69.44 FEET TO A POINT; THENCE SOUTH 31°03'36" EAST, 170.50 FEET TO A POINT; THENCE SOUTH 71°55'27" EAST, 94.42 FEET TO A POINT; THENCE SOUTH 02°42'47" EAST, 112.50 FEET TO A POINT; THENCE SOUTH 62°20'14" EAST, 93.69 FEET TO A POINT; THENCE SOUTH 30°12'49" EAST, 363.79 FEET TO A POINT; THENCE SOUTH 10°26'30" EAST, 97.22 FEET TO A POINT; THENCE SOUTH 33°54'57" EAST, 159.42 FEET TO A POINT; THENCE SOUTH 04°38'59" EAST, 182.33 FEET TO A POINT; THENCE SOUTH 21°41'26" EAST, 130.07 FEET TO A POINT; THENCE SOUTH 10°03'57" EAST, 76.06 FEET TO A POINT; THENCE SOUTH 51°10'16" EAST, 76.62 FEET TO A POINT; THENCE SOUTH 66°13'59" EAST, 54.76 FEET TO A POINT; THENCE SOUTH 58°37'20" EAST, 182.36 FEET TO A POINT; THENCE SOUTH 44°48'46" EAST, 55.20 FEET TO A POINT; THENCE SOUTH 21°42'32" EAST, 58.01 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF ALLEN CREEK AND ALONG THE PROPERTY NOW OR FORMERLY OF GEORGIA POWER COMPANY THE FOLLOWING COURSES AND DISTANCES SOUTH 70°15'49" WEST, 1471.71 FEET TO A POINT; THENCE NORTH 23°48'19" WEST, 107.44 FEET TO A POINT; THENCE SOUTH 59°22'55" WEST, 461.43 FEET TO A POINT; THENCE ALONG THE PROPERTY NOW OR FORMERLY OF AA PROPERTIES GAINESVILLE LLC THE FOLLOWING COURSES AND DISTANCES NORTH 30°35'22" WEST, 300.20 FEET TO A POINT; THENCE SOUTH 88°27'37" WEST, 212.84 FEET TO A POINT; THENCE ALONG THE PROPERTY NOW OR FORMERLY OF TYSON BLENDING LLC THE FOLLOWING COURSES AND DISTANCES NORTH



06°28'02" EAST, 299.57 FEET TO A POINT; THENCE NORTH 06°30'44" EAST, 312.36 FEET TO THE SOUTH RIGHT OF WAY OF O'KELLY ROAD; THENCE ALONG THE RIGHT OF WAY OF O'KELLY ROAD THE FOLLOWING COURSES AND DISTANCES 27.57 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF SOUTH 81°06'49" EAST 27.57 FEET AND A RADIUS OF 6892.45 FEET TO A POINT; THENCE SOUTH; THENCE 128.34 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF NORTH 79°17'17" EAST 128.34 FEET AND A RADIUS OF 32085.03 FEET TO A POINT; THENCE NORTH 71°03'48" EAST, 34.15 FEET TO A POINT; THENCE 97.20 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 88°00'48" EAST 97.20 FEET AND A RADIUS OF 24300.02 FEET TO A POINT; THENCE SOUTH 73°07'51" EAST, 22.27 FEET TO A POINT; THENCE 63.39 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF SOUTH 77°54'02" EAST 63.39 FEET AND A RADIUS OF 15847.51 FEET TO A POINT; THENCE 44.07 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF NORTH 87°54'45" EAST 44.07 FEET AND A RADIUS OF 11100.01 FEET TO A POINT; THENCE NORTH 23°45'37" WEST, 149.56 FEET TO A POINT; THENCE SOUTH 58°18'32" WEST, 83.72 FEET TO A POINT; THENCE NORTH 79°23'32" WEST, 44.67 FEET TO A POINT; THENCE SOUTH 81°58'22" WEST, 57.97 FEET TO A POINT; THENCE SOUTH 71°38'13" WEST, 71.01 FEET TO A POINT; THENCE SOUTH 74°01'00" WEST, 35.78 FEET TO A POINT; THENCE SOUTH 84°53'07" WEST, 52.80 FEET TO A POINT; THENCE NORTH 79°04'26" WEST, 37.83 FEET TO A POINT; THENCE NORTH 67°39'08" WEST, 46.82 FEET TO A POINT; THENCE NORTH 68°28'21" WEST, 60.07 FEET TO A POINT; THENCE NORTH 79°40'53" WEST, 60.07 FEET TO A POINT; THENCE NORTH 87°25'58" WEST, 62.07 FEET TO A POINT; THENCE NORTH 89°27'41" WEST, 135.57 FEET TO A POINT; THENCE NORTH 89°04'42" WEST, 168.02 FEET TO A POINT; THENCE SOUTH 87°11'26" WEST, 60.69 FEET TO A POINT; THENCE NORTH 83°02'39" WEST, 4.02 FEET TO A POINT, BEING THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 119 +/- ACRES.

## Anael Dominguez (Planning)

---

**From:** Emily McGahee (Environmental Health)  
**Sent:** Thursday, July 7, 2022 2:41 PM  
**To:** Anael Dominguez (Planning); Randi Doveton (Planning)  
**Cc:** Chad Harper (Environmental Health); Kelly Hairston (Environmental Health)  
**Subject:** HCPC Tentative Agenda 8.1.22

See Environmental Health comments below:

Item 1, 3710/3780/3786 Hardy Road//3428/3416 Nancy Creek, Cook Communities: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 2, 5407 Technology Pkwy/5472 Winder Hwy, STORSquare Atlanta: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan.

Item 3, 3461 Thompson Bridge Road, Michael James Remodeling: An existing system evaluation will be required. All proposed additions (including parking) must meet required setbacks from septic system.

Item 4, 2400 O'Kelly Road, K5 Partners: 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. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Emily McGahee  
Hall County Environmental Health  
Hall County Government Center – 3<sup>rd</sup> 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, July 13, 2022 5:20 PM  
**To:** Anael Dominguez (Planning); Randi Doveton (Planning)  
**Cc:** Peevy, Jonathan; Chavers, Veronica E  
**Subject:** RE: Tentative Planning Agenda for August 1, 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

### 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, July 7, 2022 10:26 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>; Randi Doveton (Planning) <rdoveton@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.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>; 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 August 1, 2022

Good morning-

Here is the Tentative Agenda and Maps for the Monday, August 1st, 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, July 14th. Email comments to Randi ([rdoveton@hallcounty.org](mailto:rdoveton@hallcounty.org)) and Ana ([adominguez@hallcounty.org](mailto:adominguez@hallcounty.org)).

Thank you!

## **CALL TO ORDER**

## **AGENDA REVIEW**

## **APPROVAL OF MINUTES – July 18, 2022**

## **NEW BUSINESS**

1. [Application of Cook Communities for a Use Subject to County Commission approval on a 20.74± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710, 3780, 3786 Hardy Road and 3416, 3428 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B, 000071, 000071A. Proposed use: twenty \(20\) lot subdivision. \\*\\* Commission District 2.](#)  
**None**
2. [Application of STORsquare Atlanta, LLC for a Use Subject to County Commission approval on a 2.96± acre tract located at its intersection with Technology Parkway and Winder Highway; a.k.a. 5407 Technology Parkway & 5472 Winder Highway; Zoned I-II; Tax Parcel 15028F000025 & 000026. Proposed use: outdoor storage. \\*\\* Commission District 1.](#)  
**GDOT Coordination Required. Ensure design vehicle and truck/trailer can stage between Technology Parkway and gate. Recommend shifting drive south to minimize potential for queueing into SR 53. Any work in GDOT R/W will require a GDOT permit.**
3. [Application of Michael James Remodeling to rezone from Residential-I \(R-I\) to Office and Institutional \(O-I\) on a 6.85± acre tract located on the west side of Thompson Bridge Road at its intersection with Tommy Aaron Drive; a.k.a. 3461 Thompson Bridge Road; Zoned R-I; Tax Parcel 10114 000039A. Proposed use: office. \\*\\* Commission District 2.](#)  
**GDOT Coordination Required**
4. [Application of K5 Partners, LLC to rezone from Agricultural Residential-IV \(AR-IV\) & Heavy Industrial \(I-II\) to Planned Industrial District \(PID\) on a 119± acre tract located on the north side of Okelly Road at its terminus; a.k.a. 2400 Okelly Road; Zoned AR-IV & I-II; Tax Parcel 15024 000003A \(pt.\). Proposed use: vehicle salvage operations. \\*\\* Commission District 3.](#)  
**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, September 8, 2022** at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> 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, September 8, 2022**. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Thank you,  
Ana Dominguez  
Planning Commission Clerk

Hall County Government  
2875 Browns Bridge Road, Gainesville, GA 30504  
[www.hallcounty.org](http://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:** July 14, 2022

**Subject:** August 1, 2022 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the July 18, 2022 meeting. Upon review, we provide the following comments:

1. Application of Cook Communities for a Use Subject to County Commission approval on a 20.74± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710, 3780, 3786 Hardy Road and 3416, 3428 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B, 000071, 000071A. Proposed use: twenty (20) lot subdivision. \*\* 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.

Subdivision roads must meet Hall County requirements.

No more than five lots to a common drive; therefore, all roads must have a right-of-way that meets county code. Also, the right-of-way must be dedicated and deeded to the homeowners association.

Hall County will not maintain the roads or stormwater facilities for this subdivision.

**b) Traffic:** Recommend adding a condition that all lots must access internal roadways and direct access to Hardy Road and Nancy Creek Road is prohibited. Due to a nearby curve on Hardy Road, intersection and stopping sight distance for the proposed entrance may be an issue. Applicant should verify that requirements can be met.

**c) Utilities:** City of Gainesville Sewer.

2. Application of STORSquare Atlanta, LLC for a Use Subject to County Commission approval on a 2.96± acre tract located at its intersection with Technology Parkway and Winder Highway; a.k.a. 5407 Technology Parkway & 5472 Winder Highway; Zoned I-II; Tax Parcel 15028F000025 & 000026. Proposed use: outdoor storage. \*\* 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:** Driveway must meet Hall County commercial standards. Proposed entry gate must be positioned to allow vehicles to stage without protruding into Technology Parkway.

**c) Utilities:** No Hall County Sewer.





# 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

3. Application of Michael James Remodeling to rezone from Residential-I (R-I) to Office and Institutional (O-I) on a 6.85± acre tract located on the west side of Thompson Bridge Road at its intersection with Tommy Aaron Drive; a.k.a. 3461 Thompson Bridge Road; Zoned R-I; Tax Parcel 10114 000039A. Proposed use: office. \*\* Commission District 2.

**a) Engineering:** The site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

**b) Traffic:** Driveway may need to be upgraded to accommodate two-way traffic.

**c) Utilities:** City of Gainesville Sewer.

4. Application of K5 Partners, LLC to rezone from Agricultural Residential-IV (AR-IV) & Heavy Industrial (I-II) to Planned Industrial District (PID) on a 119± acre tract located on the north side of Okelly Road at its terminus; a.k.a. 2400 Okelly Road; Zoned AR-IV & I-II; Tax Parcel 15024 000003A (pt.). Proposed use: vehicle salvage operations. \*\* Commission District 3.

**a) Engineering:** The site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Show all flood areas (FEMA and Hall County studied flood)

Show buffers from wretched vegetation, not from centerline of creek.

**b) Traffic:** Recommend requiring developer to construct a Hall County standard cul-de-sac to terminate O'Kelly Road. Developer to dedicate any required right-of-way for cul-de-sac. Any remaining public right-of-way must be abandoned.

**c) Utilities:** Gainesville sewer, septic indicated.

## Anael Dominguez (Planning)

---

**From:** John Hornick (Fire Services)  
**Sent:** Wednesday, July 13, 2022 2:14 PM  
**To:** Randi Doveton (Planning)  
**Cc:** Anael Dominguez (Planning)  
**Subject:** Preliminary Fire Comments

### Preliminary Fire Comments:

### AGENDA REVIEW

### APPROVAL OF MINUTES – July 18, 2022

### NEW BUSINESS

1. [Application of Cook Communities for a Use Subject to County Commission approval on a 20.74± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710, 3780, 3786 Hardy Road and 3416, 3428 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B, 000071, 000071A. Proposed use: twenty \(20\) lot subdivision. \\*\\* Commission District 2.](#)
  - 1) Fire hydrants shall be installed as required by the International Fire Code Chap. 5 Section 507.5.1
  - 2) Knox Key Switch Override device shall be installed outside the main entry gate as required by the International Fire Code Chap. 5 Section 506.1
2. [Application of STORsquare Atlanta, LLC for a Use Subject to County Commission approval on a 2.96± acre tract located at its intersection with Technology Parkway and Winder Highway; a.k.a. 5407 Technology Parkway & 5472 Winder Highway; Zoned I-II; Tax Parcel 15028F000025 & 000026. Proposed use: outdoor storage. \\*\\* Commission District 1.](#)
  - 1) Fire has no preliminary comments.
3. [Application of Michael James Remodeling to rezone from Residential-I \(R-I\) to Office and Institutional \(O-I\) on a 6.85± acre tract located on the west side of Thompson Bridge Road at its intersection with Tommy Aaron Drive; a.k.a. 3461 Thompson Bridge Road; Zoned R-I; Tax Parcel 10114 000039A. Proposed use: office. \\*\\* Commission District 2.](#)
  - 1) Fire has no preliminary comments.
4. [Application of K5 Partners, LLC to rezone from Agricultural Residential-IV \(AR-IV\) & Heavy Industrial \(I-II\) to Planned Industrial District \(PID\) on a 119± acre tract located on the north side of Okelly Road at its terminus; a.k.a. 2400 Okelly Road; Zoned AR-IV & I-II; Tax Parcel 15024 000003A \(pt.\). Proposed use: vehicle salvage operations. \\*\\* Commission District 3.](#)
  - 1) Fire has no preliminary comments.

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](http://www.Hallcounty.org)





DEAD  
END

NO  
TURN  
AROUND

ACREAGE



nortoncommercial.com

770.297.4800

CHRIS BRASWELL  
770.718.5101

**ZONING NOTICE**

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: **K5 PARTNERS, LLC**  
REQUEST: **REZONE FROM AR-11 + I-11 TO P10 FOR VEHICLE SALVAGE OPERATIONS**

PUBLIC HEARINGS WILL BE HELD ON:  
PLANNING COMMISSION      AND      COUNTY COMMISSION  
Date: **06-01-2022**      AND      Date: **07-06-2022**  
Time: **05:15PM**      AND      Time: **06:00PM**

HALL COUNTY GOVERNMENT CENTER, 305 BROWN BRIDGE ROAD, GAINESVILLE, GA  
FOR MORE INFORMATION CALL: (770) 531-6809

Jul 14, 2022 9:40:28 AM  
2305 O'Kelly Road  
Gainesville  
Hall County  
Georgia





## AGENDA ITEM

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

---

**REPORT TO:** Meeting (09/06/22)

**REPORT TO:** Voting Meeting (09/08/22)

**ITEM NO:** 461/2022

**SUBJECT:** Application of Lora Savage to rezone from Agricultural Residential-IV (AR-IV) to Highway Business (H-B) on a 2.68± acre tract located on the east side of Cleveland Highway approximately 1,835 feet from its intersection with Green Circle; a.k.a. 5324 Cleveland Highway; Zoned AR-(IV); Tax Parcel 12031 003001. Proposed use: retail sales & services. Commission District 3.

---

#### Meetings:

**Work Session Date:** 09/06/22

**Voting Meeting Date:** 09/08/22

#### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approval, with conditions: 1. The development shall conform substantially with the proposed narrative and site plan, with the exception of the following: a. There shall be a 35 foot vegetative buffer along the rear lot line and along the left lot line further north. b. There shall be a fence only between the adjoining properties owned by the applicant. c. The buffer along U.S. 129 shall be exempt. d. For the building materials, the masonry water table shall be on the front face of the building and on both sides. There shall be hardy plank or stucco above the masonry water table and a standing seam metal roof with colors to be determined by the Director of Planning and Development. 2. The development shall be consistent with Â§17.420.050 of the Official Code of Hall County. No variances to the development are approved as a part of this request. As part of the redevelopment process the property shall be brought into compliance with this section of the code. 3. Access to the development shall be approved by Hall County Traffic Engineering and/or the Georgia Department of Transportation, whichever applies. 4. All conditions of zoning shall be made part of any plat created for the property. 5. No adult establishments shall be allowed in the building.

**Purpose of Request:**

**History:**

Application of Lora Savage to rezone from Agricultural Residential-IV (AR-IV) to Highway Business (H-B) on a 2.68± acre tract located on the east side of Cleveland Highway approximately 1,835 feet from its intersection with Green Circle; a.k.a. 5324 Cleveland Highway; Zoned AR-(IV); Tax Parcel 12031 003001. Proposed use: retail sales & services. 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:**

<b>Submit</b>	<b>Approve</b>	<b>Budget</b>	<b>Finance</b>
AD	RD	EW	WG
<b>Attorney</b>	<b>Administration</b>	<b>Clerk</b>	
WLI	LJ	JR	

**Attachments:**

- Board Memo
- Recommendation Report
- Application
- Narrative
- Renderings
- Site Plan
- Original Narrative
- Maps
- Deed
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign





# 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:** August 16, 2022

**Subject:** Application of Lora Savage to rezone from Agricultural Residential-IV (AR-IV) to Highway Business (H-B) on a 2.68± acre tract located on the east side of Cleveland Highway approximately 1,835 feet from its intersection with Green Circle; a.k.a. 5324 Cleveland Highway; Zoned AR-(IV); Tax Parcel 12031 003001. Proposed use: retail sales & services. Commission District 3.

---

The application before you is a request to rezone approximately 2.68 acres from Agricultural Residential-IV (AR-IV) to Highway Business (H-B) to allow retail sales and service.

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

At their August 1, 2022 meeting, the Hall County Planning Commission voted to recommend approval (5-0) of this request with the following five (5) conditions:

1. *The development shall conform substantially with the proposed narrative and site plan, with the exception of the following:*
  - a. *There shall be a 35 foot vegetative buffer along the rear lot line and along the left lot line further north.*
  - b. *There shall be a fence only between the adjoining properties owned by the applicant.*
  - c. *The buffer along U.S. 129 shall be exempt.*
  - d. *For the building materials, the masonry water table shall be on the front face of the building and on both sides. There shall be hardy plank or stucco above the masonry water table and a standing seam metal roof with colors to be determined by the Director of Planning and Development.*
2. *The development shall be consistent with §17.420.050 of the Official Code of Hall County. No variances to the development are approved as a part of this request. As part of the redevelopment process the property shall be brought into compliance with this section of the code.*
3. *Access to the development shall be approved by Hall County Traffic Engineering and/or the Georgia Department of Transportation, whichever applies.*
4. *All conditions of zoning shall be made part of any plat created for the property.*

*5. No adult establishments shall be allowed in the building.*

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting. Zero (0) people spoke in opposition and two (2) people spoke in favor during the public hearing on August 1, 2022.

**HALL COUNTY PLANNING COMMISSION  
RECOMMENDATION REPORT**

**Applicant** ..... Lora Savage

**Request** ..... Rezone from Agricultural Residential-IV  
(AR-IV) to Highway Business (H-B)

**Proposed Use** ..... Retail sales & services

**Size** ..... 2.68± acres

**Zoning** ..... AR-IV

**Location** ..... On the east side of Cleveland Highway  
approximately 1,835 feet from its intersection  
with Green Circle; a.k.a. 5324 Cleveland  
Highway; Tax Parcel 12031 003001.

**Commission District** ..... Three

**Planning Commission Date** ..... August 1, 2022

**Staff Recommendation** ..... **Denial**

---

**Planning Commission Recommendation: Approval, with conditions**  
**Vote: 5-0**

**Conditions:**

1. *The development shall conform substantially with the proposed narrative and site plan, with the exception of the following:*
  - a. *There shall be a 35 foot vegetative buffer along the rear lot line and along the left lot line further north.*
  - b. *There shall be a fence only between the adjoining properties owned by the applicant.*
  - c. *The buffer along U.S. 129 shall be exempt.*
  - d. *For the building materials, the masonry water table shall be on the front face of the building and on both sides. There shall be hardy plank or stucco above the masonry water table and a standing seam metal roof with colors to be determined by the Director of Planning and Development.*
2. *The development shall be consistent with §17.420.050 of the Official Code of Hall County. No variances to the development are approved as a part of this request. As part of the redevelopment process the property shall be brought into compliance with this section of the code.*
3. *Access to the development shall be approved by Hall County Traffic Engineering and/or the Georgia Department of Transportation, whichever applies.*
4. *All conditions of zoning shall be made part of any plat created for the property.*



5. *No adult establishments shall be allowed in the building.*

### **Applicant Proposal**

The applicant is requesting to rezone 2.68± acre tract currently zoned Agricultural Residential IV (AR-IV) to Highway Business (H-B) for the proposed use of retail sales and services. The applicant's narrative states that the proposed operating hours will be Monday – Saturday between 8:00am and 6:00pm. The narrative does not allude to whether a new structure is proposed, or if the applicant will make use of the existing structure(s) on the site, however they do state the existing structures meets setback requirements. The narrative states the proposed sign will meet County requirements, and the security lights operated by Jackson EMC are present and operational. Lastly, the narrative states the existing water meter is connected to a City of Gainesville water line, there is a septic tank present, the existing drainage system is functional, and there is existing fencing present on the property.

### **History and Existing Land Uses**

This property is zoned Agricultural Residential IV (AR-IV) and totals 2.68± acres in size and is developed with a 2,880 square foot building, constructed in 1963, and various outbuildings.

Zoning surrounding the subject property is AR-IV to the east of the subject property, and west across Cleveland Highway. The adjacent parcel to the north is zoned Highway Business (H-B), while the southward adjacent parcel is zoned Suburban Shopping (S-S).

The subject parcel also falls within the Gateway Corridors Overlay District (GCOD) which is supplemental to the underlying zoning district classifications. The GCOD governs non-residential property development standards.

### **Comprehensive Plan Land Use Designation**

The subject property is located with a "Mixed Use Corridor" and "Activity Center" character area within the Future Development Guide of the Hall County Comprehensive Plan.

The Activity Center category includes commercial, mixed use, employment, and neighborhood revitalization area developments. This categorization provides residents access to a variety of retail and civic uses/space. These may be larger commercial (local retail / service uses) centers, single-use employment centers (e.g. business or industrial park), or mixed use centers that include a variety of commercial, residential and/or employment elements. This may include smaller neighborhood commercial uses in rural and suburban areas.

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 applicant's request is consistent with the Comprehensive Plan.

### **Development Support and Constraints**

Hall County Environmental Health

In an email dated June 30, 2022, Chad Harper, with Hall County Environmental Health, stated “A detailed business plan must be submitted to Hall County Environmental Health for review. Must meet all Environmental Health commercial septic system permitting requirements.”

Hall County Fire Services

In an email dated June 30, 2022, John Hornick, with the Hall County Fire Marshal Office, provided the following comment: “Property 5324 is approximately 1,091 feet from the nearest fire hydrant #H2451. For the buildings on the property to be in compliance with the International Fire Code, section 507.1 would have to be met which would require the expansion of the underground water line and installation of a fire hydrant in the right of way at the property entrance. (See Attachments)

The subject parcel is located approximately 2.1 miles from Hall County Fire Station #2 located at 6012 Cleveland Highway. The nearest fire hydrant is located to the approximately 1,000 feet to the south, in front of 5264 Cleveland Highway, parcel ID 12031 003008.

Hall County Public Works and Utilities

In a memo dated June 30, 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

Driveway must be permitted through GDOT.

Utilities

No comments.

Hall County Tax Assessors No comments were provided.

Gainesville Water Resources

The Hall County GIS shows that public water and sewer is not adjacent to the subject property. Narrative states existing water meter is connected to Gainesville city water and there is a septic tank present.

Georgia Department of Transportation

In an email dated April 13, 2022, Parker Niebauer, GDOT Traffic Operations Supervisor, stated: “GDOT coordination required.”

## **Zoning Analysis**

- The applicant is requesting to rezone the subject property to Highway Business (H-B) so the existing structure may be converted to a retail / sales service program use.
  - Within the H-B zoning district the following uses are permitted:
    - Any retail or retail service establishment, including the making of articles sold at retail on the premises; banks; bus stations; churches and other places of worship; drive-in theaters; motels, hotels; county uses; offices; parks for leisure and scenic appeal; radio and television studios; restaurants; service stations; subdivisions; family day care home; group day care home; construction trailer; adult establishments; and dental laboratories.
  - The applicant has not provided further details regarding the type of business to be located on site.
- The subject property falls within the Activity Center character area and in a Mixed-Use Corridor on the future land use map.
  - The Activity Center category includes commercial, mixed use, employment, and neighborhood revitalization area developments. This categorization provides residents access to a variety of retail and civic uses/space. These may be larger commercial (local retail / service uses) centers, single-use employment centers (e.g. business or industrial park), or mixed use centers that include a variety of commercial, residential and/or employment elements. This may include smaller neighborhood commercial uses in rural and suburban areas.
  - 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 proposed use of retail sales and service is consistent with this land use classification as there are adjacent commercially zoned properties (H-B and S-S).
- 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 stated the proposed use is retail sales and services. Without additional information it cannot be determined if Board of Commissioners approval will be needed.



- 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 or given detail to the current structure’s materials.
- As per 17.420.050.C.2.A, “Where a commercial zoning district abuts property zoned for single-family residential or agricultural use, the minimum width shall be 25 feet.”
  - No site plan was submitted with the request. If the rezoning is approved a buffer would be required to be installed where the subject parcel borders residentially zoned properties.
- Per 17.420.050.E.3 of the Official Code of Hall County, all parking areas shall be paved with asphalt, or concrete.
  - The narrative states 90% of existing lot is asphalt
- No site plan was submitted showing the proposed redevelopment of the site. Without this information it is difficult to assess the impact of the rezoning request, to determine if there is adequate parking available, or how the proposed use will impact the adjacent properties.

**Staff Recommendation**

Staff recommends **denial** of the applicant’s request as the applicant has not provided staff with enough information to assess the impact of the proposed redevelopment of the site. It is suggested that the item be tabled until the applicant has submitted a more detailed narrative and site plan. However, the proposed use does align with the Comprehensive Plan.

Should the board choose to approve the application, staff recommends the following conditions:

1. The development shall conform substantially with the proposed narrative and site plan, modified as necessary for compliance with current development standards at time of application.
2. The development shall be consistent with §17.420.050 of the Official Code of Hall County. No variances to the development are approved as a part of this request. As part of the redevelopment process the property shall be brought into compliance with this section of the code.
3. Access to the development shall be approved by Hall County Traffic Engineering and/or the Georgia Department of Transportation, whichever applies.
4. All conditions of zoning shall be made part of any plat created for the property.

**Excerpts from the minutes of the August 1, 2022 meeting**

**Applicant’s Presentation:**

**Randi Doveton, Planning Director**, presented a summary of the request.

**Hank Meeler, 8604 Belton Bridge Road, Lula,** presented the request. The applicant presented a rendering of the proposed building. The applicant stated that they would like to only have masonry on the front of the building along with the four windows and door. The applicant requested for the sides of the building to be metal.

**Public Forum:**

**John Tinker, 5567 Green Circle, Clermont,** spoke in favor. Spoke about the improvement of the location.

**Brian Kelly, 5659 Ransom Free, Clermont,** spoke in favor. Spoke about the improvement of the location.

**Planning Commission Comments:**

Ms. Pilcher questioned if they are planning to remove any existing structures. The applicant stated that all buildings will stay unless they are asked to do otherwise. Mr. Hunt stated that all the buildings will have to be the same style. The applicant stated that the material they were proposing to use was metal. Mr. Hunt stated that it is not allowed under Gateway Corridor. Mr. Braswell stated that a variance could be allowed for a metal roof. Mr. Hunt stated that he would like to see a buffer at the rear and left side of the property. The applicant stated that could be done.

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

**Conditions:**

1. *The development shall conform substantially with the proposed narrative and site plan, with the exception of the following:*
  - a. *There shall be a 35 foot vegetative buffer along the rear lot line and along the left lot line further north.*
  - b. *There shall be a fence only between the adjoining properties owned by the applicant.*
  - c. *The buffer along U.S. 129 shall be exempt.*
  - d. *For the building materials, the masonry water table shall be on the front face of the building and on both sides. There shall be hardy plank or stucco above the masonry water table and a standing seam metal roof with colors to be determined by the Director of Planning and Development.*
2. *The development shall be consistent with §17.420.050 of the Official Code of Hall County. No variances to the development are approved as a part of this request. As part of the redevelopment process the property shall be brought into compliance with this section of the code.*
3. *Access to the development shall be approved by Hall County Traffic Engineering and/or the Georgia Department of Transportation, whichever applies.*
4. *All conditions of zoning shall be made part of any plat created for the property.*
5. *No adult establishments shall be allowed in the building.*

RECEIVED

MAY 27 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)

Lora Savage  
5300 Cleveland Hwy  
Clermont GA 30527

Phone 770 313 5744

Email Address Loraksavage@att.net

Proposed Use retail sales & services

Property Owner (Name & Mailing Address)

Lora Savage  
5300 Cleveland Hwy  
Clermont GA 30527

Phone 770 313 5744

Email Address Loraksavage@att.net

Contact Person (Name & Mailing Address)

Hank Meeler (son)  
same

Phone 770 540 2727

Email Address HankMeeler@yahoo.com

Tax Parcel Number 12031003001

Location Address 5324 Cleveland Hwy Clermont GA

Status of Applicant

- Owner
- Option to Purchase
- Area Resident
- Other

Requested Action

Existing Zoning: AR IV  
Rezone to: HB  
Fee: \$ 450  
Receipt #: 859005  
Check #: 1946

Acreage 2.649

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

Sign Lora Savage Date: 5-27-22

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: 5/27 Taken by: \_\_\_\_\_

Tentative Planning Commission Date: 7/18 Tentative County Commission Date: 8/25

County Commission District: 3

20N2022-00056



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: Lora Savage

Date: 5-27-22

Applicant's/Owner's Name (Printed): Lora Savage

Lora Savage

5324 Cleveland Hwy Clermont  
Application to ReZone to H-B

5-27-22

Proposed use - retail sales and service  
Monday - Saturday 8am-6pm

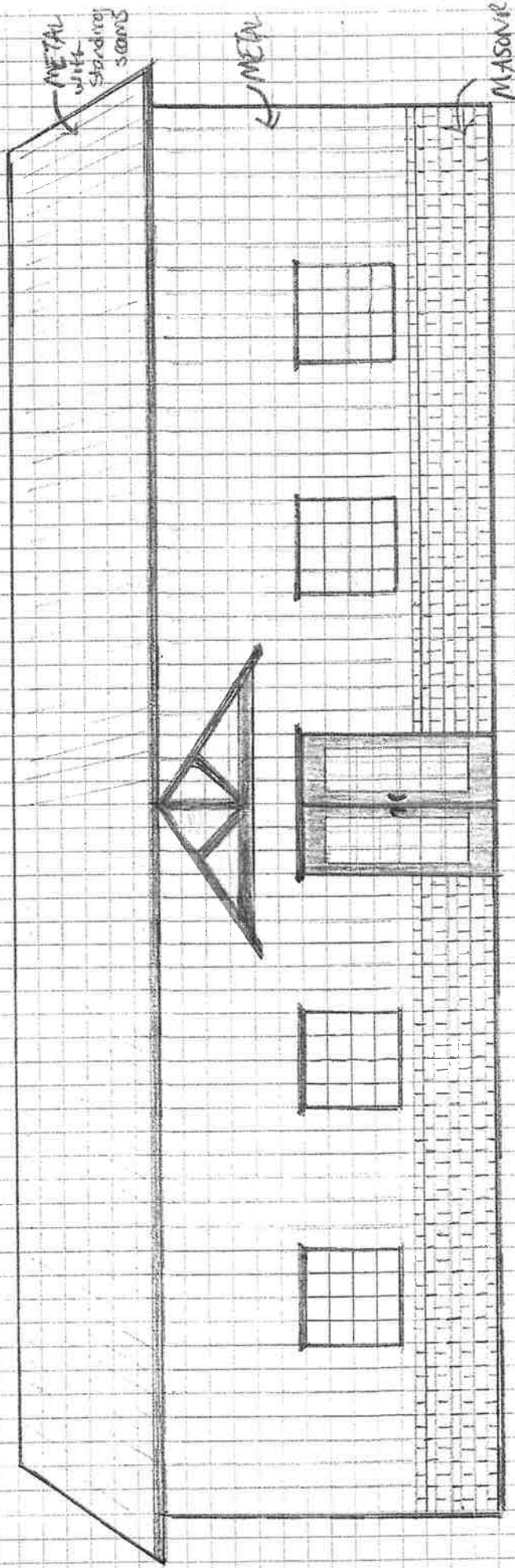
Proposed standards - existing buildings meet  
setback requirements. 90% of lot  
is asphalted existing

Proposed sign - will be constructed to meet  
County requirements. at

Proposed lighting - Three security lights operated  
by Jackson EMC are present  
and operating

Provisions for water & waste water - Existing water  
meter connected to Gainesville  
City water. Septic tank  
present.

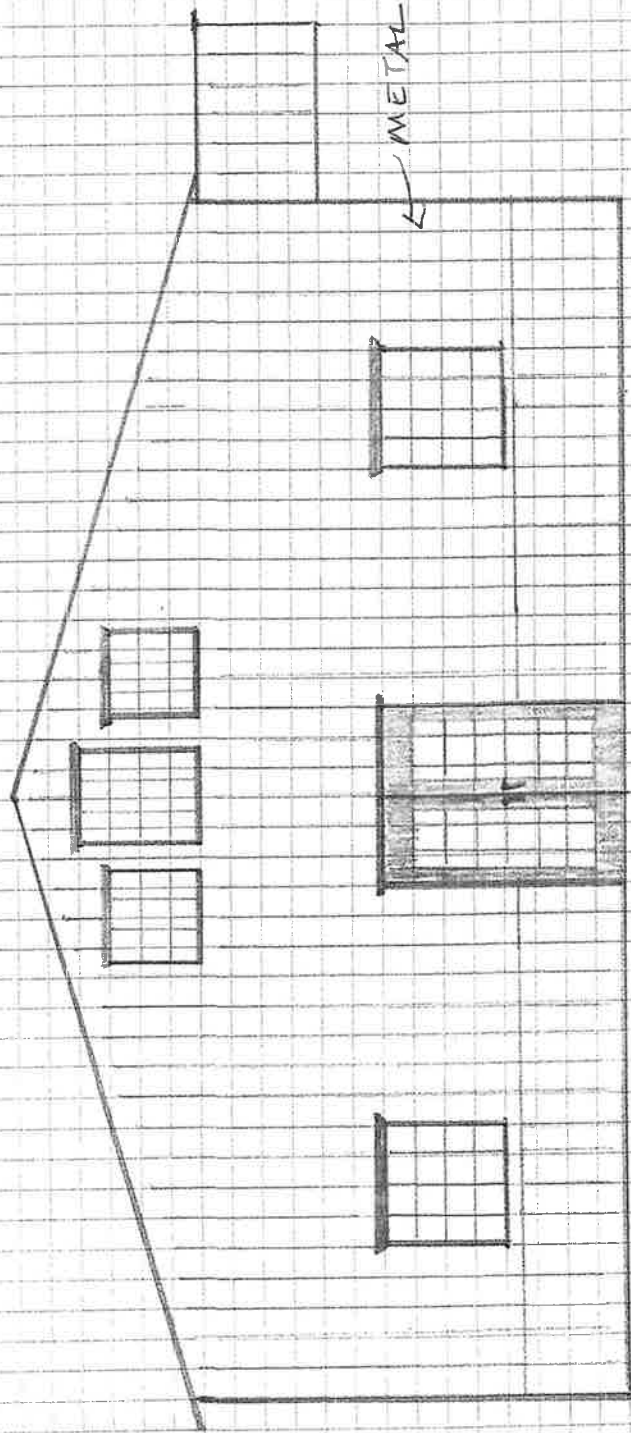
Plans for protecting abutting properties - Existing drainage  
system functional. Fencing present



5324 CLEVELAND HWY  
CLERMONT

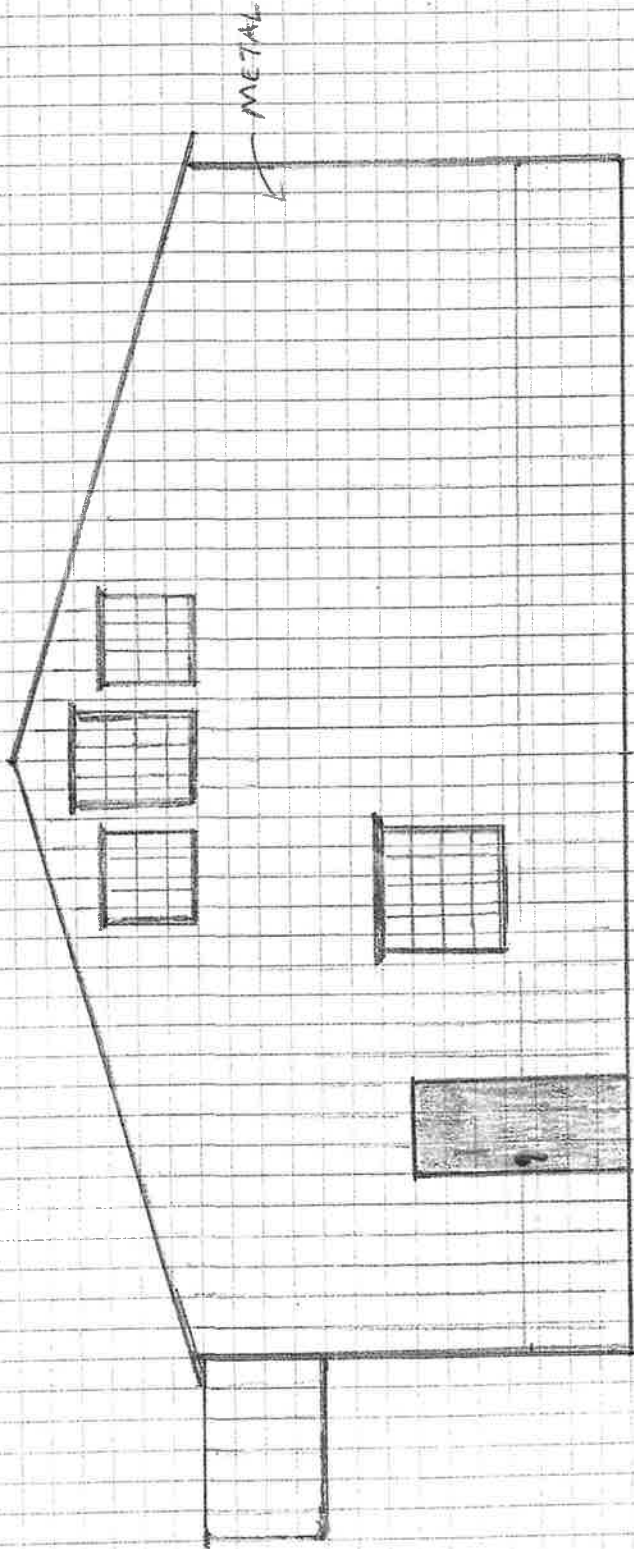
FRONT





5324 CLEVELAND INJY  
CLERMONT

~ NORTH SIDE

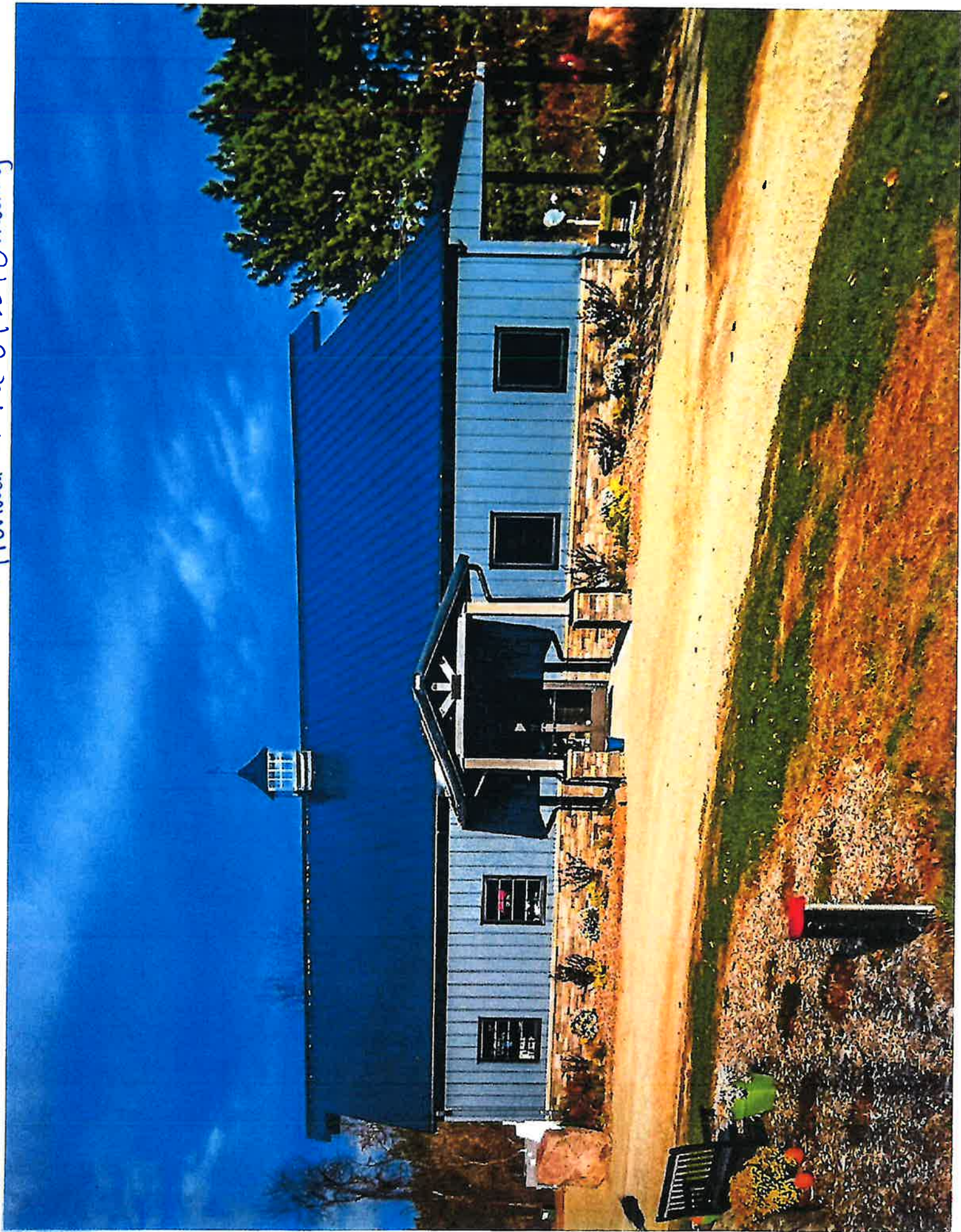


5324 CLEVELAND HWY  
CLERMONT

~ SOUTH SIDE



\* provided at the 8-1-22 PC meeting





\* Provided at the 8-1-22 PL meeting



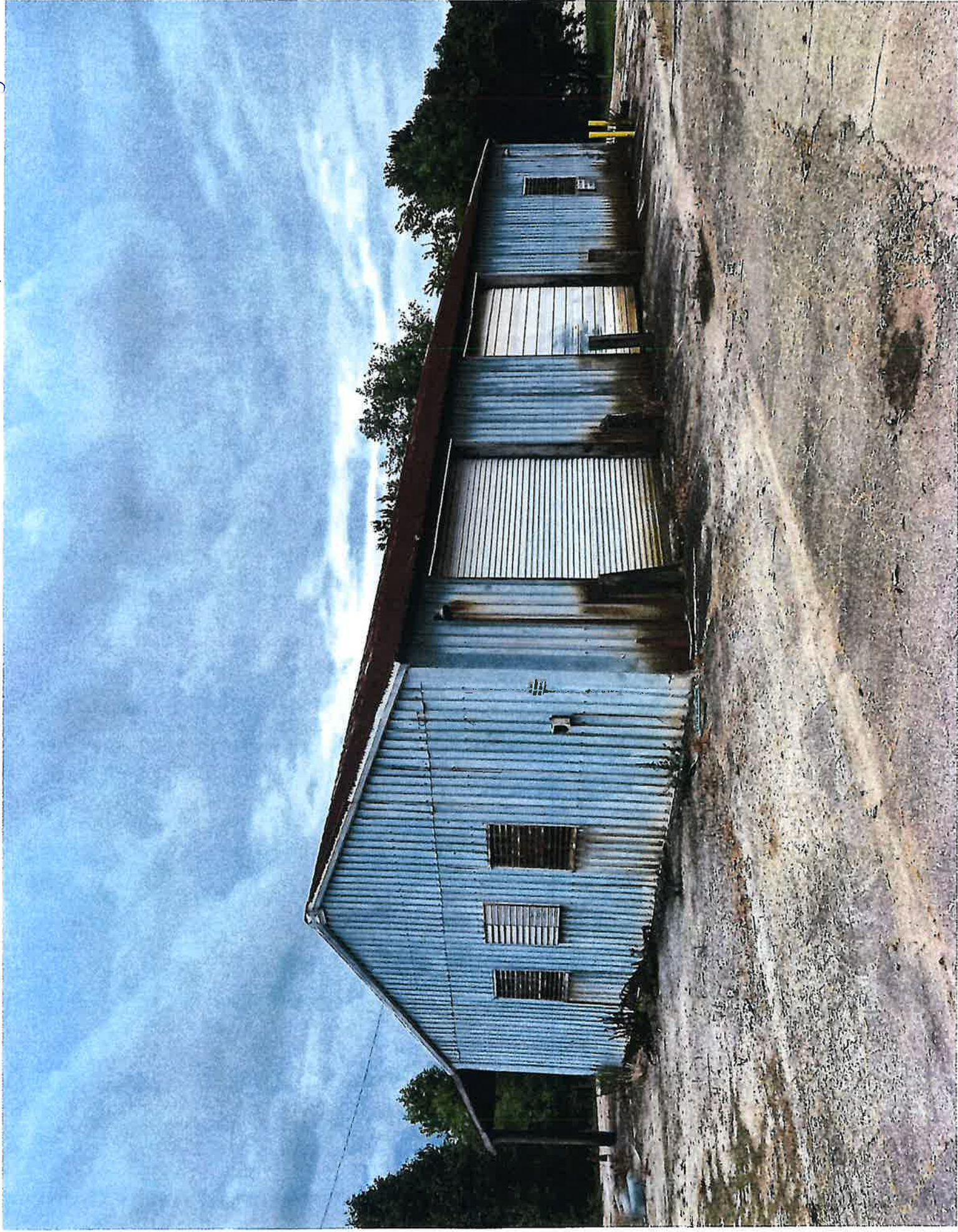


\* provided at the 8-1-22 PC meeting

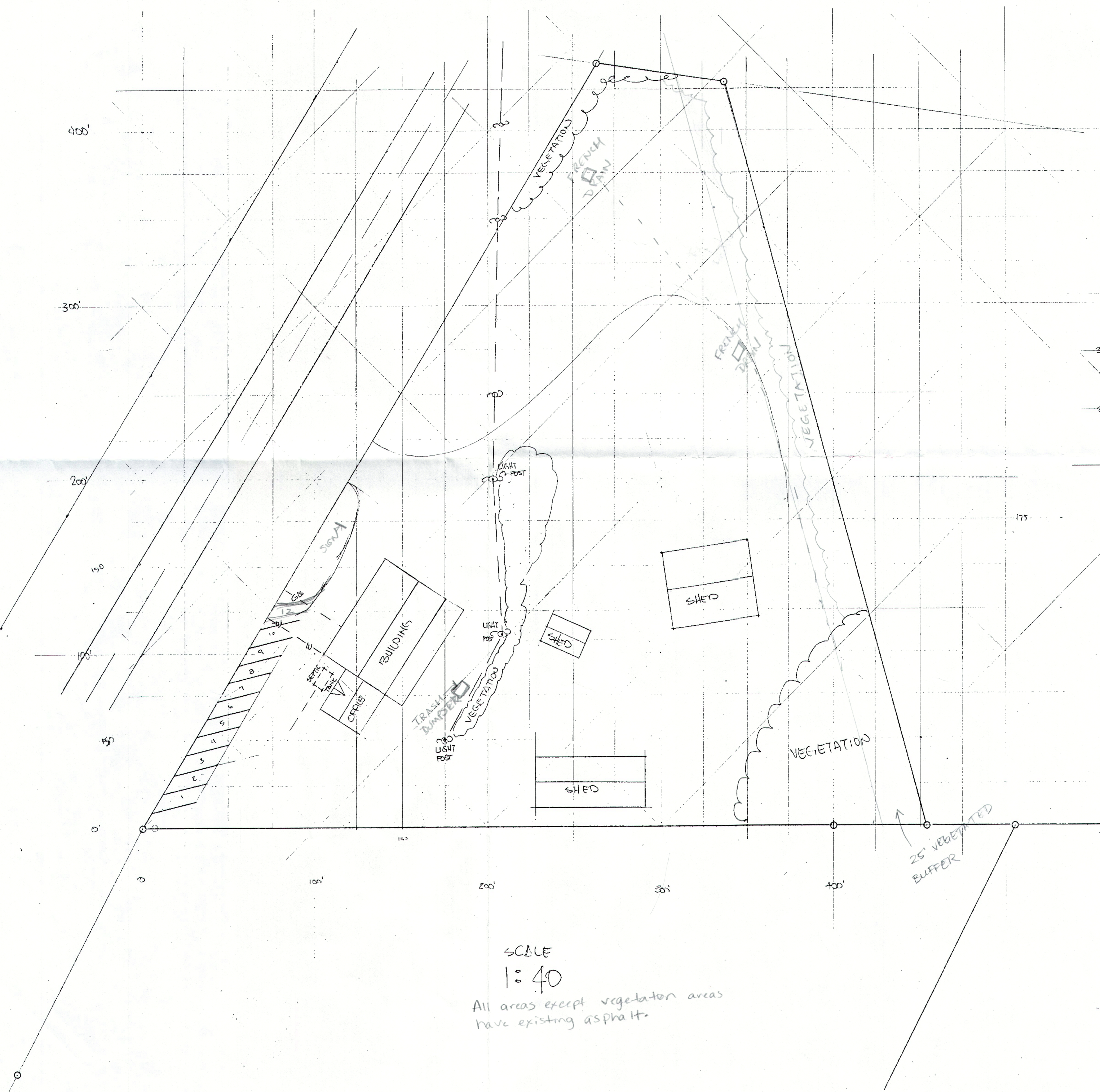




\* Provided at the 8-1-22 PC meeting



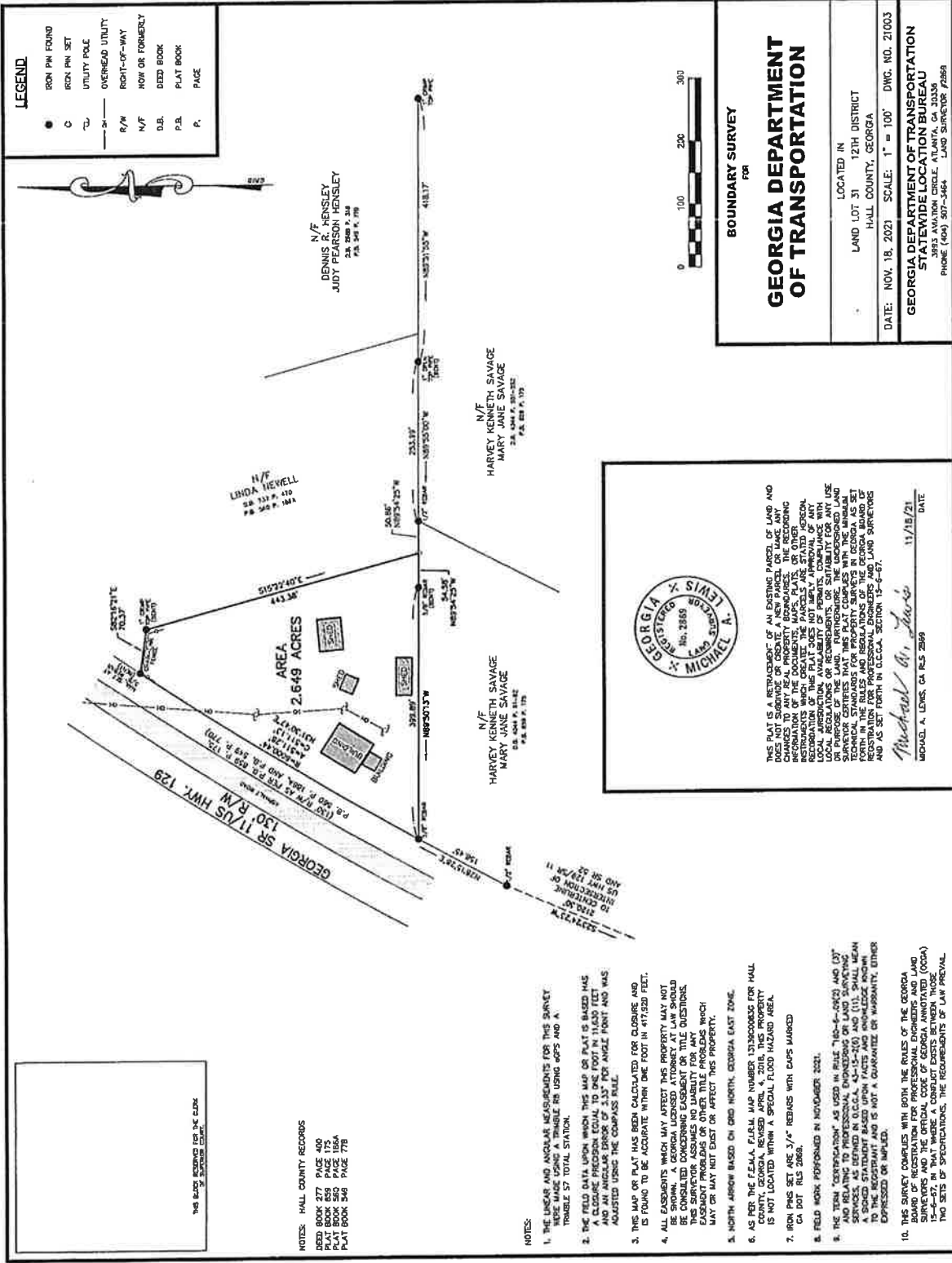




SCALE  
 1:40  
 All areas except vegetation areas  
 have existing asphalt.



EXHIBIT "B"



**LEGEND**

●	IRON PIN FOUND
○	IRON PIN SET
C	UTILITY POLE
—	OVERHEAD UTILITY
R/W	RIGHT-OF-WAY
N/F	NOW OR FORMERLY
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.	PAGE

**BOUNDARY SURVEY**  
FOR  
**GEORGIA DEPARTMENT OF TRANSPORTATION**

LOCATED IN  
LAND LOT 31 12TH DISTRICT  
HALL COUNTY, GEORGIA

DATE: NOV. 18, 2021 SCALE: 1" = 100' DWC. NO. 21003

**GEORGIA DEPARTMENT OF TRANSPORTATION**  
STATEWIDE LOCATION BUREAU  
3893 AVIATION CIRCLE, ATLANTA, GA 30336  
PHONE (404) 307-5864 FAX (404) 307-5864

THIS PLAT IS A RETRACTION OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OF LAND. ANY INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATE THE PARCELS ARE STATED PERSONAL LOCAL INSTRUMENTS. AVAILABILITY OF RECORDS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OF THE JURISDICTION IN THE LOCAL RECORDING OFFICE IS THE RESPONSIBILITY OF THE SURVEYOR. THE SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE ANNUAL REGISTRATION REQUIREMENTS OF THE SURVEYORS AND ENGINEERS BOARD 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 15-9-97.

*Michael A. Lewis*  
MICHAEL A. LEWIS, CE #123 2899  
11/18/21  
DATE

THIS MAP IS FOR THE EXCLUSIVE USE OF THE SURVEYOR.

NOTES: HALL COUNTY RECORDS  
DEED BOOK 579 PAGE 640  
DEED BOOK 579 PAGE 715  
PLAT BOOK 583 PAGE 185A  
PLAT BOOK 586 PAGE 77B

- NOTES:**
1. THE LINEAR AND ANGULAR MEASUREMENTS FOR THIS SURVEY WERE MADE USING A TRIMBLE R8 USING WPPS AND A TRIMBLE S7 TOTAL STATION.
  2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION EQUAL TO ONE FOOT IN 11,650 FEET. THE SURVEYOR HAS ADJUSTED THE ANGLES FOR ANGULAR ERROR AND HAS ADJUSTED USING THE COMPASS RULE.
  3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 417,520 FEET.
  4. ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY MAY NOT BE SHOWN. A GEORGIA LICENSED ATTORNEY AT LAW SHOULD BE CONSULTED TO DETERMINE THE EXISTENCE OF ALL EASEMENTS. THIS SURVEYOR ASSUMES NO LIABILITY FOR ANY UNDISCOVERED EASEMENT PROBLEMS OR OTHER TITLE PROBLEMS WHICH MAY OR MAY NOT EXIST OR AFFECT THIS PROPERTY.
  5. NORTH ARROW BASED ON GRID NORTH, GEORGIA EAST ZONE.
  6. AS PER THE F.E.M.A. FIRM, MAP NUMBER 1374000000 FOR HALL COUNTY, GEORGIA, THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
  7. IRON PINS SET ARE 3/4" REBARS WITH CAPS MARKED ON LOT 31 288.
  8. FIELD WORK PERFORMED IN NOVEMBER 2021.
  9. THE TERM "CERTIFICATION" AS USED IN RULE 1160-4-60(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-210 AND (11), SHALL MEAN THAT THE SURVEYOR HAS COMPLIED WITH ALL REQUIREMENTS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
  10. THIS SURVEY COMPLES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-9-97, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF O.C.G.A. SHALL PREVAIL.

Lora Savage

5324 Cleveland Hwy Clermont  
Application to ReZone to H-B

5-27-22

Proposed use - retail sales and service  
Monday - Saturday 8am-6pm

Proposed standards - existing buildings meet  
setback requirements. 90% of lot  
is asphalted existing

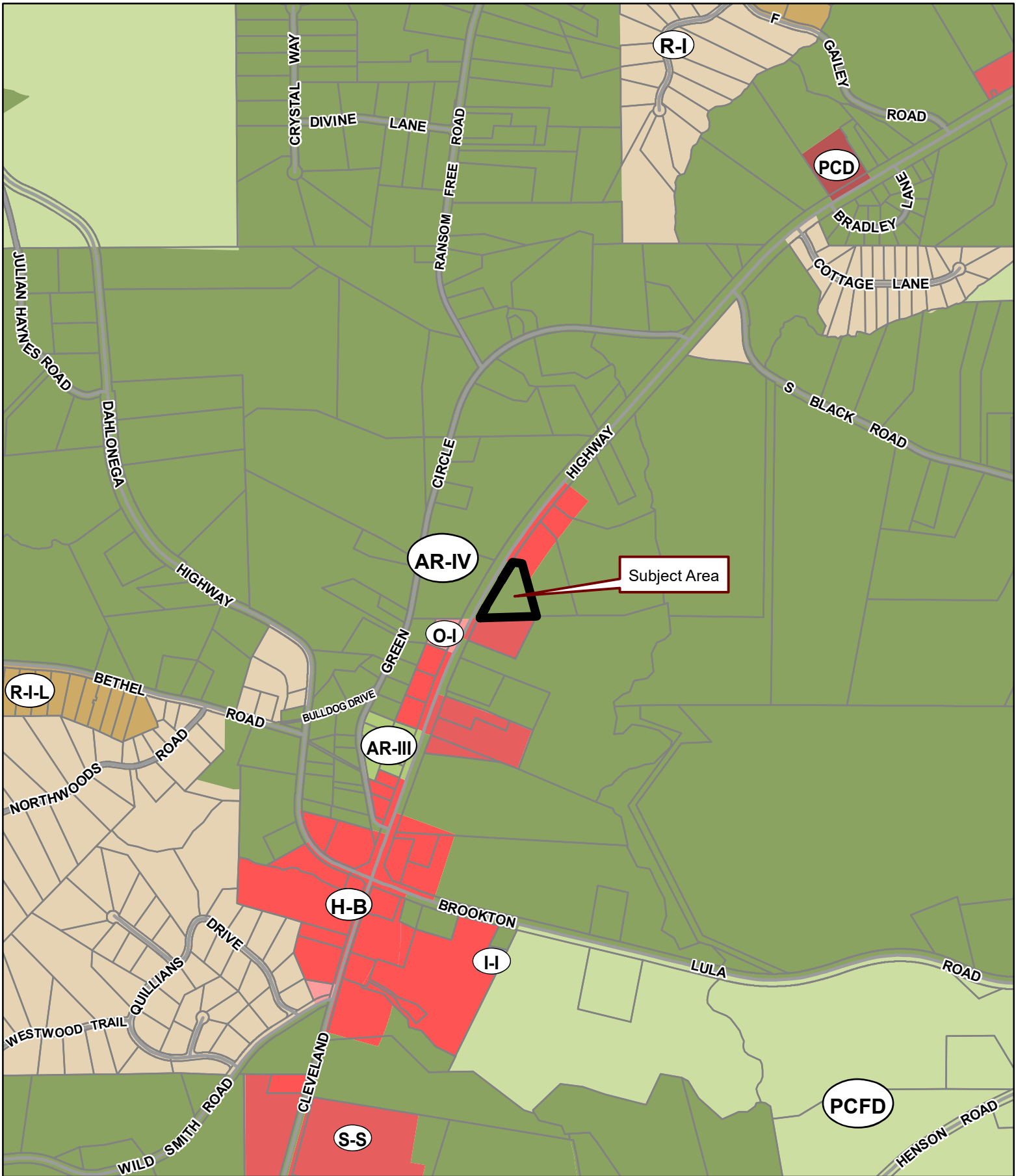
Proposed sign - will be constructed to meet  
County requirements. at

Proposed lighting - Three security lights operated  
by Jackson EMC are present  
and operating

Provisions for water & waste water - Existing water  
meter connected to Gainesville  
City water. Septic tank  
present.

Plans for protecting abutting properties - Existing drainage  
system functional. Fencing present





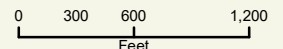
**Applicant:** LORA SAVAGE





**Tax Parcel #:** 12031 003001

**Location:** 5324 CLEVELAND HIGHWAY, CLERMONT, GA 30527

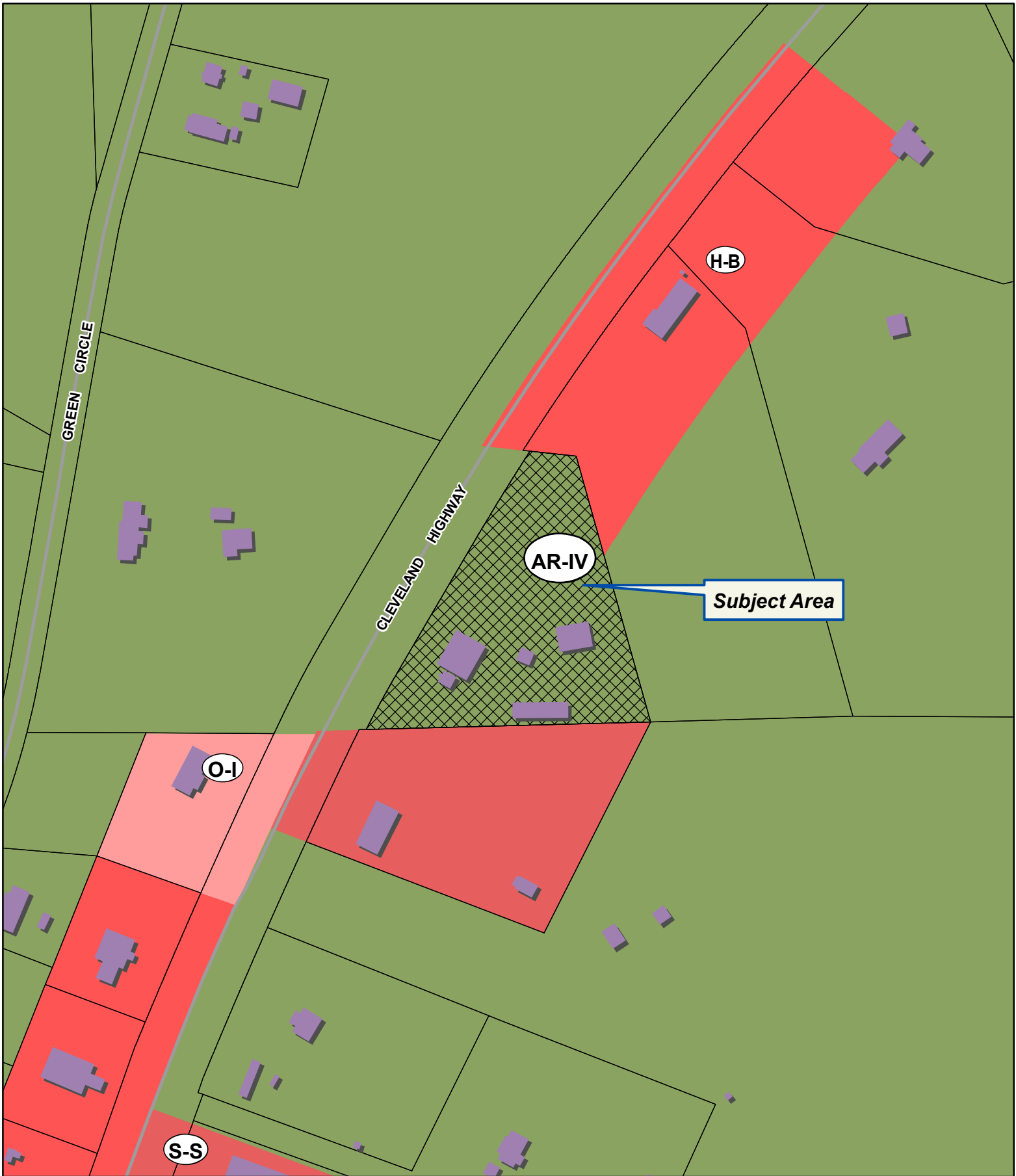
**Commission District 3**

**PC Mtg. Date:** 07/18/2022



-  Zoning Boundary
-  City Limits
-  Subject Area
-  Structure





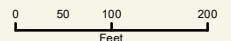
**Applicant:** LORA SAVAGE

**Tax Parcel #:** 12031 003001

**Location:** 5324 CLEVELAND HIGHWAY, CLERMONT, GA 30527

**Commission District 3**

**PC Mtg. Date:** 07/18/2022



- Zoning Boundary
- ▭ City Limits
- ▨ Subject Area
- ▭ Structure







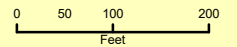
**Applicant:** LORA SAVAGE

**Tax Parcel #:** 12031 003001

**Location:** 5324 CLEVELAND HIGHWAY, CLERMONT, GA 30527

**Commission District 3**

**PC Mtg. Date:** 07/18/2022



- Zoning Boundary
- City Limits
- Subject Area





eFiled and eRecorded  
DATE: 05/06/2022  
TIME: 9:27 AM  
DEED BOOK: 9121  
PAGE: 30 - 32  
FILING FEES: \$25.00  
TRANSFER TAX: \$250.00  
INTANGIBLE TAX: \$0.00  
PARTICIPANT ID: 0419150030  
PT61: 069-2022-004089  
RECORDED BY: NB  
CLERK: Charles Baker, C.S.C  
Hall County, GA

220510J  
Russell C Petersen, LLC  
P.O. Box 6499  
Gainesville, GA 30504

## LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF HALL

**THIS INDENTURE** made **May 5th, 2022**, between **CGI REAL ESTATE DIVISION, LLC**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **LORA SAVAGE**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.**

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

**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

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

Signed, sealed and delivered in the presence of:

**CGI REAL ESTATE DIVISION, LLC**

Melanie Capri  
Witness

By: Jan Gailey (Seal)  
**JAN GAILEY, SOLE MEMBER**

JJ  
Notary Public  
My Commission Expires:  
(NOTARY SEAL)



EXHIBIT "A"

*All that tract or parcel of land lying and being in Land Lot 31 of the 12<sup>th</sup> District of Hall County, Georgia, containing 2.649 acres, and being more particularly described as follows:*

*Commencing at the centerline intersection of US Hwy. 129/SR 11 and SR 52; thence N23°24'23"E a distance of 2120.30' to a ½" rebar found on the southeasterly right of way of Georgia SR 11/US Hwy. 129 (130' R/W); thence, following along the southeasterly right of way of Georgia SR 11/US Hwy. 129, N28°15'28"E a distance of 158.45' to a 5/8" rebar found and the point of beginning; thence, continuing along the southeasterly right of way of Georgia SR 11/US Hwy. 129, along a curve to the right with a radius of 6000.44', an arclength of 511.28', a chord distance of 511.13', and a chord bearing of N31°30'47"E to a nail set at a 5/8" rebar found (bent); thence, leaving the southeasterly right of way of Georgia SR 11/US Hwy. 129, S82°16'21"E a distance of 70.37' to a 1" crimp top pipe found (bent); thence S15°22'40"E a distance of 443.38' to a ¾" rebar set; thence N89°54'25"W a distance of 54.58' to a 5/8" rebar found (bent); thence N89°50'13"W a distance of 399.89' to the point of beginning.*

**THIS CONVEYANCE IS MADE SUBJECT TO** any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

*J. S.*



eFiled and eRecorded  
DATE: 03/29/2022  
TIME: 3:10 PM  
DEED BOOK: 9091  
PAGE: 669 - 672  
FILING FEES: \$25.00  
TRANSFER TAX: \$0.00  
INTANGIBLE TAX: \$0.00  
PARTICIPANT ID: 6515028652  
PT61: 069-2022-002677  
RECORDED BY: NB  
CLERK: Charles Baker, C.S.C  
Hall County, GA

**GEORGIA DEPARTMENT OF TRANSPORTATION  
QUITCLAIM DEED**

600 West Peachtree Street NW, Atlanta GA 30308

STATE OF GEORGIA  
COUNTY OF HALL

PROJECT: F-002-6(2)  
PARCEL N/A, PI # N/A  
PM # 3246

**THIS INDENTURE** made this 3<sup>RD</sup> day of FEBRUARY, 2022, between the **GEORGIA DEPARTMENT OF TRANSPORTATION**, an agency of the State of Georgia (herein called "Grantor") and CGI Real Estate Division, LLC (herein called "Grantee").

**WITNESSETH:** that the Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever QuitClaim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to all that parcel of land as described in Exhibit "A" and shown on the attached plat marked as Exhibit "B".

**TO HAVE AND TO HOLD** the said described premises, together with all and singular the rights, privileges and appurtenances thereto, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, his heirs and assigns, forever.

**THIS CONVEYANCE IS MADE SUBJECT TO** any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

PMQCD

STATE OF GEORGIA  
COUNTY OF HALL

PROJECT: F-002-6(2)  
PARCEL N/A, PI # N/A  
PM # 3246

IN WITNESS WHEREOF, the Grantor, acting by and through the Commissioner of the Department of Transportation, has hereunto caused the hand and seal of the Department of Transportation to be set to these presents the day and year first above written.

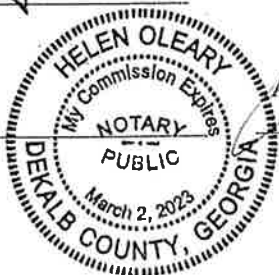
DEPARTMENT OF TRANSPORTATION  
An agency of the State of Georgia

Signed, Sealed, and Delivered this the  
3<sup>rd</sup> day of February, 2022 in the  
Presence of

BY: [Signature] (Seal)  
Russell R. McMurry, P.E.  
Commissioner

[Signature]  
Witness

[Signature]  
Notary Public



ATTEST: [Signature] (Seal)  
Angela O. Whitworth  
Treasurer

### Legal Description

*All that tract or parcel of land lying and being in Land Lot 31 of the 12<sup>th</sup> District of Hall County, Georgia, containing 2.649 acres, and being more particularly described as follows:*

*Commencing at the centerline intersection of US Hwy. 129/SR 11 and SR 52; thence N23°24'23"E a distance of 2120.30' to a ½" rebar found on the southeasterly right of way of Georgia SR 11/US Hwy. 129 (130' R/W); thence, following along the southeasterly right of way of Georgia SR 11/US Hwy. 129, N28°15'28"E a distance of 158.45' to a 5/8" rebar found and the point of beginning; thence, continuing along the southeasterly right of way of Georgia SR 11/US Hwy. 129, along a curve to the right with a radius of 6000.44', an arclength of 511.28', a chord distance of 511.13', and a chord bearing of N31°30'47"E to a nail set at a 5/8" rebar found (bent); thence, leaving the southeasterly right of way of Georgia SR 11/US Hwy. 129, S82°16'21"E a distance of 70.37' to a 1" crimp top pipe found (bent); thence S15°22'40"E a distance of 443.38' to a ¾" rebar set; thence N89°54'25"W a distance of 54.58' to a 5/8" rebar found (bent); thence N89°50'13"W a distance of 399.89' to the point of beginning.*

**THIS CONVEYANCE IS MADE SUBJECT TO** any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.



## Anael Dominguez (Planning)

---

**From:** Chad Harper (Environmental Health)  
**Sent:** Thursday, June 30, 2022 9:09 AM  
**To:** Anael Dominguez (Planning)  
**Cc:** Randi Doveton (Planning); Emily McGahee (Environmental Health); Kelly Hairston (Environmental Health)  
**Subject:** HCPC Tentative Agenda 7/18/22

Please see below HCEHD comments.

1. Stephen and Deanna Venzon, 2464 Basin Drive: An existing system evaluation has been applied for but not yet approved by HCEHD.
2. Lora Savage, 5324 Cleveland Hwy: A detailed business plan must be submitted to Hall County Environmental Health for review. Must meet all Environmental Health commercial septic system permitting requirements.
3. Atlas Development Services, Inc. 5540,5548,5556,5564,5572 & 5580 Old Winder Hwy: 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. County Sewer.

Chad Harper  
Hall County Environmental Health Department  
Environmental Health Specialist  
Location: 2875 Browns Bridge Road, Gainesville, GA 30504  
Mailing Address: P.O. Box 5901, Gainesville, GA 30504  
Phone: (770)531-3973  
Fax: (770)531-6767  
Email: [charper@hallcounty.org](mailto:charper@hallcounty.org)

HALL COUNTY ENVIRONMENTAL HEALTH  
SEPTAGE REMOVAL DOCUMENTATION

Please Print Information

Date of Removal: 6-17-22 Septic Permit # (if known): \_\_\_\_\_

Address Pumped: 529 Northridge Dr. Atlanta, GA

Owner's Name: L. O. S. S. S.

Owner's Address: \_\_\_\_\_

Owner's Phone: 770-510-2727

Septic Tank Findings at Time of Pumping

Tank Size (gallons): 1000

% Solids: 0

Condition of Baffles/T's: Good

Condition of Lids: Good

Condition of Drainline: Good

Pumping Company Name: HAMMOND SEPTIC TANK

Pumping Permit Number: 069-21SR

Individual Pumper's Name: TRENT M WESTMORELAND

Individual Pumper's Cert. #: IP-11578 RCPI

Comments: \_\_\_\_\_

## Anael Dominguez (Planning)

---

**From:** Peevy, Jonathan <jpeevy@dot.ga.gov>  
**Sent:** Tuesday, July 26, 2022 9:03 AM  
**To:** Anael Dominguez (Planning)  
**Cc:** Dykes, Jason; Niebauer, Parker J  
**Subject:** RE: August 1, 2022 Planning Agenda & Staff Reports

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.

1. GDOT coordination required.
2. GDOT coordination required.
3. GDOT coordination NOT required.
4. GDOT coordination required.
5. GDOT coordination required.
6. GDOT coordination NOT required.

### Jonathan Peevy, P.E.

*Assistant District Traffic Engineer*



District 1 Traffic Operations  
1475 Jesse Jewell Pkwy  
Suite 100  
Gainesville, GA, 30501  
770.533.8276 office

---

**From:** Anael Dominguez (Planning) <adominguez@hallcounty.org>  
**Sent:** Tuesday, July 26, 2022 8:45 AM  
**To:** april@gpsent.com; augie222@gmail.com; Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; bettydnhr@gmail.com; Bill Nash (Public Works) <bnash@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; bj.williams@jacobsmedia.net; bkerlin@cityofbuford.com; bkrochester@rochester-assoc.com; boatfarm@bellsouth.net; bob.conrad@cbrealty.com; BR White <brwhite@cityfoakwood.net>; Brent Hoffman <Brent@BrentHoffman.com>; Brett Jockell (Building Maint.) <bjockell@hallcounty.org>; Brian Stewart (Administration) <bstewart@hallcounty.org>; Building Maintenance Requests <BuildingMaintenanceRequests@hallcounty.org>; City of Clermont <cityofclermont@bellsouth.net>; CMcCormick <cmccormick905@prodigy.net>; CPatton <cpatton@pattonsurveying.com>; CSims <csims@hayesjames.com>; cwpatter <cwpatter42@bellsouth.net>; David Webb (Planning) <dwebb@hallcounty.org>; davidvaughan <davidvaughan@bellsouth.net>; dbergenjr <dbergenjr@gmail.com>; dholloway <dholloway@bellsouth.net>; Dianadaniel <Dianadaniel2@gmail.com>; douglasaiken <douglasaiken@att.net>; dschultz <dschultz@cityfoakwood.net>; Erik Rowen <Erik.Rowen@mckibbon.com>; Frank Miller <frank@simpsoncompany.com>; Frank Miller (Engineering) <fmiller@hallcounty.org>; hemmerproperties <hemmerproperties@gmail.com>; jacobsmedia <news@jacobsmedia.net>; JAMES DAVENPORT <JAMESLDAVENPORT@GMAIL.COM>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; jekaufmann <jekaufmann@bellsouth.net>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Jessica York (Administration) <jyork@hallcounty.org>; jeverett <jeverett@newleafs.com>;



jgill <jgill@gainesvilletimes.com>; Jock Connell (Administration) <jconnell@hallcounty.org>; john gornall <john.gornall@AGG.com>; joybasham <joybasham@gmail.com>; jpb2257 <jpb22578@bellsouth.net>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; kaylwilson <kaylwilson@gmail.com>; kerri <kerri@mainstreetnews.com>; Kevin Ivey (Building Maint.) <kivey@hallcounty.org>; Khip Miller (Ag Center) <kmiller@hallcounty.org>; Randi Doveton (Planning) <rdoveton@hallcounty.org>; lb <lb@councilforqualitygrowth.org>; lmacgregor <lmacgregor@gainesville.org>; lulacity <lulacity@bellsouth.net>; Mike Little (Parks and Leisure) <mlittle@hallcounty.org>; Morgan Ewing (Planning) <mewing@hallcounty.org>; mtate <mtate@gainesville.org>; ngaland <ngaland@bellsouth.net>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; nswofford <nswofford@gainesville.org>; Pam Cravero <Pam.Cravero@hallco.org>; parwaizbhai <parwaizbhai@hotmail.com>; pat laughlin <pat.laughlin@bmpatl.com>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; rainmkeress <rainmkeress@aol.com>; rich <rich@flowerybranchga.org>; richard <richard@mecum.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Rick frazier <Rick\_frazier@ucbi.com>; Rives CBCGA <Rives@CBCGA.com>; Rlakin055 <Rlakin055@gmail.com>; rligon <rligon@gainesville.org>; robynw <robynw@pattonsurveying.com>; Ronmax999 <Ronmax999@gmail.com>; rsfreeland <rsfreeland@charter.net>; s.kingsley <s.kingsley@thecj.com>; scasas <scasas@gainesvilletimes.com>; Scott Puckett <spuckett@hallcounty.org>; Shelly Echols (County Commissioner) <sehols@hallcounty.org>; sherimillwood <sherimillwood@bellsouth.net>; shirley wellborn <shirleywellborn@gmail.com>; southvista <southvista@att.net>; srcover <srcover@hotmail.com>; Srikanth Yamala (Public Works) <syamala@hallcounty.org>; susanhdec <susanhdec@gmail.com>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; tashiana.cheeks@gmail.com; tim <tim@ghcc.com>; tirestr <tirestr98@yahoo.com>; trmerrit <trmerrit@bellsouth.net>; van <van@hbanorthga.com>; Wanda Moreno (Engineering) <wmoreno@hallcounty.org>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; wblalock <wblalock@smf-law.com>; will <will@simpsoncompany.com>; will schofield <will.schofield@hallco.org>; Zachary Propes (Administration) <zpropes@hallcounty.org>

**Subject:** August 1, 2022 Planning Agenda & Staff Reports

Below is the agenda for the August 1, 2022 Planning Commission meeting and links for the staff reports. Please let us know if you have any questions or concerns.

## **CALL TO ORDER**

## **AGENDA REVIEW**

## **APPROVAL OF MINUTES – July 18, 2022**

## **OLD BUSINESS**

1. [Previously tabled application of Salomon Sancen to rezone from Residential-I \(R-I\) to Highway Business \(H-B\) on a .89± acre tract located on the west side of Memorial Park Drive at its intersection with Browns Bridge Road; a.k.a. 2002 Memorial Park Drive; Zoned R-I; Tax Parcel 08014 005011. Proposed use: retail sales. \\*\\* Commission District 4.](#)
2. [Previously tabled application of Lora Savage to rezone from Agricultural Residential-IV \(AR-IV\) to Highway Business \(H-B\) on a 2.68± acre tract located on the east side of Cleveland Highway approximately 1,835 feet from its intersection with Green Circle; a.k.a. 5324 Cleveland Highway; Zoned AR-\(IV\); Tax Parcel 12031 003001. Proposed use: retail sales & services. \\*\\* Commission District 3.](#)

## **NEW BUSINESS**

3. [Application of Cook Communities for a Use Subject to County Commission approval on a 20.74± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710, 3780, 3786 Hardy Road and 3416, 3428 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B, 000071, 000071A. Proposed use: twenty \(20\) lot subdivision. \\*\\* Commission District 2.](#)
4. [Application of STORsquare Atlanta, LLC for a Use Subject to County Commission approval on a 2.96± acre tract located at its intersection with Technology Parkway and Winder Highway; a.k.a. 5407 Technology Parkway & 5472](#)

[Winder Highway; Zoned I-II; Tax Parcel 15028F000025 & 000026. Proposed use: outdoor storage. \\*\\* Commission District 1.](#)

5. [Application of Michael James Remodeling to rezone from Residential-I \(R-I\) to Office and Institutional \(O-I\) on a 6.85± acre tract located on the west side of Thompson Bridge Road at its intersection with Tommy Aaron Drive; a.k.a. 3461 Thompson Bridge Road; Zoned R-I; Tax Parcel 10114 000039A. Proposed use: office. \\*\\* Commission District 2.](#)
6. [Application of K5 Partners, LLC to rezone from Agricultural Residential-IV \(AR-IV\) & Heavy Industrial \(I-II\) to Planned Industrial District \(PID\) on a 119± acre tract located on the north side of Okelly Road at its terminus; a.k.a. 2400 Okelly Road; Zoned AR-IV & I-II; Tax Parcel 15024 000003A \(pt.\). Proposed use: vehicle salvage operations. \\*\\* Commission District 3.](#)

\*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, September 8, 2022** at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> 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, September 8, 2022**. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Thank you,  
Ana Dominguez  
Planning Commission Clerk  
Hall County Government  
2875 Browns Bridge Road, Gainesville, GA 30504  
[www.hallcounty.org](http://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:** June 30, 2022

**Subject:** July 18, 2022 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the July 18, 2022 meeting. Upon review, we provide the following comments:

1. [Application of Stephen and Deanna Venzon for a right side yard setback variance from 10 feet to 7 feet on a .51± acre tract located at the terminus of Basin Drive; a.k.a. 2464 Basin Drive; Zoned R-I; Tax Parcel 10136 000092 . Proposed use: addition to single family residence. \\* Commission District 3.](#)
  - a) **Engineering:** No comments.
  - b) **Traffic:** No comments.
  - c) **Utilities:** No comments.
  
2. [Application of Lora Savage to rezone from Agricultural Residential-IV \(AR-IV\) to Highway Business \(H-B\) on a 2.68± acre tract located on the east side of Cleveland Highway approximately 1,835 feet from its intersection with Green Circle; a.k.a. 5324 Cleveland Highway; Zoned AR-\(IV\); Tax Parcel 12031 003001. Proposed use: retail sales & services. \\*\\* Commission District 3.](#)
  - a) **Engineering:** The site may require stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
  - b) **Traffic:** Driveway must be permitted through GDOT.
  - c) **Utilities:** No comments.
  
3. [Application of Atlas Development Services, Inc. to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Residential District \(PRD\) on a 19.21± acre tract located at the intersection of Old Winder Highway and Union Church Road; a.k.a. 5540, 5548, 5556, 5564, 5572, & 5580 Old Winder Highway & 5925, 5919, 5911, & 5901 Union Church Road; Zoned AR-IV; Tax Parcel 15039A000018 – 000023 & 000025 – 000028. Proposed use: single-family townhomes. \\*\\* Commission District 1.](#)
  - a) **Engineering:** The site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wretched vegetation not centerline of stream.





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**

# Hall County Government

PUBLIC WORKS AND UTILITIES  
ENGINEERING DIVISION

- b) **Traffic:** A traffic impact study meeting GDOT requirements should be required. Access on Old Winder HWY (SR211) must be approved by GDOT. Developer may be required to participate in any necessary improvements to the intersection of Old Winder Hwy (SR211) and Union Church Road. Internal roadways shown on the concept do not meet Title 16 of the Hall County Code. If roadways are to be private, variance requests to Title 16 must be specific, justified and approved by the Commission. Any alternate designs not requested/approved will default to the requirements in Title 16. If the roadways are to be considered driveways, subdividing individual lots is not permitted.
- c) **Utilities:** Sewer service to the project will NOT be provided by Hall County and stated in the Rezoning Request Letter. The area is in the Hall County Service area but is not presently served by any sewer outfall lines and the development will be required to connect to Hall County sanitary sewer based on the density. No sewer availability letter is provided. All the sanitary sewer issues and connections shall be resolved prior to a submittal for an LDP.

## Anael Dominguez (Planning)

---

**From:** John Hornick (Fire Services)  
**Sent:** Thursday, June 30, 2022 9:45 AM  
**To:** Randi Doveton (Planning); Anael Dominguez (Planning)  
**Cc:** Michael Vieira (Fire Services)  
**Subject:** Fire Comments Tentative Agenda 7/5/22  
**Attachments:** Fire Hydrant Requirement.pdf; Fire Hydrant Code.pdf

- 1) [Application of Stephen and Deanna Venzon for a right side yard setback variance from 10 feet to 7 feet on a .51± acre tract located at the terminus of Basin Drive; a.k.a. 2464 Basin Drive; Zoned R-I; Tax Parcel 10136 000092 . Proposed use: addition to single family residence. \\* Commission District 3](#) The Hall County Fire Marshal's Office has no comments regarding above project.
- 2) [Application of Lora Savage to rezone from Agricultural Residential-IV \(AR-IV\) to Highway Business \(H-B\) on a 2.68± acre tract located on the east side of Cleveland Highway approximately 1,835 feet from its intersection with Green Circle; a.k.a. 5324 Cleveland Highway; Zoned AR-\(IV\); Tax Parcel 12031 003001. Proposed use: retail sales & services. \\*\\* Commission District 3.](#)

Hall County Fire Marshal Office Comment: Property 5324 is approximately 1,091 feet from the nearest fire hydrant #H2451. For the buildings on the property to be in compliance with the International Fire Code, section 507.1 would have to be met which would require the expansion of the underground water line and installation of a fire hydrant in the right of way at the property entrance. ( See Attachments )

- 3) [Application of Atlas Development Services, Inc. to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Residential District \(PRD\) on a 19.21± acre tract located at the intersection of Old Winder Highway and Union Church Road; a.k.a. 5540, 5548, 5556, 5564, 5572, & 5580 Old Winder Highway & 5925, 5919, 5911, & 5901 Union Church Road; Zoned AR-IV; Tax Parcel 15039A000018 – 000023 & 000025 – 000028. Proposed use: single-family townhomes. \\*\\* Commission District 1.](#)

On 6/29/22 the Hall County Fire Marshal's Office discussed fire code requirements for the townhome development in a scheduled meeting with the Project Representative, Randi Doveton, County Engineering Members, Commissioner Copper, FM Vieira and Lt. Hornick

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](http://www.Hallcounty.org)



**507.3 Fire flow.** Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method.

**507.4 Water supply test.** The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.

**507.5 Fire hydrant systems.** Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6.

**507.5.1 Where required.** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

**Exceptions:**

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

**507.5.1.1 Hydrant for standpipe systems.** Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet (30 480 mm) of the fire department connections.

**Exception:** The distance shall be permitted to exceed 100 feet (30 480 mm) where approved by the fire code official.

**507.5.2 Inspection, testing and maintenance.** Fire hydrant systems shall be subject to periodic tests as required by the fire code official. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall comply with approved standards. Records of tests and required maintenance shall be maintained.

**507.5.3 Private fire service mains and water tanks.** Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with NFPA 25 at the following intervals:

1. Private fire hydrants of all types: Inspection annually and after each operation; flow test and maintenance annually.
2. Fire service main piping: Inspection of exposed, annually; flow test every 5 years.
3. Fire service main piping strainers: Inspection and maintenance after each use.

Records of inspections, testing and maintenance shall be maintained.

**507.5.4 Obstruction.** Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall

not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

**507.5.5 Clear space around hydrants.** A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.

**507.5.6 Physical protection.** Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.

## SECTION 508 FIRE COMMAND CENTER

**508.1 General.** Where required by other sections of this code and in all buildings classified as high-rise buildings by the *International Building Code*, a fire command center for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.6.

**508.1.1 Location and access.** The location and accessibility of the fire command center shall be approved by the fire code official.

**508.1.2 Separation.** The fire command center shall be separated from the remainder of the building by not less than a 1-hour fire barrier constructed in accordance with Section 707 of the *International Building Code* or horizontal assembly constructed in accordance with Section 711 of the *International Building Code*, or both.

**508.1.3 Size.** The fire command center shall be not less than 0.015 percent of the total building area of the facility served or 200 square feet (19 m<sup>2</sup>) in area, whichever is greater, with a minimum dimension of 0.7 times the square root of the room area or 10 feet (3048 mm), whichever is greater.

**508.1.4 Layout approval.** A layout of the fire command center and all features required by this section to be contained therein shall be submitted for approval prior to installation.

**508.1.5 Storage.** Storage unrelated to operation of the fire command center shall be prohibited.

**508.1.6 Required features.** The fire command center shall comply with NFPA 72 and shall contain the following features:

1. The emergency voice/alarm communication system control unit.
2. The fire department communications system.
3. Fire detection and alarm system annunciator.
4. Annunciator unit visually indicating the location of the elevators and whether they are operational.
5. Status indicators and controls for air distribution systems.
6. The fire fighter's control panel required by Section 909.16 for smoke control systems installed in the building.
7. Controls for unlocking interior exit stairway doors simultaneously.



### Hall Fire Hydrant



Map Viewer for Fire Department

300ft

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | DWR | Hall County GIS

PROPERTY 5324 IS APPROXIMATELY 1,091 FEET FROM THE NEAREST FIRE HYDRANT # H2451 SEE ATTACHED IFC REQUIREMENT FOR FIRE HYDRANT LOCATION WITH RELATION TO BUILDINGS.



# ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: LORA SAVAGE

REQUEST: REZONE FROM AR-N TO H-B  
FOR RETAIL SALES + SERVICES

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: 08-01-2022

Time: 05:15 PM

AND

COUNTY COMMISSION

Date: 09-08-2022

Time: 06:00 PM

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:** Meeting (09/06/22)

**REPORT TO:** Voting Meeting (09/08/22)

**ITEM NO:** 464/2022

**SUBJECT:** Application of FIDES Development to amend conditions of a Planned Residential Development (PRD) on a 16.28 acre tract located at the terminus of North Waterworks Road, Seymour Circle, and Seymour Drive; a.k.a. 3450 North Waterworks Road; Zoned PRD; Tax Parcel 08167 005002. Proposed Use: mixed use residential development. Commission District 1.

---

#### Meetings:

**Work Session Date:** 09/06/22

**Voting Meeting Date:** 09/08/22

#### Executive Summary:

**Presenter:** RD

**Recommendation:**  
Approval.

#### Purpose of Request:

Application of FIDES Development to amend conditions of a Planned Residential Development (PRD) on a 16.28 acre tract located at the terminus of North Waterworks Road, Seymour Circle, and Seymour Drive; a.k.a. 3450 North Waterworks Road; Zoned PRD; Tax Parcel 08167 005002. Proposed Use: mixed use residential development. Commission District 1.

#### History:

#### Facts and Issues:

#### Options:

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

**Approvals:**



<b>Submit</b>	<b>Approve</b>	<b>Budget</b>	<b>Finance</b>
AD	RD	EW	WG
<b>Attorney</b>	<b>Administration</b>		<b>Clerk</b>
WLI	LJ		JR

**Attachments:**

Board Memo  
 Narrative  
 Exhibit A  
 Exhibit B  
 Exhibit C  
 Exhibit D  
 2021 BOC Action Letter  
 Rezoning Site Plan from 10/21/2021  
 Legal Ad  
 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:** August 16, 2022

**Subject:** Application of FIDES Development to amend conditions of a Planned Residential Development (PRD) on a 16.28 acre tract located at the terminus of North Waterworks Road, Seymour Circle, and Seymour Drive; a.k.a. 3450 North Waterworks Road; Zoned PRD; Tax Parcel 08167 005002. Proposed Use: mixed use residential development. Commission District 1.

---

The application before you is a request to amend conditions of approval on a 16.28 acre Planned Residential Development (PRD) to allow a mixed use residential development. At the November 30, 2021 Special Called Meeting, the Board approved a request to rezone the subject property for the specified use of mixed use residential.

The Board approved the request with nine (9) conditions. The applicant wishes to change the proposed layout which constitutes a significant change requiring the Board's approval; although the layout has changed, the density has not changed.

The applicant will need to meet one of the Fire Code exceptions since the development will include more than 120 units and has only one access point: sprinkle all structures or have pavement widths of 26FT for all streets.

The development will have a private sewer system with water being supplied by City of Buford.

The revised layout has been included for your reference along with the 2021 documents.

August 17, 2022

Randi Doveton  
Planning and Development Director  
Hall County Government  
2875 Brown's Bridge Road, 3<sup>rd</sup> Floor  
Gainesville, GA 30504

RE: 3450 North Waterworks Road, Tax Parcel 08167 005002 – PRD Amendment

Ms. Doveton,

On November 30, 2021, the Hall County Board of County Commissioners voted to approve a rezoning to Planned Residential Development (PRD) for the address and tax parcel number listed above.

Subsequent to the rezoning approval, our design team consisting of architects, engineers and landscape architects spent several months preparing a comprehensive package to submit for a land disturbance permit. After a first attempt at grading the exact configuration of the site plan that was approved as part of the rezoning, there was a substantial amount of export fill generated; so much so that the cost of haul off made the development unfeasible. It took an extra two months and many iterations from our design team to achieve close to a balanced site. A consequence of this grading effort required relocating the leasing office on the round-about at the entrance of the community, shifting the drive aisle access from the east-west road that connects both peninsulas and shifting townhomes around to accommodate stormwater management areas. These changes have been reflected on the attached Exhibit B – Revised Site Plan. Despite these minor changes to the site plan, the approved density has remained the same and the allocation of apartments / townhomes / cottages has remained consistent at 120 / 70 / 15 units for a total of 205 units.

In our rezoning pre-application meeting during the first quarter of 2021, the then-current fire marshal was in attendance, and we discussed our development's single point of access from North Waterworks Road. That meeting was the origin of the round-about at the entrance as well as why all the drive aisles in the development are 26' wide. Refer to Exhibit C – Fire Protection Plan that shows all the 26' wide drive aisles as well as a fire truck routing plan. Per ICC International Fire Code 2018 Edition, the apartment building will have an automatic sprinkler system. Similarly, the townhomes are required to either have an automatic sprinkler system with a one-hour separation wall or just a two-hour separation wall. However, because the fifteen cottages are one-family dwellings, unless explicitly required by the fire-marshal, they are exempt from having automatic sprinklers.

Condition of approval number eight requires that water shall be provided by the City of Gainesville. This site is currently within The City of Buford's water service area and has been served by Buford for 40+ years. Buford's position on Gainesville providing water is that it *"would be construed as a duplication of service and contrary to the service delivery strategy act."* Refer to Exhibit D – City of Buford – Water Will Serve Letter, in which Bryan Kerlin, City Manager of Buford has committed to continuing to provide water service to this site and to the development.



Please don't hesitate to contact me at (954) 464-1361 or [johnh@fidesdevelopment.com](mailto:johnh@fidesdevelopment.com) should you have any questions or require anything else.

Best Regards,

A handwritten signature in blue ink, appearing to read "John Hillman".

John R. Hillman  
FIDES Development

Enclosed:

- Exhibit A – Signed Application
- Exhibit B – Revised Site Plan
- Exhibit C – Fire Protection Plan
- Exhibit D – City of Buford – Water Will Serve Letter

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



**CONDITIONAL USE APPLICATION**

**Applicant (Name & Mailing Address)**

FIDES Development, LLC

3017 Bolling Way NE

Atlanta, GA 30307

Phone (404) 443-4040

Email Address johnh@fidesdevelopment.com

Proposed Use N/A

**Property Owner (Name & Mailing Address)**

WEB Associates Inc.

100 Telfair Place

Athens, GA 30606

Phone 404-312-9997

Email Address bseagraves1@bellsouth.net

**Contact Person (Name & Mailing Address)**

John Hillman

3017 Bolling Way NE

Atlanta, GA 30307

Phone (404) 443-4040

Email Address johnh@fidesdevelopment.com

Tax Parcel Number 08167005002

Location Address 3450 Waterworks Road

**Status of Applicant**

Owner

Option to Purchase

Area Resident

Other

Zoning: PRD

Acreage 16.28

**Requested Action**

Permissive Use:

HCPC  HCC

Fee: \$ \_\_\_\_\_

Receipt #: \_\_\_\_\_

Check #: \_\_\_\_\_

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

DocuSigned by:  
 Sign Bob Seagraves  
 E9893D68B49F4CF...

Date: 8/16/2022

**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: \_\_\_\_\_

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) WEB Associates, Inc.

Address 100 Telfair Place

Athens, GA 30606

Phone Number 404-312-9997

Name of applicant(s) FIDES Development, LLC

Address 3017 Bolling Way NE

Atlanta, GA 30307

Phone Number (404) 443-4040

**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)

DocuSigned by:

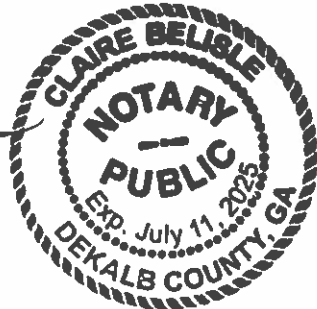
✓ Bob Seagraves  
E9693D6BB49F4CF...

Personally appeared before me

Claire Belisle

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

Claire Belisle  
Notary Public



8/16/2022

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: John R Hillman

Date: August 16, 2022

Applicant's/Owner's Name (Printed): FIDES Development / John Hillman

### 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:

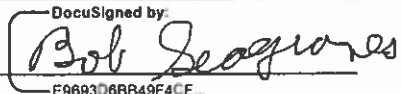
I have\*\*  I have not

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: 8/16/2022

Applicant's/Owner's Name (Printed): WEB Associates Inc., Bob Seagraves

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



**PUBLIC NOTICE REQUIREMENTS**

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.
2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.
3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

**The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.**

**The applicant is required to post the public notice sign not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.**

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

**THE ZONING SIGN MUST BE POSTED NO EARLIER THAN \_\_\_\_\_ AND NO LATER THAN \_\_\_\_\_.**

**THE ORIGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN \_\_\_\_\_ ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.**

**Failure to comply will result in a delay of the application.**

**AFFIDAVIT**

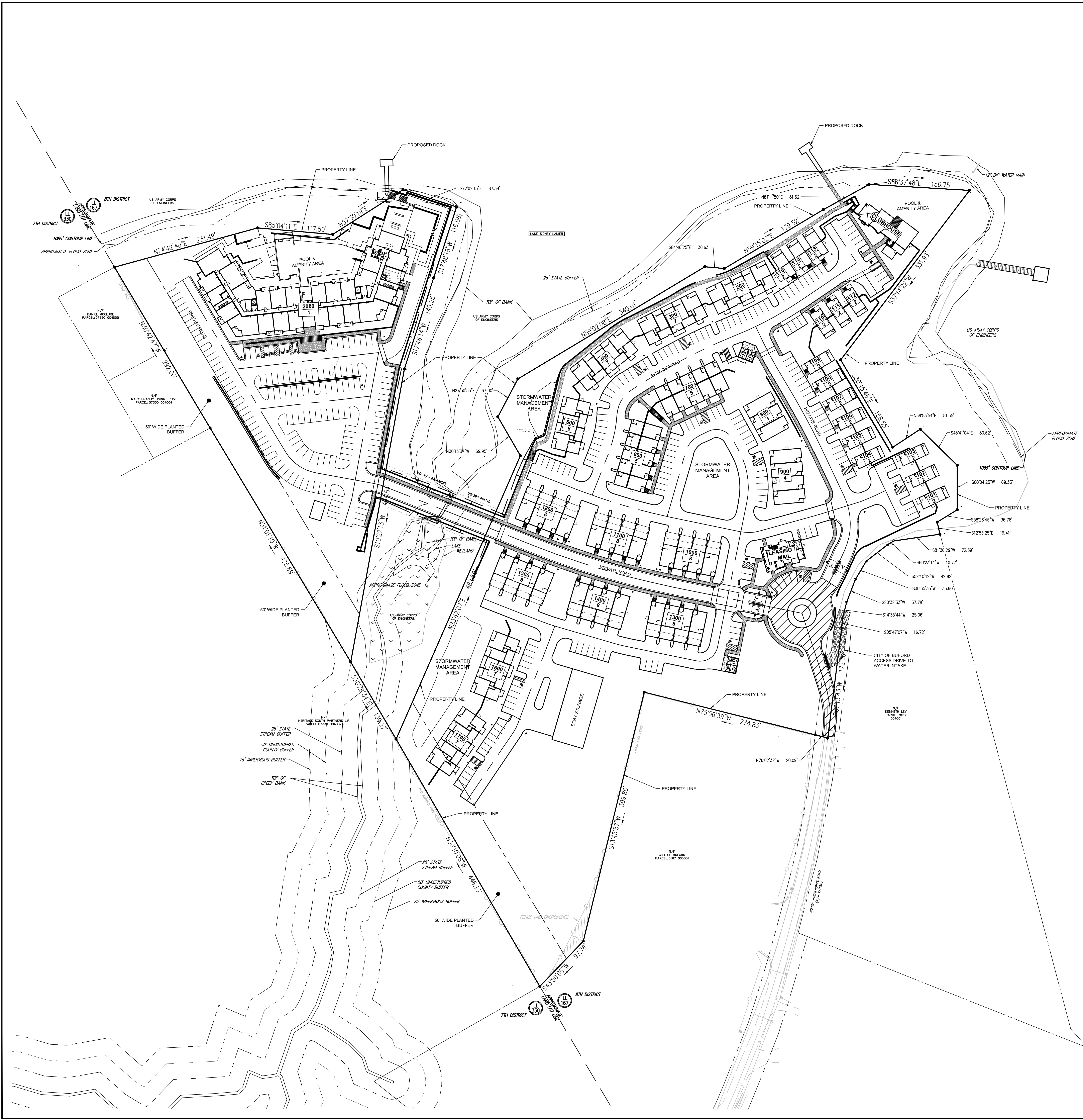
By my signature, I,  Bob Seagraves, hereby acknowledge that I have  
Please Print Name  
read and understand the sign posting requirements. I further certify that the required  
public notice sign was posted on \_\_\_\_\_ for \_\_\_\_\_  
Date (Name application filed as)

Signature    
E0693D68B49F4CF (The original document is required)

x



Drawing name: K:\A.P. PR\01371035\_Fides Waterside Lake Lanier\Others\_Tot\Chem\2022-08-17 Site Plan Amendment\Submittal\Site Amendment\Submittal.dwg C2-00 SITE PLAN Aug 17, 2022 11:56am by: Marcus Bowers



**SITE PLAN LEGEND:**

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- STANDARD DUTY CONCRETE SIDEWALK

**BUILDING NUMBER**  
**BUILDING TYPE**

**DEVELOPMENT SUMMARY:**

**SITE SUMMARY:**

EXISTING ZONING:	PRD
SITE AREA:	16.28 ACRES
REQUIRED OPEN SPACE:	4.88 ACRES (30%)
PROVIDED OPEN SPACE:	5.70 ACRES (35%)
TOTAL DISTURBED AREA:	16.49 ACRES

**LANDSCAPE BUFFER (ADJACENT TO RESIDENTIAL):**

FRONT:	50 FT
SIDE:	50 FT
BACK:	50 FT

**PROPOSED LAND USES & DENSITIES:**

MULTIFAMILY RESIDENTIAL	120 UNITS
TOWNHOMES	70 UNITS
COTTAGES	15 UNITS

**PARKING SUMMARY:**

<b>REQUIRED PARKING:</b>	<b>368 SPACES (TOTAL)</b>
MULTIFAMILY (120 UNITS)	150 SPACES (1.25/UNIT)
TOWNHOMES (70 UNITS)	140 SPACES (2/UNIT)
COTTAGES (15 UNITS)	30 SPACES (2/UNIT)
LEASING OFFICE	11 SPACES (4 PER 1,000 GSF)
CLUB HOUSE	10 SPACES (4 PER 1,000 GSF)

**PROPOSED PARKING:**

MULTIFAMILY, TOWNHOMES, & COTTAGES	373 SPACES (1.81/UNIT)
STANDARD	353 SPACES
HANDICAP	18 SPACES

- SITE NOTES:**
1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY SILVER STUDIO ARCHITECTS, DATED 07/27/2022 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
  2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY BLUE LANDWORKS, DATED 04/19/2022.
  3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
  4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
  5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
  6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

**GEORGIA811.**  
Graphic Scale IN FEET  
0 30 60 90 120

**GEORGIA REGISTERED PROFESSIONAL ENGINEER**  
No. 36134  
JARED K. MCKINNEY  
08/17/2022

CSWCC CERT. 0000029507  
DRAWN BY BRM  
DESIGNED BY BRM  
REVIEWED BY BV  
DATE 08/17/2022  
PROJECT NO. 013721005

**OVERALL SITE PLAN**  
SHEET NUMBER  
**C2-00**

**Kimley Horn**  
© 2022 KIMLEY HORN AND ASSOCIATES, INC.  
11720 AMBER PARK DRIVE, SUITE 600  
ALPHARETTA, GEORGIA 30009  
PHONE (770) 619-4280  
WWW.KIMLEY-HORN.COM

**FIDES DEVELOPMENT**

CLIENT	FIDES WATERSIDE, LLC 3017 BOLLING WAY NE ALPHARETTA, GA 30009 PHONE: 678-448-1381
BY	A. SUBMITTAL TO HALL COUNTY
DATE	08/17/2022
REVISION DESCRIPTIONS	
No.	

3450 NORTH WATERWORKS ROAD,  
UNINCORPORATED HALL COUNTY,  
BUFORD, GA 30047  
LAND LOT 167, 8TH DISTRICT

**WATERSIDE AT LAKE LANIER**

PROJECT

CSWCC CERT. 0000029507  
DRAWN BY BRM  
DESIGNED BY BRM  
REVIEWED BY BV  
DATE 08/17/2022  
PROJECT NO. 013721005

**OVERALL SITE PLAN**  
SHEET NUMBER  
**C2-00**

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Drawing name: K:\A\P - PROJECTS\1005 - Fides Waterside Lake Lanier\CAD\Drawings\C2-30 - SITE PLAN.dwg C2-30 FIRE PROTECTION PLAN Aug 15, 2022 2:26pm By: Marcus Bowers



**SITE PLAN LEGEND:**

- FIRE HYDRANT (TYP.)
- FDC, REMOTE
- FDC, WALL MOUNTED
- 400' HOSE LAY LENGTH

**DESIGN FIRE TRUCK:**

**Aerial Fire Truck**

	feet
Width	8.50
Track	8.50
Lock to Lock Time	6.0
Steering Angle	33.3

**Kimley»Horn**

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 11720 AMBER PARK DRIVE, SUITE 600  
 ALPHARETTA, GEORGIA 30009  
 PHONE (770) 619-4280  
 WWW.KIMLEY-HORN.COM

**FIDES DEVELOPMENT**

FIDES WATERSIDE, LLC  
 3017 BOLLING WAY NE  
 ATLANTA, GA 30328  
 PHONE (554) 443-1361

NO.	REVISION DESCRIPTIONS	DATE	BY
1	SUBMITTAL TO HALL COUNTY	08/17/2022	BV

3450 NORTH WATERWORKS ROAD,  
 UNINCORPORATED HALL COUNTY,  
 BUFORD, GA 30047  
 LAND LOT 167, 8TH DISTRICT

**WATERSIDE AT LAKE LANIER**

**REGISTERED PROFESSIONAL ENGINEER**

STATE OF GEORGIA  
 No. 36134  
 PROFESSIONAL ENGINEER  
 JARED K. MCKINNEY  
 08/17/2022

GSWCC CERT. (LEVEL III)	
DRAWN BY	BRM
DESIGNED BY	BRM
REVIEWED BY	BV
DATE	08/17/2022
PROJECT NO.	013721005
TITLE	<b>FIRE PROTECTION PLAN</b>
SHEET NUMBER	<b>C2-30</b>

**GEORGIA811**

Graphic Scale in Feet: 0, 30, 60, 120

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



## John Hillman

---

**From:** Bryan Kerlin <BKerlin@cityofbuford.com>  
**Sent:** Monday, November 22, 2021 4:10 PM  
**To:** John Hillman  
**Subject:** RE: 3450 N Waterworks Road - Sewer Availability

John,

To clarify, Buford is the current provider of water service to 3450 N. Waterworks and will provide service to the new development.

Sewer – the City provides service to parcels inside the City limits.

Bryan Kerlin  
City Manager  
City of Buford

---

**From:** John Hillman [mailto:johnh@FidesDevelopment.com]  
**Sent:** Monday, November 22, 2021 3:02 PM  
**To:** Bryan Kerlin <BKerlin@cityofbuford.com>  
**Subject:** 3450 N Waterworks Road - Sewer Availability

Good afternoon Bryan,

I trust that you're doing well and are gearing up to have a nice Thanksgiving.

We're wrapping up our rezoning of the property located at 3450 North Waterworks Road with Hall County and wanted to circle back with you to discuss the viability of Buford providing utility service. Back in July of this year, you corresponded with Sarah McQuade in the Hall County planning department that although the Gainesville Water Department has committed to providing our new development with water service, that Buford would also be willing to do so. With the expansion of the water treatment plant next door, this seems like a great idea. Is the City also in a position to reconsider our request to tie into and connect to the lift station at Lanier Islands Parkway and McEver Road?

Best Regards,



**John Hillman**  
Partner  
M (954) 464 1361  
[www.fidesdevelopment.com](http://www.fidesdevelopment.com)

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. If the reader of this message is not the intended recipient, you are hereby notified that your access is unauthorized, and any review, dissemination or copying of this message including any attachments is strictly prohibited. If you are not the intended recipient, please contact the sender by replying to this message and delete the material from any computer.





# Hall County Government

BOARD OF COMMISSIONERS

December 10, 2021

FIDES Development  
Attn John Hillman  
3017 Bolling Way NE  
Atlanta, GA 30305

RE: **Application to Rezone**

Dear John Hillman:

Please be advised that in its Special Called Meeting on November 30, 2021, the Hall County Board of Commissioners voted to approve the following application with the listed conditions.

Application of FIDES Development to rezone from Agricultural Residential-III (AR-III) and Vacation Cottage (V-C) to Planned Residential Development (PRD) on a 16.28 acre tract located at the terminus of North Waterworks Road, Seymour Circle, and Seymour Drive; a.k.a. 3450 North Waterworks Road; Zoned AR-III and V-C; Tax Parcel 08167 005002. Proposed Use: mixed use residential development. Commission District 1.

Conditions:

1. The development shall generally occur as depicted on the site plan and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations.
2. The proposed residential development shall conform to §17.180.060 Planned Residential Development (PRD) standards, except for where variances are approved as part of this application.
3. The community shall be gated with fencing along the exterior boundaries.
4. Buffers: A minimum 50-foot 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 planted buffers shall conform to the requirements as described in section 17.260.020 titled Vegetation Buffers and Vision Clearance. In conditions where required stream buffers exist along a perimeter property boundary, the Planning Director may grant exemptions from the 50 foot planted buffer if a stream buffer meets or exceeds the 50 foot planted buffer width.

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.535.8288 | f: 770.531.3972

CHAIRMAN  
**Richard P. Higgins**

**Kathy L. Cooper**, District 1  
**Billy Powell**, District 2  
**Shelly Echols**, District 3  
**Jeff Stowe**, District 4

COUNTY ADMINISTRATOR  
**Jock A. Connell**

ASSISTANT  
COUNTY ADMINISTRATOR  
**Marty Nix**

ASSISTANT  
COUNTY ADMINISTRATOR  
**Zachary T. Propes**

COUNTY CLERK  
**Lisa A. Ritchie**

5. The vegetated buffer shall be at least 8 feet tall in addition to the existing buffer.
6. The sewer shall be privately owned and privately maintained.
7. N. Waterworks Road from the water treatment facility entrance to the proposed development shall be improved/widened to provide a 22-foot asphalt roadway surface with the cross-section constructed to Hall County standards. N. Waterworks Road improvements must be constructed concurrently with the development. Hall County right-of-way will end with the proposed roundabout and access into the development will be privately maintained. Any Hall County right-of-way that may currently exist beyond the proposed roundabout must be abandoned. Any roadway improvement costs will be the Developer's responsibility.
8. Water shall be provided by the City of Gainesville.
9. All conditions of zoning must be made part of any plats created for the property.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

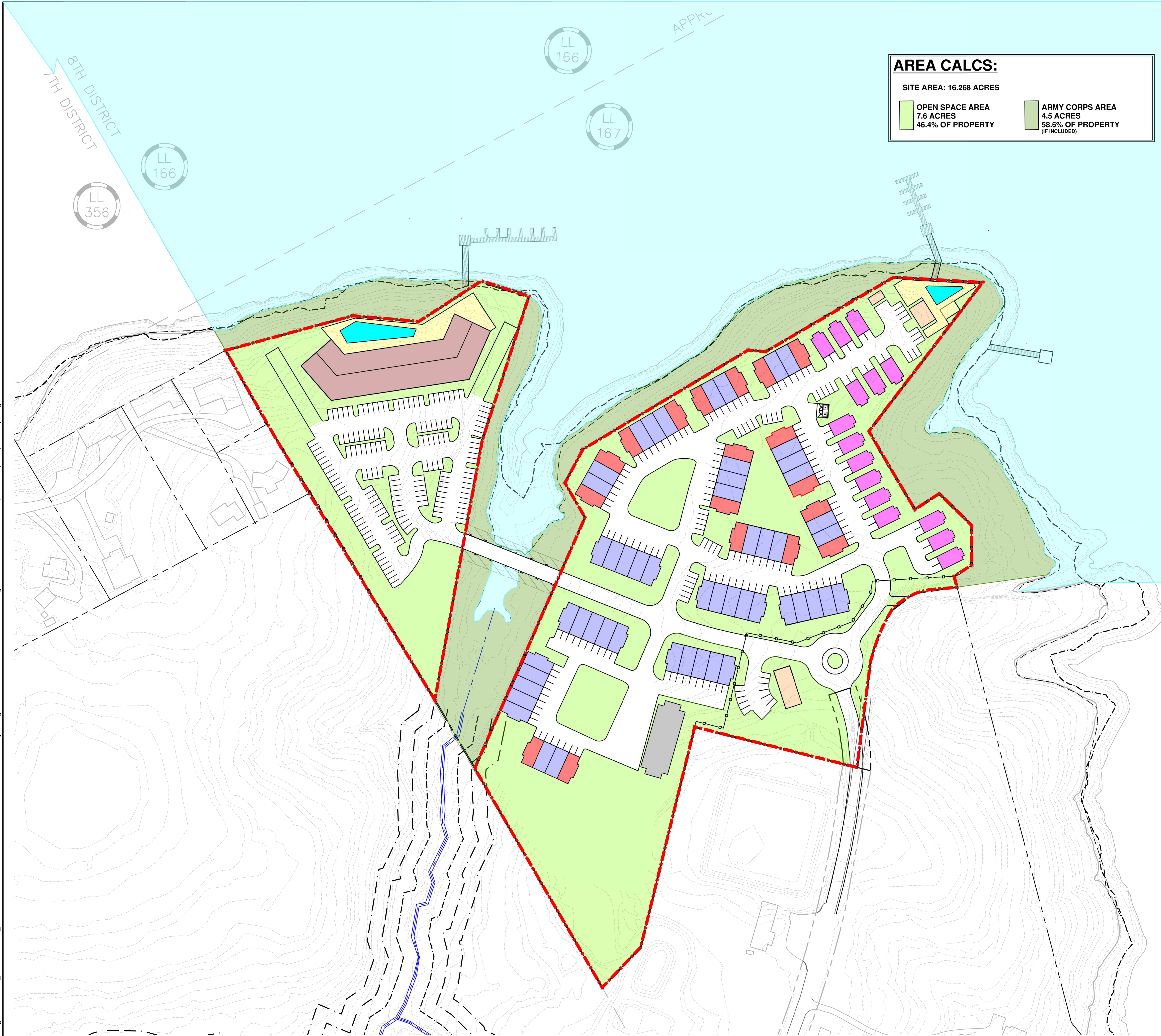


Lisa A. Ritchie  
Hall County Commission Clerk

cc: Beth Garmon, Planning & Development



Drawing name: K:\ALP\_PRJ\013660000\_NSC Waterside at Lake Lanier\CAD\Exhibits\2021-04-26 Hall County Zoning Site Plan\C2-20 OPEN SPACE - ZONING SITE PLAN.dwg Jul 29, 2021 4:30pm by: Corney Douglas



**AREA CALCS:**

SITE AREA: 16.268 ACRES

OPEN SPACE AREA 7.6 ACRES 46.4% OF PROPERTY	ARMY CORPS AREA 4.5 ACRES 58.6% OF PROPERTY (IF INCLUDED)
---------------------------------------------------	--------------------------------------------------------------------

**LEGEND:**

	COTTAGE		APARTMENTS
	2 BR TOWNHOME		AMENITIES
	3 BR TOWNHOME		BOAT STORAGE
	PROPERTY LINE		

**SITE DATA TABLE:**

**Cottages - 15 units**  
 Size Range: 1,750 SF  
 15 - Three Bedroom (1,750 SF)  
 Parking: 30 spaces @ 2 spaces / unit

**Townhomes - 70 units**  
 Size Range: 1,200 - 1,500 SF  
 18 - Three Bedroom (1,500 SF)  
 52 - Two Bedroom (1,200 SF)  
 Parking: 140 @ 2 spaces / unit

**Apartments - 120**  
 Size Range: 725 to 1,200 SF  
 100 - One Bedroom (725 to 850 SF)  
 20 - Two Bedroom (1,000 to 1,200 SF)

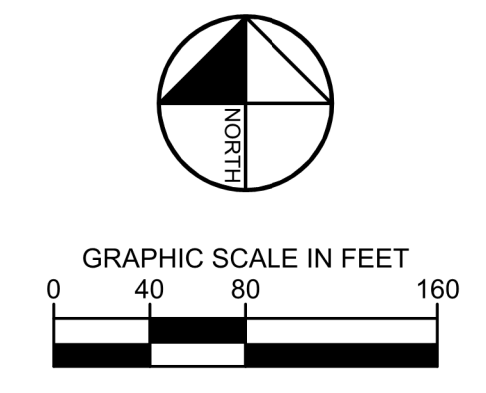
Parking:  
 150 spaces on west peninsula @ 1.25 spaces / unit

**Leasing Office**  
 5,500 SF

Parking:  
 11 spaces @ 2 spaces / 1,000 GSF

**Clubhouse**  
 2,500 SF

Parking:  
 10 spaces @ 4 spaces / 1,000 GSF



**Kimley»Horn**  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 11720 AMBER PARK DRIVE, SUITE 600  
 ALPHARETTA, GA 30009  
 PHONE (770) 674-4284  
 WWW.KIMLEY-HORN.COM

**LFIDES**  
 DEVELOPMENT ATLANTA, GA 30305

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

**WATERSIDE LAKE LANIER**  
 3450 NORTH WATERWORKS ROAD

DRAWN BY	CAD
DESIGNED BY	BV
REVIEWED BY	BV
DATE	10/21/2021
PROJECT NO.	013660000
TITLE	<b>REZONING SITE PLAN</b>
SHEET NUMBER	<b>C2-20</b>

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**PUBLISH Wednesday, August 24, 2022**

TO: Trent Sexton [tsexton@gainesvilletimes.com]  
CLASSIFIEDS 770-535-6336  
FAX: 770/532-8187

**FROM: Ana Dominguez PO# ADominguez**  
HALL CO. PLANNING DEPT.  
Customer # 4303 379217

PHONE: 770/531-6809 FAX: 770/531-3902

**BILLING AND TEARSHEET** for the following legal ad should be mailed to:

**Hall County Planning Department**

P.O. Box 1435

Gainesville, GA 30503

**NOTICE** is hereby given that the **Hall County Board of Commissioners** shall conduct a public hearing at the Hall County Government Center, 2<sup>nd</sup> Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 6:00 p.m. on **Thursday, September 8, 2022** to consider the following:

1. Application of FIDES Development to amend conditions of a Planned Residential Development (PRD) on a 16.28 acre tract located at the terminus of North Waterworks Road, Seymour Circle, and Seymour Drive; a.k.a. 3450 North Waterworks Road; Zoned PRD; Tax Parcel 08167 005002. Proposed Use: mixed use residential development. Commission District 1.

NOTE: In accordance with Georgia law, anyone who

- (a) wishes to express opposition to the proposed rezoning and
- (b) has made, within two years immediately preceding the filing of the proposed rezoning, campaign contributions aggregating \$250 or more to a member of the County Commission shall file a disclosure of contributions with the Planning Department at least five (5) days prior to the first hearing of the proposed rezoning by the County Commission. (OCGA § 36-67A-3[C]).





**ZONING NOTICE**  
 AN APPLICATION HAS BEEN FILED WITH BALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.  
 APPLICANT: **FIDE'S DEVELOPMENT**  
 REQUEST: **AMEND CONDITIONS OF EXISTING PRO FOR MIXED-USE RESIDENTIAL DEVELOPMENT**  
 PLANNING COMMISSION: **NOV 30 2022** PUBLIC HEARING WILL BE HELD ON:  
 Date: **07-08-2022** Time: **6:00PM**  
 BALL COUNTY GOVERNMENT CENTRAL OFFICE 2100 STATE STREET, COLUMBIANA, IN 47001  
 FOR MORE INFORMATION CALL: 317-931-6899

**ZONING NOTICE**  
 AN APPLICATION HAS BEEN FILED WITH BALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.  
 APPLICANT: **FIDE'S DEVELOPMENT**  
 REQUEST: **AMEND CONDITIONS OF EXISTING PRO FOR MIXED-USE RESIDENTIAL DEVELOPMENT**  
 PLANNING COMMISSION: **NOV 30 2022** PUBLIC HEARING WILL BE HELD ON:  
 Date: **07-08-2022** Time: **6:00PM**  
 BALL COUNTY GOVERNMENT CENTRAL OFFICE 2100 STATE STREET, COLUMBIANA, IN 47001  
 FOR MORE INFORMATION CALL: 317-931-6899





ZONING NOTICE  
This property is zoned for residential use only. No commercial or industrial activities are permitted. For more information, contact the Planning Department at 311-2222.

No Left Turn





## AGENDA ITEM

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

---

**REPORT TO:** Meeting (09/06/22)

**REPORT TO:** Voting Meeting (09/08/22)

**ITEM NO:** 465/2022

**SUBJECT:** Application of Cook Communities for a Use Subject to County Commission approval on a 20.74± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710, 3780, 3786 Hardy Road and 3416, 3428 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B, 000071, 000071A. Proposed use: twenty (20) lot subdivision. Commission District 2.

---

#### Meetings:

**Work Session Date:** 09/06/22

**Voting Meeting Date:** 09/08/22

#### Executive Summary:

**Presenter:**

RD

**Recommendation:**

Approval, with conditions: 1. The development shall conform to the zoning and development standards set forth in the code of ordinances and with the site plan submitted with the application except for variances granted. 2. All roads must have a right-of-way and street design that meets Hall County codes. 3. The right-of-way must be dedicated and deeded to the homeowners association with the dedication of a public access and utility easement. 4. Hall County will not maintain the roads or stormwater facilities for this subdivision. 5. If required, no stormwater pond shall be on a residential lot. If a stormwater pond is required, a separate utility lot shall be created that does not have to meet the minimum size for the zoning district. The utility lot shall have a minimum 20' wide access to a street. 6. The applicant shall construct a low impact access to Lake Lanier to be maintained by the Homeowners Association per submitted site plan dated 5-2-22. This easement shall connect to a private street. 7. Sidewalks shall be required on both sides of the street in accordance with Chapter 16, Subdivisions, and shall be installed prior to the Certificate of Occupancy with each residence in accordance with §16.70.330 Sidewalk installation options, Option 2. 8. A homeowners association shall be created to maintain the streets and any stormwater facilities. The applicant shall submit the homeowners documents and any covenants for review with the application for the Final Plat. 9. The applicant shall meet engineering requirements pertaining to stormwater regulations. 10. A 5' Non-Access easement shall be placed on all lots with frontage on Hardy Road or Nancy Creek Road. Direct access to Hardy Road and Nancy Creek Road is prohibited. All other street frontage requirements of the Hall County ordinance shall be met. 11. All conditions of zoning shall be listed on the Final Plat. 12. A variance shall be granted to allow a private street to be built per Hall County standards. 13. Single story homes shall be a minimum of 2,500 heated sq. ft. not including the basement level. Two story homes shall have a minimum of 1,800 heated sq. ft. on the first floor for a total of 3,200 sq. ft. total. 14. All front yards shall be sodded. 15. There shall be a turnaround area for vehicles that cannot pass through the front gate. 16. The Fire Marshal shall have to approve the gate access and private streets in accordance with all Hall County Fire codes.

**Purpose of Request:**

Application of Cook Communities for a Use Subject to County Commission approval on a 20.74± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710, 3780, 3786 Hardy Road and 3416, 3428 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B, 000071, 000071A. Proposed use: twenty (20) lot subdivision. Commission District 2.

**History:**

**Facts and Issues:**

**Options:**

**Funding Requested**

\$ 0.00

**Are funds within current budget?**

No

**Source of Funds**

**Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?**

No

**Has it been reviewed by the County Attorney?**

Yes

**Is there a deadline for this item?**

**Approvals:**

<b>Submit</b>	<b>Approve</b>	<b>Budget</b>	<b>Finance</b>
AD	RD	EW	WG
<b>Attorney</b>	<b>Administration</b>		<b>Clerk</b>
WLI	LJ		JR

**Attachments:**



Board Memo  
Recommendation Report  
Application  
Revised Narrative  
Revised Site Plan  
Original Narrative  
  
Original Site Plan  
Maps  
HEAT Map  
Deed  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Fire 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:** August 16, 2022

**Subject:** Application of Cook Communities for a Use Subject to County Commission approval on a 20.74± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710, 3780, 3786 Hardy Road and 3416, 3428 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B, 000071, 000071A. Proposed use: twenty (20) lot subdivision. Commission District 2.

---

The application before you is a use subject to County Commission approval to allow development of approximately 20 acres with a dual zoning designation of R-I, Residential 1 and V-C, Vacation Cottage as a 20 lot single-family detached subdivision.

Since the Planning Commission took action, the applicant has submitted an updated site plan showing the community dock access easement connected to the end of the cul-de-sac.

At their August 1, 2022 meeting, the Hall County Planning Commission voted to recommend approval (5-0) of this request with the following sixteen (16) conditions:

- 1. The development shall conform to the zoning and development standards set forth in the code of ordinances and with the site plan submitted with the application except for variances granted.*
- 2. All roads must have a right-of-way and street design that meets Hall County codes.*
- 3. The right-of-way must be dedicated and deeded to the homeowners association with the dedication of a public access and utility easement.*
- 4. Hall County will not maintain the roads or stormwater facilities for this subdivision.*
- 5. If required, no stormwater pond shall be on a residential lot. If a stormwater pond is required, a separate utility lot shall be created that does not have to meet the minimum size for the zoning district. The utility lot shall have a minimum 20' wide access to a street.*
- 6. The applicant shall construct a low impact access to Lake Lanier to be maintained by the Homeowners Association per submitted site plan dated 5-2-22. This easement shall connect to a private street.*
- 7. Sidewalks shall be required on both sides of the street in accordance with Chapter 16, Subdivisions, and shall be installed prior to the*



*Certificate of Occupancy with each residence in accordance with §16.70.330 Sidewalk installation options, Option 2.*

- 8. A homeowners association shall be created to maintain the streets and any stormwater facilities. The applicant shall submit the homeowners documents and any covenants for review with the application for the Final Plat.*
- 9. The applicant shall meet engineering requirements pertaining to stormwater regulations.*
- 10. A 5' Non-Access easement shall be placed on all lots with frontage on Hardy Road or Nancy Creek Road. Direct access to Hardy Road and Nancy Creek Road is prohibited. All other street frontage requirements of the Hall County ordinance shall be met.*
- 11. All conditions of zoning shall be listed on the Final Plat.*
- 12. A variance shall be granted to allow a private street to be built per Hall County standards.*
- 13. Single story homes shall be a minimum of 2,500 heated sq. ft. not including the basement level. Two story homes shall have a minimum of 1,800 heated sq. ft. on the first floor for a total of 3,200 sq. ft. total.*
- 14. All front yards shall be sodded.*
- 15. There shall be a turnaround area for vehicles that cannot pass through the front gate.*
- 16. The Fire Marshal shall have to approve the gate access and private streets in accordance with all Hall County Fire codes.*

There was one (1) written comment in opposition submitted in advance of the Planning Commission meeting and five (5) people spoke in opposition during the public hearing on August 1, 2022.

**HALL COUNTY PLANNING COMMISSION  
RECOMMENDATION REPORT**

**Applicant** ..... Cook Communities

**Request** ..... Use Subject to County Commission approval

**Proposed Use** ..... Single-family Residential, 20 Lots

**Size** ..... 20.74± acres- Density of 0.96 units/ acre

**Zoning** ..... Residential 1 (R-1) and Vacation Cottage (V-C)

**Location** ..... On the south side of Hardy Road at its intersection with Nancy Creek Road, 3710 Hardy Road, 3428 Nancy Creek Road, and 3416 Nancy Creek Road; tax parcels 10121 000015, 10121 000015A, 10121 000015B, 10121 000071 and 10121 000071A.

**Commission District** ..... Two

**Planning Commission Date** ..... August 1, 2022

**Staff Recommendation** ..... **Approval, with conditions/ Denial of requested variance for private streets**

---

**Planning Commission Recommendation: Approval, with conditions**  
**Vote: 5-0**

**Conditions:**

1. *The development shall conform to the zoning and development standards set forth in the code of ordinances and with the site plan submitted with the application except for variances granted.*
2. *All roads must have a right-of-way and street design that meets Hall County codes.*
3. *The right-of-way must be dedicated and deeded to the homeowners association with the dedication of a public access and utility easement.*
4. *Hall County will not maintain the roads or stormwater facilities for this subdivision.*
5. *If required, no stormwater pond shall be on a residential lot. If a stormwater pond is required, a separate utility lot shall be created that does not have to meet the minimum size for the zoning district. The utility lot shall have a minimum 20' wide access to a street.*
6. *The applicant shall construct a low impact access to Lake Lanier to be maintained by the Homeowners Association per submitted site plan dated 5-2-22. This easement shall connect to a private street.*
7. *Sidewalks shall be required on both sides of the street in accordance with Chapter 16, Subdivisions, and shall be installed prior to the Certificate of Occupancy with each residence in accordance with §16.70.330 Sidewalk installation options, Option 2.*



8. *A homeowners association shall be created to maintain the streets and any stormwater facilities. The applicant shall submit the homeowners documents and any covenants for review with the application for the Final Plat.*
9. *The applicant shall meet engineering requirements pertaining to stormwater regulations.*
10. *A 5' Non-Access easement shall be placed on all lots with frontage on Hardy Road or Nancy Creek Road. Direct access to Hardy Road and Nancy Creek Road is prohibited. All other street frontage requirements of the Hall County ordinance shall be met.*
11. *All conditions of zoning shall be listed on the Final Plat.*
12. *A variance shall be granted to allow a private street to be built per Hall County standards.*
13. *Single story homes shall be a minimum of 2,500 heated sq. ft. not including the basement level. Two story homes shall have a minimum of 1,800 heated sq. ft. on the first floor for a total of 3,200 sq. ft. total.*
14. *All front yards shall be sodded.*
15. *There shall be a turnaround area for vehicles that cannot pass through the front gate.*
16. *The Fire Marshal shall have to approve the gate access and private streets in accordance with all Hall County Fire codes.*

### **Applicant Proposal**

The applicant has submitted a revised application and site plan for a 20 lot subdivision. The Planning Commission heard a request on a portion of this property for an 11 lot development on 4-4-2022. This case was remanded back to the Planning Commission by the Board of Commissioners on May 27, 2022 as the applicant changed the plan to add more land area and lots for the application.

Cook Communities is requesting a single-family residential subdivision on 20.74± acres currently dual zoned Residential -1 (R-1) and Vacation Cottage (VC). Pursuant to §17.50.040 (V-C) and §17.60.040 (R-I), a residential subdivision in either district requires conditional use approval from the County Commission.

The applicant's narrative dated June 3, 2022 describes the intent to create 20 lots where five residential lots currently exist. Each lot would be at least one acre in size. The owner is proposing to market these lots to individuals and custom homebuilders. The applicant is proposing to turn these lots into entitled lots with community dock slips with lake access.

The streets are proposed to be private with a gated access. The applicant states: "The lots all have frontage on public roads, either Hardy Drive or Nancy Creek Road. No access will be allowed directly onto Hardy Drive or Nancy Creek Road by driveway or other means and the final plat will show a five-foot non-access easement across all public road frontage exterior to the subdivision." A private street will require a variance to section 16.50.040- Access.

The proposed development will connect to City of Gainesville water and the lots will be served by onsite wastewater systems. A site plan was submitted with a date of May 2, 2022 illustrating the configuration of the proposed 20 lots and two streets.

A trip generation memo with a date of March 30, 2022 was previously submitted depicting operational impacts based on the additional peak hour traffic volumes. However, the traffic and

stormwater analysis reports from the applicant were not updated to reflect the change in the number of lots or the addition of streets.

### **History and Existing Land Uses**

The subject properties make up 20.74± acres and are zoned Residential -1 (R-1) and Vacation Cottage (VC). The two northern lots that front on Nancy Creek Road are wholly zoned R-1. The southernmost lot on Nancy Creek Road is split zoned between R-1 and VC. The two lots that front on Hardy Road are split zoned between R-1 and VC. Currently, all five lots are wooded and undeveloped.

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

### **Comprehensive Plan Land Use Designation**

The Comprehensive Plan's future land use designation (adopted 6-22-2022) 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. The recommended density is 1 dwelling per acre.

This application is consistent with the Comprehensive Plan.

### **Development Support and Constraints**

#### **Hall County Environmental Health**

In an email dated July 7, 2022, Emily McGahee, Environmental Health Manager, provided the following comments:

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

#### **Hall County Fire Rescue Services**

In an email dated July 13, 2022, Lieutenant John Hornick, Hall County Fire Rescue, provided the following comments:

- 1) Fire hydrants shall be installed as required by the International Fire Code Chap. 5 Section 507.5.1
- 2) Knox Key Switch Override device shall be installed outside the main entry gate as required by the International Fire Code Chap. 5 Section 506.1

#### **Hall County Public Works and Utilities**

A memo dated July 14, 2022 from Srikanth Yamala, Director of 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.

Subdivision roads must meet Hall County requirements.

No more than five lots to a common drive; therefore, all roads must have a right-of-way that meets county code. Also, the right-of-way must be dedicated and deeded to the homeowners association.

Hall County will not maintain the roads or stormwater facilities for this subdivision.

### Utilities

City of Gainesville Sewer Allocation District

### Traffic Engineering

Recommend adding a condition that all lots must access internal roadways and direct access to Hardy Road and Nancy Creek Road is prohibited. Due to a nearby curve on Hardy Road, intersection and stopping sight distance for the proposed entrance may be an issue. Applicant should verify that requirements can be met.

### 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. The Hall County GIS indicates there is a City of Gainesville water line serving the subject properties.

### Georgia Department of Transportation

In an E-mail dated July 13, 2022, Parker Niebauer, Division 1 Operations Supervisor, indicated this item had no comments.

### Zoning Analysis

- The subject parcels make up a total of 20.74± acres in size and exist currently as five lots. The applicant is requesting to allow a subdivision of 20 lots.
- The proposed property use is consistent with the Comprehensive Plan designation of Lake Area Residential. The recommended density for this designation is 1 unit/ acre. The proposed density is 0.98 unit/ acre.
- Per § 17.240.010, the minimum dimensional standards for both V-C and R-I districts are as follows:
  - 35,000 sf minimum lot size
  - 50' minimum frontage
  - 75' minimum lot width (at front setback line) per § 17.240.120
  - Front yard setback: 55 feet from center line of road or 30 feet from property line, whichever is greater.
  - 10' side yard setback
  - 20' rear setback

- It is **unclear** whether additional requirements in the code of ordinances like tree protection and stormwater have been met, but the applicant will be required to demonstrate compliance with those regulations during the Development Review process. Additionally, the property will need to show confirmation for access to water service and on-site wastewater approval prior to the issuance of a building permit.
- According to the Trip Generation Memo, the additional trips generated by the development are not anticipated to have a significant impact on the roadway's operations. The all-way stop controlled intersections at Hardy Road and Nancy Creek Road, and Nancy Creek Road and Ed Dodd Trail are expected to experience nominal operational impacts as a result of the additional peak hour traffic volumes.
- Per Georgia Department of Transportation's (GDOT's) crash data system there have been zero crashes reported in the development area since 2015.
- New daily trips: 104 (52 entering; 52 exiting); AM peak period: eight (2 entering; 6 exiting); PM peak period: 11 (7 entering; 4 exiting)
- §17. 380.060 provides the criteria for considering a conditional use. The application **meets** all these standards based on the following analysis:
  - The zoning proposal is consistent with the Comprehensive Land Use designation by maintaining low density residential uses in the area of the lake.
  - Due to the number of other residential uses within the R-1 zoning in this area, a conditional use, if granted, would not cause substantial detriment to the public good
- §16.50.040-Access states: *Access to every subdivision lot shall be provided over a public road or over a common access driveway which meets the standards set forth in the driveway regulations. The planning commission may control access to freeway, expressway, arterial, and collector roads by requiring all buildings to face and have access to only minor roads...* The application **does not meet** all these standards based on the following analysis:
  - The proposed development will not have access to a public street if the internal street that starts at Hardy Road is a private street.

**Variance Required:**

The applicant is requesting a variance from ordinance §16.50.040-Access to allow a privately maintained street with a gated development.

- Staff recommends **denial** of this variance request for the following reasons:
  - The development is proposing 20 lots. With this number of lots, staff questions if a homeowners association will be able to financially support the required perpetual maintenance needs of the streets, sidewalks and stormwater infrastructure.
  - The applicant did not provide any details on the turn-around areas for vehicles that cannot pass through the gate.
- If the Commissioners choose to approve the variance, staff recommends the following conditions due to the lower number of lots being asked to support perpetual maintenance needs.
  - Provide a maintenance bond, with the format to be approved by the County Attorney, for a period of 15 years from the date of the Final Plat approval in the

amount of 115% of the construction cost of the street, sidewalks and stormwater infrastructure.

- The County Engineer shall review and certify the amount of the bond as being customary costs.
- The streets shall be built to Hall County Public Road standards and be certified to meet those standards by Public Works prior to approval of the Final Plat.
- The development will provide a turn-around areas for vehicles that cannot pass through the gate.
- The Fire Marshal shall approve the gate access and the private streets in accordance with Fire Codes.

### **Staff Recommendation**

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

1. The development shall conform to the zoning and development standards set forth in the code of ordinances and with the site plan submitted with the application.
2. All roads must have a right-of-way and street design that meets Hall County codes.
3. The right-of-way must be dedicated and deeded to the homeowners association with the dedication of a public access and utility easement.
4. Hall County will not maintain the roads or stormwater facilities for this subdivision.
5. No stormwater pond shall be on a residential lot. If a stormwater pond is required, a separate utility lot shall be created that does not have to meet the minimum size for the zoning district. The utility lot shall have a minimum 20' wide access to a street.
6. The applicant shall construct a low impact access to Lake Lanier to be maintained by the Homeowners Association. This will be placed on a separate lot, not an easement that shall be granted a variance from lot design and size standards. This property shall have a minimum width of 20 feet to allow for maintenance access.
7. Sidewalks shall be required on both sides of the street in accordance with Chapter 16, Subdivisions, and shall be installed prior to the Certificate of Occupancy with each residence in accordance with §16.70.330 Sidewalk installation options, Option 2.
8. A homeowners association shall be created to maintain the streets and any stormwater facilities. The applicant shall submit the homeowners' documents and any covenants for review with the application for the Final Plat.
9. The applicant shall meet engineering requirements pertaining to stormwater regulations.
10. A 5' Non-Access easement shall be placed on all lots with frontage on Hardy Road or Nancy Creek Road. Direct access to Hardy Road and Nancy Creek Road is prohibited. All other street frontage requirements of the Hall County ordinance shall be met.
11. All conditions of zoning shall be listed on the Final Plat.
12. Staff recommends denial of the requested variance for private streets. If the Commissioners choose to grant the variance request, the following needs to be added along with any conditions the Board chooses to add to the variance approval:
  - a. A variance is granted to Ordinance §16.50.040-Access to allow lots to access a private street instead of a public street.
  - b. The Fire Marshal and Hall County Public Works shall approve the street layout and gate access area.



c. The following conditions shall apply to the variance request: [insert conditions].

## **Excerpts from the minutes of the August 1, 2022 meeting**

### **Applicant's Presentation:**

**Randi Doveton, Planning Director**, presented a summary of the request.

**Jane Range, 1235 Riverside Drive, Gainesville**, presented the request. The applicant stated that there was property added to allow for another cul-de-sac. The applicant stated that this would be a gated community with a private entrance. The applicant stated the staff recommendation to remove the gate wasn't something they would want due to the value of the homes being built as well as the dock access being for the homeowners only. The applicant stated that the road maintenance shouldn't be an issue due to the price of the homes being so high as well as with the plan of establishing a home owners association. The applicant wanted to address the questioning about parking spaces and stated that they didn't want there to be parking other than at the lots driveways. The applicant stated that the easement would mainly be used for golf carts.

**Keith Cook, 3120 Frontage Road, Gainesville**, presented the request. The applicant clarified that the square footage of the proposed homes is 2,500 sq. ft. for single story home and 3,200 sq. ft. for two story homes with a 1,800 sq. ft. minimum on the first floor.

### **Public Forum:**

**Carl Rogers, 3705 Timber Walk Drive, Gainesville**, spoke in opposition. Concerns were road maintenance, neighboring properties, and demand for estate lots.

**Scott Stewart, 3282 Dunlap Drive, Gainesville**, spoke in opposition. Concerns were dock placement, overnight docking, depth of cove, and lake traffic.

**Tom Johnston, 3151 Tanyard Branch Road, Gainesville**, spoke in opposition. Concerns were the length and depth of the cove and safety.

**Krystal Mullins, 3789 Hardy Road, Gainesville**, spoke in opposition. Concerns were lifestyle and traffic.

**Bryson Worley, 3805 Hardy Road, Gainesville**, spoke in opposition. Concerns were amount of traffic and road safety.

### **Planning Commission Comments:**

Mr. Braswell questioned the number of slips for the residents of the proposed subdivision. Ms. Range stated that as far as she knows it is still ten slips.

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

*Conditions:*

1. *The development shall conform to the zoning and development standards set forth in the code of ordinances and with the site plan submitted with the application except for variances granted.*

2. *All roads must have a right-of-way and street design that meets Hall County codes.*
3. *The right-of-way must be dedicated and deeded to the homeowners association with the dedication of a public access and utility easement.*
4. *Hall County will not maintain the roads or stormwater facilities for this subdivision.*
5. *If required, no stormwater pond shall be on a residential lot. If a stormwater pond is required, a separate utility lot shall be created that does not have to meet the minimum size for the zoning district. The utility lot shall have a minimum 20' wide access to a street.*
6. *The applicant shall construct a low impact access to Lake Lanier to be maintained by the Homeowners Association per submitted site plan dated 5-2-22. This easement shall connect to a private street.*
7. *Sidewalks shall be required on both sides of the street in accordance with Chapter 16, Subdivisions, and shall be installed prior to the Certificate of Occupancy with each residence in accordance with §16.70.330 Sidewalk installation options, Option 2.*
8. *A homeowners association shall be created to maintain the streets and any stormwater facilities. The applicant shall submit the homeowners documents and any covenants for review with the application for the Final Plat.*
9. *The applicant shall meet engineering requirements pertaining to stormwater regulations.*
10. *A 5' Non-Access easement shall be placed on all lots with frontage on Hardy Road or Nancy Creek Road. Direct access to Hardy Road and Nancy Creek Road is prohibited. All other street frontage requirements of the Hall County ordinance shall be met.*
11. *All conditions of zoning shall be listed on the Final Plat.*
12. *A variance shall be granted to allow a private street to be built per Hall County standards.*
13. *Single story homes shall be a minimum of 2,500 heated sq. ft. not including the basement level. Two story homes shall have a minimum of 1,800 heated sq. ft. on the first floor for a total of 3,200 sq. ft. total.*
14. *All front yards shall be sodded.*
15. *There shall be a turnaround area for vehicles that cannot pass through the front gate.*
16. *The Fire Marshal shall have to approve the gate access and private streets in accordance with all Hall County Fire codes.*

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

RECEIVED

FEB 14 2022

Planning & Zoning Department



USE  
**ZONING APPLICATION**

<b>Applicant (Name &amp; Mailing Address)</b>	<b>Property Owner (Name &amp; Mailing Address)</b>
<u>Cook Communities</u>	<u>Hardy Land Partners, LLC</u>
<u>3120 Frontage Road</u>	<u>3120 Frontage Road</u>
<u>Gainesville, GA 30504</u>	<u>Gainesville, GA 30504</u>
Phone <u>(678) 207-1500</u>	Phone <u>(678) 207-1500</u>
Email Address <u>info@thecookandcompany.com</u>	Email Address <u>info@thecookandcompany.com</u>
Proposed Use <u>Single-Family Residential Lots</u>	

<b>Contact Person (Name &amp; Mailing Address)</b>	<b>Status of Applicant</b>	<b>Requested Action</b>
<u>Keith Cook</u>	<input checked="" type="checkbox"/> Owner	Existing Zoning: <u>R-1</u>
<u>3120 Frontage Road</u>	<input type="checkbox"/> Option to Purchase	Rezone to: _____
<u>Gainesville, GA 30504</u>	<input type="checkbox"/> Area Resident	Fee: \$ <u>6000</u>
Phone <u>(678) 207-1500</u>	<input type="checkbox"/> Other	Receipt #: <u>858958</u>
Email Address <u>gcook@cook-residential.com</u>		Check #: <u>1347</u>
Tax Parcel Number <u>10121 000015, 10121 000015A &amp; 10121000015B</u>	Acreage <u>11.80</u>	
Location Address <u>Hardy Road &amp; Nancy Creek Road</u>		

I hereby certify that the above information and all attached information are true and correct.  
Sign [Signature] Date: 2/14/22

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

**Application Withdrawal:** I hereby withdraw the application.  
Sign \_\_\_\_\_ Date: \_\_\_\_\_

**Staff Use Only**  
Application Date: 02/14/2022 Taken by: [Signature] Michelle  
Tentative Planning Commission Date: 04/04/22 Tentative County Commission Date: 05/21/22  
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) Hardy Land Partners, LLC  
Address 3120 Frontage Road  
Gainesville, GA 30504  
Phone Number (678) 207-1500

Name of applicant(s) Cook Communities  
Address 3120 Frontage Road  
Gainesville, GA 30504  
Phone Number (678) 207-1500

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

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

Signature of Owner(s)

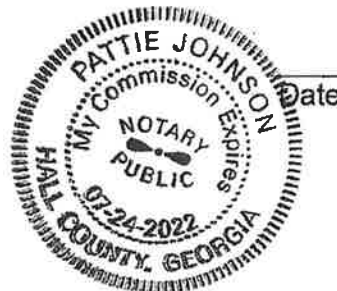


Personally appeared before me

Keith Cook

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

Pattie Johnson  
Notary Public



2/14/2022 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:  \_\_\_\_\_

Date:  2/14/22

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

FIRST AMENDMENT TO ZONING APPLICATION OF COOK COMMUNITIES FOR  
REZONING ON HARDY ROAD, HALL COUNTY, GA

Cook Communities, having first filed an application for rezoning of 11.8 acres on Hardy Road in Hall County, Georgia and being tax map parcels 1121 000015, 101121 000015A and 10121 000015B, now files this its first amendment to said application, increasing the acreage to be rezoned to 20.74 acres and including two additional tax map parcels 10121 000071, and 10121 000071A.

Based on comments and concerns raised with respect to the application and site plan as first submitted, Cook has added additional land to the application and increased the number of lots, added internal access drive serving each lot, added sidewalks to serve the development internally. Each lot as shown on the attached revised site plan meets or exceeds minimum county requirements as to lot size, building setbacks, lot width at the building line and other county development standards. The lots all have frontage on public roads, either Hardy Drive or Nancy Creek Road. No access will be allowed directly onto Hardy Drive or Nancy Creek Road by driveway or other means and the final plat will show a five-foot non-access easement across all public road frontage exterior to the subdivision.

Applicant requests that the subdivision be gated and the access drives remain private ways. All lots will be accessed internally on the private 24-foot paved drives serving each lot as shown on the site plan. Applicant understands that the private ways will be maintained by the homeowners and a homeowner's association will bear the cost through assessments on lot owners to maintain the road. Applicant further requests that the Board of Commissioners approve the sidewalks to be built by individual lot owners after initial sale by developer rather than to be built by developer prior to lot sales and individual homes being built. Covenants for the subdivision which will be recorded prior to individual lot sales and will state each obligation for construction of the sidewalks and maintenance of the sidewalks and the private ways by the association.

Except as modified by the attached site plan and this amendment, all other terms and conditions of the original application remain true and correct. Applicant requests that amended zoning signs be posted and advertisement be made to comply with the Zoning Procedures Law. The Applicant certifies that all information in this Amendment is true and correct.

Executed this 3<sup>rd</sup> day of June, 2022

Cook Communities

  
\_\_\_\_\_  
Keith Cook



AUTHORIZATION OF PROPERTY OWNER

Name of Owner: Hardy Land Partners, LLC

Address: 3120 Frontage Road  
Gainesville, GA 30504

Phone Number: (678) 207-1500

Name of Applicant: Cook Communities

Address: 3120 Frontage Road  
Gainesville, Ga 30504

Phone Number: (678)207-1500

I swear that I am the owner of the property which is the subject matter of the attached First Amendment to a zoning application 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:

Hardy Land Partners, LLC

By:   
Keith Cook

Personally appeared before me,  
Keith Cook, who swears that the  
Information contained in this  
Authorization is true and correct  
to the best of his knowledge and  
belief



  
Notary Public

Date 11-15-23

NOTARY PUBLIC

STATE OF CALIFORNIA

My commission expires on

November 10, 2008

My commission expires on

November 10, 2008

My commission expires on

November 10, 2008

Notary Public for the State of California

My commission expires on

November 10, 2008



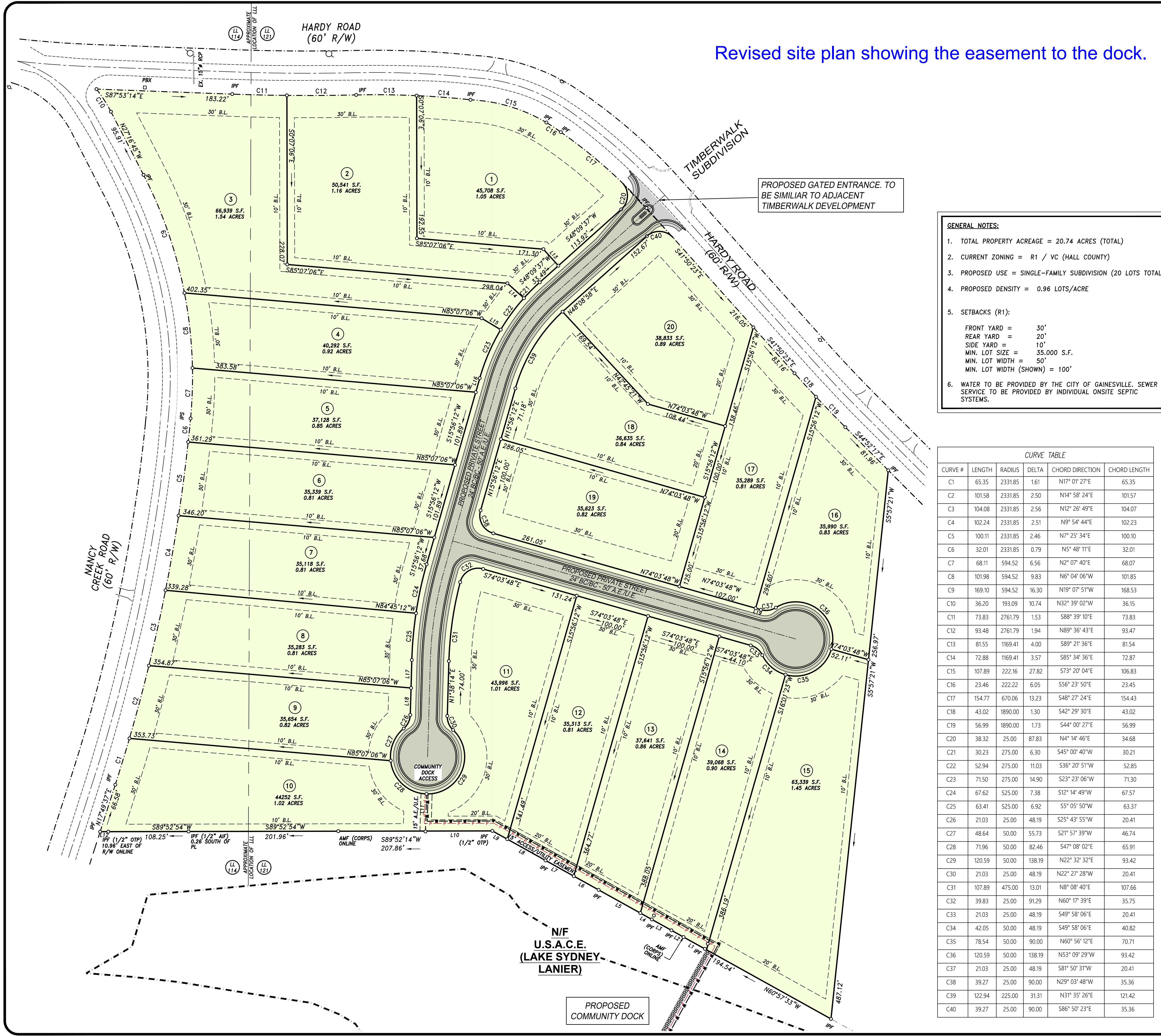
Notary Public for the State of California

My commission expires on

November 10, 2008



Revised site plan showing the easement to the dock.



PROPOSED GATED ENTRANCE. TO BE SIMILAR TO ADJACENT TIMBERWALK DEVELOPMENT

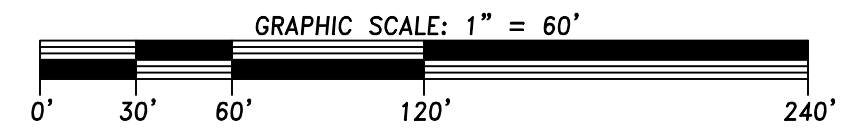
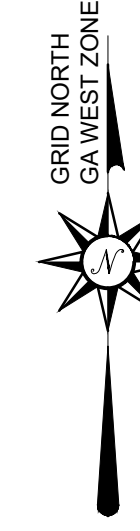
**GENERAL NOTES:**

- TOTAL PROPERTY ACREAGE = 20.74 ACRES (TOTAL)
- CURRENT ZONING = R1 / VC (HALL COUNTY)
- PROPOSED USE = SINGLE-FAMILY SUBDIVISION (20 LOTS TOTAL)
- PROPOSED DENSITY = 0.96 LOTS/ACRE
- SETBACKS (R1):  
 FRONT YARD = 30'  
 REAR YARD = 20'  
 SIDE YARD = 10'  
 MIN. LOT SIZE = 35,000 S.F.  
 MIN. LOT WIDTH = 50'  
 MIN. LOT WIDTH (SHOWN) = 100'
- WATER TO BE PROVIDED BY THE CITY OF GAINESVILLE. SEWER SERVICE TO BE PROVIDED BY INDIVIDUAL ONSITE SEPTIC SYSTEMS.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	65.35	2331.85	1.61	N17° 01' 27"E	65.35
C2	101.58	2331.85	2.50	N14° 58' 24"E	101.57
C3	104.08	2331.85	2.56	N12° 26' 49"E	104.07
C4	102.24	2331.85	2.51	N9° 54' 44"E	102.23
C5	100.11	2331.85	2.46	N7° 25' 34"E	100.10
C6	32.01	2331.85	0.79	N5° 48' 11"E	32.01
C7	68.11	594.52	6.56	N2° 07' 40"E	68.07
C8	101.98	594.52	9.83	N6° 04' 06"W	101.85
C9	169.10	594.52	16.30	N19° 07' 51"W	168.53
C10	36.20	193.09	10.74	N32° 39' 02"W	36.15
C11	73.83	2761.79	1.53	S88° 39' 10"E	73.83
C12	93.48	2761.79	1.94	N89° 36' 43"E	93.47
C13	81.55	1169.41	4.00	S89° 21' 36"E	81.54
C14	72.88	1169.41	3.57	S85° 34' 36"E	72.87
C15	107.89	222.16	27.82	S73° 20' 04"E	106.83
C16	23.46	222.22	6.05	S56° 23' 50"E	23.45
C17	154.77	670.06	13.23	S48° 27' 24"E	154.43
C18	43.02	1890.00	1.30	S42° 29' 30"E	43.02
C19	56.99	1890.00	1.73	S44° 00' 27"E	56.99
C20	38.32	25.00	87.83	N4° 14' 46"E	34.68
C21	30.23	275.00	6.30	S45° 00' 40"W	30.21
C22	52.94	275.00	11.03	S36° 20' 51"W	52.85
C23	71.50	275.00	14.90	S23° 23' 06"W	71.30
C24	67.62	525.00	7.38	S12° 14' 49"W	67.57
C25	63.41	525.00	6.92	S5° 05' 50"W	63.37
C26	21.03	25.00	48.19	S25° 43' 55"W	20.41
C27	48.64	50.00	55.73	S21° 57' 39"W	46.74
C28	71.96	50.00	82.46	S47° 08' 02"E	65.91
C29	120.59	50.00	138.19	N22° 32' 32"E	93.42
C30	21.03	25.00	48.19	N22° 27' 28"W	20.41
C31	107.89	475.00	13.01	N8° 08' 40"E	107.66
C32	39.83	25.00	91.29	N60° 17' 39"E	35.75
C33	21.03	25.00	48.19	S49° 58' 06"E	20.41
C34	42.05	50.00	48.19	S49° 58' 06"E	40.82
C35	78.54	50.00	90.00	N60° 56' 12"E	70.71
C36	120.59	50.00	138.19	N53° 09' 29"W	93.42
C37	21.03	25.00	48.19	S81° 50' 31"W	20.41
C38	39.27	25.00	90.00	N29° 03' 48"W	35.36
C39	122.94	225.00	31.31	N31° 35' 26"E	121.42
C40	39.27	25.00	90.00	S86° 50' 23"E	35.36

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	32.97	N60° 57' 32.50"W
L2	18.72	N61° 03' 12.05"W
L3	30.31	N60° 57' 32.50"W
L4	17.66	N60° 57' 32.50"W
L5	64.34	N60° 57' 32.50"W
L6	38.34	N60° 57' 32.50"W
L7	43.66	N60° 57' 32.50"W
L8	59.01	N60° 57' 32.50"W
L9	22.99	N60° 57' 32.50"W
L10	207.86	S89° 52' 13.61"W
L11	50.05	N1° 38' 13.87"E
L12	10.96	S89° 52' 44.29"W
L13	30.00	N41° 50' 22.70"W
L14	30.00	N48° 08' 16.36"W
L15	30.00	N59° 10' 01.04"W
L16	19.63	S15° 56' 12.18"W
L17	37.70	S1° 38' 13.87"W
L18	36.30	S1° 38' 13.87"W
L19	7.40	N74° 03' 47.82"W

- LEGEND**
- IPS = IRON PIN SET (1/2" REBAR)
  - IPF = IRON PIN FOUND
  - CMF = CONCRETE MONUMENT FOUND
  - OTF = OPEN TOP PIPE
  - BM = BENCHMARK
  - TBM = TEMPORARY BENCHMARK
  - C/P = CRIMP TOP PIPE
  - LL = LAND LOT LINE
  - N/F = NOW OR FORMERLY
  - P = PROPERTY LINE
  - B = BUILDING LINE
  - GMD = GEORGIA MULTI-DISTRICT
  - PB/PG = PLAT BOOK/PAGE
  - DB/PG = DEED BOOK/PAGE
  - R/W = RIGHT-OF-WAY
  - S.S.E. = SANITARY SEWER EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - B.E. = BUFFER EASEMENT
  - U.E. = UTILITY EASEMENTS
  - MH = MANHOLE
  - CB = CATCH BASIN
  - JB = JUNCTION BOX
  - HW = HEADWALL
  - DI = DROP INLET
  - PP = POWER/UTILITY POLE
  - FF = FIRE HYDRANT
  - GV = WATER VALVE
  - INV. = INVERT ELEVATION
  - STA. = STATION
  - B/C = BACK OF CURB
  - EP = EDGE OF PAVEMENT
  - S-S = SANITARY SEWER LINE
  - S = STORM SEWER PIPE
  - W = WATER LINE
  - ELEV. = ELEVATION
  - CMP = CORRUGATED METAL PIPE
  - RCP = REINFORCED CONCRETE PIPE
  - DIP = DUCTILE IRON PIPE
  - PVC = POLYVINYLCHLORIDE PIPE
  - 910 = EXISTING CONTOUR ELEVATION
  - P = OVERHEAD POWER
  - T = OVERHEAD TELEPHONE
  - F = FENCE LINE
  - B = BRANCH/CREEK/STREAM CENTERLINE
  - T.B.R. = TO BE REMOVED



**COOK**

3120 FRONTAGE ROAD  
 GAINESVILLE, GA 30504  
 (678) 207-1509  
 www.thecookandcompany.com  
 P.E.#. #007243

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

PROJECT NAME:  
**HARDY ROAD SUBDIVISION**

TASK:  
**SITE PLAN**

**PROJECT INFORMATION:**

Project Name	HARDY ROAD
Project Number	21-012
Project Address	HARDY ROAD & NANCY CREEK ROAD
Land Lot No.(s)	114 & 121
District	HALL COUNTY, GEORGIA
County, State	

**PLAN REVISION**

No.	DATE	DESCRIPTION
1		
2		
3		
4		

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

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

SHEET

**1 of 1**

CLP DESIGN	AS SHOWN SCALE
08/17/2022 DATE	21-012 PROJECT No.





February 14<sup>th</sup>, 2022

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

**LETTER OF INTENT**

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

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

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

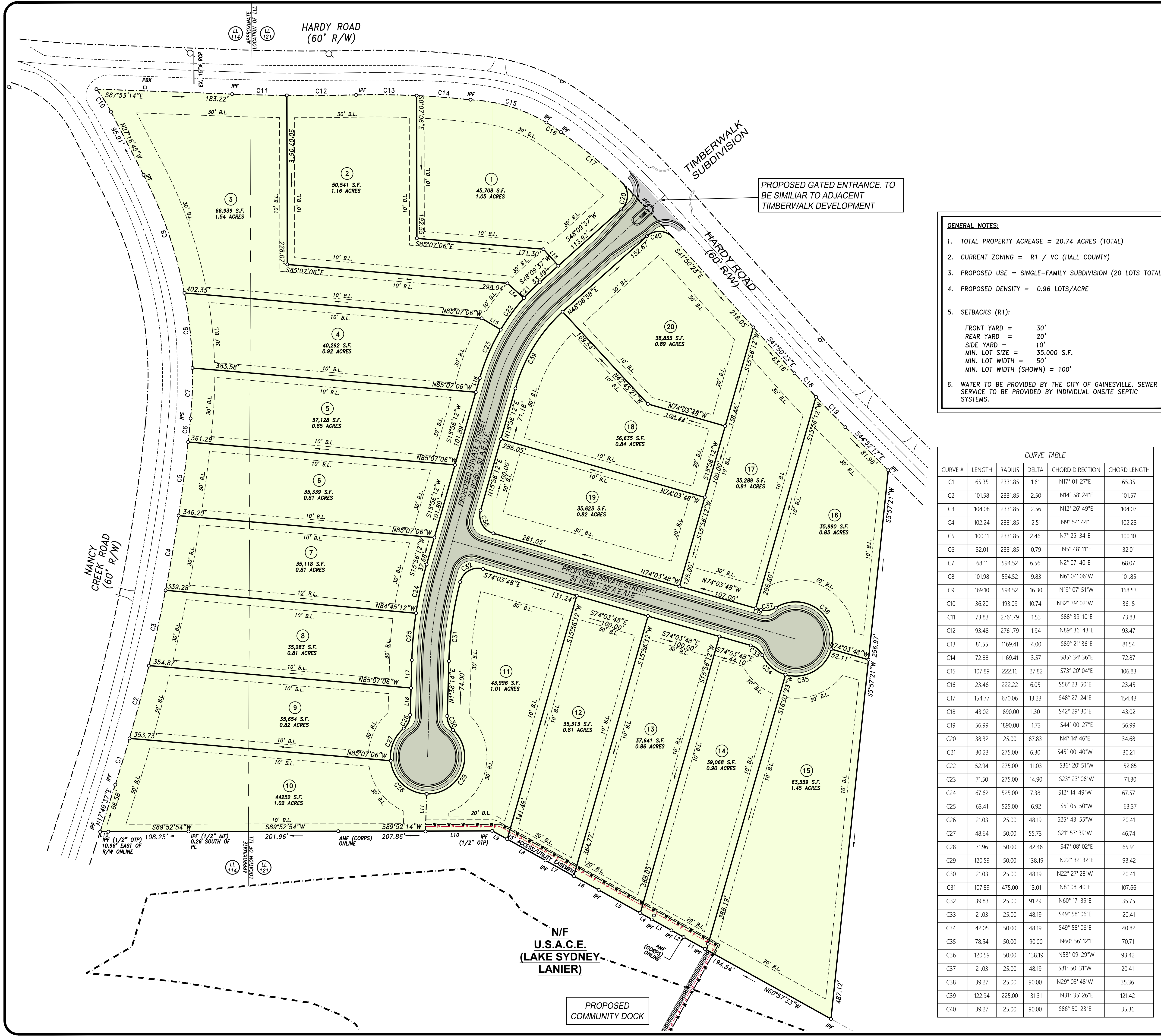
Respectfully,

Cook Communities

A handwritten signature in black ink, appearing to read "Keith Cook", written in a cursive style.

Keith Cook





PROPOSED GATED ENTRANCE. TO BE SIMILAR TO ADJACENT TIMBERWALK DEVELOPMENT

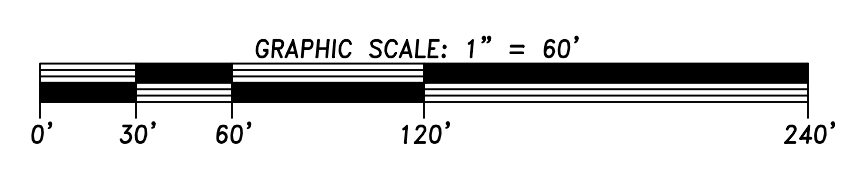
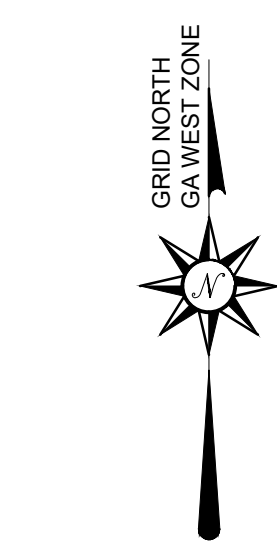
**GENERAL NOTES:**

- TOTAL PROPERTY ACREAGE = 20.74 ACRES (TOTAL)
- CURRENT ZONING = R1 / VC (HALL COUNTY)
- PROPOSED USE = SINGLE-FAMILY SUBDIVISION (20 LOTS TOTAL)
- PROPOSED DENSITY = 0.96 LOTS/ACRE
- SETBACKS (R1):  
 FRONT YARD = 30'  
 REAR YARD = 20'  
 SIDE YARD = 10'  
 MIN. LOT SIZE = 35,000 S.F.  
 MIN. LOT WIDTH = 50'  
 MIN. LOT WIDTH (SHOWN) = 100'
- WATER TO BE PROVIDED BY THE CITY OF GAINESVILLE. SEWER SERVICE TO BE PROVIDED BY INDIVIDUAL ONSITE SEPTIC SYSTEMS.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	65.35	2331.85	1.61	N17° 01' 27"E	65.35
C2	101.58	2331.85	2.50	N14° 58' 24"E	101.57
C3	104.08	2331.85	2.56	N12° 26' 49"E	104.07
C4	102.24	2331.85	2.51	N9° 54' 44"E	102.23
C5	100.11	2331.85	2.46	N7° 25' 34"E	100.10
C6	32.01	2331.85	0.79	N5° 48' 11"E	32.01
C7	68.11	594.52	6.56	N2° 07' 40"E	68.07
C8	101.98	594.52	9.83	N6° 04' 06"W	101.85
C9	169.10	594.52	16.30	N19° 07' 51"W	168.53
C10	36.20	193.09	10.74	N32° 39' 02"W	36.15
C11	73.83	2761.79	1.53	S88° 39' 10"E	73.83
C12	93.48	2761.79	1.94	N89° 36' 43"E	93.47
C13	81.55	1169.41	4.00	S89° 21' 36"E	81.54
C14	72.88	1169.41	3.57	S85° 34' 36"E	72.87
C15	107.89	222.16	27.82	S73° 20' 04"E	106.83
C16	23.46	222.22	6.05	S56° 23' 50"E	23.45
C17	154.77	670.06	13.23	S48° 27' 24"E	154.43
C18	43.02	1890.00	1.30	S42° 29' 30"E	43.02
C19	56.99	1890.00	1.73	S44° 00' 27"E	56.99
C20	38.32	25.00	87.83	N4° 14' 46"E	34.68
C21	30.23	275.00	6.30	S45° 00' 40"W	30.21
C22	52.94	275.00	11.03	S36° 20' 51"W	52.85
C23	71.50	275.00	14.90	S23° 23' 06"W	71.30
C24	67.62	525.00	7.38	S12° 14' 49"W	67.57
C25	63.41	525.00	6.92	S5° 05' 50"W	63.37
C26	21.03	25.00	48.19	S25° 43' 55"W	20.41
C27	48.64	50.00	55.73	S21° 57' 39"W	46.74
C28	71.96	50.00	82.46	S47° 08' 02"E	65.91
C29	120.59	50.00	138.19	N22° 32' 32"E	93.42
C30	21.03	25.00	48.19	N22° 27' 28"W	20.41
C31	107.89	475.00	13.01	N8° 08' 40"E	107.66
C32	39.83	25.00	91.29	N60° 17' 39"E	35.75
C33	21.03	25.00	48.19	S49° 58' 06"E	20.41
C34	42.05	50.00	48.19	S49° 58' 06"E	40.82
C35	78.54	50.00	90.00	N60° 56' 12"E	70.71
C36	120.59	50.00	138.19	N53° 09' 29"W	93.42
C37	21.03	25.00	48.19	S81° 50' 31"W	20.41
C38	39.27	25.00	90.00	N29° 03' 48"W	35.36
C39	122.94	225.00	31.31	N31° 35' 26"E	121.42
C40	39.27	25.00	90.00	S86° 50' 23"E	35.36

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	32.97	N60° 57' 32.50"W
L2	18.72	N61° 03' 12.05"W
L3	30.31	N60° 57' 32.50"W
L4	17.66	N60° 57' 32.50"W
L5	64.34	N60° 57' 32.50"W
L6	38.34	N60° 57' 32.50"W
L7	43.66	N60° 57' 32.50"W
L8	59.01	N60° 57' 32.50"W
L9	22.99	N60° 57' 32.50"W
L10	207.86	S89° 52' 13.61"W
L11	50.05	N1° 38' 13.87"E
L12	10.96	S89° 52' 44.29"W
L13	30.00	N41° 50' 22.70"W
L14	30.00	N48° 08' 16.36"W
L15	30.00	N59° 10' 01.04"W
L16	19.63	S15° 56' 12.18"W
L17	37.70	S1° 38' 13.87"W
L18	36.30	S1° 38' 13.87"W
L19	7.40	N74° 03' 47.82"W

- LEGEND**
- IPS = IRON PIN SET (1/2" REBAR)
  - IPF = IRON PIN FOUND
  - CMF = CONCRETE MONUMENT FOUND
  - OTF = OPEN TOP PIPE
  - BM = BENCHMARK
  - TBM = TEMPORARY BENCHMARK
  - S.S.E. = SANITARY SEWER EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - B.E. = BUFFER EASEMENT
  - U.E. = UTILITY EASEMENTS
  - MH = MANHOLE
  - CB = CATCH BASIN
  - JB = JUNCTION BOX
  - HW = HEADWALL
  - DI = DROP INLET
  - PP = POWER/UTILITY POLE
  - FW = FIRE HYDRANT
  - GV = WATER VALVE
  - INV. = INVERT ELEVATION
  - STA. = STATION
  - B/C = BACK OF CURB
  - EP = EDGE OF PAVEMENT
  - SS = SANITARY SEWER LINE
  - SS = STORM SEWER PIPE
  - ELEV. = WATER LINE ELEVATION
  - CMP = CORRUGATED METAL PIPE
  - RCP = REINFORCED CONCRETE PIPE
  - DIP = DUCTILE IRON PIPE
  - PVC = POLYVINYLCHLORIDE PIPE
  - +910 = EXISTING CONTOUR ELEVATION
  - P = OVERHEAD POWER
  - = OVERHEAD TELEPHONE
  - = FENCE LINE
  - = BRANCH/CREEK/STREAM CENTERLINE
  - T.B.R. = TO BE REMOVED



**COOK**

3120 FRONTAGE ROAD  
 GAINESVILLE, GA 30504  
 (678) 207-1509  
 www.thecookandcompany.com  
 P.E.#. #007243

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

TASK:  
**SITE PLAN**

PROJECT INFORMATION:

HARDY ROAD  
 Project Name  
 21-012  
 Project Number  
 HARDY ROAD & NANCY CREEK ROAD  
 Project Address  
 114 & 121  
 Land Lot No.(s)  
 District  
 HALL COUNTY, GEORGIA  
 County, State

PLAN REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

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

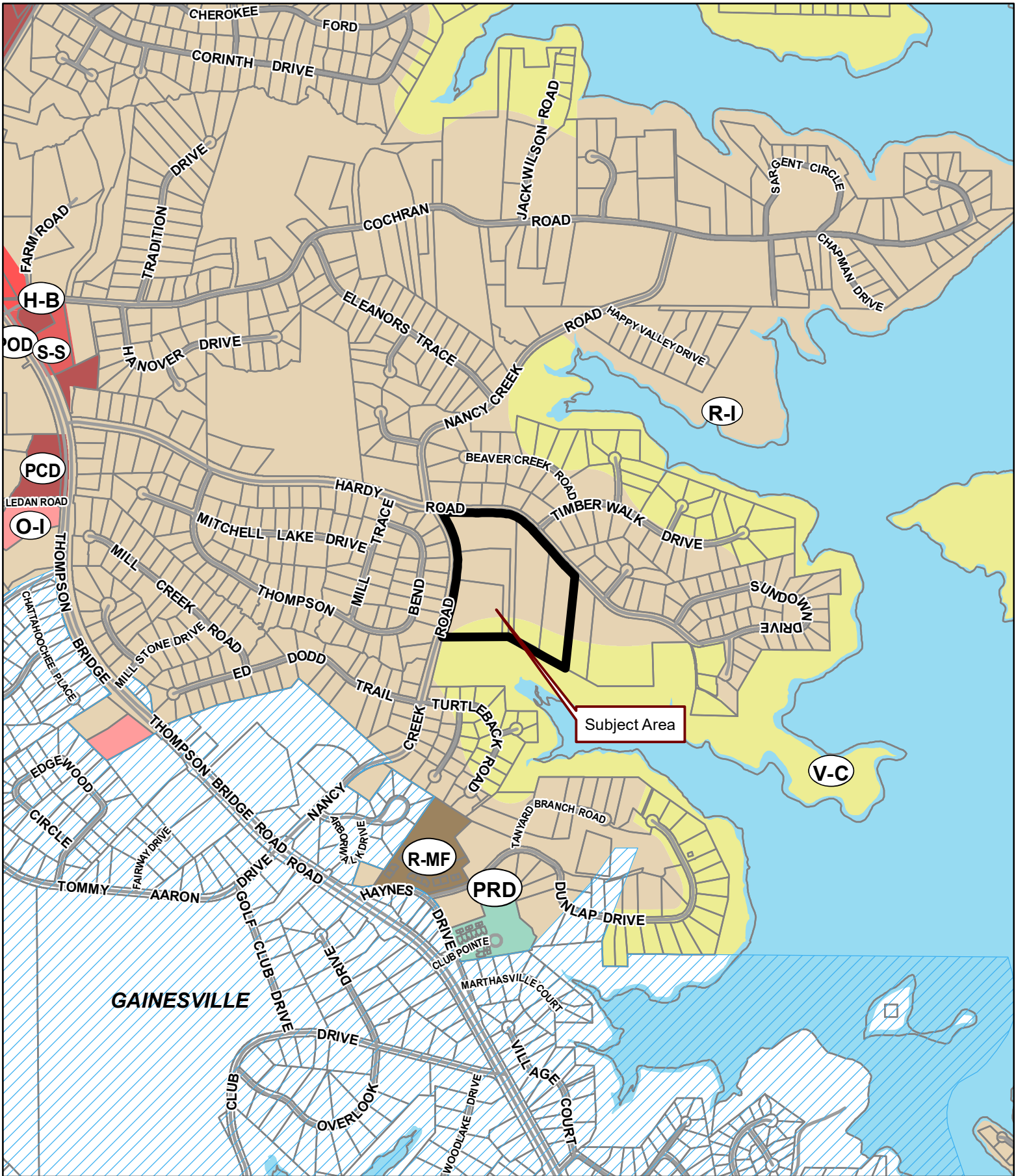
CONTACT:  
 C. LUKE PRESSLEY, P.E.  
 (678) 267-7153  
 luke@thecookandcompany.com

SHEET

**1 of 1**

CLP DESIGN	AS SHOWN SCALE
5/2/22 DATE	21-012 PROJECT No.



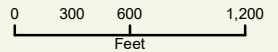


**Applicant:** COOK COMMUNITIES

**Tax Parcel #:** 10121 000015, 000015A, 000015B, 000071, & 000071A

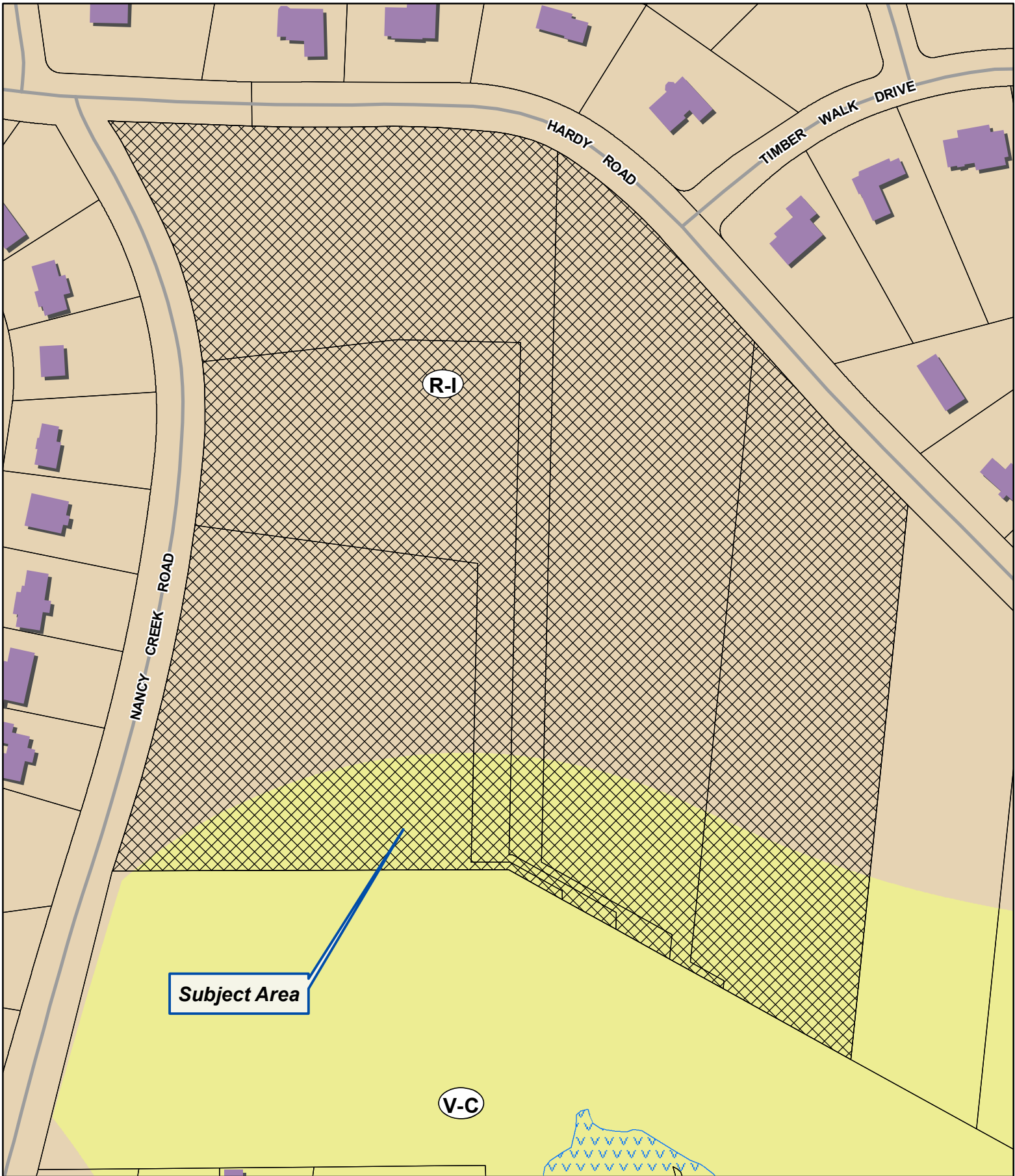
**Location:** 3710, 3780, 3786 HARDY ROAD, & 3416, 3428 NANCY CREEK ROAD,  
GAINESVILLE, GA 30506

**Commission District 2      PC Mtg. Date:** 08/01/2022



- Zoning Boundary
  - ▨ City Limits
  - Subject Area
  - Structure
- N  
↑



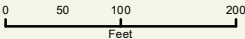


**Applicant:** COOK COMMUNITIES

**Tax Parcel #:** 10121 000015, 000015A, 000015B, 000071, & 000071A

**Location:** 3710, 3780, 3786 HARDY ROAD, & 3416, 3428 NANCY CREEK ROAD,  
GAINESVILLE, GA 30506

**Commission District 2      PC Mtg. Date:** 08/01/2022



- Zoning Boundary
  - ▭ City Limits
  - ▨ Subject Area
  - Structure
- N  
↑





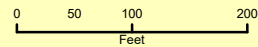
**Applicant:** COOK COMMUNITIES

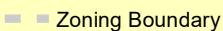
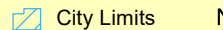
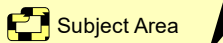
**Tax Parcel #:** 10121 000015, 000015A, 000015B, 000071, & 000071A

**Location:** 3710, 3780, 3786 HARDY ROAD, & 3416, 3428 NANCY CREEK ROAD,  
GAINESVILLE, GA 30506

**Commission District 2**

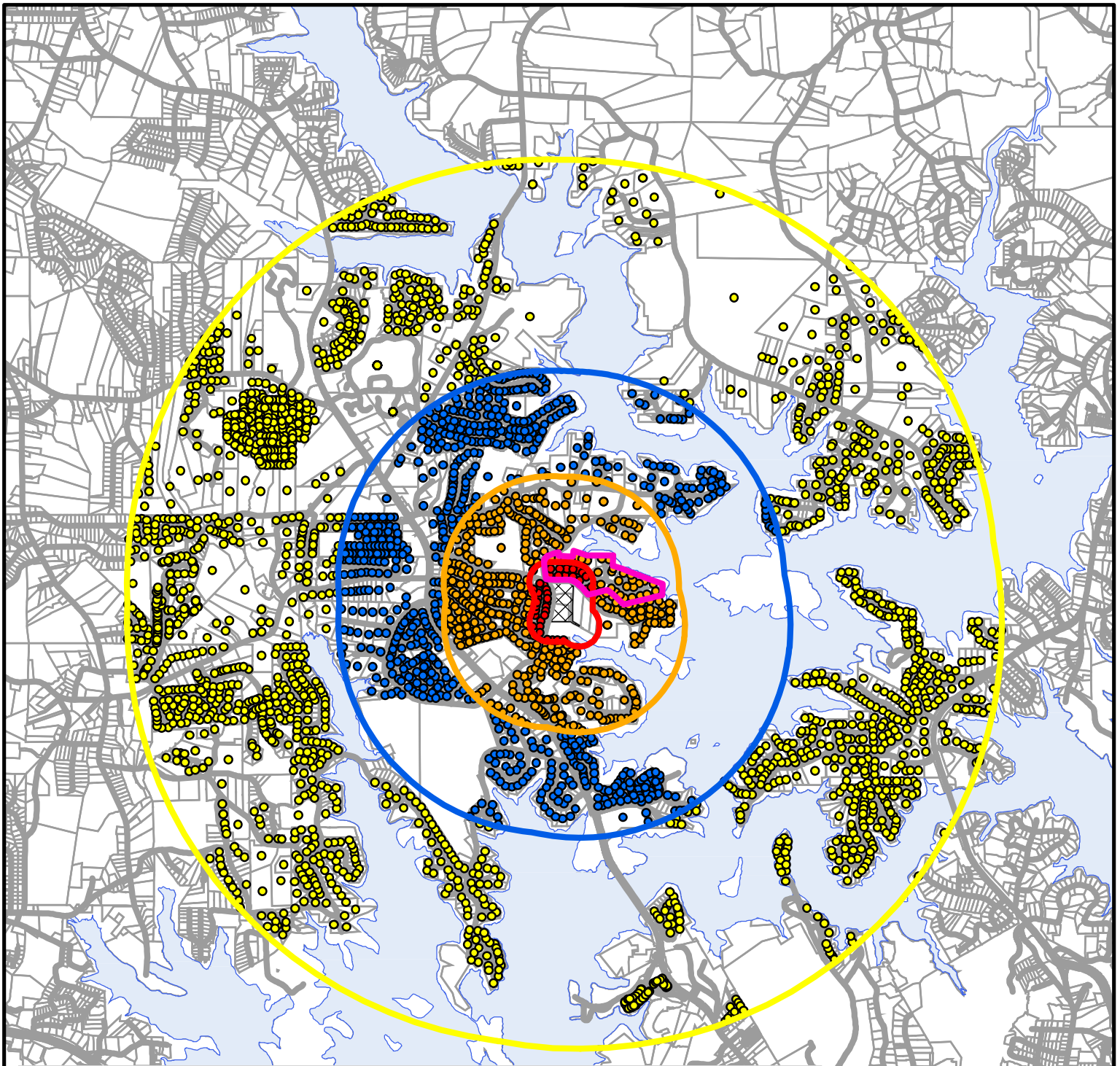
**PC Mtg. Date:** 08/01/2022



-  Zoning Boundary
-  City Limits
-  Subject Area







**Cook Communities Heated Floor Area**

	Bedrooms	Full Baths	Half Baths	Heated Area	Calculated Acreage
Timber Walk S/D	3.978	3.174	0.957	3468.391	0.871
500 FT	3.415	2.415	0.439	2249.317	0.667
.5 MI	3.318	2.455	0.552	2417.635	0.834
1 MI	3.155	2.420	0.440	2271.584	2.870
2 MI	3.416	2.548	0.560	2483.919	0.927

**Applicant: COOK COMMUNITIES**

-  500 ft Buffer
-  1/2 Mile Buffer
-  1 Mile Buffer
-  2 Mile Buffer





eFiled and eRecorded  
DATE: 09/28/2021  
TIME: 4:58 PM  
DEED BOOK: 8944  
PAGE: 107 - 108  
FILING FEES: \$25.00  
TRANSFER TAX: \$1,850.00  
PARTICIPANT ID: 0419150030  
PT61: 069-2021-009714  
RECORDED BY: CH  
CLERK: Charles Baker, C.S.C  
Hall County, GA

210980RT  
Russell C Petersen, LLC  
P.O. Box 6499  
Gainesville, GA 30504

**LIMITED WARRANTY DEED**

**STATE OF GEORGIA  
COUNTY OF HALL**

**THIS INDENTURE** made September 27th, 2021, between INDEVCO DEVELOPMENT LLC, as party or parties of the first part, hereinunder called Grantor, and HARDY LAND PARTNERS, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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

**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

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

Signed, sealed and delivered in the presence of:

*Russell C Petersen*  
Witness  
*[Signature]*

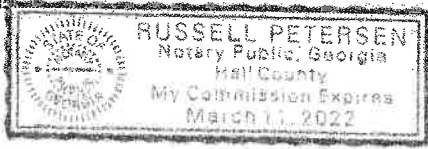
Notary Public

My Commission Expires:  
(NOTARY SEAL)

**INDEVCO DEVELOPMENT LLC**

*[Signature]*  
By: \_\_\_\_\_ (Seal)  
**BENNY R. SIMS, SOLE MEMBER**

By: \_\_\_\_\_ (Seal)



210980RT  
Russell C Petersen, LLC  
P.O. Box 6499  
Gainesville, GA 30504

**LIMITED WARRANTY DEED**

**STATE OF GEORGIA  
COUNTY OF HALL**

**THIS INDENTURE** made **September 27th, 2021**, between **INDEVCO DEVELOPMENT LLC**, as party or parties of the first part, hereinafter called Grantor, and **HARDY LAND PARTNERS, LLC**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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

**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

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

Signed, sealed and delivered in the presence of:

**INDEVCO DEVELOPMENT LLC**

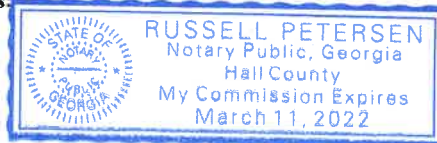
Witness

By: \_\_\_\_\_ (Seal)

**BENNY R. SIMS, SOLE MEMBER**

By: \_\_\_\_\_ (Seal)

Notary Public  
My Commission Expires:  
(NOTARY SEAL)



210980RT

**Exhibit "A"**

**ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOTS 114 AND 121 OF THE 10TH LAND DISTRICT OF HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DEPICTED AS TRACTS 1, 2, 3, 4 AND 5 ON THAT PLAT OF SURVEY ENTITLED "DIVISION OF PARENT TRACT FOR INDEVCO DEVELOPMENT, LLC," PREPARED BY RICHARD E. MILLARD, GEORGIA REGISTERED LAND SURVEYOR NO. 6044 OF ROCHESTER AND ASSOCIATES, INC., DATED JANUARY 30, 2019 AND RECORDED AT PLAT BOOK 877, PAGES 77-78 OF THE HALL COUNTY, GEORGIA PLAT RECORDS. SAID PLAT BEING INCORPORATED HEREIN BY REFERENCED THERETO.**





## Anael Dominguez (Planning)

---

**From:** Emily McGahee (Environmental Health)  
**Sent:** Thursday, July 7, 2022 2:41 PM  
**To:** Anael Dominguez (Planning); Randi Doveton (Planning)  
**Cc:** Chad Harper (Environmental Health); Kelly Hairston (Environmental Health)  
**Subject:** HCPC Tentative Agenda 8.1.22

See Environmental Health comments below:

Item 1, 3710/3780/3786 Hardy Road//3428/3416 Nancy Creek, Cook Communities: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 2, 5407 Technology Pkwy/5472 Winder Hwy, STORSquare Atlanta: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan.

Item 3, 3461 Thompson Bridge Road, Michael James Remodeling: An existing system evaluation will be required. All proposed additions (including parking) must meet required setbacks from septic system.

Item 4, 2400 O'Kelly Road, K5 Partners: 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. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Emily McGahee  
Hall County Environmental Health  
Hall County Government Center – 3<sup>rd</sup> 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, July 13, 2022 5:20 PM  
**To:** Anael Dominguez (Planning); Randi Doveton (Planning)  
**Cc:** Peevy, Jonathan; Chavers, Veronica E  
**Subject:** RE: Tentative Planning Agenda for August 1, 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

### 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, July 7, 2022 10:26 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>; Randi Doveton (Planning) <rdoveton@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.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>; 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 August 1, 2022

Good morning-

Here is the Tentative Agenda and Maps for the Monday, August 1st, 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, July 14th. Email comments to Randi ([rdoveton@hallcounty.org](mailto:rdoveton@hallcounty.org)) and Ana ([adominguez@hallcounty.org](mailto:adominguez@hallcounty.org)).

Thank you!

## **CALL TO ORDER**

## **AGENDA REVIEW**

## **APPROVAL OF MINUTES – July 18, 2022**

## **NEW BUSINESS**

1. [Application of Cook Communities for a Use Subject to County Commission approval on a 20.74± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710, 3780, 3786 Hardy Road and 3416, 3428 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B, 000071, 000071A. Proposed use: twenty \(20\) lot subdivision. \\*\\* Commission District 2.](#)  
None
2. [Application of STORsquare Atlanta, LLC for a Use Subject to County Commission approval on a 2.96± acre tract located at its intersection with Technology Parkway and Winder Highway; a.k.a. 5407 Technology Parkway & 5472 Winder Highway; Zoned I-II; Tax Parcel 15028F000025 & 000026. Proposed use: outdoor storage. \\*\\* Commission District 1.](#)  
GDOT Coordination Required. Ensure design vehicle and truck/trailer can stage between Technology Parkway and gate. Recommend shifting drive south to minimize potential for queueing into SR 53. Any work in GDOT R/W will require a GDOT permit.
3. [Application of Michael James Remodeling to rezone from Residential-I \(R-I\) to Office and Institutional \(O-I\) on a 6.85± acre tract located on the west side of Thompson Bridge Road at its intersection with Tommy Aaron Drive; a.k.a. 3461 Thompson Bridge Road; Zoned R-I; Tax Parcel 10114 000039A. Proposed use: office. \\*\\* Commission District 2.](#)  
GDOT Coordination Required
4. [Application of K5 Partners, LLC to rezone from Agricultural Residential-IV \(AR-IV\) & Heavy Industrial \(I-II\) to Planned Industrial District \(PID\) on a 119± acre tract located on the north side of Okelly Road at its terminus; a.k.a. 2400 Okelly Road; Zoned AR-IV & I-II; Tax Parcel 15024 000003A \(pt.\). Proposed use: vehicle salvage operations. \\*\\* Commission District 3.](#)  
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, September 8, 2022** at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> 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, September 8, 2022**. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Thank you,  
Ana Dominguez  
Planning Commission Clerk



Hall County Government  
2875 Browns Bridge Road, Gainesville, GA 30504  
[www.hallcounty.org](http://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:** July 14, 2022

**Subject:** August 1, 2022 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the July 18, 2022 meeting. Upon review, we provide the following comments:

1. Application of Cook Communities for a Use Subject to County Commission approval on a 20.74± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710, 3780, 3786 Hardy Road and 3416, 3428 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B, 000071, 000071A. Proposed use: twenty (20) lot subdivision. \*\* 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.

Subdivision roads must meet Hall County requirements.

No more than five lots to a common drive; therefore, all roads must have a right-of-way that meets county code. Also, the right-of-way must be dedicated and deeded to the homeowners association.

Hall County will not maintain the roads or stormwater facilities for this subdivision.

**b) Traffic:** Recommend adding a condition that all lots must access internal roadways and direct access to Hardy Road and Nancy Creek Road is prohibited. Due to a nearby curve on Hardy Road, intersection and stopping sight distance for the proposed entrance may be an issue. Applicant should verify that requirements can be met.

**c) Utilities:** City of Gainesville Sewer.

2. Application of STORSquare Atlanta, LLC for a Use Subject to County Commission approval on a 2.96± acre tract located at its intersection with Technology Parkway and Winder Highway; a.k.a. 5407 Technology Parkway & 5472 Winder Highway; Zoned I-II; Tax Parcel 15028F000025 & 000026. Proposed use: outdoor storage. \*\* 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:** Driveway must meet Hall County commercial standards. Proposed entry gate must be positioned to allow vehicles to stage without protruding into Technology Parkway.

**c) Utilities:** No Hall County Sewer.



# 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

3. Application of Michael James Remodeling to rezone from Residential-I (R-I) to Office and Institutional (O-I) on a 6.85± acre tract located on the west side of Thompson Bridge Road at its intersection with Tommy Aaron Drive; a.k.a. 3461 Thompson Bridge Road; Zoned R-I; Tax Parcel 10114 000039A. Proposed use: office. \*\* Commission District 2.

**a) Engineering:** The site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

**b) Traffic:** Driveway may need to be upgraded to accommodate two-way traffic.

**c) Utilities:** City of Gainesville Sewer.

4. Application of K5 Partners, LLC to rezone from Agricultural Residential-IV (AR-IV) & Heavy Industrial (I-II) to Planned Industrial District (PID) on a 119± acre tract located on the north side of Okelly Road at its terminus; a.k.a. 2400 Okelly Road; Zoned AR-IV & I-II; Tax Parcel 15024 000003A (pt.). Proposed use: vehicle salvage operations. \*\* Commission District 3.

**a) Engineering:** The site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Show all flood areas (FEMA and Hall County studied flood)

Show buffers from wretched vegetation, not from centerline of creek.

**b) Traffic:** Recommend requiring developer to construct a Hall County standard cul-de-sac to terminate O'Kelly Road. Developer to dedicate any required right-of-way for cul-de-sac. Any remaining public right-of-way must be abandoned.

**c) Utilities:** Gainesville sewer, septic indicated.



## Anael Dominguez (Planning)

---

**From:** John Hornick (Fire Services)  
**Sent:** Wednesday, July 13, 2022 2:14 PM  
**To:** Randi Doveton (Planning)  
**Cc:** Anael Dominguez (Planning)  
**Subject:** Preliminary Fire Comments

### Preliminary Fire Comments:

### AGENDA REVIEW

### APPROVAL OF MINUTES – July 18, 2022

### NEW BUSINESS

1. [Application of Cook Communities for a Use Subject to County Commission approval on a 20.74± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710, 3780, 3786 Hardy Road and 3416, 3428 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B, 000071, 000071A. Proposed use: twenty \(20\) lot subdivision. \\*\\* Commission District 2.](#)
  - 1) Fire hydrants shall be installed as required by the International Fire Code Chap. 5 Section 507.5.1
  - 2) Knox Key Switch Override device shall be installed outside the main entry gate as required by the International Fire Code Chap. 5 Section 506.1
2. [Application of STORsquare Atlanta, LLC for a Use Subject to County Commission approval on a 2.96± acre tract located at its intersection with Technology Parkway and Winder Highway; a.k.a. 5407 Technology Parkway & 5472 Winder Highway; Zoned I-II; Tax Parcel 15028F000025 & 000026. Proposed use: outdoor storage. \\*\\* Commission District 1.](#)
  - 1) Fire has no preliminary comments.
3. [Application of Michael James Remodeling to rezone from Residential-I \(R-I\) to Office and Institutional \(O-I\) on a 6.85± acre tract located on the west side of Thompson Bridge Road at its intersection with Tommy Aaron Drive; a.k.a. 3461 Thompson Bridge Road; Zoned R-I; Tax Parcel 10114 000039A. Proposed use: office. \\*\\* Commission District 2.](#)
  - 1) Fire has no preliminary comments.
4. [Application of K5 Partners, LLC to rezone from Agricultural Residential-IV \(AR-IV\) & Heavy Industrial \(I-II\) to Planned Industrial District \(PID\) on a 119± acre tract located on the north side of Okelly Road at its terminus; a.k.a. 2400 Okelly Road; Zoned AR-IV & I-II; Tax Parcel 15024 000003A \(pt.\). Proposed use: vehicle salvage operations. \\*\\* Commission District 3.](#)
  - 1) Fire has no preliminary comments.

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](http://www.Hallcounty.org)



**Print**

**Planning Commission Comments - August 1, 2022 - Submission #58198**

**Date Submitted: 7/30/2022**

Comments completed in the form below will be submitted into the record for the August 1, 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\***

Dear Planning Commission,

Thank you for the opportunity to comment on the rezoning request of Cook Communities for the property near my home. I was dismayed to learn that they had withdrawn their original request to include plans for even more (20!) houses to be built on this small parcel. I am completely opposed to this as it would add at least forty to fifty cars to the adjacent roads. Nancv Creek Road is narrow and in poor condition. The heavv construction equioment utilized for construction of this proposed development would doubtless add to the existing wear of the road. I would appreciate the Commission denying this application.

Thank you for your consideration.

Bruce Beckham

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.

**Would you like follow-up communication?**

No thank you.

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.



# ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS THAT APPLY TO THIS PROPERTY

APPLICANT: **COOK COMMUNITIES**

REQUEST: **USE SUBJECT TO BOC FOR 20-LOT SUBDIVISION**

PLANNING COMMISSION PUBLIC HEARINGS WILL BE HELD ON

PLANNING COMMISSION Date: **09-08-2022**

Time: **05:15 PM** AND Time: **06:00 PM**

HALL COUNTY GOVERNMENT CENTER, 200 BROWN BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6800





*Hardy Rd*







**ZONING NOTICE**  
 THIS PROPERTY IS ZONED R-100 (RESIDENTIAL SINGLE-FAMILY) AND IS SUBJECT TO THE ZONING ORDINANCES OF THE TOWN OF OAKVILLE, OHIO.  
 OAK COMMUNITIES  
 USE SUBJECT TO R-100 PER  
 70 LOT SUBDIVISION  
 DATE: 08-17-2022 AND DATE: 08-24-2022  
 TIME: 02:15:00 PM TIME: 04:00:00 PM  
 C:\WORK\2022\08\08-17-2022\08-17-2022-02:15:00 PM.JPG







