



**HALL COUNTY BOARD OF COMMISSIONERS
MEETING AGENDA**

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

**Streamed Live on Hall County Government's Website - www.hallcounty.org
Wednesday, May 11, 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)

Proclamation/s

- 3 Approve the Proclamation proclaiming May 11, 2022 as School Nurse Day.

Consent Agenda

- 4 Approve the May 9, 2022 Work Session Minutes.
- 5 Approve the April 26, 2022 Meeting Minutes.
- 6 Approve the April 26, 2022 Executive Session Minutes.
- 7 Approve the April 26, 2022 Meeting Minutes.
- 8 Approve the purchase of materials and installation of sidewalks at Tadmore Park for Parks & Leisure Services to Tovar Construction Concrete Walls of Alto, GA in the amount of \$63,449.00.
- 9 Approve the declaration of surplus vehicles and equipment for disposal and/or scrap.
- 10 Approve the award of IFB #004-43 Emergency Back-Up Power Generator Annual Contract to Power & Energy Services, Inc. of Powder Springs, GA, subject to review and approval by the County Attorney. The estimated annual cost is \$210,000.00.

- 11 Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, Georgia relating to Adult Establishments Regulations, subject to review and approval by County Attorney.
- 12 Approve the renewal of annual contract for RFP #41-006 Demand Services for Hall County Sewer System for Hall County Public Works & Utilities to Civil Engineering Consultants, Inc. of Marietta, GA, Tetra Tech, Inc. of Atlanta, GA, and AECOM Technical Services, Inc. of Atlanta, GA. The estimated annual cost is \$305,000.00.
- 13 Approve the Agreement for Reservation of Sewerage Service between Hall County and Pulte Home Company, LLC for the capacity of 17,200 gallons per day for Chateau Elan Phase V in the amount of \$812,872.00. Commission District 1.
- 14 Approve the Deed of Conservation and Trail Easement between Hall County and Flowery Branch Apartments Owner, LLC for a future construction of a multi-use path trail and pedestrian access. Commission District 1.
- 15 Approve the renewal of annual contract for IFB #024-41 QA/QC Engineering & Construction Testing for Public Works and Utilities to ECS Southeast, LLP of Buford, GA. The estimated annual cost is \$79,000.00.
- 16 Approve the renewal of annual contract for IFB #027-41 Uniform Purchases for Sheriff's Office to Uniforms Unlimited of Athens, GA. The estimated annual cost is \$79,000.00.

Other Business - Planning and Development

- 17 Public Hearing on the Malt Beverage, Wine and Distilled Spirits Consumption License for Phoenix Senior Living, LLC located at 1929 Friendship Road, Hoschton, GA 30548. Ownership is Phoenix Senior Living, LLC. License holder is Jesse Marinko. Registered agent is Matthew Tyler Smith. Commission District 1.

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

- 18 Application of United Logistics to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. Commission District 1.
- 19 Application of Greg Loyd for a Use Subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. Commission District 4.
- 20 Application of Ava Hospitality LLC for a Use Subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonega Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonega Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. Commission District 3.

- 21 Application of Cook Communities for a Use Subject to County Commission approval on a 11.64± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710 Hardy Road and 3428, 3416 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B. Proposed use: subdivide property into eleven (11) lots. Commission District 2.
- 22 Application of G & G Fabricators LLC to rezone from Suburban Shopping (S-S) to Light Industrial (I-I) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial — welding shop. Commission District 3.

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: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 683/2021

SUBJECT: Chairman Richard Higgins

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

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: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 718/2021

SUBJECT: Commissioner Kathy Cooper

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

Executive Summary:

Presenter: N

Recommendation:
N/A

Purpose of Request:

History:

Facts and Issues:

Options:

Funding Requested \$ 0.00

Are funds within current budget? No

Source of Funds

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.? No

Has it been reviewed by the County Attorney? Yes

Is there a deadline for this item?

Approvals:

Approve	Clerk
GK	JR

Attachments:



AGENDA ITEM

Proclamation/s

REPORT TO: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 239/2022

SUBJECT: Approve the Proclamation proclaiming May 11, 2022 as School Nurse Day.

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

Executive Summary:

Presenter: CC

Recommendation: Approval.

Purpose of Request: Approve the Proclamation proclaiming May 11, 2022 as School Nurse Day.

History:

Facts and Issues:

Options:

Funding Requested \$ 0.00

Are funds within current budget? No

Source of Funds

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.? No

Has it been reviewed by the County Attorney? Yes

Is there a deadline for this item?

Approvals:

Approve	Public Information	Attorney	Administration
JR	KC	WLI	LJ
Clerk			
JR			

Attachments:

Proclamation - School Nurse Day



WHEREAS, Hall County Board of Commissioners are committed to ensuring the safety and security of all those living in and visiting Hall County, Georgia; and
WHEREAS, the students of Hall County are the future, and by investing in them today, we are ensuring Hall County for tomorrow; and
WHEREAS, all students have the right to have their physical and mental health needs safely met while in a school setting; and
WHEREAS, the COVID-19 pandemic has emphasized the essential role school nurses play in student health and academic success; and
WHEREAS, the nurses of the Hall County School System documented 66,598 visits during the 2021-2022 school year; and
WHEREAS, the Hall County Board of Commissioners celebrates and acknowledges the accomplishments of school nurses and their efforts of meeting the needs of today's students by improving the delivery of healthcare in our schools and offers gratitude for the school's nurses, who contribute to our local communities by helping students stay healthy, in school and ready to learn;
NOW, THEREFORE, BE IT RESOLVED, that the Hall County Board of Commissioners does hereby recognize May 11, 2022 as

SCHOOL NURSE DAY

in Hall County, and calls upon our citizens to recognize school nurses and their service to Hall County's students.

Adopted this 11th day of May, 2022.

RICHARD HIGGINS
CHAIRMAN

KATHY COOPER
DISTRICT 1

BILLY POWELL
DISTRICT 2

SHELLY ECHOLS
DISTRICT 3

JEFFREY STOWE
DISTRICT 4

JENNIFER RIVERA
COMMISSION CLERK



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (05/09/22)
REPORT TO: Meeting (05/11/22)
ITEM NO: 246/2022
SUBJECT: Approve the May 9, 2022 Work Session Minutes.

Meetings:

Work Session Date: 05/09/22 **Voting Meeting Date:** 05/11/22

Executive Summary:

Presenter: CA
Recommendation:
Approve.

Purpose of Request: Approve the May 9, 2022 Work Session Minutes.
History:

Facts and Issues: **Options:**

Funding Requested	\$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2022-05-11

Approvals:

Approve	Attorney	Administration	Clerk
JR	WLI	LJ	JR

Attachments:

May 9, 2022 Work Session Minutes



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

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

**Streamed Live on Hall County Government's Website - www.hallcounty.org
Monday, May 09, 2022 - 03:00 PM**

Call to Order

Chairman Higgins at 3:00 p.m.

Present:

Chairman Richard Higgins, Commissioners Billy Powell, Shelly Echols, and Jeff Stowe

Vice-Chairman Kathy Cooper absent

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

Community Services and Parks

Mike Little, Director of Community Services and Parks, addressed the Board.

- 1 Approve the purchase of materials and installation of sidewalks at Tadmore Park for Parks & Leisure Services to Tovar Construction Concrete Walls of Alto, GA in the amount of \$63,449.00.

Consent

Corrections and Maintenance

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

- 2 Approve the declaration of surplus vehicles and equipment for disposal and/or scrap.

Consent

- 3 Approve the award of IFB #004-43 Emergency Back-Up Power Generator Annual Contract to Power & Energy Services, Inc. of Powder Springs, GA, subject to review and approval by the County Attorney. The estimated annual cost is \$210,000.00.

Consent

County Attorney

Mr. Linkous, Deputy County Attorney, addressed the Board.

- 4 Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, Georgia relating to Adult Establishments Regulations, subject to review and approval by County Attorney.

Attorney Bryan A. Dykes with the Law Firm of Scott D. Bergthold of Chattanooga, TN addressed the Board.

Consent

Planning and Development

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

- 5 Public Hearing on the Malt Beverage, Wine and Distilled Spirits Consumption License for Phoenix Senior Living, LLC located at 1929 Friendship Road, Hoschton, GA 30548. Ownership is Phoenix Senior Living, LLC. License holder is Jesse Marinko. Registered agent is Matthew Tyler Smith. Commission District 1.
- 6 Application of Greg Loyd for a Use Subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. Commission District 4.
- 7 Application of Ava Hospitality LLC for a Use Subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonega Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonega Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. Commission District 3.
- 8 Application of Cook Communities for a Use Subject to County Commission approval on a 11.64± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710 Hardy Road and 3428, 3416 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B. Proposed use: subdivide property into eleven (11) lots. Commission District 2.
- 9 Application of G & G Fabricators LLC to rezone from Suburban Shopping (S-S) to Light Industrial (I-I) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial — welding shop. Commission District 3.
- 10 Application of United Logistics to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. Commission District 1.

Public Works and Utilities

Bill Nash, Assistant Director of Public Works and Utilities, addressed the Board.

- 11 Approve the renewal of annual contract for RFP #41-006 Demand Services for Hall County Sewer System for Hall County Public Works & Utilities to Civil Engineering Consultants, Inc. of Marietta, GA, Tetra Tech, Inc. of Atlanta, GA, and AECOM Technical Services, Inc. of Atlanta, GA. The estimated annual cost is \$305,000.00.
Consent
- 12 Approve the Agreement for Reservation of Sewerage Service between Hall County and Pulte Home Company, LLC for the capacity of 17,200 gallons per day for Chateau Elan Phase V in the amount of \$812,872.00. Commission District 1.
Consent
- 13 Approve the Deed of Conservation and Trail Easement between Hall County and Flowery Branch Apartments Owner, LLC for a future construction of a multi-use path trail and pedestrian access. Commission District 1.
Consent
- 14 Approve the renewal of annual contract for IFB #024-41 QA/QC Engineering & Construction Testing for Public Works and Utilities to ECS Southeast, LLP of Buford, GA. The estimated annual cost is \$79,000.00.
Consent

Sheriff's Office

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

- 15 Approve the renewal of annual contract for IFB #027-41 Uniform Purchases for Sheriff's Office to Uniforms Unlimited of Athens, GA. The estimated annual cost is \$79,000.00.
Consent

County Administrator

Mr. Connell addressed the Board.

He welcomed and introduced Randi Doveton, the new Planning and Development Director. Mr. Connell thanked Srikanth Yamala for his service as Interim Planning Director.

Mr. Connell stated that a Board of Commissioners Meeting will be held on Wednesday, May 11, 2022 at 6:00 p.m. The Voting Meeting previously scheduled for Thursday, May 12, 2022 has been cancelled.

Public Comments

There were no comments from the public.

Commission Time

Commissioner Echols stated that early voting has begun. She urged everyone to vote and let their voice be heard.

Adjourn

Chairman Higgins adjourned the meeting at 3:23 p.m.



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 248/2022

SUBJECT: Approve the April 26, 2022 Meeting Minutes.

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

Executive Summary:

Presenter: CA

Recommendation:
Approve

Purpose of Request:
Approve the April 26, 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?	2022-05-11

Approvals:

Approve	Attorney	Administration	Clerk
JR	WLI	LJ	JR

Attachments:

April 26, 2022 Meeting Minutes



HALL COUNTY BOARD OF COMMISSIONERS MEETING MINUTES

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

**Streamed Live on Hall County Government's Website - www.hallcounty.org
Tuesday, April 26, 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 (present by phone), Billy Powell, and Shelly Echols

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

Commissioner Powell/Commissioner Cooper - to go into Executive Session at 5:31 p.m. - unanimous

Executive Session

- 1 Discussion regarding land acquisition, land disposition, personnel matters, potential litigation and/or litigation. Executive Session is not open to the public. Executive Session is a lawfully closed meeting [§ 50-14-1 (a)(2)].

Commissioner Powell/Commissioner Echols — to adjourn the Executive Session at 5:57 p.m. - unanimous

Adjourn

Commissioner Powell/Commissioner Echols - adjourn the Meeting at 5:57 p.m. — unanimous



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (05/09/22)
REPORT TO: Meeting (05/11/22)
ITEM NO: 247/2022
SUBJECT: Approve the April 26, 2022 Executive Session Minutes.

Meetings:

Work Session Date: 05/09/22 **Voting Meeting Date:** 05/11/22

Executive Summary:

Presenter: CA
Recommendation:
Approve

Purpose of Request: Approve the April 26, 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? 2022-05-11

Approvals:

Approve	Attorney	Administration	Clerk
JR	WLI	LJ	JR

Attachments:



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (05/09/22)
REPORT TO: Meeting (05/11/22)
ITEM NO: 249/2022
SUBJECT: Approve the April 26, 2022 Meeting Minutes.

Meetings:

Work Session Date: 05/09/22 **Voting Meeting Date:** 05/11/22

Executive Summary:

Presenter: CA
Recommendation:
Approve.

Purpose of Request: Approve the April 26, 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?	2022-05-11

Approvals:

Approve	Attorney	Administration	Clerk
JR	WLI	LJ	JR

Attachments:

April 26, 2022 Meeting Minutes



HALL COUNTY BOARD OF COMMISSIONERS MEETING MINUTES

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

**Streamed Live on Hall County Government's Website - www.hallcounty.org
Tuesday, April 26, 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 (present by phone)

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

Approve Agenda

Commissioner Powell/Commissioner Echols — approve — unanimous

Invocation

- 1 Chairman Richard Higgins

Pledge

- 2 Commissioner Jeff Stowe

Public Comments

There were no comments from the public.

Consent Agenda

Commissioner Powell/Commissioner Echols — approve — unanimous

- 3 Approve the April 25, 2022 Work Session Minutes.
- 4 Approve the April 14, 2022 Voting Meeting Minutes.
- 5 Approve the April 14, 2022 Executive Session Minutes.

- 6 Approve the April 14, 2022 Meeting Minutes.
- 7 Approve the purchase of playground equipment for the Butler Park Playground for Parks & Leisure Services to Hasley Recreation, Inc. of Flowery Branch, GA in the amount of \$282,584.80, subject to review and approval of the County Attorney.
- 8 Approve Change Order #1 to add concrete masonry unit (CMU) dugouts at Alberta Banks Park for Parks & Leisure Services to Industrial Fence Company of Flowery Branch, GA in the amount of \$55,032.00.
- 9 Approve Change Order #1 to add concrete masonry unit (CMU) dugouts at Laurel Park for Parks & Leisure Services to Industrial Fence Company of Flowery Branch, GA in the amount of \$55,032.00.
- 10 Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, Georgia relating to business licenses and regulations, subject to review and approval by the County Attorney.
- 11 Approval and authorization for the Chairman to execute a resolution adopting the new Hall County Ethics Code, subject to review and approval by the County Attorney.
- 12 Approve the renewal of annual contract for IFB #013-42 Inmate Clothing and Related Items for the Correctional Institution and Jail to Bob Barker Company, Inc. of Fuquay-Varina, NC. The estimated annual cost is \$80,000.00.
- 13 Approve the application of the FY 2022 Georgia Trauma Commission EMS Trauma Equipment Grant for Fire Rescue for emergency medical equipment in the amount of \$27,551.24, 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.
- 14 Approve the renewal of annual contract for IFB #015-42 Overhead Door Maintenance & Repair for Fire Rescue to Top Notch Dock & Door of Oakwood, GA. The estimated annual cost is \$60,000.00.
- 15 Approve the Employment Agreement for the Director of Planning and Development.
- 16 Approve the renewal of annual contract for RFP #41-001 Demand Services for Civil Engineering for the Public Works & Utilities to Atlas Technical Consultants, LLC of Duluth, GA, Hayes, James and Associates of Duluth, GA and CPL of Suwanee, GA. The estimated annual cost is \$135,000.00.
- 17 Approve the award of IFB #039-42 New Replacement Pumps at the Leachate Plant for Public Works & Utilities to Lanier Contracting Company of Suwanee, GA. The estimated cost is \$98,981.00.
- 18 Approve the renewal of annual contract for RFP #42-002 Demand Services for Resurfacing, Paving & Full Depth Reclamation for Public Works & Utilities to Allied Paving Contractors, Inc. of Pendergrass, GA and Pittman Construction Company of Conyers, GA. The estimated annual cost is \$10,000,000.00.
- 19 Approve the Release of a \$118,618.00 Guaranty Performance/Maintenance Agreement and acceptance of streets in Trinity Falls Phase III Subdivision into Hall County maintenance. Commission District 1.

- 20 Approve the acceptance of a \$532,051.00 Guaranty Performance/Maintenance Agreement and Cash Bond for the streets, stormwater management facilities, and sidewalks in Highland Gates Subdivision; approval and authorization for the Chairman to execute any and all documents necessary to effectuate this transaction, subject to review and approval by the County Attorney. Commission District 3.
- 21 Approve the renewal of annual contract for IFB #009-42 Emergency Lighting & Siren Supply for the Sheriff's Office to West Chatham Warning Devices of Savannah, GA. The estimated annual cost is \$250,000.00.
- 22 Approve the renewal of annual contract for RFP #42-007 Reappraisal & Equalization Assistance for Certain Real Property for the Tax Assessor's Office to GMASS, Inc. of Norwood, GA. The estimated annual cost is \$175,000.00.

County Administrator

Mr. Connell did not have any items to report.

Commission Time

The Commissioners did not have any items to report.

Adjourn

Commissioner Powell/Commissioner Echols — adjourn at 6:01 p.m. — unanimous



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 219/2022

SUBJECT: Approve the purchase of materials and installation of sidewalks at Tadmore Park for Parks & Leisure Services to Tovar Construction Concrete Walls of Alto, GA in the amount of \$63,449.00.

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

Executive Summary:

Presenter: ML

Recommendation:
Tovar Construction Concrete Walls, Alto, GA

Purpose of Request:

Approve requisition #24463 for the purchase of materials and installation of sidewalks at Tadmore Park for Construction Management Department to Tovar Construction Concrete Walls of Alto, GA in the amount of \$63,449.00.

History:

Tovar has done work for the County over the past few years and has proven to be a good vendor.

Facts and Issues:

Construction Management went out for three bids. One was a "No Bid," one was \$16,629.33 more than the quote from Tovar and that is the reason for their recommendation.

Options:

Funding Requested

\$ 63,449.00

Are funds within current budget?

Yes

Source of Funds

SPLOST VIII - Tadmore Park Infrastructure

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
JD	MS	LW	AP
Budget	Finance	Attorney	Administration
TS	WG	WLI	LJ
Clerk			
JR			

Attachments:

Financial Supplement

Tovar Construction Concrete Walls

Req #24463



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

AGENDA ITEM 219/2022

Funds Requested: \$ 63,449.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

SPLOST VIII - Tadmire Park Infrastructure

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY22	028 - SPLOST VIII	1840 - SP-VIII TADMORE PARK	5009 - INFRASTRUCTURE	\$63,449.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: ML

Phone: 770-503-3170



Hall County Government
FINANCIAL SERVICES

MEMORANDUM

To: Board of Commissioners

From: Julie Dorough, Buyer

Date: April 20, 2022

Re: Tovar Construction Concrete Walls

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

Construction Management Department is seeking approval for materials and installation of sidewalks at Tadmore Park. The total amount of the funds requested is \$63,449.00. The vendor is Tovar Construction Concrete Walls, Alto, GA. This vendor is not in the Demand Services On-Call Contractors group. After receiving excessive quotes from these vendors, Construction Management sought a quote outside of the group and found the savings to be \$16,629.33. The funding source is 1840-5009-028-1840-5009 for Splost VIII Tadmore Park– Infrastructure.

If you have any questions, please contact the Purchasing Dept.

Tovar Construction Concrete Walls

QUOTE

Tovar Concrete Walls LLC

DATE: 4/13/22

113 Barbara St,
Alto, GA 30510
706-206-2644
Tovar.concrete.walls@gmail.com

TO

Hall County
Board of Commissioners
po box 1435
Gainesville GA 30503

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
	Tadmore Park		

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Labor		
400	Feet rails		\$8,550.00
	Materials		\$9,959.00
	Paint in labor		\$650.00
		SUBTOTAL	
		SALES TAX	
		TOTAL	\$19,159.00

Quotation prepared by: _____

This is a quotation on the goods named, subject to the conditions noted below: Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!

Tovar Construction Concrete Walls

QUOTE

Tovar Concrete Walls LLC

DATE: 3/30/22

113 Barbara St,
Alto, GA 30510
706-206-2644
Tovar.concrete.walls@gmail.com

TO

Hall County
Board of Commissioners
po box 1435
Gainesville GA 30503

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
678-410-9921	Tadmore Park		

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Labor		
Curve	1020		\$26,440.00
	Sidewalk 560 x 5'		
	Concrete 102 yards		\$17,850.00

SUBTOTAL	
SALES TAX	
TOTAL	\$44,290.00

Quotation prepared by: _____

This is a quotation on the goods named, subject to the conditions noted below: Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!

04-07-2022

Proposal

Tadmore Park Attn: Larry West

Job Description: Labor and Material

Chattahoochee Group, Inc. proposes to provide all material, equipment and labor to perform the following scope:

1 – 1200 sf of ADA ramp, 6' wide, 4" thick w/turndown edges for handrail w/landings every 30' (at Bathroom A)

2 – Approx. 3010 sf of 4" sidewalk

3 – 1140 lf of 24" roll curb

Total Cost: \$55,951.33

410' of steel ADA 2 Line Handrails (painted black), installation

Total Cost: \$24,127.00

Notes:

- Grading and demo by Hall County to +/- .10
- No backfilling or grassing
- Includes expansion and caulk joints around bathroom bldgs.
- Includes expansion and caulk joints in sidewalks every 50'
- Includes saw cut control joints
- All sidewalks include WWM
- All work per Hall County plan, County to approve layout
- No Bond



General Conditions (Inclusions):

- *Price includes all material to complete proposed items*
- *Price includes all costs associated with necessary equipment need to complete above described scope*
- *Price includes all taxes and fees for material used*

General Conditions (Exclusions):

- *Any costs associated with permitting (if needed)*
- *Erosion Control*
- *Anything not specifically included considered excluded*
- *Third party inspections*

.....CONDITIONS.....

1. The contractor is amply protected with workmen's compensation, public liability and property damage insurance in connection with all work executive by it on the owner's premises and assumes all risks incident to the work done by it provided for in such insurance.
2. The contractor shall not be responsible for damage or delay resulting from acts of God, riots, civil commissions or disorders, delays or defaults by carriers or inherent defects in premises on which work is to be done; strikes, fires, accidents, storms, or other causes beyond its reasonable control.
3. If owner should default in the payment of any installment due under this contract and such default continues for a period of 30 days, contractor shall charge owner's account with a delinquency charge for the installment in default at the rate of 1% per month (12% per year). Also, if such payment so in default is referred to an attorney for collection, owner agrees to pay reasonable attorney's fees upon the collection of the amount due, plus all court costs.
4. This agreement shall become binding only when signed by the contractor's manager or upon the contractor's commencing actual work. Upon such acceptance or commencement, the agreement shall constitute the entire contract and be binding upon the parties hereto.
5. No verbal or other understanding other than indicated hereon shall be binding on the contractor.
6. The individual signing below personally guarantees payment of invoices and any other charges incurred under this account including legal or attorney's fees; attest financial responsibility, ability and willingness to pay our invoices

Accepted by: _____
Date: _____

Contractor: _____
Date: _____

Julie Dorough (Purchasing)

From: Melanie Smith (Construction)
Sent: Monday, April 18, 2022 10:11 AM
To: Julie Dorough (Purchasing)
Subject: Additional quote for Requisition 24463

Good morning,

Along with the vendor quotes from Tovar and Chattahoochee Group for Requisition 24463, Larry West did reach out to Peach State Construction and received a "No Bid".

Their information is:

Peach State Construction
7260 Williams Bros Drive, SW
Covington, GA 30045

Contact: John Woody
770-788-6363

Please let me know if you need additional information.

Thank you,

Melanie Smith

Melanie Smith
Administrative Secretary
Construction Management Division
(770) 297-2676
mesmith@hallcounty.org





AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 238/2022

SUBJECT: Approve the declaration of surplus vehicles and equipment for disposal and/or scrap.

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

Executive Summary:

Presenter: WD

Recommendation:

Finance approved the list as they are all fully depreciated, used for parts and have no value left.

Purpose of Request:

Approve the declaration of the surplus vehicles that Fleet Maintenance provided to be disposed for scrap upon approval.

History:

Purchased new 2000 HME Rosenbauer (old Eng. 9) - \$244,928 Purchased new 2003 HME Rosenbauer (old Eng. 15) - \$274,888 Purchased new 1992 Grumman - \$169,963 Purchased new 1999 American LaFrance Detroit (old Eng. 102) - \$261,325 Purchased new 2000 HME Rosenbauer (old Eng. 107) - \$243,310 Purchased new 1994 HME Quality (old Eng. 106) - \$205,399 Purchased new 2008 New Holland Boom Mower - \$73,955

Facts and Issues:

Options:

Purchased new 2000 HME Rosenbauer (old Eng. 9)
 - \$244,928 Purchased new 2003 HME Rosenbauer
 (old Eng. 15) - \$274,888 Purchased new 1992
 Grumman - \$169,963 Purchased new 1999
 American LaFrance Detrol (old Eng. 102) -
 \$261,325 Purchased new 2000 HME Rosenbauer
 (old Eng. 107) - \$243,310 Purchased new 1994
 HME Quality (old Eng. 106) - \$205,399 Purchased
 new 2008 New Holland Boom Mower - \$73,955 All
 items are used for parts only, fully depreciated
 with no value left. These will all be scrapped upon
 approval.

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:

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

Attachments:

Vehicles for scrap



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

AGENDA ITEM 238/2022

Funds Requested: \$ 0.00

Request Budgeted: No

Proposed Source of Funding:

Budget Transfer Requested:

No

Funding Source Items:

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: WD

Phone: 770-531-6872

Scrap Vehicles

3/24/2022

<u>VIN</u>	<u>Vehicle#</u>	<u>Year/Make/Model</u>	<u>Reason to Scrap</u>	<u>Original Cost</u>	<u>Fully Depreciated</u>	<u>Government or Business Type</u>	<u>Finance Dept. Comments</u>
44KFT4286YWZ19211	9211 (Old Eng-09)	2000 HME Rosenbauer	Used for parts; no value left	244,928	Yes	Government	Dispose for Scrap Upon Approval
44KFT42822WZ20055	0955 (Old Eng-15)	2003 HME Roenbauer	Used for parts; no value left	274,888	Yes	Government	Dispose for Scrap Upon Approval
1G9PSKNSXNR088322	8322	1992 Grumman	Used for parts; no value left	169,963	Yes	Government	Dispose for Scrap Upon Approval
4Z36ESEB1XRB61052	61052 (Old Eng-102)	1999 American LaFrance Detroit	Used for parts; no value left	261,325	Yes	Government	Dispose for Scrap Upon Approval
44KFT4286YWZ19208	9208 (Old Eng-107)	2000 HME Rosenbauer	Used for parts; no value left	243,310	Yes	Government	Dispose for Scrap Upon Approval
44KFT4280RWZ17861	7861 (Old Eng-106)	1994 HME/Quality	Used for parts; no value left	205,399	Yes	Government	Dispose for Scrap Upon Approval
ACP229336	793	2008 New Holland Boom Mower TS125A	Used for parts; no value left	73,955	Yes	Government	Dispose for Scrap Upon Approval



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 235/2022

SUBJECT: Approve the award of IFB #004-43 Emergency Back-Up Power Generator Annual Contract to Power & Energy Services, Inc. of Powder Springs, GA, subject to review and approval by the County Attorney. The estimated annual cost is \$210,000.00.

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

Executive Summary:

Presenter: WD

Recommendation:
Power & Energy Services of Powder Springs, GA.

Purpose of Request:

Approve the award of IFB #004-43 Emergency Back-Up Power Generator Annual Contract to Power & Energy Services of Powder Springs, GA subject to the review and approval of the County Attorney. The estimated annual cost is \$210,000.00.

History:

Power & Energy Services had this bid prior and have proven to be a good and reliable vendor for the County in servicing this contract. This contract covers all generators within the County.

Facts and Issues:

This is year one (1) of a potential three (3) year contract. This bid was sent to 28 vendors. 5 vendors responded and 2 sent "no bid".

Options:

Funding Requested

\$ 210,000.00

Are funds within current budget?

Yes

Source of Funds

Various

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

Yes

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

Approvals:

Buyer	Submit	Approve	Purchasing
DH	BN	BN	AP
Budget	Finance	Attorney	Administration
TS	WG	WLI	LJ
Clerk			
JR			

Attachments:

Financial Supplement
Signature approval
P&E vendor list
P&E received bid packages
P&E contract
P&E bid tab



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

AGENDA ITEM 235/2022

Funds Requested: \$ 210,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

Various

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY23	TBD	TBD	4484 - EQUIPMENT MAINTENANCE	\$210,000.00

Budget Transfer Items:

Additional Information/Comments:

This contract will affect several departments all throughout the fiscal year. PO's / Invoices will be coded appropriately, as needed, by each department.

Contact for Questions: WD

Phone: 678-989-8540



Hall County Government
FINANCIAL SERVICES

CONTRACT EXECUTION SIGNATURE REQUEST

Date: 4/15/2022

To: Wes Geddings, Director

From: Debra Howington, Buyer

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

Bid/Contract Name: Emergency Back-Up Power Generator Annual Contract

Department(s) Requesting Contract: Various

Award Recipient Name: Power and Energy Services

Date of BOC Approval: will be on 5/9/22 work session agenda

Contract Description: Services for emergency back-up power generators for all departments within the County

☒ Annual Contract ☒ New ☐ Renewal

Prior Year's Spend: \$210,000.00

☐ Price Increase Requested Increase Percentage:

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

☐ Product Contract Awarded Amount: \$0

Comments:

Reviewed and Approved by:

Chuck Pinney
Purchasing Supervisor

Wes Geddings
Director

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

**CONTRACT EXECUTION SIGNATURE REQUEST
PRICE INCREASE DETAILS**

Bid/Contract No: 004-43

Bid/Contract Name: Emergency Back-Up Power Generator Annual Contract. This is a new bid and this is year 1 of 3 year contract.

Vendors

IFB #004-43, Emergency Back-Up Power Generator Maintenance Annual Contract

VCC: 936-39

COMPANY NAME	MAILING ADDRESS 1	MAILING ADDRESS 2	CITY	STATE	ZIP
AC & DC Power Technologies, LLC	5195 Southridge Pkwy. #120		Atlanta	GA	30349
AC & DC Power Technologies, LLC	5195 Southridge Pkwy. #120		Atlanta	GA	30349
Aggregated Emergency Management, LLC	235 W Peachtree St, NW		Atlanta	GA	30303
ARS Mechanical, LLC	7195 Turner Hill Road North		Lithonia	GA	30058
ARS Mechanical, LLC	7195 Turner Hill Road North		Lithonia	GA	30058
ARS Mechanical, LLC	7195 Turner Hill Road North		Lithonia	GA	30058
Atlantic Tower Services, Inc.	2544 East Landstreet Road	Suite 600	Orlando	FL	32848
Boaen Mechanical Contractor	1223 Mills B Lane Blvd.		Savannah	GA	31405
Boaen Mechanical Contractor	1223 Mills B Lane Blvd.		Savannah	GA	31405
Boaen Mechanical Contractor	1223 Mills B Lane Blvd.		Savannah	GA	31405
Boxer Environmental, Inc.	712 Utoy Circle, SW		Atlanta	GA	30331
CTN LLC	6205 Hidden Valley Dr.		Roanoke	VA	24018
Cummins Power South	5125 Hwy. 85		Atlanta	GA	30349
Current Edge Solutions, LLC	2700 Gregory St.	Suite 180	Savannah	GA	31404
DC Group	1977 W. River Road, N		Minneapolis	MN	55411
Energy Systems Southeast, LLC	2490 Weaver Way		Atlanta	GA	30340
Gen-Tech, Inc.	2451 Hilton Ct.	Suite B	Gainesville	GA	30501
Kor Services	1270 Caroline St.	Suite 120-422	Atlanta	GA	30307
Kraft Power Corp.	1000 B. Northbrook Pkwy.		Suwanee	GA	30024
Nixon Power Services	1440 Lakes Parkway	Suite 600	Lawrenceville	GA	30043
Power and Energy Services, Inc.	P.O. Box 637		Powder Springs	GA	30127
Power Pro-Tech Services, Inc.	220 Turner Blvd.		Ball Ground	GA	30107
Prime Power Services	8225 Troon Circle		Austell	GA	30168
Robroy Energy Systems, Inc.	1340 W. Main St.		Rock Hill	SC	29732
Saboar Construction, LLC	714 Chickadee Ct.		Atlanta	GA	30311
S-D Solutions, LLC	5355 Yonal Homer Road	P. O. Box 262	Alto	GA	30510
Signal Point Systems, Inc.	1270 Shiloh Road	Suite 100	Kennesaw	GA	30144
Synergy Industrial Services, LLC	836 Joseph E. Lowery Blvd, NE		Atlanta	GA	30318
W.W. Williams	2849 Moreland Avenue		Atlanta	GA	30315
Womack Electric	151 W Lake Pass		Newman	GA	30263
Yancey Power Cat	259 Lee Industrial Blvd.		Austell	GA	301687
Construction Journal	400 SW 7th. St.		Stuart	FL	34994
PWXPress	1900 Coffeeport Road		Jacksonville	FL	32208
vPrime Tech Inc.	1400 Boradfield Blvd.	Suite 200	Houston	TX	77084
NAPM	P.O. Box 40445		Grand Junction	CO	81504

BIDS SENT	28
HALL CO BIDS SENT	1
NO BIDS RCVD	0

COMPETITIVE BID TABULATION

PAGE 2 of 3

PURCHASING DEPARTMENT

Emergency Back-ups
Generators

DATE 3/24/2022

BID # 004-43

SUPPLIER	#1 <u>Power & Energy</u>	#2 <u>Hicon Power</u>	#3 <u>Southeastern Power</u>
PHONE	()	()	()
QUOTER	<u>Brandon Cummings</u>	<u>M. Gipson</u>	<u>Nick Kennedy</u>
TERMS			
DELIVERY	<u>Power Gps, Lawrenceville, Ga</u>	<u>Lawrenceville, Ga</u>	<u>Cummins, Ga</u>
FREIGHT COST			

ITEM	QTY.	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
0.							
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
0.							

BUDGETED AMOUNT

TOTAL AWARD

BIDS MAILED (H)

BIDS RECEIVED

REMARK

GRAND TOTAL		GRAND TOTAL		GRAND TOTAL	
AWARD TOTAL		AWARD TOTAL		AWARD TOTAL	
ITEMS AWARDED		ITEMS AWARDED		ITEMS AWARDED	
P.O. NUMBER		P.O. NUMBER		P.O. NUMBER	

[Signature]
SIGNATURE

PURCHASING

COMPETITIVE BID TABULATION

PAGE 3 of 3

PURCHASING DEPARTMENT

Emergency Backup
Generators

Bid Name

DATE 3/24/2022BID # 004-43

SUPPLIER

#1

Boettie
Engineering

#2 CTN

#3

PHONE

QUOTER

TERMS

DELIVERY

FREIGHT COST

ITEM	QTY.	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
0.							
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
0.							

BUDGETED AMOUNT

TOTAL AWARD

BIDS MAILED (H)

BIDS RECEIVED

REMARK No bid - Boen Mechanical, Signal Point
System

GRAND TOTAL

AWARD TOTAL

ITEMS
AWARDED

P.O. NUMBER

GRAND TOTAL

AWARD TOTAL

ITEMS
AWARDED

P.O. NUMBER

GRAND TOTAL

AWARD TOTAL

ITEMS
AWARDED

P.O. NUMBER

SIGNATURE

STATE OF GEORGIA
COUNTY OF HALL

CONTRACT IFB #004-43

Emergency Back-Up Power Generator Annual Contract

This agreement, made and entered into this the 1st. day of July, 2022, by and between the Board of Commissioners of Hall County, Georgia (Hereinafter referred to as "County") and Power and Energy Services, P.O. Box 637, Powder Springs, GA 30127, hereafter referred to as "Contractor").

Witnessed:

Whereas, the County intends to contract to provide services for **emergency back-up power generators** per IFB #004-43, herein referred to as the "Project" and has entered into an agreement for the necessary services provided by the project and whereas, the Contractor desires to perform the project and for the contract costs as detailed.

Hall County's IFB #004-43 issued on March 9, 2022, the Bidder's response (All originals are on file in the Hall County Purchasing Department, 2875 Browns Bridge Rd 4th Floor - Purchasing, Gainesville, Georgia 30504), and this contract are all incorporated into and made a part of this agreement by reference.

If any paragraph, sub-paragraph, sentence, clause, phrase or any portion of this agreement shall be declared invalid or unconstitutional by any Court of competent jurisdiction or if the provisions of any part of this agreement as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be constructed to affect the portions of this agreement not so held to be invalid or the application of this agreement to other circumstances not so held to be invalid. It is hereby declared to be the intent of the parties to this agreement to provide for separate and divisible parts, and to hereby adopt any and all parts hereof as may not be held invalid for any reason.

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

Subscribed and sworn to in our presence

this _____ day of _____, 2022

By: _____

Notary Comm. Exp.

Hall County, Georgia

By: _____

Richard Higgins
Chairman

Subscribed and sworn to in our presence

this 11 day of April, 2022

By: [Signature]

Notary Comm. Exp.

Power and Energy Services

By: [Signature]

Brandon Cummings
COO



IFB #: 004-43 Emergency Back-Up Power Generator

AC & DC Power Technologies College Park, GA	Kraft Power Woburn, MA	ESSE Atlanta, GA	Power & Energy Powder Springs, GA
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Bid Tab

ITEM NO.	ITEM DESCRIPTION	PRICE	PRICE	PRICE	PRICE
1	Hall County Courthouse, 225 Green Street, Gainesville, GA 30501, Contact Brett Jockell, 770-531-8823				
	Olympian Model # D150P1, Serial # F5206G/001, 150 KW Diesel Engine, 24 Hour Tank				
1a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,835.82	\$325.00	\$1,100.00	\$275.00
1b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,789.24	\$375.00	\$2,000.00	\$300.00
1c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,131.55	\$135.00	\$1,500.00	\$180.00
1d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,982.53	\$165.00	\$2,400.00	\$180.00
2	Hall County Fire Station # 2, 6012 Hulsey Road, Clermont, GA 30527, Contact Jerry Smith, 404-597-0084				
	Kohler Model # 50R26B, Serial # 2188385, 50 KW, Natural Gas Engine				
2a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,842.98	\$300.00	\$1,000.00	\$250.00
2b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,875.56	\$350.00	\$1,900.00	\$275.00
2c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,274.43	\$135.00	\$1,200.00	\$180.00
2d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,240.43	\$165.00	\$2,100.00	\$180.00
3	Hall County Fire Station # 3, 4660 Ledan Extension, Gainesville, GA 30506, Contact Jerry Smith, 404-597-0084				
	Cummins Model # DSCAB-1342437, Serial # L130602914, 45 KW, Diesel Engine				
3a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,762.71	\$290.00	\$1,100.00	\$250.00
3b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,109.76	\$335.00	\$2,000.00	\$275.00
3c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,169.64	\$135.00	\$1,500.00	\$180.00
3d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,051.30	\$165.00	\$2,400.00	\$180.00
4	Hall County Fire Station # 5, 4187 Falcon Parkway, Flowery Branch, GA 30542, Contact Jerry Smith, 404-597-0084				
	Onan Model # GGFE-5770837, Serial # H0060956778, 45 KW, Natural Gas Engine				
4a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,628.10	\$290.00	\$1,000.00	\$250.00
4b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,856.66	\$335.00	\$1,900.00	\$275.00
4c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,045.79	\$135.00	\$1,200.00	\$180.00
4d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,827.79	\$165.00	\$2,100.00	\$180.00
5	Hall County Fire Station # 7, 731 East Crescent Drive, Gainesville, GA 30501, Contact Jerry Smith, 404-597-0084				
	Cummins Model # 30A61 L33593, Serial # C900302921, 30 KW, Diesel Engine				
5a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,628.10	\$290.00	\$1,000.00	\$250.00
5b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,848.54	\$335.00	\$1,900.00	\$275.00
5c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,141.06	\$135.00	\$1,200.00	\$180.00

5d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,999.72	\$165.00	\$2,100.00	\$180.00
6	Hall County Fire Station # 9, 5040 Poplar Springs Road, Gainesville, GA 30507, Contact Jerry Smith, 404-597-0084 Kohler Model # 35RZ62, Serial # 398490, 31 KW, Natural Gas Engine				
6a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,672.98	\$290.00	\$1,000.00	\$250.00
6b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,947.34	\$335.00	\$1,900.00	\$275.00
6c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,131.53	\$135.00	\$1,200.00	\$180.00
6d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,982.53	\$165.00	\$2,100.00	\$180.00
7	Hall County Fire Station # 10, 5608 Highway 52, Gillsville, GA 30543, Contact Jerry Smith, 404-597-0084 Onan Model # GGFC-4477522, Serial # C000077600, 45 KW, Propane Gas Engine				
7a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,808.52	\$290.00	\$1,100.00	\$250.00
7b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,333.27	\$335.00	\$2,000.00	\$275.00
7c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,264.90	\$165.00	\$1,500.00	\$180.00
7d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,223.24	\$135.00	\$2,400.00	\$180.00
8	Hall County Fire Station # 11, 5625 Bark Camp Road, Murrayville, GA 30554, Contact Jerry Smith, 404-597-0084 Onan Model # GGFC-4477522, Serial #77599, 45 KW, Propane Gas Engine				
8a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,745.85	\$290.00	\$1,100.00	\$250.00
8b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,214.15	\$335.00	\$2,000.00	\$275.00
8c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,198.22	\$135.00	\$1,500.00	\$180.00
8d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,102.88	\$165.00	\$2,400.00	\$180.00
9	Hall County Fire Station # 12, 4890 Winder Highway, Flowery Branch, GA 30542, Contact Jerry Smith, 404-597-0084 Kohler Model # 45RZ, Serial # 659866, 45 KW, Natural Gas Engine				
9a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,656.32	\$290.00	\$1,100.00	\$250.00
9b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,043.98	\$335.00	\$2,000.00	\$275.00
9c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,102.95	\$135.00	\$1,500.00	\$180.00
9d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,930.95	\$165.00	\$2,400.00	\$180.00
10	Hall County Fire Station # 13, 2709 Sardis Road, Gainesville, GA 30506, Contact Jerry Smith, 404-597-0084 Olympian Model # G50F3, Serial # OLY00000KNFS00284, 56.3 KW, Natural Gas Engine				
10a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,699.61	\$295.00	\$1,000.00	\$250.00
10b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,127.00	\$340.00	\$1,600.00	\$275.00
10c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,141.06	\$135.00	\$1,200.00	\$180.00

10d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,999.72	\$165.00	\$2,100.00	\$180.00
11	Hall County Fire Station # 14, 7065 Dove Point Lane, Hoschton, GA 30548, Contact Jerry Smith, 404-297-0084				
	Cummins Model # GGFE-5769465, Serial # G060950695, 30 KW, Natural Gas Engine				
11a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,866.64	\$275.00	\$1,000.00	\$250.00
11b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,813.57	\$320.00	\$1,900.00	\$275.00
11c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,971.02	\$135.00	\$1,200.00	\$180.00
11d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,566.58	\$165.00	\$2,100.00	\$180.00
12	Hall County Fire Station # 15, 4219 Autry Spur, Gainesville, GA 30506, Contact Jerry Smith, 404-597-0084				
	Generac Model # 9697650100, Serial # 209758, 45 KW, LP Gas Engine				
12a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,772.71	\$290.00	\$1,000.00	\$250.00
12b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,285.20	\$335.00	\$1,900.00	\$275.00
12c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,226.80	\$135.00	\$1,200.00	\$180.00
12d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,154.48	\$165.00	\$2,100.00	\$180.00
13	Hall County Fire Station # 16, 4209 Shirley Road, Gainesville, GA 30506, Contact Jerry Smith, 404-597-0084				
	Cummins Model # DSGAB-1342428, Serial # L130602915, 125 KW, Diesel Engine				
13a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,976.35	\$340.00	\$1,100.00	\$275.00
13b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,635.16	\$380.00	\$2,000.00	\$300.00
13c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,226.80	\$135.00	\$1,500.00	\$180.00
13d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,154.48	\$165.00	\$2,400.00	\$180.00
14	Hall County Correctional Institution, 1698 Barber Road, Gainesville, GA 30507, Contact Sgt. Shay Free, 770-531-6872				
	Cummins Model #DGDK-5768015, 5.9L Diesel Engine, 125 KVA, 480 v - 260 amps				
14a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,895.77	\$340.00	\$1,100.00	\$275.00
14b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,482.01	\$380.00	\$2,000.00	\$300.00
14c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,141.06	\$135.00	\$1,500.00	\$180.00
14d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,999.72	\$165.00	\$2,400.00	\$180.00
15	Hall County Jail, 1700 Barber Road, Gainesville, GA 30507, Contact Lynn Yarborough, 770-654-8182				
	Spectrum Model # 650DSEB, Serial # 2126143, Spec # GM30408-GAHS, Detroit Diesel Model # R1237M36, Serial # 5352004879 Diesel Engine with a 1,500 Gallon Tank				
15a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$3,016.50	\$625.00	\$2,650.00	\$875.00
15b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$4,724.48	\$675.00	\$3,550.00	\$900.00
15c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,141.06	\$135.00	\$2,250.00	\$180.00

15d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,999.72	\$165.00	\$3,150.00	\$180.00
	Spout Springs Sewer Generators				
16	Hall County Treatment Plant, 6818 Spout Springs Road, Hoschton, GA 30548, Contact Tim Bollinger, 770-531-6800 (Return pump station) Caterpillar, Model #SR4B, 587 hp, Diesel Engine, Model #3406, 500 KVA, 480 v, 600 amps. Pumps: Flygt duplex 10 hp - 480 v.				
16a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$2,208.86	\$525.00	\$2,650.00	\$700.00
16b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,494.11	\$570.00	\$3,550.00	\$725.00
16c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,074.37	\$135.00	\$2,250.00	\$180.00
16d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,879.37	\$165.00	\$3,150.00	\$180.00
17	Union Circle 5460 Union Circle, Flowery Branch, GA 30542, Contact Tim Bollinger, 770-531-6800 Cummins Model # DSGAC-545175, 152 hp Diesel Engine Model # QSB7-G3, 150 KVA, 480 V - 226 amps				
17a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,788.17	\$350.00	\$1,100.00	\$275.00
17b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,284.26	\$395.00	\$2,000.00	\$300.00
17c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,074.37	\$135.00	\$1,500.00	\$180.00
17d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,879.37	\$165.00	\$2,100.00	\$180.00
18	Shady Glen 1.4C, 7474 Shady Glen Drive P S , Flowery Branch, GA 30542, Contact Tim Bollinger, 770-531-6800 Kohler Model # 20RZ, 4 Cylinder Natural Gas Ford Model # LRG425, 20 KVA, 240 V - 200 amps				
18a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,502.13	\$275.00	\$800.00	\$200.00
18b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,762.79	\$320.00	\$1,700.00	\$225.00
18c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,055.32	\$135.00	\$1,200.00	\$180.00
18d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,844.98	\$165.00	\$1,800.00	\$180.00
19	Mossy Log 1.4B, 7530 Mossy Log Court P S, Flowery Branch, GA 30542, Contact Tim Bollinger, 770-531-6800 Kohler Model # 35RZG, 4.3L Natural Gas Engine Chevy Model # 4P3L260ZZ, 30 KVA, 240 V - 200 amps				
19a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,600.00	\$275.00	\$1,000.00	\$200.00
19b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,935.77	\$320.00	\$1,900.00	\$225.00
19c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,055.32	\$135.00	\$1,200.00	\$180.00
19d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,844.98	\$165.00	\$2,100.00	\$180.00
20	Sleepy Lagoon 1.1A, 8052 Sleepy Lagoon Way, Flowery Branch, GA 30542, Contact Tim Bollinger, 770-531-6800 Olympian Model # G125G-1, 8.1L Natural Gas Engine GM Serial # 8.1L-08610, 156 KVA, 480 V - 200 amps				
20a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,770.27	\$325.00	\$1,100.00	\$275.00

20b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,250.23	\$365.00	\$2,000.00	\$300.00
20c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,055.32	\$135.00	\$1,500.00	\$180.00
20d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,844.98	\$165.00	\$2,400.00	\$180.00
21	Benchmark 1.2A, 7806 Benchmark, Flowery Branch, GA 30542, Contact Tim Bollinger, 770-531-6800 Olympian Model # G40F3, 4.2L Natural Gas Engine Ford Model # ESG642, 50 KVA, 480 V - 200 amps				
21a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,608.16	\$295.00	\$1,000.00	\$250.00
21b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,952.09	\$340.00	\$1,900.00	\$275.00
21c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,055.32	\$135.00	\$1,200.00	\$180.00
21d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,844.98	\$165.00	\$2,100.00	\$180.00
22	Reunion - 5973 Peacock Lane, Hoschton, GA 30548. Contact Tim Bollinger, 770-531-6800 Caterpillar, Model #SR4B, 382 hp Diesel Engine, Model #3306, 250 KVA, 480 v - 400 amps.				
22a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$2,000.76	\$360.00	\$1,800.00	\$350.00
22b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,678.89	\$400.00	\$2,700.00	\$375.00
22c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,083.90	\$135.00	\$2,300.00	\$180.00
22d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,896.56	\$165.00	\$3,100.00	\$180.00
23	Tree House, 7053 Tree House Way, Flowery Branch, GA 30542. Contact Tim Bollinger, 770-531-6800 Kohler Model #20RZ Propane Generator ABS pums, Model #J 500 D/4ms, 5 hp, 230 v - 3 Phase.				
23a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,503.49	\$275.00	\$800.00	\$200.00
23b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,765.51	\$320.00	\$1,700.00	\$225.00
23c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,055.32	\$135.00	\$1,200.00	\$180.00
23d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,844.98	\$165.00	\$1,800.00	\$180.00
24	Looper 2-1 6395 Looper Lake Drive, Flowery Branch, GA 30542. Contact Tim Bollinger, 770-531-6800 Olympian Model #G30F3, 4.2 L Propane Engine, Fore model # ESG642, 37.5 KVA, 240 v - 200 amps.				
24a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,503.49	\$310.00	\$1,100.00	\$200.00
24b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,765.51	\$355.00	\$2,000.00	\$225.00
24c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,055.32	\$135.00	\$1,500.00	\$180.00
24d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,844.98	\$165.00	\$2,400.00	\$180.00
25	Boulevard 301, 7132 Lake Sterling Boulevard, Flowery Branch, GA 30542. Contact Tim Bollinger, 770-531-6800 Kohler, Model #2-RZ, 4 cylinder Natural Gas Engine, Ford Model #LRG425, 20 KVA, 240 v - 200 amps.				

25a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,502.13	\$275.00	\$1,100.00	\$200.00
25b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,762.79	\$315.00	\$2,000.00	\$225.00
25c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,055.32	\$135.00	\$1,500.00	\$180.00
25d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,844.98	\$165.00	\$2,400.00	\$180.00
26	Crystal Farms- 4884 Winder Hwy., Flowery Branch, GA 30542. Contact Tim Bollinger, 770-531-6800 Cummins Model #1000 DQFAD, 1490 hp, Diesel Engine, 1000 KVA				
26a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$5,828.84	\$825.00	\$3,900.00	\$1,200.00
26b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$8,934.57	\$875.00	\$4,800.00	\$1,300.00
26c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,112.48	\$135.00	\$2,700.00	\$180.00
26d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,948.14	\$165.00	\$3,600.00	\$180.00
27	Mulberry Creek - 5665 Howington Road, Braselton, GA 30517. Contact Tim Bollinger, 770-531-6800 Cummins Model #1000 DQFAD, 1490 hp, Diesel Engine, 1000 KVA				
27a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$5,979.21	\$825.00	\$3,900.00	\$1,200.00
27b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$9,160.43	\$875.00	\$4,800.00	\$1,300.00
27c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,112.48	\$135.00	\$2,700.00	\$180.00
27d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,948.14	\$165.00	\$3,600.00	\$180.00
28	Winder Hwy. Pump Station - 4833 Winder Hwy., Flowery Branch, GA 30542. Contact Tim Bollinger, 770-531-6800 Kohler Model #80REOZJB, Serial #2287263, John Deere 90 hp, 80 kw, 1000 KVSF, 60 hz, 100 amps, 3 Phase, 480 v, 215 gallon fuel tank				
28a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,938.25	\$325.00	\$3,900.00	\$250.00
28b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,718.73	\$370.00	\$4,800.00	\$274.00
28c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,093.42	\$135.00	\$2,700.00	\$180.00
28d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,913.76	\$165.00	\$3,600.00	\$180.00
29	North Hall Master Pump Station, 3286 Chiplan Drive, Gainesville, GA 30507, Contact Tim Bollinger, 770-531-6800 Kohler Model # 230REOZIC, 230 KW, 348 amp, John Deere Model # 6090HF484 Turbo Diesel Engine, 550 Gallon Fuel Tank, 400 amp Kohler Model # KSS-DMTC-0400S ATS				
29a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$2,227.71	\$400.00	\$1,800.00	\$350.00
29b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$4,087.51	\$445.00	\$2,700.00	\$375.00
29c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,188.60	\$135.00	\$2,300.00	\$180.00
29d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,085.69	\$165.00	\$3,100.00	\$180.00
30	North Hall Pump Station #1, 3081 Gateway Centre Parkway, Gainesville, GA 30501. Contact Tim Bollinger, 770-531-6800				

30	Kohler Power Systems Model #50REOZJC, 50 kw, 76 amp, John Deere Model #4024HF285B, Diesel Engine, 113 gallon fuel tank, 100 amp, Kohler Model KSS-DMTA-0100S ATS.				
30a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,776.73	\$325.00	\$1,100.00	\$250.00
30b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,267.68	\$365.00	\$2,000.00	\$275.00
30c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,138.69	\$135.00	\$1,500.00	\$180.00
30d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,085.69	\$165.00	\$2,400.00	\$180.00
31	North Hall Pump Station #2, 3611 Kubota Way, Gainesville, GA 30501, Contact Tim Bollinger, 770-531-6800 Kohler Power Systems Model #40REOZJC, 40 kw, 50 amp, John Deere Model #4024HF285B, Diesel Engine, 113 gallon fuel tank, 100 amp, Kohler Model KSS-DMTA-0100S ATS.				
31a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,787.83	\$325.00	\$1,000.00	\$200.00
31b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,288.12	\$365.00	\$1,900.00	\$225.00
31c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,207.74	\$135.00	\$1,200.00	\$180.00
31d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,120.08	\$165.00	\$2,100.00	\$180.00
32	North Hall Pump Station #3, 3675 Cornelia Hwy., Lula, GA 30554. Contact Tim Bollinger, 770-531-68020 Kohler Power Systems Model #40REOZJC, 40 kw, 50 amp, John Deere Model #4024HF285B, Diesel Engine, 113 gallon fuel tank, 100 amp, Kohler Model KSS-DMTA-0100S ATS.				
32a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,796.79	\$325.00	\$1,000.00	\$200.00
32b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,305.13	\$365.00	\$1,900.00	\$225.00
32c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,217.27	\$135.00	\$1,200.00	\$180.00
32d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,137.27	\$165.00	\$2,100.00	\$180.00
33	Pump Station #4, 3820 Cornelia Hwy., Lula, GA 30554. Contact Tim Bollinger, 770-531-6800 Kohler Model #50REOZJC, 50 KW, John Deere Model #KD13404TM Turbo Diesel Engine, 142 Gallon Fuel Tank, 200 amp Kohler Model # KSS-AFNF-0200S ATS				
33a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,803.59	\$350.00	\$10,100.00	\$250.00
33b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,318.73	\$390.00	\$1,900.00	\$275.00
33c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,217.27	\$135.00	\$1,200.00	\$180.00
33d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,137.27	\$165.00	\$2,100.00	\$180.00
34	Pump Station #5, 4335 Cornelia Hwy., Lula, GA 30554. Contact Tim Bollinger, 770-531-6800 Kohler Model #50REOZJC, 50 KW, John Deere Model #KD13404TM Turbo Diesel Engine, 142 Gallon Fuel Tank, 200 amp Kohler Model # KSS-AFNF-0200S ATS				
34a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,812.54	\$350.00	\$1,100.00	\$250.00
34b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,335.75	\$395.00	\$2,000.00	\$275.00
34c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,226.80	\$135.00	\$1,500.00	\$180.00

34d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,154.48	\$165.00	\$2,400.00	\$180.00
35	Hall County Correctional Institution, 1698 Barber Road, Gainesville, GA 30507, Contact Lee Strickland, 678-997-3037. Onan Model #125GDEA, Serial #C980713733, Spec. #94395K, Output single phase 83.8 kw, 3 phase 125 kw, Diesel Engine with a 24 hour tank. This generator is being used by Building Maintenance per C.I.				
35a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,904.72	\$375.00	\$1,100.00	\$275.00
35b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,499.02	\$420.00	\$2,000.00	\$300.00
35c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,150.58	\$135.00	\$1,500.00	\$180.00
35d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,016.92	\$165.00	\$2,400.00	\$180.00
36	Hall County Landfill, 1700 Oakbrook Dr., Gainesville, GA 30507, Contact Johnnie Vickers, 770-531-6853. Olympian Model #D90P1, Serial #OLY00000CNPS01965, 112.5 KVA, 90 kw, 420 v, 3 Phase, 135 amps.				
36a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,880.92	\$350.00	\$1,000.00	\$250.00
36b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,451.41	\$395.00	\$1,900.00	\$275.00
36c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,150.58	\$135.00	\$1,200.00	\$180.00
36d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,016.92	\$165.00	\$2,100.00	\$180.00
37	Hall County Government Center, 2875 Browns Bridge Road, Gainesville, GA 30505, Contact, Brett Jockell, 770-531-6823 Generac Model #SD0230KG178.7D18HPYY3, 230 KW, 345 amp, and 5 ATS's.				
37a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$2,120.28	\$380.00	\$1,800.00	\$350.00
37b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$3,883.30	\$425.00	\$2,700.00	\$375.00
37c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$1,074.37	\$135.00	\$2,300.00	\$180.00
37d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,879.37	\$165.00	\$3,100.00	\$180.00
		\$326,669.79	\$39,225.00	\$296,300.00	\$39,044.00
	Labor Rates, Parts Percentage Markup and Other Information				
37	Labor Rate, Regular Business Hours, Monday 8:00 am through Friday 5:00 pm, per Hour	\$115.00	\$90.00	\$145.00	\$100.00
38	Labor Rate, After Regular Business Hours, Friday after 5:00 pm through Monday before 8:00 am, per Hour	\$172.00	\$135.00	\$217.50	\$120.00
39	Labor Rate, United States and Hall County Recognized Holidays, per Hour - (Sundays & Holidays)	\$228.00	\$180.00	\$290.00	\$120.00
40	Labor Rate, Time worked in excess of Eight (8) Regular Business Hours, on Repair Calls, per Hour	\$172.00	\$135.00	\$217.50	\$120.00
41	Parts Percentage Markup (Cost Plus %)	30.00%	20.00%	25.00%	20.00%
42	Minimum Rate Charge	\$250.00	\$540.00	\$0.00	\$100.00
43	Emergency Repairs Response Time	48 hrs.	1-2 hrs.	4 hrs.	2 hrs.
44	Number of Generator Service Personnel Available for this Hall County Contract	3	7	10	6

Total Cost per Item Listed \$326,669.79 \$39,225.00 \$296,300.00 \$39,044.00

Nixon Power	Southeastern Power	Bowtie Engineering	CTN
Lawrenceville, GA	Cumming, GA	Cumming, GA	Salem, VA
PRICE	PRICE	PRICE	PRICE

1	Hall County Courthouse, 225 Green Street, Gainesville, GA 30501, Contact Brett Jockell, 770-531-8823				
	Olympian Model # D150P1, Serial # F5206G/001, 150 KW Diesel Engine, 24 Hour Tank				
1a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$700.00	\$1,250.00	\$559.00	\$470.00
1b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$850.00	\$1,250.00	\$706.00	\$597.50
1c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$203.00
1d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$255.00
2	Hall County Fire Station # 2, 6012 Hulsey Road, Clermont, GA 30527, Contact Jerry Smith, 404-597-0084				
	Kohler Model # 50R26B, Serial # 2188385, 50 KW, Natural Gas Engine				
2a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$500.00	\$750.00	\$383.00	\$355.00
2b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$650.00	\$750.00	\$500.00	\$445.00
2c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
2d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$206.00
3	Hall County Fire Station # 3, 4660 Ledan Extension, Gainesville, GA 30506, Contact Jerry Smith, 404-597-0084				
	Cummins Model # DSCAB-1342437, Serial # L130602914, 45 KW, Diesel Engine				
3a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$500.00	\$1,000.00	\$471.00	\$350.00
3b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$650.00	\$1,000.00	\$589.00	\$440.00
3c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
3d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$204.00
4	Hall County Fire Station # 5, 4187 Falcon Parkway, Flowery Branch, GA 30542, Contact Jerry Smith, 404-597-0084				
	Onan Model # GGFE-5770837, Serial # H0060856778, 45 KW, Natural Gas Engine				
4a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$500.00	\$750.00	\$383.00	\$350.00
4b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$650.00	\$750.00	\$500.00	\$440.00
4c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
4d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$204.00
5	Hall County Fire Station # 7, 731 East Crescent Drive, Gainesville, GA 30501, Contact Jerry Smith, 404-597-0084				
	Cummins Model # 30A61 L33593, Serial # C900302921, 30 KW, Diesel Engine				
5a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$500.00	\$750.00	\$383.00	\$350.00
5b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$650.00	\$750.00	\$500.00	\$440.00
5c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
5d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$204.00

6	Hall County Fire Station # 9, 5040 Poplar Springs Road, Gainesville, GA 30507, Contact Jerry Smith, 404-597-0084				
	Kohler Model # 35RZ62, Serial # 398490, 31 KW, Natural Gas Engine				
6a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$500.00	\$750.00	\$383.00	\$350.00
6b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$650.00	\$750.00	\$500.00	\$440.00
6c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
6d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$204.00
7	Hall County Fire Station # 10, 5608 Highway 52, Gillsville, GA 30543, Contact Jerry Smith, 404-597-0084				
	Onan Model # GGFC-4477522, Serial # C000077600, 45 KW, Propane Gas Engine				
7a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$500.00	\$750.00	\$383.00	\$350.00
7b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$650.00	\$750.00	\$500.00	\$440.00
7c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
7d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$204.00
8	Hall County Fire Station # 11, 5625 Bark Camp Road, Murrayville, GA 30564, Contact Jerry Smith, 404-597-0084				
	Onan Model # GGFC-4477522, Serial #77599, 45 KW, Propane Gas Engine				
8a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$500.00	\$750.00	\$383.00	\$350.00
8b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$650.00	\$750.00	\$500.00	\$440.00
8c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
8d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$204.00
9	Hall County Fire Station # 12, 4890 Winder Highway, Flowery Branch, GA 30542, Contact Jerry Smith, 404-597-0084				
	Kohler Model # 45RZ, Serial # 659866, 45 KW, Natural Gas Engine				
9a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$500.00	\$750.00	\$383.00	\$350.00
9b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$650.00	\$750.00	\$500.00	\$440.00
9c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
9d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$204.00
10	Hall County Fire Station # 13, 2709 Sardis Road, Gainesville, GA 30506, Contact Jerry Smith, 404-597-0084				
	Olympian Model # G50F3, Serial # OLY00000KNFS00284, 56.3 KW, Natural Gas Engine				
10a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$500.00	\$750.00	\$383.00	\$355.00
10b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$650.00	\$750.00	\$500.00	\$445.00
10c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
10d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$208.00

11	Hall County Fire Station # 14, 7085 Dove Point Lane, Hoschton, GA 30548, Contact Jerry Smith, 404-297-0084				
	Cummins Model # GGFE-5769465, Serial # G060950695, 30 KW, Natural Gas Engine				
11a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$500.00	\$750.00	\$383.00	\$350.00
11b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$650.00	\$750.00	\$500.00	\$440.00
11c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
11d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$204.00
12	Hall County Fire Station # 15, 4219 Autry Spur, Gainesville, GA 30506, Contact Jerry Smith, 404-597-0084				
	Generac Model # 9697650100, Serial # 209758, 45 KW, LP Gas Engine				
12a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$500.00	\$750.00	\$38.00	\$350.00
12b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$650.00	\$750.00	\$500.00	\$440.00
12c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
12d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$204.00
13	Hall County Fire Station # 16, 4209 Shirley Road, Gainesville, GA 30506, Contact Jerry Smith, 404-597-0084				
	Cummins Model # DSGAB-1342428, Serial # L130602915, 125 KW, Diesel Engine				
13a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$600.00	\$1,250.00	\$471.00	\$430.00
13b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$750.00	\$1,250.00	\$589.00	\$540.00
13c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$190.00
13d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$240.00
14	Hall County Correctional Institution, 1698 Barber Road, Gainesville, GA 30507, Contact Sgt. Shay Free, 770-531-6872				
	Cummins Model #DGDK-5768015, 5.9L Diesel Engine, 125 KVA, 480 v - 280 amps				
14a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$600.00	\$1,250.00	\$442.00	\$430.00
14b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$750.00	\$1,250.00	\$559.00	\$540.00
14c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$190.00
14d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$240.00
15	Hall County Jail, 1700 Barber Road, Gainesville, GA 30507, Contact Lynn Yarborough, 770-654-8182				
	Spectrum Model # 650DSEB, Serial # 2126143, Spec # GM30408-GAHS, Detroit Diesel Model # R1237M36, Serial # 5352004879 Diesel Engine with a 1,500 Gallon Tank				
15a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,200.00	\$1,750.00	\$1,118.00	\$1,150.00
15b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,400.00	\$1,750.00	\$1,383.00	\$1,440.00
15c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$440.00
15d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$550.00

	Spout Springs Sewer Generators				
16	Hall County Treatment Plant, 6818 Spout Springs Road, Hoschton, GA 30548, Contact Tim Bollinger, 770-531-6800 (Return pump station)				
	Caterpillar, Model #SR4B, 587 hp, Diesel Engine, Model #3406, 500 KVA, 480 v, 600 amps. Pumps: Flygt duplex 10 hp - 480 v.				
16a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$900.00	\$1,750.00	\$1,177.00	\$1,150.00
16b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$1,050.00	\$1,750.00	\$1,412.00	\$1,440.00
16c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$440.00
16d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$550.00
17	Union Circle 5460 Union Circle, Flowery Branch, GA 30542, Contact Tim Bollinger, 770-531-6800				
	Cummins Model # DSGAC-545175, 152 hp Diesel Engine Model # QSB7-G3, 150 KVA, 480 V - 226 amps				
17a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$600.00	\$1,250.00	\$559.00	\$372.00
17b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$750.00	\$1,250.00	\$706.00	\$465.00
17c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$171.00
17d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$215.00
18	Shady Glen 1.4C, 7474 Shady Glen Drive P S , Flowery Branch, GA 30542, Contact Tim Bollinger, 770-531-6800				
	Kohler Model # 20RZ, 4 Cylinder Natural Gas Ford Model # LRG425, 20 KVA, 240 V - 200 amps				
18a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$400.00	\$750.00	\$383.00	\$350.00
18b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$500.00	\$750.00	\$500.00	\$440.00
18c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
18d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$204.00
19	Mossy Log 1.4B, 7530 Mossy Log Court P S, Flowery Branch, GA 30542, Contact Tim Bollinger, 770-531-6800				
	Kohler Model # 35RZG, 4.3L Natural Gas Engine Chevy Model # 4P3L260ZZ, 30 KVA, 240 V - 200 amps				
19a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$500.00	\$750.00	\$383.00	\$350.00
19b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$650.00	\$750.00	\$500.00	\$440.00
19c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$2,500.00	\$165.00
19d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$204.00
20	Sleepy Lagoon 1.1A, 8052 Sleepy Lagoon Way, Flowery Branch, GA 30542, Contact Tim Bollinger, 770-531-6800				
	Olympian Model # G125G-1, 8.1L Natural Gas Engine GM Serial # 8.1L-08610, 156 KVA, 480 V - 200 amps				
20a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$600.00	\$750.00	\$442.00	\$415.00
20b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$750.00	\$750.00	\$559.00	\$520.00
20c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$125.00	\$450.00	\$250.00	\$185.00

20d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$231.00
21	Benchmark 1.2A, 7806 Benchmark, Flowery Branch, GA 30542, Contact Tim Bollinger, 770-531-6800 Olympian Model # G40F3, 4.2L Natural Gas Engine Ford Model # ESG642, 50 KVA, 480 V - 200 amps				
21a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$500.00	\$750.00	\$383.00	\$355.00
21b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$650.00	\$750.00	\$500.00	\$445.00
21c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
21d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$206.00
22	Reunion - 5973 Peacock Lane, Hoschton, GA 30548. Contact Tim Bollinger, 770-531-6800 Caterpillar, Model #SR4B, 382 hp Diesel Engine, Model #3306, 250 KVA, 480 v - 400 amps.				
22a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$800.00	\$150.00	\$1,177.00	\$590.00
22b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$950.00	\$150.00	\$1,412.00	\$740.00
22c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$245.00
22d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$304.00
23	Tree House, 7053 Tree House Way, Flowery Branch, GA 30542. Contact Tim Bollinger, 770-531-6800 Kohler Model #20RZ Propane Generator ABS pums, Model #J 500 D/4ms, 5 hp, 230 v - 3 Phase.				
23a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$450.00	\$750.00	\$383.00	\$350.00
23b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$600.00	\$750.00	\$500.00	\$440.00
23c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
23d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$204.00
24	Looper 2-1 6395 Looper Lake Drive, Flowery Branch, GA 30542. Contact Tim Bollinger, 770-531-6800 Olympian Model #G30F3, 4.2 L Propane Engine, Fore model # ESG642, 37.5 KVA, 240 v - 200 amps.				
24a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$450.00	\$750.00	\$383.00	\$350.00
24b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$600.00	\$750.00	\$500.00	\$440.00
24c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
24d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$204.00
25	Boulevard 301, 7132 Lake Sterling Boulevard, Flowery Branch, GA 30542. Contact Tim Bollinger, 770-531-6800 Kohler, Model #2-RZ, 4 cylinder Natural Gas Engine, Ford Model #LRG425, 20 KVA, 240 v - 200 amps.				
25a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$450.00	\$750.00	\$383.00	\$350.00
25b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$600.00	\$750.00	\$500.00	\$440.00

25c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
25d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$204.00
26	Crystal Farms- 4884 Winder Hwy., Flowery Branch, GA 30542. Contact Tim Bollinger, 770-531-6800 Cummins Model #1000 DQFAD, 1490 hp, Diesel Engine, 1000 KVA				
26a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,900.00	\$2,250.00	\$2,236.00	\$1,400.00
26b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,200.00	\$2,250.00	\$2,559.00	\$1,750.00
26c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$525.00
26d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$655.00
27	Mulberry Creek - 5665 Howington Road, Braselton, GA 30517. Contact Tim Bollinger, 770-531-6800 Cummins Model #1000 DQFAD, 1490 hp, Diesel Engine, 1000 KVA				
27a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$1,900.00	\$2,250.00	\$2,236.00	\$1,400.00
27b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$2,200.00	\$2,250.00	\$2,559.00	\$1,750.00
27c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$525.00
27d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$655.00
28	Winder Hwy. Pump Station - 4533 Winder Hwy., Flowery Branch, GA 30542. Contact Tim Bollinger, 770-531-6800 Kohler Model #80REOZJB, Serial #2287263, John Deere 90 hp, 80 kw, 1000 KVSF, 60 hz, 100 amps, 3 Phase, 480 v, 215 gallon fuel tank.				
28a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$650.00	\$1,000.00	\$442.00	\$450.00
28b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$800.00	\$1,000.00	\$559.00	\$562.00
28c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$197.00
28d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$246.00
29	North Hall Master Pump Station, 3286 Chiplan Drive, Gainesville, GA 30507, Contact Tim Bollinger, 770-531-6800 Kohler Model # 230REOZJC, 230 KW, 346 amp, John Deere Model # 6090HF484 Turbo Diesel Engine, 550 Gallon Fuel Tank, 400 amp Kohler Model # KSS-DMTC-0400S ATS				
29a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$800.00	\$1,250.00	\$736.00	\$590.00
29b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$950.00	\$1,250.00	\$883.00	\$740.00
29c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$243.00
29d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$304.00
30	North Hall Pump Station #1, 3081 Gateway Centre Parkway, Gainesville, GA 30501. Contact Tim Bollinger, 770-531-6800 Kohler Power Systems Model #50REOZJC, 50 kw, 78 amp, John Deere Model #4024HF285B, Diesel Engine, 113 gallon fuel tank, 100 amp, Kohler Model KSS-DMTA-0100S ATS.				
30a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$600.00	\$1,000.00	\$412.00	\$355.00

30b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$750.00	\$1,000.00	\$530.00	\$445.00
30c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
30d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$208.00
31	North Hall Pump Station #2, 3611 Kubota Way, Gainesville, GA 30501, Contact Tim Bollinger, 770-531-6800				
	Kohler Power Systems Model #40REOZJC, 40 kw, 50 amp, John Deere Model #4024HF285B, Diesel Engine, 113 gallon fuel tank, 100 amp, Kohler Model KSS-DMTA-0100S ATS.				
31a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$500.00	\$1,000.00	\$412.00	\$350.00
31b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$650.00	\$1,000.00	\$530.00	\$440.00
31c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
31d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$204.00
32	North Hall Pump Station #3, 3675 Cornelia Hwy., Lula, GA 30554. Contact Tim Bollinger, 770-531-68020				
	Kohler Power Systems Model #40REOZJC, 40 kw, 50 amp, John Deere Model #4024HF285B, Diesel Engine, 113 gallon fuel tank, 100 amp, Kohler Model KSS-DMTA-0100S ATS.				
32a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$500.00	\$1,000.00	\$412.00	\$350.00
32b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$650.00	\$1,000.00	\$530.00	\$440.00
32c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
32d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$204.00
33	Pump Station #4, 3820 Cornelia Hwy., Lula, GA 30554. Contact Tim Bollinger, 770-531-6800				
	Kohler Model #50REOZJC, 50 KW, John Deere Model #KD13404TM Turbo Diesel Engine, 142 Gallon Fuel Tank, 200 amp Kohler Model # KSS-AFNF-0200S ATS				
33a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$500.00	\$1,000.00	\$412.00	\$355.00
33b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$650.00	\$1,000.00	\$530.00	\$445.00
33c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
33d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$208.00
34	Pump Station #5, 4335 Cornelia Hwy., Lula, GA 30554. Contact Tim Bollinger, 770-531-6800				
	Kohler Model #50REOZJC, 50 KW, John Deere Model #KD13404TM Turbo Diesel Engine, 142 Gallon Fuel Tank, 200 amp Kohler Model # KSS-AFNF-0200S ATS				
34a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$500.00	\$1,000.00	\$412.00	\$355.00
34b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$650.00	\$1,000.00	\$530.00	\$444.00
34c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
34d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$208.00

35	Hall County Correctional Institution, 1698 Barber Road, Gainesville, GA 30507, Contact Lee Strickland, 678-997-3037.				
	Onan Model #125GDEA, Serial #C980713733, Spec. #94395K, Output single phase 83.8 kw, 3 phase 125 kw, Diesel Engine with a 24 hour tank. This generator is being used by Building Maintenance per C.I.				
35a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$600.00	\$1,250.00	\$589.00	\$350.00
35b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$750.00	\$1,250.00	\$750.00	\$440.00
35c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$165.00
35d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$204.00
36	Hall County Landfill, 1700 Oakbrook Dr., Gainesville, GA 30507. Contact: Johnnie Vickers, 770-531-6853.				
	Olympian Model #D90P1, Serial #OLY00000CNPS01965, 112.5 KVA, 90 kw, 420 v, 3 Phase, 135 amps.				
36a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$600.00	\$1,000.00	\$559.00	\$465.00
36b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$750.00	\$1,000.00	\$706.00	\$582.00
36c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$450.00	\$250.00	\$202.00
36d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$450.00	\$470.00	\$255.00
37	Hall County Government Center, 2875 Browns Bridge Road, Gainesville, GA 30505, Contact, Brett Jockell, 770-531-6823				
	Generac Model #SD0230KG178.7D18HPYY3, 230 KW, 345 amp, and 5 ATS's.				
37a	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Regular Business Hours	\$800.00	\$350.00	\$736.00	\$415.00
37b	Annual Maintenance for 1 time per year to include an Annual and a Quarterly - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$950.00	\$450.00	\$883.00	\$520.00
37c	Quarterly Maintenance for 3 times per year - Regular Business Hours	\$175.00	\$125.75	\$250.00	\$185.00
37d	Quarterly Maintenance for 3 times per year - Weekends between Friday after 5:00 pm through Monday before 8:00 am	\$225.00	\$175.75	\$470.00	\$235.00
		\$68,800.00	\$106,301.50	\$78,147.00	\$57,507.50
	Labor Rates, Parts Percentage Markup and Other Information				
37	Labor Rate, Regular Business Hours, Monday 8:00 am through Friday 5:00 pm, per Hour	\$125.00	\$135.00	\$135.00	\$125.00
38	Labor Rate, After Regular Business Hours, Friday after 5:00 pm through Monday before 8:00 am, per Hour	\$187.50	\$135.00	\$200.00	\$200.00
39	Labor Rate, United States and Hall County Recognized Holidays, per Hour - (Sundays & Holidays)	\$250.00	\$135.00	\$250.00	\$230.00
40	Labor Rate, Time worked in excess of Eight (8) Regular Business Hours, on Repair Calls, per Hour	\$187.50	\$135.00	\$200.00	\$200.00
41	Parts Percentage Markup (Cost Plus %)	15.00%	10.00%	20.00%	10.00%
42	Minimum Rate Charge	\$125.00	\$150.00	\$540.00	\$350.00
43	Emergency Repairs Response Time	2 hrs.	1 hr.	4 hrs.	2 hrs.
44	Number of Generator Service Personnel Available for this Hall County Contract	10	6	9	3

Total Cost per Item Listed \$68,800.00 \$106,301.50 \$78,147.00 \$57,507.50



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 240/2022

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

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

Executive Summary:

Presenter: WLDCA
Recommendation: Approval.

Purpose of Request:

To approve the Resolution to amend the Code of Ordinances of Hall County with regard to Adult Establishments Regulations.

History:

The County's current Adult Establishments ordinance dates back to 1992 and was last amended in 2014. The law relating to Adult Establishments is rapidly evolving and all such ordinances are recommended for regular review and revision.

Facts and Issues:

Options:

The County hired Scott Bergthold, Esq. to conduct an extensive review of its current Adult Establishments ordinance. Following his review, Mr. Bergthold recommended a full revision of the ordinance with both a licensing component and a zoning text amendment component. This portion is the licensing component, and the zoning text amendment will follow on May 26, 2022 for a public hearing. The existing moratorium on adult establishment applications is set to expire on May 27, 2022. Mr. Bergthold will give a presentation to the Board of Commissioners on May 9, 2022 demonstrating the negative secondary effects of adult establishments, as those effects are the sole reason for this ordinance revision. In addition, each Board Member has been presented with extensive written authorities documenting the negative secondary effects of adult establishments.

Approve or deny the ordinance amendment.

Funding Requested \$ 0.00
Are funds within current budget? No
Source of Funds
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.? Yes
Has it been reviewed by the County Attorney? Yes
Is there a deadline for this item? 2022-05-27

Approvals:

Submit	Budget	Finance	Attorney
WLI	TS	WG	WLI
Administration		Clerk	
ZP		JR	

Attachments:

Adult Establishments Ordinance



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

AGENDA ITEM 240/2022

Funds Requested: \$ 0.00

Request Budgeted: No

Proposed Source of Funding:

Budget Transfer Requested:

No

Funding Source Items:

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: WLDCA

Phone:

STATE OF GEORGIA

COUNTY OF HALL

A RESOLUTION TO AMEND THE CODE OF ORDINANCES OF HALL COUNTY

WITH REGARD TO ADULT ESTABLISHMENTS REGULATIONS

WHEREAS, adult establishments require special supervision from the public safety agencies of the County in order to protect and preserve the health, safety, and welfare of the patrons of such businesses as well as the citizens of the County; and

WHEREAS, the County's Board of Commissioners finds that adult establishments, as a category of establishments, are frequently used for unlawful sexual activities, including prostitution, and sexual liaisons of a casual nature; and

WHEREAS, there is convincing documented evidence that adult establishments, as a category of establishments, have deleterious secondary effects and are often associated with crime and adverse effects on surrounding properties; and

WHEREAS, the Board of Commissioners desires to protect the health, safety, and welfare of the citizenry; protect the citizens from crime; preserve the quality of life; preserve the character of surrounding neighborhoods and deter the spread of urban blight; and

WHEREAS, certain sexually oriented products and services offered to the public are recognized as not inherently expressive and not protected by the First Amendment, *see, e.g., Heideman v. South Salt Lake City*, 348 F.3d 1182, 1195 (10th Cir. 2003) ("On its face, the Ordinance applies to all 'sexually oriented businesses,' which include establishments such as 'adult motels' and 'adult novelty stores,' which are not engaged in expressive activity."); *Sewell v. Georgia*, 233 S.E.2d 187 (Ga. 1977), *dismissed for want of a substantial federal question*, 435 U.S. 982 (1978) (sexual devices); *FW/PBS, Inc. v. City of Dallas*, 493 U.S. 215, 224 (1990) (escort services and sexual encounter services); and

WHEREAS, there is documented evidence of adult establishments, including adult bookstores and adult video stores, manipulating their inventory and/or business practices to avoid regulation while retaining their essentially "adult" nature, *see, e.g., Z.J. Gifts D-4, L.L.C. v. City of Littleton*, Civil Action No. 99-N-1696, Memorandum Decision and Order (D. Colo. March 31, 2001) (finding retail adult store's "argument that it is not an adult entertainment establishment" to be "frivolous at best"); *People ex rel. Deters v. The Lion's Den, Inc.*, Case No. 04-CH-26, Modified Permanent Injunction Order (Ill. Fourth Judicial Circuit, Effingham County, July 13, 2005) (noting that "the accuracy and credibility" of the evidence on inventory in adult retail store was suspect, and that testimony was "less than candid" and "suggested an intention to obscure the actual amount of sexually explicit material sold"); *City of New York v. Hommes*, 724 N.E.2d 368 (N.Y. 1999) (documenting manipulation of inventory to avoid adult classification); *Taylor v. State*, No. 01-01-00505-CR, 2002 WL 1722154 (Tex. App. July 25, 2002) (noting that

“the nonadult video selections appeared old and several of its display cases were covered with cobwebs”); *HH-Indianapolis, LLC v. Consol. City of Indianapolis/Marion County*, 889 F.3d 432 (7th Cir. 2018); *HH-Indianapolis, LLC v. Consol. City of Indianapolis/Marion County*, 265 F. Supp. 3d 873 (S.D. Ind. 2017); and

WHEREAS, the manner in which an establishment holds itself out to the public is a reasonable consideration in determining whether the establishment is an adult establishment, *see, e.g., East Brooks Books, Inc. v. Shelby County*, 588 F.3d 360, 365 (6th Cir. 2009) (“A prominent display advertising an establishment as an ‘adult store,’ moreover, is a more objective indicator that the store is of the kind the Act aims to regulate, than the mere share of its stock or trade comprised of adult materials.”); *FW/PBS, Inc. v. City of Dallas*, 493 U.S. 215, 261 (1991) (Scalia, J., concurring in part and dissenting in part) (“[I]t is most implausible that any enterprise which has as its constant intentional objective the sale of such [sexual] material does not advertise or promote it as such.”); *see also Johnson v. California State Bd. of Accountancy*, 72 F.3d 1427 (9th Cir. 1995) (rejecting First Amendment challenge to statute which used the phrase “holding out” to identify conduct indicative of the practice of public accountancy, but did not ban any speech); *Spencer v. World Vision, Inc.*, 633 F.3d 723 (9th Cir. 2010) (O’Scannlain, J., concurring) (concluding that whether an entity “holds itself out” as religious is a neutral factor and that factor helps to ensure that the entity is a *bona fide* religious entity); and

WHEREAS, the County intends to continue to regulate such businesses as adult establishments through a narrowly tailored ordinance designed to serve its substantial government interest in protecting the health, safety, and welfare of the community, including by preventing the negative secondary effects of adult establishments; and

WHEREAS, the Board of Commissioners is not aware of any adult establishments currently operating, or seeking to operate, in unincorporated Hall County; and

WHEREAS, the County recognizes its constitutional duty to interpret and construe its laws to comply with constitutional requirements as they are announced; and

WHEREAS, the County’s Board of Commissioners wishes to update its definitions and regulations for adult establishments; and

WHEREAS, with the passage of any resolution, the County and the Board of Commissioners accept as binding the applicability of general principles of criminal and civil law and procedure and the rights and obligations under the United States and Georgia Constitutions, Georgia Code, and the Georgia Rules of Civil and Criminal Procedure; and

WHEREAS, it is not the intent of this resolution to suppress any speech activities protected by the U.S. Constitution or the Georgia Constitution, but to enact legislation to further the content-neutral governmental interests of the County, to wit, the controlling of secondary effects of adult establishments; and

WHEREAS, the County’s Board of Commissioners believes that these changes to its adult establishments regulations as described herein are in the best interests of residents and

businesses of Hall County, Georgia, and would promote the public health, safety, and general welfare of such residents and businesses.

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

1.

Chapter 5.20 (Adult Entertainment Establishments) is hereby amended by deleting Chapter 5.20 in its entirety and inserting in lieu thereof a new Chapter 5.20 which provides as follows:

“Chapter 5.20. – ADULT ESTABLISHMENTS

5.20.010. - Purpose; findings and rationale.

- A. *Purpose.* It is the purpose of this chapter to regulate adult establishments in order to promote the health, safety, and general welfare of the citizens of the County, and to establish reasonable and uniform regulations to prevent the deleterious secondary effects of adult establishments within the County. The provisions of this chapter have neither the purpose nor effect of imposing a limitation or restriction on the content or reasonable access to any communicative materials, including sexually oriented materials. Similarly, it is neither the intent nor effect of this chapter to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this chapter to condone or legitimize the distribution of obscene material.
- B. *Findings and Rationale.* Based on evidence of the adverse secondary effects of adult uses presented in hearings and in reports made available to the Board of Commissioners, and on findings, interpretations, and narrowing constructions incorporated in the cases of *City of Littleton v. Z.J. Gifts D-4, L.L.C.*, 541 U.S. 774 (2004); *City of Los Angeles v. Alameda Books, Inc.*, 535 U.S. 425 (2002); *City of Erie v. Pap’s A.M.*, 529 U.S. 277 (2000); *City of Renton v. Playtime Theatres, Inc.*, 475 U.S. 41 (1986); *Young v. American Mini Theatres*, 427 U.S. 50 (1976); *Barnes v. Glen Theatre, Inc.*, 501 U.S. 560 (1991); *California v. LaRue*, 409 U.S. 109 (1972); *N.Y. State Liquor Authority v. Bellanca*, 452 U.S. 714 (1981); *Sewell v. Georgia*, 435 U.S. 982 (1978); *FW/PBS, Inc. v. City of Dallas*, 493 U.S. 215 (1990); *City of Dallas v. Stanglin*, 490 U.S. 19 (1989); and

Stardust, 3007 LLC v. City of Brookhaven, 899 F.3d 1164 (11th Cir. 2018); *HH-Indianapolis, LLC v. Consol. City of Indianapolis/Marion County*, 889 F.3d 432 (7th Cir. 2018); *HH-Indianapolis, LLC v. Consol. City of Indianapolis/Marion County*, 265 F. Supp. 3d 873 (S.D. Ind. 2017); *Flanigan’s Enters., Inc. v. City of Sandy Springs*, 703 F. App’x 929 (11th Cir. 2017); *Stardust 3007, LLC v. City of Brookhaven*, 348 Ga. App. 711 (2019); *Maxim Cabaret, Inc. v. City of Sandy Springs*, 304 Ga. 187 (2018); *Oasis Goodtime Emporium I, Inc. v. City of Doraville*, 297 Ga. 513 (2015); *Trop, Inc. v. City of Brookhaven*, 296 Ga. 85 (2014); *Goldrush II v. City of Marietta*, 267 Ga. 683 (1997); *Flanigan’s Enters., Inc. v. Fulton County*, 596 F.3d

1265 (11th Cir. 2010); *Peek-a-Boo Lounge v. Manatee County*, 630 F.3d 1346 (11th Cir. 2011); *Daytona Grand, Inc. v. City of Daytona Beach*, 490 F.3d 860 (11th Cir. 2007); *Jacksonville Property Rights Ass'n, Inc. v. City of Jacksonville*, 635 F.3d 1266 (11th Cir. 2011); *Artistic Entertainment, Inc. v. City of Warner Robins*, 331 F.3d 1196 (11th Cir. 2003); *Artistic Entertainment, Inc. v. City of Warner Robins*, 223 F.3d 1306 (11th Cir. 2000); *Williams v. Morgan*, 478 F.3d 1316 (11th Cir. 2007); *Gary v. City of Warner Robins*, 311 F.3d 1334 (11th Cir. 2002); *Ward v. County of Orange*, 217 F.3d 1350 (11th Cir. 2002); *Boss Capital, Inc. v. City of Casselberry*, 187 F.3d 1251 (11th Cir. 1999); *David Vincent, Inc. v. Broward County*, 200 F.3d 1325 (11th Cir. 2000); *Sammy's of Mobile, Ltd. v. City of Mobile*, 140 F.3d 993 (11th Cir. 1998); *Lady J. Lingerie, Inc. v. City of Jacksonville*, 176 F.3d 1358 (11th Cir. 1999); *This That And The Other Gift and Tobacco, Inc. v. Cobb County*, 285 F.3d 1319 (11th Cir. 2002); *DLS, Inc. v. City of Chattanooga*, 107 F.3d 403 (6th Cir. 1997); *Grand Faloon Tavern, Inc. v. Wicker*, 670 F.2d 943 (11th Cir. 1982); *International Food & Beverage Systems v. Ft. Lauderdale*, 794 F.2d 1520 (11th Cir. 1986); *5634 E. Hillsborough Ave., Inc. v. Hillsborough County*, 2007 WL 2936211 (M.D. Fla. Oct. 4, 2007), *aff'd*, 2008 WL 4276370 (11th Cir. Sept. 18, 2008) (per curiam); *Fairfax MK, Inc. v. City of Clarkston*, 274 Ga. 520 (2001); *Morrison v. State*, 272 Ga. 129 (2000); *Flippen Alliance for Community Empowerment, Inc. v. Brannan*, 601 S.E.2d 106 (Ga. Ct. App. 2004); *Oasis Goodtime Emporium I, Inc. v. DeKalb County*, 272 Ga. 887 (2000); *Chamblee Visuals, LLC v. City of Chamblee*, 270 Ga. 33 (1998); *World Famous Dudley's Food & Spirits, Inc. v. City of College Park*, 265 Ga. 618 (1995); *Airport Bookstore, Inc. v. Jackson*, 242 Ga. 214 (1978); *Entm't Prods., Inc. v. Shelby County*, 721 F.3d 729 (6th Cir. 2013); *Lund v. City of Fall River*, 714 F.3d 65 (1st Cir. 2013); *Imaginary Images, Inc. v. Evans*, 612 F.3d 736 (4th Cir. 2010); *LLEH, Inc. v. Wichita County*, 289 F.3d 358 (5th Cir. 2002); *Ocello v. Koster*, 354 S.W.3d 187 (Mo. 2011); *84 Video/Newsstand, Inc. v. Sartini*, 2011 WL 3904097 (6th Cir. Sept. 7, 2011); *Plaza Group Properties, LLC v. Spencer County Plan Commission*, 877 N.E.2d 877 (Ind. Ct. App. 2007); *East Brooks Books, Inc. v. Shelby County*, 588 F.3d 360 (6th Cir. 2009); *Entm't Prods., Inc. v. Shelby County*, 588 F.3d 372 (6th Cir. 2009); *Sensations, Inc. v. City of Grand Rapids*, 526 F.3d 291 (6th Cir. 2008); *World Wide Video of Washington, Inc. v. City of Spokane*, 368 F.3d 1186 (9th Cir. 2004); *Ben's Bar, Inc. v. Village of Somerset*, 316 F.3d 702 (7th Cir. 2003); *Heideman v. South Salt Lake City*, 348 F.3d 1182 (10th Cir. 2003); *H&A Land Corp. v. City of Kennedale*, 480 F.3d 336 (5th Cir. 2007); *Hang On, Inc. v. City of Arlington*, 65 F.3d 1248 (5th Cir. 1995); *Fantasy Ranch, Inc. v. City of Arlington*, 459 F.3d 546 (5th Cir. 2006); *Illinois One News, Inc. v. City of Marshall*, 477 F.3d 461 (7th Cir. 2007); *G.M. Enterprises, Inc. v. Town of St. Joseph*, 350 F.3d 631 (7th Cir. 2003); *Richland Bookmart, Inc. v. Knox County*, 555 F.3d 512 (6th Cir. 2009); *Bigg Wolf Discount Video Movie Sales, Inc. v. Montgomery County*, 256 F. Supp. 2d 385 (D. Md. 2003); *Richland Bookmart, Inc. v. Nichols*, 137 F.3d 435 (6th Cir. 1998); *Spokane Arcade, Inc. v. City of Spokane*, 75 F.3d 663 (9th Cir. 1996); *DCR, Inc. v. Pierce County*, 964 P.2d 380 (Wash. Ct. App. 1998); *City of New York v. Hommes*, 724 N.E.2d 368 (N.Y. 1999); *Taylor v. State*, No. 01-01-00505-CR, 2002 WL 1722154 (Tex. App. July 25, 2002); *Fantasyland Video, Inc. v. County of San Diego*, 505 F.3d 996 (9th Cir. 2007); *U.S. v. Baston*, 818 F.3d 651 (11th Cir. 2016); *Johnson v. California State Bd. of Accountancy*, 72 F.3d 1427 (9th Cir. 1995); *Spencer v. World Vision, Inc.*, 633 F.3d 723 (9th Cir. 2010); *Gammoh v. City of La Habra*, 395 F.3d 1114 (9th Cir. 2005); *Z.J. Gifts D-4, L.L.C. v. City of Littleton*, Civil Action No. 99-N-1696, Memorandum Decision and Order (D. Colo. March 31, 2001); *People ex rel. Deters v. The Lion's Den, Inc.*, Case No. 04-

CH-26, Modified Permanent Injunction Order (Ill. Fourth Judicial Circuit, Effingham County, July 13, 2005); *Reliable Consultants, Inc. v. City of Kennedale*, No. 4:05-CV-166-A, Findings of Fact and Conclusions of Law (N.D. Tex. May 26, 2005); *Starship Enterprises of Atlanta, Inc. v. Gwinnett County*, No. 17A-00699-1 (Order Granting Summary Judgment and Permanent Injunction, Jan. 12, 2018);

and based upon reports concerning secondary effects occurring in and around adult establishments, including, but not limited to, “Correlates of Current Transactional Sex among a Sample of Female Exotic Dancers in Baltimore, MD,” *Journal of Urban Health* (2011); “Does the Presence of Sexually Oriented Businesses Relate to Increased Levels of Crime?” *Crime & Delinquency* (2012) (Louisville, KY); Metropolis, Illinois – 2011-12; Manatee County, Florida – 2007; Hillsborough County, Florida – 2006; Clarksville, Indiana – 2009, 2013-2019; El Paso, Texas – 2008; Memphis, Tennessee – 2006; New Albany, Indiana – 2009; Louisville, Kentucky – 2004; Fulton County, GA – 2001; Chattanooga, Tennessee – 1999-2003; Jackson County, Missouri – 2008; Ft. Worth, Texas – 2004; Kennedale, Texas – 2005; Greensboro, North Carolina – 2003; Dallas, Texas – 1997; Houston, Texas – 1997, 1983; Phoenix, Arizona – 1995-98, 1979; Tucson, Arizona – 1990; Spokane, Washington – 2001; St. Cloud, Minnesota – 1994; Austin, Texas – 1986; Indianapolis, Indiana – 1984; Garden Grove, California – 1991; Los Angeles, California – 1977; Whittier, California – 1978; Oklahoma City, Oklahoma – 1986; New York, New York Times Square – 1994; the Report of the Attorney General's Working Group On The Regulation Of Sexually Oriented Businesses, (June 6, 1989, State of Minnesota); Dallas, Texas – 2007; “Rural Hotspots: The Case of Adult Businesses,” 19 *Criminal Justice Policy Review* 153 (2008); “Stripclubs According to Strippers: Exposing Workplace Sexual Violence,” by Kelly Holsopple, Program Director, Freedom and Justice Center for Prostitution Resources, Minneapolis, Minnesota; “Sexually Oriented Businesses: An Insider’s View,” by David Sherman, presented to the Michigan House Committee on Ethics and Constitutional Law, Jan. 12, 2000; Sex Store Statistics and Articles; Indianapolis / Marion County Board of Zoning Appeals Documents; Law Enforcement and Private Investigator Affidavits (Adult Cabarets in Forest Park, GA and Sandy Springs, GA); DeKalb County Testimony and Reports – 2014; and Strip Club-Trafficking Documents,

the Board of Commissioners finds:

- (1) Adult establishments, as a category of commercial uses, are associated with a wide variety of adverse secondary effects including, but not limited to, personal and property crimes, human trafficking, prostitution, potential spread of disease, lewdness, public indecency, obscenity, illicit drug use and drug trafficking, negative impacts on surrounding properties, urban blight, litter, and sexual assault and exploitation. Alcohol consumption impairs judgment and lowers inhibitions, thereby increasing the risk of adverse secondary effects.
- (2) Adult establishments should be separated from sensitive land uses to minimize the impact of their secondary effects upon such uses, and should be separated from other adult establishments, to minimize the secondary effects associated with such uses and to prevent an unnecessary concentration of adult establishments in one area.

- (3) Each of the foregoing negative secondary effects constitutes a harm which the County has a substantial government interest in preventing and/or abating. The County's interest in regulating adult establishments extends to preventing future secondary effects of either current or future adult establishments that may locate in the County. The County finds that the cases and documentation relied on in this chapter are reasonably believed to be relevant to said secondary effects.

The County hereby adopts and incorporates herein its stated findings and legislative record related to the adverse secondary effects of adult establishments, including the judicial opinions and reports related to such secondary effects.

5.20.020. - Definitions.

For purposes of this chapter, the words and phrases defined in the sections hereunder shall have the meanings therein respectively ascribed to them unless a different meaning is clearly indicated by the context.

- A. *Adult arcade*: A commercial establishment to which the public is permitted or invited that maintains booths or rooms smaller than 100 square feet, wherein image-producing devices are regularly maintained to show images characterized by their emphasis upon matter exhibiting "specified sexual activities" or "specified anatomical areas."
- B. *Adult bookstore*: A commercial establishment which, as one of its principal business activities, offers for sale or rental for any form of consideration any one or more of the following: books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, or other visual representations which are characterized by their emphasis upon the display of "specified sexual activities" or "specified anatomical areas." A "principal business activity" exists where the commercial establishment meets any one or more of the following criteria:
 - (1) At least 25% of the establishment's displayed merchandise consists of said items, or
 - (2) At least 25% of the establishment's revenues derive from the sale or rental, for any form of consideration, of said items, or
 - (3) The establishment maintains at least 25% of its floor space for the display, sale, and/or rental of said items (aisles and walkways used to access said items, as well as cashier stations where said items are rented or sold, shall be included in "floor space" maintained for the display, sale, or rental of said items); or
 - (4) The establishment maintains at least five hundred square feet (500 sq. ft.) of its floor space for the display, sale, and/or rental of said items (aisles and walkways used to access said items, as well as cashier stations where said items are rented or sold, shall be included in "floor space" maintained for the display, sale, or rental of said items); or

- (5) The establishment regularly offers for sale or rental at least five hundred (500) of said items; or
- (6) The establishment regularly makes said items available for sale or rental and holds itself out, in any medium, as an establishment that caters to adult sexual interests.
- C. *Adult cabaret*: A nightclub, bar, juice bar, restaurant, bottle club, or similar commercial establishment that regularly offers live semi-nude conduct. No establishment shall avoid classification as an adult cabaret by offering nude conduct.
- D. *Adult establishment*: An “adult arcade,” an “adult bookstore,” an “adult cabaret,” an “adult motion picture theater,” or a “sexual device shop.”
- E. *Adult motion picture theater*: A commercial establishment to which the public is permitted or invited that maintains viewing rooms that are 100 square feet or larger wherein films or videos characterized by their emphasis upon “specified sexual activities” or “specified anatomical areas” are regularly shown.
- F. *Characterized by*: Describing the essential character or quality of an item. As applied in this chapter, no business shall be classified as an adult establishment by virtue of showing, selling, or renting materials rated NC-17 or R by the Motion Picture Association of America.
- G. *County*: Hall County, Georgia.
- H. *Director*: Director of the Hall County Business License Division (or other section of the Hall County government that issues business licenses), or his or her designee.
- I. *Educational institution*: Any premises or site upon which there is an institution of learning for minors, whether public or private, which conducts regular classes and/or course of study. Included in the definition of the term “educational institution” are nursery schools, kindergartens, elementary schools, junior high schools, and senior high schools. The term does not include any premises or site upon which there is a vocational institution, professional institution, or institution of higher education, including community colleges, junior colleges, four-year colleges, or universities.
- J. *Employ, employee, and employment*: These terms describe and pertain to any person who works or engages in activity for pay on the premises of an adult establishment, on a full time, part time, temporary, or contract basis, regardless of whether the person is denominated an employee, independent contractor, agent, lessee, or otherwise. Employee does not include a person exclusively on the premises for repair or maintenance of the premises or for the delivery of goods to the premises, or an attorney, accountant, or similar state-licensed professional performing professional services for the business.
- K. *Establish or establishment*: Any of the following:

- (1) The opening or commencement of any adult establishment as a new business;
 - (2) The conversion of an existing business, whether or not an adult establishment, to any adult establishment; or
 - (3) The addition of any adult establishment to any other existing adult establishment.
- L. *Floor space*: The floor area inside an establishment that is visible or accessible to patrons for any reason, excluding restrooms.
- M. *Hearing officer*: An attorney, not an employee of the County, who is licensed to practice law in Georgia, and retained to serve as an independent tribunal to conduct hearings under this chapter.
- N. *Influential interest*: The actual power to influence or control the operation, management, or policies of the adult establishment or legal entity which operates the adult establishment. An individual is deemed to have an “influential interest” if he or she (1) is the on-site general manager of the adult establishment, (2) owns a financial interest of thirty percent (30%) or more of a business or of any class of voting securities of a business, or (3) holds an office (e.g., president, vice president, secretary, treasurer, managing member, managing director, etc.) in a legal entity which operates the adult establishment.
- O. *Licensee*: A person in whose name a license to operate an adult establishment has been issued, as well as the individual or individuals listed as an applicant on the application for an adult establishment license. In the case of an “employee,” it shall mean the person in whose name the adult establishment employee license has been issued.
- P. *Nudity or nude conduct*: The showing of the human male or female genitals, pubic area, vulva, or anus with less than a fully opaque covering, or the showing of the female breast with less than a fully opaque covering of any part of the nipple and areola. For purposes of this chapter, a “fully opaque covering” must not consist of any substance that can be washed or peeled off the skin (such as paint, make-up, or latex).
- Q. *Operate*: To cause to function or to put or keep in a state of doing business.
- R. *Operator*: Any person on the premises of an adult establishment who manages, supervises, or controls the business or a portion thereof. A person may be found to be an operator regardless of whether such person is an owner, part owner, or licensee of the business.
- S. *Park*: Any lands or facility owned, operated, controlled, or managed by any county, city, or federal government, or any governmental entity in and upon which recreational activities occur, or upon which places are provided for the recreation and enjoyment of the general public, or which is kept or maintained for ornament and/or recreation.

- T. *Person*: An individual, proprietorship, partnership, corporation, association, or other legal entity.
- U. *Premises*: The real property upon which the adult establishment is located, and all appurtenances thereto and buildings thereon, including, but not limited to, the adult establishment, the grounds, private walkways, and parking lots and/or parking garages adjacent thereto, under the ownership, control, or supervision of the licensee, as described in the application for an adult establishment license.
- V. *Regional shopping mall (enclosed)*: A group of retail and other commercial establishments that is planned, developed, and managed as a single property, with on-site parking provided around the perimeter of the shopping center, and that is generally at least forty acres in size and flanked by two or more large “anchor” stores, such as department stores. The common walkway or “mall” is enclosed, climate-controlled and lighted, usually with an inward orientation of the stores facing the walkway.
- W. *Regularly*: The consistent and repeated doing of an act on an ongoing basis.
- X. *Religious institution*: Any premises or site which is used primarily or exclusively for religious worship and related religious activities.
- Y. *Residence*: A house, apartment, mobile home, boarding or rooming house, duplex, condominium or other multi-family housing for human dwelling.
- Z. *Semi-nude or semi-nudity*: The showing of the female breast below a horizontal line across the top of the areola and extending across the width of the breast at that point, or the showing of the male or female buttocks, with less than a fully opaque covering. This definition shall include the lower portion of the human female breast, but shall not include any portion of the cleavage of the human female breasts exhibited by a bikini, dress, blouse, shirt, leotard, or similar wearing apparel provided the areola is not exposed in whole or in part. For purposes of this chapter, a “fully opaque covering” must not consist of any substance that can be washed or peeled off the skin (such as paint, make-up, or latex).
- AA. *Sexual device*: Any three (3) dimensional object designed for stimulation of the male or female human genitals, anus, buttocks, nipple, or for sadomasochistic use or abuse of oneself or others and shall include devices commonly known as dildos, vibrators, penis pumps, cock rings, anal beads, butt plugs, nipple clamps, and physical representations of the human genital organs. Nothing in this definition shall be construed to include devices primarily designed for protection against sexually transmitted diseases or for preventing pregnancy.
- BB. *Sexual device shop*: A commercial establishment:

- (1) Where more than 100 sexual devices are regularly made available for sale or rental; or
- (2) Where sexual devices are regularly made available for sale or rental and the establishment regularly gives special prominence to sexual devices (e.g., by using lighted display cases for sexual devices, having a room or discrete area of the establishment significantly devoted to sexual devices, positioning sexual devices near cash registers or similar points of sale, hosting events focused on sexual devices, or holding itself out to the public as a place that focuses on sexual devices).

This definition shall not be construed to include an establishment located within an enclosed regional shopping mall, an establishment containing a pharmacy that employs a licensed pharmacist to fill prescriptions on the premises, or an establishment that is enrolled in Medicare as a durable medical equipment, prosthetics, and supplies (DMEPOS) supplier.

CC. *Specified anatomical areas:*

- (1) Less than completely and opaquely covered: human genitals, pubic region; buttock; and female breast below a point immediately above the top of the areola; and
- (2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

DD. *Specified criminal activity:* Any of the following specified crimes for which less than five years has elapsed since the date of conviction or the date of release from confinement for the conviction, whichever is the later date:

- (1) Rape, child molestation, enticing a child for indecent purposes, sexual assault, sexual battery, aggravated sexual assault, aggravated sexual battery, or public indecency;
- (2) Prostitution, masturbation for hire, keeping a place of prostitution, pimping, or pandering;
- (3) Obscenity, disseminating or displaying matter harmful to a minor, or use of minor in sexual performance;
- (4) Any offense related to any sexually-oriented business, including controlled substance offenses, tax violations, racketeering, crimes involving sex, crimes involving prostitution, or crimes involving obscenity;
- (5) Any attempt, solicitation, or conspiracy to commit one of the foregoing offenses; or
- (6) Any offense in another jurisdiction that, had the predicate act(s) been committed in Georgia, would have constituted any of the foregoing offenses.

EE. *Specified sexual activity*: Any of the following:

- (1) Intercourse, oral copulation, masturbation or sodomy; or
- (2) Excretory functions as a part of or in connection with any of the activities described in (1) above.

FF. *Transfer of ownership or control*: When used of an adult establishment, any of the following:

- (1) The sale, lease, or sublease of the business;
- (2) The transfer of securities which constitute an influential interest in the business, whether by sale, exchange, or similar means; or
- (2) The establishment of a trust, gift, or other similar legal device which transfers the ownership or control of the business, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.

GG. *Viewing room*: The room or booth where a patron of an adult establishment would ordinarily be positioned while watching a film, videocassette, digital video disc, or other video on an image-producing device.

5.20.030. - License required.

- A. *Adult Establishment License*. It shall be unlawful for any person to operate an adult establishment in the County without a valid adult establishment license.
- B. *Employee License*. It shall be unlawful for any person to be an “employee,” as defined in this chapter, of an adult establishment in the County without a valid adult establishment employee license, except that a person who is a licensee under a valid adult establishment license shall not be required to also obtain an adult establishment employee license. It shall be unlawful for any person who operates an adult establishment to employ a person at the establishment who does not have a valid adult establishment employee license.
- C. *Application*. An applicant for an adult establishment license or an adult establishment employee license shall file in person at the Hall County Business License Office (or other office designated by the Director) a completed application made on a form provided by the Director. An adult establishment may designate an individual with an influential interest in the business to file its application for an adult establishment license in person on behalf of the business. The application shall be signed as required by subsection (D) herein and shall be notarized. An application shall be considered complete when it contains, for each person required to sign the application, the information and/or items required in this subsection (C), accompanied by the appropriate licensing fee:

- (1) The applicant's full legal name and any other names used by the applicant in the preceding five (5) years.
- (2) Current business address or another mailing address for the applicant.
- (3) Written proof of age, in the form of a driver's license, a picture identification document containing the applicant's date of birth issued by a governmental agency, or a copy of a birth certificate accompanied by a picture identification document issued by a governmental agency.
- (4) If the application is for an adult establishment license, the business name, location, legal description, mailing address and phone number of the adult establishment.
- (5) If the application is for an adult establishment license, the name and business address of the statutory agent or other agent authorized to receive service of process.
- (6) A statement of whether an applicant has been convicted of or has pled guilty or nolo contendere to a specified criminal activity as defined in this chapter, and if so, each specified criminal activity involved, including the date, place, and jurisdiction of each as well as the dates of conviction and release from confinement, where applicable.
- (7) A statement of whether any adult establishment in which an applicant has had an influential interest, has, in the previous five (5) years (and at a time during which the applicant had the influential interest):
 - (i) been found by a court of law to have been operating unlawfully;
 - (ii) been enjoined from engaging in conduct prohibited by law;
 - (iii) been held in contempt of court for operating contrary to a court order;
 - (iv) been declared by a court of law to be a nuisance; or
 - (v) been subject to an order of closure.
- (8) An application for an adult establishment license shall be accompanied by a legal description of the property where the business is located and a sketch or diagram showing the configuration of the premises, including a statement of total floor area occupied by the business and a statement of floor area visible or accessible to patrons for any reason, excluding restrooms. The sketch or diagram need not be professionally prepared but shall be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six (6) inches. Applicants who are required to comply with the stage, booth, and/or room configuration requirements of this chapter shall submit a diagram indicating that the setup and configuration of the premises meets the requirements of the applicable regulations. See Sections 5.20.130 and 5.20.170. The Director may waive the requirements of this

subsection (8) for a renewal application if the applicant adopts a legal description and a sketch or diagram that was previously submitted and certifies that the configuration of the premises has not been altered since it was prepared.

- (9) A signed and sworn affidavit verifying the applicant's lawful presence in the United States as required by O.C.G.A. § 50-36-1. If the applicant is a partnership, limited liability company, corporation, or other legal entity, a signed and sworn affidavit verifying the lawful presence of each individual that executes the application on behalf of the applicant. With regard to a renewal application, if an individual has previously complied with the requirements of this subsection (9), the Director may waive the requirements of this subsection for that individual.
- (10) If the application is for an adult establishment license, a signed and sworn affidavit attesting that the establishment either uses the federal work authorization program in accordance with federal regulations or that the applicant employs fewer than 11 people or otherwise does not fall within the requirements of O.C.G.A. § 36-60-6.
- (11) If the application is for an adult establishment employee license, the name and address of the establishment where the applicant intends to use the employee license.

The information provided pursuant to this subsection (C) shall be supplemented in writing by certified mail, return receipt requested, to the Director within ten (10) working days of a change of circumstances which would render the information originally submitted false or incomplete.

- D. *Signature.* A person who seeks an adult establishment employee license under this section shall sign the application for a license. If a person who seeks an adult establishment license under this section is an individual, he shall sign the application for a license as applicant. If a person who seeks an adult establishment license is other than an individual, each person with an influential interest in the adult establishment or in a legal entity that controls the adult establishment shall sign the application for a license as applicant. Each applicant must be qualified under this chapter and each applicant shall be considered a licensee if a license is granted.
- E. The information provided by an applicant in connection with an application for a license under this chapter will not be disclosed by the Hall County Business License Office in response to a Georgia Open Records Act request except as may be required, and only to the extent required, by governing law or court order. Any information protected by the right to privacy as recognized by state or federal law shall be redacted prior to such disclosure.

5.20.040. - Issuance of license.

- A. *Adult Establishment License.* Upon the filing of a completed application for an adult establishment license, the Director shall issue a Temporary License to the applicant within three (3) business days if the completed application is from a preexisting adult establishment that is lawfully operating in the County and the completed application, on its

face, indicates that the applicant is entitled to an annual adult establishment license. The Temporary License shall expire upon the final decision to deny or grant an annual license. Within thirty (30) days of the filing of a completed adult establishment license application, the Director shall either issue a license to the applicant or issue a written notice of intent to deny a license to the applicant. The Director shall issue a license unless:

- (1) An applicant is less than eighteen (18) years of age.
 - (2) An applicant has failed to provide information required by this chapter for issuance of a license or has falsely answered a question or request for information on the application form.
 - (3) The license application fee required by this chapter has not been paid.
 - (4) The adult establishment, as defined herein, is not in compliance with the interior configuration requirements of this chapter.
 - (5) The adult establishment, as defined herein, is not in compliance with Section 5.20.190 of this chapter or the location requirements in Title 17 of the Official Code of Hall County.
 - (6) Any adult establishment in which an applicant has had an influential interest, has, in the previous five (5) years (and at a time during which the applicant had the influential interest):
 - (i) been found by a court of law to have been operating unlawfully;
 - (ii) been enjoined from engaging in conduct prohibited by law;
 - (iii) been held in contempt of court for operating contrary to a court order;
 - (iv) been declared by a court of law to be a nuisance; or
 - (v) been subject to an order of closure.
 - (7) An applicant has been convicted of or pled guilty or nolo contendere to a specified criminal activity, as defined in this chapter.
- B. *Employee License.* Upon the filing of a completed application for an adult establishment employee license, the Director shall issue a Temporary License to the applicant within three (3) business days if the applicant seeks licensure to work in a licensed adult establishment and the completed application, on its face, indicates that the applicant is entitled to an annual adult establishment employee license. The Temporary License shall expire upon the final decision to deny or grant an annual license. Within thirty (30) days of the filing of a completed adult establishment employee license application, the Director shall either issue

a license to the applicant or issue a written notice of intent to deny a license to the applicant. The Director shall issue a license unless:

- (1) The applicant is less than eighteen (18) years of age.
 - (2) The applicant has failed to provide information as required by this chapter for issuance of a license or has falsely answered a question or request for information on the application form.
 - (3) The license application fee required by this chapter has not been paid.
 - (4) Any adult establishment in which the applicant has had an influential interest, has, in the previous five (5) years (and at a time during which the applicant had the influential interest):
 - (i) been found by a court of law to have been operating unlawfully;
 - (ii) been enjoined from engaging in conduct prohibited by law;
 - (iii) been held in contempt of court for operating contrary to a court order;
 - (iv) been declared by a court of law to be a nuisance; or
 - (v) been subject to an order of closure.
 - (5) The applicant has been convicted of or pled guilty or nolo contendere to a specified criminal activity, as defined in this chapter.
 - (6) The applicant has expressed the intent to use the adult establishment employee license at an establishment that is not licensed by the County to operate an adult establishment.
- C. The license, if granted, shall state on its face the name of the person or persons to whom it is granted, the number of the license issued to the licensee(s), the expiration date, and, if the license is for an adult establishment, the address of the adult establishment. The adult establishment license shall be posted in a conspicuous place at or near the entrance to the adult establishment so that it may be read at any time that the business is occupied by patrons or is open to the public. An adult establishment employee shall keep the employee's license on his or her person or on the premises where the licensee is then working.

5.20.050. - Fees.

The initial license and annual renewal fees for adult establishment licenses and adult establishment employee licenses shall be as follows: two hundred dollars (\$200) for the initial fee for an adult establishment license and one hundred dollars (\$100) for annual renewal; fifty

dollars (\$50) for the initial adult establishment employee license and twenty-five dollars (\$25) for annual renewal.

5.20.060. - Inspection.

Adult establishments and adult establishment employees shall permit the Director and his or her agents to inspect, from time to time on an occasional basis, the portions of the adult establishment premises where patrons are permitted, for the purpose of ensuring compliance with the specific regulations of this chapter, during those times when the adult establishment is occupied by patrons or is open to the public. This section shall be narrowly construed to authorize only reasonable inspections of the licensed premises pursuant to this chapter.

5.20.070. - Expiration and renewal of license.

- A. Each license shall remain valid for a period of one calendar year from the date of issuance unless otherwise suspended or revoked. Such license may be renewed only by making application and payment of a fee as provided in this chapter. When a renewal license is issued, it shall become effective the day after the previous license expires and shall remain valid for a period of one calendar year from its effective date unless otherwise suspended or revoked.
- B. Application for renewal of an annual license should be made at least ninety (90) days before the expiration date of the current annual license, and when made less than ninety (90) days before the expiration date, the expiration of the current license will not be affected.

5.20.080. - Suspension.

- A. The Director shall issue a written notice of intent to suspend an adult establishment license for a period not to exceed thirty (30) days if the adult establishment licensee has knowingly or recklessly violated this chapter or has knowingly or recklessly allowed an employee or any other person to violate this chapter.
- B. The Director shall issue a written notice of intent to suspend an adult establishment employee license for a period not to exceed thirty (30) days if the employee licensee has knowingly or recklessly violated this chapter.

5.20.090. - Revocation.

- A. The Director shall issue a written notice of intent to revoke an adult establishment license or an adult establishment employee license, as applicable, if the licensee knowingly or recklessly violates this chapter or has knowingly or recklessly allowed an employee or any other person to violate this chapter and a suspension of the licensee's license has become effective within the previous twelve-month (12-mo.) period.

- B. The Director shall issue a written notice of intent to revoke an adult establishment license or an adult establishment employee license, as applicable, if:
- (1) The licensee has knowingly given false information in the application for the adult establishment license or the adult establishment employee license;
 - (2) The licensee has knowingly or recklessly engaged in or allowed possession, use, or sale of controlled substances on the premises of the adult establishment;
 - (3) The licensee has knowingly or recklessly engaged in or allowed prostitution on the premises of the adult establishment;
 - (4) The licensee knowingly or recklessly operated the adult establishment during a period of time when the license was finally suspended or revoked;
 - (5) The licensee has knowingly or recklessly engaged in or allowed any specified sexual activity or specified criminal activity to occur in or on the premises of the adult establishment;
 - (6) The licensee has knowingly or recklessly allowed a person under the age of twenty-one (21) years to consume alcohol on the premises of the adult establishment;
 - (7) The licensee has knowingly or recklessly allowed a person under the age of eighteen (18) years to appear in a semi-nude condition or in a state of nudity on the premises of the adult establishment; or
 - (8) The licensee has knowingly or recklessly allowed three (3) or more violations of this chapter within a twelve-month period.
 - (9) The licensee has failed to meet or maintain the qualifications to be issued or to hold the license.
- C. The fact that any relevant conviction is being appealed shall have no effect on the revocation of the license, provided that, if any conviction which serves as a basis of a license revocation is overturned or reversed on appeal, that conviction shall be treated as null and of no effect for revocation purposes.
- D. When, after the notice and hearing procedure described in this chapter, the County revokes a license, the revocation shall continue for one (1) year and the licensee shall not be issued an adult establishment license or adult establishment employee license for one (1) year from the date revocation becomes effective.

5.20.100. - Hearing; license denial, suspension, revocation; appeal.

- A. When the Director issues a written notice of intent to deny, suspend, or revoke a license, the Director shall immediately send such notice, which shall state the grounds under this

chapter for such action, to the applicant or licensee by personal delivery or certified mail. The notice shall be directed to the most current business address or other mailing address on file with the Director for the applicant or licensee. The notice shall also set forth the following: The applicant or licensee shall have ten (10) days after the delivery of the written notice to submit, at the office of the Director, a written request for a hearing. If the applicant or licensee does not request a hearing within said ten (10) days, the Director's written notice shall become a final denial, suspension, or revocation, as the case may be, on the fifteenth (15th) day after it is delivered to the applicant or licensee.

- B. If the applicant or licensee (hereafter, "petitioner") does make a written request for a hearing within said ten (10) days, then the Director shall, within ten (10) days after the submission of the request, send a notice to the petitioner indicating the date, time, and place of the hearing. The hearing shall be conducted not less than ten (10) days nor more than twenty (20) days after the date that the hearing notice is issued. The hearing may be transcribed by either party.
- C. At the hearing, the petitioner shall have the opportunity to present all relevant arguments and to be represented by counsel, present evidence and witnesses on his or her behalf, and cross-examine any of the Director's witnesses. The Director may also be represented by counsel, present evidence and witnesses, and cross-examine any of the petitioner's witnesses. The hearing shall take no longer than one (1) day, unless extended at the request of the petitioner to meet the requirements of due process and proper administration of justice. The petitioner shall have the burden of proving by a preponderance of the evidence that there is no substantial evidence to support the Director's licensing decision. The Hearing Officer shall affirm the Director's licensing decision if any substantial evidence in the record at the hearing supports any of the grounds set forth in the written notice of intent to deny, suspend, or revoke. The Hearing Officer shall issue a final written decision, including specific reasons for the decision pursuant to this chapter, to the petitioner and the County within five (5) days after the hearing.
- D. If the decision is to deny, suspend, or revoke the license, the decision shall advise the petitioner of the right to appeal such decision to a court of competent jurisdiction, and the decision shall not become effective until the fifth (5th) day after it is rendered. If the Hearing Officer's decision finds that there is no substantial evidence to support the Director's licensing decision, the Hearing Officer shall, contemporaneously with the issuance of the decision, order the Director to immediately withdraw the intent to deny, suspend, or revoke the license and to notify the petitioner in writing by certified mail of such action. If the petitioner is not yet licensed, the Director shall contemporaneously therewith issue the license to the applicant.
- E. If any court action challenging a licensing decision is initiated, the County shall consent to expedited briefing and/or disposition of the action, shall comply with any expedited schedule set by the court, and shall facilitate prompt judicial review of the proceedings. The following shall apply to any adult establishment that is, in all respects, lawfully operating as an adult establishment, or any adult establishment employee that is lawfully employed as an adult establishment employee, on the date on which the completed business or employee

application, as applicable, is filed with the Director: Upon the filing of any court action to appeal, challenge, restrain, or otherwise enjoin the County's enforcement of any denial, suspension, or revocation of a license, the Director shall immediately issue the petitioner a Provisional License. The Provisional License shall allow the petitioner to continue operation of the adult establishment or to continue employment as an adult establishment employee and will expire upon the court's entry of a judgment on the petitioner's appeal or other action to restrain or otherwise enjoin the County's enforcement, unless the Provisional License is suspended or revoked prior to entry of said judgment. While a Provisional License is in effect, the provisional licensee shall comply with the regulations set forth in Sections 5.20.060, 5.20.120, 5.20.130, 5.20.140, and 5.20.170, and any violations thereof shall be subject to the provisions of Section 5.20.150. A Provisional License may be suspended under Section 5.20.080 or revoked under Section 5.20.090, and if an appeal is taken from that suspension or revocation decision, the County will issue no further Provisional License or stay of enforcement.

5.20.110. - Transfer of license.

A licensee shall not transfer his or her license to another, nor shall a licensee operate an adult establishment under the authority of a license at any place other than the address designated in the adult establishment license application.

5.20.120. - Hours of operation.

No adult establishment shall be or remain open for business between 12:00 midnight and 6:00 a.m. on any day.

5.20.130. - Regulations pertaining to operation of adult arcade or adult motion picture theater.

- A. A person who operates or causes to be operated an adult arcade or adult motion picture theater shall comply with the following requirements.
 - (1) Each application for an adult establishment license shall contain a diagram of the premises showing the location of all operator's stations, booths or viewing rooms, overhead lighting fixtures, and restrooms, and shall designate all portions of the premises in which patrons will not be permitted. The diagram shall also designate the place at which the license will be conspicuously posted, if granted. A professionally prepared diagram in the nature of an engineer's or architect's blueprint shall not be required; however, each diagram shall be oriented to the north or to some designated street or object and shall be drawn to a designated scale or with marked dimensions sufficient to show the various internal dimensions of all areas of the interior of the premises to an accuracy of plus or minus six inches. The Director may waive the foregoing diagram for renewal applications if the applicant adopts a diagram that was previously submitted and certifies that the configuration of the premises has not been altered since it was prepared.

- (2) It shall be the duty of the operator, and of any employees present on the premises, to ensure that no patron is permitted access to any area of the premises which has been designated as an area in which patrons will not be permitted.
- (3) The interior premises shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access at an illumination of not less than five (5.0) foot candles as measured at the floor level. It shall be the duty of the operator, and of any employees present on the premises, to ensure that the illumination described above is maintained at all times that the premises is occupied by patrons or open for business.
- (4) It shall be the duty of the operator, and of any employees present on the premises, to ensure that no specified sexual activity occurs in or on the premises.
- (5) It shall be the duty of the operator to post conspicuous signs in well-lighted entry areas of the business stating all of the following:
 - (i) That the occupancy of viewing rooms less than 100 square feet is limited to one person.
 - (ii) That specified sexual activity on the premises is prohibited.
 - (iii) That the making of openings between viewing rooms is prohibited.
 - (iv) That violators will be required to leave the premises.
 - (v) That violations of these regulations are unlawful.
- (6) It shall be the duty of the operator to enforce the regulations articulated in (5)(i) through (v) above.
- (7) The interior of the premises shall be configured in such a manner that there is an unobstructed view from an operator's station of every area of the premises, including the interior of each viewing room but excluding restrooms, to which any patron is permitted access for any purpose. An operator's station shall not exceed thirty-two (32) square feet of floor area. If the premises has two (2) or more operator's stations designated, then the interior of the premises shall be configured in such a manner that there is an unobstructed view of each area of the premises to which any patron is permitted access for any purpose, excluding restrooms, from at least one of the operator's stations. The view required in this paragraph must be by direct line of sight from the operator's station. It is the duty of the operator to ensure that at least one employee is on duty and situated in each operator's station at all times that any patron is on the premises. It shall be the duty of the operator, and it shall also be the duty of any employees present on the premises, to ensure that the view area specified in this paragraph remains unobstructed by any doors, curtains, walls, merchandise, display racks or other materials or enclosures at all times that any patron is present on the premises.
- (8) It shall be the duty of the operator to ensure that no porous materials are used for any wall, floor, or seat in any booth or viewing room.

- B. It shall be unlawful for a person having a duty under subsections (A)(1) through (A)(8) to knowingly or recklessly fail to fulfill that duty.
- C. No patron shall knowingly or recklessly enter or remain in a viewing room less than 100 square feet in area that is occupied by any other patron.
- D. No patron shall knowingly or recklessly be or remain within one foot of any other patron while in a viewing room that is 100 square feet or larger in area.
- E. No person shall knowingly or recklessly make any hole or opening between viewing rooms.

5.20.140. - Loitering, exterior lighting and monitoring, and interior lighting requirements.

- A. It shall be the duty of the operator of an adult establishment to: (i) ensure that at least two conspicuous signs stating that no loitering is permitted on the premises are posted on the premises; (ii) designate one or more employees to monitor the activities of persons on the premises by visually inspecting the premises at least once every ninety (90) minutes or inspecting the premises by use of video cameras and monitors; and (iii) provide lighting to the exterior premises to provide for visual inspection or video monitoring to prohibit loitering. Said lighting shall be of sufficient intensity to illuminate every place to which customers are permitted access at an illumination of not less than one (1.0) foot candle as measured at the floor level. If used, video cameras and monitors shall operate continuously at all times that the premises are open for business. The monitors shall be installed within an operator's station.
- B. It shall be the duty of the operator of an adult establishment to ensure that the interior premises shall be equipped with overhead lighting of sufficient intensity to illuminate every place to which customers are permitted access at an illumination of not less than five (5.0) foot candles as measured at the floor level and the illumination must be maintained at all times that any customer is present in or on the premises.
- C. No adult establishment shall erect a fence, wall, or similar barrier that prevents any portion of the parking lot(s) for the establishment from being visible from a public right of way.
- D. It shall be unlawful for a person having a duty under this section to knowingly or recklessly fail to fulfill that duty.

5.20.150. - Penalties and enforcement.

- A. A person who violates any of the provisions of this chapter shall be guilty of a violation and, upon conviction, shall be punishable by fines not to exceed one thousand dollars (\$1,000.00) per violation, or by imprisonment for a period not to exceed sixty (60) days, or by both such fine and imprisonment. For violations of this chapter that are continuous with respect to time, each day that the violation continues is a separate offense. For violations of

this chapter that are not continuous with respect to time, each violation is a separate offense.

- B. Any premises, building, dwelling, or other structure in which an adult establishment is repeatedly operated or maintained in violation of this chapter shall constitute a nuisance and shall be subject to civil abatement proceedings in a court of competent jurisdiction.
- C. The County's legal counsel is hereby authorized to institute civil proceedings necessary for the enforcement of this chapter to enjoin, prosecute, restrain, or correct violations hereof. Such proceedings shall be brought in the name of the County, provided, however, that nothing in this section and no action taken hereunder, shall be held to exclude such criminal or administrative proceedings as may be authorized by other provisions of this chapter, or any of the laws in force in the County or to exempt anyone violating this code or any part of the said laws from any penalty which may be incurred.

5.20.160. - Applicability of chapter to existing businesses.

- A. *Licensing Requirements.* All preexisting adult establishments lawfully operating in the County in compliance with all state and local laws prior to the effective date of this chapter, and all adult establishment employees working in the County prior to the effective date of this chapter, are hereby granted a *De Facto* Temporary License to continue operation or employment for a period of ninety (90) days following the effective date of this chapter. By the end of said ninety (90) days, all adult establishments and adult establishment employees must apply for a license under this chapter.
- B. *Interior Configuration Requirements.* Any preexisting adult establishment that is required to, but does not, have interior configurations or stages that meet at least the minimum requirements of section 5.20.130 and subsection 5.20.170(B) shall have ninety (90) days from the effective date of this chapter to conform its premises to said requirements. During said ninety (90) days, any employee who appears within view of any patron in a semi-nude condition shall nevertheless remain, while semi-nude, at least six (6) feet from all patrons.
- C. *Other Requirements.* Except as provided for in subsections (A) and (B), adult establishments shall comply with this chapter on the date that it takes effect.

5.20.170. - Prohibited conduct.

- A. No patron, employee, or any other person shall knowingly or intentionally, in an adult establishment, appear in a state of nudity or engage in a specified sexual activity.
- B. No person shall knowingly or intentionally, in an adult establishment, appear in a semi-nude condition unless the person is an employee who, while semi-nude, remains at least six (6) feet from all patrons and on a stage at least eighteen (18) inches from the floor in a room of at least six hundred (600) square feet.

- C. No employee who appears semi-nude in an adult establishment shall knowingly or intentionally touch a customer or the clothing of a customer on the premises of an adult establishment. No customer shall knowingly or intentionally touch such an employee or the clothing of such an employee on the premises of an adult establishment.
- D. No person shall possess, use, or consume alcoholic beverages on the premises of an adult establishment.
- E. No person shall knowingly or recklessly allow a person under the age of eighteen (18) years to be or remain on the premises of an adult establishment.
- F. No operator of an adult establishment shall knowingly or recklessly allow a room in the adult establishment to be simultaneously occupied by any patron and any other employee who is semi-nude or who appears semi-nude on the premises of the adult establishment, unless an operator of the adult establishment is present in the same room.
- G. No operator or licensee of an adult establishment shall violate the regulations in this section or knowingly or recklessly allow an employee or any other person to violate the regulations in this section.
- H. A sign in a form to be prescribed by the Director, and summarizing the provisions of subsections (A), (B), (C), (D), and (E), shall be posted near the entrance of the adult establishment in such a manner as to be clearly visible to patrons upon entry. No person shall cover, obstruct, or obscure said sign.
- I. No adult establishment or sales of sexual devices shall be permitted as a home-based business.

5.20.180. - Scienter required to prove violation or business licensee liability.

This chapter does not impose strict liability. Unless a culpable mental state is otherwise specified herein, a showing of a reckless mental state is necessary to establish a violation of a provision of this chapter. Notwithstanding anything to the contrary, for the purposes of this chapter, an act by an employee that constitutes grounds for suspension or revocation of that employee's license shall be imputed to the adult establishment licensee for purposes of finding a violation of this chapter, or for purposes of license denial, suspension, or revocation, only if an officer, director, or general partner, or a person who managed, supervised, or controlled the operation of the business premises, knowingly or recklessly allowed such act to occur on the premises. It shall be a defense to liability that the person to whom liability is imputed was powerless to prevent the act.

5.20.190. - Location of adult establishments.

- A. It shall be unlawful to establish, operate, or cause to be operated an adult establishment in unincorporated Hall County that is:

- (1) Within 750 feet of any residence or residential zoning district.
 - (2) Within 750 feet of an educational institution, religious institution, governmentally owned or operated building or structure, library, civic center, park, hospital, or prison.
 - (3) Within 750 feet of an establishment licensed to sell alcoholic beverages.
 - (4) Within 500 feet of another adult establishment.
- B. For the purpose of this section, measurements shall be made in a straight line from the closest part of any structure occupied by the adult establishment to the closest property line of the zoned property and uses identified in subsection (A), above. Where a use identified in subsection (A) is located in a multi-tenant development, the distance shall be measured to the closest part of the tenant space occupied by that use rather than the property line of the entire development, so as to maximize the number of locations available to adult establishments.
- C. Notwithstanding any provision in the Official Code of Hall County, Georgia to the contrary, an adult establishment in a location that satisfies the standards in this section shall not be deemed noncompliant with this section by virtue of the subsequent establishment or expansion of a land use or zoning district identified in subsection (A).
- D. *Amortization.*
- (1) As used in this section, “lawful nonconforming adult establishment” means a business that qualifies as an adult establishment, as defined in this chapter, that:
 - (i) was, in all respects, lawfully: established, continuously licensed, and continuously operated until this section was adopted;
 - (ii) has continuously, lawfully operated since this section was adopted; and
 - (iii) does not conform to the location standards for adult establishments set forth in this Section 5.20.190 or in Title 17 of the Official Code of Hall County, Georgia.
 - (2) Notwithstanding anything to the contrary in the Official Code of Hall County, Georgia, a lawful nonconforming adult establishment may continue to operate in its nonconforming location until December 31, 2023, in order to make a reasonable recoupment of its investment in said location that was made before the adoption of this section. On or before January 1, 2024, the adult establishment shall conform to the location standards for adult establishments in the Official Code of Hall County, Georgia.
 - (3) Hardship extension. A lawful nonconforming adult establishment may apply to extend the time to operate its adult establishment in its nonconforming location upon a showing of financial hardship. An application for an initial extension based upon

financial hardship shall be made by October 31, 2023. If a hardship extension is granted, subsequent applications for hardship extensions shall be made at least 60 days before the conclusion of the business's then-current extension period.

- (4) Procedure. An application for a hardship extension shall be filed in writing with the Director, shall include documentation showing that the establishment is a lawful nonconforming adult establishment, shall specify the length of extension requested, and shall include evidence of purchase and improvement costs, income earned and lost, depreciation, and costs of relocation. The application shall include an electronic copy of the business's accounting or bookkeeping records, including the computer file(s) maintained in QuickBooks or any similar accounting or bookkeeping software. Within 20 days after receiving the application, the Director shall schedule a public hearing on the application before the Hearing Officer, which public hearing shall be conducted within 45 days after the Director's receipt of the application. Notice of the time and place of such public hearing shall be published at least ten days before the hearing on the County's website or in a newspaper of general circulation published within the County, and shall identify the particular business and location for which the hardship extension is requested.
- (5) The Hearing Officer shall issue a written decision within ten days after the public hearing on the application for a hardship extension. The hardship extension shall be limited to a period of up to one year, as proven necessary by the applicant. The hardship extension shall be granted only upon a showing that the applicant is a lawful nonconforming adult establishment and is unable to recoup its investments, made prior to the effective date of this section, in its current location unless the hardship extension is granted.

5.20.200. - Severability.

This chapter and each section and provision of said chapter hereunder, are hereby declared to be independent divisions and subdivisions and, notwithstanding any other evidence of legislative intent, it is hereby declared to be the controlling legislative intent that if any provisions of said chapter, or the application thereof to any person or circumstance is held to be invalid, the remaining sections or provisions and the application of such sections and provisions to any person or circumstances other than those to which it is held invalid, shall not be affected thereby, and it is hereby declared that such sections and provisions would have been passed independently of such section or provision so known to be invalid. Should any procedural aspect of this chapter be invalidated, such invalidation shall not affect the enforceability of the substantive aspects of this chapter.

5.20.210. - Conflicting code provisions repealed.

Any provision(s) in the Official Code of Hall County, Georgia specifically in conflict with any provision in this chapter is hereby deemed inoperative and repealed.

5.20.220. - Effective date.

This chapter shall become effective immediately upon its adoption.”

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

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
Richard Higgins, Chairman

ATTEST:

Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

Van Stephens, County Attorney



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 189/2022

SUBJECT: Approve the renewal of annual contract for RFP #41-006 Demand Services for Hall County Sewer System for Hall County Public Works & Utilities to Civil Engineering Consultants, Inc. of Marietta, GA, Tetra Tech, Inc. of Atlanta, GA, and AECOM Technical Services, Inc. of Atlanta, GA. The estimated annual cost is \$305,000.00.

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

Executive Summary:

Presenter: BN

Recommendation:

Civil Engineering Consultants, Inc. of Marietta, GA, Tetra Tech, Inc. of Atlanta, GA, and AECOM Technical Services, Inc. of Atlanta, GA.

Purpose of Request:

Approve the renewal of annual contract #41-006 for services to the sewer system.

History:

Civil Engineering Consultants, Inc. of Marietta, GA, Tetra Tech, Inc. of Atlanta, GA, and AECOM Technical Services, Inc. of Atlanta, GA have been good vendor sources for this contract and are in good standing with the County.

Facts and Issues:

Options:

This is year 3 of a 5 year contract. Civil Engineering Consultants, Inc. of Marietta, GA, Tetra Tech, Inc. of Atlanta, GA, and AECOM Technical Services, Inc. of Atlanta, GA are three (3) of four (4) vendors in the vendor pool for this contract and they are in good standing within the County. Rochester and Associates of Gainesville, GA were originally were initially included in the sewer services demand services contract. However, Rochester was recently awarded the Program Management contract with Hall County, which precludes them from serving as a vendor on the sewer services demand services contract. Therefore, we will only have three (3) vendors as part of the sewer services demand services contract going forward.

Funding Requested	\$ 305,000.00
Are funds within current budget?	Yes
Source of Funds	Water & Sewer
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Purchasing	Budget
BN	BN	CP	TS
Finance	Attorney	Administration	Clerk
WG	WLI	LJ	JR

Attachments:

Financial Supplement
 Civil Engineering Consultants - Signature Request and Contract
 Tetra Tech Inc - Signature Request and Contract
 AECOM Technical Services Inc - Signature Request and Contract



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

AGENDA ITEM 189/2022

Funds Requested: \$ 305,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

Water & Sewer

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY23	022 - WATER & SEWER	139 - SPOUT SPGS RECLAM. PLAN	4708 - OPERATING SERVICES	\$305,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BN

Phone: 770-531-6800



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

Wes Geddings

Date: 3/28/2022

To: Wes Geddings, Director

From: Debra Howington, Buyer

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

Bid/Contract Name: Demand Services for Hall County Sewer System

Department(s) Requesting Contract: Public Works

Award Recipient Name: Civil Engineering Consultants, Inc.

Date of BOC Approval: 8/27/20

Contract Description: Hall County Sewer System Services

☒ Annual Contract ☐ New ☒ Renewal

Prior Year's Spend: \$134,963.00

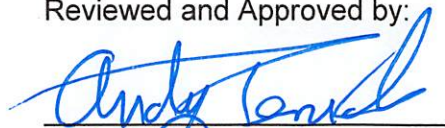
☐ Price Increase Requested Increase Percentage:

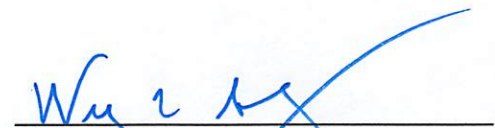
☒ Project/Service Contract Awarded Amount: \$135,000.00

☐ Product Contract Awarded Amount: \$0

Comments:

Reviewed and Approved by:


Andy Penick
Purchasing Manager


Wes Geddings
Director

**CONTRACT EXECUTION SIGNATURE REQUEST
PRICE INCREASE DETAILS**

Bid/Contract No: 41-006-2

Bid/Contract Name: Demand Services for Hall County Sewer System. This is year 3 of 5 year contract.

State of Georgia
County of Hall

Contract #41-006-2

Supplement Agreement #2

Demand Services for Hall County Sewer System

March 14, 2022

Whereas, the County desires to extend the contract period for a one year period through June 30, 2023, in accordance with the terms and conditions of Bid #41-006, Demand Services for Hall County Sewer System, dated July 1, 2020, and

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

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

1. By extending the contract coverage for a one year period through June 30, 2023,
2. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved per the County's Purchasing Policies through the Contract Administrator prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

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

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

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

Hall County, Georgia

Notary Public
Commission expires: _____

By: _____
Richard Higgins
Chairman

Subscribed and sworn to in our
presence this 15th day of
March, 2022

Civil Engineering Consultants, Inc.

Notary Public
Commission expires: 10/22/24

By: Andrew R. Lovejoy
Andrew Lovejoy



Hall County Government
FINANCIAL SERVICES

CONTRACT EXECUTION SIGNATURE REQUEST

Date: 4/5/2022

To: Wesley Geddings, Director

From: Debra Howington, Buyer

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

Bid/Contract Name: Demand Services for Hall County Sewer System

Department(s) Requesting Contract: Public Works

Award Recipient Name: Tetra Tech, Inc.

Date of BOC Approval: 8/27/2020

Contract Description: Hall County Sewer System

☒ Annual Contract ☐ New ☒ Renewal

Prior Year's Spend: \$85,000.00

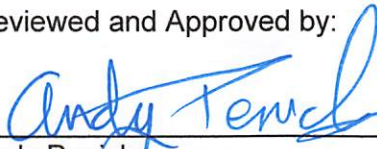
☐ Price Increase Requested Increase Percentage:


☒ Project/Service Contract Awarded Amount: \$85,000.00

☐ Product Contract Awarded Amount: \$0

Comments:

Reviewed and Approved by:


Andy Penick
Purchasing Manager


Wes Geddings
Director

**CONTRACT EXECUTION SIGNATURE REQUEST
PRICE INCREASE DETAILS**

Bid/Contract No: 41-006-2

Bid/Contract Name: Demand Services for Hall County Sewer System . This is a renewal bid and this is year 3 of 5 year contract.

State of Georgia
County of Hall

Contract #41-006-2

Supplement Agreement #2

Demand Services for Hall County Sewer System

March 14, 2022

Whereas, the County desires to extend the contract period for a one year period through June 30, 2023, in accordance with the terms and conditions of Bid #41-006, Demand Services for Hall County Sewer System, dated July 1, 2020, and

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

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

1. By extending the contract coverage for a one year period through June 30, 2023,
2. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved per the County's Purchasing Policies through the Contract Administrator prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

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

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

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

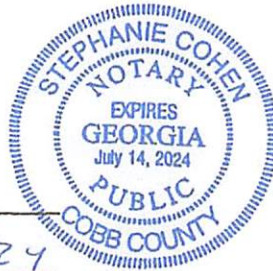
Hall County, Georgia

Notary Public
Commission expires: _____

By: _____
Richard Higgins, Chairman

Subscribed and sworn to in our
presence this 31 day of
March, 2022

Stephanie Cohen
Notary Public
Commission expires: 7/14/2024



Tetra Tech, Inc.

By: Lauren Springer
Lauren Springer



Hall County Government
FINANCIAL SERVICES

CONTRACT EXECUTION SIGNATURE REQUEST

Date: 4/18/2022

To: Wesley Geddings, Director

From: Debra Howington, Buyer

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

Bid/Contract Name: Demand Services for Hall County Sewer System

Department(s) Requesting Contract: Public Works

Award Recipient Name: AECOM Technical Services, Inc.

Date of BOC Approval: 8/27/2020

Contract Description: Hall County Sewer System

☒ Annual Contract ☐ New ☒ Renewal

Prior Year's Spend: \$85,000.00

☐ Price Increase Requested Increase Percentage:

☒ Project/Service Contract Awarded Amount: \$85,000.00

☐ Product Contract Awarded Amount: \$0

Comments:

Reviewed and Approved by:

Chuck Pinney
Purchasing Supervisor

Wes Geddings
Director

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

**CONTRACT EXECUTION SIGNATURE REQUEST
PRICE INCREASE DETAILS**

Bid/Contract No: 41-006-2

Bid/Contract Name: Demand Services for Hall County Sewer System . This is a renewal bid and this is year 3 of 5 year contract.

State of Georgia
County of Hall

Contract #41-006-2

Supplement Agreement #2

Demand Services for Hall County Sewer System

March 14, 2022

Whereas, the County desires to extend the contract period for a one year period through June 30, 2023, in accordance with the terms and conditions of Bid #41-006, Demand Services for Hall County Sewer System, dated July 1, 2020, and

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

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

1. By extending the contract coverage for a one year period through June 30, 2023,
2. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved per the County's Purchasing Policies through the Contract Administrator prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

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

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

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

Hall County, Georgia

Notary Public
Commission expires: _____

By: _____
Richard Higgins
Chairman

Subscribed and sworn to in our
presence this 14th day of
April, 2022

AECOM Technical Services, Inc.

Sandra Herring Fields

Notary Public
Commission expires: July 20, 2025

By: Tina S. Houston

Tina Houston



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 232/2022

SUBJECT: Approve the Agreement for Reservation of Sewerage Service between Hall County and Pulte Home Company, LLC for the capacity of 17,200 gallons per day for Chateau Elan Phase V in the amount of \$812,872.00. Commission District 1.

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

Executive Summary:

Presenter: BN
Recommendation:
Approve

Purpose of Request:

Approve the Agreement for Reservation of Sewerage Service between Hall County and Pulte Home Company, LLC for the capacity of 17,200 gallons per day for Chateau Elan Phase V which will serve 86 single family residents.

History:

The developer has submitted plans to the Town of Braselton for a Land Disturbance Permit and Hall County has reviewed the sanitary sewer plans. The Sewer Reservation Agreement is required for sewer approval.

Facts and Issues:

The proposed development is located within the town limits of Braselton, but is located within the Hall County Sewer Service District. This sewer service agreement reserves the capacity of 17,200 gallons per day for 24 months at which time the capacity would return to the county and 20% of the payment forfeited with the balance refunded to the developer.

Options:

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

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

Has it been reviewed by the County Attorney? Yes

Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
BN	BN	TS	WG
Attorney	Administration	Clerk	
WLI	LJ	JR	

Attachments:

Capacity and Sewer Tap Fee Invoice
Agreement for Reservation of Sewerage Service
Exhibit Map - Braselton Area Sewer



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

AGENDA ITEM 232/2022

Funds Requested: \$ 0.00

Request Budgeted: No

Proposed Source of Funding:

Budget Transfer Requested:

No

Funding Source Items:

Budget Transfer Items:

Additional Information/Comments:

This item will result in revenue for the County, if approved, totaling \$ 812,872.

Contact for Questions:

Phone:



We have it **all** in Hall

2875 Browns Bridge Road, Gainesville, Georgia 30504

Phone: (770) 531-6800 Fax: (770) 531-3945

INVOICE

BILL TO

Brad Edwards

Pulte Home Company LLC

2475 Northwinds Parkway - Suite 600

Alpharetta, Georgia 30009

(678) 245-5208

karenb@echomebuilders.com

DATE

August 12, 2021

Confirmation/Check #:

Receipt #:

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
3/4 inch sewer tap - Chateau Elan Phase V	86	\$ 8,400.00	\$ 722,400.00
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
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		\$ -	\$ -
Tapping Fee	86	\$ 800.00	\$ 68,800.00
3% Administrative Fee	86	\$ 252.00	\$ 21,672.00
			\$ -
<i>Thank you for your business!</i>		SUBTOTAL	\$ 722,400.00
		FEE's	\$ 90,472.00
		CONVENIENCE FEE	\$ -
		TOTAL	\$ 812,872.00

Make checks payable to:

Hall County Board of Commissioners (BOC)

If you have any questions about this invoice, please contact

Wanda Sutton - (770) 531-6800

AGREEMENT FOR RESERVATION OF SEWERAGE SERVICE

THIS AGREEMENT FOR RESERVATION OF SEWERAGE SERVICE, as of the 18th day of April, 2022, by and between HALL COUNTY, GEORGIA, a political subdivision of the State of Georgia (herein called "Hall County"), and

Pulte Home Company, LLC – Del Webb Chateau Elan Phase V, (herein called Developer").

WITNESSETH:

WHEREAS, Developer owns certain property (hereinafter called the "Developer Property") which is shown on Exhibit "A" attached hereto and which is located so as to be serviceable by sewer capacity to be supplied by Hall County; and

WHEREAS, Developer and Hall County intend and agree that the sewer capacity and infrastructure contemplated hereby shall be provided at no cost to Hall County; and

WHEREAS, Hall County has authority to enter into this Agreement under the provisions of Paragraph III of Section II of Article IX of the Constitution of Georgia;

NOW THEREFORE, in consideration of the terms set forth herein, the mutual covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which is hereby expressly acknowledged, the parties do hereby agree as follows:

1. Capacity Reservation Requirements:

Developer has requested a capacity of 17,200 Gallons per Day (GPD) for the Property on an average daily basis. Using an average daily figure of 200 GPD of wastewater generation per Equivalent Dwelling Units (EDU), this capacity equates to anticipated flows from 86 EDU's. In consideration of Developer's contemporaneous delivery to Hall County of \$ 812,872.00 (Connection Fee Charges) for Developer's Reserved Capacity, Hall County has granted, bargained sold, transferred, conveyed and reserved and does hereby grant, bargain, sell, transfer, convey and reserved to Developer 17,200 gallons per day of sewage treatment capacity (herein called the "Developer Reserved Capacity") for the purpose of providing sewage treatment for Developer and subsequent owners and users of the Developer Property.

The County agrees to provide sewerage service and reserve the requested treatment capacity upon receipt of the Connection Fee Charges. This charge is calculated by multiplying the above EDU figure by the connection fee charges in effect at the time of this agreement. However, both parties acknowledge that the final connection fees s be recalculated once the final water meter sized for the development have been established and purchased. At that time, the difference owned by either party will be settled.

Developer acknowledges further that said reservation will become null and void and connection fees reimbursed by the County after a period of three years from date of this agreement unless all development permits have been issued for the construction to begin at the property.

2. Monthly Sewer Use Charges:

The monthly sewer use charges are adopted by an Ordinance and Resolution and shall be consistent with the operation, maintenance and debt requirements of the sewerage system. Developer shall pay all appropriate fees associated with its usage of the sewerage system in accordance with the Ordinance, which may be amended from time to time.

3. Sewer Surcharges:

This agreement shall adopt, and incorporate herein; the Industrial Pre-Treatment standards provided Hall County Ordinance should the Property have sewage with excessive contaminated wastes.

4. Upon payment by Developer of the then prevailing tap-on fees for the daily sewage capacity (connection fees, availability charges, surcharges, and other tap-on fees), Developer shall be entitled to tap on and connect to and Hall County shall permit Developer's connection to the Hall County sewage collection and treatment system.

5. Hall County will maintain records showing utilization of the Developer Reserved Capacity and the remaining capacity held for Developer. Hall County will furnish copies of such records to Developer upon written request.

6. Developer shall pay, or cause to be paid, all cost associated with the extension of sewage treatment service from the connection point approved by hall County (and/or the affected treatment facility provider) on the existing sewer lines shown on Exhibit "B" attached hereto to the points within the Developer Property which Developer desires to serve. Any public sanitary sewer systems installed or caused to be installed by Developer shall be constructed in accordance with all applicable state and local laws, ordinances, regulations and rules and shall be subject to the review and approval of the plans and specifications by Hall County (and the affected treatment facility provider) and subject to inspection and approval by Hall County of the installation of said systems. Upon completion by Developer and approval by Hall County of said sanitary sewer systems and easements according to Hall County requirements, such sewer systems and easements shall within six months after approval, be submitted to hall County for dedication and, upon acceptance by Hall County (which shall not be unreasonably withheld), shall become part of the Hall County sewer system.

7. Developer may, from time to time, assign all or any portion of the Developer Reserved Capacity, together with rights to connect with and tap-on any connecting systems to any successors in title, lender, users or occupants of all or any portion of the Developer Property and, subject to approval of the Hall County Board of Commissioners, any additional property which Developer may acquire which is contiguous to the Developer Property. For the purpose of this Agreement, the term "contiguous" shall include any property that is adjacent to or across the road from the Developer Property. Subject to the provisions relating to contiguous property, use of Developer reserved Capacity by Developer and other entities is restricted to the property shown on Exhibit "A" attached hereto.
8. Developer agrees to use its good faith, reasonable efforts to attract users to its Developer Property. This agreement shall remain in effect as long as Developer continues to make such a good faith effort and until Developer has utilized all of the Developer Reserved Capacity. However, the Developer shall prepare and submit all necessary and required plans and drawings of infrastructure and initiate grading and construction of Developer Property on or before the expiration of 24 months from the date of this agreement. If the Developer fails to comply with any of the previous stipulations, the "reserved capacity" shall revert to Hall County and 20% of the Payment shall be forfeited with the balance refunded to the Developer. An extension may be considered upon written documentation of a legitimate cause for such extension upon payment of the aforementioned Payment in full. Failure to initiate substantial construction within 12 months from the date of the extension of this agreement shall result in the "reserved capacity" reverting to Hall County and 20% of the extension Payment shall be forfeited with the balance refunded to the Developer.
9. If an adjoining property owner desires to connect to any sanitary sewer approved by Hall County prior to the time Developer requires such connection, Developer will grant to Hall County an easement running from the designated sewer line connection point location or from any sewer connecting systems already located within the Developer property to the boundary of the Developer property line at a location approved by Developer and at no cost to either Hall County or the adjoining property owner, provided that the adjoining land owner (i) agrees in writing to repair and restore Developer Property to its prior condition, (ii) carries builder's risk insurance with a company and in an amount reasonable satisfactory to developer which names Developer as an additional insured and provides Developer with a copy of the same prior to commencement of construction, and (iii) agrees in writing to indemnify and hold Developer harmless from and against any and all loss, cost damage or expense with that Developer may suffer or incur (including, without limitation, attorney's fees and court costs) arising out of or related to the easement. Solely the requesting adjoining property owner with no financial obligation or participation by Developer shall pay the cost of constructing the connecting sewer system within the easement area of the Developer Property. Such sewer line connection systems shall be

sized at the time of installation and built according to Hall County regulations. The temporary and permanent easement required for such lines shall be non-exclusive and Developer shall be entitled to connect with and tap onto any such lines according to the applicable Hall County Rules and Regulations at no charge except for the then applicable tap-on fees.

10. Upon the full utilization of the Developer Capacity, Hall County shall certify in writing that Developer has received its entire Developer Reserved Capacity and that Developer shall purchase any additional capacity required by Developer on a capacity available basis at the Hall County sewer capacity reservation rates in effect at the time of purchase. Developer agrees to adhere to the Hall County sewer ordinance, rules, and regulations in the utilization of sewer service as well as any applicable state statutes, rules and regulations.
11. Developer acknowledges and agrees that hall County shall have no liability to Developer for the failure of any third party to do or perform any act including, without limitation, any failure by a third party to pay the cost of installing all or any part of a sewage collection system upon which Developer may be dependent in order to connect Developer's sewage collection system to the Hall County Sewerage System.
12. Each notice required or permitted to be given hereunder shall be delivered in person or by courier or sent by depositing it with the United States Postal Service by certified mail, return receipt requested, with adequate postage prepaid addressed to the appropriate party as hereinafter provided. Each such notice that is delivered in person or by courier shall be effective when delivered to the address specified herein and each such notice that is sent by certified mail shall be effective upon being so deposited with the United states Postal Service. The addresses of the parties to which notices are to be sent shall be those set forth on the signature pages of this Agreement. Either party shall have the right from time to time to change the address to which notices to it shall be sent by giving to the other party at least 30 days prior notice of the changed address.
13. Time is of the essence of this Agreement.
14. If any phrase, clause, sentence, paragraph or section of this Agreement shall be declared or judged invalid or unconstitutional, such adjudication shall in no manner affect the other phrases, clauses, sentences, paragraphs, or sections of this Agreement which shall remain of full force and effect as if the phrase, clause, sentence, paragraph of section of the Agreement so declared or adjudicated invalid or unconstitutional was not originally a part hereof.

15. This Agreement may be modified only by the mutual written agreement by the parties. No waiver, modification or amendment of any term, condition or provision of this Agreement will be valid or of any force of effect unless made in writing and signed by the parties hereto.

IN WITNESS WHEREOF, the fully authorized officials of Hall County and the fully authorized officers of Developer have respectively caused this Agreement to be entered into on behalf of Hall County and Developer and the seals of Hall County and Developer to be affixed hereto on the date and year first above written.

HALL COUNTY, GEORGIA
HALL COUNTY BOARD OF COMMISSIONERS
P.O. Box 1435
Gainesville, Georgia 30503

Chairman

ATTEST: _____
Commission Clerk

(SEAL)

Pulte Home Co., LLC. J. J. Garcia
Developer Name / c/o J. J. Garcia, VP of Land

2475 Northwinds Pkwy, Suite 600

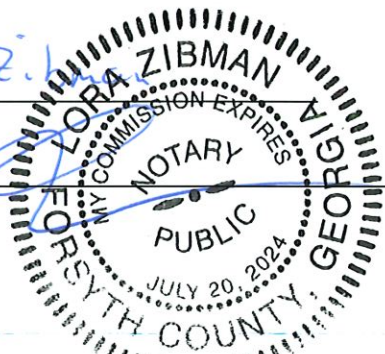
Address

Alpharetta, GA 30009
City/State/Zip Code

By: LORA ZIBMAN

ATTEST: _____

(SEAL)



Tax Parcel No: Hall County Parcel ID #15041 D000001

Property Address: Phase 5, Pods 15, 16, 24

[5458 Thompson Mill Rd, Hoschton, GA 30458]

EXHIBIT "A" (two parcels: A & B, 1 of 2)
PROPERTY LEGAL DESCRIPTION

Phase 5, Pods 15, 16, 24
[5458 Thompson Mill Rd, Hoschton, GA 30458]
PARCEL "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 27.345 ACRES, LYING AND BEING IN THE 392ND G.M.D OF HALL COUNTY, TOWN OF BRASELTON, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED REBAR SET (CRBS) LCOATED AT THE NORTHWESTERN END OF THE MITER LOCATED AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF NAPA RIDGE ROAD (RIGHT-OF-WAY VARIES) AND THE SOUTHERN RIGHT-OF-WAY OF FRIENDSHIP ROAD A.K.A. SR. 347 (RIGHT-OF-WAY VARIES); THENCE ALONG THE WESTERN RIGHT-OF-WAY OF NAPA RIDGE ROAD FOR THE FOLLOWING COURSES AND DISTANCES;

SOUTH 72°32'10" EAST A DISTANCE OF 125.98 FEET TO A CAPPED REBAR SET (CRBS); THENCE SOUTH 21°18'45" EAST A DISTANCE OF 94.62 FEET TO A POINT; THENCE CLOCKWISE ALONG THE ARC OF A CURVE (ARC=82.99', RADIUS=158.98') WHICH SUBTENDS A CHORD OF SOUTH 06°21'25" EAST A DISTANCE OF 82.05' TO A POINT; THENCE SOUTH 08°35'55" WEST A DISTANCE OF 2.27 FEET TO A POINT; THENCE COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=74.45', RADIUS=165.98') WHICH SUBTENDS A CHORD OF SOUTH 04°15'09" EAST A DISTANCE OF 73.83' TO A POINT; THENCE SOUTH 17°06'12" EAST A DISTANCE OF 33.99 FEET TO A POINT; THENCE COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=122.89', RADIUS=190.97') WHICH SUBTENDS A CHORD OF SOUTH 35°32'15" EAST A DISTANCE OF 120.78' TO A POINT; THENCE SOUTH 53°58'18" EAST A DISTANCE OF 33.42 FEET TO A POINT; THENCE CLOCKWISE ALONG THE ARC OF A CURVE (ARC=33.22', RADIUS=183.97') WHICH SUBTENDS A CHORD OF SOUTH 48°47'57" EAST A DISTANCE OF 33.17' TO A POINT; THENCE SOUTH 43°37'36" EAST A DISTANCE OF 190.26 FEET TO A POINT; THENCE CLOCKWISE ALONG THE ARC OF A CURVE (ARC=169.96', RADIUS=307.96') WHICH SUBTENDS A CHORD OF SOUTH 27°48'57" EAST A DISTANCE OF 167.81' TO A CAPPED REBAR SET (CRBS) LOCATED AT THE END OF THE NORTHEASTERN MITER OF THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF NAPA RIDGE ROAD AND THE NORTHERN RIGHT-OF-WAY OF THOMPSON MILL ROAD (80' RIGHT-OF-WAY); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF THOMPSON MILL ROAD SOUTH 36°16'20" WEST A DISTANCE OF 17.46 FEET TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF THOMPSON MILL ROAD THE FOLLOWING COURSES AND DISTANCES; CLOCKWISE ALONG THE ARC OF A CURVE (ARC=102.71', RADIUS=1803.51') WHICH SUBTENDS A CHORD OF SOUTH 84°08'53" WEST A DISTANCE OF 102.70' TO A CAPPED REBAR SET (CRBS); THENCE SOUTH 85°46'47" WEST A DISTANCE OF 485.71 FEET TO A CAPPED REBAR SET (CRBS); THENCE SOUTH 84°44'27" WEST A DISTANCE OF 417.93 FEET TO A 3/4" IRON PIPE FOUND (3/4" IPF); THENCE LEAVING THE NORTHERN RIGHT-OF-WAY OF THOMPSON MILL ROAD NORTH 25°37'34" WEST A DISTANCE OF 189.12 FEET TO A 3/4" IPF (3/4" IPF); THENCE NORTH 26°11'18" WEST A DISTANCE OF 250.32 FEET TO A POINT; THENCE NORTH 24°22'50" WEST A DISTANCE OF 107.24 FEET TO A 3/4" BENT IRON PIPE FOUND (3/4" BIPF); THENCE SOUTH 58°57'01" WEST A DISTANCE OF 1498.32 FEET TO A 3/4" CONDUIT PIPE FOUND; THENCE NORTH 09°01'10" WEST A DISTANCE OF 391.20 FEET TO A 1/2" REBAR SET IN A 3/4" IRON PIPE FOUND (1/2" RBS IN 3/4" IPF); THENCE NORTH 00°54'56" WEST A DISTANCE OF 100.26 FEET TO A 3/4" IRON PIPE FOUND (3/4" IPF); THENCE NORTH 00°54'20" WEST A DISTANCE OF 196.87 FEET TO A 1" OPEN TOP PIPE FOUND (1" OTPF); THENCE NORTH 13°50'47" EAST A DISTANCE OF 153.79 FEET TO A RIGHT-OF-WAY MARKER FOUND (R/WMF) AT THE SOUTHERN RIGHT-OF-WAY OF FRIENDSHIP ROAD A.K.A. SR. 347 (RIGHT-OF-WAY VARIES); THENCE CONTINUING ALONG THE SOUTHERN RIGHT-OF-WAY OF FRIENDSHIP ROAD THE FOLLOWING COURSES AND DISTANCES; NORTH 86°47'56" EAST A DISTANCE OF 138.39 FEET TO A RIGHT-OF-WAY MARKER FOUND (R/WMF); THENCE SOUTH 88°14'18" EAST A DISTANCE OF 132.86 FEET TO A CAPPED REBAR SET (CRBS); THENCE SOUTH 20°44'36" EAST A DISTANCE OF 163.24 FEET TO A NAIL FOUND (NF); THENCE SOUTH 87°20'39" EAST A DISTANCE OF 149.92 FEET TO A NAIL FOUND (NF); THENCE NORTH 43°21'11" EAST A DISTANCE OF 198.77 FEET TO A RIGHT-OF-WAY MARKER FOUND (R/WMF); THENCE SOUTH 83°42'32" EAST A DISTANCE OF 231.74 FEET TO A RIGHT-OF-WAY MARKER FOUND (R/WMF); THENCE COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=315.62', RADIUS=3015.00') WHICH SUBTENDS A CHORD OF NORTH 85°06'10" EAST A DISTANCE OF 315.48' TO A RIGHT-OF-WAY MARKER FOUND (R/WMF); THENCE NORTH 86°45'49" EAST A DISTANCE OF 213.21 FEET TO A RIGHT-OF-WAY MARKER FOUND (R/WMF); THENCE COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=477.04', RADIUS=3040.00') WHICH SUBTENDS A CHORD OF NORTH 73°32'59" EAST A DISTANCE OF 476.55' TO A CAPPED REBAR SET (CRBS); THENCE NORTH 55°54'20" EAST A DISTANCE OF 268.49 FEET TO A CAPPED REBAR SET (CRBS) LOCATED AT THE NORTHWESTERN END OF THE MITER LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF FRIENDSHIP ROAD AND THE WESTERN RIGHT-OF-WAY OF NAPA RIDGE ROAD, WHICH IS THE POINT OF BEGINNING.

EXHIBIT "A" (two parcels: A & B, 2 of 2)
PROPERTY LEGAL DESCRIPTION

Phase 5, Pods 15, 16, 24
[5458 Thompson Mill Rd, Hoschton, GA 30458]
PARCEL "B"

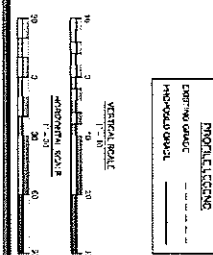
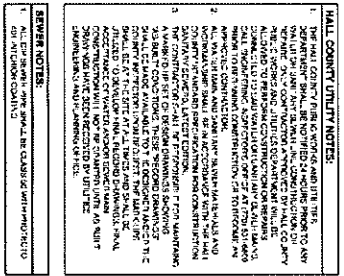
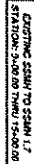
ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 7.413 ACRES, LYING AND BEING IN THE 392ND G.M.D OF HALL COUNTY, TOWN OF BRASELTON, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED REBAR SET (CRBS) LOCATED AT THE NORTHEASTERN END OF THE MITER LOCATED AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF NAPA RIDGE ROAD (RIGHT-OF-WAY VARIES) AND THE SOUTHERN RIGHT-OF-WAY OF FRIENDSHIP ROAD A.K.A. SR. 347 (RIGHT-OF-WAY VARIES); THENCE COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=182.36', RADIUS=3005.00') WHICH SUBTENDS A CHORD OF NORTH 57°19'50" EAST A DISTANCE OF 182.34' TO A CAPPED REBAR SET (CRBS);
THENCE SOUTH 34°57'54" EAST A DISTANCE OF 711.75 FEET TO A 1/2" REBAR FOUND (1/2"RBF);
THENCE SOUTH 34°59'05" EAST A DISTANCE OF 284.74 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY OF THOMPSON MILL ROAD (80' RIGHT-OF-WAY); THENCE CLOCKWISE ALONG THE ARC OF A CURVE (ARC=372.05', RADIUS=1110.85') WHICH SUBTENDS A CHORD OF SOUTH 68°13'37" WEST A DISTANCE OF 370.31' TO A CAPPED REBAR SET LOCATED ON THE SOUTHEASTERN END OF THE MITER LOCATED AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF THOMPSON MILL ROAD AND THE EASTERN RIGHT-OF-WAY OF NAPA RIDGE ROAD; THENCE NORTH 56°08'42" WEST A DISTANCE OF 28.02 FEET TO A CAPPED REBAR SET (CRBS) LOCATED ON THE EASTERN RIGHT-OF-WAY OF NAPA RIDGE ROAD; THENCE ALONG THE EASTERN RIGHT-OF-WAY OF NAPA RIDGE ROAD THE FOLLOWING COURSES AND DISTANCES; COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=220.75', RADIUS=391.95') WHICH SUBTENDS A CHORD OF NORTH 27°29'53" WEST A DISTANCE OF 217.85' TO A POINT; THENCE NORTH 43°37'59" WEST A DISTANCE OF 141.66 FEET TO A POINT;
THENCE CLOCKWISE ALONG THE ARC OF A CURVE (ARC=58.41', RADIUS=163.98') WHICH SUBTENDS A CHORD OF NORTH 33°25'40" WEST A DISTANCE OF 58.11' TO A POINT; THENCE NORTH 23°13'22" WEST A DISTANCE OF 128.75 FEET TO A POINT; THENCE COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=41.39', RADIUS=265.96') WHICH SUBTENDS A CHORD OF NORTH 27°40'51" WEST A DISTANCE OF 41.35' TO A POINT;
THENCE NORTH 32°08'19" WEST A DISTANCE OF 61.84 FEET TO A POINT; THENCE CLOCKWISE ALONG THE ARC OF A CURVE (ARC=34.87', RADIUS=233.97') WHICH SUBTENDS A CHORD OF NORTH 27°52'08" WEST A DISTANCE OF 34.84' TO A POINT; THENCE NORTH 23°35'57" WEST A DISTANCE OF 81.10 FEET TO A POINT;
THENCE NORTH 22°27'09" WEST A DISTANCE OF 46.84 FEET TO A CAPPED REBAR SET (CRBS) LOCATED AT THE SOUTHWESTERN END OF THE MITER LOCATED AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF NAPA RIDGE ROAD AND THE SOUTHERN RIGHT-OF-WAY OF FRIENDSHIP ROAD A.K.A. SR. 347; THENCE CONTINUING ALONG THE SOUTHERN RIGHT-OF-WAY OF FRIENDSHIP ROAD NORTH 16°51'13" EAST A DISTANCE OF 146.20 FEET TO A CAPPED REBAR SET (CRBS) LOCATED AT THE NORTHEASTERN END OF THE MITER LOCATED AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF NAPA RIDGE ROAD AND THE SOUTHERN RIGHT-OF-WAY OF FRIENDSHIP ROAD, WHICH IS THE POINT OF BEGINNING.

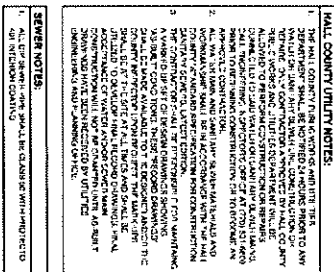
1. **CONCLUSIONS**
2. **ACKNOWLEDGMENTS**
3. **REFERENCES**
4. **APPENDIX A**
5. **APPENDIX B**
6. **APPENDIX C**
7. **APPENDIX D**
8. **APPENDIX E**
9. **APPENDIX F**
10. **APPENDIX G**
11. **APPENDIX H**
12. **APPENDIX I**
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94. **APPENDIX CM**
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125. **APPENDIX DR**
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128. **APPENDIX DU**
129. **APPENDIX DV**
130. **APPENDIX DW**
131. **APPENDIX DX**
132. **APPENDIX DY**
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151. **APPENDIX ER**
152. **APPENDIX ES**
153. **APPENDIX ET**
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158. **APPENDIX EY**
159. **APPENDIX EZ**
160. **APPENDIX FA**
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162. **APPENDIX FC**
163. **APPENDIX FD**
164. **APPENDIX FE**
165. **APPENDIX FF**
166. **APPENDIX FG**
167. **APPENDIX FH**
168. **APPENDIX FI**
169. **APPENDIX FJ**
170. **APPENDIX FK**
171. **APPENDIX FL**
172. **APPENDIX FM**
173. **APPENDIX FN**
174. **APPENDIX FO**
175. **APPENDIX FP**
176. **APPENDIX FQ**
177. **APPENDIX FR**
178. **APPENDIX FS**
179. **APPENDIX FT**
180. **APPENDIX FU**
181. **APPENDIX FV**
182. **APPENDIX FW**
183. **APPENDIX FX**
184. **APPENDIX FY**
185. **APPENDIX FZ**
186. **APPENDIX GA**
187. **APPENDIX GB**
188. **APPENDIX GC**
189. **APPENDIX GD**
190. **APPENDIX GE**
191. **APPENDIX GF**
192. **APPENDIX GG**
193. **APPENDIX GH**
194. **APPENDIX GI**
195. **APPENDIX GJ**
196. **APPENDIX GK**
197. **APPENDIX GL**
198. **APPENDIX GM**
199. **APPENDIX GN**
200. **APPENDIX GO**
201. **APPENDIX GP**
202. **APPENDIX GQ**
203. **APPENDIX GR**
204. **APPENDIX GS**
205. **APPENDIX GT**
206. **APPENDIX GU**
207. **APPENDIX GV**
208. **APPENDIX GW**
209. **APPENDIX GX**
210. **APPENDIX GY**
211. **APPENDIX GZ**
212. **APPENDIX HA**
213. **APPENDIX HB**
214. **APPENDIX HC**
215. **APPENDIX HD**
216. **APPENDIX HE**
217. **APPENDIX HF**
218. **APPENDIX HG**
219. **APPENDIX HH**
220. **APPENDIX HI**
221. **APPENDIX HJ**
222. **APPENDIX HK**
223. **APPENDIX HL**
224. **APPENDIX HM**
225. **APPENDIX HN**
226. **APPENDIX HO**
227. **APPENDIX HP**
228. **APPENDIX HQ**
229. **APPENDIX HR**
230. **APPENDIX HS**
231. **APPENDIX HT**
232. **APPENDIX HU**
233. <



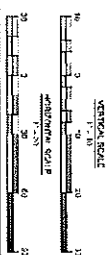
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MOBILE LEGEND
ENDING QUART **PERIOD**
PERIOD QUART **PERIOD**



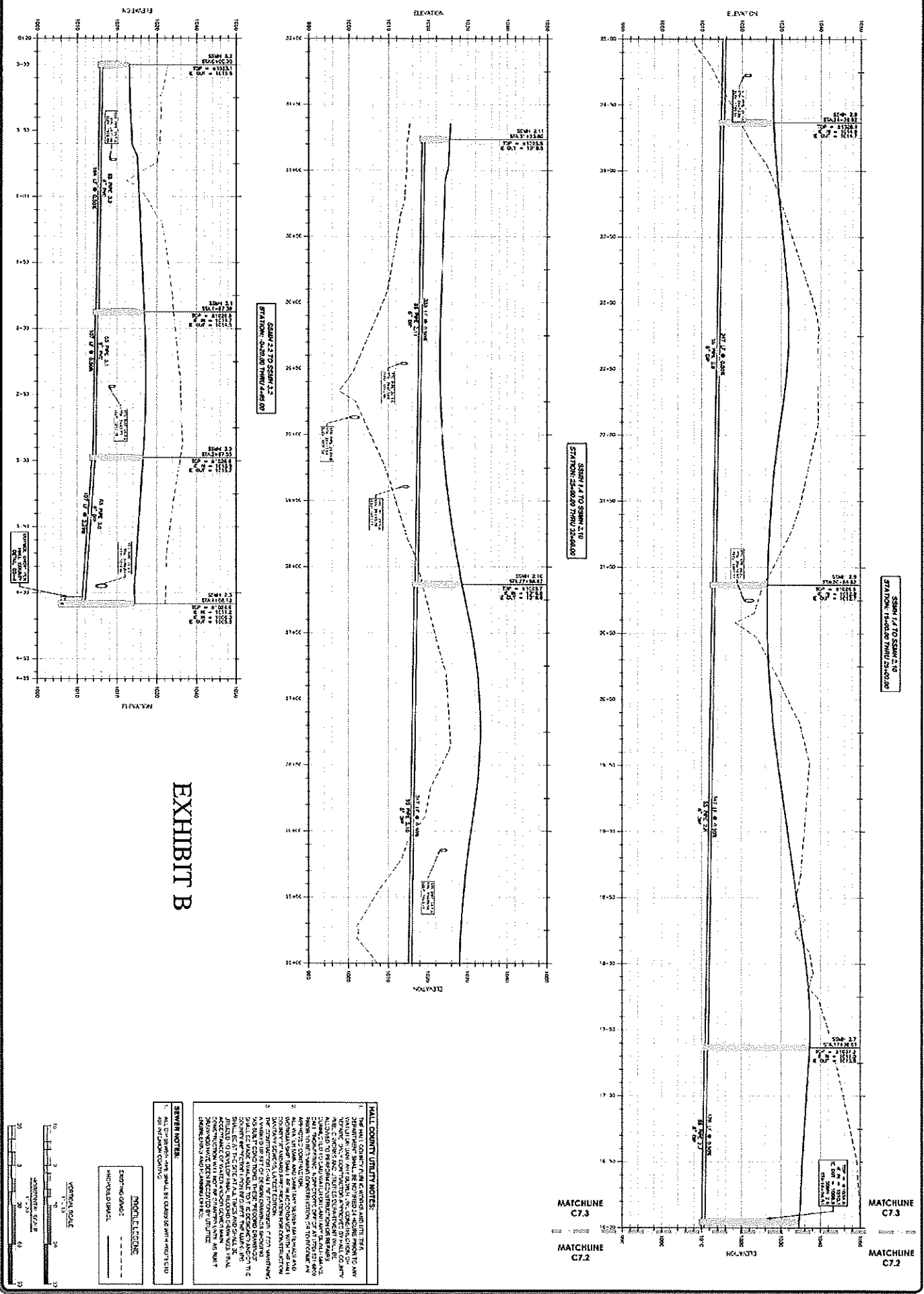
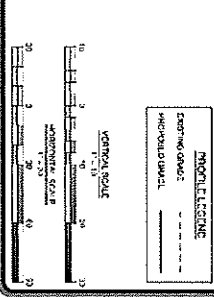


EXHIBIT B






SEWER NOTES:

1. ALL SEWER LINES SHALL BE CLASS 200 RCP PIPE.
2. ALL SEWER LINES SHALL BE 36" DIAMETER.
3. ALL SEWER LINES SHALL BE 0.001 SLOPE.
4. ALL SEWER LINES SHALL BE 10' DEEP.
5. ALL SEWER LINES SHALL BE 10' SPACING.
6. ALL SEWER LINES SHALL BE 10' SPACING.
7. ALL SEWER LINES SHALL BE 10' SPACING.
8. ALL SEWER LINES SHALL BE 10' SPACING.
9. ALL SEWER LINES SHALL BE 10' SPACING.
10. ALL SEWER LINES SHALL BE 10' SPACING.

**Sewer District: HALL COUNTY
- MUNICIPALITY PARTNERSHIP**

**Sewer District:
BRASELTON**

Legend

	Subject Area		Sewer District Boundary		Braselton City Limits
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Date: 4/29/2022





AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 231/2022

SUBJECT: Approve the Deed of Conservation and Trail Easement between Hall County and Flowery Branch Apartments Owner, LLC for a future construction of a multi-use path trail and pedestrian access. Commission District 1.

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

Executive Summary:

Presenter: BN

Recommendation:
Approve

Purpose of Request:

Approve the Deed of Conservation and Trail Easement between Hall County and Flowery Branch Apartments Owner, LLC for a future multi-use path trail construction and pedestrian access.

History:

A South Hall Trails Study was performed by the Gainesville-Hall Metropolitan Planning Organization that identified corridors for development of trails, paths and walkways.

Facts and Issues:

As part of the Highlands to Islands Multi-use Trail system, the County is obtaining an easement on the Flowery Branch Apartments Owner, LLC property to allow for the construction of a proposed Trail system and the use of it by pedestrians and non-motorized vehicles.

Options:

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

Approvals:

Submit	Approve	Budget	Finance
BN	BN	TS	WG
Attorney	Administration	Clerk	
WLI	LJ	JR	

Attachments:

Easement Contract

UPON RECORDING RETURN TO:
Troutman Pepper Hamilton Sanders LLP
301 South College Avenue, Suite 3400
Charlotte, NC 28202
Attn: Stephanie E. Greer Fulcher

STATE OF GEORGIA

COUNTY OF HALL

HALL COUNTY, GEORGIA
DEED OF CONSERVATION AND TRAIL EASEMENT

THIS INDENTURE, made the 22nd day of April in the year two thousand and twenty-two (2022), between FLOWERY BRANCH APARTMENTS OWNER, LLC, a Delaware limited liability company, whose address is P.O. Box 1127, Isle of Palms, South Carolina 29451, as party or parties of the first part (hereinafter called "Grantor"), and HALL COUNTY, GEORGIA, a political subdivision of the State of Georgia, as party or parties of the second part (hereinafter called "Grantee") (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits).

WITNESSETH:

WHEREAS, Grantee herein participated in preparing a plan published by the Gainesville-Hall Metropolitan Planning Organization in February 2019 for the development of a series of trails, paths, and walkways throughout South Hall County, including portions of unincorporated Hall County, Georgia (hereinafter called the "South Hall Trail Study"); and

WHEREAS, Grantor is the owner of all that tract or parcel of land lying and being in Land Lot 97 of the 8th Land District of Hall County, Georgia, being more particularly depicted on the Survey contained in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter called the "Easement Property"); and

WHEREAS, Grantor desires to grant to Grantee a Conservation and Trail Easement in and to the Easement Property to permit the Easement Property to be utilized as a portion of the Grantee's public trail and park system; and

WHEREAS, Grantee is a governmental body empowered to hold an interest in real property under the laws of the State of Georgia; and

WHEREAS, Grantee is a “qualified organization” within the meaning of Section 170(h)(3) of the Internal Revenue Code of 1986, as amended (the “Code”), as defined by Clause (v) of Section 170(b)(1)(A), and Section 170(c)(1); and

WHEREAS, Grantee is a qualified “holder” within the meaning of Official Code of Georgia Annotated Section 44-10-2(2)(A); and

WHEREAS, Grantee, by recording this Deed of Conservation and Trail Easement accepts the grant and dedication of the Easement Property under the terms hereinafter specified.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other valuable consideration, Grantor has donated, granted, remised, released, and conveyed, and by these presents does hereby donate, grant, remise, release, and convey unto Grantee a perpetual Conservation and Trail Easement in, to and through the Easement Property described in Exhibit “A,” subject to the following terms, conditions, restrictions, and reservations:

(a) The Easement Property shall be used for conservation and public recreation purposes and uses only, including, without limitation, walking, hiking, jogging, bicycle riding, bird watching, picnicking, nature studies, and environmental education activities. Members of the general public shall have free access and use of the Easement Property for the purposes herein specified, subject to the laws and ordinances of Grantee and Grantee’s plan for the South Hall Trail System; provided, this instrument shall not be construed to permit the County or the public at large to access any property of the Grantor other than the Easement Property; and provided further, this Conservation and Trail Easement is granted subject to all general utility, sewer, drainage, and other easements, restrictions, and encumbrances of record affecting the Easement Property now and in the future.

(b) Grantee shall have the right to construct and install within the Easement Property, trails or multi-use paths of either pervious or impervious surfaces, paths, and walkways, together with directional and instructive signs, trail markers, litter receptacles, gates, trail bridges, shelters, boardwalks, exercise stations, restroom facilities, utilities, lights, sewerage easements, vehicular access for construction and maintenance purposes, parking facilities, stream bank reclamation and any other modifications, in Grantee’s sole discretion, necessary to improve the environment and trail system, and other convenience facilities consistent with Grantee’s plan for the South Hall Trail System. Notwithstanding the foregoing, Grantor and Grantee acknowledge and agree that the Easement Property as currently described is an approximately 5.5-acre property, to the northwest of and commencing at the centerline of an unnamed creek, of which the parties hereto intend that the Grantee will use for the location of a trail, and that before Grantee commences any of the work or improvements in the Easement Property described above in this subsection (b), including without limitation the construction of any trail or multi-use path, Grantee shall have the Survey updated by a Surveyor reasonably satisfactory to Grantor, to provide a metes and bounds legal description of the approximately twenty-foot (20’) wide strip of land within the Easement Property to be utilized by Grantee for the location of a trail or multi-use path.

(c) Grantee shall have the sole right and responsibility to control, operate, and maintain any trail or multi-use path it constructs or shall cause to be constructed within the Easement

Property. To the extent allowed by law, Grantee agrees to hold Grantor harmless from liability for personal injury or property damage arising out of the use of the Easement Property for conservation and trail system purposes; provided, however, this paragraph shall not be construed as a waiver of Grantee's sovereign immunity or waiver of any defense to or any law limiting the liability of either Grantor or Grantee, including but not limited to Official Code of Georgia Annotated Title 51, Chapter 3, Article 2, and Title 44, Chapter 10, Articles 1 and 2, and the Georgia Constitution, and their respective subsections, and shall not be deemed to create rights upon which any third party may rely; and provided, further, Grantor shall not be held harmless from liability caused by the active conduct or instrumentalities of Grantor, its agents, invitees, or contractors; or by acts of Grantor, its agents, invitees, or contractors which violate the terms and conditions of this Conservation and Trail Easement or for the willful or malicious failure to guard or warn against a dangerous condition, use, structure, or activity.

(d) Grantor and Grantee acknowledge and agree that Grantor retains and owns certain additional property comprising approximately 27 acres in Land Lots 96 and 97 of the 8th Land District of Hall County, Georgia, (hereinafter called the "Retained Property") located immediately southeast of and adjacent to the Easement Property. Together, the Easement Property and Retained Property constitute an approximately 32.5-acre tract of land referred to herein as the "Property." Both the Retained Property and Property are more particularly depicted on the Survey contained in Exhibit "A" attached hereto and incorporated herein by this reference. The full acreage of the Property shall be used for purposes of calculating the maximum density of residential development and maximum lot coverage that may occur on the Retained Property.

(e) For the benefit of Grantor and its successors and assigns and the Retained Property, as well as adjacent properties, Grantor hereby reserves the right to continue to use the Easement Property for all purposes not inconsistent with this Conservation and Trail Easement and Grantee's operation of any trail or multi-use path it constructs or shall cause to be constructed within the Easement Property, including but not limited to the construction of a gravity flow sanitary sewer line traversing the Easement Property in a generally northeast to southwest direction and the construction of trail and bridge connections to any multi-use path or trail on the Easement Property from the Retained Property.

(f) The general purpose of this Conservation and Trail Easement is to assure that in the future there is property that retains its present natural, scenic, aesthetic, watershed, wildlife, forest, and habitat condition, and is accessible to members of the general public for recreational and education purposes. Grantee shall have the right to cut trees, grade, and when necessary construct roads for construction and maintenance of the Easement Property. In all such activities Grantee will attempt to preserve the natural habitat of the Easement Property. Neither Grantor nor Grantee shall have the right to mine the surface or subsurface of the Easement Property in compliance with Code Section 170(h)(5)(B).

(g) The construction of the South Hall Trail System and any and all features thereof, including utilities, pathways, bridges, and other amenities shall be constructed by Grantee and, if constructed by Grantor, maintained by Grantee at no cost to Grantor.

(h) The Conservation and Trail Easement may be connected to contiguous portions of the South Hall Trail System that are located on property adjacent to the Easement Property.

(i) No representation is made by Grantee as to the tax implications to Grantor of this transaction.

(j) The covenants, terms, and conditions, and restrictions of this Conservation and Trail Easement shall be binding upon and shall inure to the benefit of, the parties hereto and their respective heirs, executors, administrators, personal representatives, successors and assigns, and shall continue as an easement and servitude running with the Easement Property in perpetuity and enforceable against Grantor and all present and future owners, tenants, and other holders of any interest in the Easement Property.

(k) Nothing contained herein will result in a forfeiture or reversion of Grantor's title, in any respect, and any condition, restriction or other matter contained herein shall be construed as a covenant.

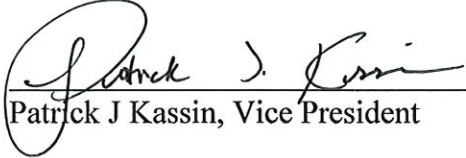
[Signatures follow on the next page.]

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed of Conservation and Trail Easement, the day and year above written.

Signed, sealed and delivered in the presence of:

GRANTOR

**FLOWERY BRANCH APARTMENTS
OWNER, LLC, a Delaware limited liability
company**


Patrick J Kassin, Vice President

ATTEST: _____

_____, Secretary

Witness




NOTARY PUBLIC

Wanda Sutton

Notary Public

Hall County, Georgia

My Commission Expires

May 7, 2022

GRANTEE

HALL COUNTY, GEORGIA

Richard Higgins, Chairman

ATTEST: _____
County Clerk

APPROVED AS TO FORM:

BY: _____
Van Stephens, County Attorney

DATE: _____

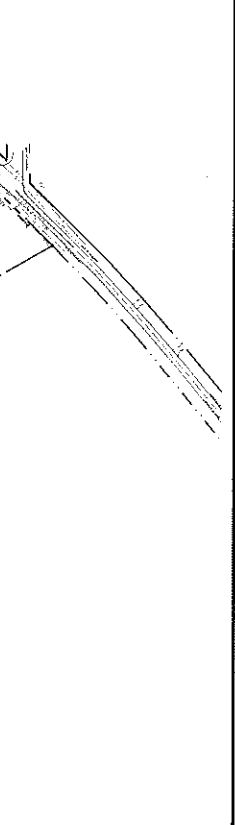


EXHIBIT A

DEPICTION OF PROPERTY, EASEMENT PROPERTY, AND RETAINED PROPERTY

EX-1

GEORGIA 84
 National Center for the Study of
 Domestic Violence
 Call 1-800-458-3231





AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 237/2022

SUBJECT: Approve the renewal of annual contract for IFB #024-41 QA/QC Engineering & Construction Testing for Public Works and Utilities to ECS Southeast, LLP of Buford, GA. The estimated annual cost is \$79,000.00.

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

Executive Summary:

Presenter: BN
Recommendation:
ECS Southeast, Atlanta, GA

Purpose of Request:

Approve the renewal of annual contract for IFB #024-41 QA/QC Engineering & Construction Testing for the Public Works and Utilities Department to ECS Southeast, LLP of Atlanta, GA. The estimated annual cost is \$79,000.00.

History:

This is year three (3) of a three (3) year contract with ECS Southeast LLP. They had the contract three (3) years prior to being awarded the bid in FY21. They are in good standing within the County.

Facts and Issues:

ECS provides various types of construction material testing services, inspection services and geotechnical services for pre-construction phase and construction phase projects. This work is done accordance with the specifications and standard in the construction documents.

Options:

Funding Requested

\$ 79,000.00

Are funds within current budget?

Yes

Source of Funds

Sewer Fund

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

Yes

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

Approvals:

Buyer	Submit	Approve	Purchasing
DH	BN	BN	AP
Budget	Finance	Attorney	Administration
TS	WG	WLI	LJ
Clerk			
JR			

Attachments:

Financial Supplement
Signature approval
Pricing
Contract
Bid tab



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

AGENDA ITEM 237/2022

Funds Requested: \$ 79,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

Sewer Fund

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY23	022 - WATER & SEWER	139 - SPOUT SPGS RECLAM. PLAN	4419 - TECHNICAL & PROFESSIONAL	\$79,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BN

Phone: 770-531-2696



Hall County Government
FINANCIAL SERVICES

CONTRACT EXECUTION SIGNATURE REQUEST

Date: 4/5/2022

To: Wesley Geddings, Director

From: Debra Howington, Buyer

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

Bid/Contract Name: QA/QC Engineering & Construction Testing Annual Contract

Department(s) Requesting Contract: Public Works

Award Recipient Name: ECS Southeast, LLP

Date of BOC Approval: 6/15/20

Contract Description: QA/QC Engineering & Construction testing

☒ Annual Contract ☐ New ☒ Renewal

Prior Year's Spend: \$78,280.00

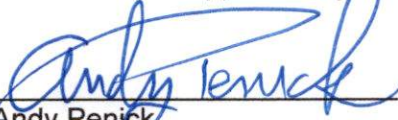
☒ Price Increase Requested Increase Percentage: Average 16.88%

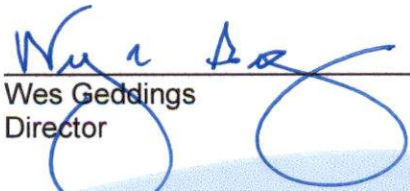
☒ Project/Service Contract Awarded Amount: \$79,000.00

☐ Product Contract Awarded Amount: \$0

Comments:

Reviewed and Approved by:


Andy Penick
Purchasing Manager


Wes Geddings
Director

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

**CONTRACT EXECUTION SIGNATURE REQUEST
PRICE INCREASE DETAILS**

Bid/Contract No: 024-41-2

Bid/Contract Name: QA/QC Engineering & Construction Testing Annual Contract. This is year 3 of 3 year contract. ECS Southeast, LLP has 202 price line items on their contract. They are requesting increases on 20 line items and most of these are for personnel rates. The average increase for these 20 items is 16.88%.

Attachment A

QA/QC Engineering & Construction Testing Annual Contract

March 9, 2022

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

<u>1.A.6 Project Engineer / Project Manager, P.E., per hour</u>	<u>85.00</u>
<u>1.A.7 Senior Engineer / Senior Project Manager, P.E., per hour</u>	<u>95.00</u>
<u>1.A.8 Senior Engineer / Division Manager, P.E., per hour</u>	<u>125.00</u>
<u>1.A.9 Chief Engineer / Principal, P.E., per hour</u>	<u>150.00</u>
<u>1.A.10 CAD Operator / Draftsperson, per hour</u>	<u>50.00</u>
<u>1.B.3 Concrete Technician / Inspector, per hour</u>	<u>48.00</u>
<u>1.B.4 Soils Technician / Inspector, per hour</u>	<u>50.00</u>
<u>1.B.6 Asphalt Technician / Inspector, per hour</u>	<u>55.00</u>
<u>1.C Secretarial, per hour</u>	<u>40.00</u>
<u>2.A. Field density tests either by drive cylinder, sand cone nuclear gauge, per hour</u>	<u>50.00</u>
<u>3.A. Observation of soil cement field placement, per hour</u>	<u>50.00</u>
<u>4.A.1 Observation and field testing of asphaltic concrete placement, per hour</u>	<u>50.00</u>
<u>5.A.1 Concrete quality control inspection and testing, per hour</u>	<u>48.00</u>
<u>8.A.2 AWS / ASNT Certified Technician, per hour</u>	<u>90.00</u>
<u>8.A.3 ASNT Level II Technician, per hour</u>	<u>110.00</u>
<u>10.A.1 All terrain mounted, each</u>	<u>500.00</u>
<u>10.C.1 0-50 feet, per LF</u>	<u>12.00</u>
<u>10.H Difficult moving, water hauling, per hour</u>	<u>200.00</u>
<u>10.I.2 Minimum daily rate (8 hours), per hour</u>	<u>225.00</u>
<u>11.A.2 Monthly NPDES service (includes weekly inspection / sampling), per month</u>	<u>500.00</u>

State of Georgia
County of Hall

Contract #024-41-2

Supplement Agreement #2

QA/QC Engineering & Construction Testing Annual Contract

March 9, 2022

Whereas, the County desires to extend the contract period for a one year period through June 30, 2023, in accordance with the terms and conditions of Bid #024-41, QA/QC Engineering & Construction Testing Annual Contract, dated June 15, 2020 and

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

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

1. By extending the contract coverage for a one year period through June 30, 2023,
2. Allow for price adjustments as agreed to and recorded in Attachment A,
3. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved per the County's Purchasing Policies through the Contract Administrator prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

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

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

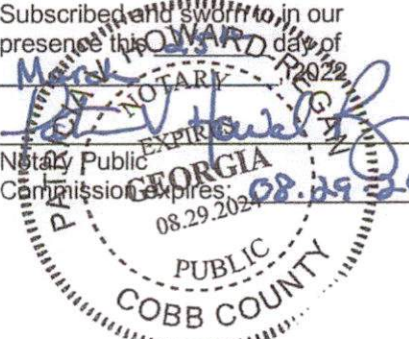
Subscribed and sworn to in our
presence this _____ day of
_____, 2022

Hall County, Georgia

Notary Public
Commission expires: _____

By: _____
Richard Higgins, Chairman

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

Notary Public
Commission expires: _____


By: 
Brian Schiessle, P.E.
Atlanta Branch Manager

ECS Southeast, LLP

Summation of Bids Received
QA/QC Engineering Construction Testing Services Annual
Contract
IFB 024-41
Fee and Rate Schedule

Inc. %

Line	Item Description	ECS Buford, GA 2022 pricing	ECS Buford, GA 2023 pricing	
1.	Basic Engineering Service Rates			
A.	Engineering Services			
1	Project Geologist, per hour	\$70.00	\$70.00	
2	Structural Engineer, P. E., per hour	\$125.00	\$125.00	
3	Geotechnical Engineer, P. E., per hour	\$80.00	\$80.00	
4	Environmental Engineer, P. E., per hour	\$80.00	\$80.00	
5	Staff Engineer, per hour	\$70.00	\$70.00	
6	Project Engineer / Project Manager, P. E., per hour	\$80.00	\$85.00	6.25%
7	Senior Engineer / Senior Project Manager, P. E., per hour	\$90.00	\$95.00	5.55%
8	Senior Engineer / Division Manager, P. E., per hour	\$90.00	\$125.00	38.88%
9	Chief Engineer / Principal, P. E., per hour	\$120.00	\$150.00	25%
10	CAD Operator / Draftsperson, per hour	\$35.00	\$50.00	42.86%
B.	Technician Services			
1	Chief Engineering Technician, per hour	\$50.00	\$50.00	
2	Metals Technician / Inspector, per hour	\$75.00	\$75.00	
3	Concrete Technician / Inspector, per hour	\$45.00	\$48.00	6.66%
4	Soils Technician / Inspector, per hour	\$45.00	\$50.00	11.11%
5	Environmental Technician / Inspector, per hour	\$60.00	\$60.00	
6	Asphalt Technician / Inspector, per hour	\$50.00	\$55.00	10%
7	Registered Roof Observer (by the Roof Consultants Inst.), per hour	\$95.00	\$95.00	
8	Registered Roof Consultant, per hour	\$130.00	\$130.00	
9	General Engineering Technician / Inspector, per hour	\$75.00	\$75.00	
10	Certified Industrial Hygienist, per hour	\$150.00	\$150.00	
C.	Clerical Services			
	Secretarial, per hour	\$25.00	\$40.00	60%
D.	Special Services, Basic Engineering Rates	At Cost	At Cost	
	Total Line 1	\$1,640.00	\$1,758.00	
2.	Soils			
A.	Field Services			
	Field density tests either by drive cylinder, sand cone nuclear gauge, per hour	\$45.00	\$50.00	11.11%
B.	Laboratory Services			
1	Standard Compaction Test (Method D does not include grain size)			
a.	Method A (4" mold), per test	\$85.00	\$85.00	
b.	Method B, C, or D (6" mold), per test	\$85.00	\$85.00	
c.	Standard Proctor, per test	\$85.00	\$85.00	
2	Modified Compaction Test including rough plots and grain size curves except on base rock. Method D does not include grain size.			
a.	Method A (4" mold), per test	\$90.00	\$90.00	
b.	Method B, C, or D (6" mold), per test	\$90.00	\$90.00	
c.	Standard Proctor, per test	\$90.00	\$90.00	
3	CBR at optimum moisture content, including laboratory compaction test with plot of compaction and CBR curves, each	\$200.00	\$200.00	
4	CBR, Corps of Engineers Method, each	\$500.00	\$500.00	
5	Natural moisture content, each	\$10.00	\$10.00	
6	Atterberg limits, each	\$55.00	\$55.00	
7	Grain size, each	\$50.00	\$50.00	
8	Washed 200, each	\$40.00	\$40.00	
9	Washed 200 + Hydrometer, each	\$90.00	\$90.00	
10	Consolidation Test			
a.	Undisturbed sample, each	\$600.00	\$600.00	
b.	Remolded sample, each	\$160.00	\$160.00	
11	Triaxial Shear Test			
a.	Pile load testing ASTM (D1153), each	\$1,700.00	\$1,700.00	
b.	Pile Driving monitoring, per LF	\$990.00	\$990.00	
c.	UU Test, each	\$220.00	\$220.00	
d.	CU Test, each	\$990.00	\$990.00	
e.	CU Test with pore pressure, each	\$990.00	\$990.00	
f.	Add for remold, each	\$50.00	\$50.00	
g.	Unconfined compressive strength test, each (to calculate shear strength of soil)	\$80.00	\$80.00	
12	Permeability testing (Triaxial apparatus)			
a.	Remolded, each	\$300.00	\$300.00	
b.	Undisturbed, each	\$275.00	\$275.00	
13	Triaxial compression test, consolidated, undrained, per pt.	\$325.00	\$325.00	
14	California Bearing Ratio (CBR), each pt.	\$175.00	\$175.00	
15	Swell Test on CBR, each	\$50.00	\$50.00	
16	Sand Equivalent Test GDT63, each	\$75.00	\$75.00	
17	Soil resistivity, each	\$70.00	\$70.00	
	Total Line 2	\$8,565.00	\$8,670.00	
3.	Soil Cement			
A.	Field Services			
	Observation of soil cement field placement, per hour	\$45.00	\$50.00	11.10%
B.	Laboratory Services			
1	First soil cement mixture (includes calcium absorption test on soil sample)	\$500.00	\$500.00	
2	Each additional cement content using same sample, add	\$125.00	\$125.00	
3	For wetting and drying tests, add for each cement content	\$125.00	\$125.00	
	Total Line 3	\$795.00	\$800.00	

Summation of Bids Received
QA/QC Engineering Construction Testing Services Annual Contract
IFB 024-41
Fee and Rate Schedule

Inc. %

Line	Item Description	ECS Buford, GA 2022 pricing	ECS Buford, GA 2023 pricing	
4.	Asphaltic Materials			
A.	Field Services			
1	Observation and field testing of asphaltic concrete placement, per hour	\$45.00	\$50.00	11.10%
2	Two-man asphaltic concrete coring crew, including trailer and equipment, per hour	\$150.00	\$150.00	
B.	Laboratory Services-Asphaltic Materials and Tests			
1	Asphaltic Concrete Mix Design			
a.	Marshall method, per design	\$100.00	\$100.00	
b.	Hubbard-field method, per design, two inch	\$125.00	\$125.00	
c.	Hubbard-field method, per design, six inch	\$150.00	\$150.00	
2	Bitumen content only, per test	\$150.00	\$150.00	
3	Bitumen and gradation of asphaltic concrete, per test	\$200.00	\$200.00	
4	Density, samples F.O.B. laboratory			
a.	Already mixed, per test	\$100.00	\$100.00	
b.	Not already mixed, per test	\$120.00	\$120.00	
5	Hubbard-field stability, samples F.O.B. laboratory			
a.	Three specimens, two inches	\$150.00	\$150.00	
b.	Three specimens, six inches	\$175.00	\$175.00	
6	Marshall Method Stability, three specimens	\$125.00	\$125.00	
	Total Line 4	\$1,590.00	\$1,595.00	
5.	Concrete and Cement			
A.	Field Services			
1	Concrete quality control inspection and testing - per hour	\$45.00	\$48.00	6.66%
2	Cylinders (3 specimens per set), ASTM C-39, per set	\$24.00	\$24.00	
3	Reserve cylinders, each	\$8.00	\$8.00	
4	Inspection and testing of ready mix plants charged at the Basic Engineering rates plus testing at cost			
5	Cylinders made by others shall be picked up and delivered to the laboratory on a time and travel charge basis at the Basic Engineering Service Rates. A charge of \$ 24.00 per case of 24 plastic cylinder molds will be assessed when cylinders are made by others	\$24.00	\$24.00	
6	Non-Destructive inspection and testing of concrete products and structures, including failures and flexural testing of concrete beams shall be charged at the Basic Engineering Service Rates, plus velocity attenuation equipment charged at cost			
7	Concrete Coring			
a.	Two-man crew plus machine, per hour	\$120.00	\$120.00	
b.	Machine only, per hour (rental)	\$40.00	\$40.00	
c.	Compressive strength test, each	\$15.00	\$15.00	
B.	Laboratory Services			
1	Concrete Materials			
a.	Sieve Analysis, Dry ASTM C-136, each	\$50.00	\$50.00	
	Finer than No. 200 Sieve, ASTM C-117, each	\$45.00	\$45.00	
b.	Specific gravity, ASTM C-127 or C-126, coarse, fine, each	\$50.00	\$50.00	
c.	Absorption, ASTM C-127 or C-126, coarse, fine, each	\$50.00	\$50.00	
d.	Unit Weight, ASTM C-29, each	\$50.00	\$50.00	
e.	Organic impurities (Calorimetric) ASTM C-40, each	\$40.00	\$40.00	
f.	Effect of organic impurities, ASTM C-87, each	\$100.00	\$100.00	
g.	Clay lumps in aggregate, AASHTO T-112, each	\$60.00	\$60.00	
h.	Soft particles in aggregate, ASDTM C-238, each	\$90.00	\$90.00	
i.	Friable particles in aggregate, ASTM C-142, each	\$80.00	\$80.00	
j.	Abrasion (Los Angeles Rattler), ASTM C-131, each	\$160.00	\$160.00	
k.	Preparation of sample for abrasion test, if crushed, each	\$40.00	\$40.00	
l.	Staining Test, light weight aggregate, ASTM C-641, each	\$120.00	\$120.00	
m.	Loss on ignition, light weight aggregate, each	\$100.00	\$100.00	
n.	Sulfate soundness, Sodium or Magnesium, ASTM-88, five (5) cycle. Each additional five cycles without loss determination, each	\$125.00	\$125.00	
o.	Potential Alkali Reactivity, each	\$100.00	\$100.00	
2	Mix Verifications			
a.	Initial mix, including basis test of fine and coarse aggregate, six confirmatory cylinders, per mix	\$500.00	\$500.00	
b.	Additional mixes, same aggregate, six confirmatory cylinders, per mix	\$150.00	\$150.00	
c.	Flexural strength mix, six test beams including tests of aggregate, per mix	\$450.00	\$450.00	
d.	Additional mixes, six test beams, same aggregate, per mix	\$350.00	\$350.00	
e.	Light weight aggregate mixes, add to above, each	\$20.00	\$20.00	
f.	Mix, no confirmatory tests (calculated), each	\$150.00	\$150.00	
g.	Mix designs, applicable hourly rates	\$90.00	\$90.00	
3	Testing of Cylinders and Beams			
a.	Cylinders compressive strength, including curing, ASTM C-39, each	\$8.00	\$8.00	
b.	Reserves, not tested, including curing, each	\$8.00	\$8.00	
c.	Splitting Test, ASTM C-496, each	\$25.00	\$25.00	
d.	Beams, per break, ASTM C-78, each	\$15.00	\$15.00	
	Note: Engineering, consultation, evaluation and preparation of samples for testing in conjunction with any above lab testing services shall be charged at the Basic Engineering Services rate.			
	Total Line 5	\$3,362.00	\$3,365.00	

Summation of Bids Received
QA/QC Engineering Construction Testing Services Annual
Contract
IFB 024-41
Fee and Rate Schedule

Inc. %

Line	Item Description	ECS Buford, GA 2022 pricing	ECS Buford, GA 2023 pricing	Inc. %
6.	Block, Brick, Tile, Pipe			
A.	Field Services			
1	Inspection and testing manufacturer's plant, or in the field shall be charged at Basic Engineering Service Rates plus testing at cost			
2	Mortar and/or grout cubes (8 specimens per set), per set	\$60.00	\$60.00	
B.	Laboratory Services			
	Concrete Masonry Units			
1	Compressive Strength, ASTM C-140, 5 specimens, each	\$100.00	\$100.00	
2	Absorption and moisture content, ASTM C-140, 5 specimens, each	\$50.00	\$50.00	
3	Linear drying shrinkage, ASTM C-341, minimum 3 specimens, each	\$75.00	\$75.00	
4	Concrete masonry block prism compressive strength tests, per set	\$45.00	\$45.00	
	Total Line 6	\$330.00	\$330.00	
7.	Metals			
A.	Field Services			
1	Visual shop and erection inspection, including witnessing of welder's qualifications shall be charged at Basic Engineering Services Rates			
2	Radiographic, Magnetic Particle and Ultrasonic Testing Charge			
a.	2-man radiographic crew with camera and darkroom	\$160.00	\$150.00	
b.	Radiographic camera, loaded each, per hour	\$80.00	\$80.00	
c.	Radiographic darkroom on truck, per day	\$50.00	\$50.00	
d.	X-Ray machine, each, per hour	\$50.00	\$50.00	
e.	Magnetic particle machine (dry), per hour	\$0.00	\$0.00	
f.	Ultrasonic machine, per hour	\$0.00	\$0.00	
g.	Thickness and corrosion measurement equipment, per hour	\$0.00	\$0.00	
3	Physical and Mechanical Properties Testing			
a.	Tensile test apparent yield and ultimate strength, initial sample	\$100.00	\$100.00	
b.	Guided Bend Test, each	\$55.00	\$55.00	
	Total Line 7	\$485.00	\$485.00	
8.	Non-Destructive Structural / Materials Evaluation			
A.	Fabrication / Erection Evaluation: Evaluation of any or all of the following as established by project specification: dimensional tolerance, material certifications, welds by visual techniques, welding procedures, welder / weld operator, certifications, paint thickness, material storage conditions, column alignment, elevation verifications, bolt hole alignments and bolt torque, weld by visual techniques, steel decking, prime touch up and/or final painting			
1	AS / ASNT Senior Level Certified Technician, per hour	\$80.00	\$80.00	
2	AWS / ASNT Certified Technician, per hour	\$80.00	\$90.00	12.50%
3	ASNT Level II Technician, per hour	\$100.00	\$110.00	10%
4	ASNT Level I Technician, per hour	\$90.00	\$90.00	
B.	Field Non-Destructive Testing-by ASNT Level II Technician			
1	Visible dye or fluorescent penetrant, per hour	\$65.00	\$65.00	
2	Magnetic particle-wet or dry, per hour	\$65.00	\$65.00	
3	Ultrasonic testing, per hour	\$65.00	\$65.00	
4	Ultrasonic equipment charge, per hour	\$10.00	\$10.00	
5	Eddy current testing, per hour	\$45.00	\$45.00	
6	Eddy current equipment charge, per hour	\$10.00	\$10.00	
7	X or Gamma Radiography (Iridium 192), per hour, per crew	\$105.00	\$105.00	
8	Gamma Radiography (Cobalt 60) per hour, per crew	\$125.00	\$125.00	
9	Ground Penetrating Radar			
a.	Minimum rate 1/2 day rate (4 hours), per hour	\$165.00	\$165.00	
b.	Minimum daily rate (8 hours), per hour	\$165.00	\$165.00	
c.	Supplemental rate, per hour	\$125.00	\$125.00	
10	Seismic refraction, per hour	\$120.00	\$120.00	

Summation of Bids Received
QA/QC Engineering Construction Testing Services Annual
Contract
IFB 024-41
Fee and Rate Schedule

Inc. %

Line	Item Description	ECS	
		Buford, GA	Buford, GA
		2022 pricing	2023 pricing
11	Laboratory Services		
a.	Liquid penetrant, per hour	\$40.00	\$40.00
b.	Magnetic particle, per hour	\$45.00	\$45.00
c.	Rockwell testing, per set	\$50.00	\$50.00
d.	Guided bend test, each	\$50.00	\$50.00
e.	Tensile test, each	\$50.00	\$50.00
f.	Machine charges, each	\$40.00	\$40.00
12	Radiographic welder coupon		
a.	Plant, each	\$80.00	\$80.00
b.	Pipe, each	\$100.00	\$100.00
13	Welding procedure qualifications		
a.	ASME, each	\$80.00	\$80.00
b.	AWS, each	\$80.00	\$80.00
14	Ultrasonic testing, per hour	\$100.00	\$100.00
15	Equipment charge for ultrasonic testing, per day	\$0.00	\$0.00
16	Eddy current testing, per hour	\$100.00	\$100.00
17	Equipment charge for eddy current testing, per day	\$0.00	\$0.00
18	X or Gamma Radiography		
a.	ASNT Level III, per hour	\$125.00	\$125.00
b.	Materials Engineer, per hour	\$125.00	\$125.00
c.	Materials Consultant, per hour	\$125.00	\$125.00
d.	Mobile darkroom mileage, per mile	\$0.67	\$0.67
e.	Radiographic film, current market price plus (Not to exceed 5%)	5%	5%
f.	Special transducers required, cost plus (Not to exceed 5%)	5%	5%
g.	Special probes, cost plus (Not to exceed 5%)	5%	5%
19	ASTM D 2938-Unconfined compressive (PSI), each	\$165.00	\$165.00
20	L.A. Abrasives (ASTM C 131), each	\$180.00	\$180.00
21	L.A. Abrasives (ASTM C 535), each	\$180.00	\$180.00
22	Fireproofing thickness, per hour	\$50.00	\$50.00
23	Torque wrench / rebound hammer charge, per day	\$25.00	\$25.00
24	Floor flatness (F-Meter) charge, per day	\$150.00	\$150.00
	Total Line 8	\$3,355.57	\$3,376.57
9.	Roofing		
A.	Field Services		
	Roofing installation inspection and project meetings shall be charged at Basic Engineering Services Rates		
B.	Laboratory Services		
	Roofing Materials		
1	Dissection, including total weight, number plies, interply bitumen, top bitumen, aggregate weight and diagramming, per sample		
a.	With aggregates, (asphalt or coal tar)	\$175.00	\$175.00
b.	Without aggregates	\$150.00	\$150.00
c.	Trimming sample to proper size	\$35.00	\$35.00
d.	Diagramming only	\$85.00	\$85.00
2	Moisture Contents of felts, ASTM D-95, per sample	\$50.00	\$50.00
3	Unit Weight of felts, ASTM C-461, per sample	\$50.00	\$50.00
4	Moisture Content of aggregate, ASTM D-18864, per sample	\$30.00	\$30.00
	Total Line 9	\$575.00	\$575.00
10.	Drilling Services		
A.	Mobilization and demobilization of rig		
1	All terrain mounted, each	\$450.00	\$500.00
2	Truck mounted, each	\$450.00	\$450.00
B.	Auger Boring		
1	0-50 feet, per LF	\$6.75	\$6.75
2	Greater than 50 feet, per LF	\$7.75	\$7.75
C.	Soil test boring with standard penetration resistance		
1	0-50 feet, per LF	\$10.00	\$12.00
2	Greater than 50 feet, per LF	\$13.50	\$13.50
D.	Undisturbed sample (3"), each	\$65.00	\$65.00
E.	Piston Samples (3"), each	\$85.00	\$85.00
F.	Setting and removing casing for rock coring, per LF	\$7.00	\$7.00
G.	NX or NQ rock coring with report of rock quality designation and percent recovery		
1	0-50 feet, per LF	\$65.00	\$65.00
2	Greater than 50 feet, per LF	\$75.00	\$75.00
H.	Difficult moving, water hauling, per hour	\$175.00	\$200.00
I.	Direct Push (includes collection of ground water and soil samples)		
1	Minimum rate 1/2 day rate (4 hours), per hour	\$200.00	\$200.00
2	Minimum daily rate (8 hours), per hour	\$200.00	\$225.00
3	Supplemental rate, per hour	\$200.00	\$200.00
J.	Dozer Rental for clearing access to boring locations and moving drill rig, per day	\$1,100.00	\$1,100.00
K.	Water Tank, per day	\$200.00	\$200.00
L.	Piezometer, backfilled with cuttings, non-grouted for water level measurements, per LF	\$9.00	\$9.00
M.	Premium for sand pack and bentonite seal of piezometer, each	\$50.00	\$50.00
N.	Grout seal boreholes (\$ 50.00 min. per borehole), per LF	\$7.00	\$7.00
O.	Subsistence: 2 man crew, per day	\$85.00	\$85.00
	Total Line 10	\$3,461.00	\$3,563.00

Fee and Rate Schedule

Line

Item Description

5



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 236/2022

SUBJECT: Approve the renewal of annual contract for IFB #027-41 Uniform Purchases for Sheriff's Office to Uniforms Unlimited of Athens, GA. The estimated annual cost is \$79,000.00.

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

Executive Summary:

Presenter: SMF

Recommendation:
Uniforms Unlimited, Athens, GA.

Purpose of Request:
Approve the renewal of annual contract for IFB #027-41 Uniform Purchases for The Sheriff's Department to Uniforms Unlimited of Athens, GA. The estimated annual cost is \$79,000.00.

History:
Uniforms Unlimited is one of five vendors for this contract. All other vendors had low dollar spend that did not require going before the BOC. This contract covers various department within the County.

Facts and Issues:
Uniforms Unlimited is one of five vendors for this contract. All other vendors had low dollar spend that did not require going before the BOC. This contract covers various department within the County.

Options:

Funding Requested	\$ 79,000.00
Are funds within current budget?	Yes
Source of Funds	General
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Buyer	Submit	Approve	Purchasing
DH	SC	SC	AP
Budget	Finance	Attorney	Administration
TS	WG	WLI	LJ
Clerk			
JR			

Attachments:
Financial Supplement
Signature approval
Pricing
Contract



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

AGENDA ITEM 236/2022

Funds Requested: \$ 79,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

General

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY23	001 - GENERAL	143 - SHERIFF - OPERATIONS	4225 - UNIFORMS	\$79,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: SM

Phone: 770-531-6887



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
Wes Geddings

Date: 4/18/2022

To: Wes Geddings, Director

From: Debra Howington, Buyer

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

Bid/Contract Name: Uniform Purchases

Department(s) Requesting Contract: Various

Award Recipient Name: Uniforms Unlimited

Date of BOC Approval: 7/9/2020

Contract Description: Purchase of uniforms

☒ Annual Contract ☐ New ☒ Renewal

Prior Year's Spend: \$79,000.00

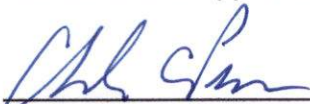
☒ Price Increase Requested Increase Percentage: 11%

☐ Project/Service Contract Awarded Amount: \$0


☒ Product Contract Awarded Amount: \$79,000.00

Comments:

Reviewed and Approved by:



Chuck Pinney
Purchasing Supervisor



Wes Geddings
Director

**CONTRACT EXECUTION SIGNATURE REQUEST
PRICE INCREASE DETAILS**

Bid/Contract No: 027-41-2

Bid/Contract Name: Uniform Purchases Supply. This is year 3 of 3 year contract.
Uniforms Unlimited is asking for 11% average increase.

Contract Summary Page

Buyer: Debra Howington

Contract Date: July 1, 2019 thru June 30, 2020

Uniform Purchase Annual Contract

Annual Contract

IFB 027-41

850 Prince Avenue

Athens, GA 30606

Phone: (Office) 706-546-1829

Contact: Wayne Wilson - wayne@uniformsunlimited.com

Pay Terms - Net 30

Item	Part Number	Description	Pricing	Style Change	2022 Price adjustment	
5.11	5.11 PDU Men's L/S Class A shirt, tact, #72344	20	S - 2XL - \$42.00 3 - 4XL - \$49.00	\$840.00		
5.11	5.11 Men's Tactical Pant, #74251	100	\$40.00	\$4,000.00	\$41.00	3%
5.11	5.11 Men's TacLite Pro Pant, #74273	200	32 - 44 \$38.50 46 - 50 \$46.00	\$7,700.00	32-44 \$39.75 46-50 \$48.00	
5.11	5.11 Men's Stryke Pant, #74427	50	\$61.50	\$3,075.00	\$63.00	2%
5.11	5.11 Women's Tactical Professional S/S Polo Shirt, #41018	25	S - 2XL - \$43.00 3XL - \$50.00	\$1,075.00		
5.11	5.11 Women's Performance Polo S/S shirt, #61165	20	\$31.00	\$620.00	\$32.00	3%
5.11	5.11 Women's PDU Twill Shirt, L/S, #62064	20	\$42.00	\$840.00	\$43.25	3%
5.11	5.11 Women's TacLite Pro Pant, #64360	50	\$38.00	\$1,900.00	\$39.75	5%
5.11	5.11 Women's Stryke Pant, #64402	50	\$61.50	\$3,075.00	\$62.50	2%
5.11	5.11 Women's Stryke Pant, #74369	50	\$58.50	\$2,925.00	\$60.00	3%
5.11	5.11 Tactical Rain Jacket, Unisex, #48098	10	S - 2XL - \$99.00 3XL - \$114.00	\$0.00		
5.11	5.11 Sabre Jacket 2.0 - waterproof, #48112	10	\$199.00	\$1,990.00		
5.11	5.11 Tactical A.T.L.A.S. Men's Trainer shoes, #12429	20	\$83.50	\$1,670.00		
5.11	5.11 Tactical Women's A.T.A.C. 2.0 8" side zip tactical boot, #12403	20	\$77.50	\$1,550.00	\$79.75	3%
5.11	5.11 Sierra Bravo Keepers duty belt, #59508	20	\$9.50	\$190.00		
5.11	5.11 TMT L1 tactical flashlight, #53031	5	\$37.00	\$185.00		
5.11	5.11 nylon holster/ Molle L2, #53164	5	\$12.00	\$60.00		
5.11	5.11 TPT L2 251 Black flashlight, #53225	5	\$41.00	\$205.00		
5.11	5.11 VTAC utility pouches - 5 round shotgun bandolier, #56122	5	\$15.00	\$75.00		
5.11	5.11 Flashlight holder, #56257	5	\$12.00	\$60.00	\$14.00	17%
5.11	5.11 Tactical Sierra bravo latex glove pouch, #56258	5	\$12.00	\$60.00	\$14.00	17%
5.11	5.11 TMT L2 tactical flashlight, #53032	10	\$41.00	\$410.00		
5.11	5.11 Trainer Belt, 1.5" , #59409	10	XS - XL - \$30.00 2XL - 4XL \$35.00	\$0.00		
5.11	5.11 Men's Duty Belt, #59505	10	XS - XL - \$37.00 2XL - 4XL \$43.00	\$0.00	XS-XL \$40.50 2XL-4XL \$46.00	7%
5.11	5.11 SB Handcuff Cuff Pouch, #56246	10	\$12.00	\$120.00	\$14.00	17%
5.11	5.11 Gas/Mace/Light Pouch, #56243	10	\$12.00	\$120.00	\$15.00	25%
5.11	5.11 SB Dbl. Pistol Mg. Pouch, #56245	50	\$21.00	\$1,050.00	\$21.50	2%
5.11	5.11 Blk Radio Pouch, #56247	10	\$21.00	\$210.00	\$23.50	12%

A4	Men's cooling performance crew tee shirts, moisture management, polyester, #N3142	40	S - XL - \$5.75 2XL - 4XL \$6.75	\$0.00	
Albourn Hat Co.	Campaign Hat Rain Cover - clear - L	1	\$5.50	\$5.50	
ASP-35710	ASP Black tungsten, usb, flashlight	1	\$108.00	\$108.00	
ASP-56140	ASP Open top handcuff case	1	\$29.00	\$29.00	
ASP-W-RSSB	ASP Rotating sidebreak baton scabbard for 26" expandable batons	1	\$5.00	\$5.00	
Badgeholder	PFT-715-Blk-Round	1	\$8.00	\$8.00	\$8.50
Bella + Canvas	Unisex Jersey S/S tee shirt	20	\$4.75	\$95.00	
Bella + Canvas	Unisex Jersey S/S tee shirt	30	\$6.25	\$187.50	
Bianchi - BIA17390	Bianchi 7300 AccuMold Covered cuff case	1	\$23.50	\$23.50	
Bianchi - BIA31301	Bianchi 8002 PatrolTek double magazine pouch, black, size 2	1	\$21.25	\$21.25	
Blackhawk - 44B351BK	Nylon belt keepers 2.25" double snap	1	\$16.50	\$16.50	
Blackinton	A2327-DE Rhodium Large Round Disc, BL-A2327-DE-R	1	\$26.50	\$26.50	
Blackinton	A2547 Hi-Glo with applied emblem, red enamel, double clutch backing with 2 horn A2908, Division Chief Collar brass, BL-A2547-HG	1	\$34.00	\$34.00	
Blackinton	A2547 Hi-Glo with applied emblem, red enamel, double clutch backing with 2 vertical horn A2909-2, Captain Collar brass, BL-A2547-HG	1	\$34.00	\$34.00	
Blackinton	A2547 Hi-Glo with applied emblem, red enamel, double clutch backing with 3 horn A2907, Division Chief Collar brass, BL-A2547-HG	1	\$34.00	\$34.00	
Blackinton	A2547 Hi-Glo with applied emblem, red enamel, double clutch backing with 4 horn A2906, Asst. Chief Collar brass, BL-A2547-HG	1	\$34.00	\$34.00	
Blackinton	A2547 Hi-Glo with applied emblem, red enamel, double clutch backing with 5 horn A2905, Chief Collar brass, BL-A2547-HG	1	\$34.00	\$34.00	
Blackinton	A2817-DE Rhodium Lieutenant Hat, w/red enamel, NO RANK SEAL, BL-A2816-DE-R	1	\$49.00	\$49.00	
Blackinton	B1160 Rho-Glo Finish, Block Blue lettering, CAPTAIN, Georgia seal, safety catch, BL-B1160-RG	1	\$77.00	\$77.00	
Blackinton	B1160 Rho-Glo Finish, Block Blue lettering, DIVISION CHIEF, Georgia seal, safety catch, BL-B1160-RG	1	\$77.00	\$77.00	
Blackinton	B1160 Rho-Glo Finish, Block Blue lettering, Georgia seal, safety catch, BL-B1160-RG	1	\$77.00	\$77.00	
Blackinton	B547 Rho-Glo Finish, Block Black lettering, A3028 Seal with red enamel and silver rim, BL-B547RG	1	\$85.00	\$85.00	
Blackinton	B682 Hi-Glo 6 point star badge, Hi-Glo,	1	\$77.00	\$77.00	
Blackinton	J201 American Flag Bar Rhodium, 2 Nail, BL-J201-R	1	\$14.50	\$14.50	
Blackinton - A4117	Blackinton A4117 - Medal of Valor	1	\$59.00	\$59.00	
Blackinton - J61 Bars	Blackinton P1300-Gld-X-CBRASS	1	\$3.90	\$3.90	
Blackinton - J63 Bars	Blackinton P1302-Gld-X-CBRASS	1	\$3.90	\$3.90	
Blackinton Awardbar	Blackinton # A4616, F-GT	1	\$15.00	\$15.00	
Blackinton Awardbar	Award Bar, Blackinton # A8392, D-GT	1	\$15.00	\$15.00	
Blackinton Awardbar	Award Bar, Blackinton # A8392, C-GT	1	\$15.00	\$15.00	
Blackinton Awardbar	Award Bar, Blackinton # A8392, E-GT	1	\$15.00	\$15.00	
Blackinton Awardbar	Blackinton # A4616, G-GT	1	\$15.00	\$15.00	
Blackinton Awardbar	Blackinton # A4616, W-GT	1	\$15.00	\$15.00	

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Blackinton Awardbar	Blackinton # A8074, B-GT	1	\$15.00	\$15.00	
Blackinton Awardbar	Blackinton # A8074, GT	1	\$15.00	\$15.00	
Blackinton Awardbar	Blackinton # A8285, A-GT	1	\$15.00	\$15.00	
Blackinton Awardbar	Blackinton # A8285, GT	1	\$15.00	\$15.00	
Blackinton Awardbar	Blackinton #A11272, GT award bar	1	\$15.00	\$15.00	
Blackinton Awardbar	Blackinton #A4616, C-Rhodium	1	\$15.00	\$15.00	
Blackinton Awardbar	Blackinton #A4616, E-GT	1	\$15.00	\$15.00	
Blackinton Awardbar	Bravery Medal, Blackinton # A8365, KK-GA	1	\$145.00	\$145.00	
Blackinton Badge	Blackinton 1627DE - Gold - GA	1	\$71.00	\$71.00	
Blackinton Badge	Blackinton B682 - HC - Gunmt - GA	1	\$49.00	\$49.00	
Blackinton Badge	Blackinton B682 - HC - Higlo - GA	1	\$77.00	\$77.00	
Blackinton Badge	Blackinton B956 - Higlo-GA	1	\$83.00	\$83.00	
Blackinton Badge	Blackinton Purple Heart Medal KK-GA - #A10929	1	\$85.00	\$85.00	
Blackinton Bar Holder	Blackinton # SB1-A-GT	1	\$4.00	\$4.00	
Blackinton Bar Holder	Blackinton # SB2-A-GT	1	\$6.00	\$6.00	
Blackinton Bar Holder	Blackinton # SB3-A-GT	1	\$8.00	\$8.00	
Blackinton Bar Holder	Blackinton # SB4-A-GT	1	\$10.00	\$10.00	
Blackinton Bar Holder	Blackinton # SB5-A-GT	1	\$12.00	\$12.00	
Blackinton Bar Holder	Blackinton # SB6-A-GT	1	\$14.00	\$14.00	
Blackinton Bar Holder	Blackinton # SB7-A-GT	1	\$15.00	\$15.00	
Blackinton ID Badge	Blackinton #V801 Clear Pocket Carrier with Blackinton #B682P badge	1	\$83.00	\$83.00	
Blackinton Medal	Blackinton Distinguished Service Metal, #A2619	1	\$70.00	\$70.00	
Blackinton Namebar	Blackinton J3-GOLD-BLK letter	1	\$11.00	\$11.00	
Blackinton Namebar	Blackinton J3-SIL-BLK letter	1	\$11.00	\$11.00	
Blackinton Namebar	Blackinton-A2388 - Gold letter	1	\$16.00	\$16.00	
Blackinton Namebar	Blackinton-V801 Gold Plate	1	\$16.00	\$16.00	
Blackinton Nameplate	Nameplate, gold electroplate and Rhodium #C558C, black block lettering	1	\$36.00	\$36.00	
Cherokee	Royal blue scrub pants, #4200	60	XS - XL \$11.50 2 - 4XL \$13.50	\$690.00	XS-XL \$12.50 2XL-4XL \$15.00
Cherokee	V neck royal blue scrub top, #1845	60	XS - XL \$18.50 2 - 4XL \$21.00	\$1,110.00	XS-XL \$19.50 2XL-4XL \$22.00
Cornerstone	ANSI 107 Class 3 water resist windbreaker, #CSJ25	5	L - 2XL \$37.75 3 - 4XL \$42.75	\$187.50	
Cornerstone	Duck cloth hooded work jacket, #J763H	5	L - 2XL \$47.50 3 - 4XL \$52.50	\$237.50	
Cornerstone	Ind. Pocketless polo shirt, safety yellow, #CS402	10	L - 2XL \$12.00 3 - 4XL \$14.00	\$120.00	
Cornerstone	Tactical S/S shirt, #CS403	30	\$13.50	\$405.00	
Cornerstone	Tactical S/S shirt, #CS411	10	L - 2XL \$21.50 3 - 4XL \$25.00	\$215.00	
Cornerstone	Snag Proof S/S shirt, #CS412	10	L - 2XL \$17.50 3 - 4XL \$21.00	\$175.00	
Cornerstone	Women's snag-proof polo shirt, #CS413	10	L - 2XL \$17.50 3 - 4XL \$21.00	\$175.00	
Danner	Danner Men's Acadia uninsulated uniform boots, #21210	10	\$260.00	\$2,600.00	
Danner	Danner Men's Mojave GTX Waterproof military boot, #26025	10	\$260.00	\$2,600.00	
Dickie's	Dickie's Pant, #DCK-874	60	\$18.00	\$1,080.00	
Dutyman	1.5" Black basketweave velcro inner duty belt, #DUT-5121U	10	XS - XL \$20.50 2 - 4XL \$24.00	\$205.00	
Eiseman-Ludmar	Gold & BLK - SM Captain collar brass, #EIS02086	1	\$5.50	\$5.50	XS-XL \$12.50 2XL-4XL \$15.00
Eiseman-Ludmar	Gold-X and BLK collar brass, #EIS-2078	1	\$5.50	\$5.50	XS-XL \$19.50 2XL-4XL \$22.00
Eiseman-Ludmar	Gold and BLK collar brass, #EIS-2080A	1	\$5.50	\$5.50	
Eiseman-Ludmar	Gold-X and BLK collar brass, #EIS-2087	1	\$5.50	\$5.50	
Elbeco	Elbeco L/S shirt - custom badge tab with metal eyelets to fit "Blackinton #B682" badge, #ELB-5612	30	\$45.00	\$1,350.00	
Elbeco	Elbeco l/s shirt - custom badge tab with metal eyelets to fit "Blackinton #B682" badge, #ELB-5622	30	\$45.00	\$1,350.00	

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Elbeco	Elbeco Ripstop ADU S/s shirt – custom badge tab with metal eyelets to fit "Blackinton #B682" badge, #ELB-5632	20	\$41.50	\$830.00	
Elbeco	Elbeco Ripstop ADU S/s shirt – custom badge tab with metal eyelets to fit "Blackinton #B682" badge, #ELB-5642	50	\$41.50	\$2,075.00	
Elbeco	Elbeco Men's Ripstop ADU Pant, #ELB-5700	150	\$45.00	\$6,750.00	
Elbeco	Elbeco Men's Ripstop ADU Pant, #ELB-5710	20	\$45.00	\$900.00	
Flying Cross	Flying Cross, S/S shirt, FC-85R78Z	20	\$39.75	\$795.00	\$41.00
Flying Cross	Flying Cross, L/S shirt, #FC-33W78Z	20	\$45.50	\$910.00	\$47.00
Flying Cross	Flying Cross, L/S shirt, #FC-85R78Z	20	\$39.75	\$795.00	\$41.00
Flying Cross	Women's L/S polyester shirt, #FC-126R78Z	1	\$40.75	\$40.75	\$47.00
Flying Cross	Flying Cross Men's Polyester Gabardine Pant, #FC3900	20	\$33.00	\$660.00	\$42.00
Flying Cross	Flying Cross Female Polyester Gabardine Pant, #FC3900W	20	\$33.00	\$660.00	\$42.00
Gall's	Handcuff key - cuff pocket clip #1P-R121	1	\$7.00	\$7.00	\$7.50
Jerzees	Sweatshirt	10	\$9.00	\$90.00	
Jerzees	Jerzees 50/50 Jersey knit polo shirt, #437	60	\$6.50	\$390.00	
Law Enforcement	GOLDMYLAR/GOLDACOR Campaign hat cord	1	\$6.50	\$6.50	\$7.50
Law Enforcement	SH-39-BRN 3 pc. leather strap for uniform hat	1	\$5.00	\$5.00	\$6.00
Law Enforcement	SILVMYLR/SILVACORN Campaign hat cord	1	\$6.50	\$6.50	\$7.50
Maxpedition	1712B Double Handcuff Pouch, Black	1	\$10.00	\$10.00	
Maxpedition	3" Tac Ties, black, set of 4 - #9903B	1	\$6.90	\$6.90	
Maxpedition	5" Tac Ties, black, set of 4 - #9905B	1	\$7.75	\$7.75	
Maxpedition	Adj. large phone/radio holster w/buckle enc.	1	\$35.00	\$35.00	
Merrell	Cham 7 Slam Luna Leather shoes #J12063	1	\$95.00	\$95.00	
Merrell	Cham 7 Slam Luna Leather shoes #J12065	1	\$95.00	\$95.00	
Merrell	Cham 7 Slam Luna Leather shoes #J32889	1	\$115.00	\$115.00	
Merrell	Men's Agility Peak Shoes, #J17763	1	\$85.00	\$85.00	
Merrell	Moab 2 8" Tactical boot, #J15845	1	\$109.00	\$109.00	
Monadnock	Front Draw Holster, #3034	1	\$32.50	\$32.50	
Monadnock	AutoLock Expandable Black Chrome 26" Baton	1	\$142.00	\$142.00	
Monadnock	Baton holder, front draw swivel, black in color, #MON3034 or equivalent	1	\$32.50	\$32.50	
Monadnock	Batons, auto Lok-22, power safety tip, black chrome finish with super grip, MON9452 or equivalent	1	\$159.00	\$159.00	
Monadnock	Handcuff Key - cuff pocket clip	1	\$7.00	\$7.00	
Nebo	Redline flashlight, #NEBO-5615 SE	1	\$27.00	\$27.00	
Nightstick	Flashlight, multi-function rechargeable, personal-size, #NSR-9924XL	1	\$109.00	\$109.00	
Nike	Gold Dri-Fit men's micro pique shirt, #363807	1	\$28.00	\$28.00	
Nike	Nick Sphere dry cap, low profile 6 panels, adjustable velcro closure, #247077	1	\$14.50	\$14.50	
OTTO	6-panel polyester pro mesh cap, hook and loop closure, #19-366	1	\$4.50	\$4.50	

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OTTO	Caps - #19-251	1	\$4.00	\$4.00	
OTTO	Otto Polyester pro mesh gray undershirt low profile style caps - #19-366	1	\$4.50	\$4.50	
Premiere Emblem	Premiere Emblem Years Service Bars (Various)	1	\$2.00	\$2.00	
Premiere Emblem	Premiere Emblem - Hashmarks - 5 Serv. Stripes - chevrons	1	\$2.00	\$2.00	
Premiere Emblem	Premiere Emblem Invest. - chevrons	1	\$2.00	\$2.00	
Premiere Emblem	Premiere Emblem Staff Sgt - chevrons	1	\$2.00	\$2.00	
Peerless	Leg irons, carbon steel construction, Peerless #1703 or equivalent	1	\$44.00	\$44.00	
Peerless	Black chain cuffs, #PE-4711 Model 701C	1	\$24.50	\$24.50	
Peerless	Blue chain link handcuff, #PE-4712N #750	1	\$31.50	\$31.50	
Perfect Fit	Perfect Fit Recessed ID Badge Clip, Black #716	1	\$11.50	\$11.50	\$13.00
Port & Co.	Black Knit Cap, #CP90	1	\$2.50	\$2.50	\$2.75
Port Authority	ANSI Class 3 heavyweight safety parka, #J799S	5	\$110.00	\$550.00	
Port Authority	Ladies 3/4 sleeve meridian cotton blend polo shirt, #L578	20	\$16.50	\$330.00	
Port Authority	Ladies Concept Henley Tunic, 62/33/5, poly/rayon/spandex jersey knit, 3 button henley placket, #LK5432	20	\$22.00	\$440.00	
Port Authority	Ladies L/S Easy care shirt, #L608	20	\$16.00	\$320.00	
Port Authority	Ladies Pinpoint mesh 1/2-zip, 100% polyester, cadet collar, #L806	20	\$18.50	\$370.00	
Port Authority	Ladies Silk Touch Performance L/S polo, #L540LS	20	\$13.50	\$270.00	
Port Authority	Ladies Silk Touch pique 3/4 sleeve sport shirt, #L562	20	\$16.50	\$330.00	
Port Authority	Micro Fleece Jacket, #F223	5	\$19.00	\$95.00	
Port Authority	Challenger Jacket, #SM-J754	10	\$36.50	\$365.00	
Propper	Duty Fleece Jacket - #F5431	5	\$57.00	\$285.00	
Propper	Duty Fleece Jacket - #F5433	5	\$155.00	\$775.00	
Propper	I.C.E. Polo Shirt, S/S, #F5341	20	\$33.00	\$660.00	
Propper	Polo shirt, #F534172	10	\$33.00	\$330.00	
Propper	Propper BA Softshell Duty Jacket 2/0, #F5483	20	\$109.00	\$2,180.00	
Propper	Propper Jacket -# F5473-75	20	\$109.00	\$2,180.00	
Propper	Propper Jacket -# F5474-07	20	\$83.50	\$1,670.00	
Propper	Propper Kinetic Pant #F52944	10	\$44.00	\$440.00	
Propper	Rapid release belt, #F5364	30	\$41.50	\$1,245.00	
Propper	Women's Polo shirt, S/S, w/embroidery, #F5327	20	\$33.00	\$660.00	
Propper	Women's uniform polo, L/S, #F5396	20	\$23.00	\$460.00	
Propper	Women's Light weight Tactical Pant, #ZF5254	10	\$33.50	\$335.00	
Red House	Slim-fit Non-Iron twill shirt, #RH80	20	\$29.00	\$580.00	
Rothco	Cold Weather Gloves, #4494 - L	10	\$23.00	\$230.00	
Rothco	Midweight thermal knit bottom, #2839	10	\$19.75	\$197.50	
Rothco	Midweight thermal knit top, #2829	10	\$18.75	\$187.50	
Rothco	Military ECWCS Gen III Level II Balaclava head covering, #5569	10	\$5.75	\$57.50	
Rothco	Special Ops Soft Shell Security Jacket, #ROT97670	5	\$99.00	\$495.00	
Samuel Broome	Polyester 3" Clip-on men's tie with buttonholes (Brown 5) 20" #90043	1	\$4.35	\$4.35	
Samuel Broome	Polyester 3" Clip-on women's tie with buttonholes (Brown 5) #90051	1	\$4.00	\$4.00	\$4.75
Samuel Broome	Polyester 3.5" Clip-on men's tie with buttonholes (Brown 5) 22" #90063	1	\$4.75	\$4.75	\$6.00
Samuel Broome	X-Long Black tie	1	\$4.75	\$4.75	\$6.25
San Mar	Shorts, #ST310	10	\$15.00	\$150.00	

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Smith & Wesson	S&W Nickel plated chained handcuffs, #110	1	\$43.00	\$43.00	
Sport Tek	Ladies Micro Pique V-neck polo, snag resistant fabric, #LST650	30	\$16.00	\$480.00	
Stratton Hats	Stratton Straw Campaign Style - Double Brim Hat, #STR-S540DB	1	\$77.00	\$77.00	
Streamlight	Stinger Flashlight traffic wand #75903	1	\$5.50	\$5.50	
Tactical Research	Tactical Research, Men's Waterproof 8" military Side Zip Boots, #TR960Z	20	\$122.00	\$2,440.00	
Tagua IPH4-330	Tagua Blackk-x holster, #IPH4-330	1	\$35.00	\$35.00	
The Fire Store	Spiewak Police safety vest, Hi-Vis yellow, black trim lettering POLICE #S912P	1	\$51.00	\$51.00	
Tru-Spec	Tru-Spec 5 Star Field Shirt, 24-7, S/S, #1091007	2	\$40.25	\$80.50	
Tru-Spec	Tru-Spec 5 Star Rnge belt, 24-7, 2 ply - #4091003	2	\$19.00	\$38.00	
Tru-Spec	Tru-Spec Dress Shirt, S/S, #1344	2	\$37.00	\$74.00	
Tru-Spec	Tru-Spec H20 Proof 3-in-1 parka, (#Z2410) Black, (#Z2411) Navy	1	\$165.00	\$165.00	
Tru-Spec	Tru-Spec H20 Proof Element 3-in-1 Jacket	5	\$165.00	\$825.00	
Tru-Spec	Tru-Spec Light Weight Field shirt, L/S, #1101	5	\$45.00	\$225.00	
Tru-Spec	Tru-Spec Performance women's L/S polo shirt #Z4420	10	\$33.75	\$337.50	
Tru-Spec	Tru-Spec Performance women's S/S polo shirt #Z4375	10	\$29.75	\$297.50	
Tru-Spec	Tru-Spec Women's Original Tactical Pant, #1095	10	\$42.50	\$425.00	
Tru-Spec	Tru-Spec 24-7 Series Tactical Pant - #1062009	10	\$41.00	\$410.00	
Tru-Spec	Tru-Spec 24-7 Series Tactical Pant, Women, #1035091	10	\$47.00	\$470.00	
Tru-Spec	Tru-Spec 24-7 Series Tactical Pant, Women, #1036005	10	\$47.00	\$470.00	
Tru-Spec	Tru-Spec, Men's Original Tactical Pant, #1060	10	\$41.00	\$410.00	
Tru-Spec	Tru-Spec Women's Ascent Pant, #1032	10	\$47.00	\$470.00	
Tru-Spec	Tru Spec Women's Ascent Pant, #1036	10	\$47.00	\$470.00	
Uncle Mike's	Suspenders, #35862, or equivalent, black in color	1	\$32.00	\$32.00	
Under Armour	UA Patrol Pant - Women's #1254097	10	\$65.00	\$650.00	
Under Armour	UA Storm Tactical Patrol Pants, #1265491	10	\$65.00	\$650.00	
Under Armour	US Stellar Tac Side Zip boot, #1303129-001	1	\$73.00	\$73.00	
Tru-Spec	Tru-Spec Men's Polyester/Cotton Pant, #Z1060	10	\$41.00	\$410.00	
Tru-Spec	Tru-Spec 24-7 Series Tactical Pant, #Z1060050	10	\$41.00	\$410.00	
Tru-Spec	Tru-Spec Men's Polyester/Cotton Pant, #Z1062	10	\$41.00	\$410.00	
Tru-Spec	Tru-Spec Polyester/Cotton Pant, #Z1064	10	\$41.00	\$410.00	
Tru-Spec	Tru-Spec Polyester/Cotton Pant, #Z1079	10	\$41.00	\$410.00	
	Knit tobogan cap, "Resource Recovery" logo embroidered in black security hat, adjustable, light weight mesh, low profile embroidered 9275	10	\$7.75	\$77.50	
		10	\$8.50	\$85.00	
	"Crime Scene" Barrier Tape	50	\$22.50	\$1,125.00	
	"Caution" Barrier Tape	50	\$22.50	\$1,125.00	
	Embroidery charges	1	\$0.00	\$0.00	
EMB-HCCI-Gold	Embroidery	1	\$5.50	\$5.50	
EMB-HCCI-Seal-Gold	Embroidery	1	\$4.50	\$4.50	
EMB-NAME-ONE	Embroidery	1	\$3.50	\$3.50	\$4.00
	Hemming	1	\$4.00	\$4.00	
	Patch Placement	1	\$1.50	\$1.50	
	Patch Removal	1	\$0.50	\$0.50	

147%

Avg. 11%

State of Georgia
County of Hall

Contract #027-41-2

Supplement Agreement #2

Uniform Purchase Supply Annual Contract

March 14, 2022

Whereas, the County desires to extend the contract period for a one year period through June 30, 2023, in accordance with the terms and conditions of Bid #027-41, Uniform Purchase Supply Annual Contract, dated August 14, 2020 and

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

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

1. By extending the contract coverage for a one year period through June 30, 2023,
2. Allow for price adjustments as agreed to and recorded in Attachment A,
3. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved per the County's Purchasing Policies through the Contract Administrator prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

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

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

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

Hall County, Georgia

Notary Public
Commission expires: _____

By: _____
Richard Higgins, Chairman
Board of Commissioners

Subscribed and sworn to in our
presence this 16 day of
March, 2022

Krystin M Keller
Notary Public
Commission expires: _____
NOTARY PUBLIC
Oconee County, GEORGIA
My Commission Expires 08/29/2025

Uniforms Unlimited

By: Wayne Wilson
Wayne Wilson
President



AGENDA ITEM

Other Business - Planning and Development

REPORT TO: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 217/2022

SUBJECT: Public Hearing on the Malt Beverage, Wine and Distilled Spirits Consumption License for Phoenix Senior Living, LLC located at 1929 Friendship Road, Hoschton, GA 30548. Ownership is Phoenix Senior Living, LLC. License holder is Jesse Marinko. Registered agent is Matthew Tyler Smith. Commission District 1.

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

Executive Summary:

Presenter: SY

Recommendation:

Approve

Purpose of Request:

Public Hearing on the Malt Beverage, Wine and Distilled Spirits Consumption License for Phoenix Senior Living, LLC located at 1929 Friendship Road, Hoschton, GA 30548. Ownership is Phoenix Senior Living, LLC. License holder is Jesse Marinko. Registered agent is Matthew Tyler Smith. Commission District 1.

History:

Facts and Issues:

Hall County Code was updated to allow for the sale of alcohol in continuing care retirement communities and this is our first submittal.

Options:

Funding Requested

\$ 0.00

Are funds within current budget?

No

Source of Funds

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

No

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
BS	SY	TS	WG
Attorney	Administration	Clerk	
WLI	LJ	TS	

Attachments:



AGENDA ITEM

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

REPORT TO: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 225/2022

SUBJECT: Application of United Logistics to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. Commission District 1.

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

Executive Summary:

Presenter: SY

Recommendation:

Approve, with conditions: 1. Any outdoor lighting shall be non-spill and shall be oriented away from shared property lines. 2. The following land uses shall be prohibited upon the property: adult establishments, junk yards, asphalt emulsion (water based) plants, and astrologers, clairvoyants, fortune tellers, palmists, phrenologists, or other related occupations. 3. Access to Winder Highway/SR 53 shall be subject to review and approval by Georgia Department of Transportation. 4. A 50-foot undisturbed transitional zoning buffer shall be required against all property lines, except where abutting Parcel 15038 000056. 5. A privacy fence shall be added along the lot line noted by N70°30'00"E 925.00' for a minimum 700ft along the line. 6. The entrance shall be gated with security 7. Truck maintenance shall only be conducted between 7 am to 7 pm. 8. Only the truck parking shall be gravel. 9. The building shall be up to 30,000 square feet. 10. Metal accents shall be permitted on the building in substantial conformance with submitted renderings. 11. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices." 12. No overnight refrigeration trucks shall be running between 7 pm to 7 am.

Purpose of Request:

History:

Application of United Logistics to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. Commission District 1.

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Budget	Finance
AD	SY	TS	WG
Attorney	Administration		Clerk
WLI	LJ		JR

Attachments:

Request to Table to June 9, 2022 Voting Meeting
Board Memo
Recommendation Report
Application
Narrative
Site plan
Maps
Renderings
Deed
Legal description
Environmental Health Comments
GDOT Comments
Public Works Comments
Notice Sign Photos

Jennifer Rivera (Administration)

From: Srikanth Yamala (Public Works)
Sent: Friday, April 29, 2022 10:22 AM
To: Darrell K. Rochester
Cc: Tyler Mixon; Jennifer Rivera (Administration); Anael Dominguez (Planning)
Subject: RE: United Logistics rezoning from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I)

Darrell-

Thank you for the notification to table the item until the June 9th Board meeting.

--

Srikanth Yamala
Hall County Government
(770) 531-6799 | www.hallcounty.org



From: Darrell K. Rochester <dkrochester@rochester-assoc.com>
Sent: Thursday, April 28, 2022 5:05 PM
To: Srikanth Yamala (Public Works) <syamala@hallcounty.org>
Cc: Tyler Mixon <tyler.mixon@unitedlogistics.net>
Subject: United Logistics rezoning from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I)

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.

Srikanth,

Please accept this email as our written request to table the United Logistics zoning request from the May 11th Board of Commissioners meeting until the June 9th meeting. We are working through some issues with Commissioner Cooper and need the additional time to finalize our revisions.

Thank you in advance for your assistance ...

Darrell

Darrell K. Rochester P. E.

Rochester and Associates, LLC
President & CEO

(678) 450-5161 Work

(770) 527-0134 Mobile

dkrochester@rochester-assoc.com

425 Oak Street N.W. Gainesville, Geo...



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

INTERIM DIRECTOR
Srikanth Yamala

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

From: Srikanth Yamala, Interim Director

Date: April 25, 2022

Subject: Application of United Logistics to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. Commission District 1.

Application of United Logistics to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. Commission District 1.

At their April 4, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-1 Mr. Bell opposed) of this request with the following twelve (12) conditions:

1. Any outdoor lighting shall be non-spill and shall be oriented away from shared property lines.
2. The following land uses shall be prohibited upon the property: adult establishments, junk yards, asphalt emulsion (water based) plants, and astrologers, clairvoyants, fortune tellers, palmists, phrenologists, or other related occupations.
3. Access to Winder Highway/SR 53 shall be subject to review and approval by Georgia Department of Transportation.
4. A 50-foot undisturbed transitional zoning buffer shall be required against all property lines, except where abutting Parcel 15038 000056.
5. A privacy fence shall be added along the lot line noted by N70°30'00"E 925.00' for a minimum 700ft along the line.
6. The entrance shall be gated with security
7. Truck maintenance shall only be conducted between 7 am to 7 pm.
8. Only the truck parking shall be gravel.
9. The building shall be up to 30,000 square feet.
10. Metal accents shall be permitted on the building in substantial conformance with submitted renderings.

11. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
12. No overnight refrigeration trucks shall be running between 7 pm to 7 am.

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 April 4, 2022.

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

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant United Logistics

Request Rezone from Agricultural Residential-IV
(AR-IV) to Light Industrial (I-I)

Proposed Use Offices, truck terminal, other I-I uses.

Size 20.1 ± acres

Zoning AR-IV

Location On the east side of Winder Highway (SR53)
approximately 1,995 feet from its
intersection with Howington Road ; a.k.a.
5205 Winder Highway, Braselton, GA 30517
Tax Parcel 15028 000014C

Commission District One

County Commission Date April 4, 2022

Staff Recommendation **Approval, with conditions**

**Planning Commission Recommendation – Approval with conditions
Vote 4-1 (Mr. Bell opposed)**

Conditions:

1. Any outdoor lighting shall be non-spill and shall be oriented away from shared property lines.
2. The following land uses shall be prohibited upon the property: adult establishments, junk yards, asphalt emulsion (water based) plants, and astrologers, clairvoyants, fortune tellers, palmists, phrenologists, or other related occupations.
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and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”

12. No overnight refrigeration trucks shall be running between 7 pm to 7 am.

Applicant Proposal

The request is to rezone a ±20.1-acre site zoned Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) to allow for the construction of a ±10,000 building and two surface parking lots. One surface parking lot would be used for freight or commercial vehicles and the other for passenger vehicles. The conceptual site plan also shows a 50-foot buffer along all property lines except where abutting Parcel 15038 000056 to the west that is presently zoned Highway Business (H-B). There are no concurrent variance requests filed with application. The subject property is located within the Gateway Corridors Overlay District (GCOD) and if rezoned would remain subject to all GCOD standards. These standards include but are not limited to specific requirements for transitional [zoning] buffers, landscaping, parking lot design, outdoor lighting, and architecture. No details were submitted with the application with regards to the architectural style or materials of the new building. The Project Narrative states the redeveloped tract will be used for office, truck terminal, and other land uses similarly allowed under the requested Light Industrial zoning. Staff recommends that the rezoning request be approved with conditions and finds it consistent with the Hall County Comprehensive Plan.

History and Existing Land Uses

No previous zoning action was found for the property. Google aerial images and tax records show a small portion of the lot is developed. Development features include a mobile home (24' x 28' built in 1984), an outbuilding, and a gravel path connected to S.R 53 / Winder Highway. It is not clear if these residential uses are currently occupied or vacant.

Property terrain includes a rolling topography, rich tree canopy consisting of pine and hardwoods, and an undisturbed stream buffer running the full length of Cooper Creek. Cooper Creek defines the site's northeastern property line and functions as the centerline for the 100-year flood plain (see: FEMA maps, Flood zone A) in effect upon the property.

Comprehensive Plan Land Use Designation

The future land use map confirms the applicant's site is subject to three character areas:

- Land outside the stream is designated “Residential.”
 - Desired Land Use: Housing (preserve existing or construct new developments)
 - Intent: PRESERVE established neighborhoods and CREATE new residential development consistent with surrounding suburban densities
- Land inside the protected stream buffers is designated “Conservation.”

- Desired Land Use: Parks, floodplain, greenspace, or areas intended to be maintained in a natural state or for passive recreation uses (e.g., trails).
- Intent: PRESERVE environmentally sensitive areas, park land, and dedicated greenspace (open space and greenways) maintained in its natural state.
- Winder Highway (SR 53) is designated a “Mixed Use Corridor.”
 - Desired Land Use: Retail activities, office-based employment, civic uses, and single family residential development. Low-impact industrial or higher density residential may be appropriate where the same is found on adjacent properties.
 - Intent: : ENHANCE and MAINTAIN well-functioning, attractive corridors that facilitate vehicular traffic flow and pedestrian/bicycle connectivity, serve local needs, and coordinate land use patterns without encroaching on adjacent neighborhoods. Also, CREATE employment opportunities where a location benefits from interstate access or supports industrial-focused development.

Development Support and Constraints

Hall County Environmental Health

In an email dated March 3, Emily McGahee provided the following comment:

“Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.”

Hall County Fire Services

The property is located approximately 1.8 miles south of Hall County Fire Station #12, located at 4890 Winder Hwy. The nearest fire hydrant is located in the right-of-way at 5300 Winder Highway, located west of the centerline directly across the subject property.

Hall County Public Works and Utilities

A memo dated March 3, 2021, Bill Nash, P.E, Interim Director of Hall County Public Works and Utilities, provided the following comments:

Engineering - *“This 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. The plans would also need to show stream buffer, impervious setback, and flood zones.”*

Traffic Engineering - *“Access to SR 53 (Winder Highway) must be approved by and permitted through the Georgia Department of Transportation (GDOT).”*

Utilities - *“Hall County has no sewer adjacent to the property. Development is to use on-site sewage management system (septic).”*

Hall County Tax Assessors

No comments were provided.

Gainesville Water Resources

No comments were provided.

Georgia Department of Transportation

In an email dated February 26, 2022, Jonathan Peavy with GDOT commented that the request will require GDOT coordination.

Zoning Analysis

- The request is **consistent** with the Comprehensive Plan as low impact office and industrial uses, and it is consistent with the existing character.
- Per §17.160.010 – Light Industrial (I-I) – of the Official Code of Hall County, offices; truck terminals; and “any industry which does not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazards or other objectionable conditions” are listed as permitted uses within the I-I zoning district.
 - The proposed use **does meet** the permitted uses in this zoning classification.
- If approved, the proposed development would be subject to obtain a land disturbance permit as part of the development review process.
 - This review will ensure that local and state regulations are being met during the development of the site.
- Chapter 17.420 of the Official Code of Hall County identifies more restrictive requirements for properties located in the Gateway Corridors Overlay District (GCOD).
 - §17.420.050 of the Official Code of Hall County identifies both prohibited and allowable uses for properties in the Gateway Corridors Overlay District (GCOD). Light industrial uses outlined in the application are **consistent** with the uses allowed by right.
 - §17.420.050 also regulates more stringent buffer requirements than required by the base code in §17.260.020 (requiring 30 feet). The GCOD code requires a minimum of a 50-foot buffer between industrial and residential properties.
 - The applicant has indicated a 50-foot vegetated buffer along the boundary adjacent to a residentially-zoned property. The zoning proposal **does meet** this requirement.
 - The GCOD classification has specific architectural design standards, and it is **unclear** if the proposed building meets this requirement. Brick and stone are permitted as primary materials, while CMU and stucco are limited to a maximum of 50% of the façade. Metal is specifically prohibited as an exterior finish material. Likewise, “variation in building materials, texture, and depth should be employed to provide design variation.”
- Chapter 17.280 identifies tree protection and replacement requirements for development sites. Sites are required to provide 15 units per acre.

- It is evident a significant amount of trees are identified for removal to accommodate the proposed development features, but it is **unclear** whether the zoning proposal meets this requirement. No landscape plan has been provided.
- §17. 380.060 provides the criteria for considering a map amendment (rezoning). The application **does meet** all these standards based on the following analysis:
 - The zoning proposal is consistent with the Comprehensive Land Use designation because the intensity of the proposed use is consistent with the desired development in the Mixed Use Corridor.
 - The property directly abuts Parcel 15028 000070 zoned Planned Commercial Development, whose conceptual plans for a Mixed-Use Village and expansion of Lanier Raceway have approval from the Hall County Board of Commissioners; and Parcel 15038 000056 zoned Highway Business, that is presently used for a Boat and Recreational Vehicle storage facility. If developed in accordance with the conceptual site plan submitted, the subject property would function as a transitional tract between these aforementioned higher intensity uses and the lower intensity current residential and conservation uses upon abutting Parcel(s) 15028 000014, 15028 000018, and 15028 000020 zoned AR-IV.
 - Due to the number of other adjacent industrial and automobile-related uses in this area, the rezoning, if granted, would not cause substantial detriment to the public good.
 - The zoning proposal, as presented, is consistent with the zoning ordinance or will be required to be consistent through the development process.

Staff Recommendation

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

1. Any outdoor lighting shall be non-spill and shall be oriented away from shared property lines.
2. The following land uses shall be prohibited upon the property: adult establishments, junk yards, asphalt emulsion (water based) plants, and astrologers, clairvoyants, fortune tellers, palmists, phrenologists, or other related occupations.
3. Access to Winder Highway/SR 53 shall be subject to review and approval by Georgia Department of Transportation.
4. A 50-foot undisturbed transitional zoning buffer shall be required against all property lines, except where abutting Parcel 15038 000056.

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

Applicant's Presentation:

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

Darrell Rochester, 425 Oak Street, Gainesville, presented the request. The applicant stated that the intended purpose is to build a corporate office. The applicant stated that the proposed building will be three stories high at 10,000 square feet each floor level making it a 30,000 square foot building. The applicant stated that they will pave the driveway entering the property as well as the car parking lot and have a gravel parking lot for truck parking only that is not visible from the street. The applicant presented pictures of the type of architecture being used on the building such as stone, metal and glass accents. The applicant stated that there will be a gated entrance.

Tyler Mixon, 4049 Ashford Way, Gainesville, presented the request. The applicant stated that the building would be for storage 24/7 with security personal on site as well.

Rebuttal

The applicant stated that there will be on site personnel and camera system security for the business 24/7. The applicant stated that there is going to be a gate at the entrance to prevent drivers from coming in and out of the location which also encourages staff security.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell asked for the elevation difference from the street down to the parking lot. Mr. Rochester stated it was probably 50 vertical feet at a glance. Mr. Braswell asked for clarification of the metal accents. Mr. Bell asked if there is sewer. Mr. Rochester stated that there is a force main but the Health Department has stated they have to be on septic. Mr. Bell requested clarification on existing buildings on the entrance. Mr. Rochester stated that they are abandoned structures that will be removed to create a first class building. Mr. Bell questioned the hours of operation. Mr. Rochester stated that it would be 24/7. Mr. Bell questioned if there will be refrigeration trucks running all night. Mr. Mixon stated that the refrigeration trucks will not be running all night but they will be parked at the parking lot with on site security. Mr. Bell questioned if truck drivers would be sleeping in the parked trucks. Mr. Mixon stated they will not and that will be reinforced by on site security. Mr. Bell stated that the biggest concern was people sleeping in the trucks and coming in and out at all times of the day. Mr. Bell questioned if the gateway corridor had any requirements for fencing. Mr. Webb stated yes. Buffers were discussed as a way of maintaining privacy for neighboring property owners as trucks would be coming in and out of the property.

Motion: A motion to approve, with conditions was made by Mr. Hunt and seconded by Mr. Varner. Vote: 4-1 (Mr. Bell opposed)

Conditions:

13. Any outdoor lighting shall be non-spill and shall be oriented away from shared property lines.
14. The following land uses shall be prohibited upon the property: adult establishments, junk yards, asphalt emulsion (water based) plants, and astrologers, clairvoyants, fortune tellers, palmists, phrenologists, or other related occupations.
15. Access to Winder Highway/SR 53 shall be subject to review and approval by Georgia Department of Transportation.
16. A 50-foot undisturbed transitional zoning buffer shall be required against all property lines, except where abutting Parcel 15038 000056.
17. A privacy fence shall be added along the lot line noted by N70°30'00"E 925.00' for a minimum 700ft along the line.
18. The entrance shall be gated with security
19. Truck maintenance shall only be conducted between 7 am to 7 pm.
20. Only the truck parking shall be gravel.
21. The building shall be up to 30,000 square feet.
22. Metal accents shall be permitted on the building in substantial conformance with submitted renderings.
23. 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.”

24. No overnight refrigeration trucks shall be running between 7 pm to 7 am.

ZONING APPLICATION

Applicant (Name & Mailing Address)

United Logistics

5509 Radford Rd., Unit E

Flowery Branch, GA 30542

Phone 678-828-8555

Email Address tyler.mixon@unitedlogistics.net

Proposed Use _____

Property Owner (Name & Mailing Address)

Jerry L. Fowler (Estate)

5205 Winder Hwy.

Braselton, GA 30517

Phone _____

Email Address _____

Contact Person (Name & Mailing Address)

Tyler Mixon

5509 Radford Rd., Unit E

Flowery Branch, GA 30542

Phone 678-828-8555

Email Address tyler.mixon@unitedlogistics.net

Tax Parcel Number 15028 000014C

Location Address 5205 Winder Hwy, Braselton, GA 30517

Status of Applicant

☐ Owner

☒ Option to Purchase

☐ Area Resident

☐ Other

Acreage 20.1 +/-

Requested Action

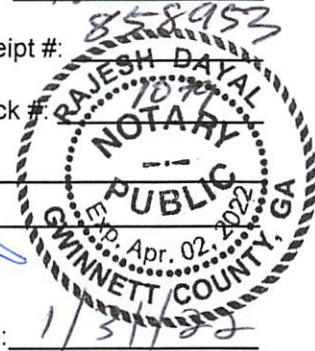
Existing Zoning: AR-IV

Rezone to: I-I

Fee: \$ 750.00

Receipt #: 858953

Check #: 1079



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

→ Sign Tyler B. Mixon Date: 1/31/22

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: 1/31/22

Taken by: Nichole

Tentative Planning Commission Date: 3/21/22

Tentative County Commission Date: 4/28/22

County Commission District: 1

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: Sprenda Fowler

Date: 1-29-22

Applicant's/Owner's Name (Printed): Jerry L. Fowler (Estate)

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

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

I have** _____

I have not X

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

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

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: Tyler B. Mixon

Date: 1/31/22

Applicant's/Owner's Name (Printed): United Logostics, Tyler Mixon

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Jerry L. Fowler (Estate)
Address 5205 Winder Hwy.
Braselton, GA 30517
Phone Number 770-519-3657

Name of applicant(s) United Logistics, Tyler Mixon
Address 5509 Radford Rd., Unit E
Flowery Branch, GA 30542
Phone Number 678-828-8555

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)

Brenda Fowler

Personally appeared before me

Brenda Fowler

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

Daniel A. Glas
Notary Public



Date 1-29-22

Project Narrative for Winder Highway Tract

LOCATION – 5205 Winder Hwy., Braselton, GA 30517

ACREAGE – 20.1 acres +/-

APPLICANT – United Logistics

Summary

The accompanying application seeks zoning district change from AR-IV to I-I for 20.1 acres of undeveloped property located at 5205 Winder Highway (SR 53), near Michelin Raceway Road Atlanta. The intent is to develop multiple uses as allowed in the Light Industrial district, including office and a truck terminal. 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 a "Mixed Use Corridor" and appropriate for Hall County's Light Industrial (I-I) District. Completion of development is anticipated by 2023.

Site Description

The site has approximately 190 LF of frontage along Winder Highway (SR 53) and is rectangular in shape. The Cooper Creek tributary of the Mulberry River forms the rear boundary of the site. The site is mostly wooded with a mix of pine and hardwood trees with rolling topography. A 12" domestic water main, provided by the City of Gainesville, is located in the Winder Highway right-of-way. Due to the small amount of projected flows, an on-site sewage management system is planned to serve the site and all other dry utilities are located within a reasonable distance for service extensions. There are no known impediments to its successful development for the purposes intended.

Adjacencies

The property is surrounded by residential zonings (AR – IV) and commercial zonings (H-B, PCD). Several Light Industrial properties are located 500' east.

Access

Access to the property is planned from Winder Highway (SR 53), subject to GDOT approval.

Proximity to Other Uses

- Nearest distance to undeveloped commercial property – parcel 15038 000048 zoned H-B, immediately west of the site.
- Nearest distance to developed commercial property – parcel 15028B 000006A zoned H-B approximately 1100 LF south.
- Nearest distance to a single family home – a single family home at 4336 Benefield Road is located 800' east of the property.
- Nearest distance to a subdivision – The Regency Park S/D is located approximately 2800 LF of the property.

Comprehensive Plan Consistency

The project is consistent with the “Mixed Use Corridor” of the Future Land Use Map and the primary future land uses notes as:

- Low-impact industrial or higher density residential only where the same is found on adjacent properties

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.

Hall County Gateway Corridor Overlay District

A small portion of the site falls within the corridor but no improvements, other than entrance driveway, landscaping and identification signage are planned within its limits.

Aerial View



Traffic Impact Study

A GDOT ICE Analysis will be completed as part of the Land Disturbance Permit process.

Proposed Uses

The project may contain a variety of uses consistent with those allowed in the Light Industrial (I-I) district and the Project Dimensional Standards outline below.

Uses that will be specifically excluded include:

- Adult Establishments
- Junk Yards
- Asphalt emulsion (water based) plants
- Astrologers, clairvoyants, fortune tellers, palmists, phrenologists and related occupations

Hours of Operation

Operations may occur on a 24/7 basis.

Project Dimensional Standards

Winder Highway Tract Development Standards	
Minimum Lot Area	15,000 sf
Minimum Lot Frontage	100'
Front Setback from Winder Highway	50'
Side Setback	20'
Rear Setback	20'
Exterior Buffer Residential Zoned Property	50'
Maximum Height	75'
Total Acreage	20.1 +/-
Minimum Open Space	20%
Maximum Floor Area Ratio	65%
Parking Ratio	Per Hall County Guidelines

Conceptual Master Plan

The development of the Winder Highway Tract shall be controlled by the Conceptual Master Plan (the "Plan") attached as exhibit "A". The plan is considered conceptual in nature, and as such may require modifications during the engineering and development process. Modifications to the locations and arrangement of buildings, roads, and other improvements that do not conflict with specific standards and requirements of these conditions may be made by the Developer or End User, so long as such modifications do not change the land use, increase the overall density of the project or reduce any established exterior buffers or setbacks.

NOTE
1. INFORMATION AS SHOWN TAKEN FROM HALL COUNTY GIS AND
PLAT BOOK 38, PAGE 134 FOR THE PURPOSES OF REZONING.
THIS IS NOT A BOUNDARY SURVEY.

N/F
HERMAN PRESTON
DELAPERRIERE IV & TAYLOR
LEANNE DELAPERRIERE
DB 8700, PG 549
TAX ID: 15038 000171

N/F
MARY COOPER HANES
DB 4877, PG 101
TAX ID: 15028 000018
ZONING: AR-IV

N/F
HARMONY HILL, LLC
TAX ID: 15028 000015H
ZONING: AR-IV

N/F
BENNY L. MANGUM & BECKY
M. MANGUM
DB 852, PG 49
TAX ID: 15028 000014
ZONING: AR-IV

N/F
50 PROPERTIES LLC
DB 7658, PG 67
TAX ID: 15038 000056
ZONING: H-B

TRACT 1
(AR-IV ZONING)

N/F
JERRY L. FOWLER
DB 739, PG 608
TAX ID: 15028 000014C

N/F
PHYLLIS ROSHAN
DB 8269, PG 670
TAX ID: 15028 000070
ZONING: PCD

N/F
ROAD ATLANTA, LLC
DB 7058, PG 411
TAX ID: 15028000011A
ZONING: PCD

N/F
WILLIAM HARRISON MADDOX
& DENNIS RAY CRIDDLE
DB 3832, PG 181
TAX ID: 15028 000020
ZONING: AR-IV



PROPERTY OWNER

JERRY L. FOWLER (ESTATE)
5205 WINDER HWY.
BRASELTON, GA 30517
TAX PARCEL: 15028000014C

APPLICANT

UNITED LOGISTICS
5509 RADFORD RD. UNIT E
FLOWERY BRANCH, GA 30542
678-828-8555

AREA SUMMARY

TRACT 1 = 20.1 ACRES +/-

Rochester
& Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770) 716-8123 (770) 716-8124 Fax • WWW.ROCHESTER-ASSOC.COM

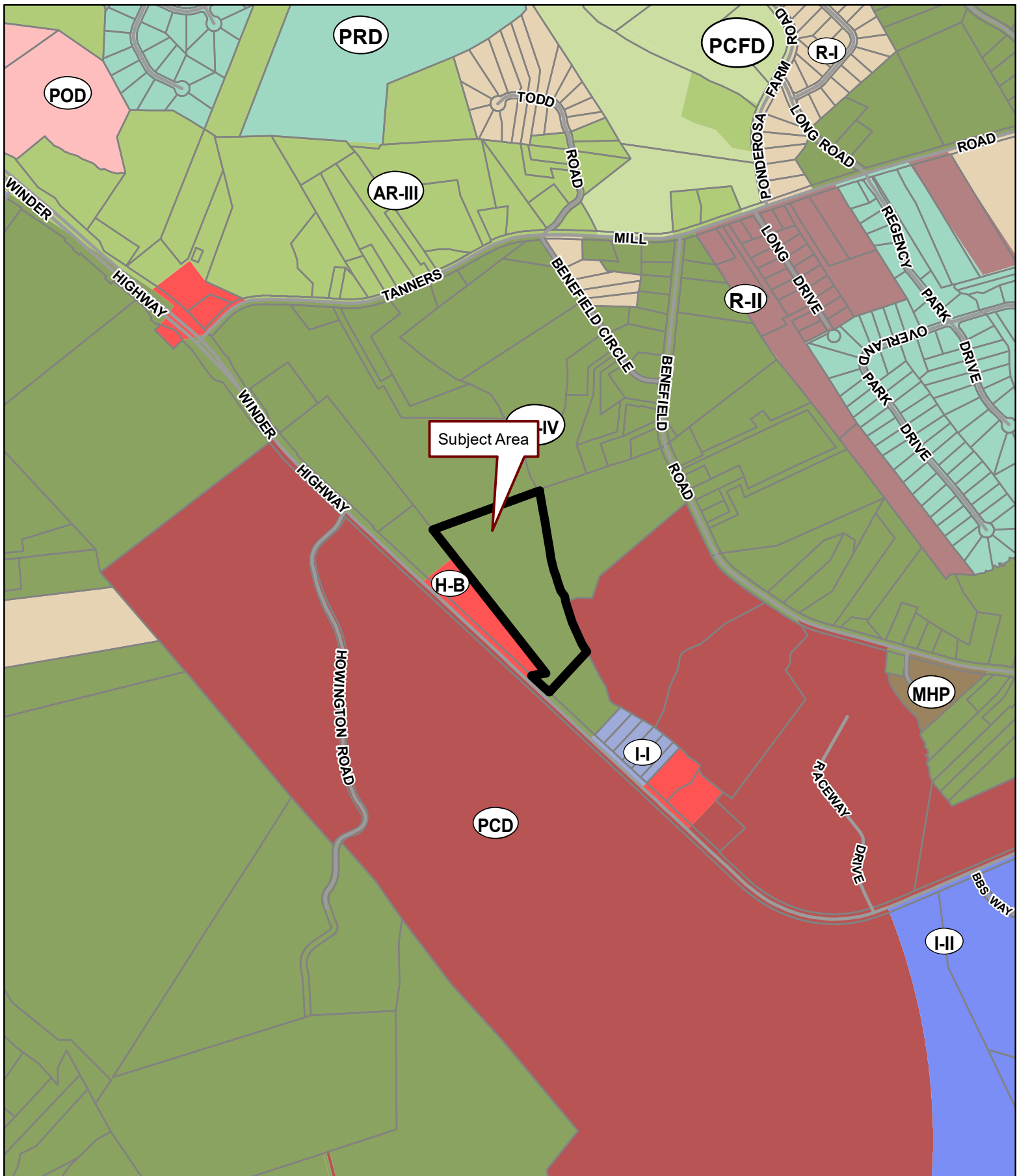
UNITED LOGISTICS
ZONING EXHIBIT

0.10, 200
HALL COUNTY, GA

REVISIONS

GRAPHIC SCALE
0' 50' 100' 200' 300'

SHEET
1
of
1
DATE: 1/31/2022
SCALE: 1" = 100'
JOB NO: 22118-PRP
DRAWN BY: AJA
DWG NO.: ZONE



Applicant: UNITED LOGISTICS

Tax Parcel #: 15028 000014C

Location: 5205 WINDER HIGHWAY, BRASELTON, GA 30517

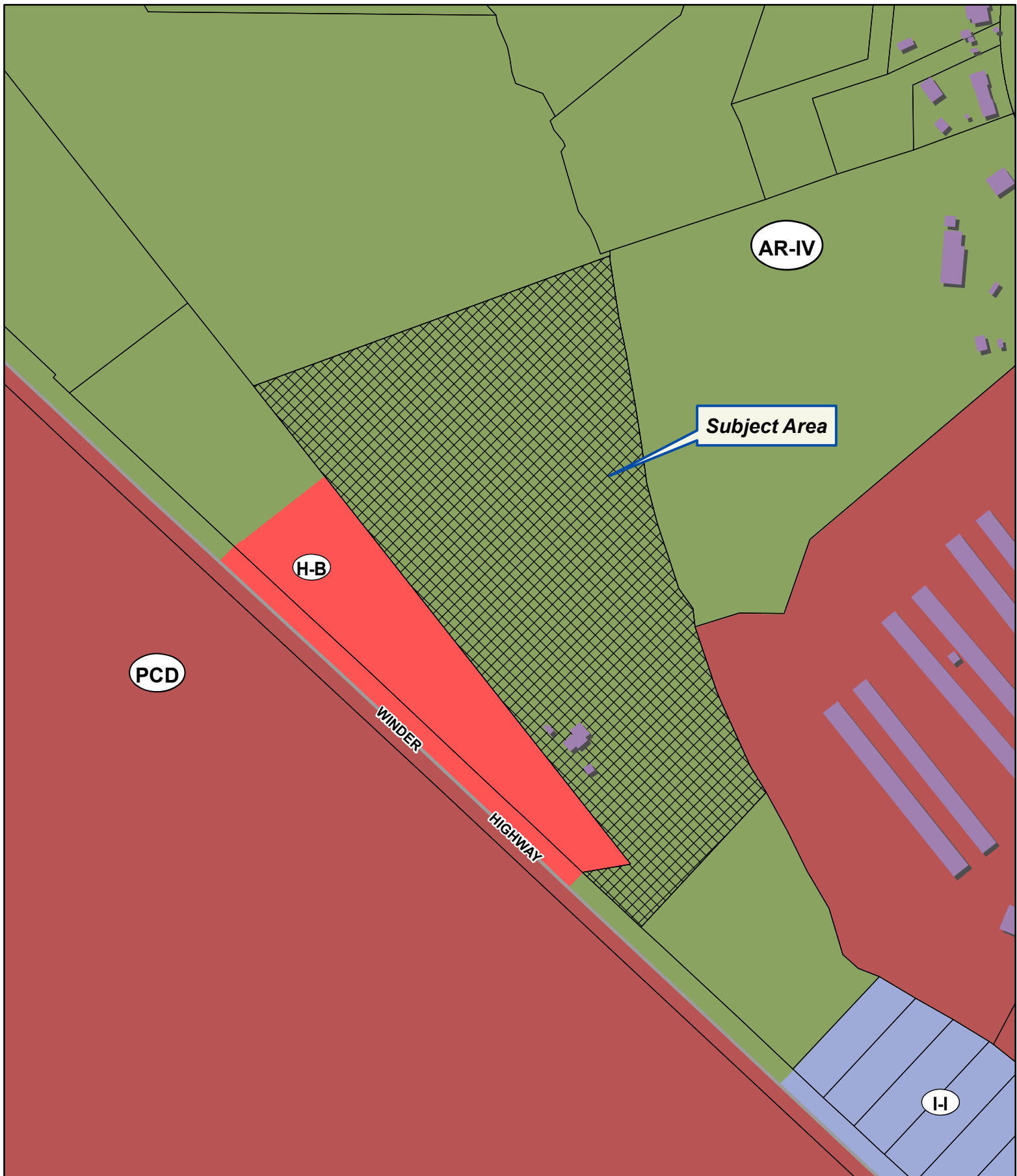
Commission District 1

PC Mtg. Date: 04/04/2022

0 300 600 1,200
Feet

- Zoning Boundary
- City Limits
- Subject Area
- Structure





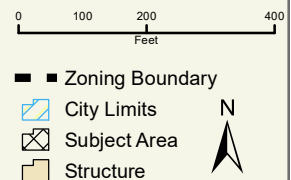
Applicant: UNITED LOGISTICS

Tax Parcel #: 15028 000014C

Location: 5205 WINDY HIGHWAY, BRASELTON, GA 30517

Commission District 1

PC Mtg. Date: 04/04/2022





Applicant: UNITED LOGISTICS

Tax Parcel #: 15028 000014C

Location: 5205 WINDER HIGHWAY, BRASELTON, GA 30517

Commission District 1

PC Mtg. Date: 04/04/2022

0 75 150 300
Feet

— Zoning Boundary

City Limits

Subject Area



NOTE
1. INFORMATION AS SHOWN TAKEN FROM HALL COUNTY GIS AND
PLAT BOOK 36, PAGE 134 FOR THE PURPOSES OF RETURNING
THIS IS NOT A BOUNDARY SURVEY.





IN THE PROBATE COURT
COUNTY OF HALL
STATE OF GEORGIA

CLERK OF COURT
HALL COUNTY, GA
2014 MAY -5 PM 2:11

IN RE: ESTATE OF

Jerry Lamar Fowler,
DECEASED

ESTATE NO. E-14-103

LETTERS OF ADMINISTRATION

(Bond Waived and/or Certain Powers Granted at Time of Appointment)

WHEREAS, Jerry Lamar Fowler died intestate

(Initial one)

PWF

domiciled in this County;

not domiciled in this State, but owning property in this County;

and this Court granted an order appointing Brenda M. Fowler as Administrator^(S) of the estate of said decedent, on condition that said Administrator^(S) give(s) oath as required by law; and the said Administrator^(S) having complied with said condition; the Court hereby grants unto said Administrator^(S) full power to collect the assets of said decedent, and to pay the debts of said estate, so far as such assets will extend, according to law, and then to pay over the balance, if any, to the heirs of said decedent, and to do and perform all other duties as such Administrator^(S), according to the laws of this State. In addition, this Court:

(Initial all which apply)

PWF

(a) **REPORTS WAIVED:** Grants to the Administrator^(S) the power to serve without making and filing inventory, and without filing any annual or other returns or reports to any court; but the fiduciary^(ies) shall furnish to the heirs, at least annually, a statement of receipts and disbursements.

PWF

(b) **BOND WAIVED:** Waives the requirement to post bond.

PWF

(c) **POWERS GRANTED:** Grants to the Administrator^(S) the powers contained in O.C.G.A. §53-12-261 not included in (a) above.

IN TESTIMONY WHEREOF, I have hereunto affixed my signature as Judge of the Probate Court of said County and the seal of this office this 5th day of May, 20 14.

Patty Walters Law
Judge of the Probate Court

NOTE: The following must be signed if the judge
does not sign the original of this document:

Issued by:

Clerk/Deputy Clerk Probate Court

STATE OF GEORGIA
COUNTY OF HALL

I, Judge of the Probate Court in and for said County do hereby certify that the within is a true and correct copy of the original as it appears on file in this office. Witness the official seal and signature of Probate Court this 5th day of May, 2014

[15] Patty Walters Law
Judge, Clerk Hall County Probate Court Eff. July 2013

Legal Description

All that tract or parcel of land lying and being in G.M.D. 385, Hall County, Georgia the same being described as parcel 27 recorded in plat book 36, page 134 recorded July, 21st 1966, prepared by Grady Jarrard.

Containing +- 20.1 Acres.

Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, March 10, 2022 2:33 PM
To: Srikanth Yamala (Public Works); Anael Dominguez (Planning); Kevin McOmber (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 4.4.22

Please find Environmental Health comments below:

Item 1, 3418 Cagle Road, Panchal: Must meet all Environmental Health residential septic system permitting requirements.

Item 2, 6210 Dahlonga Hwy, Ava Hospitality: Must meet all Environmental Health Tourist Accommodation permitting requirements.

Item 3, 3710 Hardy/3428/3416 Nancy Creek, Cook Communities: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 4, 603 Atlanta Hwy, Loyd: No comment. Public sewer.

Item 5, 2978 Athens Hwy, G&G Fabricators: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, existing septic system evaluation, or septic system installation/modification may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 6, 4670 Union Church Road, Ridgeline: No comment. Public sewer.

Item 7, 5205 Winder Hwy, United Logistics: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, existing septic system evaluation, or septic system installation/modification may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Emily McGahee
Hall County Environmental Health
Hall County Government Center – 3rd Floor
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504

(770) 531-3973

(770) 531-6767 (fax)

<http://dph.georgia.gov/environmental-health> (State Website)

<http://www.phdistrict2.org/HallCounty.htm> (District Website)

<http://www.hallcounty.org/devserv/environmental.asp> (County Website & Forms)

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Tuesday, March 15, 2022 6:10 PM
To: Anael Dominguez (Planning); Srikanth Yamala (Public Works)
Cc: Peevy, Jonathan; Dykes, Jason
Subject: RE: Tentative Planning Agenda for April 4, 2022

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see GDOT responses in **red** below

Parker Niebauer

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, March 10, 2022 9:09 AM
To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Daniel.C.Barnes@usace.army.mil; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; jeremy.wills@gainesville.org; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Lamar Carver (Building Inspection) <lcarver@hallcounty.org>; matt.cox@hallco.org; Mike Little (Parks and Leisure) <mlittle@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; nswafford@gainesville.org; pam.cravero@hallco.org; rich@flowerybranchga.org; Scott Puckett <spuckett@hallcounty.org>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Srikanth Yamala (Public Works) <syamala@hallcounty.org>; troy.s.cain@usace.army.mil; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Wanda Moreno (Engineering) <wmoreno@hallcounty.org>; will.schofield@hallco.org
Subject: Tentative Planning Agenda for April 4, 2022

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, April 4th, 2022** Hall County Planning Commission Meeting.

Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, March 17th**. Email comments to Srikanth (syamala@hallcounty.org) and Ana (adominguez@hallcounty.org).

Thank you!

CALL TO ORDER

APPROVAL OF MINUTES – March 21, 2022

NEW BUSINESS

1. [Application of Prathamesh Panchal for a front yard setback variance from 30 feet to 15 feet and a right side yard setback variance from 10 feet to 5 feet on a 0.49± acre tract located on the south side of Cagle Road approximately 391 feet from its intersection with Ridge Drive; a.k.a. 3418 Cagle Road; Zoned R-I; Tax Parcel 09106A002014. Proposed use: construct a single family residence. * Commission District 3.](#)

None

2. [Application of Ava Hospitality LLC for a use subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonga Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonga Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. ** Commission District 3.](#)

GDOT Coordination Required

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

None

4. [Application of Greg Loyd for a use subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. ** Commission District 4.](#)

GDOT Coordination Required

5. [Application of G & G Fabricators LLC to rezone from Suburban Shopping \(S-S\) to Light Industrial \(I-I\) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial – welding shop. ** Commission District 3.](#)

GDOT Coordination Required (Access preferred from Baker Rd)

6. [Application of Ridgeline Land Planning, Inc. to rezone from Agricultural Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 50.75± acre tract located on the east side of Union Church Road approximately 166 feet from its intersection with Steeple Chase Lane; a.k.a. 4670 Union Church Road; Zoned AR-III; Tax Parcel 15043 000001. Proposed Use: single family detached subdivision. ** Commission District 1.](#)

Do you have any existing/projected counts for the intersection of SR 53 and Union Church Rd?

7. [Application of United Logistics to rezone from Agricultural Residential-IV \(AR-IV\) to Light Industrial \(I-I\) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with](#)

[Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. ** Commission District 1.](#)

GDOT Coordination Required

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within five working days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing **Wednesday, May 11, 2022** at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Wednesday, May 11, 2022. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Ana Dominguez
Clerk to the Planning Commission
Hall County Government
Tel: 770-531-6810
adominguez@hallcounty.org
www.hallcounty.org



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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

INTERIM DIRECTOR
Bill Nash, P.E.

To: Srikanth Yamala, Interim Director of Planning and Zoning
From: Bill Nash, P.E., Interim Director of Public Works and Utilities
Date: March 16, 2022
Subject: April 4, 2022 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the *April 4, 2022* meeting. Upon review, we provide the following comments:

1. [Application of Prathamesh Panchal for a front yard setback variance from 30 feet to 15 feet and a right side yard setback variance from 10 feet to 5 feet on a 0.49± acre tract located on the south side of Cagle Road approximately 391 feet from its intersection with Ridge Drive; a.k.a. 3418 Cagle Road; Zoned R-I; Tax Parcel 09106A002014. Proposed use: construct a single-family residence. * Commission District 3.](#)

- a) Engineering: Show stream buffers and impervious setback from wretched vegetation, not centerline of creek. No mention of wanting a variance for 75' impervious.
- b) Traffic: No Traffic Comments
- c) Utilities: Provide design for Creek Crossing.

2. [Application of Ava Hospitality LLC for a use subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonega Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonega Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. ** Commission District 3.](#)

- a) Engineering: N/A
- b) Traffic: No Traffic Comments
- c) Utilities: No Comments



Hall County Government

PUBLIC WORKS AND UTILITIES

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

- a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Must submit Engineering plans for grading and stormwater, etc... Site plan should include all original lots (6) for storm water purposes.
- b) Traffic: Recommend internal roadway providing lot access or common access drives.
- c) Utilities: No Comments

4. [Application of Greg Loyd for a use subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. ** Commission District 4.](#)

- a) Engineering: N/A
- b) Traffic: No Traffic Comments
- c) Utilities: No Comments

5. [Application of G & G Fabricators LLC to rezone from Suburban Shopping \(S-S\) to Light Industrial \(I-I\) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial – welding shop. ** Commission District 3.](#)

- a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- b) Traffic: No Traffic Comments
- c) Utilities: No Comments



Hall County Government

PUBLIC WORKS AND UTILITIES

6. [Application of Ridgeline Land Planning, Inc. to rezone from Agricultural Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 50.75± acre tract located on the east side of Union Church Road approximately 166 feet from its intersection with Steeple Chase Lane; a.k.a. 4670 Union Church Road; Zoned AR-III; Tax Parcel 15043 000001. Proposed Use: single family detached subdivision. ** Commission District 1.](#)
- a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wretched vegetation not centerline of creek.
 - b) Traffic: Was a traffic study completed for this proposal? Both left and right turn lanes will be required. Proposed entrance does not appear to meet offset spacing requirements with Steeple Chase Lane. Secondary access off Union Church Road should be a gated emergency access only.
 - c) Utilities: The property falls within the Hall County Sewer Service Area; however, the property is not presently served by any sewer outfall lines, and the development will require connection to sanitary sewer based on the density. The applicant shall provide availability letter prior to rezoning.
7. [Application of United Logistics to rezone from Agricultural Residential-IV \(AR-IV\) to Light Industrial \(I-I\) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. ** Commission District 1.](#)
- a) Engineering: Show flood. The sight may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffers and impervious setback from wretched vegetation, not centerline of stream.
 - b) Traffic: Access permit will be through the Georgia Department of Transportation.
 - c) Utilities: Hall County service district.

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO
THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT:

UNITED LOGISTICS

REQUEST:

REZONE FROM AR-IV TO I-1 FOR
LIGHT INDUSTRIAL USES

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: 4-4-2022

AND

COUNTY COMMISSION

Date: 5-11-2022

Time: 5:15 p.m.

Time: 6:00 p.m.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809







AGENDA ITEM

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

REPORT TO: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 223/2022

SUBJECT: Application of Greg Loyd for a Use Subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. Commission District 4.

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

Executive Summary:

Presenter: SY

Recommendation:

Approve, with conditions: 1. The development shall conform to the zoning and development standards set forth in the code of ordinances, including the Gateway Corridors Overlay District. 2. All outdoor lighting shall be non-spill. 3. All repairs shall be conducted inside the building. 4. Days of operation shall be from Monday to Sunday from 8 am to 6 pm.

Purpose of Request:

Application of Greg Loyd for a Use Subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. Commission District 4.

History:

Facts and Issues:

Options:

Funding Requested \$ 0.00

Are funds within current budget? No

Source of Funds

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.? No

Has it been reviewed by the County Attorney? Yes

Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
AD	SY	TS	WG
Attorney	Administration	Clerk	
WLI	LJ	JR	

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site Plan
Maps
Environmental Health Comments
GDOT Comments
Public Works Comments
Notice Sign Photo



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

INTERIM DIRECTOR
Srikanth Yamala

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

From: Srikanth Yamala, Interim Director

Date: April 25, 2022

Subject: Application of Greg Loyd for a use subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. Commission District 4.

Application of Greg Loyd for a use subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. Commission District 4.

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

1. *The development shall conform to the zoning and development standards set forth in the code of ordinances, including the Gateway Corridors Overlay District.*
2. *All outdoor lighting shall be non-spill.*
3. *All repairs shall be conducted inside the building.*
4. *Days of operation shall be from Monday to Sunday from 8 am to 6 pm.*

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 April 4, 2022.

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

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant..... Greg Loyd

Request Use Subject to Commission approval

Proposed Use Automobile repair garage

Size 0.92± acres

Zoning Highway Business (H-B)

Location On the east side of Atlanta Highway at its
intersection with Hall Street, 603 Atlanta
Highway; parcel number 00132 005021.

Commission District Four

Planning Commission Date April 4, 2022

Staff Recommendation **Approval, with conditions**

Planning Commission Recommendation – Approval, with conditions

Vote: 5-0

Conditions:

1. The development shall conform to the zoning and development standards set forth in the code of ordinances, including the Gateway Corridors Overlay District.
2. All outdoor lighting shall be non-spill.
3. All repairs shall be conducted inside the building.
4. Days of operation shall be from Monday to Sunday from 8 am to 6 pm.

Applicant Proposal

The applicant is requesting conditional use approval for a used car dealership with an accessory repair component on the 0.92-acre site. There is an existing corrugated metal building and asphalt parking lot that is surrounded by a chain link fence on the site. The site plan submitted with the application indicates the applicant's intention to reuse the existing building for the proposed use. The property can connect to Gainesville City sewer and water services, which run in front of the property.

History and Existing Land Uses

The subject property consists of 0.92± acres and is zoned Highway Business (H-B) and falls within the Gateway Corridors Overlay District (GCOD). The applicant's narrative explains that the lot consists of a 41,340 square foot pre-engineered steel building with a show room, offices, and automotive work bays. The most recent use of this building was a retail store for the Salvation Army. Staff has identified a possible discrepancy in the stated size of the existing structure since it is quoted as larger than the size of the lot itself (the lot calculating at 40,075± square feet).

Adjacent properties to the north, south, and west are zoned H-B and developed with commercial uses. The property to the east is zoned Light Industrial (I-I).

Comprehensive Plan Land Use Designation

The Comprehensive Plan's future land use designation for the subject parcel is "Revitalization Corridor." This land use category is characterized by a variety of non-residential uses that do not encroach upon or replace adjacent residential neighborhoods. The intent of land use category is to enhance and maintain well-functioning, attractive corridors that facilitate vehicular flow and pedestrian/bicycle connectivity, serve local needs, and coordinate land use patterns without encroaching on adjacent neighborhoods. The proposed request is consistent with the future land use designation.

Development Support and Constraints

Hall County Environmental Health

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

No comment. Public sewer.

Hall County Fire Services

No comments were provided in relation to this item.

Hall County Public Works and Utilities

Engineering

N/A

Sewer Services

No comment.

Traffic Engineering

No comment.

Hall County Tax Assessors

No comments were provided in relation to this item.

Gainesville Water and Sewer Resources

No comments were provided in relation to this item.

Georgia Department of Transportation

In an email dated March 15, 2022, Parker Niebauer, Traffic Operations Supervisor, provided the following comments:

GDOT Coordination Required

Zoning Analysis

- The subject parcel is 0.92 acres in size and is a lot of record. The applicant is requesting to allow a used car dealership on the lot, defined by the Zoning Ordinance as vehicle sales
- 2.

lots/automobile repair and maintenance.

- Chapter 17.420 of the Official Code of Hall County identifies more restrictive requirements for properties located in the Gateway Corridors Overlay District (GCOD).
 - §17.420.050 regulates landscaping and screening standards in the overlay district. It is **unclear** whether the zoning proposal meets these standards.
 - Shrubs are required to be placed along the perimeter of the structure.
 - Landscape strips 10' in width shall be planted at property frontages and trees planted 40' on center.
 - Outdoor storage shall be prohibited in the front yard unless permitted by §17.260.010.
 - §17.420.050 regulates specific architectural design standards, and the existing metal building **does not meet** this requirement. Brick and stone are permitted as primary materials, while CMU and stucco are limited to a maximum of 50% of the façade. Metal is specifically prohibited as an exterior finish material. Likewise, "variation in building materials, texture, and depth should be employed to provide design variation."
- §17.260.010 identifies restrictions on outdoor storage of materials and sets limitations on the number of inoperable vehicles that can be stored accessory to automobile repair garages.
 - It is **unclear** based on the information submitted if the applicant will meet this requirement.
- §17.250.020 requires a minimum of 2 spaces for each 300 square feet of auto repair or maintenance space.
 - Depending on whether the accurate size of the facility has been provided in the narrative, it is **unclear** if the applicant will meet this requirement. Additionally, the space dedicated to auto repair has not been provided, so the number of required spaces is unable to be calculated. 18 spaces are illustrated on the site plan.
- Chapter 17.280 identifies tree protection and replacement requirements for development sites. Sites are required to provide 15 units per acre.
 - No landscape plan has been provided, so it is **unclear** whether the zoning proposal meets this requirement.
- §17.380.060 provides the criteria for considering a conditional use. The application does meet all these standards based on the following analysis:
 - The zoning proposal is consistent with the Comprehensive Land Use designation by concentrating commercial development and protecting existing residential properties.
 - Due to the number of other commercial uses within the H-B zoning in this area and the nearby location of two other used car dealerships, the conditional use, if granted, would not cause substantial detriment to the public good.
 - The zoning proposal, as presented, is consistent with the zoning ordinance or will be required to be consistent through the development process.

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, including the Gateway Corridors Overlay District.
2. All outdoor lighting shall be non-spill.

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

Applicant's Presentation:

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

Greg Loyd, 421 Ridgewood Avenue, Gainesville, presented the request. The applicant stated that the owner of the property sells high end automobiles with low inventory in other locations. The applicant wants to sell high end automobiles at this location, having cars displayed in the inside of the building to utilize the glass windows for show rooms as well as the outside by redoing the fence and paving.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell stated that the proposed hours of operation were from 8am to 6pm but questioned the days of operation. Mr. Loyd stated that the days of operation are usually Monday through Saturday. Mr. Braswell questioned if they would provide automotive repair. Mr. Loyd stated that there are two existing bays they are planning to use for automotive repair and they will only be done in the inside of the building.

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

Conditions:

5. The development shall conform to the zoning and development standards set forth in the code of ordinances, including the Gateway Corridors Overlay District.
6. All outdoor lighting shall be non-spill.
7. All repairs shall be conducted inside the building.
8. Days of operation shall be from Monday to Sunday from 8 am to 6 pm.

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)

GREG LOYD
P.O. Box 1662
GAINESVILLE, GA. 30503
Phone 678-283-5898
Email Address gulgem@gmail.com
Proposed Use Auto Sales

Property Owner (Name & Mailing Address)

Thomas Sosa
3412 Willow Ridge Cir
GAINESVILLE, GA. 30504
Phone 404-218-0695
Email Address _____

Contact Person (Name & Mailing Address)

Same As Above

Phone _____
Email Address _____
Tax Parcel Number _____
Location Address 603 ATLANTA HWY

Status of Applicant

- ☐ Owner
☐ Option to Purchase
☐ Area Resident
☒ Other

Requested Action

Permissive Use:

☐ HCPC ☒ HCC

Fee: \$ 450.00

Receipt #: 858954

Check #: 1005 & CASH

Zoning: H-B

Acreage 0.92

Location Address GAINESVILLE, GA. 30504

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

Sign Greg Loyd Date: 2-11-22

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

Application Withdrawal: I hereby withdraw the application.

Sign _____ Date: _____

Staff Use Only

Application Date: 2/11/2022

Taken by: Michaela

Tentative Planning Commission Date: 4/4/22

Tentative County Commission Date: 5/12/22

County Commission District: 4

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



AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) TOMAS

Address 1283 INDUSTRIAL BLVD.
GAINESVILLE, GA. 30501

Phone Number 404-218-0695

Name of applicant(s) GREG FORD

Address P.O. BOX 1662
GAINESVILLE, GA. 30503

Phone Number 678-283-5898

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)

Tomas Sosa

Personally appeared before me

Tomas Sosa

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

Maria Escamilla

Notary Public



2-11-22
Date

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



CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

- (b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

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

I have** _____ I have not ☒

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

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

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: 

Date: 2-10-22

Applicant's/Owner's Name (Printed): GREG G. LOYD

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: Tomas Sosa

Date: 2-10-22

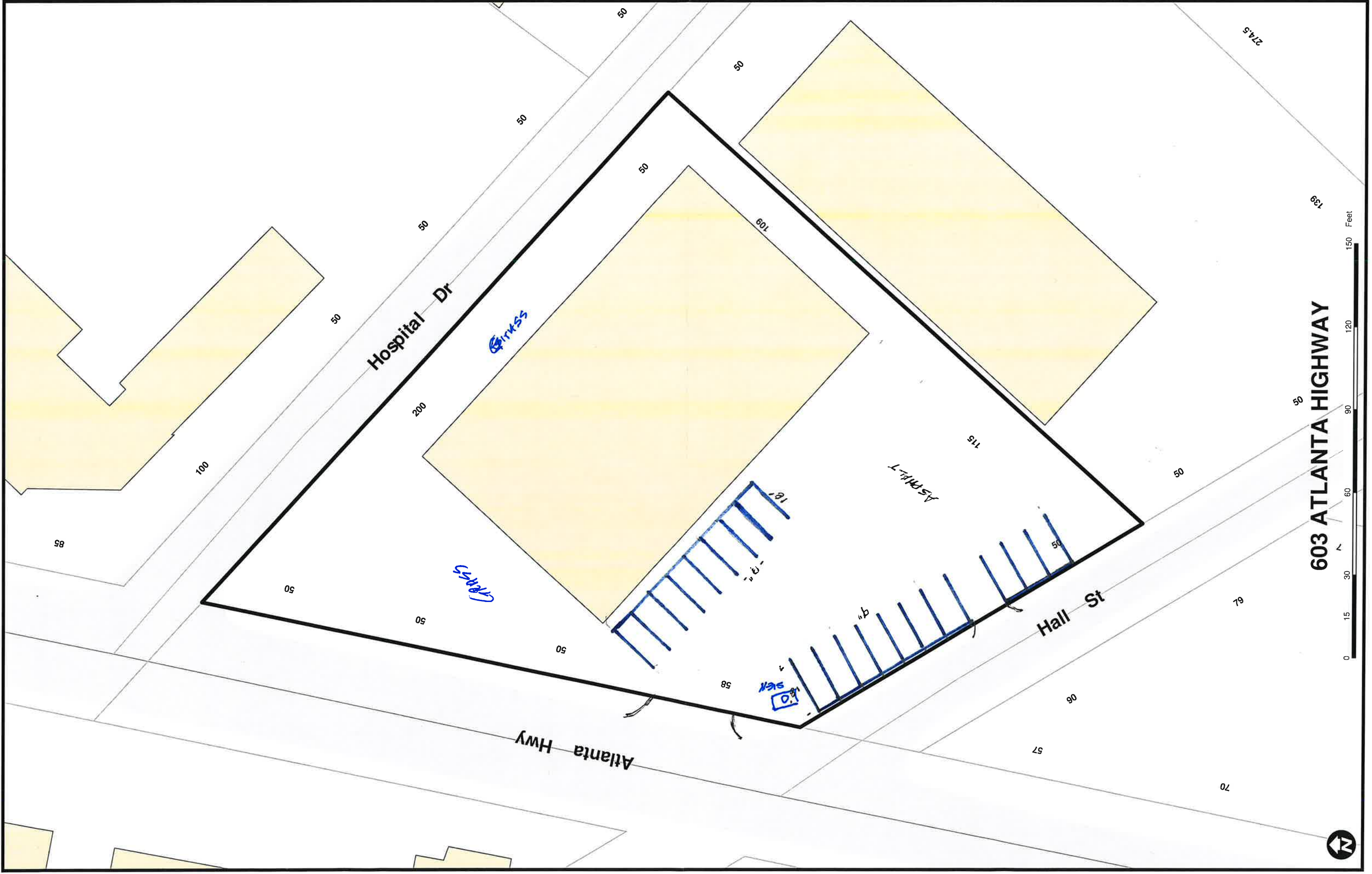
Applicant's/Owner's Name (Printed): TOMAS SOSA

603 ATLANTA HWY SPECIAL USE

This approximately .92 acres lot is located near the intersections of Atlanta Hwy and Hospital Dr. and Hall St. where it bounded on the East by a pre-Engineered steel buildig shown in the yax records as beig used as a commercial warehouse/storage building. The structure, a 41,340 SQ FT pre engineered metal building with show room, offices, rest rooms, and automotive work bays originally constructed as a New Car Dealership, has been on the property since 1962 as indicated by the Tax Records. This building most recently has been used as a Salvation Army Thrift Store. The subject property is relatively flat and predominately paved with asphalt with the exception of a landscape area directly behind the building and at the front left corner. There is a sign pole and frame on the property near the intersection indicating there was business advertising there at one time.

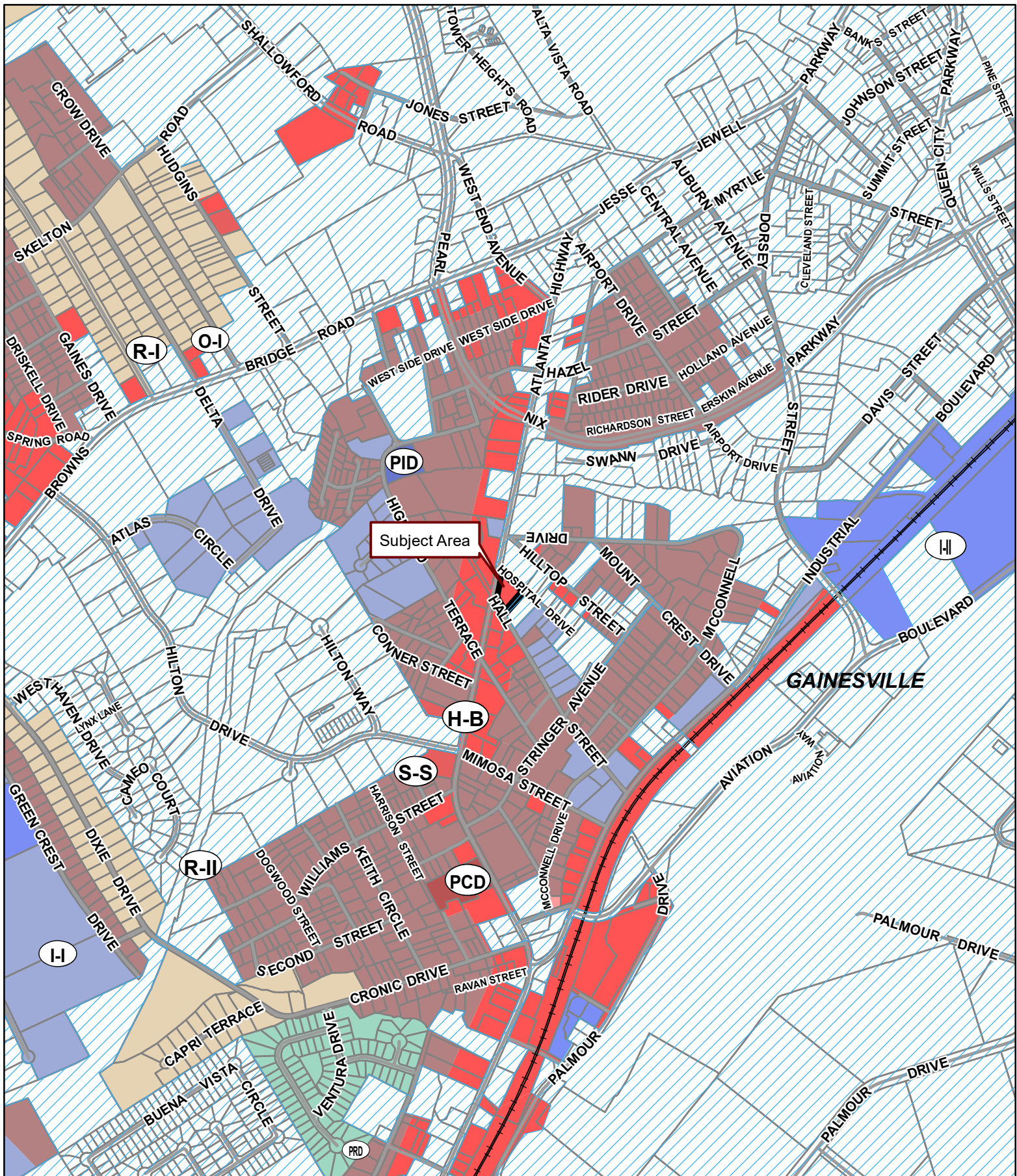
When the current owner purchased this property it was his intention to reopen it as a Car Dealership with clean-up and repair as accessory uses for the Dealership and will be opened daily form 8:AM until 6:00 PM The building will be cleaned up and aesthetically updated to enhance the appearance, with no immediate plans for any structural changes.

Existing lighting on he property will be restored to the original working condition for parking lot lighting. The property is already connected to public water and sewer and has multiple storm water inlets to carry water from the site.



603 ATLANTA HIGHWAY





Applicant: GREG LOYD

Tax Parcel #: 00132 005021

Location: 603 ATLANTA HIGHWAY, GAINESVILLE, GA 30501

Commission District 4

PC Mtg. Date: 04/04/2022

0 300 600 1,200
Feet

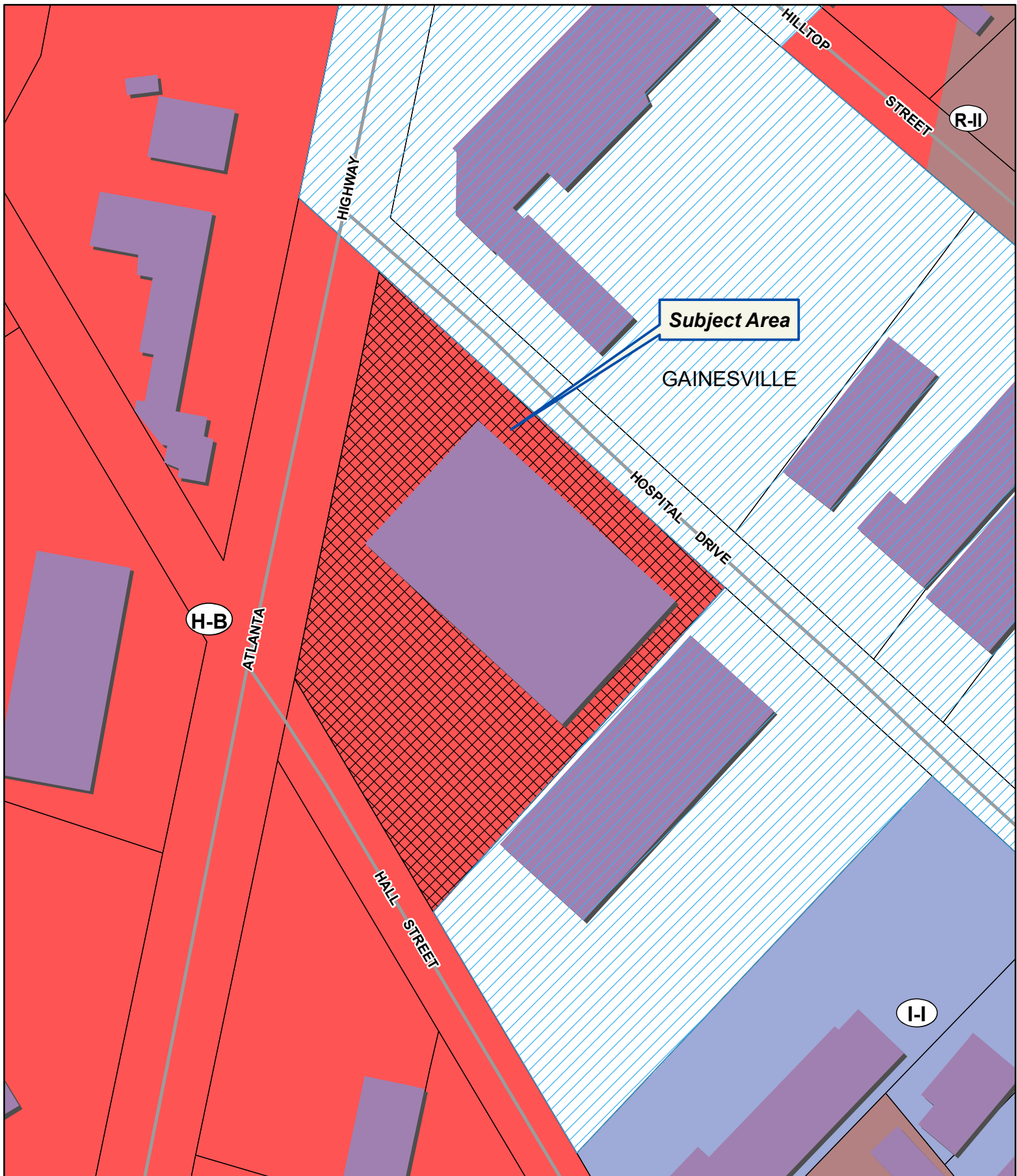
■ Zoning Boundary

■ City Limits

■ Subject Area

■ Structure





Applicant: GREG LOYD

Tax Parcel #: 00132 005021

Location: 603 ATLANTA HIGHWAY, GAINESVILLE, GA 30501

Commission District 4

PC Mtg. Date: 04/04/2022

0 12.5 25 50
Feet

- Zoning Boundary
- ▭ City Limits
- ▨ Subject Area
- ▭ Structure





Applicant: GREG LOYD

Tax Parcel #: 00132 005021

Location: 603 ATLANTA HIGHWAY, GAINESVILLE, GA 30501

Commission District 4

PC Mtg. Date: 04/04/2022

0 12.5 25 50
Feet

— Zoning Boundary
— City Limits
— Subject Area



Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, March 10, 2022 2:33 PM
To: Srikanth Yamala (Public Works); Anael Dominguez (Planning); Kevin McOmber (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 4.4.22

Please find Environmental Health comments below:

Item 1, 3418 Cagle Road, Panchal: Must meet all Environmental Health residential septic system permitting requirements.

Item 2, 6210 Dahlonga Hwy, Ava Hospitality: Must meet all Environmental Health Tourist Accommodation permitting requirements.

Item 3, 3710 Hardy/3428/3416 Nancy Creek, Cook Communities: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 4, 603 Atlanta Hwy, Loyd: No comment. Public sewer.

Item 5, 2978 Athens Hwy, G&G Fabricators: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, existing septic system evaluation, or septic system installation/modification may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 6, 4670 Union Church Road, Ridgeline: No comment. Public sewer.

Item 7, 5205 Winder Hwy, United Logistics: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, existing septic system evaluation, or septic system installation/modification may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Emily McGahee
Hall County Environmental Health
Hall County Government Center – 3rd Floor
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504

(770) 531-3973

(770) 531-6767 (fax)

<http://dph.georgia.gov/environmental-health> (State Website)

<http://www.phdistrict2.org/HallCounty.htm> (District Website)

<http://www.hallcounty.org/devserv/environmental.asp> (County Website & Forms)

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Tuesday, March 15, 2022 6:10 PM
To: Anael Dominguez (Planning); Srikanth Yamala (Public Works)
Cc: Peevy, Jonathan; Dykes, Jason
Subject: RE: Tentative Planning Agenda for April 4, 2022

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see GDOT responses in **red** below

Parker Niebauer

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, March 10, 2022 9:09 AM
To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Daniel.C.Barnes@usace.army.mil; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; jeremy.wills@gainesville.org; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Lamar Carver (Building Inspection) <lcarver@hallcounty.org>; matt.cox@hallco.org; Mike Little (Parks and Leisure) <mlittle@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; nswafford@gainesville.org; pam.cravero@hallco.org; rich@flowerybranchga.org; Scott Puckett <spuckett@hallcounty.org>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Srikanth Yamala (Public Works) <syamala@hallcounty.org>; troy.s.cain@usace.army.mil; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Wanda Moreno (Engineering) <wmoreno@hallcounty.org>; will.schofield@hallco.org
Subject: Tentative Planning Agenda for April 4, 2022

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, April 4th, 2022** Hall County Planning Commission Meeting.

Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, March 17th**. Email comments to Srikanth (syamala@hallcounty.org) and Ana (adominguez@hallcounty.org).

Thank you!

CALL TO ORDER

APPROVAL OF MINUTES – March 21, 2022

NEW BUSINESS

1. [Application of Prathamesh Panchal for a front yard setback variance from 30 feet to 15 feet and a right side yard setback variance from 10 feet to 5 feet on a 0.49± acre tract located on the south side of Cagle Road approximately 391 feet from its intersection with Ridge Drive; a.k.a. 3418 Cagle Road; Zoned R-I; Tax Parcel 09106A002014. Proposed use: construct a single family residence. * Commission District 3.](#)

None

2. [Application of Ava Hospitality LLC for a use subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonga Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonga Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. ** Commission District 3.](#)

GDOT Coordination Required

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

None

4. [Application of Greg Loyd for a use subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. ** Commission District 4.](#)

GDOT Coordination Required

5. [Application of G & G Fabricators LLC to rezone from Suburban Shopping \(S-S\) to Light Industrial \(I-I\) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial – welding shop. ** Commission District 3.](#)

GDOT Coordination Required (Access preferred from Baker Rd)

6. [Application of Ridgeline Land Planning, Inc. to rezone from Agricultural Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 50.75± acre tract located on the east side of Union Church Road approximately 166 feet from its intersection with Steeple Chase Lane; a.k.a. 4670 Union Church Road; Zoned AR-III; Tax Parcel 15043 000001. Proposed Use: single family detached subdivision. ** Commission District 1.](#)

Do you have any existing/projected counts for the intersection of SR 53 and Union Church Rd?

7. [Application of United Logistics to rezone from Agricultural Residential-IV \(AR-IV\) to Light Industrial \(I-I\) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with](#)

[Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. ** Commission District 1.](#)

GDOT Coordination Required

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within five working days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing **Wednesday, May 11, 2022** at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Wednesday, May 11, 2022. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Ana Dominguez
Clerk to the Planning Commission
Hall County Government
Tel: 770-531-6810
adominguez@hallcounty.org
www.hallcounty.org



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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

INTERIM DIRECTOR
Bill Nash, P.E.

To: Srikanth Yamala, Interim Director of Planning and Zoning
From: Bill Nash, P.E., Interim Director of Public Works and Utilities
Date: March 16, 2022
Subject: April 4, 2022 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the *April 4, 2022* meeting. Upon review, we provide the following comments:

1. [Application of Prathamesh Panchal for a front yard setback variance from 30 feet to 15 feet and a right side yard setback variance from 10 feet to 5 feet on a 0.49± acre tract located on the south side of Cagle Road approximately 391 feet from its intersection with Ridge Drive; a.k.a. 3418 Cagle Road; Zoned R-I; Tax Parcel 09106A002014. Proposed use: construct a single-family residence. * Commission District 3.](#)

- a) Engineering: Show stream buffers and impervious setback from wretched vegetation, not centerline of creek. No mention of wanting a variance for 75' impervious.
- b) Traffic: No Traffic Comments
- c) Utilities: Provide design for Creek Crossing.

2. [Application of Ava Hospitality LLC for a use subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonega Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonega Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. ** Commission District 3.](#)

- a) Engineering: N/A
- b) Traffic: No Traffic Comments
- c) Utilities: No Comments



Hall County Government

PUBLIC WORKS AND UTILITIES

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

- a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Must submit Engineering plans for grading and stormwater, etc... Site plan should include all original lots (6) for storm water purposes.
- b) Traffic: Recommend internal roadway providing lot access or common access drives.
- c) Utilities: No Comments

4. [Application of Greg Loyd for a use subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. ** Commission District 4.](#)

- a) Engineering: N/A
- b) Traffic: No Traffic Comments
- c) Utilities: No Comments

5. [Application of G & G Fabricators LLC to rezone from Suburban Shopping \(S-S\) to Light Industrial \(I-I\) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial – welding shop. ** Commission District 3.](#)

- a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- b) Traffic: No Traffic Comments
- c) Utilities: No Comments



Hall County Government

PUBLIC WORKS AND UTILITIES

6. [Application of Ridgeline Land Planning, Inc. to rezone from Agricultural Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 50.75± acre tract located on the east side of Union Church Road approximately 166 feet from its intersection with Steeple Chase Lane; a.k.a. 4670 Union Church Road; Zoned AR-III; Tax Parcel 15043 000001. Proposed Use: single family detached subdivision. ** Commission District 1.](#)
- a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of creek.
 - b) Traffic: Was a traffic study completed for this proposal? Both left and right turn lanes will be required. Proposed entrance does not appear to meet offset spacing requirements with Steeple Chase Lane. Secondary access off Union Church Road should be a gated emergency access only.
 - c) Utilities: The property falls within the Hall County Sewer Service Area; however, the property is not presently served by any sewer outfall lines, and the development will require connection to sanitary sewer based on the density. The applicant shall provide availability letter prior to rezoning.
7. [Application of United Logistics to rezone from Agricultural Residential-IV \(AR-IV\) to Light Industrial \(I-I\) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. ** Commission District 1.](#)
- a) Engineering: Show flood. The sight may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffers and impervious setback from wrested vegetation, not centerline of stream.
 - b) Traffic: Access permit will be through the Georgia Department of Transportation.
 - c) Utilities: Hall County service district.



ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: **GREG LOYD**

REQUEST: **USE SUBJECT TO BOC APPROVAL
AUTO MOBILE SALES**

PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: **4-4-2022**
Time: **5:15 p.m.**
and
COUNTY COMMISSION
Date: **5-11-2022**
Time: **6:00 p.m.**

HALL COUNTY GOVERNMENT CENTER, 2075 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809



AGENDA ITEM

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

REPORT TO: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 221/2022

SUBJECT: Application of Ava Hospitality LLC for a Use Subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonega Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonega Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. Commission District 3.

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

Executive Summary:

Presenter: SY

Recommendation:

Approve, with conditions: 1. The development shall be in general conformance with the concept plan and descriptive narrative submitted. 2. Parking areas will be paved with gravel, asphalt or concrete. 3. Any outdoor lighting shall be of a no spill type. 4. All conditions of zoning shall appear on any plats created for this property. 5. If the proposed Bed and Breakfast changes ownership, the continuation of the use would be subject to review and approval by the County Commission. 6. The development must meet all Environmental Health requirements at time of permitting. 7. The proposed development must coordinate with GDOT prior to the issuance of any permits. 8. The maximum occupancy for outdoor events shall be no more than 40 people or amount approved by Hall County Fire Services if it is less than 40 people.

Purpose of Request:

Application of Ava Hospitality LLC for a Use Subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonega Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonega Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. Commission District 3.

History:

Facts and Issues:

Options:

Funding Requested

\$ 0.00

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

Approvals:

Submit	Approve	Budget	Finance
AD	SY	TS	WG
Attorney	Administration	Clerk	
WLI	LJ	JR	

Attachments:

Board Memo
 Recommendation Report
 Application
 Narrative
 Site Plan
 Maps
 Renderings
 Environmental Health Comments
 GDOT Comments
 Public Works Comments
 Public Comments
 Notice Sign Photos



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

INTERIM DIRECTOR
Srikanth Yamala

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

From: Srikanth Yamala, Interim Director

Date: April 25, 2022

Subject: Application of Ava Hospitality LLC for a use subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonega Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonega Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. Commission District 3.

Application of Ava Hospitality LLC for a use subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonega Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonega Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. Commission District 3.

At their April 4, 2022 meeting, the Hall County Planning Commission voted to recommend approval (5-0) of this request with the following eight (8) conditions:

1. *The development shall be in general conformance with the concept plan and descriptive narrative submitted.*
2. *Parking areas will be paved with gravel, asphalt or concrete.*
3. *Any outdoor lighting shall be of a no spill type.*
4. *All conditions of zoning shall appear on any plats created for this property.*
5. *If the proposed Bed and Breakfast changes ownership, the continuation of the use would be subject to review and approval by the County Commission.*
6. *The development must meet all Environmental Health requirements at time of permitting.*
7. *The proposed development must coordinate with GDOT prior to the issuance of any permits.*
8. *The maximum occupancy for outdoor events shall be no more than 40 people or amount approved by Hall County Fire Services if it is less than 40 people.*

There was one (1) written comments in opposition submitted in advance of the Planning Commission meeting and zero (0) people spoke in opposition during the public hearing on April 4, 2022.

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

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

ApplicantAva Hospitality LLC

Request Use Subject to County Commission approval

Proposed Use Bed and Breakfast Inn with Small Events

Size 1.62± acres

Zoning Planned Residential Development (PRD)

Location On the east side of Dahlonega Highway
approximately 1852 feet from its intersection
with Brady Road; a.k.a. 6210 Dahlonega
Highway; Tax Parcel **11003 000003**

Commission District Three

Planning Commission Date April 4, 2022

Staff Recommendation..... **Approval, with conditions**

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

Conditions:

1. The development shall be in general conformance with the concept plan and descriptive narrative submitted.
2. Parking areas will be paved with gravel, asphalt or concrete.
3. Any outdoor lighting shall be of a no spill type.
4. All conditions of zoning shall appear on any plats created for this property.
5. If the proposed Bed and Breakfast changes ownership, the continuation of the use would be subject to review and approval by the County Commission.
6. The development must meet all Environmental Health requirements at time of permitting.
7. The proposed development must coordinate with GDOT prior to the issuance of any permits.
8. The maximum occupancy for outdoor events shall be no more than 40 people or amount approved by Hall County Fire Services if it is less than 40 people.

Applicant Proposal

The applicant is requesting approval to continue to operate the Ava House Inn located at 6210 Dahlonga Highway, as a small, luxury, full-service B&B. This business has been in continuous operation upon the property since March 28, 2018, when business license #00323339 was first issued. They also request re-approval of the conditional use permit for Outdoor Event Space authorized by the County Commission for the previous owners in 2020. Per the project narrative, Alex and Suzanne Serrano, the new owners, intend to follow similar policies as the previous owners – including limiting the number of guests upon the property at any one time to 40 individuals and requiring that guests interested in using the property for events rent the entire house for at least one night. Lodging would remain the primary land use with small events as an occasional occurrence.

History and Existing Land Uses

The subject property is approximately 1.62 ± acres (per Plat Book 845, Page 169) and zoned Planned Residential Development (PRD). It is developed with an approximate 4,200 square foot residence, gravel driveway, sufficient parking for 15 spaces, a 24 x 24 detached carport, and planted buffers against abutting residences to the north and south.

The zoning is not original to the parcel. On May 4, 2011, the property was rezoned (Z#2011-00006) from Agricultural-Residential-IV (AR-IV) to PRD for a Bed and Breakfast, subject to the following conditions:

1. The development shall be in general conformance with the concept plan and descriptive narrative submitted.
2. Parking areas will be paved with gravel, asphalt or concrete.
3. Any outdoor lighting shall be of a no spill type.
4. All conditions of zoning shall appear on any plats created for this property.
5. If the proposed Bed and Breakfast changes ownership, the continuation of the use would be subject to review and approval by the County Commission.

On May 13, 2020, the PRD zoning was modified (Z#2020-00021) to allow private functions and small events as a secondary use (i.e., it authorized 'Outdoor Event Venue' uses), subject to the following conditions:

1. All previous conditions of zoning shall apply.
2. The development must meet all Environmental Health requirements at time of permitting.
3. The proposed development must coordinate with GDOT prior to the issuance of any permits.
4. All conditions of zoning shall be made part of any plats created for the property.
5. The maximum occupancy for outdoor events shall be no more than 40 people or amount approved by Hall County Fire Services if it is less than 40 people.

The surrounding area is zoned AR-IV and consists of single-family homes, some serving as working farmsteads. There is no commercial zoning within the area. Letters of support urging the County Commission to approve the conditional use permit for outdoor event space and expressing their general support for continued use of the subject property as Bed and Breakfast were received from the owners of 6200, 6220, and 6258 Dahlonga Highway bordering the property in 2020. These are the same neighbors bordering the property today.

Comprehensive Plan Land Use Designation

The property designated "Rural Residential" by the Comprehensive Plan. The intent of this designation is to preserve existing rural character, including agricultural and large-lot residential uses, as well as natural and historic features. Desirable development features include large distances between buildings and deep setbacks from two-lane roads. Areas are purposefully outside the County's sewer service area in order to safeguard them from development pressures.

The request is consistent with the Comprehensive Plan.

Development Support and Constraints

Hall County Environmental Health

In an email dated March 10, 2021, Emily McGahee stated, "Must meet all Environmental Health Tourist Accommodation permitting requirements."

Hall County Fire Services

The subject parcel is located approximately 4.8 miles from Hall County Fire Station #2, located at 6012 Hulsey Road. There are no fire hydrants located near the property.

Hall County Public Works and Utilities

In a memorandum dated March 16, 2022, Bill Nash, Interim Director of Public Works and Utilities, stated the following:

Engineering

N/A

Traffic Engineering

No comment

Utilities

No comment

Hall County Tax Assessors

No comment.

Gainesville Water Resources

The Hall County GIS shows that public water is not available to the subject property, but Hall County Record (RES#2006-02639) shows there is an existing well for the inn and individual septic system. The former owner added additional field lines to the septic system which was required by the Hall County Environmental Health Department when their rezoning was approved in 2011.

Georgia Department of Transportation

In an email dated March 15, 2022, Parker Niebauer, DITO Traffic Operations Supervisor for District 1, stated that GDOT coordination required.

Zoning Analysis

- § 17.180.060. A 1-4. Supports a mixture of land uses and housing, encourages use of natural features through site planning measures, and requires consistency with the Comprehensive Plan **(Site and land uses are consistent with the Comprehensive Plan – Compliant)**.
- § 17.180.060. B2. Requires lot area for lots without sewer access to be determined by Health Department **(Condition Advised)**, a minimum lot width of 50 feet **(146 ft provided– Compliant)**, a minimum front setback of 25 feet **(210 feet provided– Compliant)**, a side setback of 5 feet **(27 from left property line, 14 from right property line provided – Compliant)**, and rear setback of 20 feet **(120 feet provided – Compliant)**.
- § 17.180.060. 5. Requires 50-foot perimeter buffer compliant with 17.260.020.-Vegetation Buffers and Clearance requirements. However, this referenced section exempts the buffer requirement where residential uses abut residential uses. **(Planted buffers are in place upon the perimeter of the property– Compliant)**.
- § 17.180.060. 6. At least two trees per lot required in front, side, rear yard outside of easements and these trees cannot count towards tree density requirements **(Compliant)**.
- § 17.180.060. 7. Requires standards for second entrance upon PRD sites with 150 or more lots and a third entrance upon PRD sites with 400 or more lots **(Not applicable)**. Also requires 5 foot sidewalks on both sides of streets being constructed **(Not applicable)**.
- § 17.180.060. 8. Requires minimum 30 percent of gross tract area be open space (1.62 x 30% = 0.48 acres required. Hall County GIS shows at least 1.25 acres of contiguous, private open space in effect upon the lot. **Compliant.**)
- § 17.180.060. 9. Requires use of an allowed façade material and requires garages to be semi-flush, recessed, side-loaded, carriage court, or detached styles that sit behind the front façade of the home. (Tax records confirm use of cement fiber siding, and RES#2006-02640 confirms the carport was permitted as a detached style. The connecting breeze way later added to the property was also permitted by Hall County - **Compliant**).
- § 17.180.060.10. Requires a county building official receive certificate from a licensed surveyor certifying building setbacks **(Not applicable)**.
- § 17.180.060.11. Requires cluster mailboxes for new subdivisions **(Not applicable)**.

- § 17.180.060.12. Requires property owners or managers to remove damaged, diseased, or dead vegetation visible from the right of way, grass to be kept less than 12 inches tall, and fences to be kept in good repair (**No active code enforcement record found for the property – Compliant**).
- § 17.180.060.13. Allows limited commercial uses upon lots 5 acres or greater (**Not applicable**).
- To uphold public safety and health, it is advised that the following best practices continue to be enforced upon the property (originally outlined in the staff report for Z#2020-00021):
 - The number of guests for the venue will be determined by the Hall County Fire Marshall.
 - The proposed event venue shall meet all Environmental Health commercial septic system permitting requirements (e.g., site plan, detailed business plan, etc.). Further determination will be made during the plan review process, should the property owner seek to make improvements upon the property in the future which are subject to Hall County permitting requirements.
 - A detailed business plan must be submitted to Hall County Environmental Health for review, due to the change in ownership. Requested items may include but are not limited to: recorded plat, soil evaluation, and septic system installation/modification, and/or food establishment permit may be required after review of the business plan.
 - The use of the property as an event venue may have traffic and noise impacts on the general areas; however, surrounding property owners have filed letters of support for the use and the venue shall be required to comply with all noise ordinances.

Staff Recommendation

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

1. All previous conditions of zoning shall apply:
 - a. The development shall be in general conformance with the concept plan and descriptive narrative submitted.
 - b. Parking areas will be paved with gravel, asphalt or concrete.
 - c. Any outdoor lighting shall be of a no spill type.
 - d. All conditions of zoning shall appear on any plats created for this property.
 - e. If the proposed Bed and Breakfast changes ownership, the continuation of the use would be subject to review and approval by the County Commission.
 - f. The development must meet all Environmental Health requirements at time of permitting.
 - g. The proposed development must coordinate with GDOT prior to the issuance of any permits.

- h. The maximum occupancy for outdoor events shall be no more than 40 people or amount approved by Hall County Fire Services if it is less than 40 people.

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

Applicant's Presentation:

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

Suzanne Serrano, 6210 Dahlonega Highway, Clermont, presented the request. Applicant stated that the business would continue to operate as it has with past ownership with luxury accommodations.

Public Forum:

There were no comments in support or opposition.

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

Conditions:

1. The development shall be in general conformance with the concept plan and descriptive narrative submitted.
2. Parking areas will be paved with gravel, asphalt or concrete.
3. Any outdoor lighting shall be of a no spill type.
4. All conditions of zoning shall appear on any plats created for this property.
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PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902



CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Ava Hospitality LLC
6210 Dahlonega Hwy
Clermont, GA 30527

Phone 678-616-3168

Email Address alexa@theAvaHouse.com

Proposed Use Bed + Breakfast Inn

Property Owner (Name & Mailing Address)

Suzanne Serrano
6210 Dahlonega Hwy
Clermont, GA 30527

Phone 480-202-3638

Email Address suzserrano10714@gmail.com

Small events

Contact Person (Name & Mailing Address)

Suzanne Serrano
6210 Dahlonega Hwy
Clermont, GA 30527

Phone 480-202-3638

Email Address suzserrano10714@gmail.com

Tax Parcel Number 11003 00000 3

Location Address 6210 Dahlonega Hwy Clermont, GA 30527

Status of Applicant

☒ Owner

☐ Option to Purchase

☐ Area Resident

☐ Other

Zoning: PRD

Acreage 1.6 acres

Requested Action

Permissive Use:

☐ HCPC ☒ HCC

Fee: \$ ~~858957~~ \$1450.00

Receipt #: 858957

Check #: 6696102714

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

Sign Suzanne M. Serrano

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: 2/14/22

Taken by: Michelle

Tentative Planning Commission Date: 4/4/22

Tentative County Commission Date: 5/12/22

County Commission District: 3

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



CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

- (b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

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

I have** _____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Suzanne M. Serrano Date: 2/14/22

Applicant's/Owner's Name (Printed): Suzanne M. Serrano



Ava Hospitality LLC

6210 Dahlonge Hwy
Clermont, GA
30527

Hall County Planning and Development Dept
2875 Browns Bridge Rd
Gainesville, GA 30504

February, 14, 2022

Dear Planning Commission Members,

I am writing to you today to request your approval, as new owners, to continue to operate the Ava House Inn, a Bed and Breakfast in Hall County. My daughter, Alexa and I discovered the Ava House while searching for an Inn to buy so that I may be able to fulfill a lifelong dream. Alexa shared in my vision, graduating from Northern Arizona University with a degree in Hotel and Restaurant Management. This purchase allows her to create a career, sharing her passion for hospitality with our guests.

We visited in September of 2021 and immediately fell in love with the area and especially the property. It was truly the place I had always been looking for. The previous owners, Michael and Delilah Daddario had built a wonderful small business that we were proud to purchase. We'd like to continue operating the small, luxury, full-service B & B as they have for the past three years. We plan on continuing to offer the same type of high-quality service to our customers and intend on being excellent neighbors and members of the community.

The previous owners also had a permit for small events. We would like to continue to offer this option as convenience for our guest to hold small lunches or dinners while staying at the inn to celebrate a special occasion. We intend to follow similar policies as the previous owners established with a limit of guests to 40 and any guest wanting to hold an event would need to rent the entire house for at least one night. The business's main focus will be lodging with events an occasional occurrence.

Both Alexa and I ask for your consideration in granting permission to continue to operate the bed and breakfast and to hold small events. It truly would mean the world to us as we will be able to make our dream a reality.

Warm Regards,



Suzanne and Alexa Serrano

Owners

www.theavahouse.com | alexa@theavahouse.com



WILLIAM M. ROUNDTREE ~ FARM/RESIDENCE
 DEED BOOK 2018, PAGE 192-193
 PLAT SLIDE 437, PAGE 203-A

BRADLEY W. AND BARBARA E. MAYER ~ RESIDENCE
 DEED BOOK 6576, PAGE 229, PLAT SLIDE 845, PAGE 169

PROPOSED SITE PLAN FOR ~

MAGNOLIA OAKS

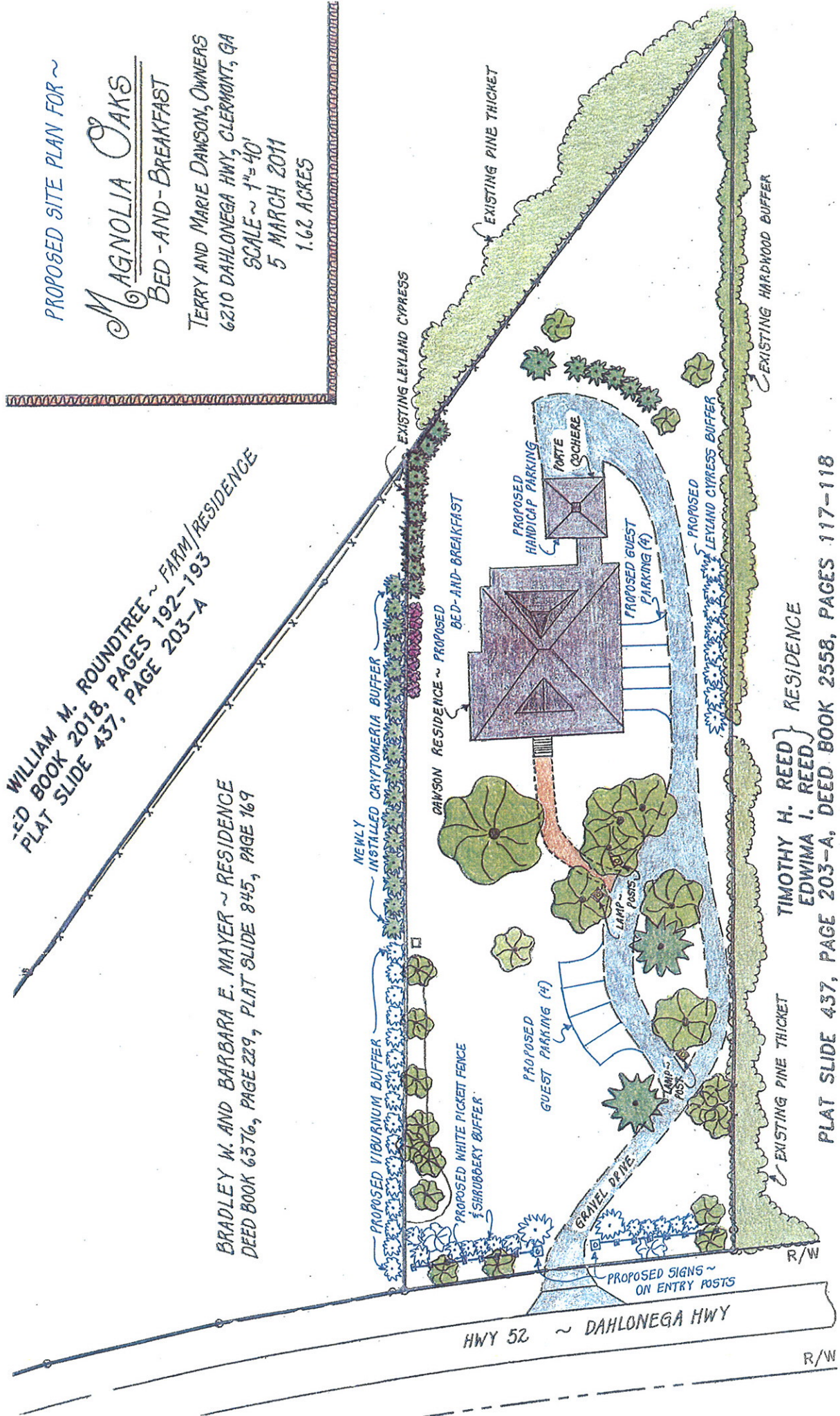
BED-AND-BREAKFAST

TERRY AND MARIE DAWSON, OWNERS
 6210 DAHLONEGA HWY, CLERMONT, GA

SCALE ~ 1"=40'

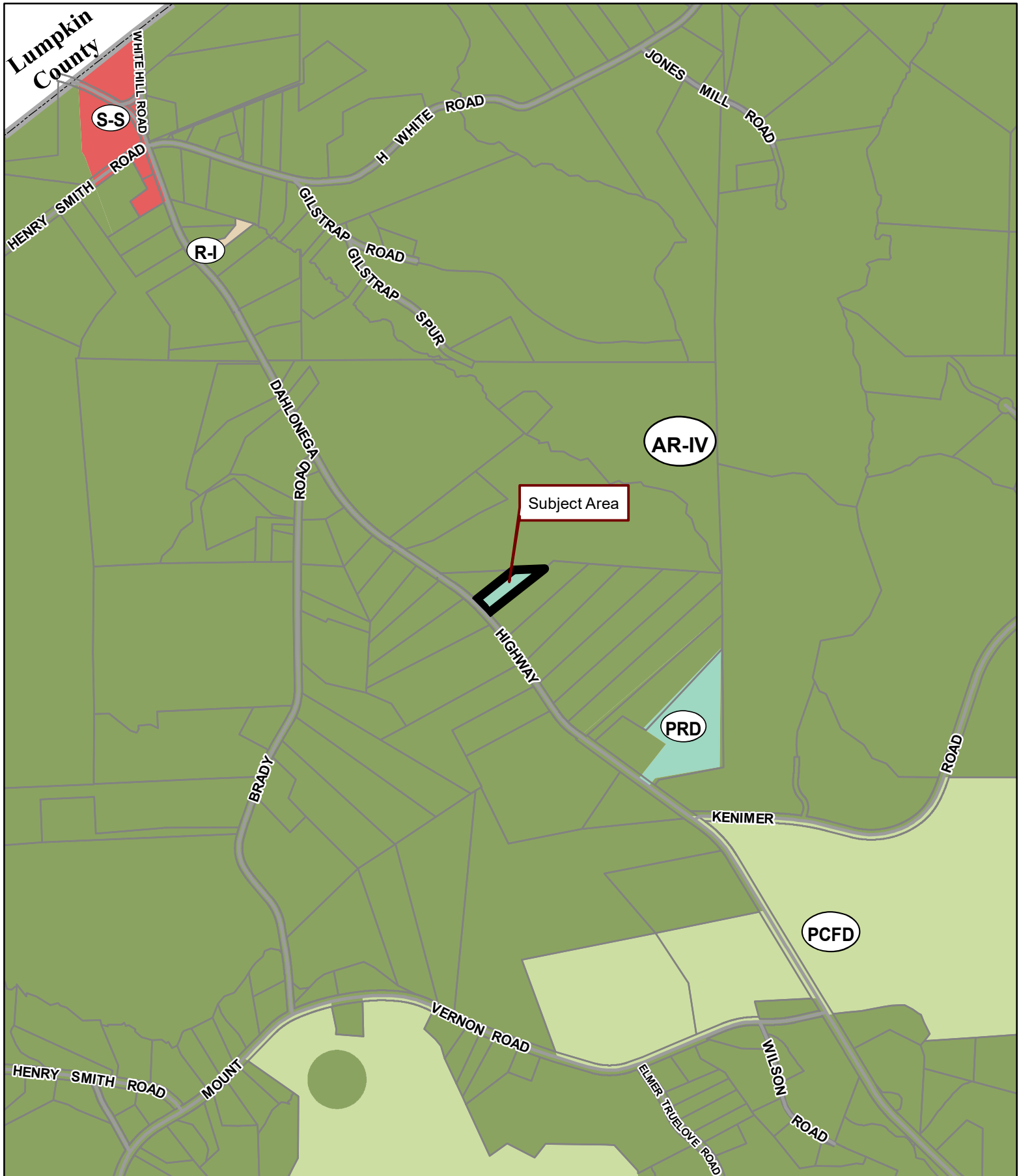
5 MARCH 2011

1.62 ACRES



TIMOTHY H. REED } RESIDENCE
 EDWIMA I. REED }

PLAT SLIDE 437, PAGE 203-A, DEED BOOK 2558, PAGES 117-118



Applicant: AVA HOSPITALITY LLC

Tax Parcel #: 11003 000003

Location: 6210 DAHLONEGA HIGHWAY, CLERMONT, GA 30527

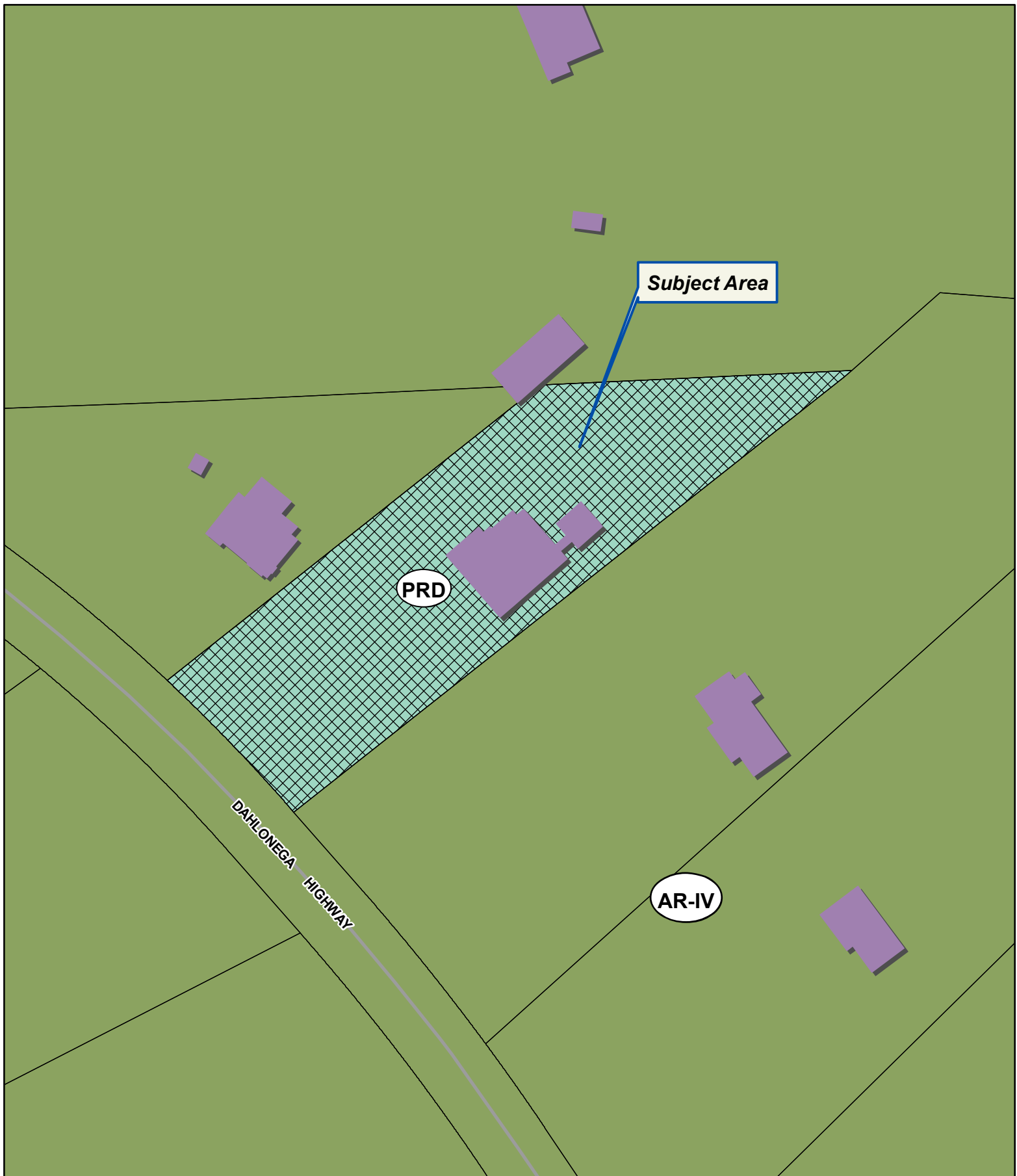
Commission District 3

PC Mtg. Date: 04/04/2022

0 300 600 1,200
Feet

- Zoning Boundary
- City Limits
- Subject Area
- Structure





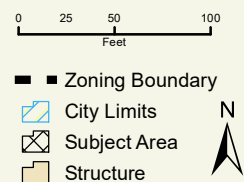
Applicant: AVA HOSPITALITY LLC

Tax Parcel #: 11003 000003

Location: 6210 DAHLONEGA HIGHWAY, CLERMONT, GA 30527

Commission District 3

PC Mtg. Date: 04/04/2022





Applicant: AVA HOSPITALITY LLC

Tax Parcel #: 11003 000003

Location: 6210 DAHLONEGA HIGHWAY, CLERMONT, GA 30527

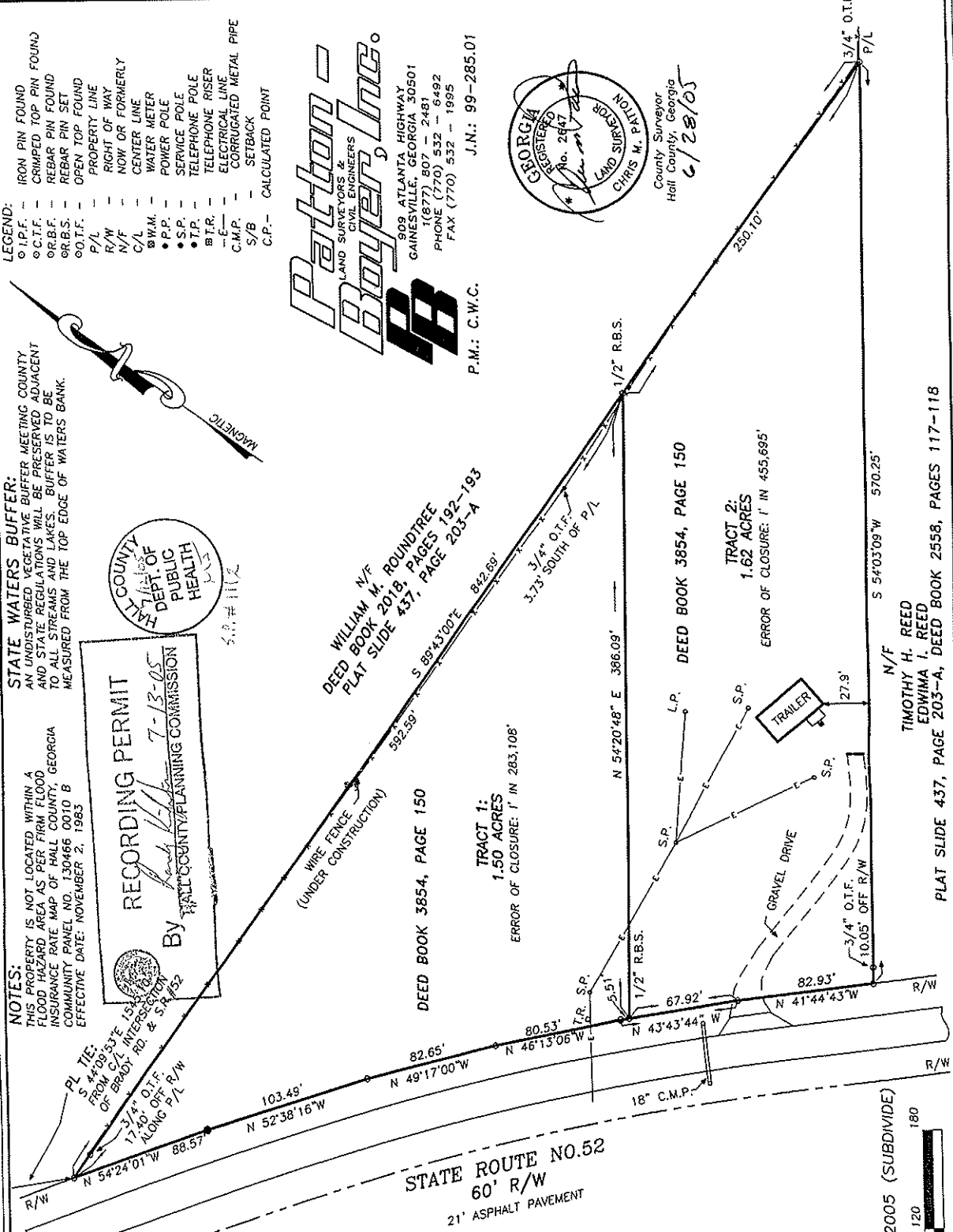
Commission District 3

PC Mtg. Date: 04/04/2022

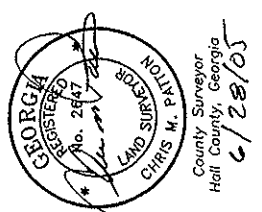
0 25 50 100
Feet

— Zoning Boundary
— City Limits
— Subject Area





Parton - Boyer, Inc.
 LAND SURVEYORS & CIVIL ENGINEERS
 909 ATLANTA HIGHWAY
 GAINESVILLE, GEORGIA 30501
 (877) 807 - 2481
 PHONE (770) 532 - 6492
 FAX (770) 532 - 1995
 J.N.: 99-285.01
 P.M.: C.W.C.



SURVEY FOR:
LES GOODWIN
 - AND -
TERRY DAWSON

LOCATED IN:
 LAND LOT 3, 11th LAND DISTRICT
 HALL COUNTY, GEORGIA

SCALE: 1" = 60'
PLAT DATE: 06 - 07 - 1999
REVISED PLAT DATE: 06 - 28 - 2005 (SUBDIVIDE)



EQUIPMENT USED FOR MEASUREMENT:
 TOPCON G.T.S. 303.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW HAVE BEEN PREPARED IN CONFORMITY WITH THE RULE. PARTY: TD & CB

TRACT 1: 1.50 ACRES
TRACT 2: 1.62 ACRES
TOTAL AREA: 3.12 ACRES

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,946 FEET AND AN ANGULAR ERROR OF 00'00.00" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE CORRECT WITHIN ONE FOOT IN 538,201 FEET.

THIS SURVEY WAS NOT PREPARED FROM THE AD OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MIGHT BE RECORDED.

THIS PLAT OR SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES LISTED UNDER THE CAPTION "SURVEY FOR." ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, March 10, 2022 2:33 PM
To: Srikanth Yamala (Public Works); Anael Dominguez (Planning); Kevin McOmber (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 4.4.22

Please find Environmental Health comments below:

Item 1, 3418 Cagle Road, Panchal: Must meet all Environmental Health residential septic system permitting requirements.

Item 2, 6210 Dahlonga Hwy, Ava Hospitality: Must meet all Environmental Health Tourist Accommodation permitting requirements.

Item 3, 3710 Hardy/3428/3416 Nancy Creek, Cook Communities: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 4, 603 Atlanta Hwy, Loyd: No comment. Public sewer.

Item 5, 2978 Athens Hwy, G&G Fabricators: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, existing septic system evaluation, or septic system installation/modification may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 6, 4670 Union Church Road, Ridgeline: No comment. Public sewer.

Item 7, 5205 Winder Hwy, United Logistics: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, existing septic system evaluation, or septic system installation/modification may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Emily McGahee
Hall County Environmental Health
Hall County Government Center – 3rd Floor
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504

(770) 531-3973

(770) 531-6767 (fax)

<http://dph.georgia.gov/environmental-health> (State Website)

<http://www.phdistrict2.org/HallCounty.htm> (District Website)

<http://www.hallcounty.org/devserv/environmental.asp> (County Website & Forms)

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Tuesday, March 15, 2022 6:10 PM
To: Anael Dominguez (Planning); Srikanth Yamala (Public Works)
Cc: Peevy, Jonathan; Dykes, Jason
Subject: RE: Tentative Planning Agenda for April 4, 2022

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see GDOT responses in **red** below

Parker Niebauer

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, March 10, 2022 9:09 AM
To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Daniel.C.Barnes@usace.army.mil; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; jeremy.wills@gainesville.org; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Lamar Carver (Building Inspection) <lcarver@hallcounty.org>; matt.cox@hallco.org; Mike Little (Parks and Leisure) <mlittle@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; nswafford@gainesville.org; pam.cravero@hallco.org; rich@flowerybranchga.org; Scott Puckett <spuckett@hallcounty.org>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Srikanth Yamala (Public Works) <syamala@hallcounty.org>; troy.s.cain@usace.army.mil; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Wanda Moreno (Engineering) <wmoreno@hallcounty.org>; will.schofield@hallco.org
Subject: Tentative Planning Agenda for April 4, 2022

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, April 4th, 2022** Hall County Planning Commission Meeting.

Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, March 17th**. Email comments to Srikanth (syamala@hallcounty.org) and Ana (adominguez@hallcounty.org).

Thank you!

CALL TO ORDER

APPROVAL OF MINUTES – March 21, 2022

NEW BUSINESS

1. [Application of Prathamesh Panchal for a front yard setback variance from 30 feet to 15 feet and a right side yard setback variance from 10 feet to 5 feet on a 0.49± acre tract located on the south side of Cagle Road approximately 391 feet from its intersection with Ridge Drive; a.k.a. 3418 Cagle Road; Zoned R-I; Tax Parcel 09106A002014. Proposed use: construct a single family residence. * Commission District 3.](#)

None

2. [Application of Ava Hospitality LLC for a use subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonga Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonga Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. ** Commission District 3.](#)

GDOT Coordination Required

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

None

4. [Application of Greg Loyd for a use subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. ** Commission District 4.](#)

GDOT Coordination Required

5. [Application of G & G Fabricators LLC to rezone from Suburban Shopping \(S-S\) to Light Industrial \(I-I\) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial – welding shop. ** Commission District 3.](#)

GDOT Coordination Required (Access preferred from Baker Rd)

6. [Application of Ridgeline Land Planning, Inc. to rezone from Agricultural Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 50.75± acre tract located on the east side of Union Church Road approximately 166 feet from its intersection with Steeple Chase Lane; a.k.a. 4670 Union Church Road; Zoned AR-III; Tax Parcel 15043 000001. Proposed Use: single family detached subdivision. ** Commission District 1.](#)

Do you have any existing/projected counts for the intersection of SR 53 and Union Church Rd?

7. [Application of United Logistics to rezone from Agricultural Residential-IV \(AR-IV\) to Light Industrial \(I-I\) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with](#)

[Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. ** Commission District 1.](#)

GDOT Coordination Required

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within five working days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing **Wednesday, May 11, 2022** at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Wednesday, May 11, 2022. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Ana Dominguez
Clerk to the Planning Commission
Hall County Government
Tel: 770-531-6810
adominguez@hallcounty.org
www.hallcounty.org



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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

INTERIM DIRECTOR
Bill Nash, P.E.

To: Srikanth Yamala, Interim Director of Planning and Zoning
From: Bill Nash, P.E., Interim Director of Public Works and Utilities
Date: March 16, 2022
Subject: April 4, 2022 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the *April 4, 2022* meeting. Upon review, we provide the following comments:

1. [Application of Prathamesh Panchal for a front yard setback variance from 30 feet to 15 feet and a right side yard setback variance from 10 feet to 5 feet on a 0.49± acre tract located on the south side of Cagle Road approximately 391 feet from its intersection with Ridge Drive; a.k.a. 3418 Cagle Road; Zoned R-I; Tax Parcel 09106A002014. Proposed use: construct a single-family residence. * Commission District 3.](#)

- a) Engineering: Show stream buffers and impervious setback from wretched vegetation, not centerline of creek. No mention of wanting a variance for 75' impervious.
- b) Traffic: No Traffic Comments
- c) Utilities: Provide design for Creek Crossing.

2. [Application of Ava Hospitality LLC for a use subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonega Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonega Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. ** Commission District 3.](#)

- a) Engineering: N/A
- b) Traffic: No Traffic Comments
- c) Utilities: No Comments



Hall County Government

PUBLIC WORKS AND UTILITIES

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

- a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Must submit Engineering plans for grading and stormwater, etc... Site plan should include all original lots (6) for storm water purposes.
- b) Traffic: Recommend internal roadway providing lot access or common access drives.
- c) Utilities: No Comments

4. [Application of Greg Loyd for a use subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. ** Commission District 4.](#)

- a) Engineering: N/A
- b) Traffic: No Traffic Comments
- c) Utilities: No Comments

5. [Application of G & G Fabricators LLC to rezone from Suburban Shopping \(S-S\) to Light Industrial \(I-I\) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial – welding shop. ** Commission District 3.](#)

- a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- b) Traffic: No Traffic Comments
- c) Utilities: No Comments



Hall County Government

PUBLIC WORKS AND UTILITIES

6. [Application of Ridgeline Land Planning, Inc. to rezone from Agricultural Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 50.75± acre tract located on the east side of Union Church Road approximately 166 feet from its intersection with Steeple Chase Lane; a.k.a. 4670 Union Church Road; Zoned AR-III; Tax Parcel 15043 000001. Proposed Use: single family detached subdivision. ** Commission District 1.](#)
- a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wretched vegetation not centerline of creek.
 - b) Traffic: Was a traffic study completed for this proposal? Both left and right turn lanes will be required. Proposed entrance does not appear to meet offset spacing requirements with Steeple Chase Lane. Secondary access off Union Church Road should be a gated emergency access only.
 - c) Utilities: The property falls within the Hall County Sewer Service Area; however, the property is not presently served by any sewer outfall lines, and the development will require connection to sanitary sewer based on the density. The applicant shall provide availability letter prior to rezoning.
7. [Application of United Logistics to rezone from Agricultural Residential-IV \(AR-IV\) to Light Industrial \(I-I\) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. ** Commission District 1.](#)
- a) Engineering: Show flood. The sight may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffers and impervious setback from wretched vegetation, not centerline of stream.
 - b) Traffic: Access permit will be through the Georgia Department of Transportation.
 - c) Utilities: Hall County service district.

Print**Planning Commission Comments - April 4, 2022 - Submission #51851****Date Submitted: 3/31/2022**

Comments completed in the form below will be submitted into the record for the April 4, 2022 meeting of the Hall County Planning Commission.

First Name*

James

Last Name*

Young

Address1*

6163 Dahlonge Hwy

Address2**City***

Clermont

State*

GA

Zip*

30527

Zoning Item for Comment*

2. Application of Ava Hospitality LLC



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*

The small amount of acreage does not appear to have sufficient parking for even 20 vehicles based on a 40 person limit for events. Also, the close proximity to the other houses in the area raises concerns over noise. Is there a limit on how early or late the events can occur and noise levels that would apply? I feel like it's not conducive use of the property for the surrounding neighborhood.

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?

jbyou@att.net

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: **AVA HOSPITALITY LLC**

REQUEST: **USE SUBJECT TO BOC APPROVAL**

BED AND BREAKFAST INN w/ SMALL

PLANNING COMMISSION PUBLIC HEARINGS WILL BE HELD ON:

Date: **4-4-2022** and Date: **5-11-2022**

Time: **5:15 P.M.** and Time: **6:00 P.M.**

HALL COUNTY GOVERNMENT CENTER, 205 BROWN'S BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO
THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: AVA HOSPITALITY LLC

REQUEST: USE SUBJECT TO BOC APPROVAL

BED AND BREAKFAST INN w/ SMALL

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: 4-4-2022

Time: 5:15 P.M.

and

COUNTY COMMISSION
Date: 5-11-2022

Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6800



AGENDA ITEM

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

REPORT TO: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 222/2022

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

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

Executive Summary:

Presenter: SY

Recommendation:

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

Purpose of Request:

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

History:

Facts and Issues:

Options:

Funding Requested

\$ 0.00

Are funds within current budget?

No

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

No

Has it been reviewed by the County Attorney?

Yes

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

Submit	Approve	Budget	Finance
AD	SY	TS	WG
Attorney	Administration	Clerk	
WLI	LJ	JR	

Attachments:

Board Memo

Recommendation Report

Application

Narrative

Site Plan

Additional Options for Site Plans - Provided by Cook on 5-4-2022

Maps

Deed

Legal Description

Environmental Health Comments

GDOT Comments

Public Works Comments

Public Comments

Notice Sign Photos



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

INTERIM DIRECTOR
Srikanth Yamala

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

From: Srikanth Yamala, Interim Director

Date: April 25, 2022

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

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

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

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

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

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

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Cook Communities

Request Use Subject to County Commission approval

Proposed Use Single-family Residential

Size 11.64± acres

Zoning Residential 1 (R-1) and Vacation Cottage (V-C)

Location On the south side of Hardy Road at its
intersection with Nancy Creek Road, 3710
Hardy Road, 3428 Nancy Creek Road, and
3416 Nancy Creek Road; tax parcels 10121
000015, 10121 000015A, and 10121 000015B.

Commission District Two

Planning Commission Date April 4, 2022

Staff Recommendation **Approval, with conditions**

Planning Commission Recommendation – Approval with conditions

Vote: 5-0

Conditions:

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

Applicant Proposal

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

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

with community dock slips with lake access.

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

History and Existing Land Uses

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

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

Comprehensive Plan Land Use Designation

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

Development Support and Constraints

Hall County Environmental Health

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

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

Hall County Fire Services

No comments were provided in relation to this item.

Hall County Public Works and Utilities

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

Engineering

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

Utilities

No comment.

Traffic Engineering

Recommend internal roadway providing lot access or common access drives.

Hall County Tax Assessors

No comments were provided in relation to this item.

Gainesville Water and Sewer Resources

No comments were provided in relation to this item.

Georgia Department of Transportation

No comments were provided in relation to this item.

Zoning Analysis

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

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

Staff Recommendation

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

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

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

Applicant's Presentation:

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

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

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

Rebuttal

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

Public Forum:

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

Planning Commission Comments:

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

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

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

Conditions:

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

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

RECEIVED

FEB 14 2022

Planning & Zoning Department



USE
ZONING APPLICATION

Applicant (Name & Mailing Address)

Cook Communities

3120 Frontage Road

Gainesville, GA 30504

Phone (678) 207-1500

Email Address info@thecookandcompany.com

Proposed Use Single-Family Residential Lots

Property Owner (Name & Mailing Address)

Hardy Land Partners, LLC

3120 Frontage Road

Gainesville, GA 30504

Phone (678) 207-1500

Email Address info@thecookandcompany.com

Contact Person (Name & Mailing Address)

Keith Cook

3120 Frontage Road

Gainesville, GA 30504

Phone (678) 207-1500

Email Address gcook@cook-residential.com

Tax Parcel Number 10121 000015, 10121 000015A & 10121000015B

Location Address Hardy Road & Nancy Creek Road

Status of Applicant

☒ Owner

☐ Option to Purchase

☐ Area Resident

☐ Other

Requested Action

Existing Zoning: R-1

Rezone to: _____

Fee: \$ 6000

Receipt #: 858958

Check #: 1347

Acreage 11.80

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)

[Handwritten Signature]

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



Date 2/14/2022

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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t: 770-531-6809 | f: 770-531-3902



CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

- (b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

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

I have** _____ I have not X

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

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

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: _____

Date: 2/14/22

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



February 14th, 2022

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

LETTER OF INTENT

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

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

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

Respectfully,

Cook Communities

A handwritten signature in black ink, appearing to read "Keith Cook", written over a light blue horizontal line.

Keith Cook

**STORMWATER MANAGEMENT REPORT
FOR
HARDY ROAD SUBDIVISION**

(R-I ZONING)

TAX PARCEL #'s:

10121 000015, 10121 000015A & 10121 000015B

HALL COUNTY, GEORGIA

COOK JOB #21-012



PREPARED BY:

COOK

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

CONTACT: C. LUKE PRESSLEY, P.E.

PHONE: (678) 267-7153

EMAIL: luke@thecookandcompany.com

PREPARED FOR:

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

REPORT DATE:

January 31st, 2022





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FIGURE 6	CONSTRUCTION DETAILS

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APPENDIX B	STORMWATER QUALITY PERFORMANCE REVIEW FORMS

INTRODUCTION

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

EXISTING CONDITIONS

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

PROPOSED CONDITIONS

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

STORMWATER QUALITY

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

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

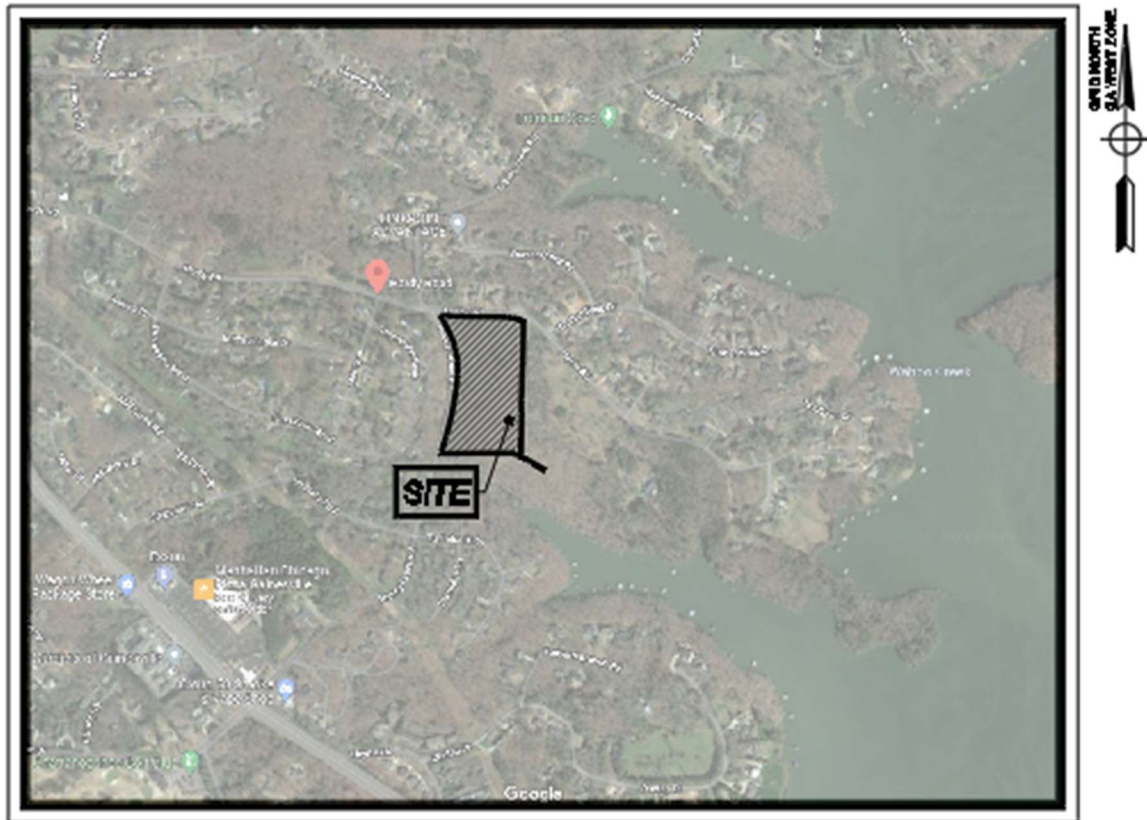
In order to analyze the TSS loading for individual sites, a Site Development Review Tool was developed to facilitate the evaluation of development projects in accordance with recommendations in the Georgia Stormwater Management Manual. This tool allows the designer to objectionably analyze their site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

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

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

FIGURES

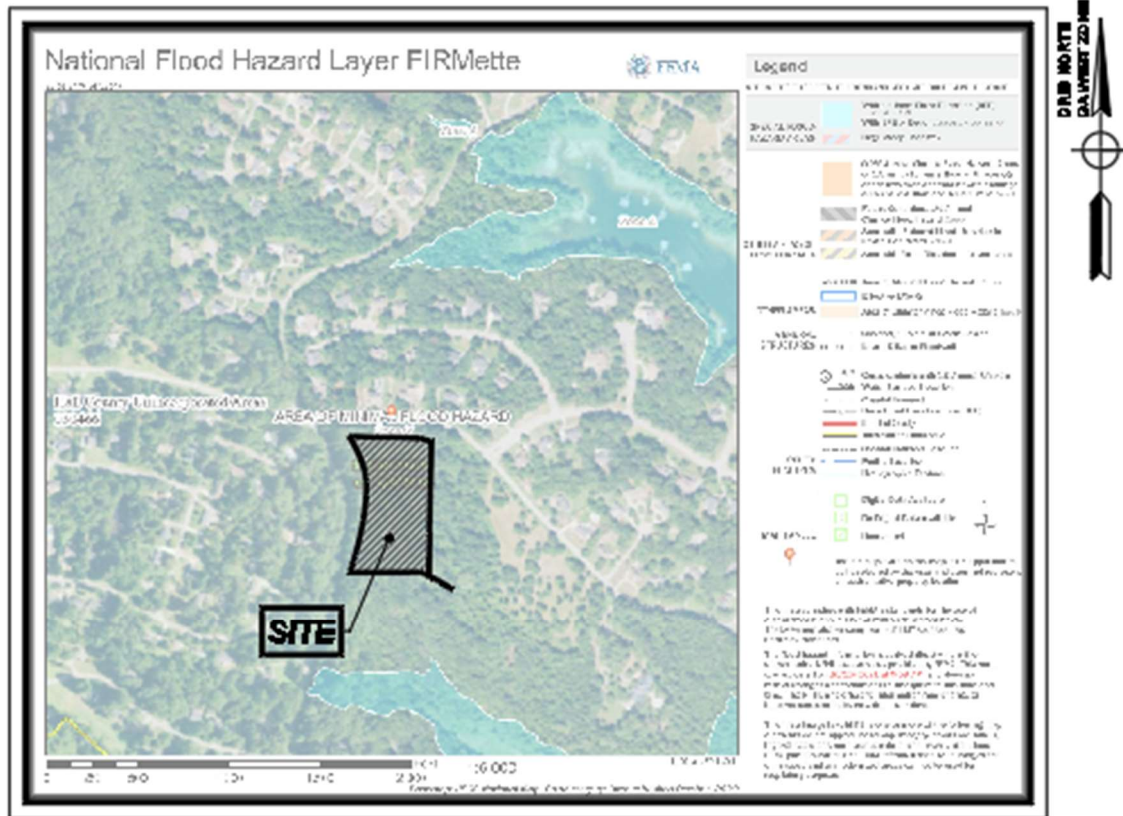
FIGURE 1
VICINITY MAP



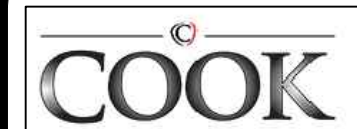
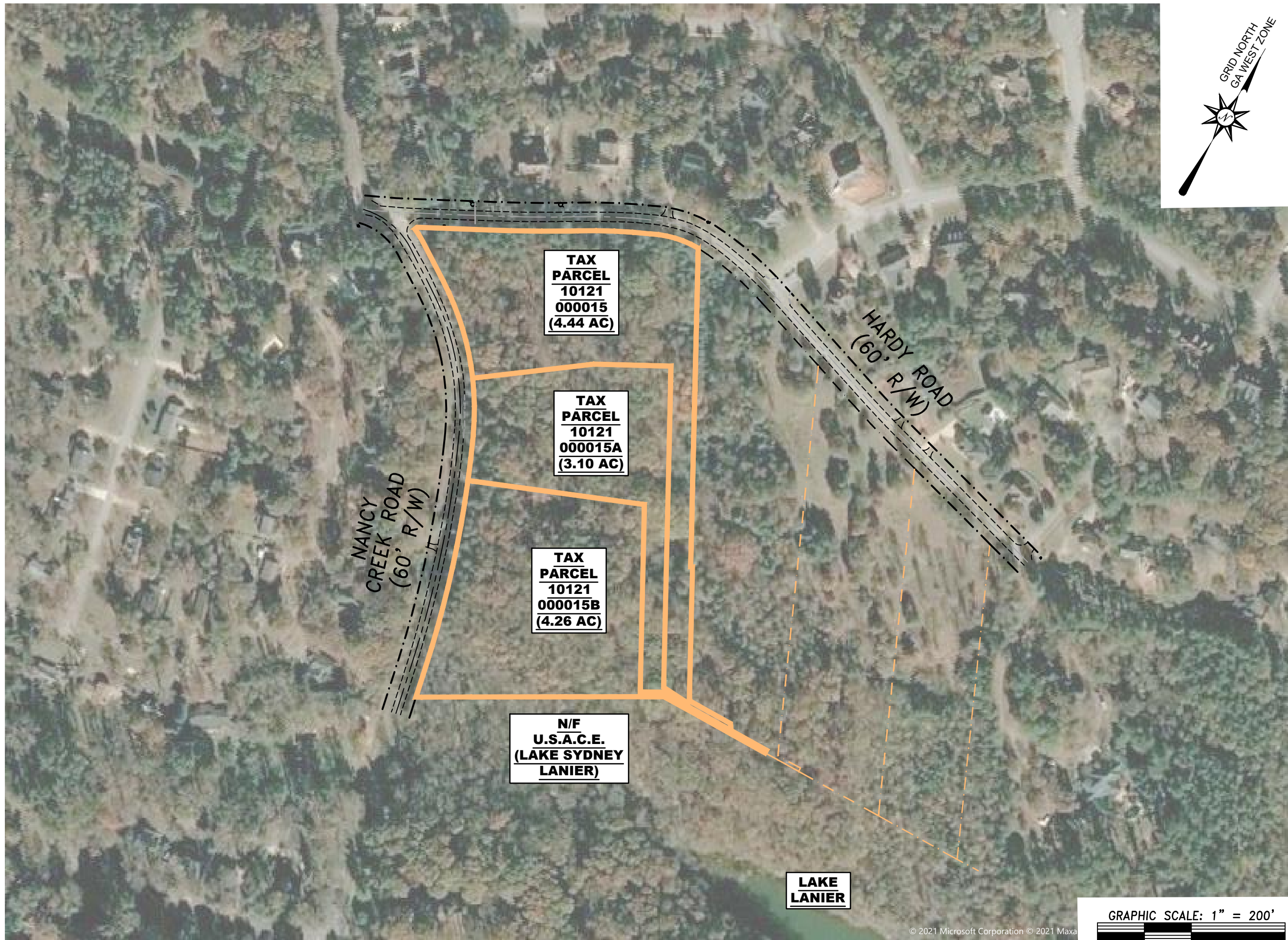
VICINITY MAP
N.T.S.

FIGURE 2

FEMA MAP



FIRM PANEL NO. 13139C0180G
N.T.S.



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

PREPARED FOR:

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

PROJECT NAME:

HARDY ROAD

TASK:

**PRE-DEVELOPED
MAP
(AERIAL)**



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

CONTACT:

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

SHEET

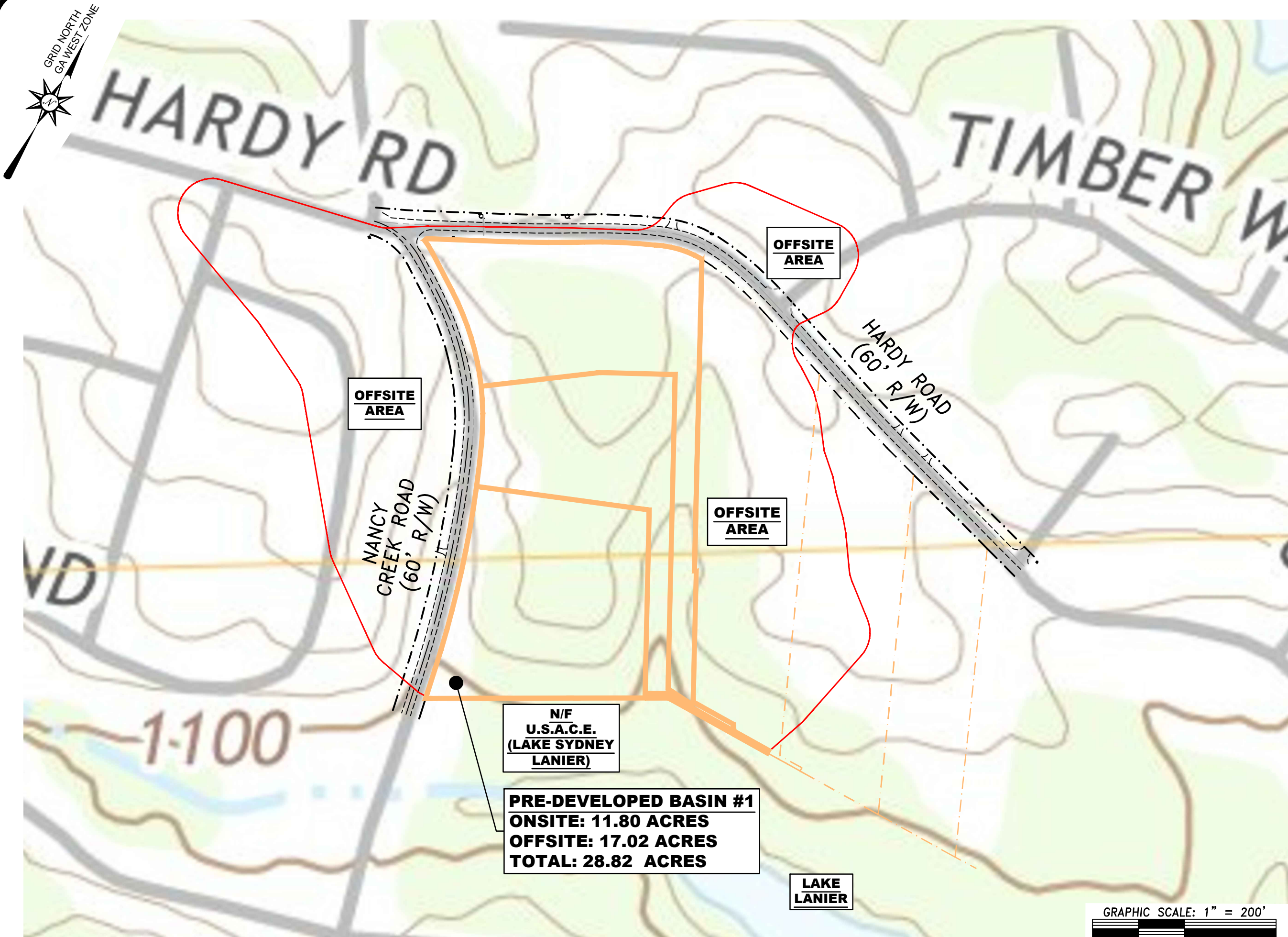
1 of 4

JWW
DESIGN

AS SHOWN
SCALE

1/31/22
DATE

21-012
PROJECT No.



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CONTACT:

GEOFF COOK
(678) 207-1509

PROJECT NAME:

HARDY ROAD

TASK:

**PRE-DEVELOPED
MAP**



**G.S.W.C.C. LEVEL II CERTIFIED
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luke@thecookandcompany.com

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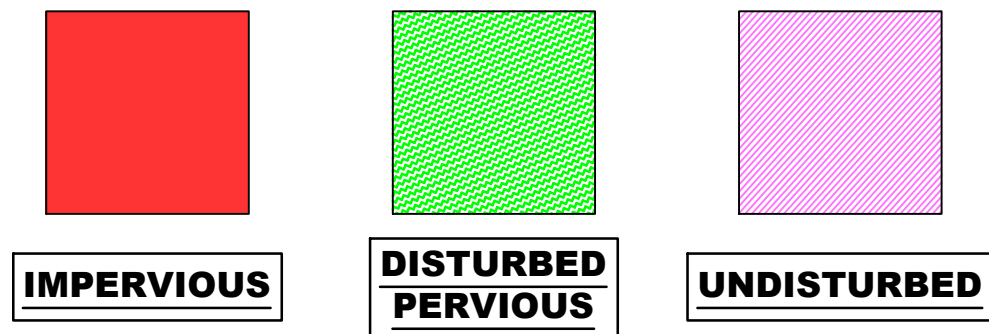
2 of 4

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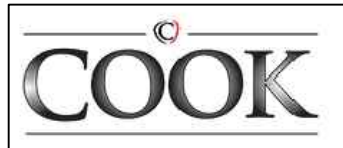
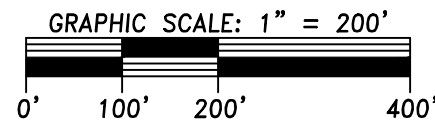
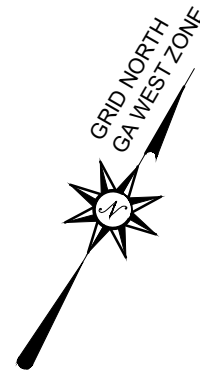
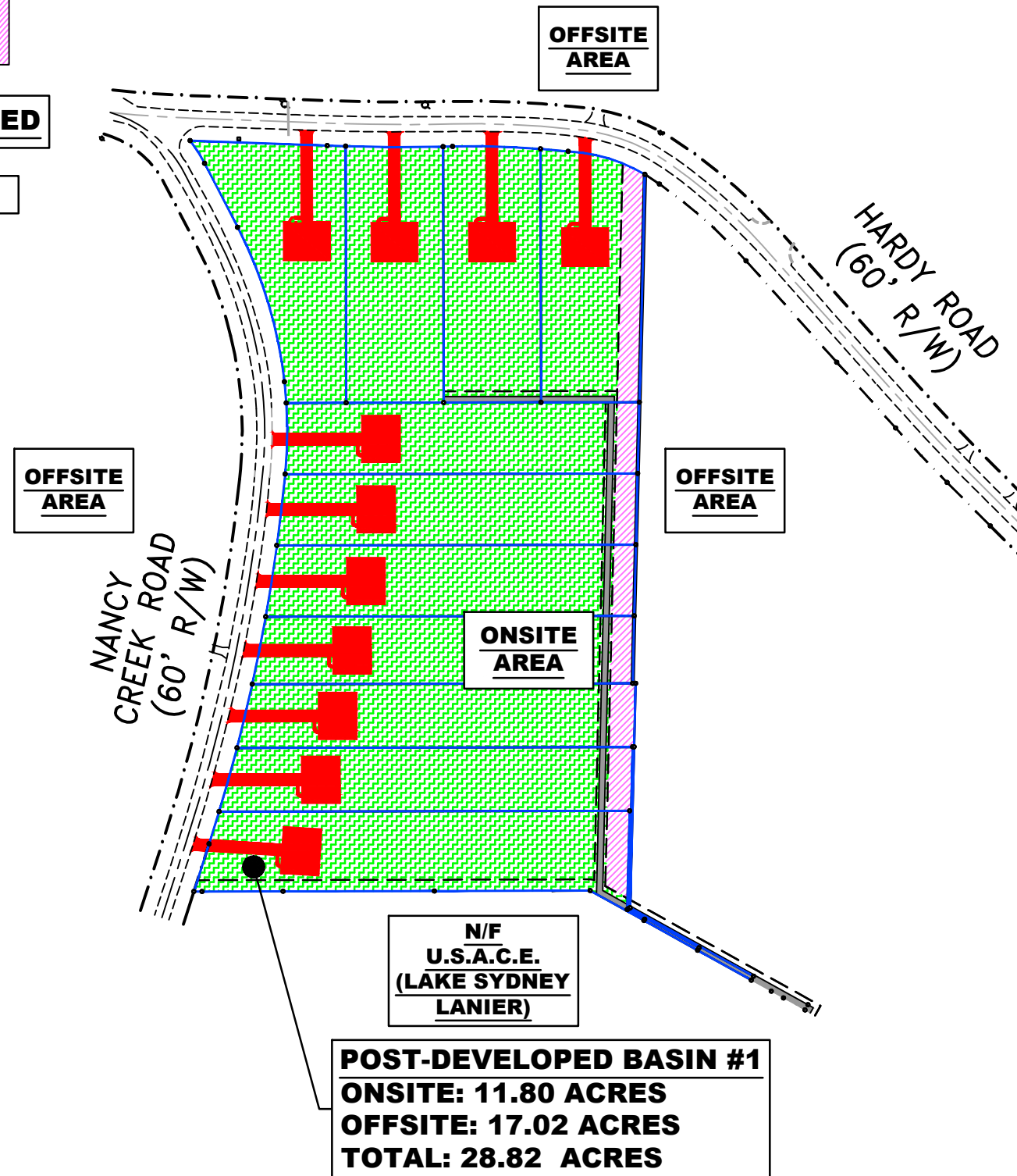
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DATE

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OFFSITE AREA NOT INCLUDED IN CALCULATIONS



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GAINESVILLE, GEORGIA 30504
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www.thecookandcompany.com

PREPARED FOR:

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

PROJECT NAME:

HARDY ROAD

TASK:

WATER QUALITY MAP



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

CONTACT:

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

SHEET

3 of 4

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21-012
PROJECT No.

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

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

CONTRACTOR TO PROVIDE A MIXTURE OF GRASS, SEDGE, AND PERENNIALS. PLANTINGS SHALL BE SPACED AT 1' O.C. THROUGHOUT ZONE 2.

SCIENTIFIC NAME	COMMON NAME	HABIT
LEERSIA ORYZOIDES	RICE CUT GRASS	GRASS
PANICUM VIRGATUM	SMITHGRASS	GRASS
CYPERUS ODORATUS	FLAT SEDGE	SEDGE
JUNCUS EFFRUSUS	SOFT RUSH	SEDGE
SCIRPUS CALIFORNICUS	GAWY BULBUSH	SEDGE
SCIRPUS VALIDUS	SOFTSTEM BULBUSH	SEDGE
SAURURUS CERNUUS	LEZARD'S TAIL	PERENNIAL
SCIRPUS AMERICANS	THREE-SQUARE	PERENNIAL
THALASIA CINCINNATA	MULLETOOT FLAG	PERENNIAL
HIBISCUS COCCINEUS	SHRIMP HIBISCUS	PERENNIAL
PORTULACIA COCAONATA	PORTULACA	PERENNIAL

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

TEXTURE	SANDY LOAM OR LOAMY SAND
SAND CONTENT	SOILS SHOULD CONTAIN 35%-40% CLEAN, WASHED SAND
TOPSOIL CONTENT	SOILS SHOULD CONTAIN 10%-20% TOPSOIL
ORGANIC CONTENT	SOILS SHOULD CONTAIN 10%-25% ORGANIC MATTER
CLAY	CLAY: SOILS SHOULD CONTAIN LESS THAN 10%

INFILTRATION RATE: SOILS SHOULD HAVE AN INFILTRATION RATE OF AT LEAST 0.5 INCHES PER HOUR. HOWEVER, AN INFILTRATION RATE OF BETWEEN 2 AND 4 INCHES IS PREFERRED.

PHOSPHORUS (P-BASE): SOILS SHOULD HAVE A P-BASE OF 4 OR LESS (P-H10).

EXCHANGE CAPACITY (CEC): SOILS SHOULD HAVE A CEC THAT EXCEEDS 10 MILLIEQUIVALENTS (MEQ) PER 100 GRAMS OF DRY WEIGHT.

PH: SOILS SHOULD HAVE A PH OF 6-8.

COOK

**BIOTRETENTION SCHEMATIC + PLANTINGS
(WITHOUT UNDERDRAIN)**

SLOPE TOWARD FRONT

COOK

**EROSION CONTROL
RESIDENTIAL LOTS (TYPICAL)**

SLOPE TOWARD REAR

INSTALL CURB-LINE SILT FENCE IF SHOULDER DRAINS TO STREET.

COOK

**EROSION CONTROL
RESIDENTIAL LOTS (TYPICAL)**

SLOPE TOWARD SIDE & REAR

COOK

**EROSION CONTROL
RESIDENTIAL LOTS (TYPICAL)**

LOTS ADJACENT TO STREAM AND STATE BUFFERS

INSTALL CURB-LINE SILT FENCE IF SHOULDER DRAINS TO STREET.

COOK

**EROSION CONTROL
RESIDENTIAL LOTS (TYPICAL)**

GENERAL NOTES FOR BUILDING LOT DETAILS

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

COOK

**EROSION CONTROL
RESIDENTIAL LOTS (TYPICAL)**

**GENERAL NOTES FOR BUILDING LOT DETAILS
(CONTINUED)**

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

LAND SLOPE (PERCENT)	MAXIMUM SLOPE LENGTH BEHIND SILT FENCE (FEET)
LESS THAN 2	100
2 TO 5	75
5 TO 10	50
10 TO 20	25
GREATER THAN 20*	15

* IN AREAS WHERE THE SLOPE IS GREATER THAN 20 PERCENT, A FLAT AREA LENGTH OF 10 FEET BETWEEN THE TOE OF THE SLOPE TO THE FENCE SHOULD BE PROVIDED.

14. ANY OTHER BMP AFFECTED BY THE SECONDARY PERMITTEE'S CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR CLEANED BY THE SECONDARY PERMITTEE AS SOON AS PRACTICAL.

15. IT IS RECOMMENDED THE BUILDER REAPPLY TEMPORARY STABILIZATION (DS1) TO ANY RECENTLY DISTURBED AREA ON A REGULAR BASIS. DS1 SHALL BE APPLIED BY THE 14TH DAY CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE.

16. CLEAN STREETS OF SIGNIFICANT MUD THAT CREATE A HAZARD TO THE PUBLIC OR THAT CAN ENTER A STORMWATER CONVEYANCE SYSTEM.

17. UTILITY CONTRACTORS SHALL RESTORE OR REPLACE DAMAGED SILT FENCE OR HAY BALES, OR OTHER BMPs, BEFORE LEAVING THE SITE DAILY. UTILITY CONTRACTORS SHALL APPLY DS1 ON ANY SECTION AS SOON AS CONSTRUCTION ACTIVITIES ARE COMPLETED.

COOK

**EROSION CONTROL
RESIDENTIAL LOTS (TYPICAL)**

COOK

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

PREPARED FOR:

**HARDY LAND
PARTNERS, LLC**

3120 FRONTAGE RD.
GAINESVILLE, GA 30504

CONTACT:
GEOFF COOK
(678) 207-1509

PROJECT NAME:
HARDY ROAD

TASK:

**HYDROLOGY / EROSION
CONTROL
DETAILS**

REGISTERED
No. 36163
PROFESSIONAL
ENGINEER
C. LUKE PRESSLEY

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

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

SHEET

4 of 4

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

APPENDIX A
HYDROLOGIC CALCULATIONS

WEIGHTED CURVE NUMBER CALCULATION***Pre-Developed Basin #1***

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

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

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

TIME OF CONCENTRATION CALCULATION***Average Lot for BMP Sizing***

(Reference the Georgia Stormwater Management Manual, 2016 Edition)

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

Upland FlowSub Total

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

Shallow Concentrated Flow

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

Main Drainage Channel

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

Time of Concentration = 9.9 minutes

USE**10.0 Minutes****0.17 Hours**

WEIGHTED CURVE NUMBER CALCULATION***Average Lot for BMP Sizing***

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

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

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

APPENDIX B
STORMWATER QUALITY
PERFORMANCE REVIEW FORMS

Georgia Stormwater Management Manual

Stormwater Quality Site Development Review Tool

Version 2.2

General Information

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

Site Summary

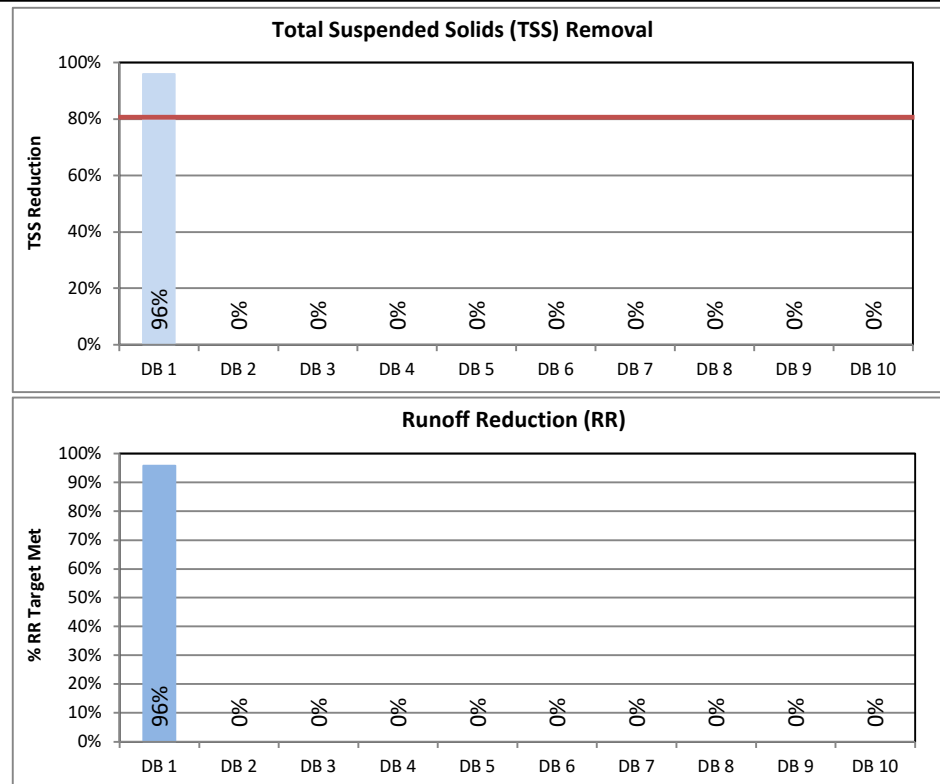
Total Pre-Development Area (ac): 11.80
 Total Post-Development Area (ac): 1.05
 Total Treated Area (ac): 0.80
 Total Untreated Area (ac): 0.25

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

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

Target Runoff Reduction Volume Achieved? **No**
 Target TSS Removal Achieved? **Yes**

Total Target Runoff Reduction Volume (cf) 1,171
 Runoff Reduction Volume Achieved (cf) 1,122
 Total Target Water Quality Volume (cf) 1,405
 % TSS Removal Achieved 96%



Official Use Only

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

Georgia Stormwater Management Manual

Stormwater Quality Site Development Review Tool, v2.2

Development Name: Hardy Road Subdivision

Drainage Basin Name: BMPs - Average Lot

data input cells

calculation cells

constant values

Site Data

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

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

*HSG = hydrologic soil group

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

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

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

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

Conservation Area Credits

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Total Conservation Area Credit (acres)

0.00

Georgia Stormwater Management Manual

Stormwater Quality Site Development Review Tool, v2.2

Development Name: Hardy Road Subdivision

Drainage Basin Name: BMPs - Average Lot

data input cells

calculation cells

constant values

Water Quality Goals

Target Runoff Reduction Storm (in)1.00

Total Site Area for Water Quality Volume (acres)1.05

Target Runoff Reduction Volume (cf)1,171

Target Water Quality Volume (cf)1,405

Select BMPs for Runoff Reduction and Water Quality

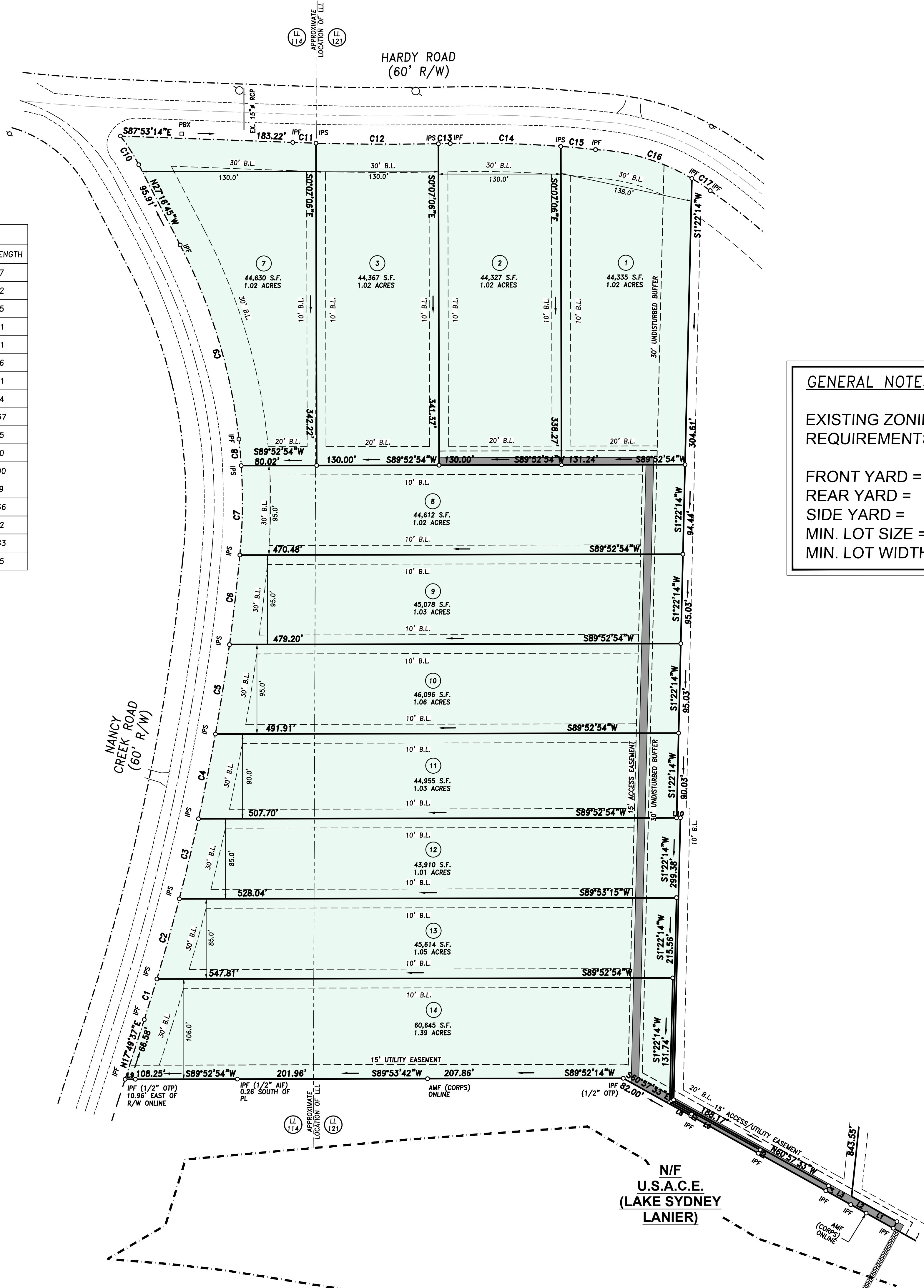
		Area Draining to Each BMP			Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations						WQ Calculations		
		On-site Pervious Area (acres)	On-site Impervious Area (acres)	Offsite Area (acres)				RR Volume from Direct Drainage (cf)	RR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

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

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

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

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



PROPOSED LOT WIDTHS (AS SHOWN)	
LOT	LOT WIDTH (L.F.)
1	138.0'
2	130.0'
3	130.0'
7	130.0'
8	95.0'
9	95.0'
10	95.0'
11	90.0'
12	85.0'
13	85.0'
14	106.0'

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
- CTP = CHUMP TOP PIPE
- LLL = LAND LOT LINE
- N/F = NOW OR FORMERLY
- PL = PROPERTY LINE
- BL = BUILDING LINE
- QMD = GEORGIA MILITIA DISTRICT
- PB/PO = PLAT BOOK/PAGE
- DB/PO = DEED BOOK/PAGE
- CL = CENTERLINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- B.E. = BUFFER EASEMENT
- U.E. = UTILITY EASEMENTS
- MB = MANHOLE
- CB = CATCH BASIN
- JB = JUNCTION BOX
- HW = HEADWALL
- DI = DROP INLET
- PP = POWER/UTILITY POLE
- FI = 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
- 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
- BR = BRANCH/CREEK/STREAM CENTERLINE
- T.B.R. = TO BE REMOVED

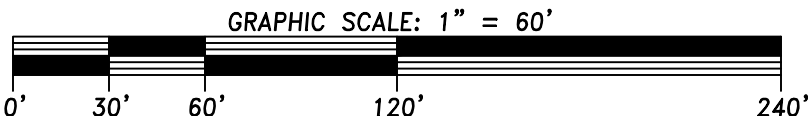
GENERAL NOTES:

EXISTING ZONING REQUIREMENTS (R-I):

FRONT YARD = 30'
REAR YARD = 20'
SIDE YARD = 10'
MIN. LOT SIZE = 35,000 S.F.
MIN. LOT WIDTH = 75'

HARDY ROAD SUBDIVISION (AS SHOWN):

FRONT YARD = 30'
REAR YARD = 20'
SIDE YARD = 10'
MIN. LOT SIZE = 43,560 S.F.
MIN. LOT WIDTH = 85'



3120 FRONTAGE ROAD
GAINESVILLE, GA 30504
(678) 207-1509
www.thecookandcompany.com
P.E.F. #007243

PREPARED FOR:

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

PROJECT NAME:

HARDY ROAD SUBDIVISION

TASK:

FINAL PLAT

PROJECT INFORMATION:

HARDY ROAD
Project Name
21-012
Project Number
HARDY ROAD & NANCY CREEK ROAD
Project Address
114 & 121
Land Lot No.(s)
District
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA
County, State

PLAN REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

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

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

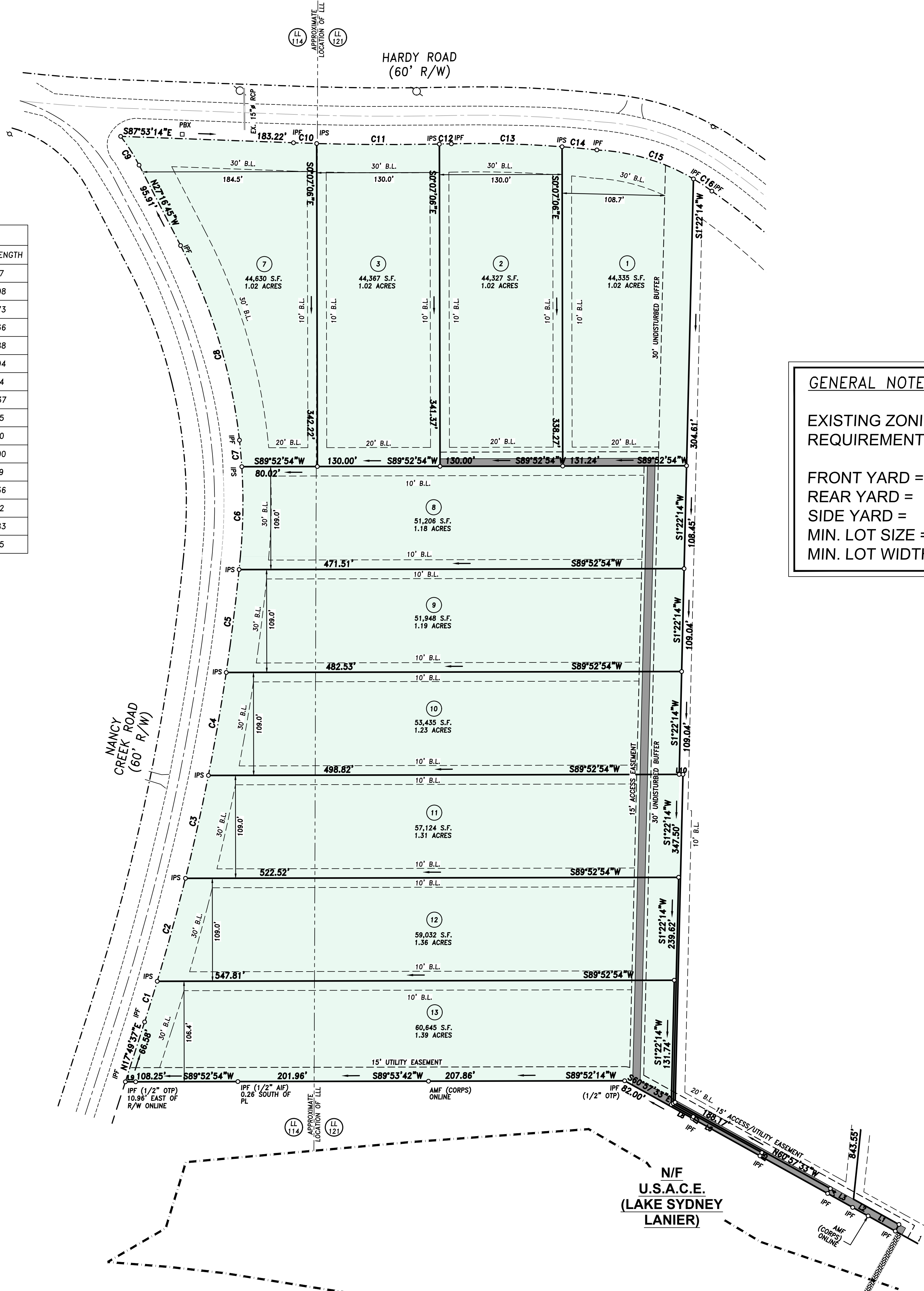
SHEET

1 of 1

JWW DESIGN	AS SHOWN SCALE
3/29/22 DATE	21-012 PROJECT No.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	45.17	2331.85	1.11	N17° 16' 20"E	45.17
C2	113.10	2331.85	2.78	N15° 19' 40"E	113.08
C3	111.74	2331.85	2.75	N12° 33' 56"E	111.73
C4	110.68	2331.85	2.72	N9° 49' 59"E	110.66
C5	109.89	2331.85	2.70	N7° 07' 25"E	109.88
C6	109.19	610.87	10.24	N1° 30' 10"E	109.04
C7	28.24	594.52	2.72	N5° 02' 51"W	28.24
C8	216.57	594.52	20.87	N16° 50' 38"W	215.37
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C12	12.69	1169.41	0.62	S88° 46' 26"W	12.69
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L7	2.00	S29° 02' 27.50"W
L8	26.59	S60° 57' 32.50"E
L9	10.96	S89° 51' 05.24"W
L10	4.00	S89° 52' 54.32"W



GRID NORTH
GA WEST ZONE

LEGEND
IPS = IRON PIN SET (1/2" REBAR)
IPF = IRON PIN FOUND
CMF = CONCRETE MONUMENT FOUND
OTF = OPEN TOP PIPE
BM = BENCHMARK
TBM = TEMPORARY BENCHMARK
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-910- = EXISTING CONTOUR ELEVATION
P = OVERHEAD POWER
T = OVERHEAD TELEPHONE
F = FENCE LINE
B = BRANCH/CREEK/STREAM CENTERLINE
T.B.R. = TO BE REMOVED

GENERAL NOTES:

EXISTING ZONING REQUIREMENTS (R-I):

FRONT YARD = 30'
REAR YARD = 20'
SIDE YARD = 10'
MIN. LOT SIZE = 35,000 S.F.
MIN. LOT WIDTH = 75'

HARDY ROAD SUBDIVISION (AS SHOWN):

FRONT YARD = 30'
REAR YARD = 20'
SIDE YARD = 10'
MIN. LOT SIZE = 43,560 S.F.
MIN. LOT WIDTH = 106'

Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

GRAPHIC SCALE: 1" = 60'

**3120 FRONTAGE ROAD
GAINESVILLE, GA 30504
(678) 207-1509
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FINAL PLAT

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PLAN REVISION

No.	DATE	DESCRIPTION
1		
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**G.S.W.C.C. LEVEL II CERTIFIED
DESIGN PROFESSIONAL**
No. 0000013059
CONTACT:
C. LUKE PRESSLEY, P.E.
(678) 267-7153
luke@thecookandcompany.com

SHEET
1 of 1

JWW DESIGN	AS SHOWN SCALE
2/14/22 DATE	21-012 PROJECT No.

HARDY ROAD
(60' R/W)

NANCY CREEK
ROAD (60'
R/W)

HARDY ROAD
(60' R/W)

TOTAL TRACT
20.75 AC

LOT 1
62,055 SF

LOT 2
50,706 SF

LOT 3
47,584 SF

LOT 4
46,170 SF

LOT 5
46,295 SF

LOT 6
47,259 SF

LOT 7
48,647 SF

LOT 8
50,462 SF

LOT 9
52,715 SF

LOT 10
56,112 SF

LOT 11
217,030 SF

LOT 12
178,821 SF

IPF (1/2" OTP)
10.96' EAST OF
R/W ONLINE

IPF (1/2" AN)
0.26' SOUTH OF PL

AMF (CORPS) ONLINE

IPF (1/2" OTP)

AMF (CORPS) ONLINE

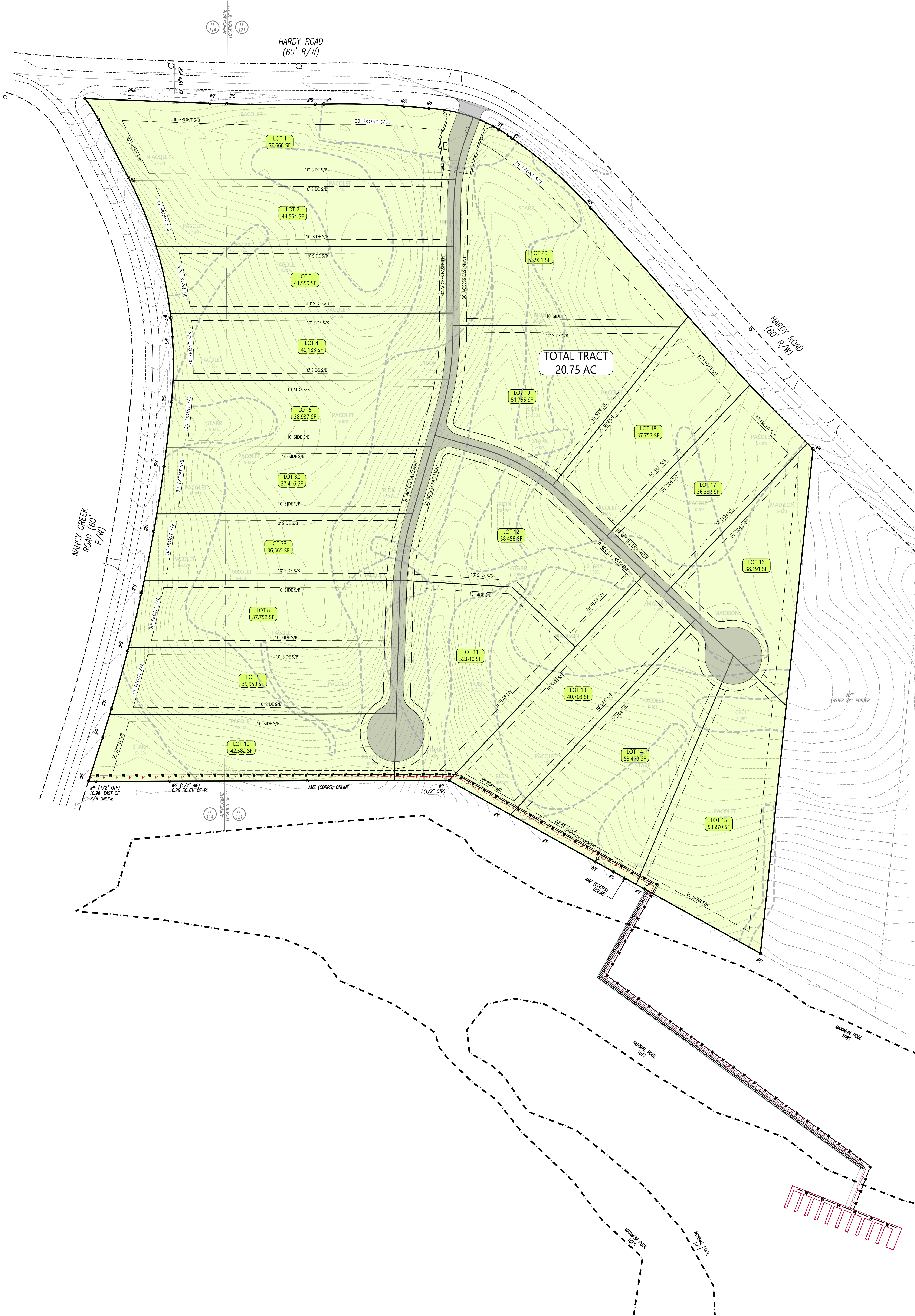
NORMAL POOL
107'

NORMAL POOL
105'

NORMAL POOL
107'

NORMAL POOL
105'

N/F
EASTER SKY PORTER



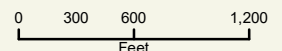


Applicant: COOK COMMUNITIES

Tax Parcel #: 10121 000015, 000015A, & 000015B

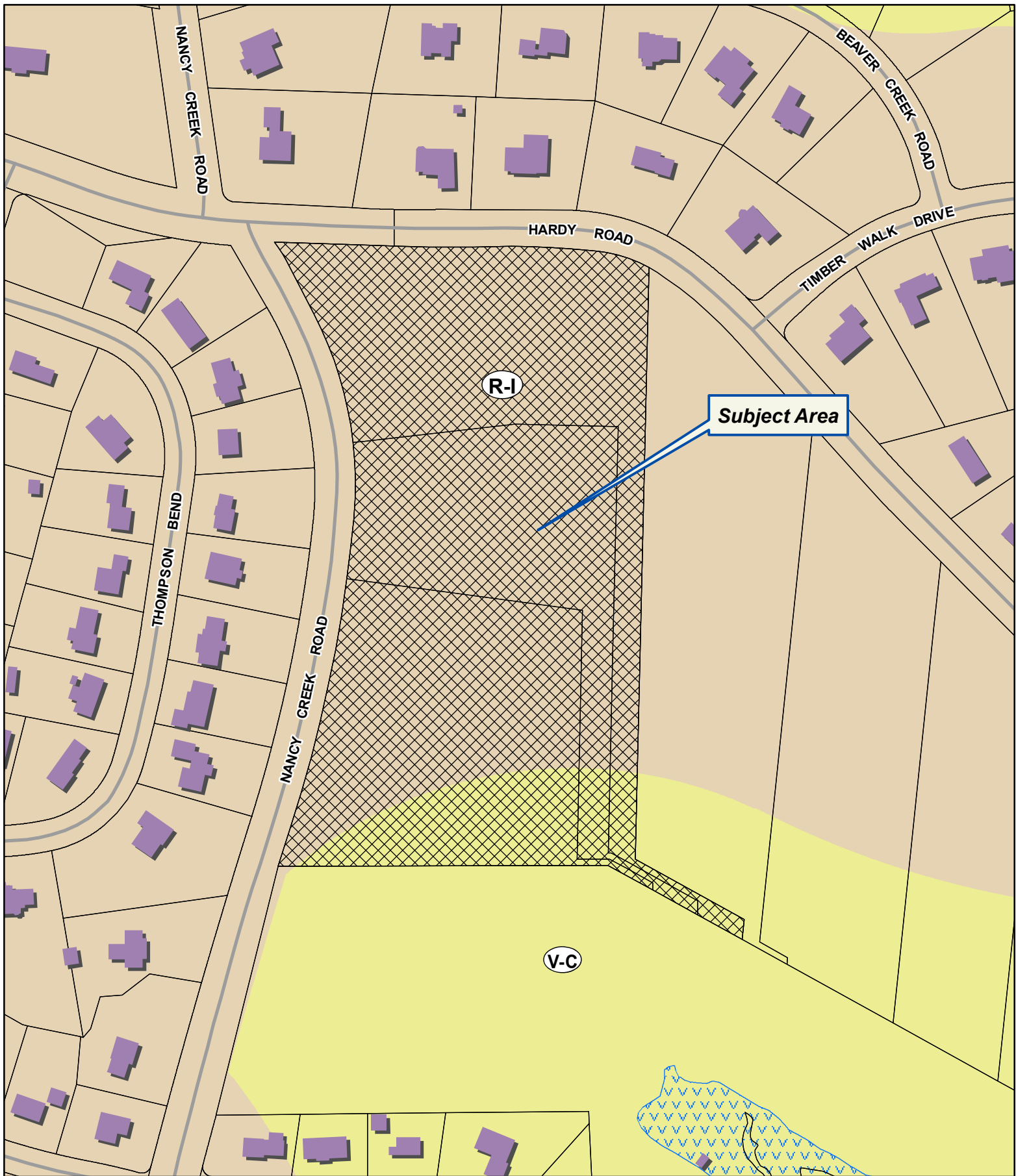
Location: 3710 HARDY ROAD, 3428, & 3416 NANCY CREEK ROAD,
GAINESVILLE, GA 30506

Commission District 2 **PC Mtg. Date:** 04/04/2022



- Zoning Boundary
- ▨ City Limits
- Subject Area
- Structure



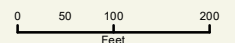


Applicant: COOK COMMUNITIES

Tax Parcel #: 10121 000015, 000015A, & 000015B

Location: 3710 HARDY ROAD, 3428, & 3416 NANCY CREEK ROAD,
GAINESVILLE, GA 30506

Commission District 2 **PC Mtg. Date:** 04/04/2022



- Zoning Boundary
- City Limits
- ▨ Subject Area
- Structure





Applicant: COOK COMMUNITIES

Tax Parcel #: 10121 000015, 000015A, & 000015B

Location: 3710 HARDY ROAD, 3428, & 3416 NANCY CREEK ROAD,
GAINESVILLE, GA 30506

Commission District 2

PC Mtg. Date: 04/04/2022

0 50 100 200
Feet

— Zoning Boundary

City Limits

Subject Area



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:

[Signature]
Witness

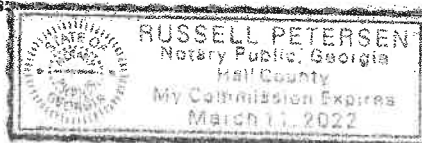
INDEVCO DEVELOPMENT LLC

By: *[Signature]* (Seal)
BENNY R. SIMS, SOLE MEMBER

By: _____ (Seal)

Notary Public

My Commission Expires:
(NOTARY 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

Notary Public
My Commission Expires:
(NOTARY SEAL)

By: (Seal)

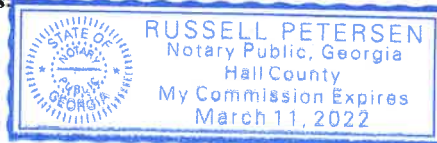


Exhibit "A"

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOTS 114 AND 121 OF THE 10TH LAND DISTRICT OF HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DEPICTED AS TRACTS 1, 2, 3, 4 AND 5 ON THAT PLAT OF SURVEY ENTITLED "DIVISION OF PARENT TRACT FOR INDEVCO DEVELOPMENT, LLC," PREPARED BY RICHARD E. MILLARD, GEORGIA REGISTERED LAND SURVEYOR NO. 6044 OF ROCHESTER AND ASSOCIATES, INC., DATED JANUARY 30, 2019 AND RECORDED AT PLAT BOOK 877, PAGES 77-78 OF THE HALL COUNTY, GEORGIA PLAT RECORDS. SAID PLAT BEING INCORPORATED HEREIN BY REFERENCED THERETO.



Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, March 10, 2022 2:33 PM
To: Srikanth Yamala (Public Works); Anael Dominguez (Planning); Kevin McOmber (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 4.4.22

Please find Environmental Health comments below:

Item 1, 3418 Cagle Road, Panchal: Must meet all Environmental Health residential septic system permitting requirements.

Item 2, 6210 Dahlonga Hwy, Ava Hospitality: Must meet all Environmental Health Tourist Accommodation permitting requirements.

Item 3, 3710 Hardy/3428/3416 Nancy Creek, Cook Communities: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 4, 603 Atlanta Hwy, Loyd: No comment. Public sewer.

Item 5, 2978 Athens Hwy, G&G Fabricators: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, existing septic system evaluation, or septic system installation/modification may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 6, 4670 Union Church Road, Ridgeline: No comment. Public sewer.

Item 7, 5205 Winder Hwy, United Logistics: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, existing septic system evaluation, or septic system installation/modification may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Emily McGahee
Hall County Environmental Health
Hall County Government Center – 3rd Floor
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504

(770) 531-3973

(770) 531-6767 (fax)

<http://dph.georgia.gov/environmental-health> (State Website)

<http://www.phdistrict2.org/HallCounty.htm> (District Website)

<http://www.hallcounty.org/devserv/environmental.asp> (County Website & Forms)

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Tuesday, March 15, 2022 6:10 PM
To: Anael Dominguez (Planning); Srikanth Yamala (Public Works)
Cc: Peevy, Jonathan; Dykes, Jason
Subject: RE: Tentative Planning Agenda for April 4, 2022

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see GDOT responses in **red** below

Parker Niebauer

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, March 10, 2022 9:09 AM
To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Daniel.C.Barnes@usace.army.mil; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; jeremy.wills@gainesville.org; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Lamar Carver (Building Inspection) <lcarver@hallcounty.org>; matt.cox@hallco.org; Mike Little (Parks and Leisure) <mlittle@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; nswafford@gainesville.org; pam.cravero@hallco.org; rich@flowerybranchga.org; Scott Puckett <spuckett@hallcounty.org>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Srikanth Yamala (Public Works) <syamala@hallcounty.org>; troy.s.cain@usace.army.mil; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Wanda Moreno (Engineering) <wmoreno@hallcounty.org>; will.schofield@hallco.org
Subject: Tentative Planning Agenda for April 4, 2022

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, April 4th, 2022** Hall County Planning Commission Meeting.

Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, March 17th**. Email comments to Srikanth (syamala@hallcounty.org) and Ana (adominguez@hallcounty.org).

Thank you!

CALL TO ORDER

APPROVAL OF MINUTES – March 21, 2022

NEW BUSINESS

1. [Application of Prathamesh Panchal for a front yard setback variance from 30 feet to 15 feet and a right side yard setback variance from 10 feet to 5 feet on a 0.49± acre tract located on the south side of Cagle Road approximately 391 feet from its intersection with Ridge Drive; a.k.a. 3418 Cagle Road; Zoned R-I; Tax Parcel 09106A002014. Proposed use: construct a single family residence. * Commission District 3.](#)

None

2. [Application of Ava Hospitality LLC for a use subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonga Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonga Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. ** Commission District 3.](#)

GDOT Coordination Required

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

None

4. [Application of Greg Loyd for a use subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. ** Commission District 4.](#)

GDOT Coordination Required

5. [Application of G & G Fabricators LLC to rezone from Suburban Shopping \(S-S\) to Light Industrial \(I-I\) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial – welding shop. ** Commission District 3.](#)

GDOT Coordination Required (Access preferred from Baker Rd)

6. [Application of Ridgeline Land Planning, Inc. to rezone from Agricultural Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 50.75± acre tract located on the east side of Union Church Road approximately 166 feet from its intersection with Steeple Chase Lane; a.k.a. 4670 Union Church Road; Zoned AR-III; Tax Parcel 15043 000001. Proposed Use: single family detached subdivision. ** Commission District 1.](#)

Do you have any existing/projected counts for the intersection of SR 53 and Union Church Rd?

7. [Application of United Logistics to rezone from Agricultural Residential-IV \(AR-IV\) to Light Industrial \(I-I\) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with](#)

[Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. ** Commission District 1.](#)

GDOT Coordination Required

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within five working days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing **Wednesday, May 11, 2022** at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Wednesday, May 11, 2022. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Ana Dominguez
Clerk to the Planning Commission
Hall County Government
Tel: 770-531-6810
adominguez@hallcounty.org
www.hallcounty.org



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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

INTERIM DIRECTOR
Bill Nash, P.E.

To: Srikanth Yamala, Interim Director of Planning and Zoning
From: Bill Nash, P.E., Interim Director of Public Works and Utilities
Date: March 16, 2022
Subject: April 4, 2022 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the *April 4, 2022* meeting. Upon review, we provide the following comments:

1. [Application of Prathamesh Panchal for a front yard setback variance from 30 feet to 15 feet and a right side yard setback variance from 10 feet to 5 feet on a 0.49± acre tract located on the south side of Cagle Road approximately 391 feet from its intersection with Ridge Drive; a.k.a. 3418 Cagle Road; Zoned R-I; Tax Parcel 09106A002014. Proposed use: construct a single-family residence. * Commission District 3.](#)

- a) Engineering: Show stream buffers and impervious setback from wretched vegetation, not centerline of creek. No mention of wanting a variance for 75' impervious.
- b) Traffic: No Traffic Comments
- c) Utilities: Provide design for Creek Crossing.

2. [Application of Ava Hospitality LLC for a use subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonega Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonega Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. ** Commission District 3.](#)

- a) Engineering: N/A
- b) Traffic: No Traffic Comments
- c) Utilities: No Comments



Hall County Government

PUBLIC WORKS AND UTILITIES

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

- a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Must submit Engineering plans for grading and stormwater, etc... Site plan should include all original lots (6) for storm water purposes.
- b) Traffic: Recommend internal roadway providing lot access or common access drives.
- c) Utilities: No Comments

4. [Application of Greg Loyd for a use subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. ** Commission District 4.](#)

- a) Engineering: N/A
- b) Traffic: No Traffic Comments
- c) Utilities: No Comments

5. [Application of G & G Fabricators LLC to rezone from Suburban Shopping \(S-S\) to Light Industrial \(I-I\) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial – welding shop. ** Commission District 3.](#)

- a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- b) Traffic: No Traffic Comments
- c) Utilities: No Comments



Hall County Government

PUBLIC WORKS AND UTILITIES

6. [Application of Ridgeline Land Planning, Inc. to rezone from Agricultural Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 50.75± acre tract located on the east side of Union Church Road approximately 166 feet from its intersection with Steeple Chase Lane; a.k.a. 4670 Union Church Road; Zoned AR-III; Tax Parcel 15043 000001. Proposed Use: single family detached subdivision. ** Commission District 1.](#)
- a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wretched vegetation not centerline of creek.
 - b) Traffic: Was a traffic study completed for this proposal? Both left and right turn lanes will be required. Proposed entrance does not appear to meet offset spacing requirements with Steeple Chase Lane. Secondary access off Union Church Road should be a gated emergency access only.
 - c) Utilities: The property falls within the Hall County Sewer Service Area; however, the property is not presently served by any sewer outfall lines, and the development will require connection to sanitary sewer based on the density. The applicant shall provide availability letter prior to rezoning.
7. [Application of United Logistics to rezone from Agricultural Residential-IV \(AR-IV\) to Light Industrial \(I-I\) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. ** Commission District 1.](#)
- a) Engineering: Show flood. The sight may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffers and impervious setback from wretched vegetation, not centerline of stream.
 - b) Traffic: Access permit will be through the Georgia Department of Transportation.
 - c) Utilities: Hall County service district.

Print**Planning Commission Comments - April 4, 2022 - Submission #52273****Date Submitted: 4/3/2022**

Comments completed in the form below will be submitted into the record for the April 4, 2022 meeting of the Hall County Planning Commission.

First Name*

Bruce

Last Name*

Beckham

Address1*

3732 Beaver Creek Rd

Address2**City***

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

3. Application of Cook Communities



Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

We would very much prefer this land to be left undeveloped as green space. The area off Nancy Creek Road has become increasingly congested in the last few years as more undeveloped land has been cleared for construction. The result has been an increase in traffic on narrow, poorly maintained roads. Previously quiet neighborhoods now have a steady hum of traffic as more trees have been lost and North Hall becomes more like South Hall. More development in the area will certainly not improve the quality of life. The county should consider purchasing tracts of land such as this for recreation e.g. a simple walking trail.

Please write your comments in the box above.

File Upload

Choose File

No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Print**Planning Commission Comments - April 4, 2022 - Submission #52277****Date Submitted: 4/3/2022**

Comments completed in the form below will be submitted into the record for the April 4, 2022 meeting of the Hall County Planning Commission.

First Name*

Constance

Last Name*

Beckham

Address1*

3732 Beaver Creek Road

Address2**City***

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

3. Application of Cook Communities



Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Dear Members of the Planning Commission,

I am a long-time homeowner living in the area that will be impacted by this proposed re-zoning. Please DO NOT allow this property to be re-zoned. The proposed re-zoning will create an increase in traffic on the roads. These roads are used by many pedestrians for daily walking. An increase in traffic can create a hazard for the pedestrians on these narrow roads. There will also be an increase in noise pollution if this land is allowed to be developed. This re-zoning will also allow the destruction of local wildlife habitat.

I urge you to disapprove the proposed re-zoning. I know that my opinions are shared by my neighbors. Thank you for your continued service and support of our communities.

Best regards,

Constance C. Beckham

Please write your comments in the box above.



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AGENDA ITEM

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

REPORT TO: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 224/2022

SUBJECT: Application of G & G Fabricators LLC to rezone from Suburban Shopping (S-S) to Light Industrial (I-I) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial — welding shop. Commission District 3.

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

Executive Summary:

Presenter: SY

Recommendation:

Approve, with conditions: 1. The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of site plan approval. 2. The building materials and architectural design shall be consistent with Â§17.420.050. No variances to the building materials are approved as a part of this request. 3. Any outdoor storage shall be screened in accordance with Â§17.260.020 of the Official Code of Hall County. 4. All welding activities shall be conducted within the enclosed building. 5. All conditions of zoning shall be made part of any plat created for the property. 6. A 50 inch transitional buffer shall be added along the 186 feet lot line as well as the 236.5 feet lot line. 7. All other buffers shall stay as proposed on applicants site plan. 8. All exterior colors and materials for roofing and siding shall be submitted for approval by the Director of Planning and Development.

Purpose of Request:

Application of G & G Fabricators LLC to rezone from Suburban Shopping (S-S) to Light Industrial (I-I) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial — welding shop. Commission District 3.

History:

Facts and Issues:

Options:

Funding Requested

\$ 0.00

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

Approvals:

Submit	Approve	Budget	Finance
AD	SY	TS	WG
Attorney	Administration	Clerk	
WLI	LJ	JR	

Attachments:

Board Memo
 Recommendation Report
 Application
 Narrative
 Site plan
 Maps
 Renderings
 Environmental Health Comments
 GDOT Comments
 Public Works Comments
 Notice Sign Photos



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

INTERIM DIRECTOR
Srikanth Yamala

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

From: Srikanth Yamala, Interim Director

Date: April 25, 2022

Subject: Application of G & G Fabricators LLC to rezone from Suburban Shopping (S-S) to Light Industrial (I-I) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial – welding shop. Commission District 3.

Application of G & G Fabricators LLC to rezone from Suburban Shopping (S-S) to Light Industrial (I-I) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial – welding shop. Commission District 3.

At their April 4, 2022 meeting, the Hall County Planning Commission voted to recommend approval (5-0) of this request with the following eight (8) conditions:

1. *The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of site plan approval.*
2. *The building materials and architectural design shall be consistent with §17.420.050. No variances to the building materials are approved as a part of this request.*
3. *Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.*
4. *All welding activities shall be conducted within the enclosed building.*
5. *All conditions of zoning shall be made part of any plat created for the property.*
6. *A 50 inch transitional buffer shall be added along the 186 feet lot line as well as the 236.5 feet lot line.*
7. *All other buffers shall stay as proposed on applicants site plan.*
8. *All exterior colors and materials for roofing and siding shall be submitted for approval by the Director of Planning and Development.*

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 April 4, 2022.

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

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant..... G & G Fabricators LLC
Request..... Rezone to Light Industrial (I-I)
Proposed Use..... Welding shop
Size 1.0± acres
Zoning Suburban Shopping (S-S)
Location Located on the west side of Athens Highway
at its intersection with Baker Road; a.k.a.
2978 Athens Highway; tax Parcel 15023
000173
Commission District..... Three
Planning Commission Date April 4, 2022
Staff Recommendation..... **Approval, with conditions**

Planning Commission Recommendation: Approval, with conditions

Vote: 5-0

Conditions:

1. The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of site plan approval.
2. The building materials and architectural design shall be consistent with §17.420.050. No variances to the building materials are approved as a part of this request.
3. Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.
4. All welding activities shall be conducted within the enclosed building.
5. All conditions of zoning shall be made part of any plat created for the property.
6. A 50 inch transitional buffer shall be added along the 186 feet lot line as well as the 236.5 feet lot line.
7. All other buffers shall stay as proposed on applicants site plan.
8. All exterior colors and materials for roofing and siding shall be submitted for approval by the Director of Planning and Development.

Applicant Proposal

The applicant is requesting the rezoning of a 1.0± acre tract from Suburban Shopping (S-S) to Light Industrial (I-I) for a proposed light industrial welding shop for the fabrication of metal fences. The

applicant plans to develop the site with a 40' x 60' metal building that encompasses the welding space, office space, a restroom, and a paved parking lot. The proposed hours of operation are 9:00 am – 5:00 pm Monday through Friday.

The site is generally flat and is currently undeveloped with irregular tree cover and underbrush vegetation throughout the property. The site shall be landscaped attractively, as well as a 10-foot vegetated buffer maintained along the boundaries where the property adjoins residential uses. Site lighting will be directed away from the residential properties. An on-site septic system will provide sanitary sewer management. A monument sign at the entrance would utilize similar building materials to match the building façade, and would not exceed 32 square feet in size.

History and Existing Land Uses

The subject property consists of 1.0± acres and is zoned Suburban Shopping (S-S) and falls within the Gateway Corridors Overlay District (GCOD). The subject parcel is undeveloped and appears to exist of mostly vegetated, pervious soil. The properties to the north and west are zoned Agricultural-Residential-IV (AR-IV) and are developed with single-family residences. Adjacent properties to the east and south are zoned Light-Industrial (I-I) and are developed with a cold storage facility across Athens Highway and a light industrial use under development across Baker Road.

Comprehensive Plan Land Use Designation

The subject property is located within the “Rural Residential” and “Mixed Use Corridor” future land use designations. The Rural Residential land use category is characterized by low-density single-family residential uses with deep setbacks from the road, agriculture uses, and greenways and trails; however, the intent of the Corridor designation is to “enhance and maintain well-functioning, attractive corridors that facilitate vehicular traffic flow and pedestrian/bicycle connectivity, serve local needs, and coordinate land use patterns without encroaching on adjacent neighborhoods. Also, create employment opportunities where a location benefits from interstate access or supports industrial-focused development patterns.” The Mixed Use Corridor designation supports retail activities, office-based employment, civic uses, single-family residential, low-impact industrial or higher density residential only where the same is found on adjacent properties.

The proposed use is consistent with the Comprehensive Plan, and it is consistent with the existing character, as the area is currently zoned and developed with industrial and non-residential uses immediately adjacent to the site.

Development Support and Constraints

Hall County Environmental Health

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

Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, existing septic system evaluation, or septic system installation/modification may be required after review of business plan. Any

abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Hall County Fire Services

No comments were provided in relation to this item.

Hall County Public Works and Utilities

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

Engineering:

The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:

No Traffic comments

Utilities:

No comments

Hall County Tax Assessors

No comments were provided in relation to this item.

Gainesville Water Resources

No comments were provided in relation to this item.

Georgia Department of Transportation

In an email dated March 15, 2022, Parker Niebauer, Traffic Operations Supervisor, provided the following comments:

GDOT Coordination Required (Access preferred from Baker Rd)

Zoning Analysis

- The request is **consistent** with the Comprehensive Plan as a low impact industrial use, and it is consistent with the existing character as the area is currently zoned and developed with industrial and non-residential uses.
- Per §17.160.010 – Light Industrial (I-I) – of the Official Code of Hall County, any industry which does not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazards or other objectionable conditions are listed as permitted uses within the I-I zoning district.
 - The proposed use **does meet** the permitted uses in this zoning classification.
- If approved, the proposed development would be subject to obtain a land disturbance permit as part of the development review process.
 - This review will ensure that local and state regulations are being met during the development of the site.
- Chapter 17.420 of the Official Code of Hall County identifies more restrictive requirements for properties located in the Gateway Corridors Overlay District (GCOD).

- §17.420.050 of the Official Code of Hall County identifies both prohibited and allowable uses for properties in the Gateway Corridors Overlay District (GCOD). Light industrial uses outlined in the application are **consistent** with the uses allowed by right.
- §17.420.050 also regulates more stringent buffer requirements than required by the base code in §17.260.020 (requiring 30 feet). The GCOD code requires a minimum of a 50-foot buffer between industrial and residential properties.
 - The applicant has indicated a 10-foot vegetated buffer along the boundary adjacent to a residentially-zoned property. The zoning proposal **does not meet** this requirement.
- The GCOD classification has specific architectural design standards, and the proposed metal building **does not meet** this requirement. Brick and stone are permitted as primary materials, while CMU and stucco are limited to a maximum of 50% of the façade. Metal is specifically prohibited as an exterior finish material. Likewise, “variation in building materials, texture, and depth should be employed to provide design variation.”
- Chapter 17.280 identifies tree protection and replacement requirements for development sites. Sites are required to provide 15 units per acre.
 - It is evident some trees are identified for removal to accommodate the proposed development features, but it is **unclear** whether the zoning proposal meets this requirement. No landscape plan has been provided.
- §17. 380.060 provides the criteria for considering a map amendment (rezoning). The application **does meet** all these standards based on the following analysis:
 - The zoning proposal is consistent with the Comprehensive Land Use designation because the intensity of the proposed use is consistent with the desired development in the Mixed Use Corridor.
 - Due to the number of other adjacent industrial uses in this area, the rezoning, if granted, would not cause substantial detriment to the public good.

Staff Recommendation

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

1. The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of site plan approval.
2. The building materials and architectural design shall be consistent with §17.420.050. No variances to the building materials are approved as a part of this request.
3. Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.
4. All welding activities shall be conducted within the enclosed building.
5. All conditions of zoning shall be made part of any plat created for the property.

Excerpts from the minutes of the Planning Commission meeting on March 21, 2022:

Applicant’s Presentation:

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

David Warnock, 4812 McEver Road, Oakwood, presented the request. The applicant stated that

they will be able to comply with all of the proposed conditions. The applicant stated that the welding shop focuses on external ornamental fencing for residential homes.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell stated that the 50 foot buffer is required. Mr. Warnock explained that the building will just have to shift to fit the buffers.

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

Conditions:

9. The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of site plan approval.
10. The building materials and architectural design shall be consistent with §17.420.050. No variances to the building materials are approved as a part of this request.
11. Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.
12. All welding activities shall be conducted within the enclosed building.
13. All conditions of zoning shall be made part of any plat created for the property.
14. A 50 inch transitional buffer shall be added along the 186 feet lot line as well as the 236.5 feet lot line.
15. All other buffers shall stay as proposed on applicants site plan.
16. All exterior colors and materials for roofing and siding shall be submitted for approval by the Director of Planning and Development.

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)

G & G FABRICATIONS LLC
1311 Eugene Dr
Gainesville 30507

Property Owner (Name & Mailing Address)

NANNO PROPERTIES LLC

Phone 678-617-7004

Phone 678-523-2815

Email Address LAMON WARNOCK@Gmail.com

Email Address REALTOR JANETH @

Proposed Use LIGHT INDUSTRIAL- WELDING SHOP / G MAIL.COM

Contact Person (Name & Mailing Address)

GUSTAVO BURCIAGA
or LAMON WARNOCK 678-516-3665
1311 Eugene Dr Gainesville, GA 30507

Phone 678-617-7004

Email Address GUSTAVO@metros.telLLC.com

to LAMON WARNOCK @ gmail.com
Tax Parcel Number 15023 000173

Location Address 2978 ATHENS HIGHWAY

Status of Applicant

☐ Owner

☒ Option to Purchase

☐ Area Resident

☐ Other

Requested Action

Existing Zoning: SS

Rezone to: LI

Fee: \$ 450.00

Receipt #: 858955

Check #: 1035

Acreage 1

GAINESVILLE GA

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

Sign [Signature]

Date: 2-14-2022

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

Application Withdrawal: I hereby withdraw the application.

Sign _____ Date: _____

Staff Use Only

Application Date: 2/14/22

Taken by: Michelle

Tentative Planning Commission Date: 4/4/22

Tentative County Commission Date: 5/12/22

County Commission District: 3

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) NANNO Properties LLC

Address 3524 Baker Road Gainesville GA 30507

Phone Number 678-450-8003 - 678-523-2815

Name of applicant(s) G & G Fabricators LLC

Address 1311 Eugene Dr
Gainesville GA 30507

Phone Number 678-617-7004-

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

JANETH OCHOA

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

Notary Public

DAVID L. WARRICK
vr

2-8-2022

Date

05-10-2022

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: X [Signature]

Date: 2-14-2022

Applicant's/Owner's Name (Printed): GUSTAVO BURICAGA

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

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- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

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

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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: 2-8-2022

Applicant's/Owner's Name (Printed): JANETH OCHOA FOR NANNY PROPERTIES LLC

G&G Fabricators

Gustavo Burciaga
PH: 678-617-7004
gustavo@metrositellc.com

February 10, 2022

Planning & Development Department
Hall County
2875 Browns Bridge Road
Gainesville, GA 30503

Dear Planning Department,

NARRATIVE

2978 Athens Highway

2978 Athens Highway consists of 1 acres of land with no building or parking lot. The property is zoned Suburban Shopping and has a class code of Commercial 3.

2978 Athens Highway is at the corner of Athens Highway and Baker Road. Athens Highway is a four lane, divided highway.

The majority of the property is flat terrain with brush and trees at the rear.

The property owner Nanno Properties LLC, has entered a contract to sell the property to G&G Fabricators. The two parties are in agreement that a rezoning to Light Industrial is favorable to both parties.

DESCRIPTION OF PROPOSED USE

G&G Fabricators seeks to place a welding shop at 2349 Athens Highway. G&G Fabricators primarily makes metal gates. Proposed business hours are typical of a retail business. Hours are 9 a.m. to 5 p.m. Monday through Friday. G&G has two owners and one employee. G&G Fabricators plans to build a 40 x 60

metal structure with a single office space and employee restroom. Parking lot of concrete/asphalt will be limited to 2,600 sq feet or less.

PROPOSED STANDARDS FOR DEVELOPMENT

The property is not being subdivided. Density will be one business in the 1 acre tract. The property will be used for a business that is approved under Light Industrial zoning. The proposed use at time of application is a welding fabrication shop. Setbacks will be 30 feet front and a minimum of 20 feet from sides and 10 feet from rear.

The parking lot will be located in front of the building.

PROPOSED SIGNS

Sign will be up to 32 sq foot monument sign less than 8 feet in height. Monument sign will be lit with exterior ground light. Wall sign shall be 32 sq feet and may be back-lit.

PROPOSED LIGHTING

Exterior lighting will be security lights at each corner of the building. Light will be pointed away from residential areas.

WATER AND WASTEWATER

Gainesville City Water Department has a 6 inch water line on Baker Road. A meter will be requested. Wastewater will be diverted to the septic tank located behind the building.

ABUTTING PROPERTIES - BUFFERS

A brush or tree line of 10 feet wide will be maintained along the borders of the property to provide screening to adjacent residential property owners, on the left and rear of the property. The zoning for the properties to the right of 2978 Athens Highway is AR-IV. The zoning for the property to the rear of 2978 Athens Highway is AR-IV. The property located across Athens Highway is

zoned Light Industrial and the property located across Baker Road is zoned Light Industrial.

RELATED BUSINESSES NEARBY

The area of Athens Highway includes several Light Industrial Businesses, including Eskimo Cold Storage and the planned Agile Cold Storage. **See Attached Zoning sheet and Business Map.**

Athens Highway/Baker Road Access

Athens Highway is a state route. The location of 2978 Athens Highway has an existing ingress/egress onto Baker Road which is a county road. DOT preference is that ingress/egress remain on Baker Road. (SEE ATTACHED CORRESPONDENCE). The welding shop has two owners and one employee. The daily customer and vendor visits are expected to be 2 or less visits per day. Impact on traffic in the area should be minimal.



Parcel#: 15-023 -000-173
Address : 2978 Athens Highway
City, State, ZIP: Gainesville, GA 30507
Purpose: Rezoning , Proposed Location
of Building, parking and driveway

Scale: 1"=40'

Owners: NANNO PROPERTIES LLC

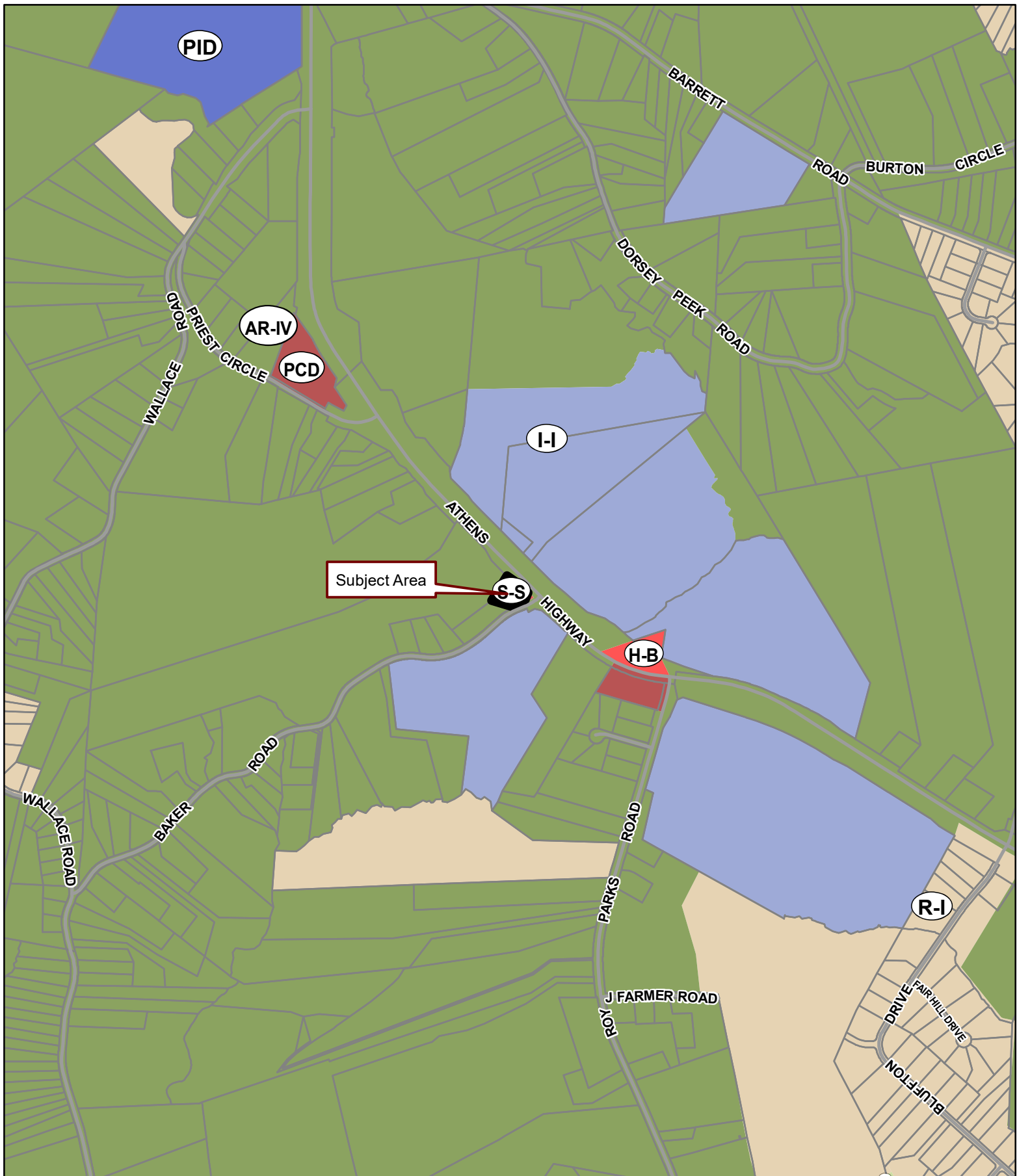
Legal Info: ATHENS HIGHWAY
Zoning (Assessor): S-S



Impervious Surface calculations:

Building: 2400 SF
Parking & driveway: 2600 SF
Total: 5000 SF

Percentage: 11%



Applicant: G & G FABRICATORS LLC

Tax Parcel #: 15023 000173

Location: 2978 ATHENS HIGHWAY, GAINESVILLE, GA 30507

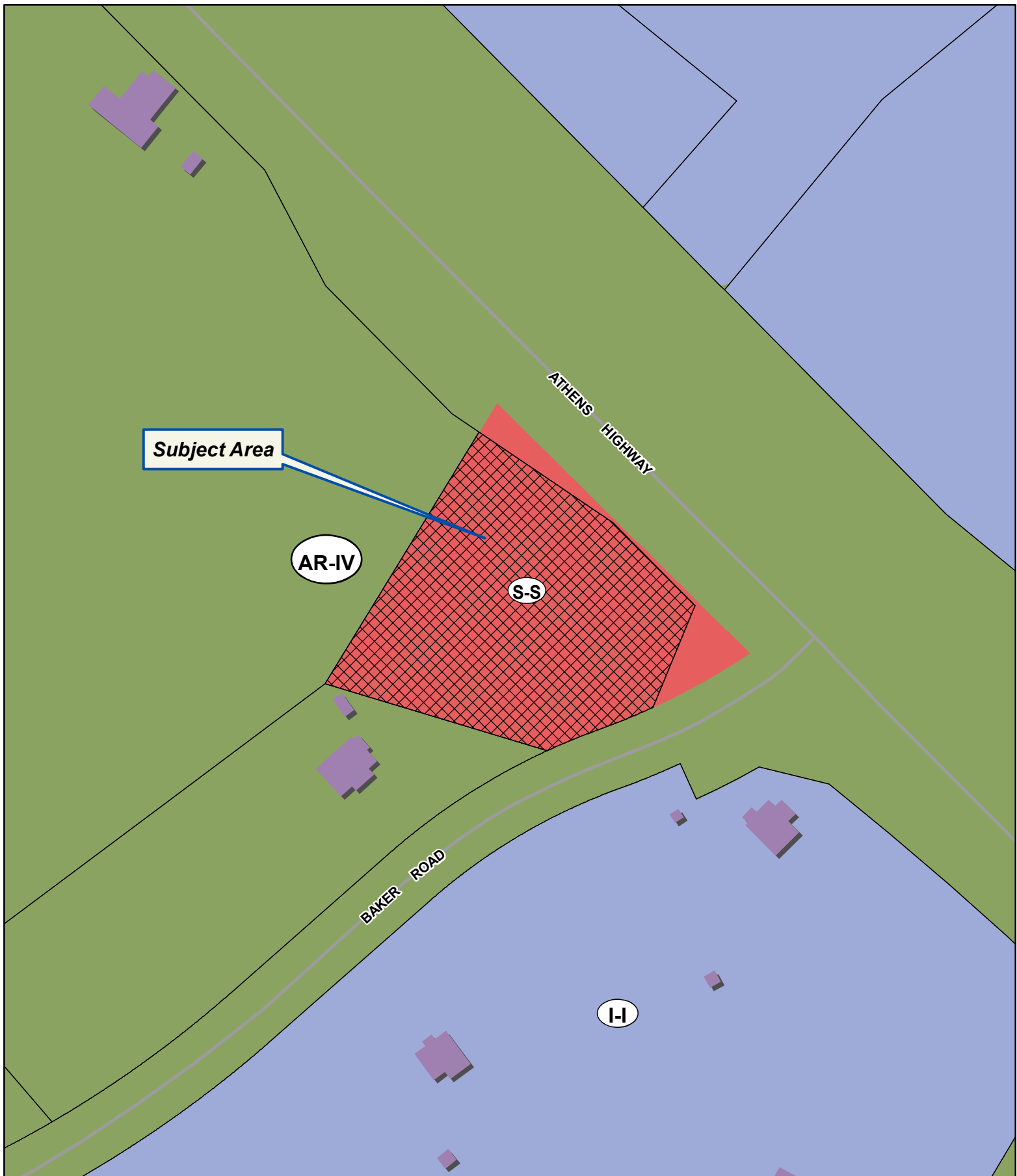
Commission District 3

PC Mtg. Date: 04/04/2022

0 300 600 1,200
Feet

- Zoning Boundary
- City Limits
- Subject Area
- Structure





Applicant: G & G FABRICATORS LLC

Tax Parcel #: 15023 000173

Location: 2978 ATHENS HIGHWAY, GAINESVILLE, GA 30507

Commission District 3

PC Mtg. Date: 04/04/2022

0 25 50 100
Feet

- Zoning Boundary
- City Limits
- Subject Area
- Structure





Applicant: G & G FABRICATORS LLC

Tax Parcel #: 15023 000173

Location: 2978 ATHENS HIGHWAY, GAINESVILLE, GA 30507

Commission District 3

PC Mtg. Date: 04/04/2022

0 25 50 100
Feet

— Zoning Boundary

City Limits

Subject Area





PLS #2985

As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by the approval certificates, signatures, stamps, or statements herein. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

SURVEYOR'S CERTIFICATE

- LEGEND
- I.P.F. = IRON PIN FOUND
 - I.P.S. = IRON PIN SET
 - CTP = CRIMP TOP PIPE
 - R/W = RIGHT OF WAY
 - P/L = PROPERTY LINE
 - C/L = CENTER LINE
 - B/L = BUILDING LINE
 - L.L. = LAND LOT
 - L.L.L. = LAND LOT LINE
 - P.P. = POWER POLE
 - P- = POWER LINE
 - N/F = NOW OR FORMERLY
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - P.G. = PAGE
 - 25' SB = 25' STATE BUFFER
 - 50' WB = 50' UNDISTURBED BUFFER
 - 75' IS = 75' IMPERVIOUS SETBACK

- REFERENCES:
- 1) DEED BOOK 8444, PAGE 675.
 - 2) RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 7093, PAGE 521-525.

GRID NORTH - GA WEST ZONE

SURVEY NOTES:

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON, SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS REAFFIRMATION BY THE SURVEYOR.

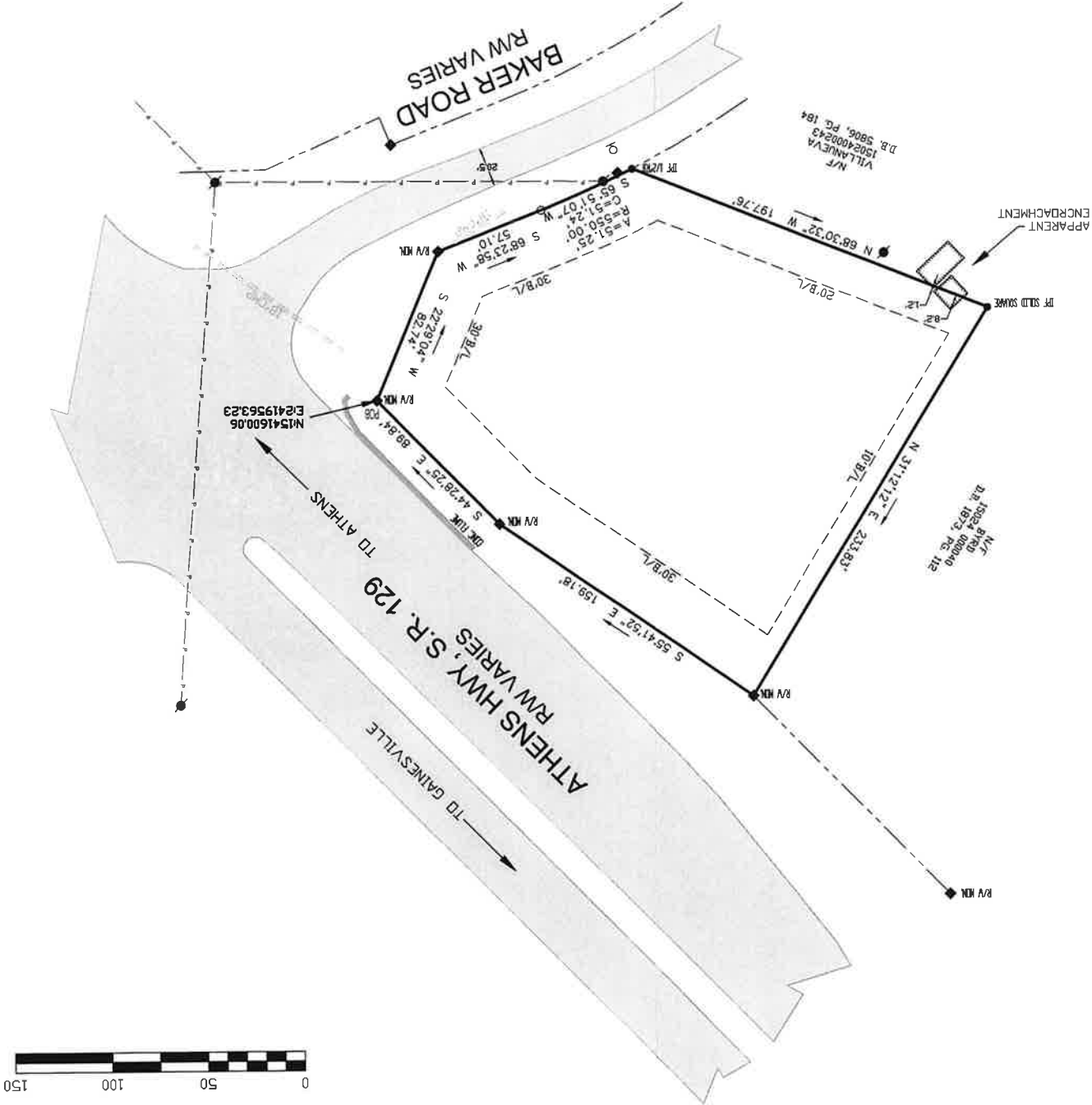
THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W'S, ETC., OF RECORD OR NOT OF RECORD, ABOVE OR BELOW GROUND.

ALL MATTERS OF TITLE ARE EXCEPTED.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

ACCORDING TO FIRM MAP NO. 13139C 0310F, DATED 09/29/2006, THIS PROPERTY IS NOT LOCATED IN FLOOD HAZARD AREA.

MAP PARCEL # 15023000173



SURVEY ACCURACY NOTES:

- 1.) FIELD DATA: AVERAGE GPS HORIZONTAL SIGNAL ACCURACY: 0.035'
- 2.) MEASUREMENTS WERE TAKEN WITH A CARLSON BRX6+ RECEIVER USING RTK METHODS PROCESSED WITH GPS NETWORK.
- 3.) PLAT PRECISION: 1/965,281'.
- 4.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
- 5.) THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS NECESSARY TO THE BOUNDARY OF THE SUBJECT PROPERTY. THEY DO NOT CONSTITUTE A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.
- 6.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH GA WEST ZONE OBTAINED BY GPS RTK METHODS.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PLAT OF RECORD FOR:

GUSTAVO BURCIAGA

Surveyed by:

ROBBIE HENDERSON
Surveying & Planning

2450 FREEDOM PARKWAY, SUITE 111
CUMMING, GA 30041
PH: 706-654-2015
COA ISF #001242

STATE	SCALE	JOB #	FIELD DATE:
GA	1" = 50'	21245	DECEMBER 01, 2021
COUNTY	G.M.D.		PLAT DATE:
HALL	TADMORE		JANUARY 19, 2022

Deuteronomy 19:14

Thou shall not remove thy neighbor's landmark, which they of old time have set in thine inheritance, which thou shall inherit in the land that the Lord thy God giveth thee to possess it.

SH.1 OF 1

Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, March 10, 2022 2:33 PM
To: Srikanth Yamala (Public Works); Anael Dominguez (Planning); Kevin McOmber (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 4.4.22

Please find Environmental Health comments below:

Item 1, 3418 Cagle Road, Panchal: Must meet all Environmental Health residential septic system permitting requirements.

Item 2, 6210 Dahlonga Hwy, Ava Hospitality: Must meet all Environmental Health Tourist Accommodation permitting requirements.

Item 3, 3710 Hardy/3428/3416 Nancy Creek, Cook Communities: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 4, 603 Atlanta Hwy, Loyd: No comment. Public sewer.

Item 5, 2978 Athens Hwy, G&G Fabricators: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, existing septic system evaluation, or septic system installation/modification may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 6, 4670 Union Church Road, Ridgeline: No comment. Public sewer.

Item 7, 5205 Winder Hwy, United Logistics: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, existing septic system evaluation, or septic system installation/modification may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Emily McGahee
Hall County Environmental Health
Hall County Government Center – 3rd Floor
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504

(770) 531-3973

(770) 531-6767 (fax)

<http://dph.georgia.gov/environmental-health> (State Website)

<http://www.phdistrict2.org/HallCounty.htm> (District Website)

<http://www.hallcounty.org/devserv/environmental.asp> (County Website & Forms)

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Tuesday, March 15, 2022 6:10 PM
To: Anael Dominguez (Planning); Srikanth Yamala (Public Works)
Cc: Peevy, Jonathan; Dykes, Jason
Subject: RE: Tentative Planning Agenda for April 4, 2022

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see GDOT responses in **red** below

Parker Niebauer

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, March 10, 2022 9:09 AM
To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Daniel.C.Barnes@usace.army.mil; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; jeremy.wills@gainesville.org; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Lamar Carver (Building Inspection) <lcarver@hallcounty.org>; matt.cox@hallco.org; Mike Little (Parks and Leisure) <mlittle@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; nswafford@gainesville.org; pam.cravero@hallco.org; rich@flowerybranchga.org; Scott Puckett <spuckett@hallcounty.org>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Srikanth Yamala (Public Works) <syamala@hallcounty.org>; troy.s.cain@usace.army.mil; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Wanda Moreno (Engineering) <wmoreno@hallcounty.org>; will.schofield@hallco.org
Subject: Tentative Planning Agenda for April 4, 2022

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, April 4th, 2022** Hall County Planning Commission Meeting.

Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, March 17th**. Email comments to Srikanth (syamala@hallcounty.org) and Ana (adominguez@hallcounty.org).

Thank you!

CALL TO ORDER

APPROVAL OF MINUTES – March 21, 2022

NEW BUSINESS

1. [Application of Prathamesh Panchal for a front yard setback variance from 30 feet to 15 feet and a right side yard setback variance from 10 feet to 5 feet on a 0.49± acre tract located on the south side of Cagle Road approximately 391 feet from its intersection with Ridge Drive; a.k.a. 3418 Cagle Road; Zoned R-I; Tax Parcel 09106A002014. Proposed use: construct a single family residence. * Commission District 3.](#)

None

2. [Application of Ava Hospitality LLC for a use subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonga Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonga Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. ** Commission District 3.](#)

GDOT Coordination Required

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

None

4. [Application of Greg Loyd for a use subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. ** Commission District 4.](#)

GDOT Coordination Required

5. [Application of G & G Fabricators LLC to rezone from Suburban Shopping \(S-S\) to Light Industrial \(I-I\) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial – welding shop. ** Commission District 3.](#)

GDOT Coordination Required (Access preferred from Baker Rd)

6. [Application of Ridgeline Land Planning, Inc. to rezone from Agricultural Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 50.75± acre tract located on the east side of Union Church Road approximately 166 feet from its intersection with Steeple Chase Lane; a.k.a. 4670 Union Church Road; Zoned AR-III; Tax Parcel 15043 000001. Proposed Use: single family detached subdivision. ** Commission District 1.](#)

Do you have any existing/projected counts for the intersection of SR 53 and Union Church Rd?

7. [Application of United Logistics to rezone from Agricultural Residential-IV \(AR-IV\) to Light Industrial \(I-I\) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with](#)

[Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. ** Commission District 1.](#)

GDOT Coordination Required

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within five working days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing **Wednesday, May 11, 2022** at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Wednesday, May 11, 2022. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Ana Dominguez
Clerk to the Planning Commission
Hall County Government
Tel: 770-531-6810
adominguez@hallcounty.org
www.hallcounty.org



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Hall County Government

PUBLIC WORKS AND UTILITIES

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

INTERIM DIRECTOR
Bill Nash, P.E.

To: Srikanth Yamala, Interim Director of Planning and Zoning
From: Bill Nash, P.E., Interim Director of Public Works and Utilities
Date: March 16, 2022
Subject: April 4, 2022 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the *April 4, 2022* meeting. Upon review, we provide the following comments:

1. [Application of Prathamesh Panchal for a front yard setback variance from 30 feet to 15 feet and a right side yard setback variance from 10 feet to 5 feet on a 0.49± acre tract located on the south side of Cagle Road approximately 391 feet from its intersection with Ridge Drive; a.k.a. 3418 Cagle Road; Zoned R-I; Tax Parcel 09106A002014. Proposed use: construct a single-family residence. * Commission District 3.](#)

- a) Engineering: Show stream buffers and impervious setback from wretched vegetation, not centerline of creek. No mention of wanting a variance for 75' impervious.
- b) Traffic: No Traffic Comments
- c) Utilities: Provide design for Creek Crossing.

2. [Application of Ava Hospitality LLC for a use subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonega Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonega Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. ** Commission District 3.](#)

- a) Engineering: N/A
- b) Traffic: No Traffic Comments
- c) Utilities: No Comments



Hall County Government

PUBLIC WORKS AND UTILITIES

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

- a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Must submit Engineering plans for grading and stormwater, etc... Site plan should include all original lots (6) for storm water purposes.
- b) Traffic: Recommend internal roadway providing lot access or common access drives.
- c) Utilities: No Comments

4. [Application of Greg Loyd for a use subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. ** Commission District 4.](#)

- a) Engineering: N/A
- b) Traffic: No Traffic Comments
- c) Utilities: No Comments

5. [Application of G & G Fabricators LLC to rezone from Suburban Shopping \(S-S\) to Light Industrial \(I-I\) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial – welding shop. ** Commission District 3.](#)

- a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- b) Traffic: No Traffic Comments
- c) Utilities: No Comments



Hall County Government

PUBLIC WORKS AND UTILITIES

6. [Application of Ridgeline Land Planning, Inc. to rezone from Agricultural Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 50.75± acre tract located on the east side of Union Church Road approximately 166 feet from its intersection with Steeple Chase Lane; a.k.a. 4670 Union Church Road; Zoned AR-III; Tax Parcel 15043 000001. Proposed Use: single family detached subdivision. ** Commission District 1.](#)
- a) Engineering: The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of creek.
 - b) Traffic: Was a traffic study completed for this proposal? Both left and right turn lanes will be required. Proposed entrance does not appear to meet offset spacing requirements with Steeple Chase Lane. Secondary access off Union Church Road should be a gated emergency access only.
 - c) Utilities: The property falls within the Hall County Sewer Service Area; however, the property is not presently served by any sewer outfall lines, and the development will require connection to sanitary sewer based on the density. The applicant shall provide availability letter prior to rezoning.
7. [Application of United Logistics to rezone from Agricultural Residential-IV \(AR-IV\) to Light Industrial \(I-I\) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. ** Commission District 1.](#)
- a) Engineering: Show flood. The sight may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffers and impervious setback from wrested vegetation, not centerline of stream.
 - b) Traffic: Access permit will be through the Georgia Department of Transportation.
 - c) Utilities: Hall County service district.

