



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

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

**Streamed Live on Hall County Government's Website - www.hallcounty.org
Monday, February 06, 2023 - 03:00 PM**

Call to Order

County Attorney

- 1 Approve the Employment Agreement for Special Assistant County Attorney.
- 2 Approval and authorization for the Chairman and District Commissioners to execute a resolution objecting to the annexation by The City of Buford of Tax Parcel Numbers 08153 000017, 08153 000012, 08153 000016, 08153 000009, and 08153 000008 consisting of approximately 49.93 acres located at 0, 4556, 4626, 4740, and 4764 Bennett Road, and authorization for the Chairman to execute any and all documents in relation to such objection, subject to review and approval by the County Attorney.

Emergency Management

- 3 Approve the resolution for the Hall County Hazard Mitigation Plan update.

Planning and Development

- 4 Approve the single source purchase of additional security equipment for the Hall County Government Center to Electronic Sales Co., Inc., of Gainesville, GA, in the amount of \$76,141.74.
- 5 Public hearing to approve the Malt Beverage and Distilled Spirits Consumption License for La Hacienda-Taco Fiesta located at 1714 Atlanta Highway, Gainesville, GA 30501. Owner is Plaza La Villita, LLC; Managing Agent and Registered Agent is Gracia Torres of Gainesville. Commission District 4.
- 6 **5741 Holiday Road | Rezone** | from Highway-Business (H-B) to Planned Commercial Development (PCD) on a 2.12± acre tract located on the east side of Holiday road at its intersection with Green Road | Zoned H-B; Tax Parcel 07329 001005 | **Proposed use: boat & RV storage** | Commission District 2 | **Torris J. Babbs, PE, applicant.** NOTE: Tabled at the December 8, 2022 Voting Meeting until the January 26, 2023 Voting Meeting. NOTE: Tabled at the January 26, 2023 Voting Meeting until the February 9, 2023 Voting Meeting.
- 7 **5632 Bark Camp Road | Variance** | to allow 2 lots with lot frontage of 50 feet instead of 150 feet on a 51.13± acre tract located at its intersection with Bark Camp Drive | Zoned AR-III; Tax Parcel 11082 000001 | **Proposed use: 3 residential lots** | Commission District 2 | **Planning Staff, applicant.**

- 8 **2581 Ramsey Circle | Amend Conditions** | amend conditions 8 and 14 as approved by the Board of Commissioners on 12-8-2022 for a 35.14± acre tract located on the north side of Ramsey Circle at its intersection with White Sulphur Road | Zoned PRD; Tax Parcel 09113 000001 (pt.) | **Proposed use: 305-unit multi-family complex** | Commission District 3 | **Planning Staff, applicant.**
- 9 **Overlook at Marina Bay Subdivision | Amend Conditions** | of a Planned Residential Development (PRD) on a 42.89± acre tract located on the west side of Cool Springs Road at its intersection with Belafonte Walk, further described as all lots shown on plat recorded in plat book 882 pages 5-25 of the Clerk of Superior Court of Hall County | Zoned PRD; Tax Parcels 10024 000101 – 000199, 000008, 000054, 000200, 000201 | **Proposed use: revise architectural standards for development** | Commission District 2 | **Clint Dixon, applicant.**
- 10 **3055 Tumbling Creek Road | Amend Conditions** | of a Planned Residential Development (PRD) on a 5.1± acre tract located on the west side of Tumbling Creek Road at approximately 30 feet from its intersection with Campus Pointe Circle | Zoned PRD; Tax Parcel 08026 000005 (pt.) | **Proposed use: 38-unit residential rental community** | Commission District 2 | **Rochester/DCCM, applicant.**
- 11 **3814 Bolding Road | Rezone** | from Agricultural-Residential-III (AR-III) to Mobile Home Park (MHP) on a 6.72± acre tract located on the west side of Bolding Road approximately 111 feet from its intersection with Glen Bower Road | Zoned AR-III; Tax Parcel 15036B000035 | **Proposed use: travel trailer park** | Commission District 1 | **Yeon H. Jung & Soyeon Kim, applicant.**
- 12 **3435 Springdale Forrest Boulevard | Rezone** | from Agricultural-Residential-III (AR-III) & Residential-I (R-I) to Residential-I (R-I) on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | **Proposed use: 29 single-family detached homes** | Commission District 2 | **SrisadanOne LLC, applicant.**
- 13 **3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval** | on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | **Proposed use: 29 single-family detached homes** | Commission District 2 | **SrisadanOne LLC, applicant.**
- 14 **6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone** | from Agricultural- Residential-IV (AR-IV) & Suburban-Shopping (S-S) to Planned Industrial Development (PID) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | **Proposed use: commercial & industrial mixed uses** | Commission District 3 | **Solidum Holdings, LLC, applicant.**

Public Works and Utilities

- 15 Approve the request from the Chattahoochee Riverkeeper to utilize Hall County dumpsters and a waiver of Hall County Landfill tipping fees for an approximate 25 tons of trash to be collected (the estimated tipping fees are \$1,500.00) for several events scheduled in 2023. Commission Districts 1, 2, 3, and 4.
- 16 Approve the award of IFB #044-43 Tree Cutting, Removal and Stump Grinding Services for twenty-five (25) trees located in Chicopee Village for the Road Maintenance to McAllister Tree Co., LLC, of Cornelia, GA, in the amount of \$88,060.00.
- 17 Approve the Task Order #2023-0018 for Design and Construction Phase Architectural Services for Interior Improvements to the Hall County Health Department to Precision Planning, Inc., of Lawrenceville, GA. The estimated cost not to exceed is \$440,550.00.
- 18 Approve the process to initiate the abandonment of 660 linear feet of N. Waterworks Road, all of Seymour Circle consisting of approximately 900 linear feet, and all of Seymour Drive consisting of approximately 760 linear feet. Commission District 2.

County Administrator

Public Comments (PUBLIC HEARING ITEMS {i.e. ZONINGS, ORDINANCE CHANGES, ETC.} WILL ONLY BE RECEIVED AT THE REGULAR SCHEDULED VOTING MEETINGS IN WHICH THE ITEM IS TO BE HEARD) 2 minutes per speaker/20 minutes

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

County Attorney

REPORT TO: Work Session (02/06/23)
REPORT TO: Voting Meeting (02/09/23)
ITEM NO: 55/2023
SUBJECT: Approve the Employment Agreement for Special Assistant County Attorney.

Meetings:

Work Session Date: 02/06/23

Voting Meeting Date: 02/09/23

Executive Summary:

Presenter: WJLICA
Recommendation: Approval.

Purpose of Request:
To approve the Employment Agreement for Special Assistant County Attorney Van Stephens and authorize the Chairman to execute the Agreement and any necessary documents subject to the review and approval of the County Attorney.

History:
Van Stephens retired as Hall County Attorney effective January 31, 2023.

Facts and Issues:
The County's Law Department is in need of an experienced attorney to handle extended assignments on a part-time (20 hour per week) basis. The proposed contract is from February 20, 2023 to June 30, 2023 with an option to renew the contract for an additional six months with Board of Commissioners approval.

Options:
Approve or deny the Agreement.

Funding Requested	\$ 61,361.00
Are funds within current budget?	No
Source of Funds	General Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2023-02-20

Approvals:

Submit	Budget	Finance	Attorney
WLI	EW	WG	WLI
Administration		Clerk	
CR		JR	

Attachments:

Financial Supplement
Employment Agreement - Special Assistant County Attorney
Personnel Cost Worksheet



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

AGENDA ITEM 55/2023

Funds Requested: \$ 61,361.00

Request Budgeted: No

Proposed Source of Funding:

Budget Transfer Requested:

General Fund

Yes

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2023	001 - GENERAL	120 - LEGAL SERVICES	4106 - PART-TIME SALARIES	\$57,000.00
2023	001 - GENERAL	120 - LEGAL SERVICES	4110 - F.I.C.A.	\$4,361.00

Budget Transfer Items:

Fiscal Year	Fund	Division	Account	Amount
2023	001 - GENERAL	184 - GENERAL SERVICES	4711A - CONTINGENCY-GENERAL	\$-61,361.00
2023	001 - GENERAL	120 - LEGAL SERVICES	4106 - PART-TIME SALARIES	\$61,361.00

Additional Information/Comments:

The estimated financial impact for FY 2023 is approximately \$61,361. There is a proposed budget adjustment noted above from general fund contingency for this estimated financial impact for FY 2023. A vacant part-time position will be temporarily reassigned from the Agricultural Center Department into the Law Department to satisfy this short-term employment contract.

Contact for Questions: WJLICA

Phone:

770-297-2686

EMPLOYMENT AGREEMENT
Special Assistant County Attorney

THIS AGREEMENT made and entered into this _____ day of February, 2023, by and between **HALL COUNTY, GEORGIA**, hereinafter called “the County”, as party of the first part, and **Van Stephens**, , herein called "Employee", as part of the second part, both of whom agree as follows:

WITNESSETH

WHEREAS, the County desires to, and does hereby, appoint **Van Stephens** as **Special Assistant County Attorney for Hall County** effective February 20, 2023, and thus employ the services of Van Stephens as an in-house legal representative of Hall County; and

WHEREAS, the County Attorney has requested that Van Stephens continue to assist the County in legal matters as Special Assistant County Attorney on a part-time basis following his retirement as County Attorney; and

WHEREAS, the appointment of Van Stephens as Special Assistant County Attorney for a limited term will benefit the County by providing for legal representation with regard to special projects which demand in-depth research and specialized knowledge and experience; and

WHEREAS, the Employee desires to accept his appointment and employment as **Special Assistant County Attorney** for Hall County;

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

SECTION 1. Appointment and Employment as County Attorney

The County hereby appoints, and agrees to employ, **Van Stephens** as **Special Assistant County Attorney for Hall County** effective February 20, 2023. The Special Assistant County Attorney shall be a part-time employee of Hall County and shall work on assignments provided by the County Attorney. The **Special Assistant County Attorney**, in consultation with the County Attorney, shall exercise independent professional judgment in the exercise of his duties on behalf of Hall County pursuant to this agreement.

EMPLOYMENT AGREEMENT
Special Assistant County Attorney

SECTION 2. Term

A. The term of this agreement shall be from February 20, 2023 through June 30, 2023. The parties shall have the authority to extend this agreement with Board approval. The Board hereby authorizes the Chairman, County Administrator, and County Attorney to sign this agreement. Nothing in this agreement shall prevent, limit or otherwise interfere with the right of the County Attorney to terminate the services of this Employee at any time. The Employee understands that he serves at the pleasure of the County Attorney.

B. Nothing in the agreement shall prevent, limit or otherwise interfere with the right of the Employee to resign at any time from his or her position with the County.

SECTION 3. Termination

A. In the event the Employee voluntarily resigns his or her position with the County as Special Assistant County Attorney, then the Employee shall give the County **thirty (30)** days written notice in advance, unless the parties otherwise agree.

SECTION 4. Compensation

The County agrees to pay the Employee an hourly rate of \$150.00 for his or her services rendered pursuant to this agreement, except that the County may put in place cost reduction measures at any time and for any duration as required by a lack of financial resources. The hourly rate may be reviewed annually by the County Attorney and consideration for increases may be determined based upon the performance of the Employee or consideration of providing a Cost of Living Adjustment (COLA).

SECTION 5. Hours of Work

The Employee may work up to 20 hours per week. The Employee shall submit the number of hours worked per week and a description of such work to the County Attorney by Monday of the following week. The Employee shall be available for consultation from 8:00 a.m to 5:00 p.m. Monday through Friday so long as the maximum number of hours set forth in this paragraph is not exceeded, and the Employee shall work primarily from a remote location.

EMPLOYMENT AGREEMENT
Special Assistant County Attorney

SECTION 6. Political Activity

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

A. Be involved in any political activity that would constitute a conflict of interest; including participation in any aspect of any local political campaign on behalf of one's self if intending to seek elected office, or other individual or in opposition to any candidate for office within Hall County; including municipal and/or county government office. This restriction includes but is not limited to displaying or distributing information, materials, or paraphernalia in support of any political candidate, party or organization.

B. Knowingly solicit, accept, or receive political contributions from any person, to be used in support of or in opposition to any political candidate for election within Hall County, including municipal and/or county government office.

C. Use, or promise to use, directly or indirectly, any official authority or influence, whether possessed or anticipated, to secure or attempt to secure for any person a job or other advantage for the purpose of influencing the vote or political action of any person.

SECTION 7. Phone and Computer

A cellular phone dedicated solely for business usage may be provided by the Employer. In such case, the Employer shall be responsible for paying for and maintaining regular monthly service. Should the Employee desire to use their personal cellular phone for business purposes, Employer shall reimburse the Employee the amount of \$50 per month. The Employer shall provide the Employee with the use of a computer compatible with the County's MIS specifications.

SECTION 8. Dues, Subscriptions and Professional Development

A. The County agrees to pay the Employee's annual membership dues, subscriptions and seminar expenses incurred by the Employee in conjunction with the Employee's duties, not to exceed the budget and subject to prior approval by the County Attorney or his or her designee.

B. The County agrees to pay the travel and subsistence expenses of the Employee for expenses related to maintenance of professional certifications, professional and official travel, meetings and occasions adequate to continue the professional development of the

EMPLOYMENT AGREEMENT
Special Assistant County Attorney

Employee and to adequately pursue necessary official and other functions for the department, not to exceed the budget and subject to prior approval by the County Attorney or his or her designee.

SECTION 9. Indemnification

The County shall defend, save harmless and indemnify the Employee against any claim or demand or legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of the Employee's duties as Special Assistant County Attorney. The County or its insurance carrier will pay the amount of any settlement or judgment agreed to or rendered against the Employee and the County may agree to such settlement or the payment of a judgment with or without the express consent of the Employee. To the extent that a claim, demand, or legal action is brought by a third party, the defense and indemnification of the Employee by the County shall be subject to the procedural requirements of notice and cooperation found in the County's Defense and Indemnification ordinance/policy.

SECTION 10. General Provisions

A. The text herein shall constitute the entire agreement between the parties. Any amendment hereto shall be in writing and be executed by both parties.

B. This agreement shall be binding upon and inure to the benefit of the heirs at law and executors of the Employee.

C. If any provision, or any portion thereof, contained in this agreement is held unconstitutional, invalid or unenforceable, the remainder of this agreement, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.

D. This agreement will become effective on February 20, 2023, and shall continue through June 30, 2023 unless extended by the parties or until the agreement is terminated by either party as set forth herein.

E. This agreement shall be executed in duplicate, each of which shall be deemed to be complete of itself and may be introduced into evidence or used for any purpose without the production of the other copy.

EMPLOYMENT AGREEMENT
Special Assistant County Attorney

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEALS THIS _____ DAY OF FEBRUARY, 2023.

HALL COUNTY, GEORGIA

By: Richard Higgins, Chairman
Board of Commissioners of Hall County

By: Zach Propes, County Administrator

By: William J. Linkous, III, County Attorney

ATTEST:

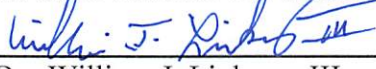
By: Jennifer Rivera
County Commission Clerk

(SEAL)

EMPLOYEE:

Van Stephens

APPROVAL AS TO FORM:



By: William J. Linkous, III
County Attorney



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

REQUEST TYPE: NEW PART-TIME POSITION

120
Department #

Legal Services
Department Name

Special Assistant County Attorney
Requested Position Title

Priority #

ADDITIONAL PERSONNEL COST CALCULATION	
<i>New Position</i>	
\$150.00	Hourly Rate
20	Hrs/Week (not to exceed 28)
\$57,000.00	
4,360.50	Taxes
\$61,360.50	Total Additional Personnel Costs

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

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



AGENDA ITEM

County Attorney

REPORT TO: Work Session (02/06/23)

REPORT TO: Voting Meeting (02/09/23)

ITEM NO: 57/2023

SUBJECT: Approval and authorization for the Chairman and District Commissioners to execute a resolution objecting to the annexation by The City of Buford of Tax Parcel Numbers 08153 000017, 08153 000012, 08153 000016, 08153 000009, and 08153 000008 consisting of approximately 49.93 acres located at 0, 4556, 4626, 4740, and 4764 Bennett Road, and authorization for the Chairman to execute any and all documents in relation to such objection, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 02/06/23

Voting Meeting Date: 02/09/23

Executive Summary:

Presenter: BL
Recommendation: Approve

Purpose of Request: Approval and Authorization for the Chairman and District Commissioners to execute a Resolution objecting to the annexation by The City of Buford of Tax Parcel Numbers 08153 000017, 08153 000012, 08153 000016, 08153 000009, and 08153 000008 consisting of approximately 49.93 acres located at 0, 4556, 4626, 4740, and 4764 Bennett Road, and authorization for the Chairman to execute any and all documents in relation to such objection, subject to review and approval by the County Attorney.

History: In early January, the County received notice that Seefried Industrial Properties has petitioned to annex five contiguous parcels into the City of Buford for the construction of two warehouses. The property is currently zoned AR-III, and Buford proposes to rezone the property to an industrial zoning district.

Facts and Issues: The property consists of approximately 49.93 acres located on Bennett Road. The property is presently zoned for residential uses, and the surrounding area consists primarily of single-family residential uses.

Options: State law authorizes Hall County to initiate an annexation dispute resolution process when the proposed zoning differs substantially from the existing zoning.

Funding Requested \$ 0.00

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

Approvals:

Submit	Budget	Finance	Attorney
BC	TS	WG	WLI
Administration		Clerk	
CR		JR	

Attachments:



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

AGENDA ITEM 57/2023

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 matter is being presented for consideration by the Board of Commissioners in order to meet statutory deadlines for such an objection.

Contact for Questions: BL

Phone: 770-297-2686



AGENDA ITEM

Emergency Management

REPORT TO: Work Session (02/06/23)
REPORT TO: Voting Meeting (02/09/23)
ITEM NO: 36/2023
SUBJECT: Approve the resolution for the Hall County Hazard Mitigation Plan update.

Meetings:

Work Session Date: 02/06/23

Voting Meeting Date: 02/09/23

Executive Summary:

Presenter: ZB

Recommendation:
Approve the resolution for the Hall County Hazard Mitigation Plan.

Purpose of Request:

To approve the resolution of the Hall County Hazard Mitigation Plan.

History:

Hall County has participated in this plan update for multiple years which is required by the Federal Emergency Management Agency for every county and municipality. Multiple meetings were held during 2021 and 2022 with local stakeholders, to include county and city officials, seeking input into the plan.

Facts and Issues:

This update to the plan is required to maintain funding opportunities from the Hazard Mitigation Grant Program for Hall County and its municipalities. Having an approved Hazard Mitigation is also required in order to receive disaster reimbursements for declared disasters. This plan is updated every 5 years.

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?	2023-02-09

Approvals:

Submit	Approve	Budget	Finance
ZB	ZB	EW	WG
Attorney	Administration	Clerk	
WLI	CR	JR	

Attachments:

Resolution
Hall County Hazard Mitigation Plan



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

AGENDA ITEM 36/2023

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: ZB

Phone: 470-201-0795

RESOLUTION – HALL COUNTY, GEORGIA

HALL COUNTY HAZARD MITIGATION PLAN 2022

WHEREAS, Hall County and its municipalities recognize that it is threatened by several different types of natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

WHEREAS, a Hazard Mitigation Plan is a community’s plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

WHEREAS, the Hall County Hazard Mitigation Plan 2022 has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

WHEREAS, the Plan will be updated every five years;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Hall County, Georgia, that:

- 1) Hall County, Georgia, has adopted the Hall County Hazard Mitigation Plan 2022; and
- 2) It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Hall County and its municipalities.

PASSED, APPROVED AND ADOPTED by the Board of Commissioners of Hall County, Georgia, in regular session this 9th day of February, 2023.

Chairperson

County Clerk



HALL COUNTY
HAZARD MITIGATION
PLAN UPDATE
2022 - 2027

Hall County Emergency Management Agency

Lux Mitigation and Planning Corp.

Hall County, Georgia
Hazard Mitigation Plan Update
2022 – 2027



Prepared for the Hall County Board of Commissioners

2875 Browns Bridge Road

Gainesville, Georgia 30504

770.535.8288

www.hallcounty.org

Hall County's Hazard Mitigation Plan Update 2022

This document was funded in part by the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Planning Grant awarded to Hall County, Georgia, through the Georgia Emergency Management Agency (GEMA) to fulfill the requirements of the Federal Disaster Mitigation Act of 2000 (DMA 2000). Hall County's 2017 Hazard Mitigation Plan was updated by the Hall County Hazard Mitigation Plan Update Committee and was prepared by Lux Mitigation and Planning Corp. For additional information, please contact Hall County Emergency Management Agency.

Director Casey Ramsey
Hall County Emergency Management Agency
470 Crescent Drive
Post Office Box 907730
Gainesville, Georgia 30501
ema@hallcounty.org
770.536.3132

Adoption Resolution – Hall County**RESOLUTION – HALL COUNTY, GEORGIA****HALL COUNTY HAZARD MITIGATION PLAN 2022**

WHEREAS, Hall County and its municipalities recognize that it is threatened by several different types of natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

WHEREAS, a Hazard Mitigation Plan is a community's plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

WHEREAS, the Hall County Hazard Mitigation Plan 2022 has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

WHEREAS, the Plan will be updated every five years;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Hall County, Georgia, that:

- 1) Hall County, Georgia, has adopted the Hall County Hazard Mitigation Plan 2022; and
- 2) It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Hall County and its municipalities.

PASSED, APPROVED AND ADOPTED by the Board of Commissioners of Hall County,

Georgia, in regular session this _____ day of _____, 2022.

Chairperson

County Clerk

Adoption Resolution – Hall County Municipalities

Requirement §201.6(c)(5)

RESOLUTION – CITY OF BRASELTON, GEORGIA

HALL COUNTY HAZARD MITIGATION PLAN 2022

WHEREAS, Hall County and its municipalities recognize that it is threatened by several different types of natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

WHEREAS, a Hazard Mitigation Plan is a community’s plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

WHEREAS, the Hall County Hazard Mitigation Plan 2022 has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

WHEREAS, the Plan will be updated every five years;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Braselton, Georgia, that:

- 1) The City of Braselton, Georgia, has adopted the Hall County Hazard Mitigation Plan 2022; and
- 2) It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Hall County and its municipalities.

PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Braselton, Georgia, in regular session this ____ day of _____, 2022.

Mayor

City Clerk

RESOLUTION – CITY OF BUFORD, GEORGIA

HALL COUNTY HAZARD MITIGATION PLAN 2022

WHEREAS, Hall County and its municipalities recognize that it is threatened by several different types of natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

WHEREAS, a Hazard Mitigation Plan is a community’s plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

WHEREAS, the Hall County Hazard Mitigation Plan 2022 has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

WHEREAS, the Plan will be updated every five years;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Buford, Georgia, that:

- 1) The City of Buford, Georgia, has adopted the Hall County Hazard Mitigation Plan 2022; and
- 2) It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Hall County and its municipalities.

PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Buford, Georgia, in regular session this ____ day of _____, 2022.

Mayor

City Clerk

RESOLUTION – CITY OF FLOWERY BRANCH, GEORGIA

HALL COUNTY HAZARD MITIGATION PLAN 2022

WHEREAS, Hall County and its municipalities recognize that it is threatened by several different types of natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

WHEREAS, a Hazard Mitigation Plan is a community’s plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

WHEREAS, the Hall County Hazard Mitigation Plan 2022 has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

WHEREAS, the Plan will be updated every five years;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Flowery Branch, Georgia, that:

- 1) The City of Flowery Branch, Georgia, has adopted the Hall County Hazard Mitigation Plan 2022; and
- 2) It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Hall County and its municipalities.

PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Flowery Branch, Georgia, in regular session this ____ day of _____, 2022.

Mayor

City Clerk

RESOLUTION – CITY OF GAINESVILLE, GEORGIA

HALL COUNTY HAZARD MITIGATION PLAN 2022

WHEREAS, Hall County and its municipalities recognize that it is threatened by several different types of natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

WHEREAS, a Hazard Mitigation Plan is a community’s plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

WHEREAS, the Hall County Hazard Mitigation Plan 2022 has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

WHEREAS, the Plan will be updated every five years;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Gainesville, Georgia, that:

- 1) The City of Gainesville, Georgia, has adopted the Hall County Hazard Mitigation Plan 2022; and
- 2) It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Hall County and its municipalities.

PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Gainesville, Georgia, in regular session this ____ day of _____, 2022.

Mayor

City Clerk

RESOLUTION – CITY OF GILLSVILLE, GEORGIA

HALL COUNTY HAZARD MITIGATION PLAN 2022

WHEREAS, Hall County and its municipalities recognize that it is threatened by several different types of natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

WHEREAS, a Hazard Mitigation Plan is a community’s plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

WHEREAS, the Hall County Hazard Mitigation Plan 2022 has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

WHEREAS, the Plan will be updated every five years;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Gillsville, Georgia, that:

- 1) The City of Gillsville, Georgia, has adopted the Hall County Hazard Mitigation Plan 2022; and
- 2) It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Hall County and its municipalities.

PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Gillsville, Georgia, in regular session this ____ day of _____, 2022.

Mayor

City Clerk

RESOLUTION – CITY OF LULA, GEORGIA

HALL COUNTY HAZARD MITIGATION PLAN 2022

WHEREAS, Hall County and its municipalities recognize that it is threatened by several different types of natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

WHEREAS, a Hazard Mitigation Plan is a community’s plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

WHEREAS, the Hall County Hazard Mitigation Plan 2022 has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

WHEREAS, the Plan will be updated every five years;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Lula, Georgia, that:

- 1) The City of Lula, Georgia, has adopted the Hall County Hazard Mitigation Plan 2022; and
- 2) It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Hall County and its municipalities.

PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Lula, Georgia, in regular session this _____ day of _____, 2022.

Mayor

City Clerk

**RESOLUTION – CITY OF OAKWOOD, GEORGIA
HALL COUNTY HAZARD MITIGATION PLAN 2022**

WHEREAS, Hall County and its municipalities recognize that it is threatened by several different types of natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

WHEREAS, a Hazard Mitigation Plan is a community’s plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

WHEREAS, the Hall County Hazard Mitigation Plan 2022 has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

WHEREAS, the Plan will be updated every five years;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Oakwood, Georgia, that:

1) The City of Oakwood, Georgia, has adopted the Hall County Hazard Mitigation Plan 2022; and

2) It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Hall County and its municipalities.

PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Oakwood, Georgia, in regular session this ____ day of _____, 2022.

Mayor

City Clerk

RESOLUTION – TOWN OF CLERMONT, GEORGIA

HALL COUNTY HAZARD MITIGATION PLAN 2022

WHEREAS, Hall County and its municipalities recognize that it is threatened by several different types of natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

WHEREAS, a Hazard Mitigation Plan is a community’s plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

WHEREAS, the Hall County Hazard Mitigation Plan 2022 has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

WHEREAS, the Plan will be updated every five years;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Town Council of Clermont, Georgia, that:

- 1) The Town of Clermont, Georgia, has adopted the Hall County Hazard Mitigation Plan 2022; and
- 2) It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Hall County and its municipalities.

PASSED, APPROVED AND ADOPTED by the Mayor and Council of the Town of Clermont, Georgia, in regular session this ____ day of _____, 2022.

Mayor

Town Clerk

Preface

Mitigation Vision for the Future

Emergency Managers succeed or fail based on how well they follow the following fundamental principles of emergency management, mitigation, preparedness, response, and recovery. Purposefully, our emergency management forefathers put the word mitigation first as a “means” to prevent or minimize the effects of disasters.

Mitigation is commonly defined as sustained actions taken to reduce or eliminate long-term risk to people and property from hazards and their effects. Hazard mitigation focuses attention and resources on community policies and actions that will produce successive benefits over time. A mitigation plan states the aspirations and specific courses of action that a community intends to follow to reduce vulnerability and exposure to future hazard events. These plans are formulated through a systematic process centered on the participation of citizens, businesses, public officials, and other community stakeholders.

Mitigation forms, or should form, the very foundation of every emergency management agency. To reduce, minimize, or eliminate hazards in their communities, emergency management agencies adopt and implement mitigation practices. The Federal DMA 2000 sets the benchmark and outlines the criteria for communities with the vision to implement hazard mitigation practices in their communities.

Hall County and its municipalities realize the benefits achieved by the development and implementation of mitigation plans and strategies in their community. Hall County’s elected officials, public safety organizations, planners, and many others have proven that by working together towards the development and implementation of this plan, they can reduce the loss of life and property in their communities.

The jurisdictions covered by this plan include the following:

Hall County
City of Braselton
City of Buford
City of Flowery Branch
City of Gainesville
City of Gillsville
City of Lula
City of Oakwood
Town of Clermont

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CHAPTER ONE
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INTRODUCTION

Summary of Updates for Chapter One

The following table provides a description of each section of this chapter and a summary of the changes that have been made to the Hall County Hazard Mitigation Plan 2017.

Chapter 1 Section	Updates
Introduction	<ul style="list-style-type: none"> • Identification of Mitigation Goals
Authority	<ul style="list-style-type: none"> • Verbiage updated
Funding	<ul style="list-style-type: none"> • New Section – Not a standalone section in 2017 Plan
Scope	<ul style="list-style-type: none"> • New Section – Not a standalone section in 2017 Plan
Purpose	<ul style="list-style-type: none"> • Verbiage updated
Consistency with Federal Guidelines	<ul style="list-style-type: none"> • Verbiage updated
Plan Review	<ul style="list-style-type: none"> • Verbiage updated • Updated mitigation meeting dates for 2021-2022 planning process
Hazard Mitigation Plan Update Committee	<ul style="list-style-type: none"> • Updated committee list with the 2021-2022 planning participants • Updated to meet Federal guidelines
Public Participation	<ul style="list-style-type: none"> • Updated to match the 2021-2022 planning process
Multi-Jurisdictional Considerations	<ul style="list-style-type: none"> • Updated with requirement descriptions
Incorporation of Existing Plans, Studies, and Resources	<ul style="list-style-type: none"> • Updated with new plan, study, and resource incorporations

Introduction

The Hall County Hazard Mitigation Plan Update is the first phase of a multi-hazard mitigation strategy for the entire community. This Plan encourages cooperation among various organizations and crosses political sub-divisions. As written, this Plan fulfills the requirements of the Federal DMA 2000. DMA 2000 provides federal assistance to state and local emergency management agencies and other disaster response organizations to reduce damage from disasters. The Act is administered by GEMA and FEMA.

It is important that state and local government, public-private partnerships, and community citizens can see the results of these mitigation efforts; therefore, the goals and strategies need to be achievable. Hall County's Hazard Mitigation Plan Update Committee adopted the following goals during plan development:

- GOAL 1 Maximize the use of all resources by promoting intergovernmental coordination and partnerships in the public and private sectors

- GOAL 2 Harden communities against the impacts of disasters through the development of new mitigation strategies and strict enforcement of current regulations that have proven effective

- GOAL 3 Reduce and, where possible, eliminate repetitive damage, loss of life and property from disasters

- GOAL 4 Bring greater awareness throughout the community about potential hazards and the need for community preparedness

This plan complies with all requirements and scope of work as described in Hall County's Hazard Mitigation Grant application.

Authority

In the past, federal legislation has provided funding for disaster relief, recovery, and some hazard mitigation planning. The DMA 2000 is the latest legislation to improve the planning aspect of that process; it reinforces the importance of mitigation planning and emphasizes planning for disasters before they occur. The DMA 2000 establishes a pre-disaster hazard mitigation program and designates new requirements for the national post-disaster Hazard Mitigation Grant Program (HMGP). Section 322 identifies the new requirements for planning activities and increases the amount of HMGP funds available to states that have developed a comprehensive mitigation plan prior to the disaster.

State and local communities must have an approved mitigation plan in place prior to receiving post-disaster HMGP funds. Local mitigation plans must demonstrate that their proposed mitigation measures are based on a sound planning process that accounts for the risk to and the capabilities of the individual communities. To implement the new DMA 2000 requirements, FEMA prepared an Interim Final Rule, published in the Federal Register on February 26, 2002, at 44 CFR Parts 201 and 206, which establishes planning and funding criteria for states and local communities.

Developed in accordance with current state and federal rules and regulations governing local hazard mitigation plans, Hall County's Updated Hazard Mitigation Plan will be brought forth to each participating jurisdiction in Hall County to be formally adopted. The Plan shall be routinely monitored and revised to maintain compliance with the following provisions, rules, and legislation:

Section 322, Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as enacted by Section 104 of the Disaster Mitigation Act of 2000 (P.L. 106-390); and

FEMA's Interim Final Rule published in the Federal Register on February 26, 2002, at 44 CFR Part 201.

Scope

The scope of the Hall County Hazard Mitigation Plan Update encompasses all areas of Hall County, including municipalities. The Plan identifies natural and technological hazards that could threaten life and property in Hall County. The scope of this Plan includes both short and long-term mitigation strategies with implementation and possible sources of project funding.

The Hazard Mitigation Plan Update is organized to incorporate the requirements of Interim Final Rule 44 CFR 201.4.

Chapter One includes an overview of the Hazard Mitigation Plan Update, the overall goals of the plan, and details of the planning process as required by Interim Final Rule 44 CFR 201.4(c)(1).

Chapter Two of the Plan details the Hall County profile, including the demographics, municipalities, and history of the county.

Chapter Three identifies the risk assessment process, past natural hazard events with associated losses, and current natural hazard risks. Potential losses are also analyzed as required by Interim Final Rule 44 CFR 201.4(c)(2). Additionally, Chapter Three identifies and analyzes potential technological hazards faced by Hall County.

Chapter Four identifies Hall County's hazard mitigation goals and objectives, mitigation strategies and actions, and sources of potential funding for mitigation projects as required by Interim Final Rule 44 CFR 201.4(c)(3).

Chapter Five identifies the maintenance and implementation strategies for the Plan. The process for evaluation of the Hazard Mitigation Plan implementation progress is also detailed as required by Interim Final Rule 44 CFR 201.4(c)(4) and (5).

Funding

Hall County was awarded a \$32,000 Hazard Mitigation Planning Grant by FEMA through GEMA for the update of Hall County's 2017 Hazard Mitigation Plan. FEMA contributed 75% toward the total cost of the Plan Update. The Hazard Mitigation Planning Grant required a 25% match by Hall County. This match was fulfilled entirely (100%) by In-Kind contributions; time spent by county and municipal employees, local stakeholders, representatives from organizations, and citizen volunteers updating the Plan was provided instead of cash from the County's budget.

Purpose

The purpose of the Hall County Hazard Mitigation Plan Update is to:

- Protect life, promote safety, and preserve property by reducing the potential for future damages and economic losses that result from natural and technological hazards;
- Make communities in Hall County safer places to live, work, and play;
- Qualify for grant funding in both the pre-disaster and post-disaster environments;
- Speed the recovery and redevelopment process following future disaster events;
- Demonstrate a firm local commitment to hazard mitigation principles; and
- Comply with state and federal legislative requirements for local multi-jurisdictional hazard mitigation plans.

Consistency with Federal and State Mitigation Policies

The Plan is intended to enhance and complement state and federal recommendations for the mitigation of natural and technological hazards in the following ways:

- Substantially reduce the risk of life, injuries, and hardship from the destruction of natural and technological disasters on an ongoing basis;
- Create greater public awareness about the need for individual preparedness and about the need to build safer, more disaster resistant communities;
- Develop strategies for long-term community sustainability during community disasters; and
- Develop governmental and business continuity plans that will continue essential private sector and governmental activities during disasters.

FEMA publishes several guidance documents for local governments on mitigating natural disasters. The updated Hall County Hazard Mitigation Plan recognizes, adopts, incorporates, and endorses the following principles:

- Develop a strategic mitigation plan for Hall County;

- Enforce current building codes;
- Develop incentives to promote mitigation;
- Incorporate mitigation of natural hazards into land use plans;
- Promote awareness of mitigation opportunities and programs throughout our community on a continual basis; and
- Identify potential funding sources for mitigation projects.

The private sector is often an overlooked segment of the community during disasters. It is vital that this sector of a community is included in mitigation efforts that are consistent with state and federal recommendations, such as the following:

- Develop mitigation incentives with insurance agencies and lending institutions;
- Encourage the creation of a business continuity plan for the continuance of commerce during and following a disaster; and
- Partner with local businesses to educate customers about potential hazards in the community and possible mitigation ideas.

Individual citizens must be made aware of the hazards they may encounter. Additionally, they must be educated on how to protect themselves from the hazards they face. They must be shown that mitigation is an important part of reducing loss of life and property in their community. Their support is critical to the success of any mitigation effort. The updated Hall County Hazard Mitigation Plan supports the following FEMA recommendations regarding individual citizens:

- Become educated on the hazards that may impact your community;
- Become part of the process by supporting and encouraging mitigation programs that reduce vulnerability to disasters; and,
- An individual's responsibility is to safeguard his/her family, as well as themselves, prior to a disaster event.

Plan Review

Requirement §201.6(c)(1)

The contractor, Lux Mitigation and Planning, had the primary responsibility for collecting updated information and presenting pertinent data to the Plan Update Committee. An online, Dropbox folder was created for Hall County's Plan Update. The approved 2017 Hazard Mitigation Plan was uploaded to the Dropbox folder, and the link to the folder was emailed to all members of the Hazard Mitigation Plan Update Committee. Each chapter of the 2017 Plan was reviewed. Hazard vulnerability and risk assessment data was updated, as was critical infrastructure information.

Special attention and consideration were given to the review and edit of mitigation strategies listed in the 2017 Plan. The Plan Update Committee examined each strategy and determined whether the strategy had been completed, needed to be modified, was in progress, or no longer applied. The Committee was highly encouraged to create new mitigation strategies to meet the current needs of the county and municipalities. Mitigation strategies from other Georgia counties were reviewed to help with the creation of new strategies. When the Committee agreed a new mitigation action would be beneficial, it was tailored to Hall County's needs and was included in the 2022 Plan. The contractor sent the Committee, including sporadically attending participants, regular emails which contained a Dropbox link to the most updated version of the Plan and encouraged the Committee to thoroughly critique each version.

Hazard Mitigation Plan Update Committee Meeting Dates

Tuesday, October 19, 2021	Hazard Mitigation Introduction; Hazard Identification and Prioritization
Wednesday, November 3, 2021	Update Critical Facilities Information; Community Risk Assessment Analysis; Review and Edit 2017 Mitigation Strategies;
Thursday, December 2, 2021 (Morning Session)	Continue to Review and Edit 2017 Mitigation Strategies; Identify New Mitigation Strategies
Thursday, December 2, 2021 (Afternoon Session)	Continue to Review and Edit 2017 Mitigation Strategies; Identify New Mitigation Strategies
Wednesday, December 8, 2021	Review and Discuss 2022 Hazard Mitigation Plan - Draft; Update Plan Distribution List; Discuss Available Hazard Mitigation Grants

Each section of Hall County's 2017 Hazard Mitigation Plan has been revised in some manner. Therefore, a summary of those changes will be listed in the first section of each chapter. Significant additions/modifications to this Plan include the following:

- Addition of Earthquakes to Natural Hazards
- Addition of Tropical Cyclones to Natural Hazards
- Addition of Landslide/Sinkhole to Natural Hazards
- Addition of Transportation Incidents to Technological Hazards
- Addition of Terrorism to Technological Hazards
- Addition of Infrastructure Failure to Technological Hazards
- Addition of Emergent Infectious Disease to Technological Hazards

Hazard Mitigation Plan Update Participants

Requirement §201.6(b)(2)

The following 69 participants contributed to the update of Hall County's 2017 Hazard Mitigation Plan: (*in alphabetical order*)

Chris Armstrong

Fire Chief

Hall County Fire Department

Glennis Barnes

Area Manager

Georgia Power Company

Todd Beebe

Deputy Director

City of Gainesville - Public Services

Dennis Bergin

City Manager

City of Lula

Andy Betancourt

Safety and Security Assistant

Hall County Schools

Stoney Bowles

Deputy Chief of Operations

Hall County Fire Department

Zachary Brackett

Operations and Special Projects Manager

Hall County Emergency Management and Homeland Security

Daniel O. Branch

Director/Chief

City of Buford - Department of Public Safety

Kevin R. Buecker

Field Supervisor

Hall County Animal Control

Donna Sue Campbell*Healthcare Coalition Facilitator*

Georgia Department of Public Health, District 2

Stephen Carey*Police Officer*

Lanier Technical College Police Department

Todd Casper*Lieutenant; Special Operations; Traffic Unit*

Hall County Sheriff's Office

Sheri Chapman*Police Officer; Emergency Preparedness Coordinator*

University of North Georgia - Department of Public Safety

Katie Crumley*Public Information Officer*

Hall County Government

Matthew Crumpton*Emergency Preparedness Manager*

Northeast Georgia Health System

Mallory Danner*Emergency Management Specialist Planner*

Hall County Emergency Management and Homeland Security

Cassandra Davidson*Environment of Care Coordinator*

North Georgia Health System

Walt Davis*Warden/Director of Maintenance*

Hall County Corrections and Maintenance

John Dawson*Sergeant*

Hall County Sheriff's Office

Donald "Don" E. Dye*Assistant Director*

City of Gainesville – Department of Water Resources

Tim Drake*Battalion Captain*

Hall County Fire Services

Latisha Flesher*Director*

Hall County Department of Family and Children Services

Andrea Gaines*Nurse Manager*

Hall County Health Department

Trey Garcia*Supervisor*

Hall County Animal Services

Jorge Gomez*Assistant County Engineer*

Hall County Public Works and Utilities

Kelly Hairston*County Manager*

Hall County Environmental Health

Timothy P. Hatch*Chief of Police*

City of Oakwood - Police Department

Sandra Helton*City Clerk*

City of Gillsville

Jimmy Hightower*Superintendent*

Hall County Road Maintenance

Kevin Holbrook*Lieutenant*

City of Gainesville - Police Department

Christopher Hulse*Chief*

City of Flowery Branch – Police Department

Shane Kinsey
Battalion Chief
Hall County Fire Services

Bryan Lackey
City Manager
City of Gainesville

Amanda Letson
Director
Hall County 911

Michael Little
Director
Hall County Parks and Community Services

Anabel Lopez-Ortiz
Secretary
Hall County Road Maintenance

Michael Martin
Captain
City of Gainesville - Police Department

Sarah McQuade
Director
Hall County Planning and Development

Franklin “Frank” P. Miller, P.E.
Engineer
Hall County Engineering Division

Khip Miller
Marshal
Hall County Marshal’s Office

Angela Moore
Operations Manager
Hall County 911

Bill Nash
Assistant Director
Hall County Public Works and Utilities

James E. Nix*Mayor*

Town of Clermont

Mark Palen*Director of Emergency Preparedness*

Georgia Department of Public Health – District 2

Tal Parden*Captain*

City of Oakwood - Police Department

Jay Parrish*Chief of Police*

City of Gainesville – Police Department

Chad Payne*Fire Marshal*

City of Gainesville - Fire Department

Jeremy Pickett*Emergency Management Specialist*

Hall County Emergency Management and Homeland Security

Casey Ramsey*Director*

Hall County Emergency Management and Homeland Security

Tommy Rogers*Superintendent*

City of Clermont - Maintenance Department

Chris Rotalsky*Director*

City of Gainesville Public Works

Douglas Shadburn*Assistant Superintendent*

Hall County Road Maintenance

Nicholas “Nick” Shirley*Computer Aided Dispatch (CAD) Manager*

Hall County 911

Doug Smith

District Engineering Supervisor
Jackson Electric Membership Cooperative

Kathryn Smith

Interim Associate Director, Emergency Preparedness
University of North Georgia

Ladette Smith

Administrative Secretary
Hall County Road Maintenance

Nathan Smith

Operations Supervisor
Hall County Landfill

Jason Spencer

Director
City of Oakwood – Public Works

Brian Stewart

Digital Media Specialist
Hall County Government

Eric Stover

Training Chief
City of Gainesville – Fire Department

Johnnie Vickers

Director of Solid Waste
Hall County Public Works and Utilities

Gentry Wade

Safety Officer and Emergency Management
City of Buford – Department of Public Safety

Steve Watson

Director
Hall County Tax Assessors Office

Sandy Weinel

Town Engineer
Town of Braselton

Adam Welker*Senior PC Technician*

Hall County Management Information Systems

Bill Whidden*Director*

City of Flowery Branch – Public Works

Rod Wilson*Battalion Chief*

Hall County Fire Services

Tim Woodward*Deputy Chief of Preparedness*

Hall County Fire Services

Srikanth Yamala*Director*

Hall County Public Works and Utilities

Kevin York*Senior Network Administrator*

Hall County Management Information Systems

Natasha Young*Public Information Officer*

Georgia Department of Public Health - District 2

The Plan Update Committee relied on their consultant to guide them through the update process. During meetings, the participants had productive discussions, expanded their professional networks, asked thoughtful questions, made important decisions, and provided critical input during key stages in the update process.

Efforts were made to involve all county and municipal departments, as well as community organizations and local businesses, which may have a role in the implementation of mitigation actions and/or policies. These efforts included sending invitations via email to attend the Kick-off Meeting, sending reminder emails before each upcoming meeting, emailing pertinent information throughout the process, and requesting the review and critique of each chapter in the updated Plan.

The municipalities of Braselton and Gillsville did not have direct representation who attended meetings of the Hall County Hazard Mitigation Planning Committee. Both municipalities were included in all communication regarding the planning process,

invitation emails, and drafts sent by both Lux Mitigation and Planning and Hall County Emergency Management Agency.

In September 2022, Braselton and Gillsville were provided a “City/Town Worksheet” and a copy of the updated Hall County Hazard Mitigation Plan to ensure their participation in the process and their review of the document. Upon completion, information provided by the municipalities, including capabilities and services, notable past hazard events, and any new municipal-specific strategies were added to the 2022 Hall County Hazard Mitigation Plan. Sandy Weinel, the Braselton Town Engineer, and Sandra Helton, the City Clerk of Gillsville, completed this participation document on behalf of their municipalities. This incorporation process was completed in October 2022.

All neighboring counties – Banks, Barrow, Dawson, Forsyth, Gwinnett, Habersham, Jackson, Lumpkin, and White – were invited to meetings of the Hall County Hazard Mitigation Plan Update committee and asked to peer review the 2022 Mitigation Plan draft. The Plan was sent to each County EMA office. Hall County had significant support and contribution to the Hazard Mitigation Plan Update process from surrounding jurisdictions.

Public Participation

Requirement §201.6(b)(1)

State Requirement Element F2

Public awareness is a key component of any community's overall mitigation strategy. As citizens become more involved in decisions that affect their safety, they may develop a greater respect for the natural hazards present in their community, and thus, may take the steps necessary to reduce potential impacts of those hazards.

The following local organizations and businesses participated in the update of Hall County's 2017 Mitigation Plan: Georgia Power, Jackson EMC, Lanier Technical College, Northeast Georgia Health System, and the University of North Georgia

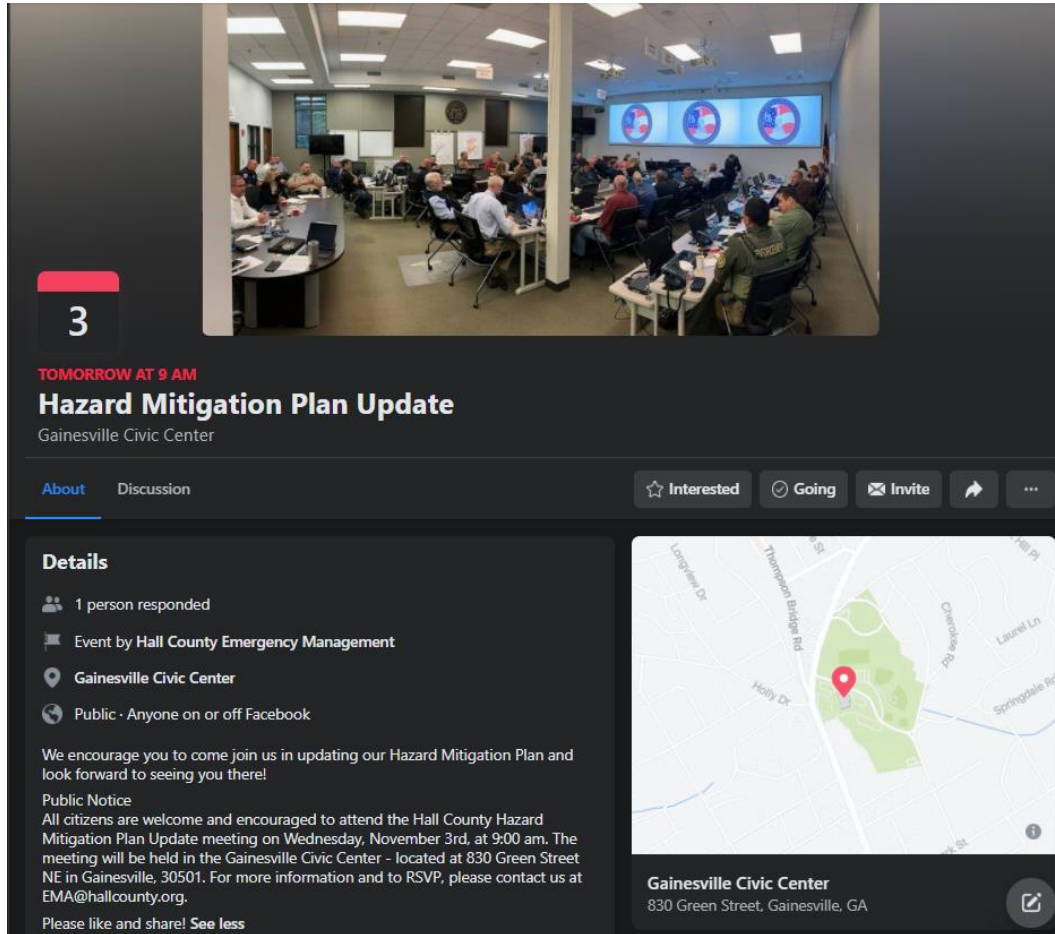
The Plan Update Committee took it upon themselves to ensure the processes undertaken for the development, implementation, and maintenance of the 2022 Hazard Mitigation Plan adequately considered public needs and viewpoints.

A list of public outreach initiatives can be found below:

- Email reminders were sent to all Plan Update Committee members, as well as other stakeholders, prior to every meeting. Recipients were encouraged to share the meeting invitation with anyone they thought would be an asset to the Plan Update process or anyone who may want to learn more about what a Hazard Mitigation Plan is.
- A Public Meeting was held on November 3, 2021 in conjunction with the regularly scheduled meeting of the Hall County Hazard Mitigation Plan Update Committee. This meeting was advertised through multiple medium, including on the Hall County Emergency Management Facebook page. No members of the public attended and no public feedback was provided.
- A Public Meeting was held on December 8, 2021 in conjunction with the regularly scheduled meeting of the Hall County Hazard Mitigation Plan Update Committee. This meeting was advertised through multiple medium, including on the Hall County Emergency Management Facebook page.

Documentation of Public Meeting Notice

Public Meeting Notice (Hall County EMA Facebook Page – November 3, 2021 Meeting)



3

TOMORROW AT 9 AM

Hazard Mitigation Plan Update

Gainesville Civic Center

About Discussion Interested Going Invite

Details

1 person responded

Event by Hall County Emergency Management

Gainesville Civic Center

Public · Anyone on or off Facebook

We encourage you to come join us in updating our Hazard Mitigation Plan and look forward to seeing you there!

Public Notice

All citizens are welcome and encouraged to attend the Hall County Hazard Mitigation Plan Update meeting on Wednesday, November 3rd, at 9:00 am. The meeting will be held in the Gainesville Civic Center - located at 830 Green Street NE in Gainesville, 30501. For more information and to RSVP, please contact us at EMA@hallcounty.org.

Please like and share! [See less](#)

Gainesville Civic Center
830 Green Street, Gainesville, GA

Public Meeting Notice (Hall County EMA Facebook Page – December 8, 2021 Meeting)

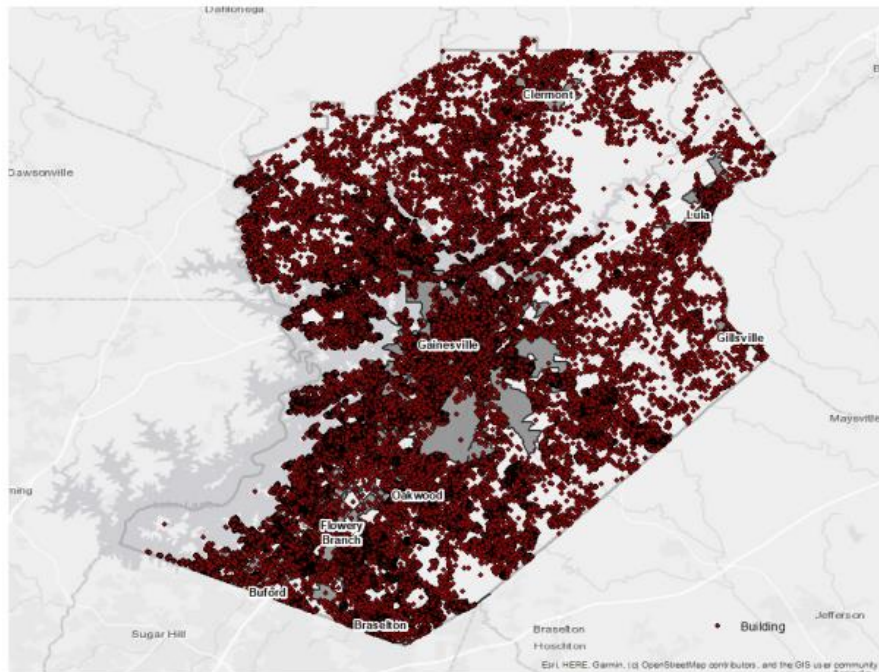


Multi-Jurisdictional Considerations

FEMA does not require cities and towns to adopt a local Hazard Mitigation Plan. However, the Federal DMA 2000 requires that all municipalities, wishing to be eligible to receive Hazard Mitigation Grants through FEMA, must adopt a local multi-hazard mitigation plan and must update that plan every five years. Hall County's most recent Hazard Mitigation Plan was approved by FEMA in December 2018. The 2022 Mitigation Plan is the third five-year update. This FEMA-approved 2022 Hazard Mitigation Plan makes Hall County, the City of Braselton, the City of Buford, the City of Flowery Branch, the City of Gainesville, the City of Gillsville, the City of Lula, the City of Oakwood, and the Town of Clermont eligible for FEMA's Hazard Mitigation Grant Program, Flood Assistance Mitigation Grants, and Pre-Disaster Mitigation Grants.

As set forth by Georgia House Bill 489, the Emergency Management Agency is the implementing agency for projects pertaining to hazard mitigation. Hall County is dedicated to work in the best interests of the County, as well as its municipalities. A few mitigation strategies in Hall County's 2022 Mitigation Plan apply to a specific municipality. Unless noted otherwise, mitigation strategies apply equally to all jurisdictions. During the creation and update of this Plan, Hall County Emergency Management Agency solicited and received participation from the following Hall County municipalities: Braselton, Buford, Flowery Branch, Gainesville, Gillsville, Lula, Oakwood, and Clermont.

Distribution of Buildings in Hall County



Source: 2022 Hall County HAZUS Report

Incorporation of Existing Plans, Studies, and Resources

Requirement §201.6(b)(3)

State Requirement Element F3

Existing Plans

2017 Hall County Pre-Disaster Hazard Mitigation Plan
2019 State of Georgia Hazard Mitigation Plan
2014 State of Georgia Hazard Mitigation Plan
Hall County Local Emergency Operations Plan
Georgia Forestry Commission's Hall Co. Community Wildfire Protection Plan
Hall County Joint Comprehensive Plan
Hall County Growth Management Plan

Studies

2022 Hazard Risk Analyses (HAZUS Report)
2017 United States Department of Agriculture Ag Census
2010 United States Census
2020 United States Census
2009 Hall County Flood Insurance Study
Radeloff, V. C., R. B. Hammer, S. I Stewart, J. S. Fried, S. S. Holcomb, and J. F. McKeefry. 2005. *The Wildland Urban Interface in the United States*. Ecological Applications 15:799-805.

Resources

2014 City of Boston Natural Hazard Mitigation Plan Update
2010 Camden County Joint Hazard Mitigation Plan Update
2010 Northern Virginia Hazard Mitigation Plan Update
National Climactic Data Center
National Weather Service
Hall County Tax Assessor's Data
Hall County Website
Georgia Mitigation Information System Database
Colorado State University (Hurricane mapping)
United States Geological Survey
FEMA Flood Insurance Rate Maps
National Flood Insurance Program
United States Coast Guard National Response Center Data
Georgia Department of Transportation
Georgia Safe Dams Program
Southern Group of State Foresters Wildfire Risk Assessment

Application of Existing Plans and Studies

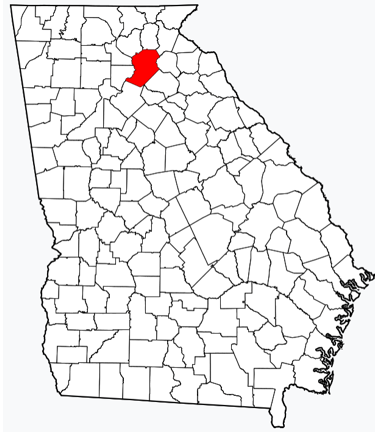
Existing Planning Mechanism	Reviewed? Yes/No	Incorporation into 2021 Mitigation Plan
2017 Hall County Hazard Mitigation Plan	Yes	Baseline for the 2022 Plan; updated mitigation strategies; updated hazards; updated Hall County information
2019 State of Georgia Hazard Mitigation Plan	Yes	Hazard descriptions; potential hazards; mapping mechanisms; potential mitigation strategies that could be adopted on a local level
Hall County Local Emergency Operations Plan (LEOP)	Yes	Identification of current resources; identification of current capabilities
Georgia Forestry's Hall County Community Wildfire Protection Plan (CWPP)	Yes	Mitigation strategies for wildfire and drought; historical data
2017 USDA Agriculture Census	Yes	Agricultural data regarding potential losses for drought and wildfire
2020 United States Census	Yes	To update Hall County's profile information
2009 Hall County Flood Insurance Study	Yes	Identify potential flood prone areas; prioritization of flood-related mitigation strategies
Hall County Comprehensive Plan	Yes	To identify future development trends; identify mitigation strategies to curb trends in a direction that considers the hazards of the area
Hall County Growth Management Plan	Yes	To identify future development trends; identify mitigation strategies to curb trends in a direction that considers the area's hazards
Hall County Flood Mitigation Assistance Plan	No	No such plan exists
2022 Hall County HAZUS Report	Yes	Hazard Analysis

CHAPTER TWO
-
HALL COUNTY PROFILE

Summary of Updates for Chapter Two

The following table provides a description of each section of this chapter and a summary of the changes that have been made to the Hall County Hazard Mitigation Plan 2017.

Chapter 2 Section	Updates
Past Hazards	<ul style="list-style-type: none"> • This information involved a review of the hazards listed in the previous plan. • Information was updated for the last 50 years
History	<ul style="list-style-type: none"> • Expanded and updated from previous plan
Past Events	<ul style="list-style-type: none"> • Identification of major hazard events in Hall County for the last 50 years • Focus on Federal Declarations and events since the last Hazard Mitigation Plan Update
Demographics	<ul style="list-style-type: none"> • Updated data to the 2020 Census information
Economy	<ul style="list-style-type: none"> • Updated data and information
Government	<ul style="list-style-type: none"> • Updated data and information
Municipalities	<ul style="list-style-type: none"> • Updated data and information
Transportation	<ul style="list-style-type: none"> • Updated data and information
Climate	<ul style="list-style-type: none"> • Updated data and information
Utilities	<ul style="list-style-type: none"> • Updated data and information
NFIP Compliance	<ul style="list-style-type: none"> • Updated data and information



Past Hazards

Hall County, Georgia, has faced many natural hazards in its history. Severe thunderstorms have been the most prevalent of these hazards. In the last 50 years, Hall County has been subjected to 310 documented severe thunderstorm events. These events include torrential rainfall, hail, thunderstorm-force winds, and lightning.

Tornadoes, which can sometimes spawn from severe thunderstorms, have also occurred, although with much less frequency. In Hall County, there have been 25 documented tornadoes in the last 50 years.

Because of heavy rainfall, either within Hall County or upstream, flooding has also occurred. In the National Climactic Data Center (NCDC) databases of the National Weather Service, there is documentation of eight flooding events for Hall County.

Winter storms and heavy snowfall have affected Hall County 47 times over the last 50 years, according to the NCDC record. Because these natural events are barely an annual occurrence, the pre-planning and preparedness component of emergency management is not as robust as northern or western states that routinely see this type of weather.

Hall County has also been impacted by the following: drought, excessive heat, tropical cyclones, earthquakes, and wildfires.

Hall County has had 16 Presidential Disaster Declarations (FEMA-declared major disasters) – two of which have occurred since the adoption of the 2017 Hazard Mitigation Plan (both related to COVID-19 in 2020).

History

Hall County was founded in 1818 and was created from Indian lands. The county was named for Lyman Hall. Mr. Hall was a signer of the Declaration of Independence and served as Governor of Georgia from 1783 to 1784. Hall County was the 45th county in Georgia. When gold was discovered in neighboring Lumpkin County and White County in 1829, Hall County quickly grew to the trading and supply center for North America's first gold rush. The City of Gainesville became the hub of the region as the area grew.

According to the 2020 U.S. census, Hall County's population was 203,136. This is an increase from 179,684 in 2010 and an increase from the 2000 population of 139,277.

Further growth was brought to the area in 1871 when the Atlanta and Charlotte Air Line Railroad opened. Hall County developed as a mountain summer resort due to local springs touted for health-giving qualities. As the area grew, Hall County became the location of the region's first hospital, college, and military academy. The first large industries, cotton mills, began to arrive in 1900. Hall County also became a major shipping point for lumber harvested and milled in the mountain region to the north. As with most areas, Hall County's economy suffered during the Great Depression. The boll weevil hampered cotton production, Chestnut blight led to a decline in lumber, and the area was struck by a deadly tornado in 1936. Many of the historic homes and buildings were destroyed during this violent storm. Following World War II, Hall County's economy began to recover. Cotton was replaced by poultry. The change to poultry spurred job growth as new industries emerged to support the production and processing of chickens and eggs.

Lake Lanier was created in the 1950s when the U.S. Army Corps of Engineers built Buford Dam. The creation of the lake has brought more industry and diversification to Hall County. Millions of visitors enjoy the recreational water sports provided by Lake Lanier.

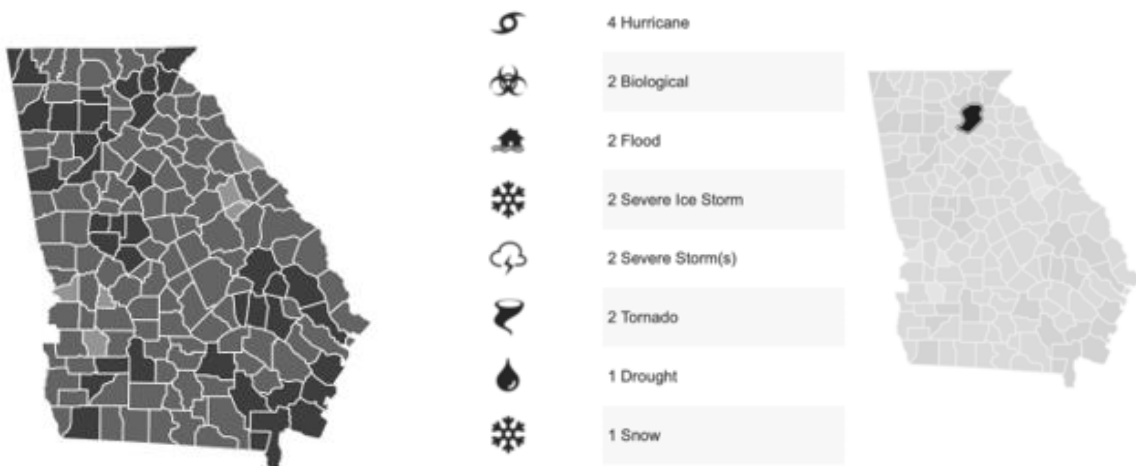
Hall County continues to build upon its historic base as the primary center of Northeast Georgia. Today it is home to three colleges, the headquarters of the Atlanta Falcons, Olympic rowing and canoe/kayak facilities, championship golf courses, and a wealth of art and cultural organizations.

Notable Past Events

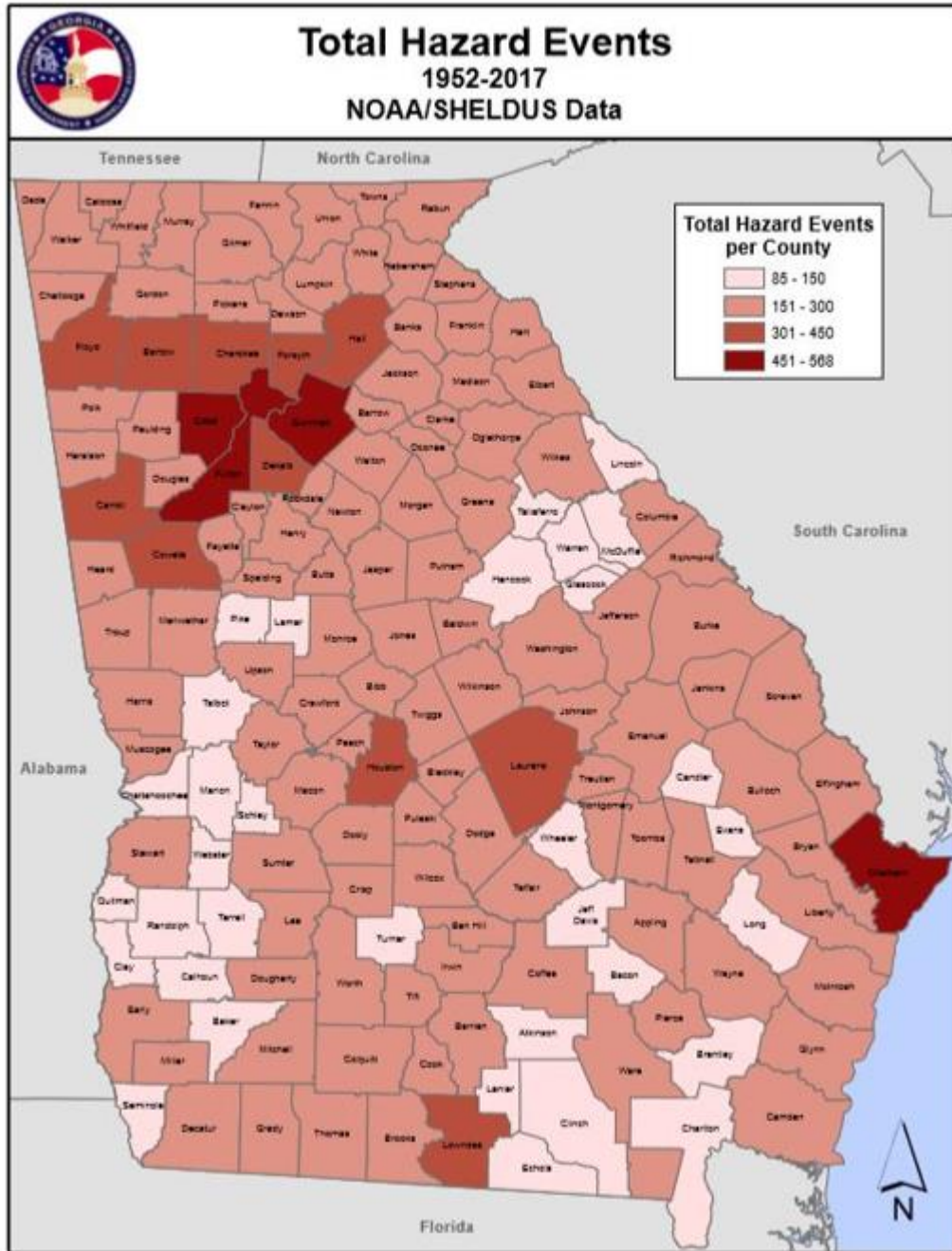
- 2021, Hail
- **2020, COVID-19 Pandemic (Federal Declaration x2)**
- 2020, Thunderstorm Wind
- 2020, Thunderstorm Wind
- 2020, Tornado (EF0)
- 2019, Tornado (EF1)
- **2017, Hurricane Irma (Federal Declaration x2)**
- 2017, Hail
- 2016, Thunderstorm Wind
- **2015, Severe Winter Storm (Federal Declaration)**
- **2014, Severe Winter Storm (Federal Declaration)**
- 2013, Tornado (EF1)
- 2013, Flash Flood
- 2011, Hail
- 2009, Hail
- 2008, Hail
- 2008, Thunderstorm Wind
- 2008, Hail
- 2008, Thunderstorm Wind
- 2008, Hail
- 2008, Tornado (EF1)
- 2008, Tornado (EF1)
- 2007, Thunderstorm Wind
- 2005, Tornado (F0)
- 2005, Ice Storm
- 2005, Winter Storm
- 2004, Thunderstorm Wind
- 2002, Thunderstorm Wind
- 2001, Flash Flood
- **2000, Severe Winter Storm (Federal Declaration)**
- 2000, Tornado (F1)
- 2000, Tornado (F1)
- 2000, Ice Storm
- 1999, Thunderstorm Wind
- **1998, Severe Storms and Flooding (Federal Declaration)**
- 1998, Tornado (F3)
- 1997, Thunderstorm Wind

- 1996, Tornado (F1)
- **1995, Hurricane Opal (Federal Declaration)**
- 1994, Thunderstorm Wind
- 1994, Tornado (F0)
- 1994, Tornado (F0)
- 1994, Tornado (F1)
- 1994, Tornado (F0)
- **1993, Severe Snowfall, Winter Storm (Federal Declaration)**
- **1993, Tornado (F1), High Winds, Heavy Rains (Federal Declaration)**
- 1989, Tornado (F1)
- 1989, Tornado (F2)
- 1989, Tornado (F2)
- 1989, Tornado (F2)
- 1980, Tornado (F1)
- 1980, Tornado (F1)
- 1979, Tornado (F1)
- **1977, Drought (Federal Declaration)**
- **1976, Severe Storms, Flooding (Federal Declaration)**
- **1974, Tornado (F1), (Federal Declaration)**
- 1973, Tornado (F3)
- **1966, Flooding, (Federal Declaration)**

Federal Disaster Declarations



Source: Federal Emergency Management Agency (FEMA)



Source: 2019 State of Georgia Hazard Mitigation Strategy and Enhanced Plan

Demographics

County

	2000 Census	2010 Census	2020 Census
Population	139,277	179,684	203,136
White	80.8%	74.1%	64.4%
African American	7.3%	7.4%	7.2%
Hispanic/Latino	19.6%	26.1%	28.1%
Asian	1.3%	1.8%	2.1%
American Indian	0.3%	0.5%	0.9%
Two or More Races	1.4%	2.2%	11.0%
Median Age	32.2	34.5	36.7
Median Household Income	\$45,091	\$49,324	\$62,984
Persons in Poverty	10.5%	17.8%	13.5%
Homeowners	66.0%	67.9%	69.5%

Municipalities - Population

	2000 Census	2010 Census	2020 Census
Braselton	1,206	7,511	13,403
Buford	10,668	12,225	17,144
Flowery Branch	1,806	5,679	9,391
Gainesville	25,578	33,804	42,296
Gillsville	195	235	240
Lula	1,438	2,758	2,961
Oakwood	2,689	3,970	4,156
Clermont	429	875	1,039

Economy

Hall County's economy is primarily agricultural with some light industry. Hall County's cost of living is 7.8% below the national average. The unemployment rate in Hall County is 2.2%, which is slightly below the State average of 3.5% and below the National average of 4.8%. Hall County has a median household income of \$62,984 which is below the national average of \$67,521.

The ten largest private employers in Hall County are:

Company	Product/Service
Cottrell, Inc.	Equipment Manufacturing
Fieldale Farms Corporation	Poultry
Foundation Food Group Services	Poultry
Kubota Manufacturing of America Corporation	Equipment Manufacturing
Mar-Jac Poultry	Poultry
Northeast Georgia Medical Center, Inc.	Hospital
Northeast Georgia Physicians Group	Medical Services
Pilgrim's Pride Corporation	Poultry
Walmart	Retail
Wrigley Manufacturing Co, LLC	Food Manufacturing

*The above list is in alphabetical order, not in order of company size.
This data is according to the Georgia Department of Labor, 2021.*

Transportation

Hall County's transportation system consists primarily of state highways and county-maintained roads. I-985, US Highways 23 and 129, as well as Georgia State highways 11, 13, 51, 52, 53, 60, 82, 115, 136, 211, 254, 283, 284, 323, 332, 347, 365, 369, and 419 are major transportation routes that carry the majority of passenger and commercial traffic in and out of Hall County. Congestion in these transportation corridors create traffic problems, primarily because of population growth.

Freight rail lines operated by CSX and Norfolk Southern traverse Hall County.

Government

The form of government specified in the County Charter is known as Commissioner form of government, which provides for an elected body of Commissioners. There are a total of five commissioners. Four of the commissioners are elected by district. One for each of the four districts. The fifth commissioner is elected from the county at large. This fifth commissioner serves as the chairperson. The commissioners are elected in staggered four-year terms. The Board of Commissioners appoints a County Administrator who serves as the chief executive officer for the county.

The main duties of the Board of Commissioners is to pass local laws, known as ordinances, that regulate a variety of things that promote the health, safety and welfare of the citizens covered by them; to pass a balanced budget each year that funds its own operations as well as to allocate funds to the five Constitutional Officers, other elected officials, the courts and a variety of programs put in place by the State but funded locally; to ensure that necessary services are funded and provided; to set the millage rate for the County government and many other secondary duties.

The Board of Commissioners sets the County millage rate each year to fund a portion of the County budget. They also receive the millage rate that is set by the Board of Education and an assessment by the State which is submitted to the Georgia Department of Revenue each year.

The Board receives, deliberates, and passes local ordinances each year and amends many others to reflect the changing times. Both require that a public hearing be held, and these are normally held during the regular Commission meetings. They also pass several resolutions and proclamations throughout the year. Generally, with some exceptions, the Board can pass any local law and ordinance they feel is needed for the County so long as it does not violate the laws of the State or Federal government or the Constitutional rights of any individual. These are researched thoroughly by legal staff before ever being brought to a hearing.

The Board of Commissioners provide many services that citizens expect through the revenues that are raised annually. These include Fire and Ambulance protection; E-911 dispatch services; Zoning and Planning; Inspections; Code Enforcement; Animal Control; Public Library; Public Works; and agencies that service all these such as Building Maintenance, Vehicle Maintenance, and Emergency Management Services. The budget also funds state mandated services such as Law Enforcement and Detention; Superior, Probate, Magistrate and Juvenile courts; Tax Assessment and Tax Collection services; Elections management; District Attorney (shared with other counties) and some smaller funding for local agencies under the State of Georgia.

Climate

Hall County, like much of Georgia, enjoys a temperate climate with four well-defined seasons: warm to hot summers; brisk fall temperatures; relatively brief, cool winters; and a warm spring season. As a result, there exists a Hall growing season in Georgia, perfect for ornamental and economic-boosting agricultural plants.

AVERAGE MONTHLY TEMPERATURES IN GEORGIA (FAHRENHEIT)

Month	Average Georgia Temperature	Average Hall County Temperature
January	46	42
February	49	44
March	56	54
April	63	62
May	70	69
June	77	77
July	80	78
August	79	78
September	74	72
October	64	62
November	56	52
December	48	46

Utilities

Hall County's utility needs are met by a variety of public and private entities. Electrical power in Hall County is provided by Georgia Power Company, Jackson EMC, Habersham EMC, and Sawnee EMC.

Natural gas distributors in Hall County include the following: Atlanta Gas Light, Liberty, City of Buford, and other Certified Natural Gas Marketers.

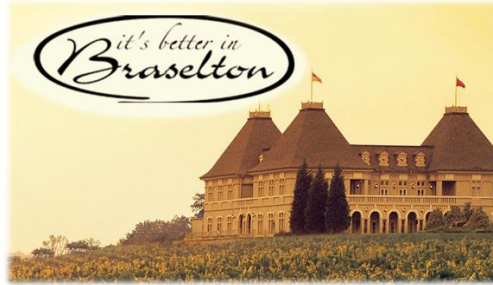
National Flood Insurance Program Compliance

JURISDICTION	PARTICIPATING?	PARTICIPATION DATE
HALL COUNTY	YES	1/31/84
BRASELTON	YES	9/29/06
BUFORD	YES	5/22/95
FLOWERY BRANCH	YES	4/15/86
GAINESVILLE	YES	7/5/83
GILLSVILLE	NO	-----
LULA	YES	10/30/06
OAKWOOD	YES	7/23/82
CLERMONT	YES	10/30/06

**City of Gillsville is in the process of researching and reviewing the required ordinances to obtain NFIP Compliance.*

Municipalities

Town of Braselton



William Harrison Braselton, who the city is named after, came to the area in the 1800s purchasing approximately 800 acres of land. By 1876, a town had quickly grown and was becoming a center for farming and commerce in Jackson County. The Town of Braselton was incorporated in 1916. William Braselton's eldest son served as the first mayor. Descendants of the family have continued to serve as members of the city government. Today, Braselton covers 34 square miles and spans into four counties.

In 1887, another of William Braselton's sons constructed a six-by-six-foot store in the yard of the family home. The young John Oliver Braselton had ambition to sell items to the farmhands. Eventually two of the older brothers joined him and together the small store turned into a thriving business along the railroad tracks. By 1904, the store included a brick warehouse along with the selling of groceries, dry goods, notions, shoes, millinery, and clothing. In 1911, Braselton's first bank opened within the store. Sadly, the original store was destroyed by a tornado in 1919.

During the early 1980s, Donald and Nancy Panoz established the 3,500-acre Chateau Elan Resort and Winery in Braselton which quickly became a major attraction in the area. Since the opening of the resort and winery, Braselton has continued to expand its boundaries and attract major companies. The once small town has turned into a booming residential and manufacturing area.

The Town of Braselton also has many parks and rural spaces. One of the most prominent of these areas is the Thompson Mills Forest which is Georgia's official state arboretum. The arboretum includes 330 acres of native trees and plant species from the Appalachian region and the world. Within the Hall County area of Braselton is the Mulberry Riverwalk, which is a 2-mile natural path along the Mulberry River.

The Town of Braselton is governed by a Mayor/City Council form of government. Councilmembers are elected to four-year staggered terms and represent one of the four geographic districts. Braselton provides the following services to its citizens: law enforcement, street/road construction and maintenance, parks and recreation, water utilities, planning and zoning, code enforcement, library, and public transportation.

City of Buford



The City of Buford was incorporated in 1872. The city was named for Algernon Sidney Buford who served as President of the Atlanta and Richmond Air-Line Railroad. Even during its early years, the City of Buford has never been considered a “sleepy little village.” Instead, the City of Buford was called the “city of many factories.” In 1902, a news article in the News-Herald referred to the city as the “New York of Gwinnett” which was a tribute to the industry and activity of the area.

Early on, leather tanning became an important part of the city’s industry. The first leather business in the area was started by R.H. Allen and featured a harness shop and tannery. After the Civil War, R.H. Allen’s brother, Bona, moved to Buford and joined his brother in the leather business. By 1873 the business was called Bona Allen. During the 1930s, the company moved to the manufacturing of shoes. Eventually the shoe factory was shut down but reopened during World War II to repair shoes for the military. By the 1950s the company had earned a worldwide reputation in leather products, especially saddles. Many of the early Western movie stars sat upon Bona Allen saddles including Roy Rogers. Roy Rogers brought his horse on a train to Buford to be custom fitted for a saddle by a Bona Allen craftsman. In 1968, the company was purchased by Tandy, Inc. The company operated until 1981.

Today many people flock to the City of Buford to enjoy the many recreational activities provided by Lake Lanier.

The City of Buford is governed by a Commission/City Manager form of government.

City of Flowery Branch



The City of Flowery Branch was established in 1874 as a stop along the rail line connecting Charlotte to Atlanta. The area had been inhabited since the early 19th century by farmers and was known as Anaguluskee which is Cherokee for “flowers of the branch.”

Due to the railroad, Flowery Branch became the primary transportation artery for the area. One of the main commodities transported was cotton. The city became known as the town where “Cotton was King” due to the vast amounts of cotton brought into the city to be ginned, sold, and shipped by rail. Once the cotton market began to decline in the 1920s, the City of Flowery Branch also began to decline.

Wrigley, the chewing-gum manufacturer, built a plant in the 1970s. Today this plant still is a major industry in the area. In 2004, the Atlanta Falcons announced that it would move its training facility to Flowery Branch. The training campus was completed in 2005. Many of the historic buildings, including the train depot, have been revitalized and repurposed to increase economic growth in the area.

Flowery Branch is one of a few Georgia historic downtowns located on a lake. This proximity to Lake Lanier and its location within the Northeast Georgia Mountain region places Flowery Branch in a unique position to draw many outdoor enthusiasts. The city has plans to continue revitalizing downtown and to create a regional destination that is pedestrian friendly.

The City of Flowery Branch is governed by a Mayor/City Council form of government.

City of Gainesville



The City of Gainesville was founded in 1821 as the county seat for Hall County. Originally called “Mule Camp Springs,” the city was located near the crossing of two Indian trails. After becoming chartered, the city was given the name “Gainesville” in honor of General Edmund P. Gaines who was a hero of the War of 1812 and a noted military surveyor and road builder.

The discovery of gold in neighboring Lumpkin County brought a business boom to Gainesville. American’s first private mint for gold coins was established in the city in 1830. Once the gold fever began to wane, agriculture industry began to grow in the area. This led to further growth for the City of Gainesville. In 1871 a rail line was completed which connected Gainesville to Athens and other nearby communities. The railroad established Gainesville as a prominent city in the region and a hub of transportation. In the 1930s, Jesse Jewell launched what would become the largest industry in the region: poultry. By the end of World War II, the City of Gainesville was known as the “Poultry Capital of the World.”

Shortly following the explosion of the poultry industry, the City of Gainesville also received a recreational revolution. In 1953 Buford Dam was completed creating the 38,000-acre Lake Lanier. Within a few years the city was reaping the benefits of a hugely popular recreational site. Lake Lanier quickly was established as one of the largest economic forces in the region.

Today, the City of Gainesville is a growing hub for northeast Georgia. The city is home to multiple higher education institutions, art centers, museums, and nature centers. The proximity to the Blue Ridge Mountains, Lake Lanier, and Atlanta have made Gainesville one of Georgia’s most favorably situated communities.

The City of Gainesville is governed by a City Manager/City Council form of government.

City of Gillsville



The City of Gillsville was chartered in 1901. The city was originally named Stonethrow and is the oldest town in Hall County. The first known settlement in what is now Gillsville was established in 1784.

Pottery has been the sustaining industry for the City of Gillsville for more than a century. The earliest known potter was Clemmonds Chandler in 1860. The Hewell family, which still carries on the family pottery tradition today, has been making pottery since the 1880s. Today, if you drive through the City of Gillsville, folk face jugs, pitchers, crocks, and other clay creations greet visitors from the many pottery shops.

The City of Gillsville is governed by a Mayor/City Council form of government. The city is governed by a mayor and five councilmembers who are elected to four-year staggered terms. The councilmembers represent one of the five geographic districts. However, elections are citywide. Gillsville provides the following services to its citizens: parks and recreation, gas utility services, street lighting, library, and code development. Code enforcement is left to Hall County. Gillsville also has intergovernmental agreements with Hall County for law enforcement and fire protection services.

The railroad operated by Norfolk Southern that traverses Gillsville is of particular concern. An incident on this railroad would essentially cut off parts of Gillsville from the rest of Hall County, which would impeded public safety response.

City of Lula

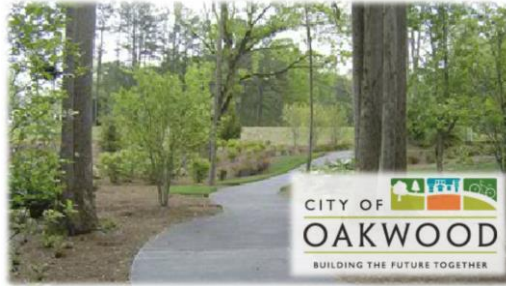


The City of Lula has a unique history that revolves around the railroad and Belton. Belton, named for Major John Bell, was an area which was settled near the banks of the Chattahoochee River. Mining activities in the area began to attract financial investors to Belton. In 1873, the Richmond and Danville Railroad was established which caused the rapid growth for the town. A year later the town of Belton was chartered. In 1876, one mile south of Belton, the town of Lula was officially established. The creation of a town with such proximity to the established town of Belton was a direct result of the railroad expansion and economic competition of the region. Like its close neighbor, the economy of Lula was based on mining and agriculture. In 1955 the two towns voted to consolidate into one town retaining the name of Lula.

Today, the City of Lula spans across Hall County and Banks County. The city is well known for its annual Railroad Days.

The City of Lula is governed by a Mayor/City Council form of government.

City of Oakwood



The City of Oakwood originated when the railroad first ran between Charlotte and Atlanta. The city was originally called Odell's Crossing. The name was changed to Oakwood due to the location being the regular stop for wood-burning locomotives picking up oak wood for fuel.

Over time the city blossomed into a thriving railroad center. The railroad attracted industries to the area including a brick-making shop and a bottle-making plant. In addition to attracting industry, the area also began to attract educational establishments. At one time the City of Oakwood was home to one of the finest historical institutes of higher learning in North Georgia: the Oakwood Academy. The academy drew students from across North Georgia during the early 20th century.

The City of Oakwood is governed by a Mayor/City Council form of government.

Town of Clermont



The Town of Clermont began in the 1880s as a small community known as Dip. The name was changed to Clermont in 1905.

As with most towns in the area, the Town of Clermont began with the establishment of a railroad track. The rail line that established the town ran from Gainesville to Helen. Timber and cotton were the main products transported by the rail line.

Education was of great importance to those who settled the area, so The Chattahoochee School was established in 1901. The Chattahoochee School was much sought-after educational institution due to the high acceptance of graduates into Mercer University.

The Town of Clermont is governed by a Mayor/City Council form of government.

CHAPTER THREE
-
HAZARD PROFILES

Summary of Updates for Chapter Three

The following table provides a description of each section of this chapter, and a summary of the changes that have been made to the Hall County Hazard Mitigation Plan 2017.

Chapter 3 Section	Updates
Risk Assessment	<ul style="list-style-type: none"> Expanded the explanation of the Risk Assessment Added an explanation of each part of the Hazard Information
Natural Hazard Severe Thunderstorm	<ul style="list-style-type: none"> Updated and consolidated hazard profile with new data Content revised
Natural Hazard Winter Storm	<ul style="list-style-type: none"> Updated and consolidated hazard profile with new data Content revised
Natural Hazard Flooding	<ul style="list-style-type: none"> Updated and consolidated hazard profile with new data Land Use and Development trends updated to include municipal NFIP information Content revised
Natural Hazard Tornado	<ul style="list-style-type: none"> Updated and consolidated hazard profile with new data Content revised
Natural Hazard Drought	<ul style="list-style-type: none"> Updated and consolidated hazard profile with new data Content revised
Natural Hazard Wildfire	<ul style="list-style-type: none"> Updated and consolidated hazard profile with new data Content revised
Natural Hazard Earthquake	<ul style="list-style-type: none"> New Section – Not in 2017 Plan
Natural Hazard Tropical Cyclone	<ul style="list-style-type: none"> New Section – Not in 2017 Plan
Natural Hazard Landslide and Sinkholes	<ul style="list-style-type: none"> New Section – Not in 2017 Plan

Technological Hazard Hazardous Materials	<ul style="list-style-type: none">• Updated hazard description• Updated and consolidated hazard profile data• Content revised
Technological Hazard Dam Failure	<ul style="list-style-type: none">• Updated hazard description• Updated and consolidated hazard profile data• Content revised
Technological Hazard Transportation Incident	<ul style="list-style-type: none">• New Section – Not in 2017 Plan
Technological Hazard Terrorism	<ul style="list-style-type: none">• New Section – Not in 2017 Plan
Technological Hazard Infrastructure Failure	<ul style="list-style-type: none">• New Section – Not in 2017 Plan
Technological Hazard Emergent Infectious Diseases	<ul style="list-style-type: none">• New Section – Not in 2017 Plan

Risk Assessment

Requirement §201.6(c)(2)(i and ii)

Requirement §201.6(d)(3)

The Hall County Hazard Mitigation Planning Committee conducted a comprehensive Threat and Hazard Identification and Risk Assessment (THIRA) for Hall County and all municipalities. This assessment developed the hazard basis for this plan. The assessment includes the following components for each hazard:

1. *Hazard Identification:* The Hall County Hazard Mitigation Planning Committee identified nine natural hazards and six technological hazards for this Hazard Mitigation Plan. This is an increase of three natural hazards and three technological hazards from the previous iteration of the plan. Each hazard was identified using statistical data and records from a variety of sources. The list of hazards is based upon frequency, severity of impact, probability, potential losses, and vulnerability.
2. *Hazard Description:* Each hazard was described in detail. Many hazard descriptions came from the Georgia Hazard Mitigation Plan since many of the hazards that could impact the state could also potentially impact Hall County.
3. *Profile of Hazards:* Each hazard was profiled as to how it could potentially impact Hall County.
4. *Assets Exposed to the Hazard:* The plan considers critical facilities and infrastructure as part of the vulnerability assessment. This assessment determines the vulnerability of the municipalities and attempts to identify the populations most vulnerable to each hazard, although many have potential countywide impacts.
5. *Estimated Potential Losses:* Using critical facility and past history data, an estimation of potential losses due to a particular hazard event were determined.
6. *Land Use and Development Trends:* Land use trends were considered when determining the potential future impacts of each hazard. This is of importance regarding flooding and dam failure events.
7. *Multi-Jurisdictional Concerns:* Each jurisdiction was considered when determining the potential hazard impact.

At the second meeting of the Hall County Hazard Mitigation Plan Update Committee, the attendees participated in a risk assessment of hazard for Hall County. This risk assessment was based upon two primary factors: 1. How likely is a hazard to occur; 2. How prepared the committee meeting participants felt the community was for each hazard. This risk assessment relied on the committee meeting attendees to identify the hazards and then rank

them by those two factors. As a result, the risk assessment could be skewed by the meeting participants, recency bias, and/or how the hazard would directly impact the organizations represented at this meeting. After additional discussion with the Hall County Hazard Mitigation Plan Update committee at future meetings, the hazards in this chapter were the agreed upon list. Several of the hazards identified by the committee members were consolidated into expanded hazard descriptions. Those incorporations are notated in the below hazard ranking.

Hazard	Likelihood Score	Preparedness Score	Total Score
Severe Winter Weather	97	11	108
Severe Thunderstorm	75	13	88
Flooding	65	3	68
Terrorism	6	50	56
Tropical Cyclone	35	21	56
Tornado	55	0	55
Earthquake	3	42	42
Hazardous Materials Incident	4	36	40
Utility Failure**	7	27	34
Infrastructure Failure**	0	31	31
Civil Unrest*	0	29	29
Industrial Accident***	0	25	25
Transportation Incident	12	12	24
Dam Failure	11	12	23
Wildfire	4	11	15
Drought	5	6	11
Water Contamination***	0	8	8
Sinkhole/Landslide	2	3	5
Pandemic	0	4	4

* *Civil Unrest is incorporated into Terrorism*

** *Utility Failure and Infrastructure Failure are combined into a single hazard under than name Infrastructure Failure*

*** *Industrial Accident and Water Contamination are covered under Hazardous Materials Incident*

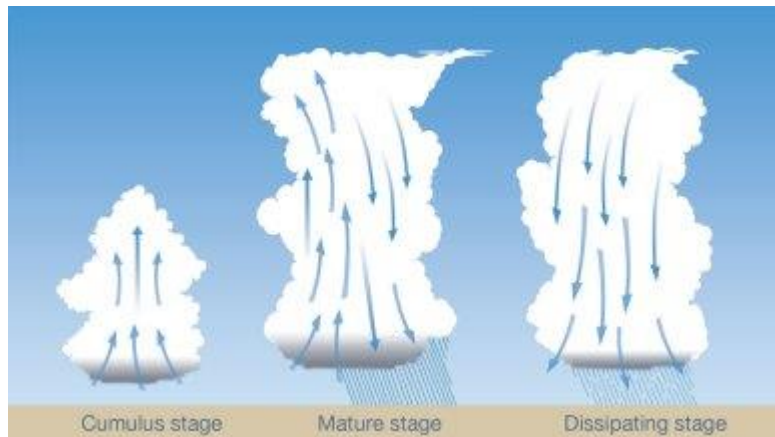
Natural Hazard: Severe Thunderstorm

Hazard Description

This section provides general and historical information about thunderstorms, including high wind, lightning, and hail. Other elements of thunderstorms, such as tornadoes and flooding, are addressed in their own sections.

Thunderstorms are formed when moist air near the earth's surface is forced upward through some catalyst (convection or frontal system). As the moist air rises, the air condenses to form clouds. Because condensation is a warming process, the cloud continues to expand upward. When the initial updraft is halted by the upper troposphere, both the anvil shape and a downdraft form. This system of up-drafting and down-drafting air columns is termed a "cell."

As the process of updrafts and downdrafts feeds the cell, the interior particulates of the cloud collide and combine to form rain and hail, which falls when the formations are heavy enough to push through the updraft. The collision of water and ice particles within the cloud creates a large electrical field that must discharge to reduce charge separation. This discharge is the lightning that occurs from cloud to ground or cloud to cloud in the thunderstorm cell. In the final stage of development, the updraft weakens as the downdraft-driven precipitation continues until the cell dies.



Each thunderstorm cell can extend several miles across its base and to reach 40,000 feet in altitude. Thunderstorm cells may compound and move abreast to form a squall line of cells, extending farther than any individual cell's potential.

In terms of temporal characteristics, thunderstorms exhibit no true seasonality in that occurrences happen throughout the year. Convectively, driven systems dominate the summer while frontal driven systems dominate during the other seasons. The rate of onset is rapid in that a single cell endures only 20 minutes.

Natural Hazard: **Severe Thunderstorm**

However, various cells in different stages of development may form a thunderstorm that lasts up to a few hours as it moves across the surface.

In terms of magnitude, the National Weather Service defines thunderstorms in terms of severity as a severe thunderstorm that produces winds greater than 57 mph and/or hail of at least 1 inch in diameter and/or a tornado. The National Weather Service chose these measures of severity as parameters more capable of producing considerable damage. Therefore, these are measures of magnitude that may project intensity.

Lightning

Lightning occurs when the difference between the positive and negative charges of the upper layers of the cloud and the earth's surface becomes great enough to overcome the resistance of the insulating air. The current flows along the forced conductive path to the surface (in cloud to ground lightning) and reaches up to 100 million volts of electrical potential. In Georgia, lightning strikes peak in July, with June and August being second highest in occurrence.

Hail

Hail is a form of precipitation that forms during the updraft and downdraft-driven turbulence within the cloud. The hailstones are formed by layers of accumulated ice (with more layers creating larger hailstones) that can range from the size of a pea to the size of a grapefruit. Hailstones span a variety of shapes but usually take a spherical form. Hailstorms mostly endanger cars but have been known to damage aircraft and structures.

Hazard Profile

Severe thunderstorms, including high winds, hail, and lightning, are a serious threat to the residents and infrastructure of Hall County. Severe thunderstorms are the most frequently occurring natural hazard in Hall County. Many of these storms include high winds, lightning, and hail. Hail up to 2.75 inches was recorded in Hall County on several occasions, most recently in 2001. Thunderstorm winds of 80 mph have been reported on many occasions in Hall County, with the most recent occurring in 2016. While there have been dozens of documented thunderstorm events affecting Hall County over the last 50 years, it is likely that the official number is a low estimate due to poor record keeping in decades past. For example, only 49 thunderstorm events were recorded between 1971 and 1990, likely a vast underestimation of actual events.

Most of the available information relating to severe thunderstorm events in Hall County fails to describe damage estimates in any detail. With each thunderstorm event, there are likely unreported costs related to infrastructure costs, public safety response costs, utility repair costs, and personal home and business repair costs. Thunderstorms have occurred during all parts of the day and night and in every month in Hall County.

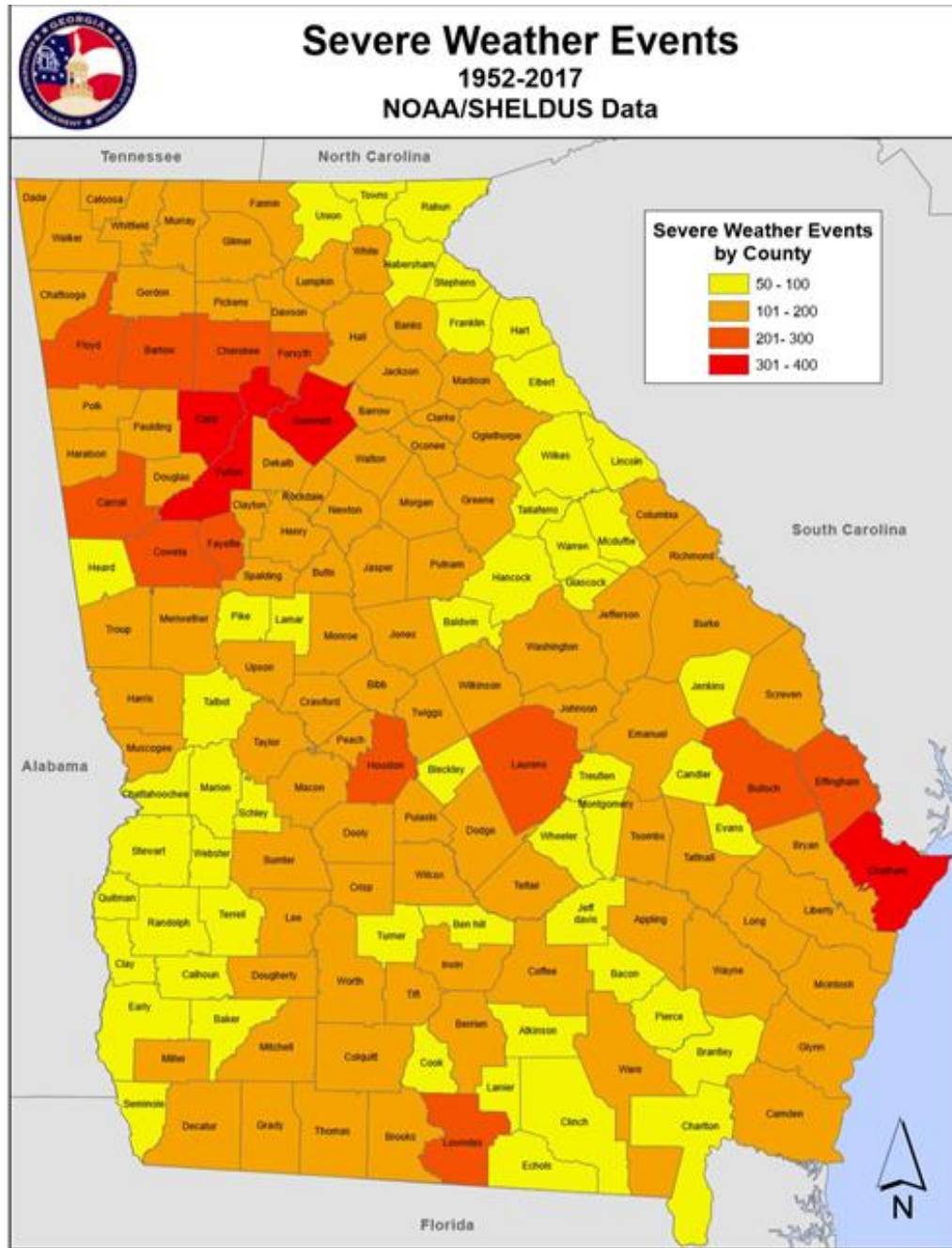
Natural Hazard: Severe Thunderstorm

Hailstone size	Measurement		Updraft Speed	
	in.	cm.	mph	km/h
bb	< 1/4	< 0.64	< 24	< 39
pea	1/4	0.64	24	39
marble	1/2	1.3	35	56
dime	7/10	1.8	38	61
penny	3/4	1.9	40	64
nickel	7/8	2.2	46	74
quarter	1	2.5	49	79
half dollar	1 1/4	3.2	54	87
walnut	1 1/2	3.8	60	97
golf ball	1 3/4	4.4	64	103
hen egg	2	5.1	69	111
tennis ball	2 1/2	6.4	77	124
baseball	2 3/4	7.0	81	130
tea cup	3	7.6	84	135
grapefruit	4	10.1	98	158
softball	4 1/2	11.4	103	166

The Hall County Hazard Mitigation Plan Update Committee utilized data from the National Climatic Data Center, the National Weather Service, numerous weather-related news articles, and the Hall County LEOP in researching severe thunderstorms and their potential impacts on the county. All information has been gathered on a countywide basis. All thunderstorm hazard data included for Hall County is limited to countywide data and is not broken down by jurisdiction.

During the last 50 years, 234 thunderstorm events were recorded in Hall County, with 185 of those occurring in the last 30 years. This number includes 106 hail events and only 13 lightning reports. According to these records, Hall County has a 1.7% daily chance of a thunderstorm event based upon data from the last 30 years. Over the last 10 years, Hall County has averaged 4.7 thunderstorm events per year (47 events). Due to improved record keeping protocols, the Hall County Hazard Mitigation Plan Update Committee believes the data from the last thirty years provides a more accurate representation of the thunderstorm threat to the county. The Hall County Hazard Mitigation Plan Update Committee has also determined that the lightning threat is severely under-reported, as shown in the NCDC data numbers. For additional historical data, please see Appendix D.

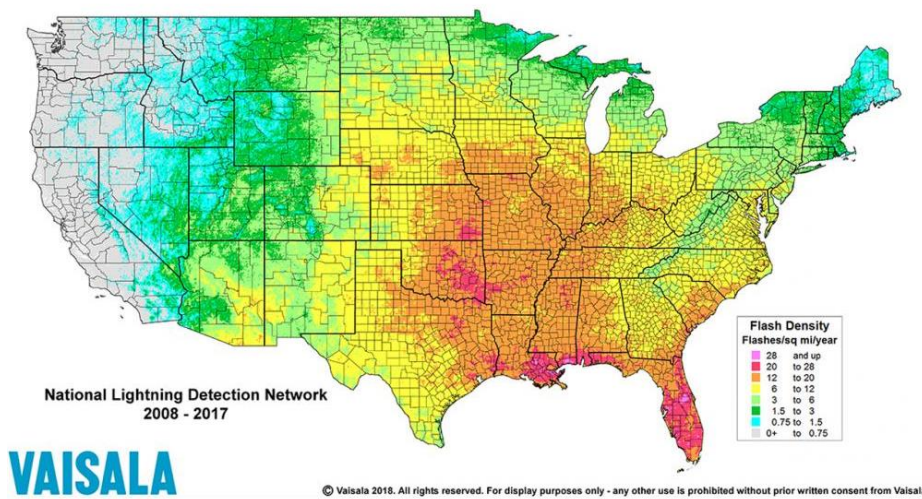
Natural Hazard: Severe Thunderstorm



Source: 2019-2024 State of Georgia Hazard Mitigation Strategy and Enhanced Plan

Natural Hazard: Severe Thunderstorm

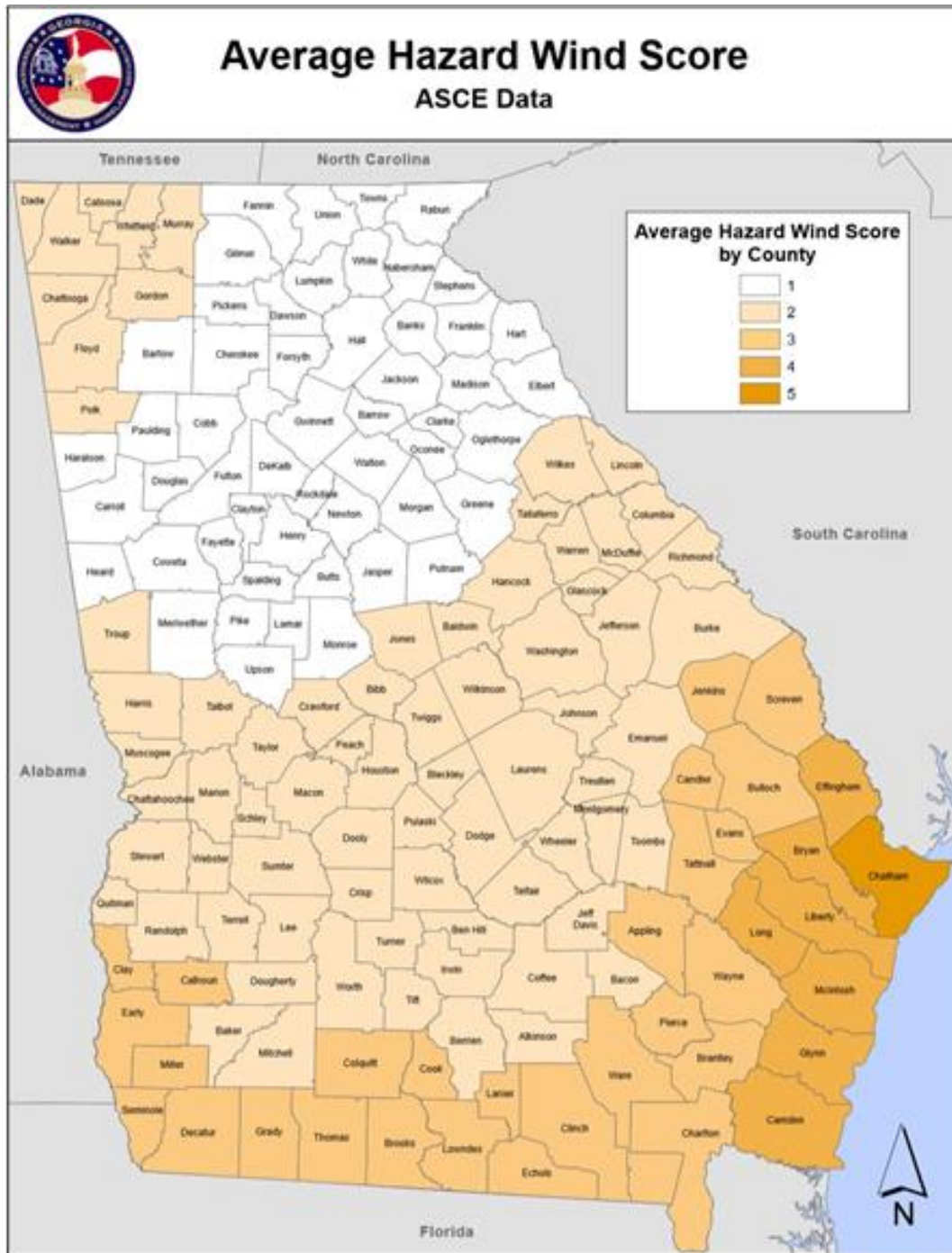
As indicated by the below graphics, Hall County averages between 6 and 12 flashes of cloud to ground lightning per square mile per year. That equals a 1.7% to 3.3% chance of a cloud-to-ground lightning strike on any given day. This shows a much higher indication of lightning occurrences than has been reported to the National Weather Service and the National Climatic Data Center. It is the determination of the Hall County Hazard Mitigation Plan Update Committee that this data shows a more accurate representation of the scope of the threat that lightning poses to the citizens and infrastructure of Hall County.



Severe thunderstorm winds, which are defined as winds of at least 58 mph in conjunction with a convective event, have occurred with many thunderstorms that have affected Hall County. These winds can exceed 100 mph and cause damage comparable to weak tornadoes. Below are two maps that identify the wind risk and the hazard wind score for the State of Georgia, including Hall County. The Hazard Wind Score maps use the following scale:

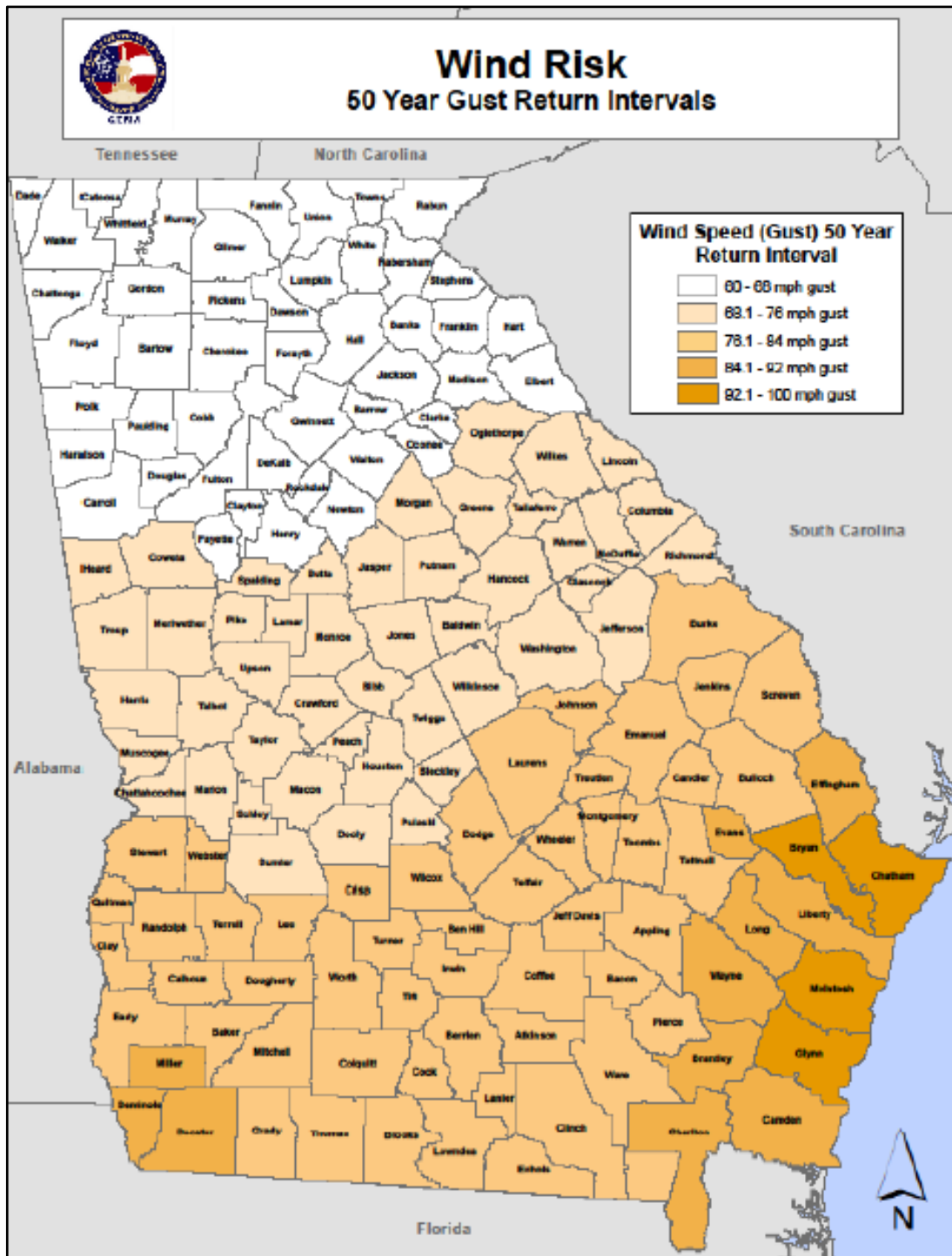
Hazard Score	Wind Speeds
1	<90 mph gust
2	91 – 100 mph gust
3	101 – 110 mph gust
4	111 – 120 mph gust
5	>120 mph gust

Natural Hazard: Severe Thunderstorm



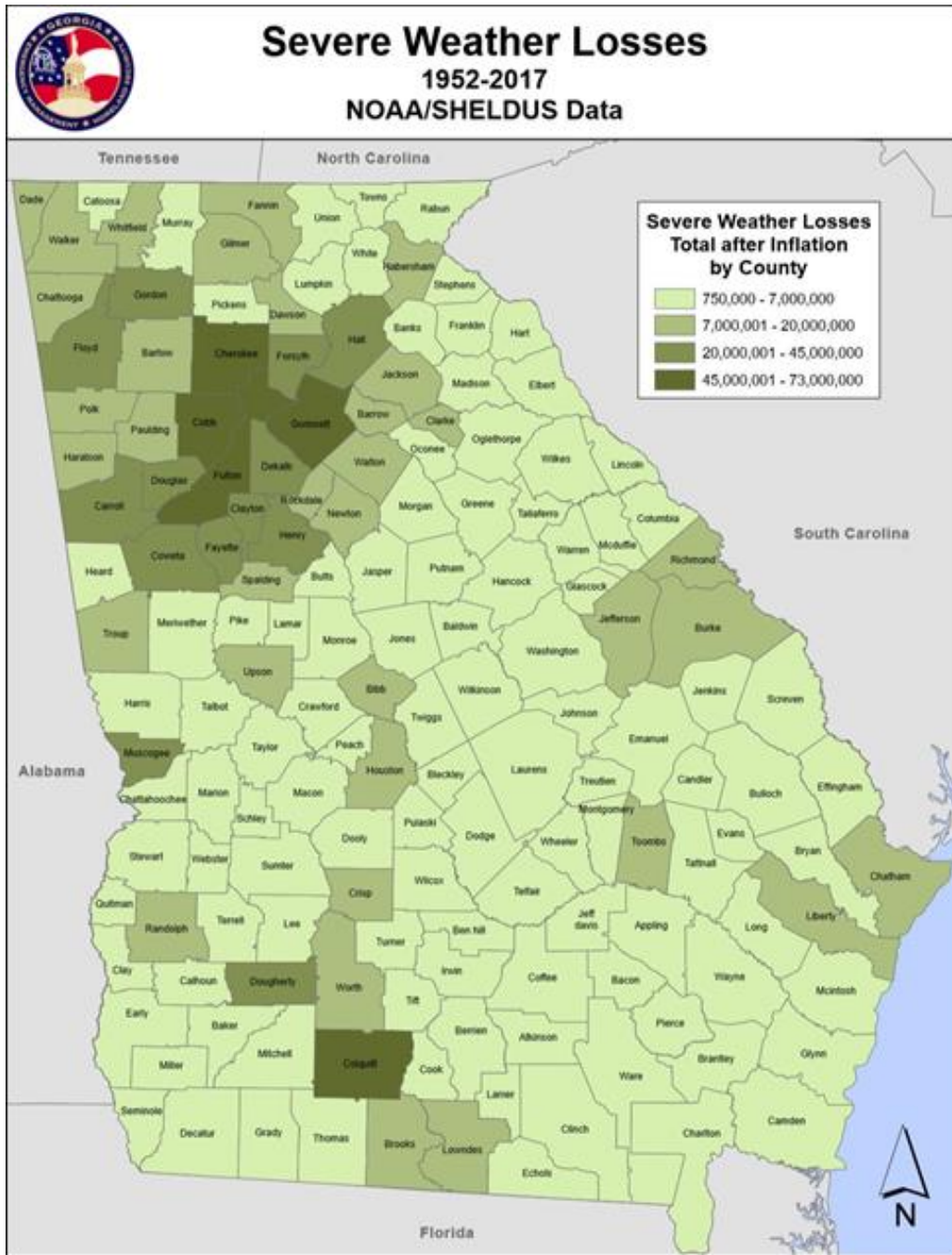
Source: 2019-2024 State of Georgia Hazard Mitigation Strategy and Enhanced Plan

Natural Hazard: Severe Thunderstorm



Source: 2019-2024 State of Georgia Hazard Mitigation Strategy and Enhanced Plan

Natural Hazard: Severe Thunderstorm



Source: 2019-2024 State of Georgia Hazard Mitigation Strategy and Enhanced Plan

Natural Hazard: Severe Thunderstorm

<i>Municipality</i>	<i># of Thunderstorms</i>	<i>Annual Risk</i>
<i>BRASELTON*</i>	11	44%
<i>BUFORD**</i>	31	100%
<i>CLERMONT</i>	13	52%
<i>FLOWERY BRANCH</i>	32	100%
<i>GAINESVILLE</i>	54	100%
<i>GILLSVILLE</i>	3	12%
<i>LULA</i>	12	48%
<i>OAKWOOD</i>	12	48%

This Table identifies the number of Thunderstorms for municipalities over the last 25 years

** Utilizing Jackson County data*

*** Utilizing Gwinnett County data*

Assets Exposed to the Hazard

In evaluating assets that are susceptible to severe thunderstorms, the Hall County HMPC determined that all public and private property is at threat by severe thunderstorms, including all critical facilities. This is due to the lack of spatially prejudice of severe thunderstorm events.

Estimated Potential Losses

Estimates of damage for the past events of the last 50 years are over \$17.4 million, or \$348,180 annually. However, all estimated damages reported have occurred over the last 27 years. When extrapolated over 27 years, the annual average nearly doubles to \$644,708. These numbers are thought to be a gross underestimation of actual past damages.

Land Use & Development Trends

Hall County currently has no land use trends related to Thunderstorms beyond continued population growth – particularly around the City of Gainesville, in areas near the Gwinnett County line, and around Lake Lanier.

Multi-Jurisdictional Considerations

Thunderstorm events have occurred across all areas of Hall County. However, property damage numbers would be highest in more heavily populated areas due to greater population density. Thunderstorms have the potential to impact all areas of Hall County.

Natural Hazard: Severe Thunderstorm

Hazard Summary

Thunderstorm events pose one of the greatest threats of property damage, injuries, and loss of life in Hall County. Thunderstorm events are the most frequently occurring weather event that threatens Hall County. As a result, the Hall County HMPC recommends that the mitigation measures identified in this plan for thunderstorms should be aggressively pursued due to the frequency of this hazard and the ability for this hazard to affect any part of Hall County.

Thunderstorm Events Since 2017 in Hall County

<u>Location</u>	<u>County/Zone</u>	<u>St.</u>	<u>Date</u>	<u>Time</u>	<u>Type</u>	<u>Mag</u>	<u>Dth</u>	<u>Inj</u>	<u>PrD</u>	<u>CrD</u>
Totals:							0	0	2.621M	0.00K
GNESVILLE COTTON MIL	HALL CO.	GA	07/05/2017	16:45	Thunderstorm Wind	45 kts. EG	0	0	1.00K	0.00K
(GVL)GAINESVILLE MEM	HALL CO.	GA	07/06/2017	13:24	Thunderstorm Wind	52 kts. MG	0	0	0.00K	0.00K
MURRAYVILLE	HALL CO.	GA	05/28/2018	21:10	Thunderstorm Wind	40 kts. EG	0	0	1.00K	0.00K
OAKWOOD	HALL CO.	GA	06/01/2018	15:10	Thunderstorm Wind	50 kts. EG	0	0	5.00K	0.00K
GNESVILLE COTTON MIL	HALL CO.	GA	06/01/2018	15:25	Thunderstorm Wind	50 kts. EG	0	0	25.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	06/10/2018	18:12	Thunderstorm Wind	60 kts. EG	0	0	30.00K	0.00K
CANDLER	HALL CO.	GA	06/11/2018	13:08	Lightning		0	0	2.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	06/11/2018	14:30	Lightning		0	0	2.00K	0.00K
LULA	HALL CO.	GA	06/25/2018	16:15	Thunderstorm Wind	45 kts. EG	0	0	2.00K	0.00K
NEW HOLLAND	HALL CO.	GA	07/21/2018	04:45	Thunderstorm Wind	50 kts. EG	0	0	4.00K	0.00K
LAKE SIDNEY LANIER	HALL CO.	GA	08/12/2018	13:45	Thunderstorm Wind	60 kts. EG	0	0	50.00K	0.00K
WHITE SULPHUR	HALL CO.	GA	03/01/2019	16:04	Thunderstorm Wind	60 kts. EG	0	0	25.00K	0.00K
NEW HOLLAND	HALL CO.	GA	04/14/2019	12:35	Thunderstorm Wind	45 kts. EG	0	0	1.00K	0.00K
YONAH	HALL CO.	GA	04/19/2019	04:54	Thunderstorm Wind	55 kts. EG	0	0	50.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	06/22/2019	00:40	Thunderstorm Wind	50 kts. EG	0	0	25.00K	0.00K
WHITE SULPHUR	HALL CO.	GA	08/14/2019	15:00	Thunderstorm Wind	45 kts. EG	0	0	1.00K	0.00K
NEW HOLLAND	HALL CO.	GA	10/31/2019	12:27	Thunderstorm Wind	45 kts. EG	0	0	50.00K	0.00K
BLACKSHEAR PLACE	HALL CO.	GA	01/11/2020	05:50	Thunderstorm Wind	55 kts. EG	0	0	300.00K	0.00K

BROOKTON	HALL CO.	GA	04/13/2020	01:30	Thunderstorm Wind	50 kts. EG	0	0	25.00K	0.00K
MURRAYVILLE	HALL CO.	GA	05/05/2020	17:56	Hail	1.00 in.	0	0	0.00K	0.00K
CHESTNUT MOUNTAIN	HALL CO.	GA	05/22/2020	12:22	Thunderstorm Wind	50 kts. EG	0	0	5.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	07/22/2020	18:05	Thunderstorm Wind	55 kts. MG	0	0	0.00K	0.00K
CANDLER	HALL CO.	GA	07/27/2020	17:45	Lightning		0	0	2.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	08/03/2020	13:30	Thunderstorm Wind	62 kts. EG	0	0	200.00K	0.00K
MURRAYVILLE	HALL CO.	GA	04/24/2021	18:25	Hail	1.75 in.	0	0	1.800M	0.00K
CLERMONT	HALL CO.	GA	04/24/2021	18:42	Hail	1.00 in.	0	0	0.00K	0.00K
BELLTON	HALL CO.	GA	05/04/2021	12:53	Thunderstorm Wind	55 kts. EG	0	0	15.00K	0.00K

Natural Hazard: Winter Storm*Hazard Description*

Severe winter storms bring the threat of ice and snow. There are many types of frozen precipitation that could create a severe winter weather event. Freezing rain consists of super cooled falling liquid precipitation freezing on contact with the surface when temperatures are below freezing. This results in an ice glazing on exposed surfaces including buildings, roads, and power lines. Sleet is easily discernable from freezing rain in that the precipitation freezes before hitting the surface. Often this sleet bounces when hitting a surface and does not adhere to the surface. However, sleet can compound into enough depths to pose some threat to motorists and pedestrians.

A heavy accumulation of ice, which is often accompanied by high winds, can devastate infrastructure and vegetation. Destructiveness in the southern states is often amplified due to the lack of preparedness and response measures. Also, the infrastructure was not designed to withstand certain severe weather conditions such as weight build-up from snow and ice. Often, sidewalks and streets become extremely dangerous to pedestrians and motorists. Primary industries, such as farming and fishing, suffer losses through winter seasons that produce extreme temperatures and precipitation.

Within Georgia, the impacts of winter storms are often contained within the northern part of the State. However, events like the 1993 “storm of the century” illustrated the vast impacts that one storm can have on the entire state. The winter storms with the greatest impacts on Georgia are the result of coastal storms coming up from the Gulf of Mexico, including the winter storms in 1973 and 1993. The 1973 storm produced snowfalls of up to 19 inches in parts of Central Georgia including the City of Thomaston in Upson County. Also, a major ice storm occurred in 2014, bringing up to 1 inch of ice to the eastern portion of the State near Augusta.

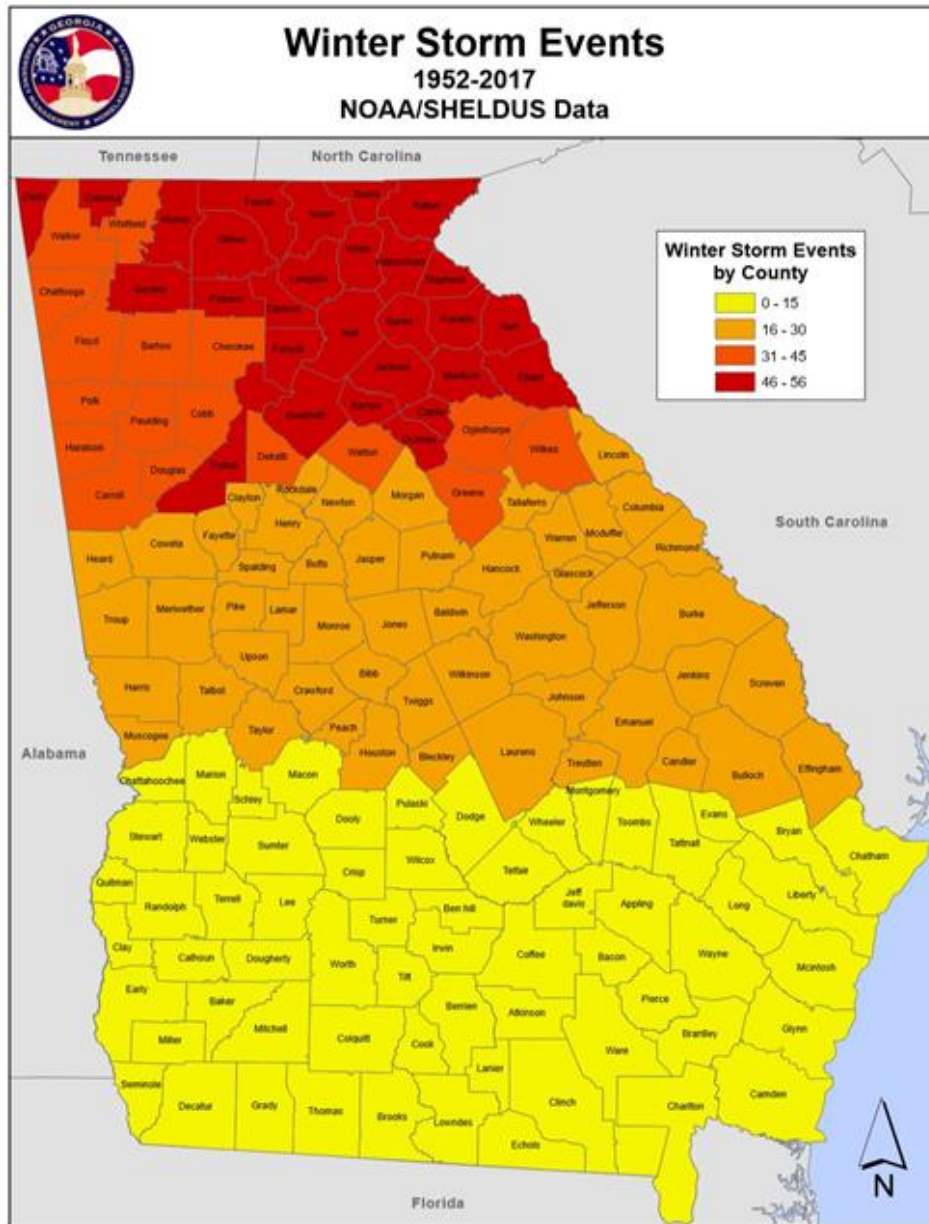
Severe winter weather exhibits seasonal qualities in that most occur within the months of January to March, with the highest probability of occurrence in February. The rate of onset and duration varies from storm to storm, depending on the weather system driving the storm. Severe winter weather rarely frequents the State of Georgia. However, the impacts of the storms substantiate severe winter weather’s inclusion in the risk assessment.

Hazard Profile

While winter storms are not as frequent of an occurrence in Hall County as they are in areas in the Northern US, they still have the potential to wreak havoc on the community when they do occur. Winter storms in Hall County typically cause drastic damage to infrastructure, such as roads, power lines, and bridges.

Natural Hazard: **Winter Storm**

They also can cause damage to private property, businesses, and trees throughout the county. Due to the county’s elevation changes, some highways have steep grades that can become dangerous during icy conditions. The large number of trees in Hall County can also become a hazard when the tree limbs become weighed down with snow and ice and begin to break and fall to the ground, potentially damaging private property, public property, or injuring people and animals.

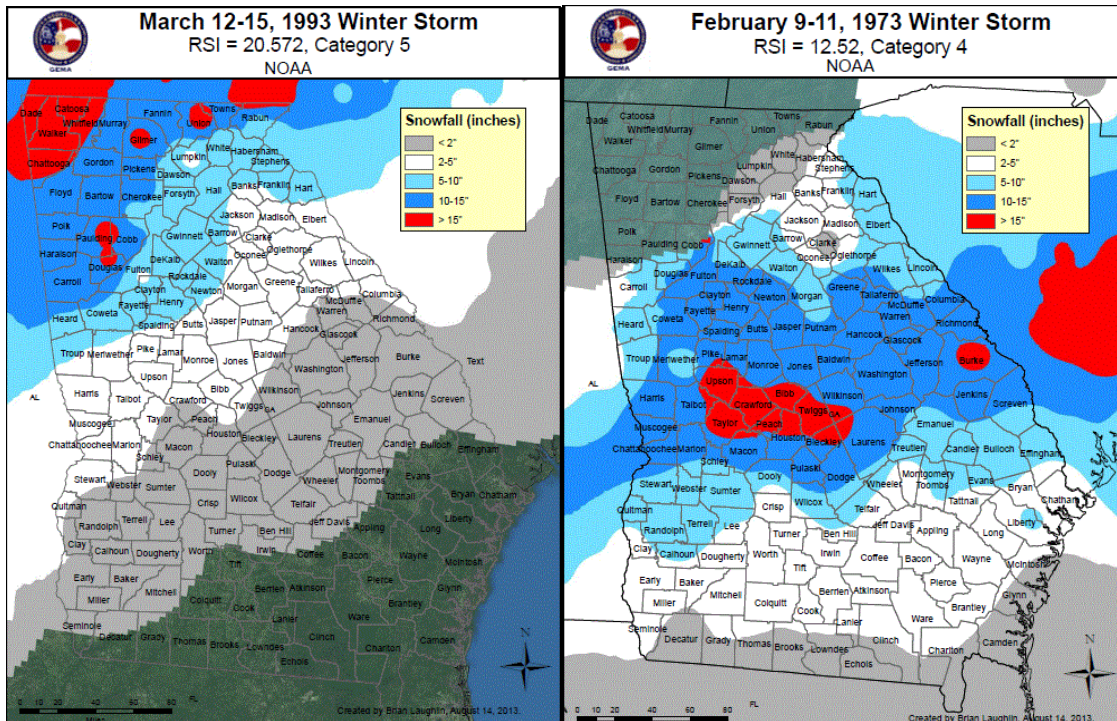


Source: 2019-2024 State of Georgia Hazard Mitigation Strategy and Enhanced Plan

Natural Hazard: Winter Storm

During the past twenty-five years, documentation exists for 47 winter storm events in Hall County. No consolidated data can be located prior to this timeframe. On average, Hall County has averaged 1.88 winter storms a year. All winter storm data has been gathered on a countywide basis. For additional historical data, please see Appendix D. All winter storm hazard data included for Hall County is limited to countywide data and is not broken down by jurisdiction.

Individual events of Winter Weather can be drastically different depending on many factors, including the duration of the event, the type of precipitation involved, and the depth of the precipitation. Winter Storm events can be a light dusting of snow, ¼ inch of ice, or over a foot of snow. Other factors, such as wind, can influence the strength of these events, as happened with wind-blown snow during the March 1993 Winter Storm event. During this event, over 10 inches of snow was reported in some areas of Hall County. All areas received at least 5 inches of snow.

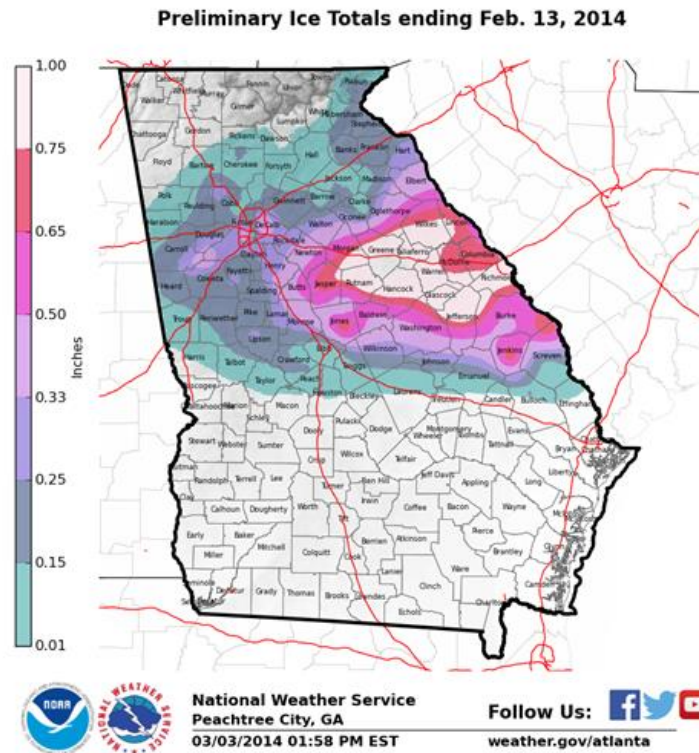


Source: 2014 State of Georgia Hazard Mitigation Strategy (most up-to-date version)

Ice events are another type of winter storm that has impacted Hall County in the past. These types of winter storms can be particularly crippling due to the increased threat of tree falls related to the weight of accumulated ice and subsequent

Natural Hazard: Winter Storm

utility infrastructure failure. The 2014 Ice Storm produced significant ice accumulations over much of North Central Georgia, including Hall County. While areas farther east, such as Augusta, saw the greatest impacts, Hall County had ice accumulations between 0.01 and 0.15 inches. This storm led to widespread power outages with some residents without power for over two days.



Source: 2019-2024 State of Georgia Hazard Mitigation Strategy and Enhanced Plan

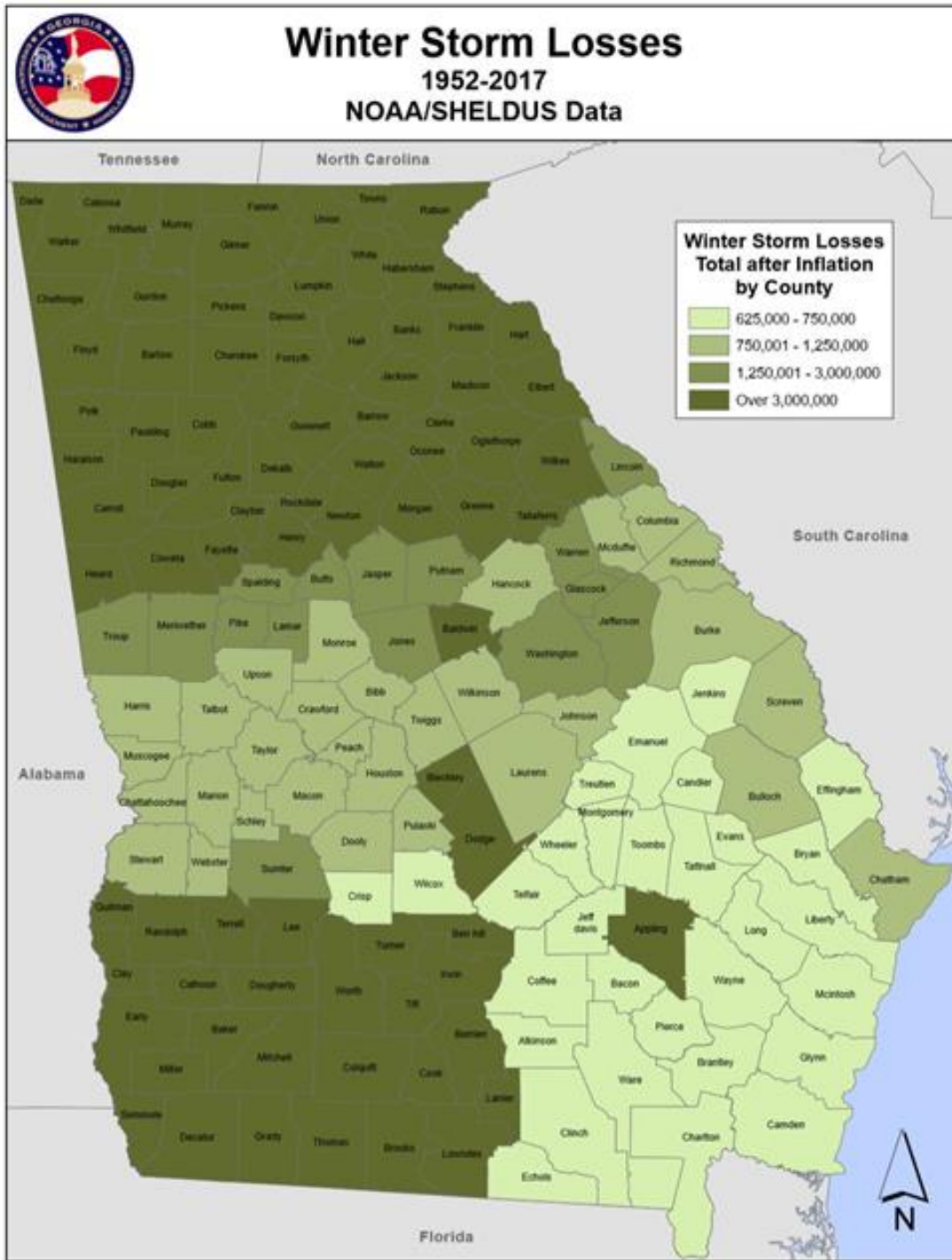
Assets Exposed to the Hazard

Since winter storms are indiscriminate regarding location, the Hall County HMPC determined that all public and private property, including all critical infrastructure, are susceptible to impacts from winter storms.

Estimated Potential Losses

Total estimated losses for winter storm events of the last 50 years indicate a total of over \$1.5 million in losses. Extrapolated over 50 years, this averages out to \$30,420 per year. However, all the documented winter storms with loss information have occurred over the last 24 years. As such, the average loss per year for the last 24 years is \$63,375 per year. It is estimated that these numbers are a gross underestimation of the impact of past winter storms and caution is expressed when using these figures to make loss determinations for winter storms in Hall County.

Natural Hazard: Winter Storm



Source: 2019-2024 State of Georgia Hazard Mitigation Strategy and Enhanced Plan

Natural Hazard: Winter Storm

Land Use & Development Trends

Hall County currently has no land use trends related to Winter Storms beyond continued population growth – particularly around the City of Gainesville, in areas near the Gwinnett County line, and around Lake Lanier.

Multi-Jurisdictional Considerations

All portions of Hall County could potentially be impacted by a winter storm, including freezing rain, sleet, and snow. Therefore, all mitigation actions identified regarding winter storms should be pursued on a countywide basis and including all municipalities.

Hazard Summary

Winter storms, which can include freezing rain, sleet, or snow, typically afford communities some advance warning, which is different from many other severe weather phenomena. The National Weather Service issues winter storm watches, advisories, and warnings as much as a day before the storm’s impacts begin. Unfortunately, communities in the Southern United States are not equipped to handle winter storms due to their relative infrequent nature. Oftentimes, communities can face severe impact from these storms. The Hall County HMPC recognizes the potential threats winter storms could have on the community and have identified specific mitigation actions as a result.

Winter Storm Events since 2017 in Hall County

<u>Location</u>	<u>County/Zone</u>	<u>St.</u>	<u>Date</u>	<u>Time</u>	<u>T.Z.</u>	<u>Type</u>	<u>Mag</u>	<u>Dth</u>	<u>Inj</u>	<u>PrD</u>	<u>CrD</u>
Totals:								0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	12/08/2017	16:00	EST-5	Winter Storm		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	01/16/2018	18:00	EST-5	Winter Weather		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	02/04/2018	04:00	EST-5	Winter Weather		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	02/08/2020	09:00	EST-5	Winter Storm		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	02/06/2021	16:00	EST-5	Winter Storm		0	0	0.00K	0.00K

Natural Hazard: Flooding

Requirement §201.6(c)(2)(ii)

Requirement §201.6(c)(3)(ii)

Hazard Description

Flooding is a temporary overflow of water on normally dry lands adjacent to the source of water, such as a river, stream, or lake. The causes of flooding include mass sources of precipitation, such as tropical cyclones, frontal systems, and isolated thunderstorms combined with other environmental variables, such as changes to the physical environment, topography, ground saturation, soil types, basin size, drainage patterns, and vegetative cover. Adverse impacts may include structural damages, temporary backwater effects in sewers and drainage systems, death of livestock, agricultural crop loss, loss of egress and access to critical facilities due to roads being washed-out or over-topped and unsanitary conditions by deposition of materials during recession of the floodwaters.

Floods are loosely classified as either coastal or riverine. Coastal flooding occurs when normally dry, low-lying land is flooded by sea water. Coastal flooding is usually associated with tropical cyclones in Georgia. Riverine flooding occurs from inland water bodies such as streams and rivers. Riverine flooding is often classified based on rate of onset. The first is slow to build, peak, and recede, often allowing enough time for evacuations. The other type of riverine flood is referred to as a “flash” flood, which rapidly peaks and recedes, thus giving insufficient time for evacuations. Flash floods are typically considered the most dangerous of these types.

On a broad scale, flooding can occur around any body of water or low-lying surface given enough precipitation or snowmelt. The spatial extent of the flooding event depends on the amount of water overflow but can usually be mapped because of existing floodplains (areas already prone to flooding).

Flooding in Georgia is highly dependent on precipitation amounts and is highly variable. Certain seasons are more prone to flooding to a greater likelihood of excessive precipitation. Typically, the wet seasons are during the winter, early spring, and midsummer. Late spring and fall are usually drier seasons.

Hazard Profile

The Hall County HMPC researched flooding information for the last fifty years. The main sources of information used by the Hall County HMPC came from the National Climatic Data Center, the Hall County Emergency Operations Plan, and news media sources. It was determined that flooding has caused significant damage on many occasions over the last 25 years.

One significant flooding event that affected Hall County occurred in 2013. This event caused over \$1 million in reported damages according to the National Climatic Data

Natural Hazard: Flooding

Center. Trudy Drive was completely washed out for 50-75 feet by a drainage branch that flows into Lake Lanier. Several other roads were closed and/or damaged by flood waters, including Atlanta Highway, McEver Road, Stephens Road, Flowery Way, Spring Street, and Cove Creek Road. The Flowery Branch area was the most impacted area from this event.

While data was collected for the entire 50-year timeframe, little information was available regarding flood events over that period, possibly due to poor record keeping. There are 16 documented flood events over the last 50 years. Based on the 50-year record, it can be inferred that such an event is likely to occur every 3.1 years in Hall County. This relates to a 32% chance of a flood event occurring in a given year. However, all identified flood events have occurred over the last 24 years. When extrapolated over 24 years, Hall County has averaged a flood every 1.5 and has a 66.7% annual chance of a flood event occurring.

<i>Municipality</i>	<i># of Flood Events</i>	<i>Annual Risk</i>
<i>BRASELTON*</i>	0	0%
<i>BUFORD**</i>	1	4%
<i>FLOWERY BRANCH</i>	6	24%
<i>GAINESVILLE</i>	5	20%
<i>GILLSVILLE</i>	3	12%
<i>LULA</i>	3	12%
<i>OAKWOOD</i>	2	8%
<i>CLERMONT</i>	3	12%
<i>UNINCORPORATED/ COUNTYWIDE</i>	7	28%

The above information is for the last 25 years

** Utilized data from Barrow and Jackson Counties*

***Utilized data from Gwinnett County*

Flood events within Hall County are typically associated with areas of special flood hazard as identified on the Flood Insurance Rate Maps (FIRMs) published by FEMA. Relatively little information is available regarding flooding damage estimates. However, with each flooding event, it is likely that significant costs arose related to road repair, infrastructure repair, and public safety response operations. Most of the flood damage in Hall County's history appears to be related to roads and culverts washing out because of flood waters. All flooding hazard data included for Hall County is limited to countywide data and is not broken down by jurisdiction.

Natural Hazard: Flooding

There are no active flood gages in Hall County.

The City of Gainesville has several areas that could see direct flood impacts during a 100-year flood event. Most of these areas are near waterways that flow into Lake Lanier. Homes and businesses on Norton Road, Kenwood Drive, Pearl Nix Parkway (near Dorsey Street), Davis Street, Industrial Blvd, Atlanta Highway, (near McConnell Drive), Highland Terrace, Allied Drive, and Hilton could see up to 6 inches of water in a 100-year flood event. The most devastating effect of a 100-year flood event on Gainesville would be the potential for the city to be cut off from areas to the West due to rising waters on and around Lake Lanier.

For the Hall County portions of the City of Braselton, most flooding is limited to periphery areas of the jurisdiction near Sherwood Creek. Four homes on Democracy Drive could see up to four inches of water during a 100-year (1% annual risk) flood event. Four homes on Mayors Way could be inundated with up to 18 inches of water in a 100-year (1% annual risk) flood event. Mulberry Creek could also impact homes in Braselton during a 100-year (1% annual risk) flood event. This includes approximately 30 homes in the area of Stonebridge Cover, Brookshire Court, and Lexington Way. These homes could be inundated with up to 2 feet of water with Stonebridge Cover the most at risk.

For the Hall County portions of the City of Buford, little direct impact is expected from a 100-year (1% annual risk) flood event. No homes or businesses in this area are in the flood plain. The most impacted area would be subdivisions off of Frazer Road, which could be cut off by Big Creek blocking Frazer Road near Gainesville Highway.

In the City of Flowery Branch, several areas could see direct impacts from a 100-year (1% annual risk) flood event. One of the most impacted areas would be a mobile home park on Lights Ferry Road. This mobile home park could see approximate 15 homes inundated with flood waters originating from overflow areas of Lake Lanier. These homes could be inundated with up to 1 foot of water. This area is also at significantly higher risk of impact due to larger portion of vulnerable populations living in this area. Other areas of Flowery Branch that could see impacts include homes on Mulberry Street and East Main Street, which could see homes inundated with up to 18 inches of water from the city's namesake – Flowery Branch.

In the City of Gillsville, little to no direct impacts from flooding are expected beyond the potential flooding of low-lying areas in a flash flood event. Candler Creek, however, would cut the City of Gillsville off from the rest of Hall County at Highway 52 near the Highway 323 intersection.

The City of Lula also does not anticipate any direct impacts from a flooding event beyond the potential flooding of low-lying areas in a flash flood event.

Natural Hazard: **Flooding**

The Town of Clermont would also likely see no direct impacts from a flooding event beyond the potential flooding of low-lying areas. However, it would likely be cut off from the City of Gainesville by the flooding of Georgia Highway 11/US Highway 129 at the East Fork of the Little River near Green Circle.

The City of Oakwood could potentially see the flooding of homes and businesses on Oakwood Road, Old Flowery Branch Road, and Creekside Place from Balus Creek and its tributaries. Apartments on Balus Creek Road could be inundated by up to 4 inches of water in a 100-year (1% annual risk) flood event. Balus Creek also poses a threat to several buildings on Facilities Drive at Gainesville Campus of the University of North Georgia. Buildings on Facilities Drive could be inundated by up to 18 inches of water in a 100-year (1% annual risk) flood event.

For additional historical data, please see Appendix D.

Assets Exposed to the Hazard

To evaluate the assets that would potentially be impacted by flooding, the Hall County HMPC attempted to identify known structures within, or close to, the 100-year floodplain. There are approximately 569 buildings identified in the flood plain.

Estimated Potential Losses

The flooding events in Hall County over the last 50 years have led to over \$185,000 in damages. Extrapolated over 50 years, this results in an annual average of \$3,750 per year. However, all reported damages have occurred in the last 20 years. As a result, the average over the last 20 years is \$9,263 annually. These estimations are believed to be a gross underestimation of both prior and potential damages from flood events. Based upon the estimations from the Worksheet 3As located in Appendix E, a flood equivalent to the 1% riverine flood levels could result in estimated losses of more than \$34 million (569 buildings). However, it is possible that some areas may not experience total losses while others may be inundated with flood water who are not designated in the 1% riverine flood areas.

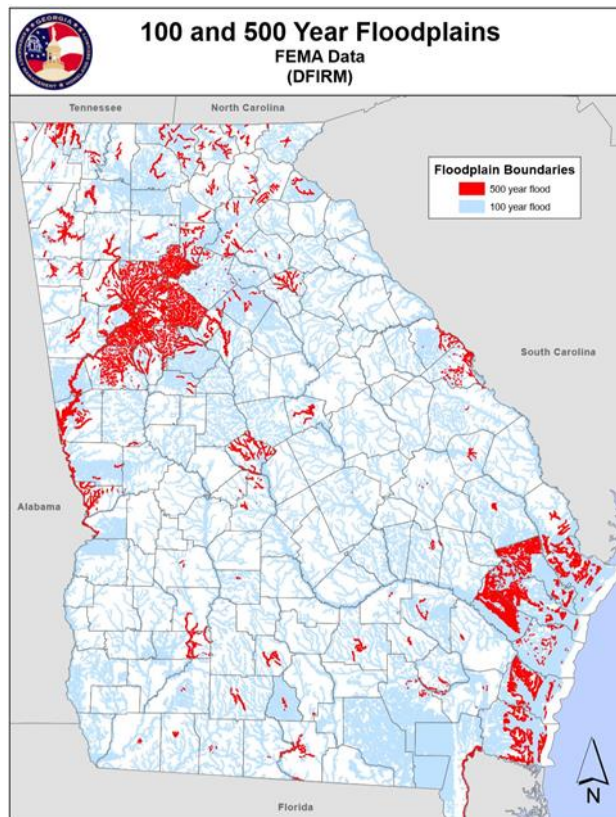
Land Use & Development Trends

Hall County participates in the National Flood Insurance Program (NFIP) and follows the program's guidelines to ensure future development is carried out in the best interests of the public. The County (CID No. 130466) first entered the NFIP on January 31, 1984. According to the NFIP guidelines, the County has executed a Flood Damage Prevention Ordinance. This ordinance attempts to minimize the loss of human life and health as well as minimize public and private property losses due to flooding. The ordinance requires

Natural Hazard: Flooding

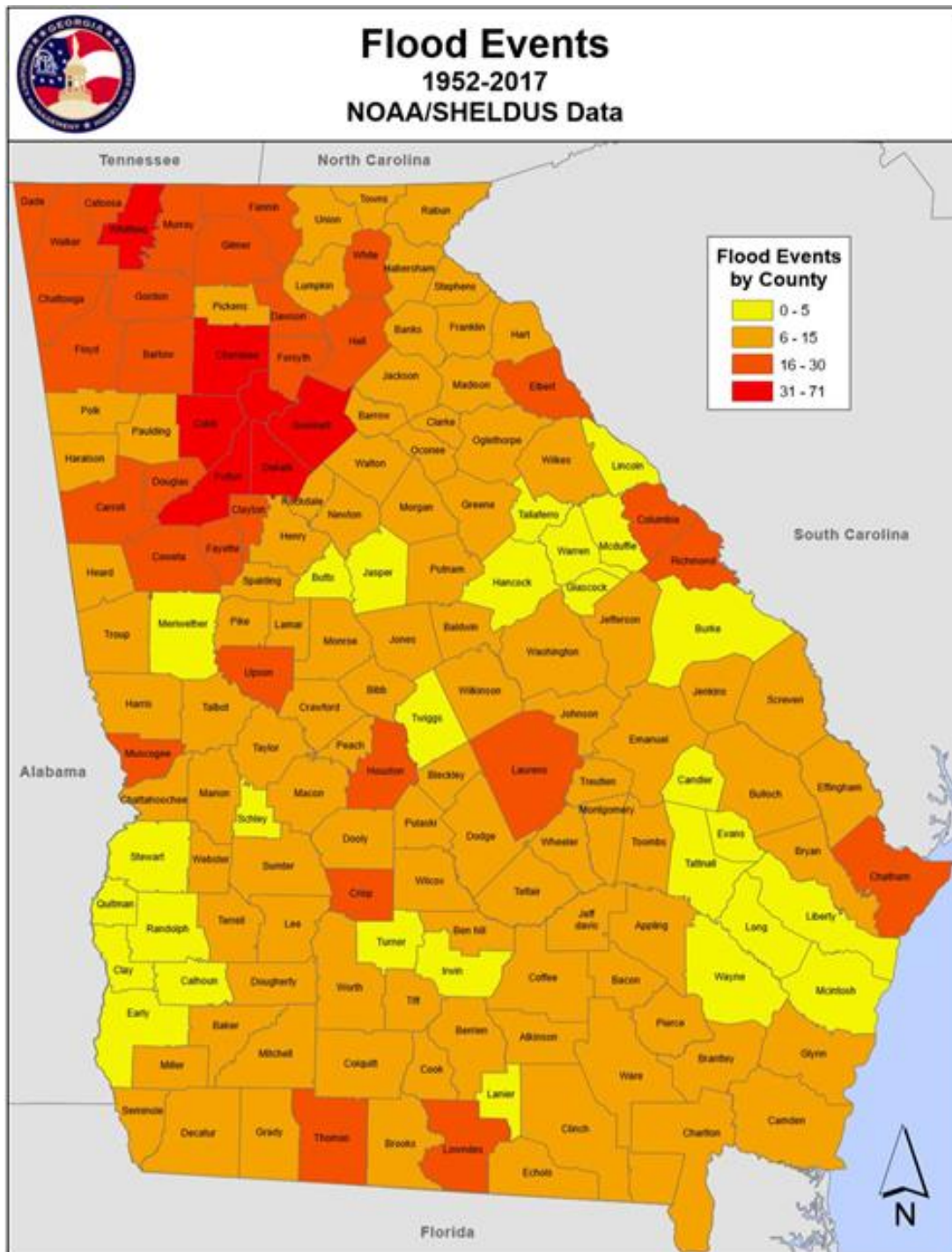
any potential flood damage be evaluated at the time of initial construction and that certain uses be restricted or prohibited based on this evaluation. The ordinance also requires that potential homebuyers be notified that a property is located in a flood area. In addition, all construction must adhere to the Georgia State Minimum Standard Codes and the International Building Codes. Currently, the Hall County municipalities of Braselton (CID No. 130343), Buford (130323), Clermont (130332), Flowery Branch (130333), Gainesville (130263), Lula (130562), and Oakwood (130334) also participate in NFIP through the application of appropriate NFIP-compliant ordinances and regulations. The City of Gillsville (130561) currently does not participate in NFIP, but is in the process of researching NFIP requirements in order to gain compliance in the future. There are no structures located within the floodplain in Gillsville. Since all floodplain areas in Gillsville are along Candler Creek and are agricultural fields and timberland, previous Gillsville government administrators have not adopted NFIP related ordinances.

There are three repetitive loss residential properties identified in Hall County. One of these properties is located in the City of Gainesville and has a reported loss total of \$3,651. Two of the repetitive loss residential properties are in unincorporated Hall County and have a reported loss total of \$36,779.



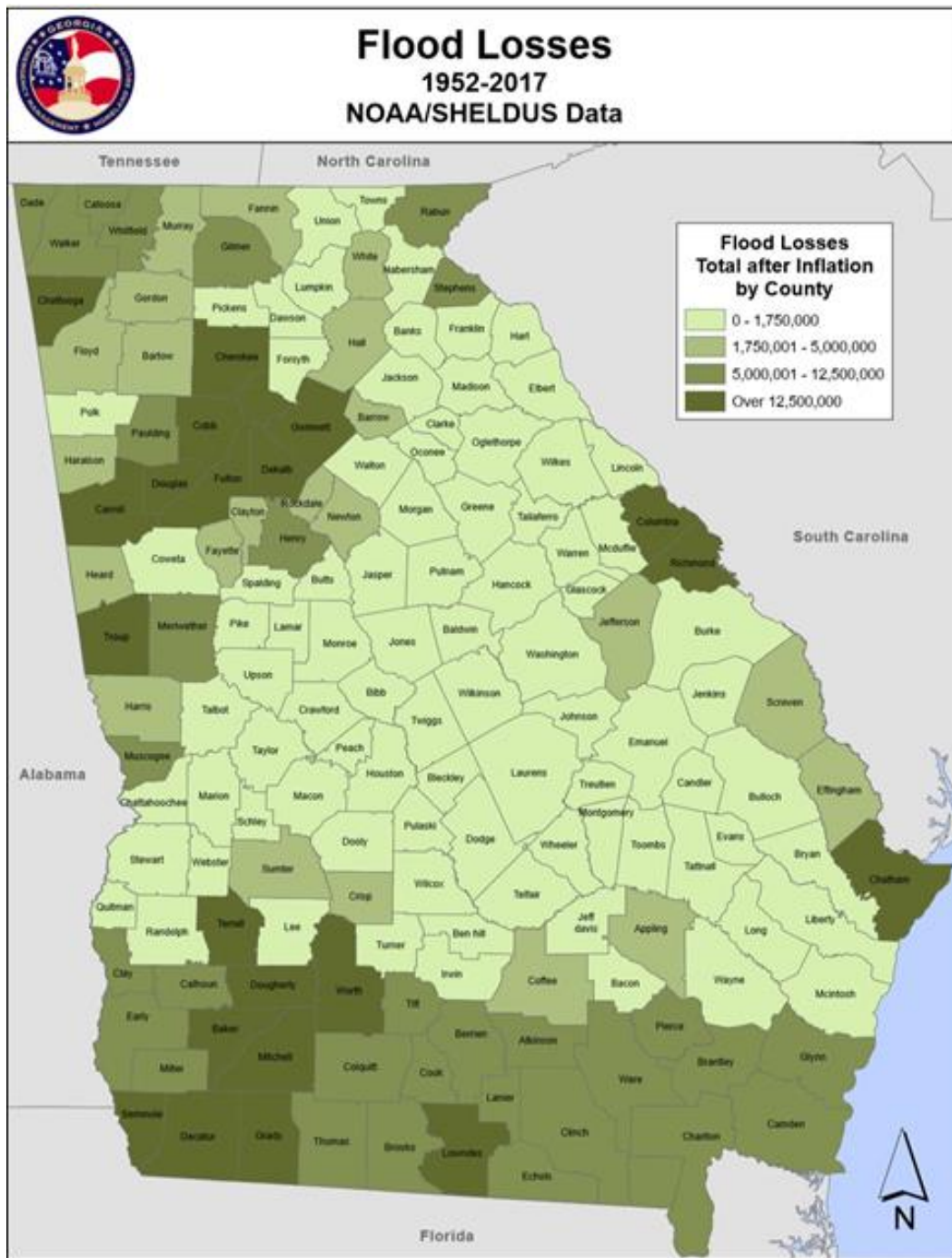
Source: 2019-2024 State of Georgia Hazard Mitigation Strategy and Enhanced Plan

Natural Hazard: **Flooding**



Source: 2019-2024 State of Georgia Hazard Mitigation Strategy and Enhanced Plan

Natural Hazard: **Flooding**



Source: 2019-2024 State of Georgia Hazard Mitigation Strategy and Enhanced Plan

Natural Hazard: **Flooding**

Multi-Jurisdictional Considerations

During a large-scale flood event, many portions of Hall County would potentially be impacted by flooding. However, the area's most prone to flooding have historically been those areas located within the 100-year floodplain – particularly those areas near Lake Lanier and its tributaries and distributaries. All of Hall County, including all municipalities, could potentially be impacted.

Hazard Summary

Flooding has the potential to inflict significant damage within Hall County, particularly those areas near Lake Lanier and its tributaries and distributaries. Mitigation of flood damage requires the community to be aware of flood-prone areas, including roads, bridges, and critical facilities. The Hall County HMPC identified flooding as a hazard requiring mitigation measures and identified specific goals, objectives, and action items they deemed necessary to lessen the impact of flooding for their communities.

Flood Events in Hall County since 2017

<u>Location</u>	<u>County/Zone</u>	<u>St.</u>	<u>Date</u>	<u>Time</u>	<u>T.Z.</u>	<u>Type</u>	<u>Mag</u>	<u>Dth</u>	<u>Inj</u>	<u>PrD</u>	<u>CrD</u>
Totals:								0	0	65.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	06/01/2018	00:25	EST-5	Flash Flood		0	0	10.00K	0.00K
WHITE SULPHUR	HALL CO.	GA	10/10/2020	23:10	EST-5	Flash Flood		0	0	10.00K	0.00K
YONAH	HALL CO.	GA	10/10/2020	23:15	EST-5	Flash Flood		0	0	15.00K	0.00K
LULA	HALL CO.	GA	10/10/2020	23:15	EST-5	Flash Flood		0	0	10.00K	0.00K
YONAH	HALL CO.	GA	10/10/2020	23:25	EST-5	Flash Flood		0	0	0.00K	0.00K
YONAH	HALL CO.	GA	10/10/2020	23:25	EST-5	Flash Flood		0	0	0.00K	0.00K
YONAH	HALL CO.	GA	10/10/2020	23:25	EST-5	Flash Flood		0	0	10.00K	0.00K
GILLSVILLE	HALL CO.	GA	10/10/2020	23:25	EST-5	Flash Flood		0	0	10.00K	0.00K

Natural Hazard: **Flooding**

Hall County



Natural Hazard: **Flooding**

Braselton



Buford



Natural Hazard: **Flooding**

Clermont



Gillsville



Natural Hazard: **Flooding**

Flowery Branch, Gainesville, and Oakwood



Natural Hazard: Flooding**Lula**

*Note: All "light blue" shaded areas indicate the extent of the 100-year (or 1% annual) flood risk
All Flood Maps are from the Georgia DFIRM Flood Map Program*

Natural Hazard: Tornado*Hazard Description*

A tornado is a violently rotating column of air (seen only when containing condensation, dust, or debris) that is in contact with the surface of the ground. Exceptionally large tornadoes may not exhibit the classic “funnel” shape, but may appear as a large, turbulent cloud near the ground or a large rain shaft. Destructive because of strong winds and windborne debris, tornadoes can topple buildings, roll mobile homes, uproot vegetation, and launch objects hundreds of yards.

Most significant tornadoes (excluding some weak tornadoes and waterspouts) stem from the right rear quadrant of large thunderstorm systems where the circulation develops between 15,000 and 30,000 feet. As circulation develops, a funnel cloud, a rotating air column aloft, or tornado descends to the surface. These tornadoes are typically stronger and longer-lived. The weaker, shorter-lived tornadoes can develop along the leading edge of a singular thunderstorm. Although tornadoes can occur in most locations, most of the tornado activity in the United States in the Midwest and Southeast. Tornadoes can occur anywhere within the State of Georgia.

In terms of the continuum of area of impact for hazard events, tornadoes are fairly isolated. Typically ranging from a few hundred feet to one or two miles across, tornadoes affect far less area than larger meteorological events such as tropical cyclones, winter storms and severe weather events. An exact season does not exist for tornadoes. However, most occur between early spring to mid-summer (February-June). The rate of onset of tornado events is rapid. Typically, the appearance of the first signs of the tornado is the descending funnel cloud. This sign may be only minutes from the peak of the event, giving those in danger minimal sheltering time. However, meteorological warning systems attempt to afford those in danger more time to shelter. The frequency of specific tornado intensities is undetermined because no pattern seems to exist in occurrence. Finally, the duration of tornado events ranges from the few minutes of impact on a certain location to the actual tornado lasting up to a few hours.

Tornadoes are measured after the occurrence using the subjective intensity measures. The Enhanced Fujita Scale describes the damage and then gives estimates of magnitude of peak 3-second gusts in miles per hour.

Hazard Profile

All areas within Hall County are vulnerable to the threat of a tornado. Due to the indiscriminate and unpredictable nature of tornadoes, there is no reliable method to determine where or when a tornado will strike. There have been 18 documented tornadoes in the last 50 years in Hall County.

Natural Hazard: **Tornado**

Based on the 50-year information available for Hall County, a tornado occurs every 2.8 years. On an annual basis, Hall County has a 36% chance of being impacted from a tornado event. When only the last twenty years are considered, the likelihood of a tornado affecting Hall County decreases to 25% (5 tornadoes since 2001).

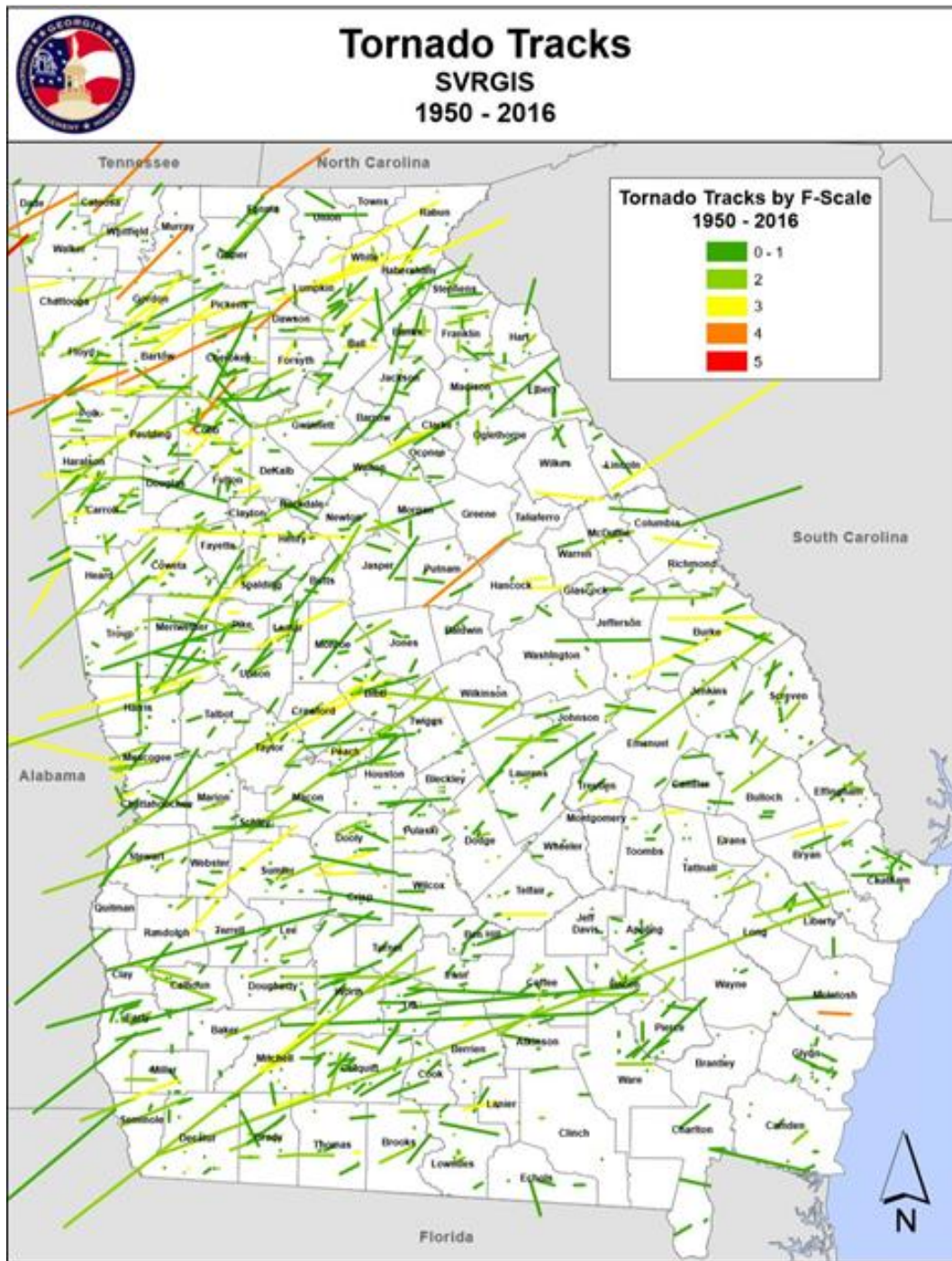
Enhanced Fujita Scale for Tornadoes

The Enhanced Fujita Scale (EF), introduced in 2007, provides estimates of tornado strength based on damage surveys. The original scale was developed by Dr. Theodore Fujita and implemented in 1971.

Wind Speed	EF Scale	Typical Damage
65-85 mph	0	Peels surface off some roofs, some damage to gutters or siding
86-110 mph	1	Roof severely stripped, mobile homes overturned or badly damaged, loss of exterior doors, windows and other glass broken
111-135 mph	2	Roofs torn off well-constructed homes; foundations of frame homes shifted; mobile homes completely destroyed
136-165 mph	3	Entire stories of well-constructed homes destroyed; severe damage to large buildings such as shopping malls
166-200 mph	4	Well-constructed houses and whole-frame homes completely leveled
200+ mph	5	Strong frame houses leveled off foundations and swept away; high-rise buildings have significant structural deformation

Source: International Code Council

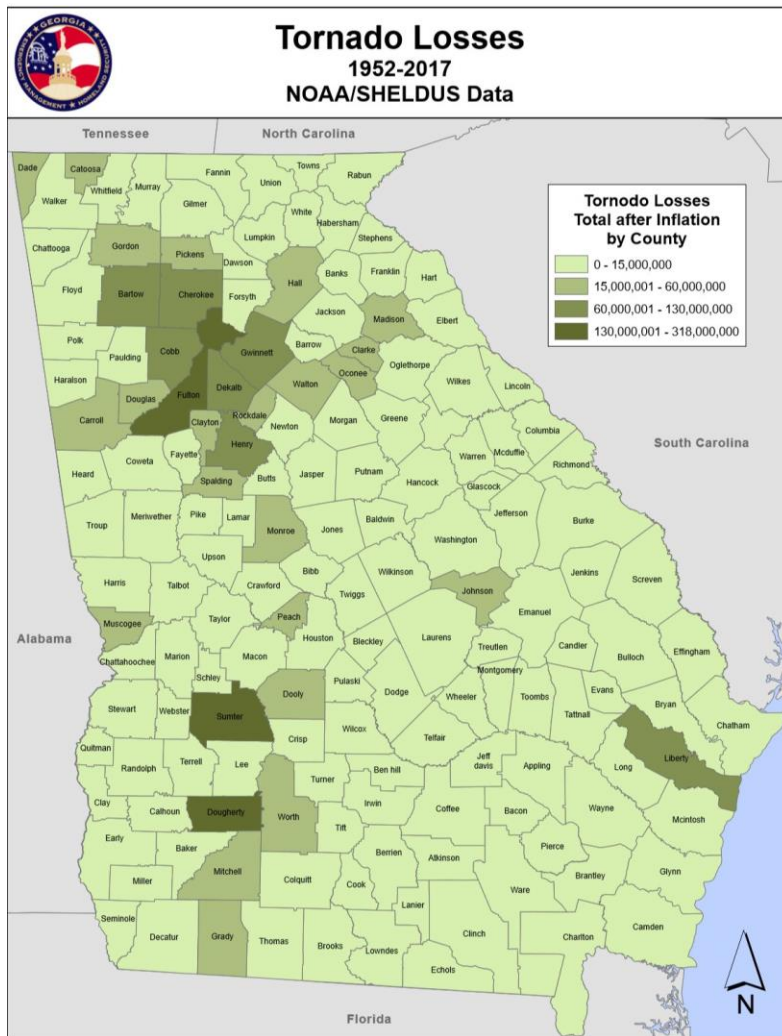
Natural Hazard: Tornado



Source: 2019-2024 State of Georgia Hazard Mitigation Strategy and Enhanced Plan

Natural Hazard: Tornado

Individual tornado events can cause extreme damage to an area. This holds true for Hall County, as well. The strongest and costliest documented tornado to impact Hall County was an F3 in 1998. This devastating storm caused damage in northern Hall County and into White County which totaled over \$20 million in damages. The storm was on the ground for 9 miles in Hall County. It caused significant damage to two schools – Lanier Elementary and North Hall High School. This storm killed 10 people and injured an additional 96 people. Hall County is historically home to one of the deadliest tornadoes in US History. In 1936, a large tornado killed 203 people, injured 1,600, and destroyed over 750 homes in the City of Gainesville. For additional historical data, please see Appendix D. All tornado hazard data included for Hall County is limited to countywide data and is not broken down by jurisdiction.



Source: 2019-2024 State of Georgia Hazard Mitigation Strategy and Enhanced Plan

Natural Hazard: Tornado

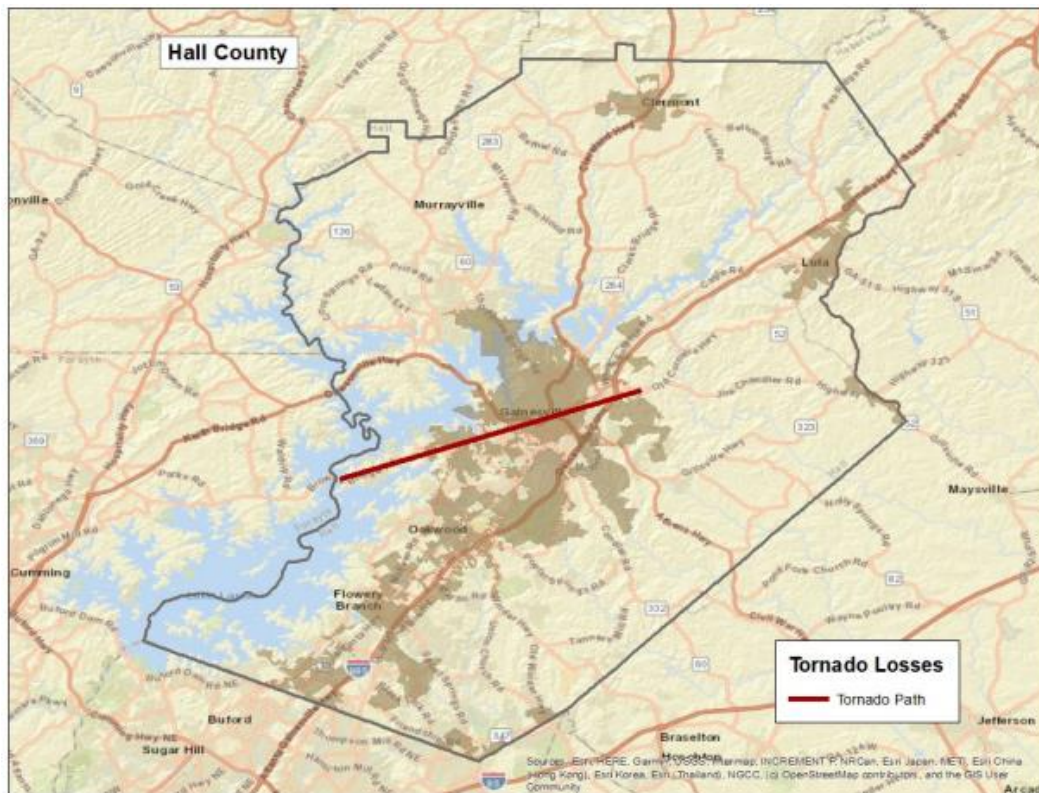
Assets Exposed to the Hazard

In evaluating assets that are susceptible to tornadoes, the Hall County HMPC determined that all public and private property is threatened by tornadoes, including all critical facilities. This is due to the lack of spatial prejudice of tornadoes.

Estimated Potential Losses

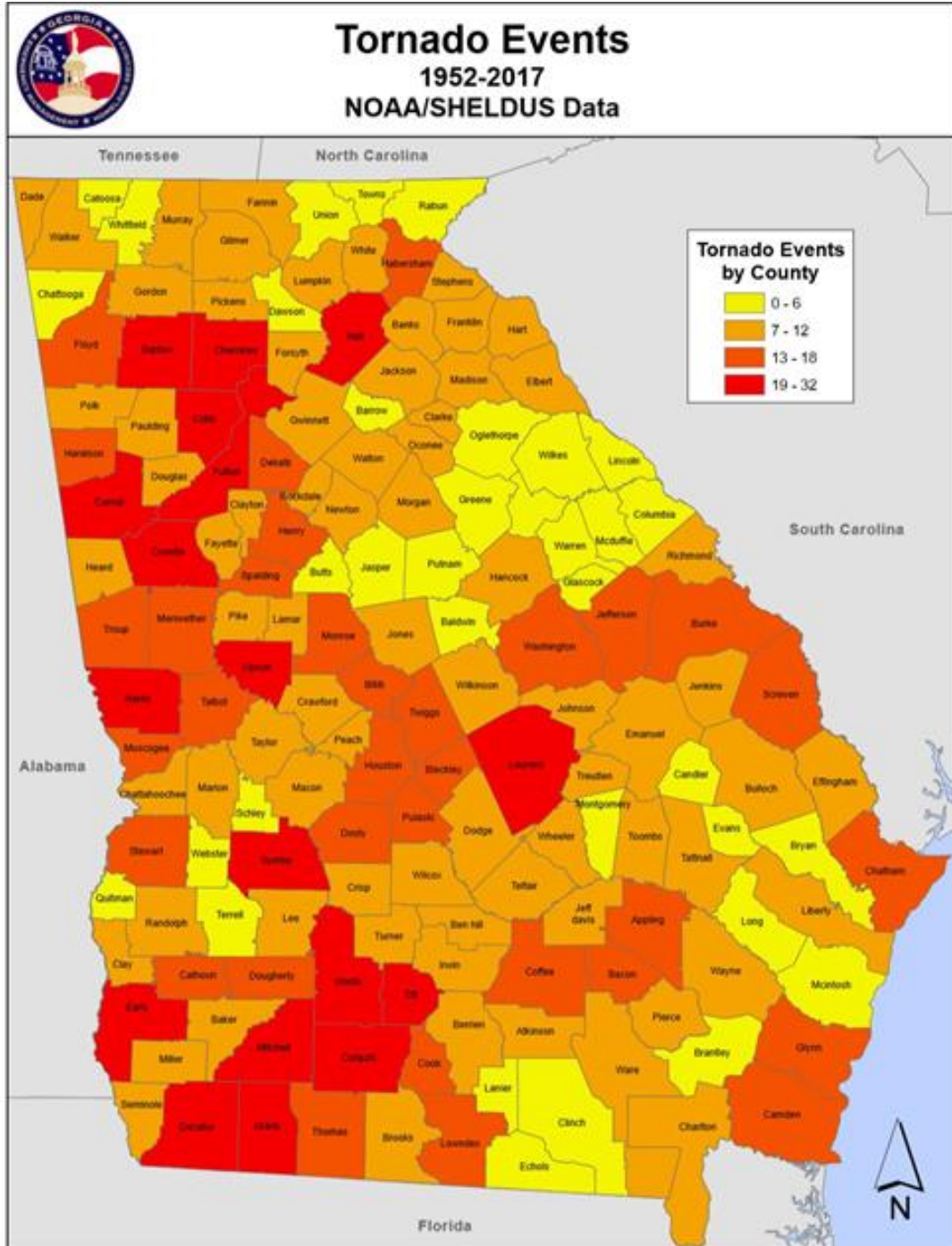
Estimates of damage for the past events of the last 50 years are over \$31 million, or \$626,620 annually. However, singular events can cause a significant impact in the amount of losses – such as the \$15 million in damages in Hall County caused by the 1998 tornado. Documented damage estimates for tornado events in Hall County have varied wildly depending on what was damaged.

Within the 2022 Hall County HAZUS report, a theoretical tornado path for an EF3 was identified that would inflict maximum damage. HAZUS estimated that this theoretical tornado would cause damage to approximately 2,052 buildings and result in losses more than \$161 million with the City of Gainesville suffering the greatest economic impacts.



Source: 2022 Hall County HAZUS Report

Natural Hazard: Tornado

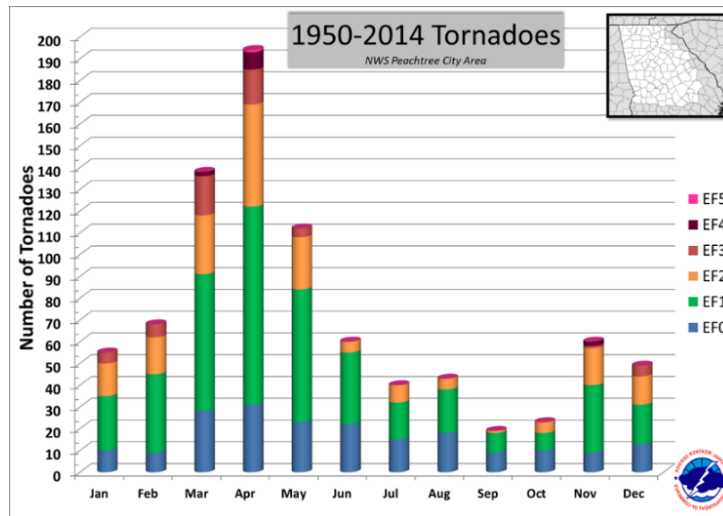


Source: 2019-2024 State of Georgia Hazard Mitigation Strategy and Enhanced Plan

Natural Hazard: **Tornado**

Land Use & Development Trends

Hall County main land use trend related to Tornadoes involves continued population growth – particularly around the City of Gainesville, areas near Gwinnett County, and areas around Lake Lanier.



Multi-Jurisdictional Considerations

All portions of Hall County could potentially be impacted by a tornado due to the indiscriminate nature of tornadic events. Therefore, all mitigation actions identified regarding tornadoes should be pursued on a countywide basis and included all municipalities.

Hazard Summary

Hall County remains at risk to potential damage from tornadoes, especially considering the average of one tornado every 2.8 years over the last 50 years. Should a tornado strike in densely populated areas of the county, significant damage or loss of life could occur. Due to the destructive power of tornadoes, it is essential that the mitigation measures identified in this plan regarding tornado activity receive full consideration.

Hall County Tornadoes since 2017

Location	County/Zone	St.	Date	Time	T.Z.	Type	Mag	Dth	Inj	PrD	CrD
BROOKTON	HALL CO.	GA	04/19/2019	04:50	EST-5	Tornado	EF1	0	0	75.00K	0.00K
ROBERTS XRDS	HALL CO.	GA	04/13/2020	01:49	EST-5	Tornado	EF0	0	0	10.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	12/30/2021	00:03	EST-5	Tornado	EF0	0	0	0.00K	0.00K

Natural Hazard: Drought*Hazard Description*

Drought is a normal, recurrent feature of climate consisting of a deficiency of precipitation over an extended period (usually a season or more). This deficiency results in a water shortage for some social or environmental sector. Drought should be judged relative to some long-term average condition of balance between precipitation and evapotranspiration in a particular area that is considered “normal.” Drought should not be viewed as only a natural hazard because the demand people place on water supply affects perceptions of drought conditions. From limited water supplies in urban areas to insufficient water for farmland, the impacts of drought are vast.

Droughts occur in virtually every climatic zone and on every continent. Because the impacts of drought conditions are largely dependent on the human activity in the area, the spatial extent of droughts can span a few counties to an entire country.

Temporal characteristics of droughts are drastically different from other hazards due to the possibility of extremely lengthy durations as well as a sluggish rate of onset. Drought conditions may endure for years or even decades. This factor implicates drought as having a high potential to cause devastation on a given area. The duration characteristic of droughts is so important that droughts are classified in terms of length of impact. Droughts lasting 1 to 3 months are considered short term, while droughts lasting 4 to 6 months are considered intermediate and droughts lasting longer than 6 months are long term. With the slow rate of onset, most populations have some inkling that drought conditions are increasingly present. However, barring drastic response measures, most only have to adapt to the changing environment.

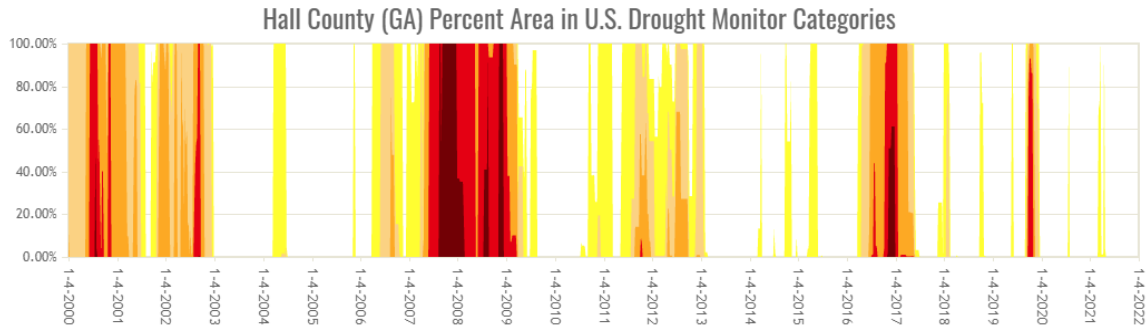
Seasonality has no general impact on droughts in terms of calendar seasons. However, “wet” and “dry” seasons obviously determine the severity of drought conditions. In other words, areas are less susceptible to drought conditions if the area is experiencing a wet season. The frequency of droughts is undetermined, because the hazard spans such a long period of time. However, climatologists track periods of high and low moisture content similarly to the tracking of cooling and warming periods.

Hazard Profile

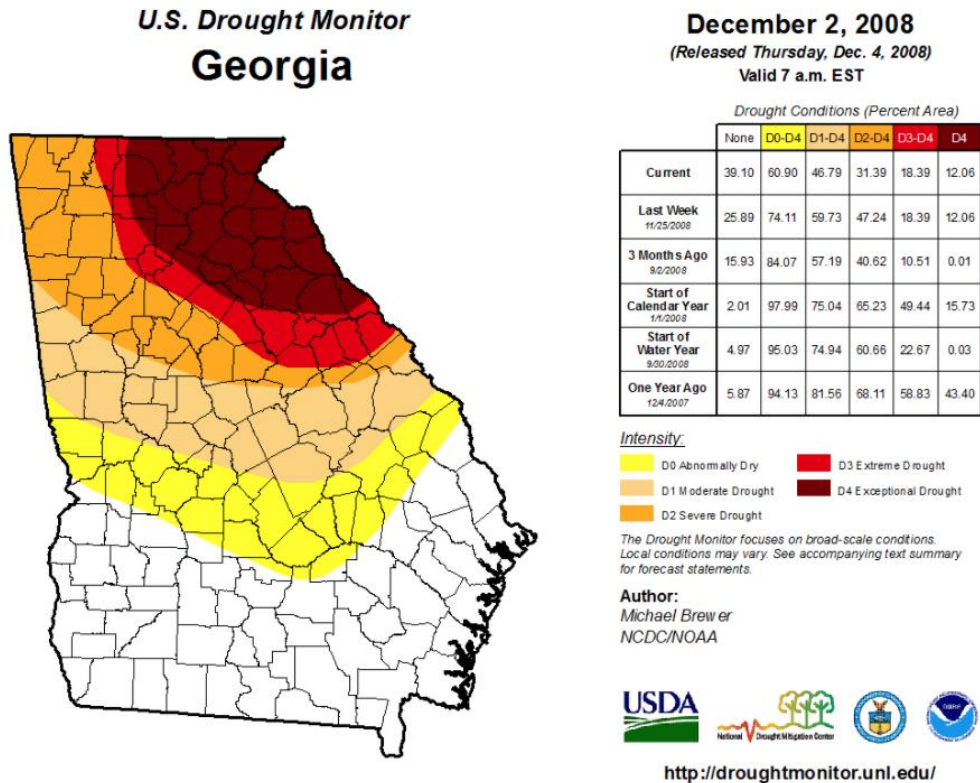
The Hall County HMPC reviewed data for the last 50 years regarding drought conditions. Historically, agricultural losses have accounted for the vast amount of losses related to drought conditions. Due to poor record keeping and the unpredictable nature of drought conditions, reliability of historical data for the last 50 years is low. Hall County has been impacted by 8 drought events in the last 20 years, according to data from the United States Drought Monitor. This amounts to a 40% chance of a drought for a given year over the last 20 years. The economic impact of these droughts, including crop damage, is not available.

Natural Hazard: Drought

All drought hazard data included for Hall County is limited to countywide data and is not broken down by jurisdiction.

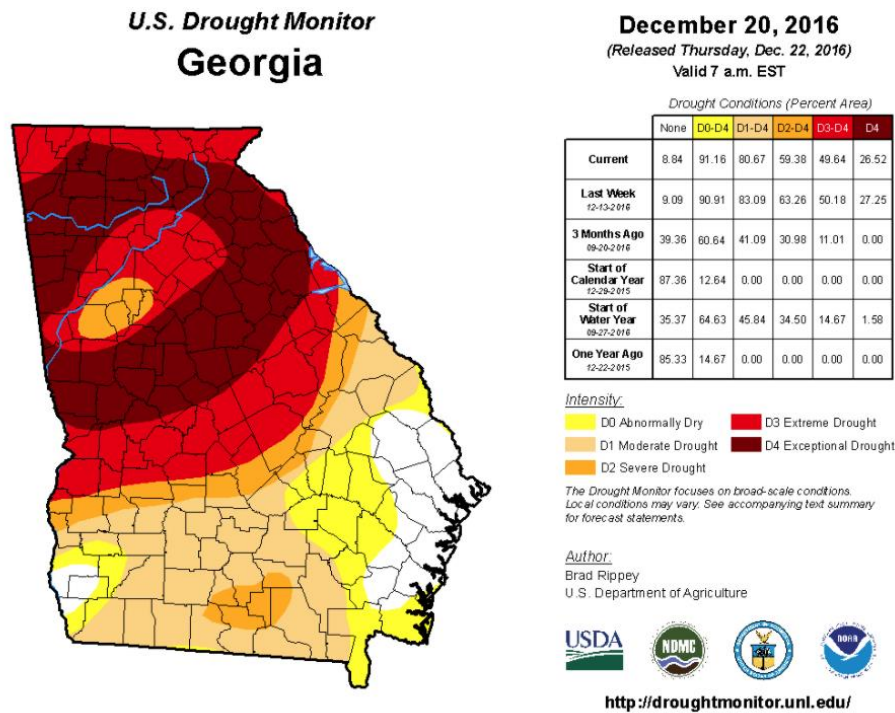


There have been two recent examples of “exceptional” drought events affecting Hall County. These events occurred in 2008 and 2016. Both events reached the D4 (Exceptional Drought) designation, according to data from the United States Drought Monitor. Below are maps of these two events.



Source: USDA Drought Monitor – University of Nebraska-Lincoln

Natural Hazard: **Drought**



Source: USDA Drought Monitor – University of Nebraska-Lincoln

Events of this extent can cause water shortages for residential and corporate needs, as well as affecting the ability for firefighting operations to be properly effective. Drought conditions of this extent can have devastating effects on the local agricultural industries, which has occurred in previous D4 level droughts.

Assets Exposed to the Hazard

While drought conditions do not typically pose a direct threat to structures, secondary hazards from drought such as increased wildfire threat, does pose a significant threat to all public and private property in Hall County, including all critical facilities. Water resources could also become scarce during a drought, a condition that would potentially affect all Hall County residences and critical facilities.

Estimated Potential Losses

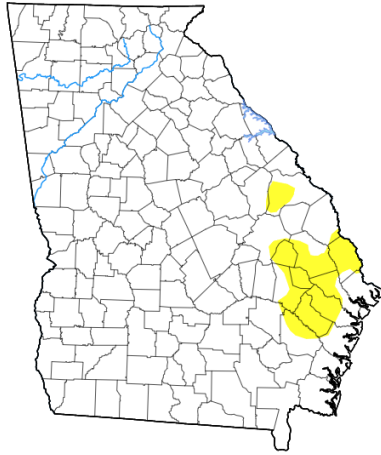
No damage to structures or critical facilities is expected as a direct result of drought conditions. However, crop damage and subsequent losses can be expected to occur because of drought conditions. The degree of losses would depend on the duration of the drought, severity of the drought, temperatures during the drought, season in which the drought occurs, and the specific needs of the involved crops. Water system shortages and need for supply assistance for those systems could also lead to economic losses associated with the drought. The 2001 drought caused \$931,310 in crop losses in Hall County.

Natural Hazard: Drought

According to the 2017 Agriculture Census data, Hall County’s market value of products sold was \$128,469,000. The vast majority of these products are tied directly to the poultry industry in Hall County. Poultry and egg products account of over \$121 million – or 94.7% - of the agriculture market value of Hall County.

Georgia

[Home](#) > Georgia



Map released: Thurs. October 21, 2021

Data valid: October 19, 2021 at 8 a.m. EDT

Intensity

- None
- D0 (Abnormally Dry)
- D1 (Moderate Drought)
- D2 (Severe Drought)
- D3 (Extreme Drought)
- D4 (Exceptional Drought)
- No Data

Authors

United States and Puerto Rico Author(s):

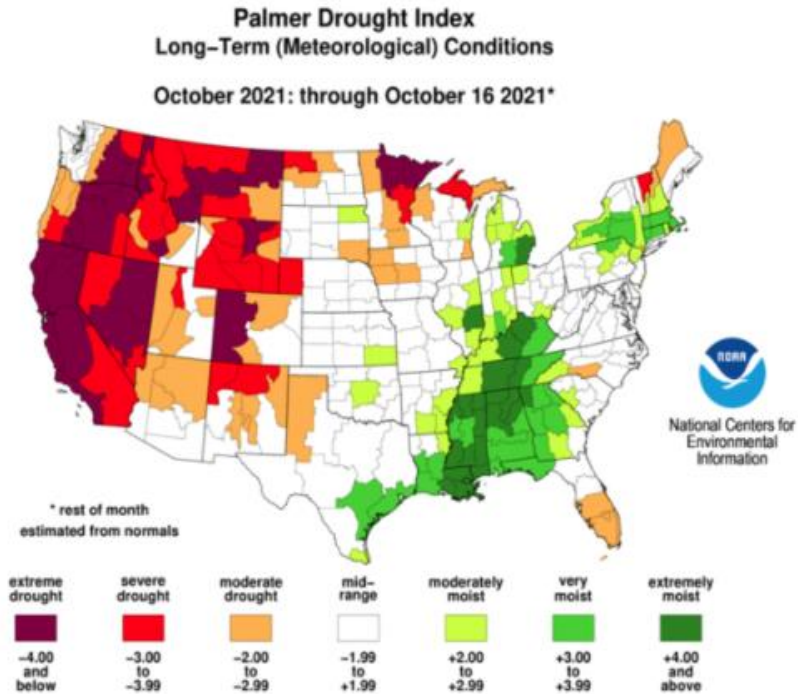
Brad Pugh, NOAA/CPC

Pacific Islands and Virgin Islands Author(s):

Richard Heim, NOAA/NCEI

The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. See accompanying text summary for forecast statements.

Source: United States Drought Monitor (University of Nebraska-Lincoln)



Source: National Center for Environmental Information

Natural Hazard: Drought*Land Use & Development Trends*

As growth continues, drought can become a larger threat for Hall County due to the increased reliance on water infrastructure and wells countywide. This increased pull on these resources in Hall County could quicken or deepen the impacts of a drought for residential, commercial, and industrial areas.

Multi-Jurisdictional Considerations

All portions of Hall County could potentially be impacted by a drought, but agricultural areas of the county are potentially more at risk. Therefore, all mitigation actions identified regarding drought should be pursued on a countywide basis and include all municipalities.

Hazard Summary

Drought conditions can cause significant economic stress on the agriculture and forestry interests of Hall County. The potential negative secondary impacts of drought are numerous. They include increased wildfire threat, decreased water supplies for residential and industrial needs, stream-water quality, and water recreation facilities. The Hall County HMPC recognizes the potential threats drought conditions could have on the community and have identified specific mitigation actions as a result.

Natural Hazard: Wildfire*Hazard Description*

A wildfire is an uncontained fire that spreads through the environment. Wildfires can consume large areas, including infrastructure, property, and resources. When massive fires, or conflagrations, develop near populated areas, evacuations could possibly ensue. Not only do the flames impact the environment, but the massive volumes of smoke spread by certain atmospheric conditions also impact the health of nearby populations.

Wildfires result from the interaction of three crucial elements: fuel, ignition (heat), and oxygen. Natural and manmade forces cause the three crucial elements to coincide in a manner that produces wildfire events. Typically, fuel consists of natural vegetation. However, as the urban and suburban footprint expands, wildfires may utilize other means of fuel, such as buildings. In terms of ignition or source of heat, the primary source is lightning. However, humans are more responsible for wildfires than lightning. Manmade sources vary from the unintentional, such as fireworks, campfires, or machinery, to intentional arson. With these two elements provided, the wildfires may spread as long as oxygen is present.

Weather is the most variable factor affecting wildfire behavior. Strong winds propel wildfires quickly across most landscapes unless firebreaks are present. Shifting winds create erratic wildfires, which can complicate fire management efforts. Dry conditions provide faster-burning fuels, either making the area more vulnerable to wildfire or increasing the mobility of preexisting wildfires.

Wildfires are notorious for spawning secondary hazards, such as flash flooding and landslides, long after the original fire is extinguished. Both flash flooding and landslides result from fire consuming the natural vegetation that provides precipitation interception and infiltration as well as slope stability.

All of Georgia is prone to wildfire due to the presence of wildland fuels associated with wildfires. Land cover associated with wildland fuels includes coniferous, deciduous, and mixed forest; shrubland; grassland and herbaceous; transitional; and woody and emergent herbaceous wetlands. The spatial extent of wildfire events greatly depends on both the factors driving the fire as well as the efforts of fire management and containment operations.

In terms of seasonality, wildfires can occur during any season of the year. However, drier seasons, which vary within the State of Georgia, are more vulnerable to severe wildfires because of weather patterns and the abundant quick-burning fuels. In terms of rate of onset and duration, wildfires vary depending on the available fuels and weather patterns. Some wildfires can engulf an area in a matter of minutes from the first signs whereas others may be slower burning and moving. The frequency of wildfires is not typically measured because of the high probability of human ignition being statistically unpredictable.

Natural Hazard: **Wildfire**

Magnitude and intensity are typically only measured by size of the wildfire and locations of burning.

Three classes of fires include understory, crown, and ground fires. Naturally induced wildfires burn at relatively low intensities, consuming grasses, woody shrubs, and dead trees. These understory fires often play an important role in plant reproduction and wildlife habitat renewal and self-extinguish due to low fuel loads or precipitation. Crown fires, which consist of fires consuming entire living trees, are low probability but high consequence events due to the creation of embers that can be spread by the wind. Crown fires typically match perceptions of wildfires. In areas with high concentrations of organic materials in the soil, ground fires may burn, sometimes persisting undetected for long periods until the surface is ignited.

Hazard Profile

Wildfires pose a serious threat to Hall County. This is a result of the high amount of forestland and vegetation available to fuel potential wildfires. Also, there is an increasing amount of wildland-urban interface (WUI) in Hall County, which is defined as areas where structures and other human development meets undeveloped wildland properties. 93.6% of Hall County's population lives within the WUI. All wildfire hazard data included for Hall County is limited to countywide data and is not broken down by jurisdiction.

Wildfire statistics were not available for the 50-year timeframe at the time of this profile. According to the 2013 Hall County Community Wildfire Protection Plan, Hall County had 182 wildfires from 2008 to 2012 that consumed a total of 329.62 acres. This equates to an average of 36.4 wildfires per year and these fires consume an average of 65.9 acres per year. Hall County has a 5.1% daily chance of a wildfire. Historically, debris burning and lightning have been the top two reasons for wildfires in Hall County.

Assets Exposed to the Hazard

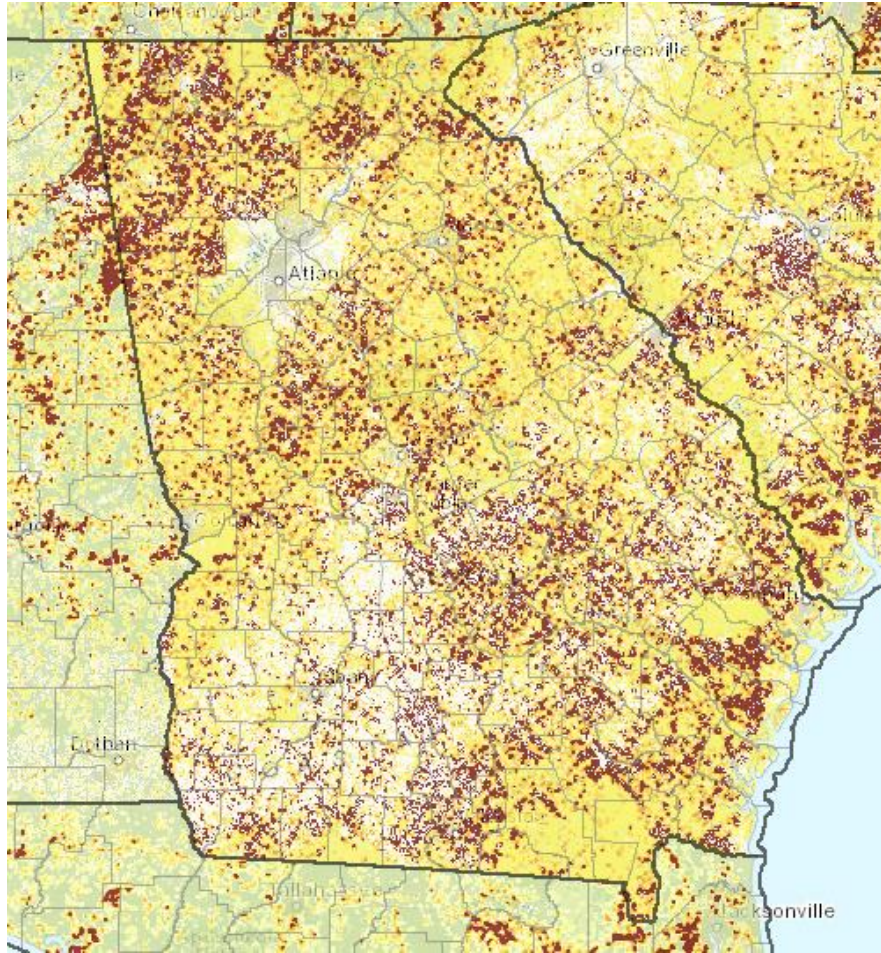
All public and private property located within the Wildland-Urban Interface, including critical infrastructures, are susceptible to impacts from wildfires. Due to the large area of wildland area in Hall County and the large amount of WIU, all public and private property, including critical infrastructures, could be directly or indirectly impacted by the threat of wildfire.

Estimated Potential Losses

Little information is available regarding damages, in terms of dollars, for wildfire losses in Hall County. According to the 2017 Ag Census by the USDA, Hall County has just over \$3 million in annual crop sales. These areas would potentially be impacted by a wildfire event.

Natural Hazard: **Wildfire**

Georgia Wildfire Ignition Density



Source: Southern Group of State Foresters Wildfire Risk Assessment Portal

Jurisdiction	Percentage of Population in WUI
Hall County	95.0%
Braselton	99.4%
Buford	99.4%
Flowery Branch	98.3%
Gainesville	85.7%
Gillsville	96.3%
Lula	99.7%
Oakwood	99.2%
Clermont	94.2%

Natural Hazard: Wildfire*Land Use & Development Trends*

With the continued increase in population, Wildland-Urban Interface (WUI) is increasing in Hall County. The WUI creates areas where fire can easily move from wildland areas into developed areas and threaten structures and human life. The expansion of the WUI in Hall County complicated wildland fire management operations and planning initiatives. This development trend is expected to continue in the future.

Multi-Jurisdictional Considerations

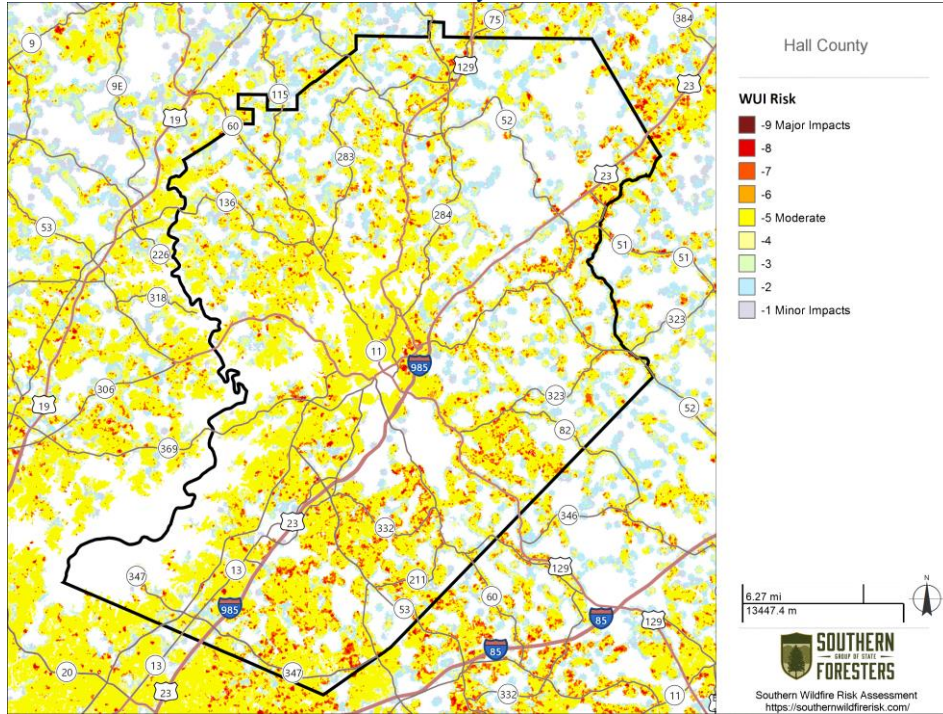
All portions of Hall County, including all municipalities, could potentially be impacted by a wildfire due to the large amount of Wildland-Urban Interface, but the less developed areas of the county are more vulnerable. Therefore, all mitigation actions identified regarding wildfires should be pursued on a countywide basis and include all municipalities.

Hazard Summary

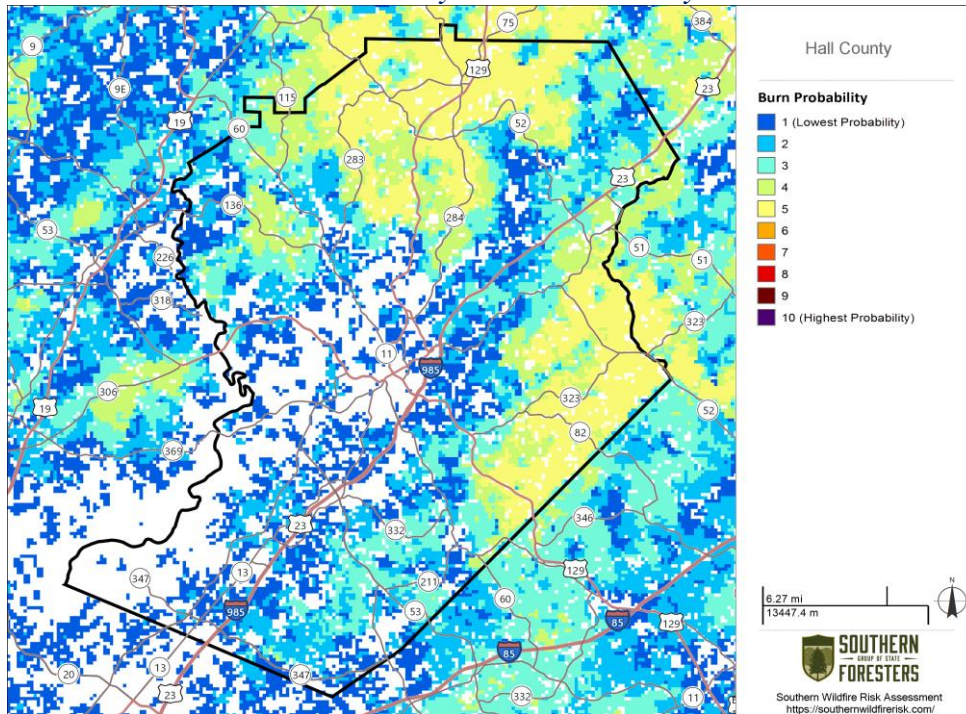
Wildfire is a significant threat to Hall County due to the increased amount of Wildland-Urban Interface. The increasing amount of area where structures and other human development meets undeveloped, wildland property is where 99.6% of Hall County's population lives. The mitigation measures identified in this plan should be aggressively pursued based on the high frequency of this hazard and the ability for wildfires to inflict devastation anywhere in Hall County.

Natural Hazard: **Wildfire**

Hall County WUI Risk

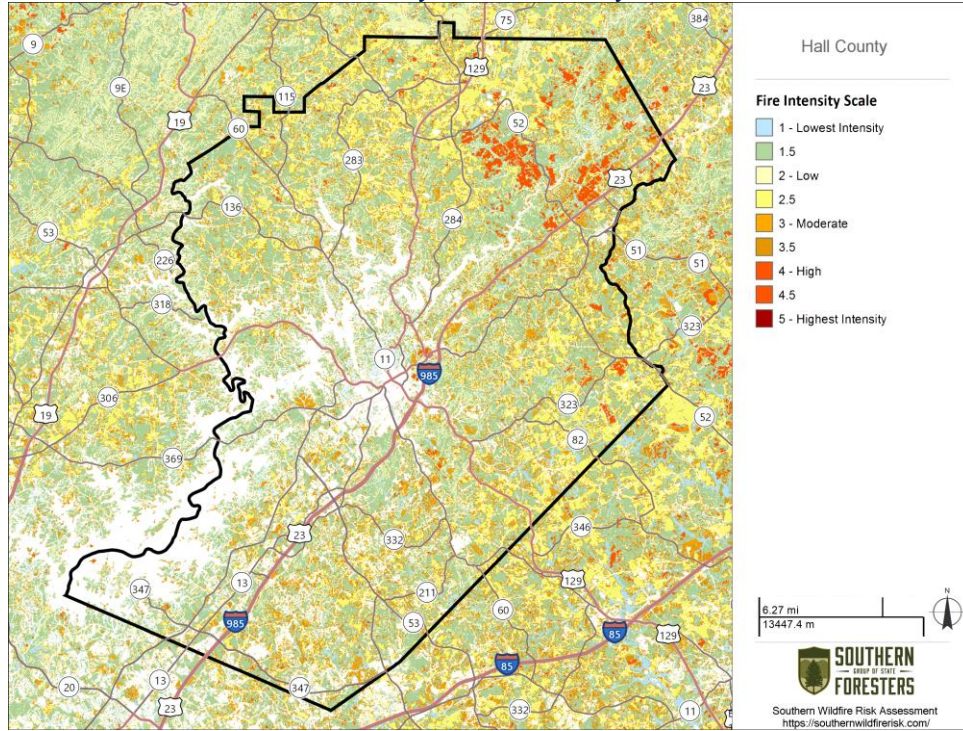


Hall County Burn Probability

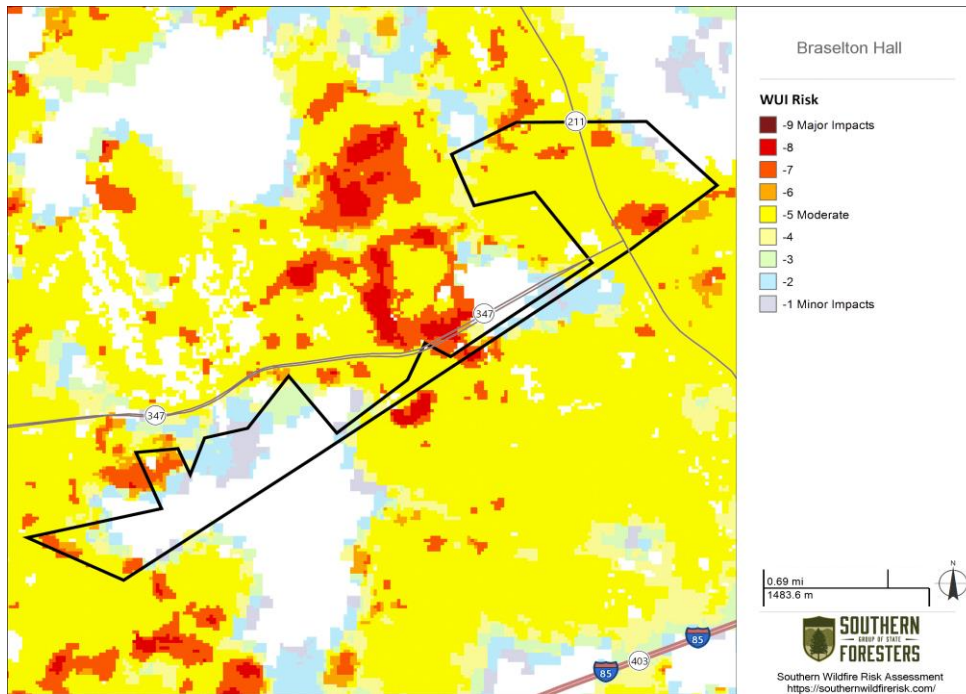


Natural Hazard: **Wildfire**

Hall County Fire Intensity Scale

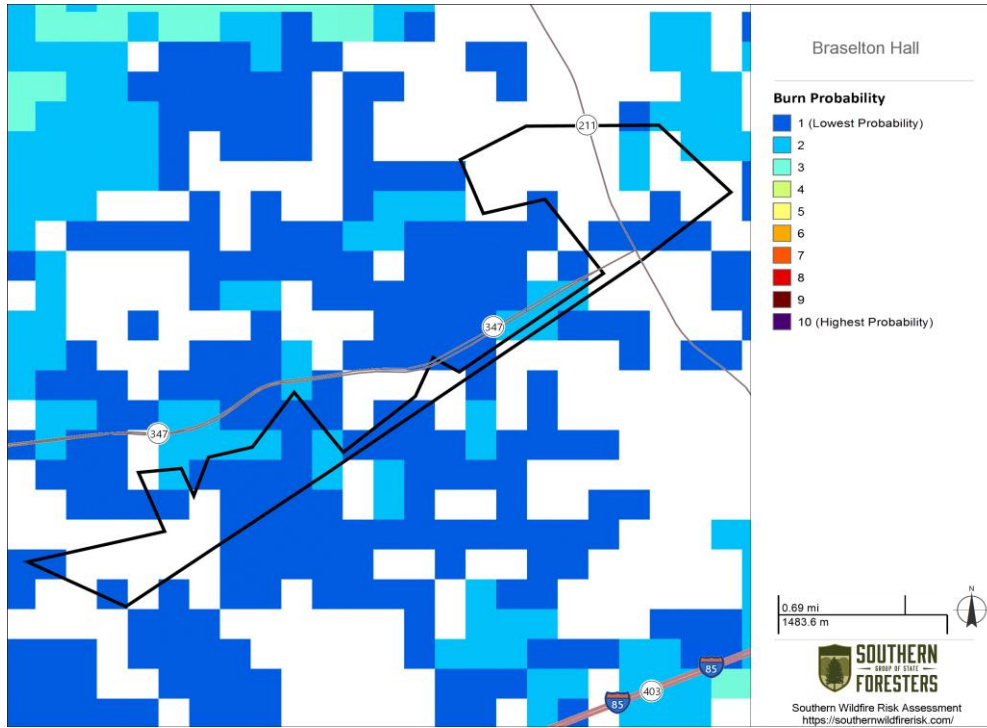


Braselton WUI Risk

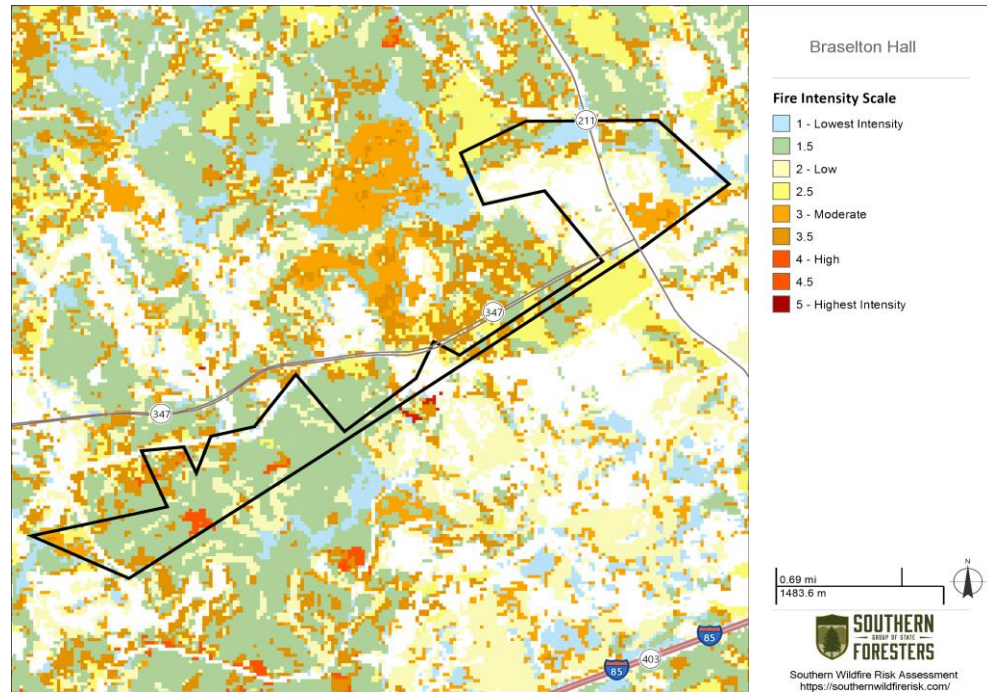


Natural Hazard: **Wildfire**

Braselton Burn Probability

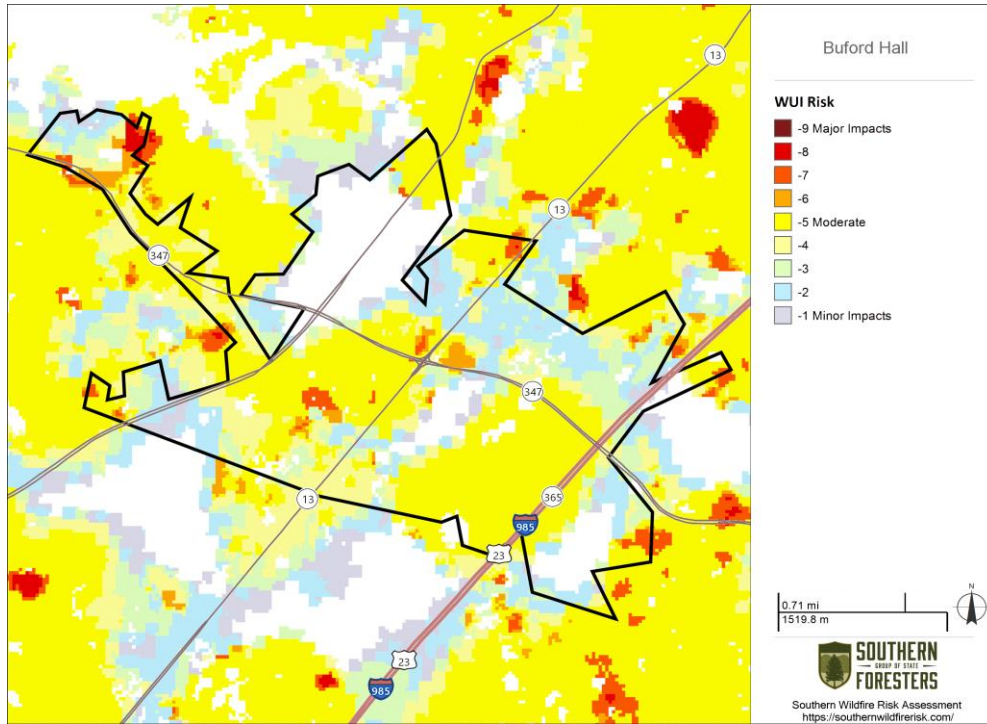


Braselton Fire Intensity Scale

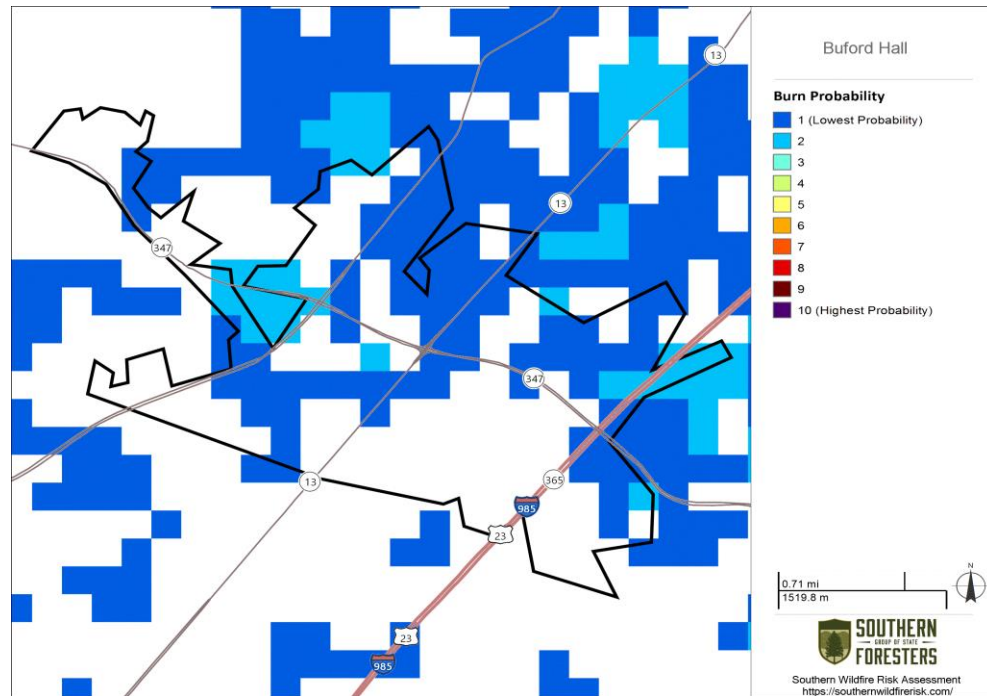


Natural Hazard: **Wildfire**

Buford WUI Risk

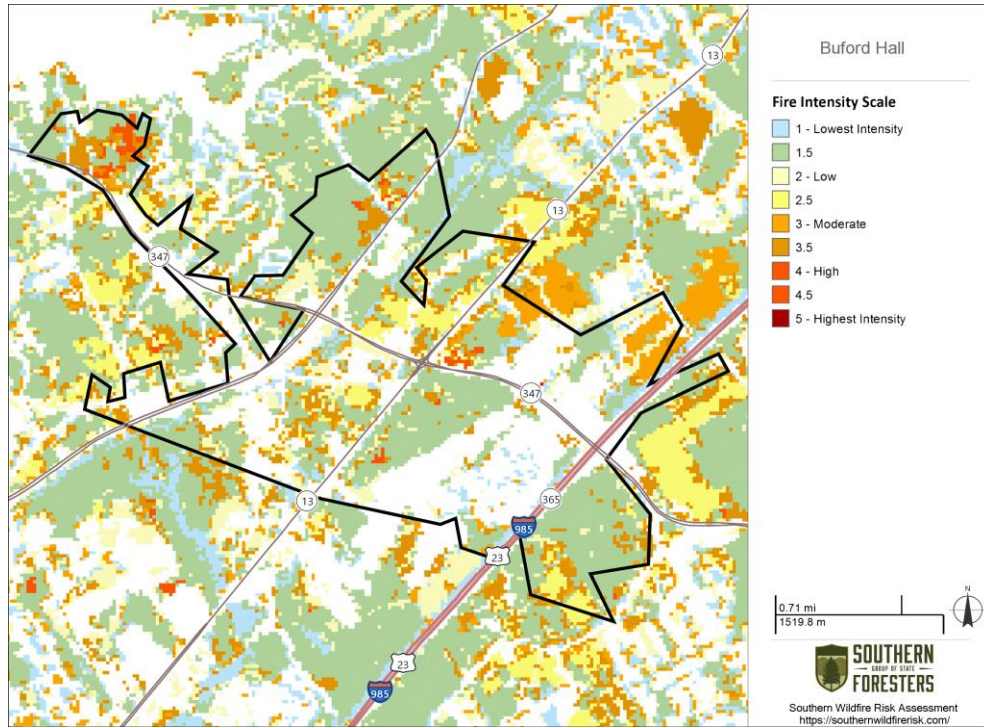


Buford Burn Probability

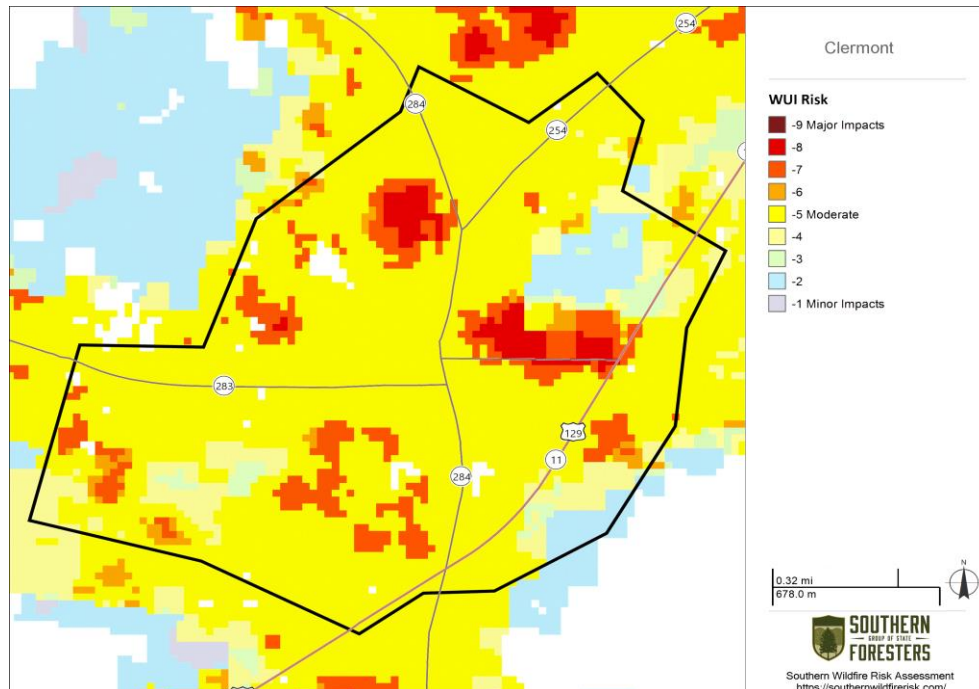


Natural Hazard: **Wildfire**

Buford Fire Intensity Scale

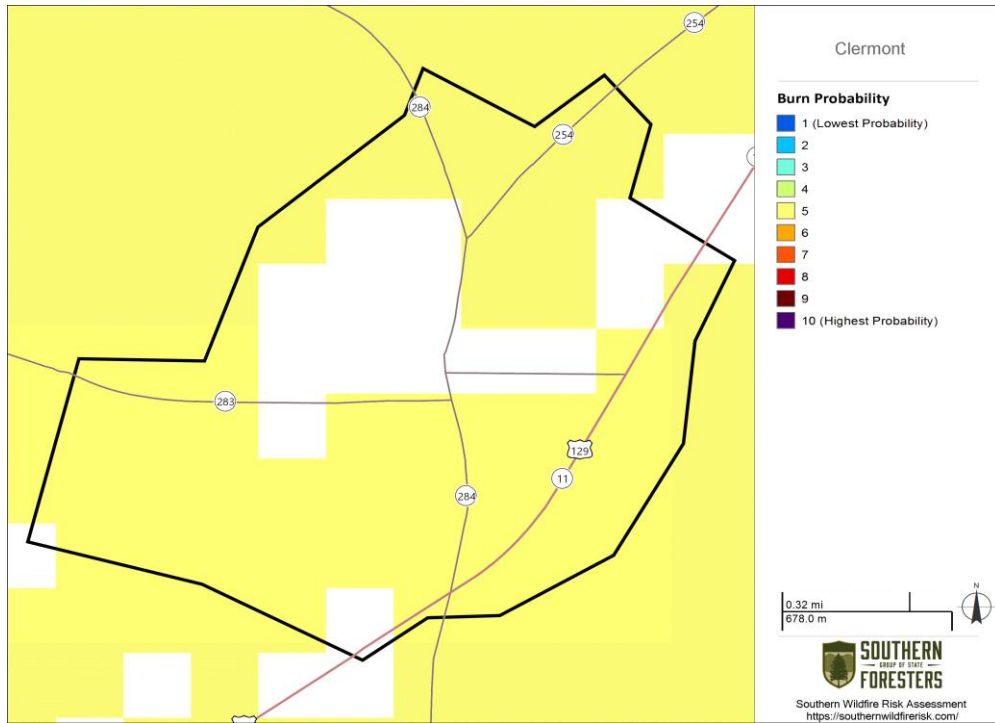


Clermont WUI Risk

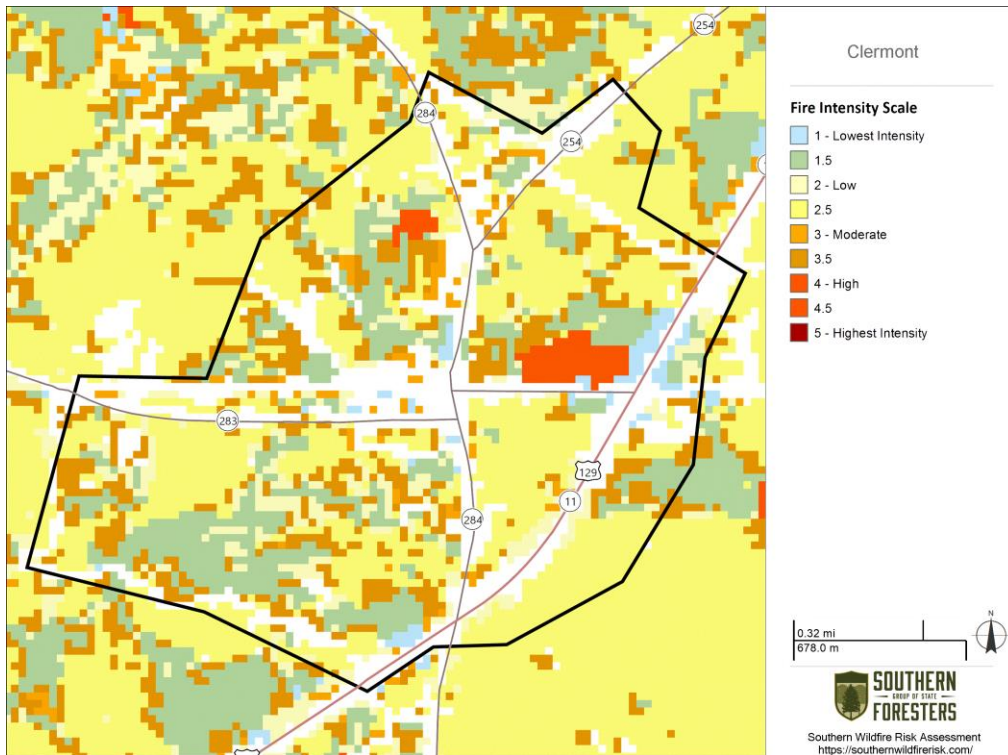


Natural Hazard: **Wildfire**

Clermont Burn Probability

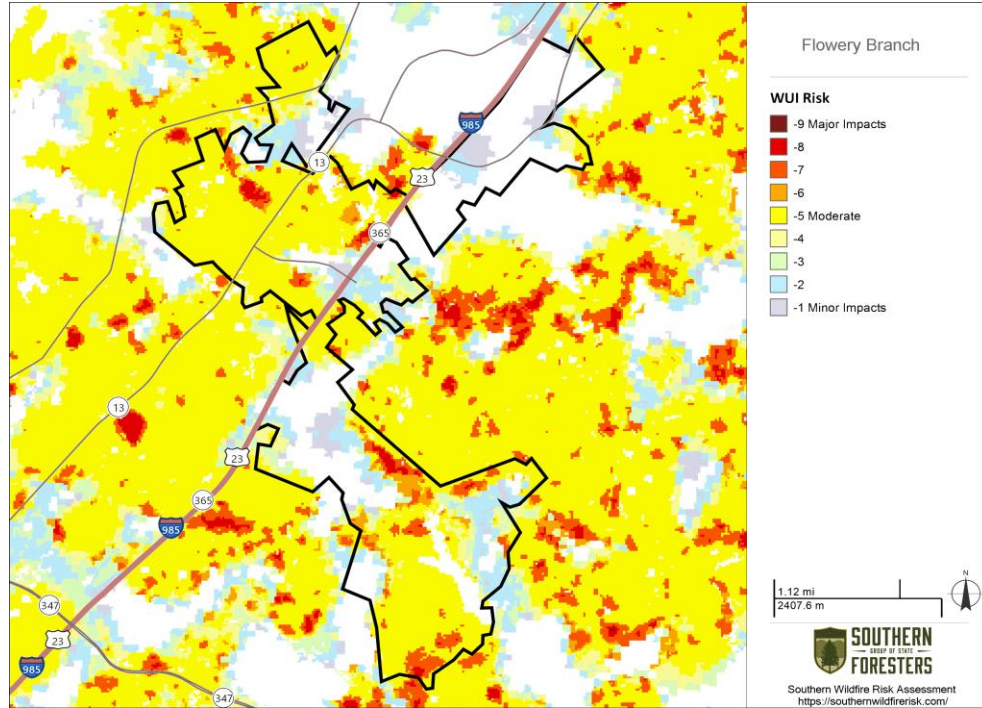


Clermont Fire Intensity Scale

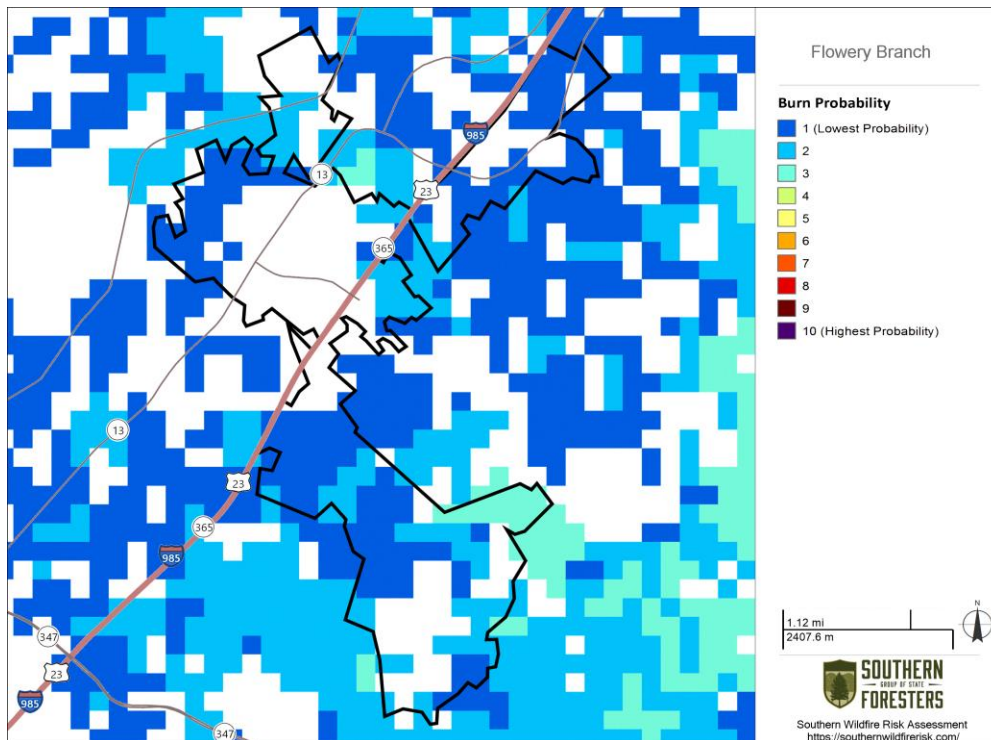


Natural Hazard: **Wildfire**

Flowery Branch WUI Risk

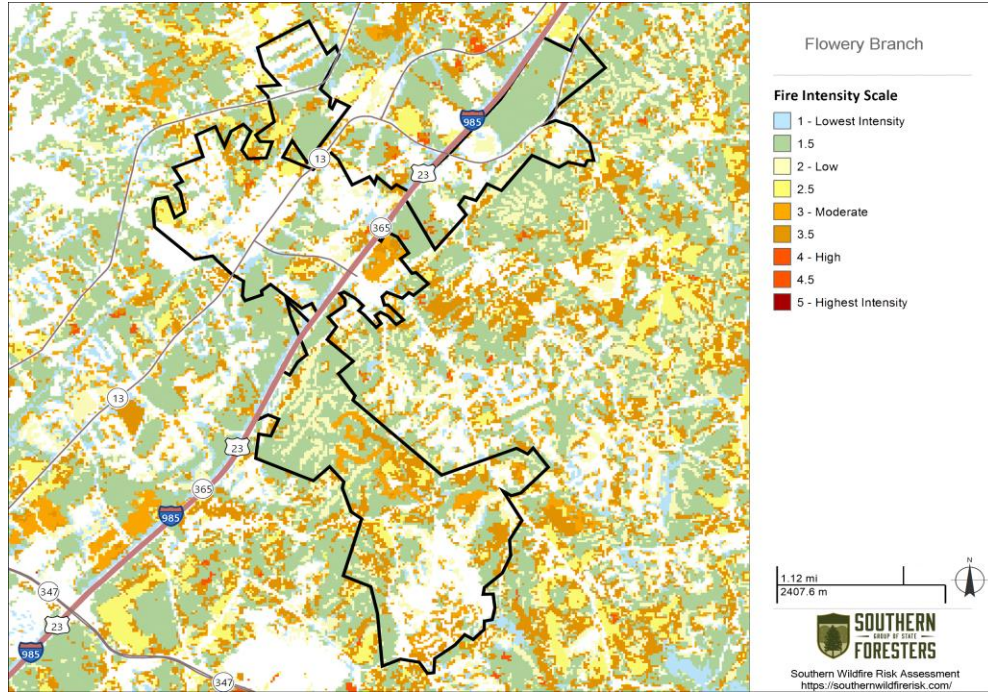


Flowery Branch Burn Probability

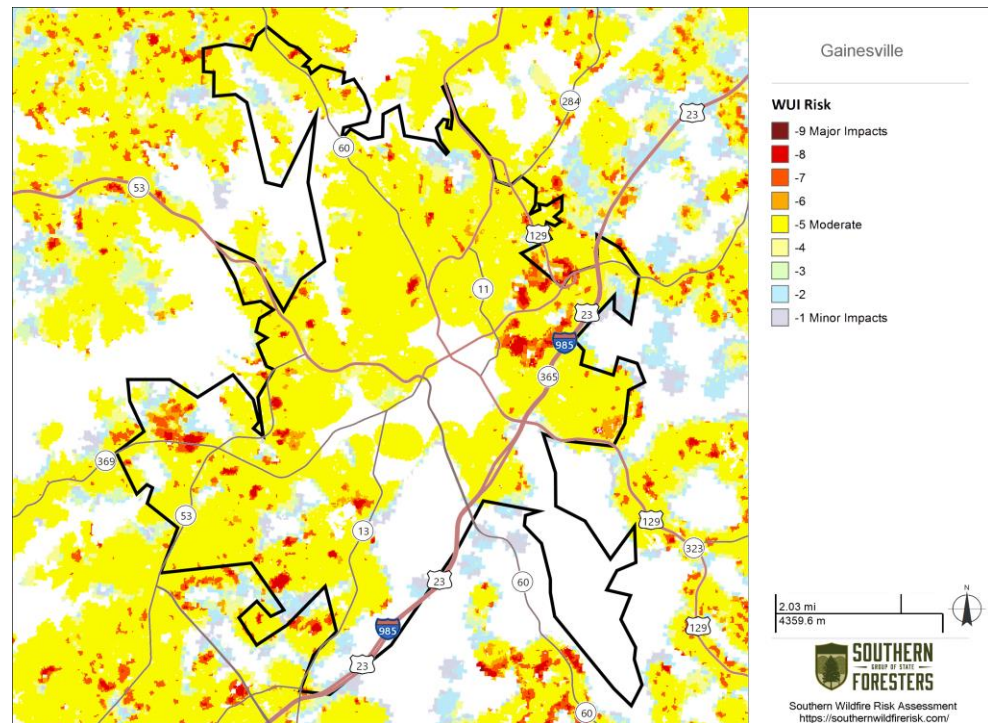


Natural Hazard: **Wildfire**

Flowery Branch Fire Intensity Scale

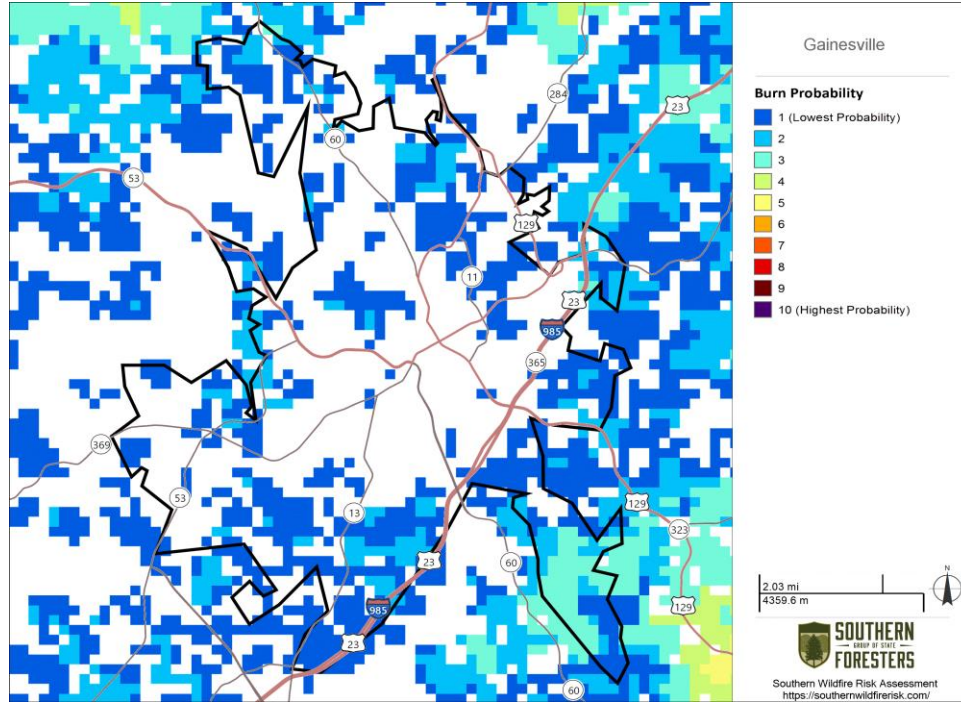


Gainesville WUI Risk

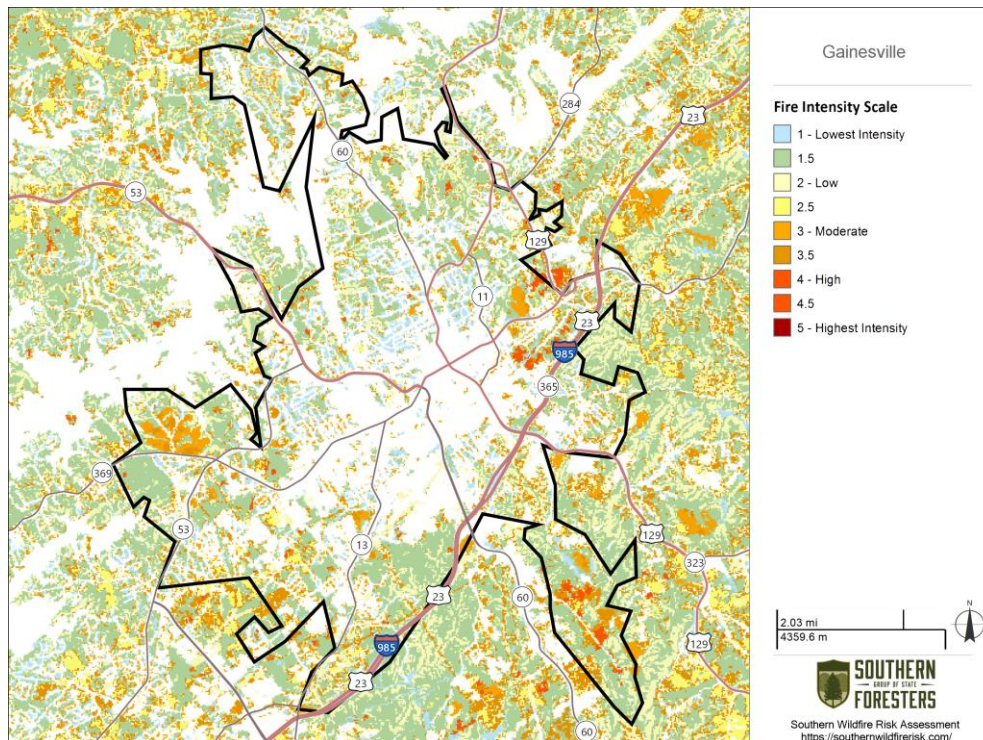


Natural Hazard: **Wildfire**

Gainesville Burn Probability

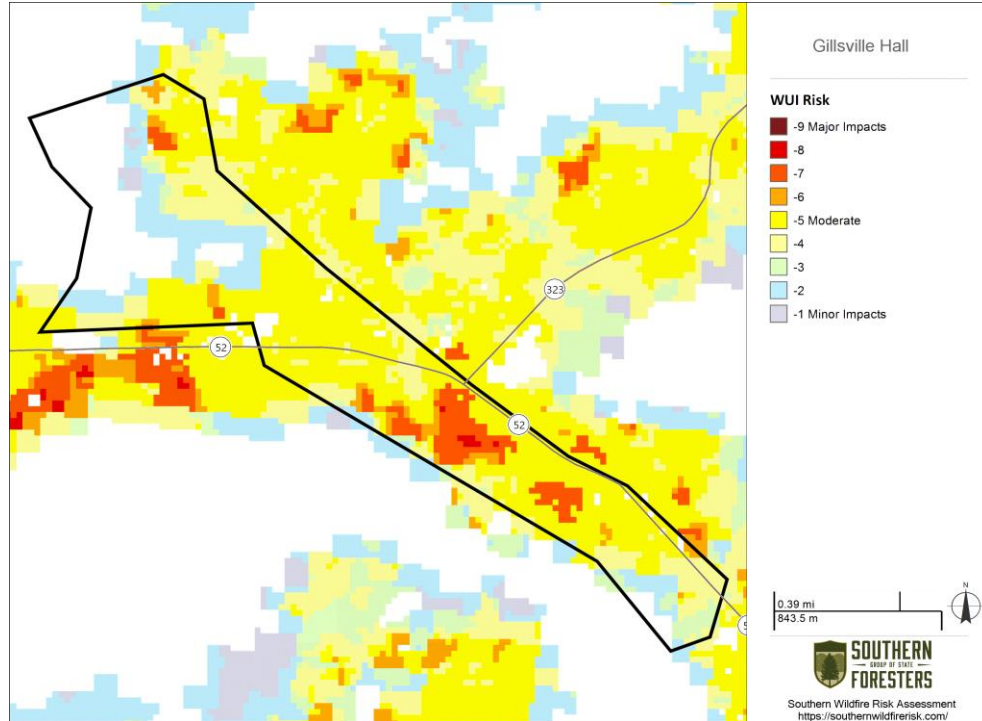


Gainesville Fire Intensity Scale

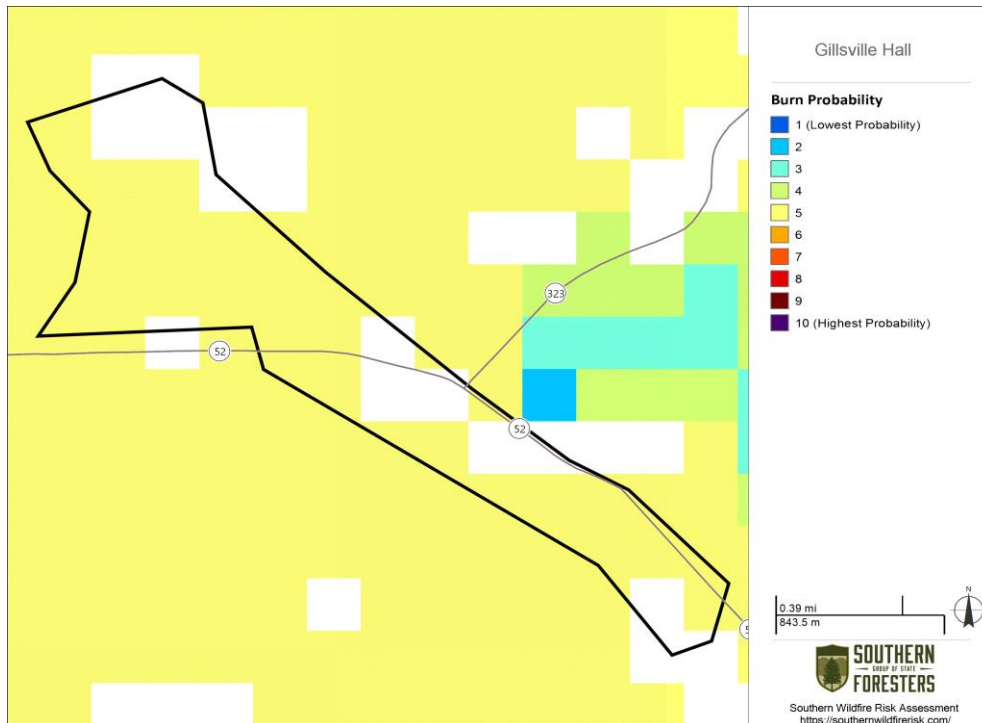


Natural Hazard: **Wildfire**

Gillsville WUI Risk

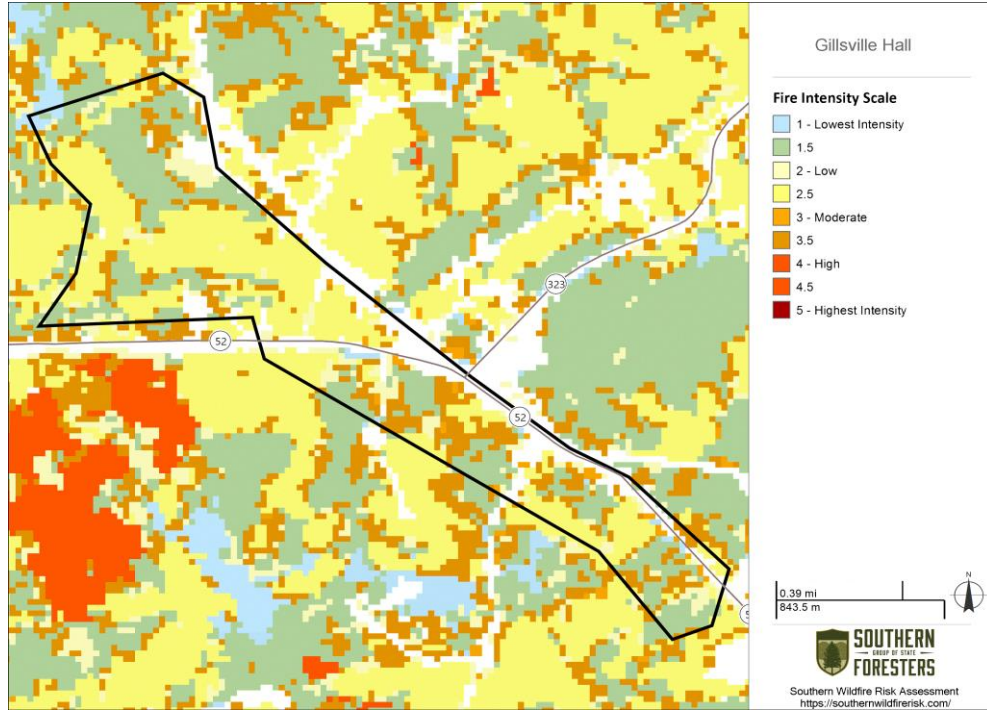


Gillsville Burn Probability

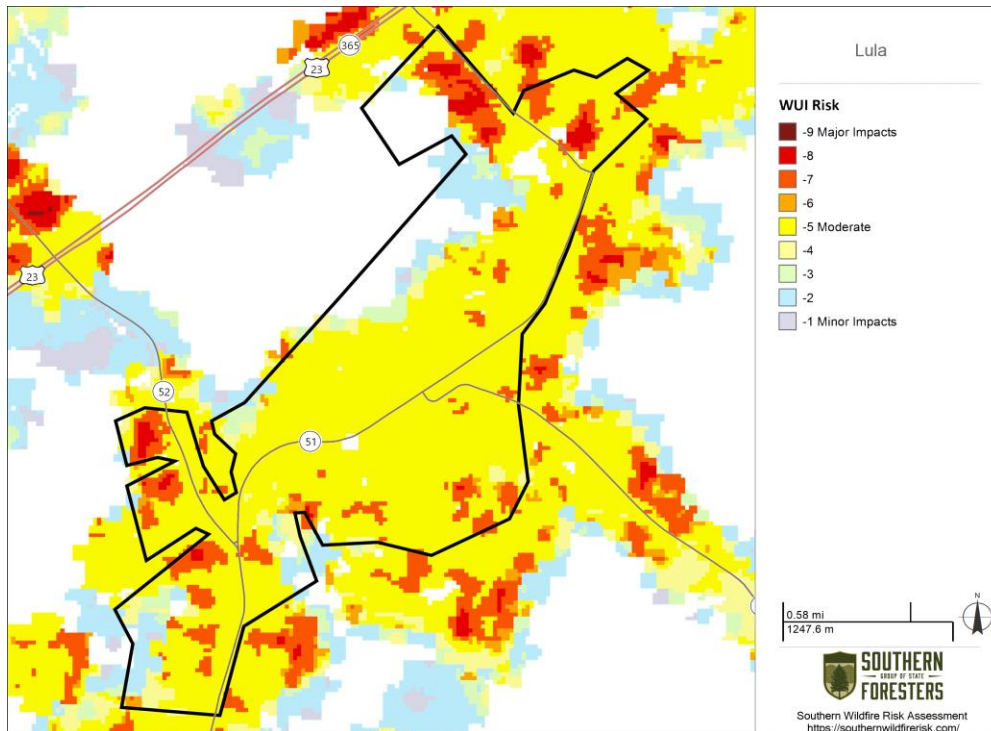


Natural Hazard: **Wildfire**

Gillsville Fire Intensity Scale

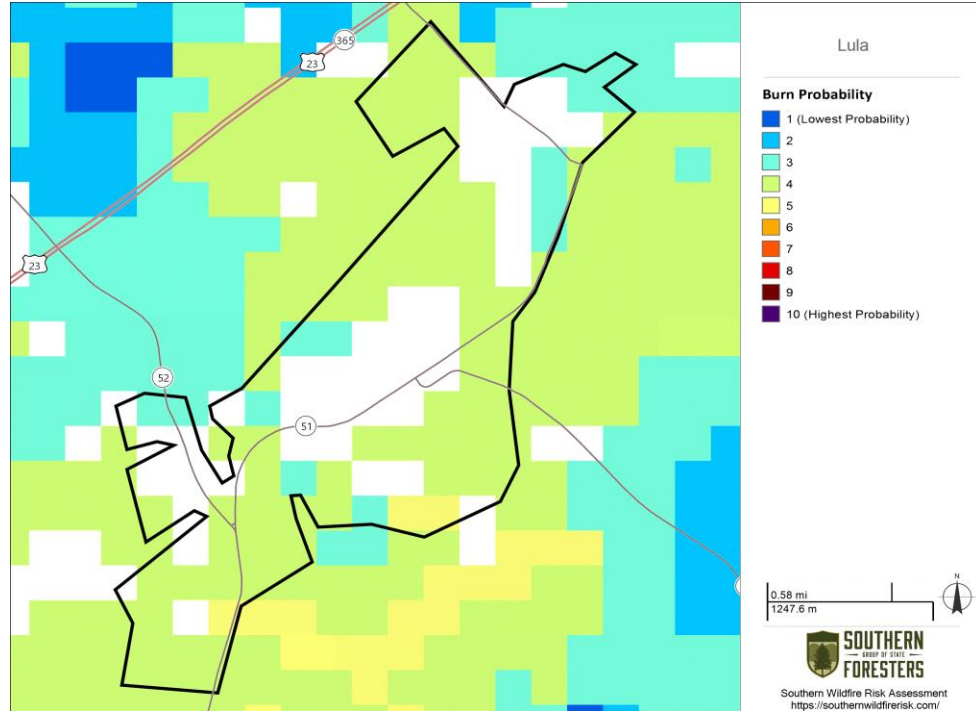


Lula WUI Risk

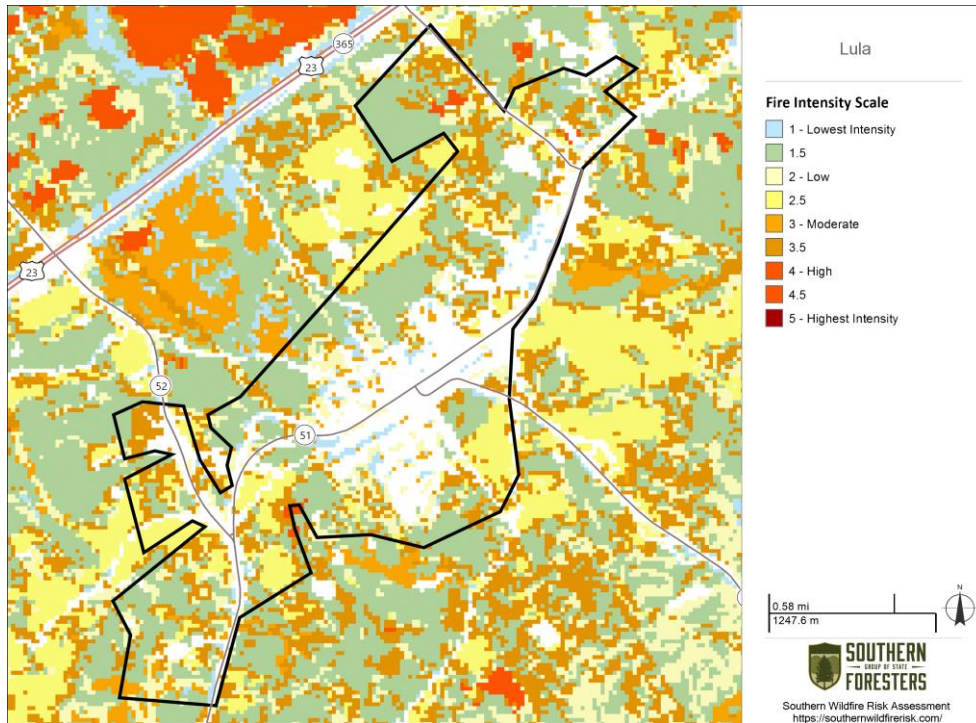


Natural Hazard: **Wildfire**

Lula Burn Probability

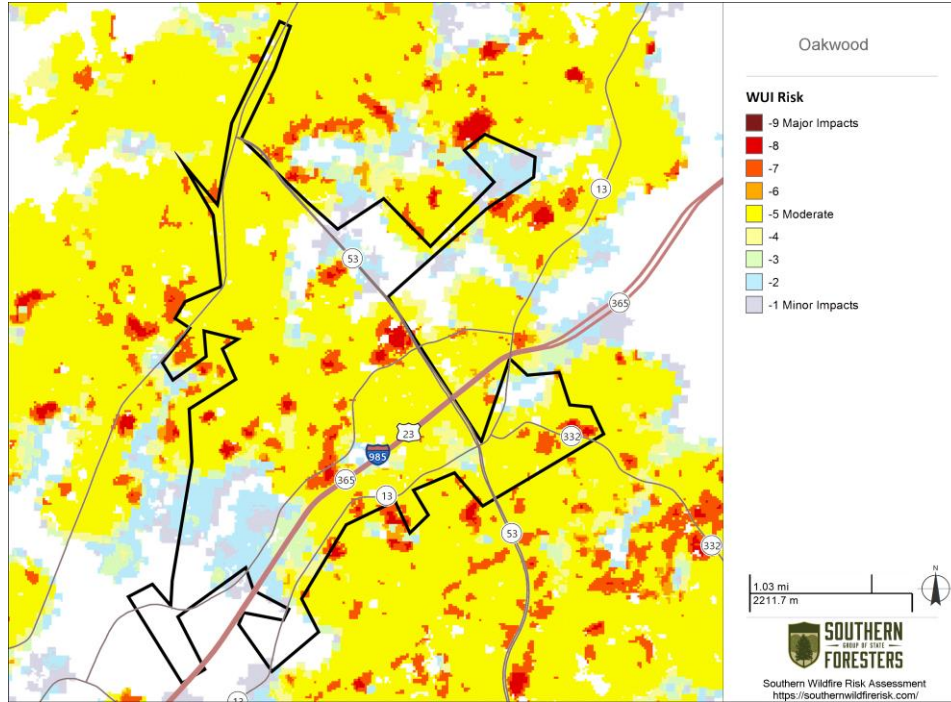


Lula Fire Intensity Scale

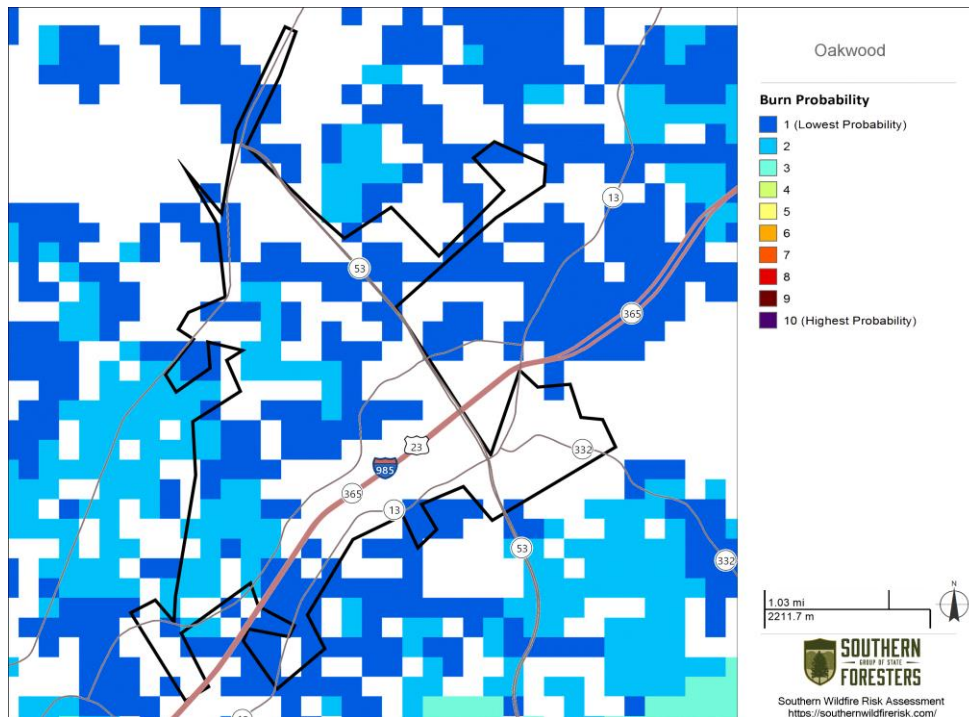


Natural Hazard: **Wildfire**

Oakwood WUI Risk

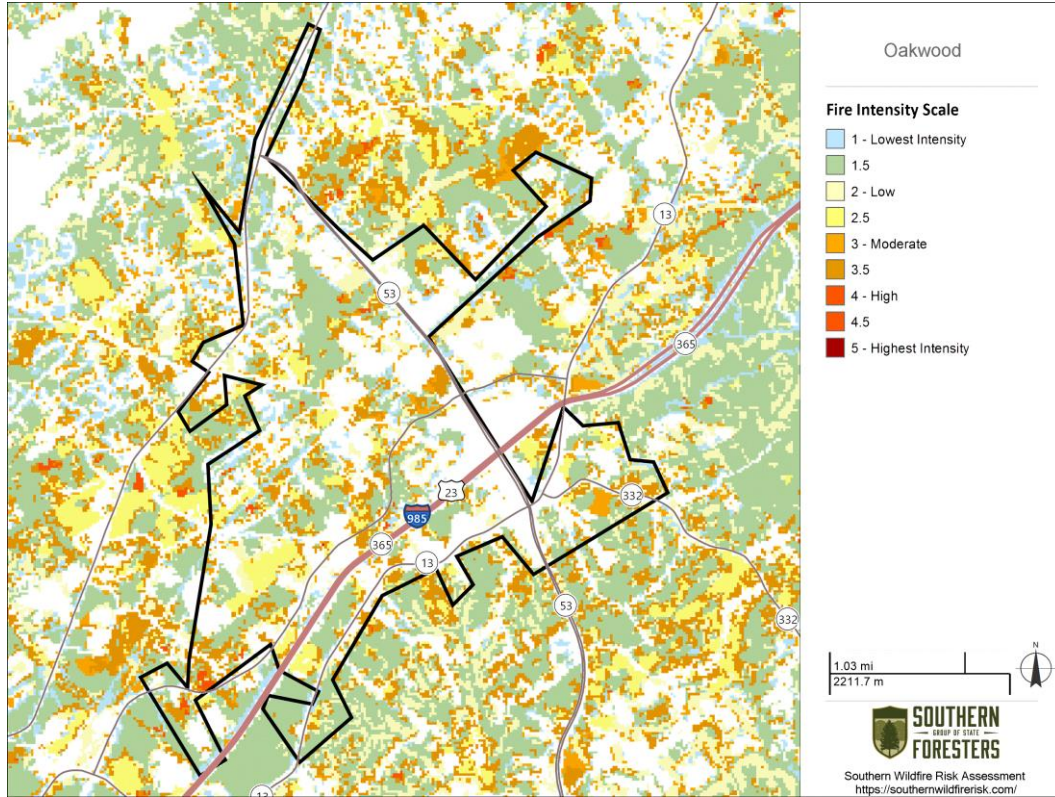


Oakwood Burn Probability



Natural Hazard: **Wildfire**

Oakwood Fire Intensity Scale



All maps in this section are from the Southern Group of State Foresters Wildfire Risk Assessment Portal

Natural Hazard: Earthquakes

Hazard Description

Earthquakes are generally defined as the sudden motion or trembling of the Earth's surface caused by an abrupt release of slowly accumulated strain. This release typically manifests on the surface as ground shaking, surface faulting, tectonic uplifting and subsidence, or ground failures, and tsunamis. In the United States, earthquake activity east of the Rocky Mountains is relatively low compared to the Western states because it is away from active plate boundaries and the plate interior strain rates are known to be very low.

The physical property of earthquakes that causes most of the damage within the United States is ground shaking. The vibrations from the seismic waves that propagate outward from the epicenter may cause failure in structures not adequately designed to withstand earthquakes. Because the seismic waves have different frequencies of vibration, the waves disseminate differently through sub-surface materials. For example, high frequency compression and shear waves arrive first, whereas lower frequency Rayleigh and love waves arrive later. Not only are the speeds varied between seismic waves, but also the types of movement. The surface vibration may be horizontal, vertical, or a combination of the two, which causes a wider array of structures to collapse.

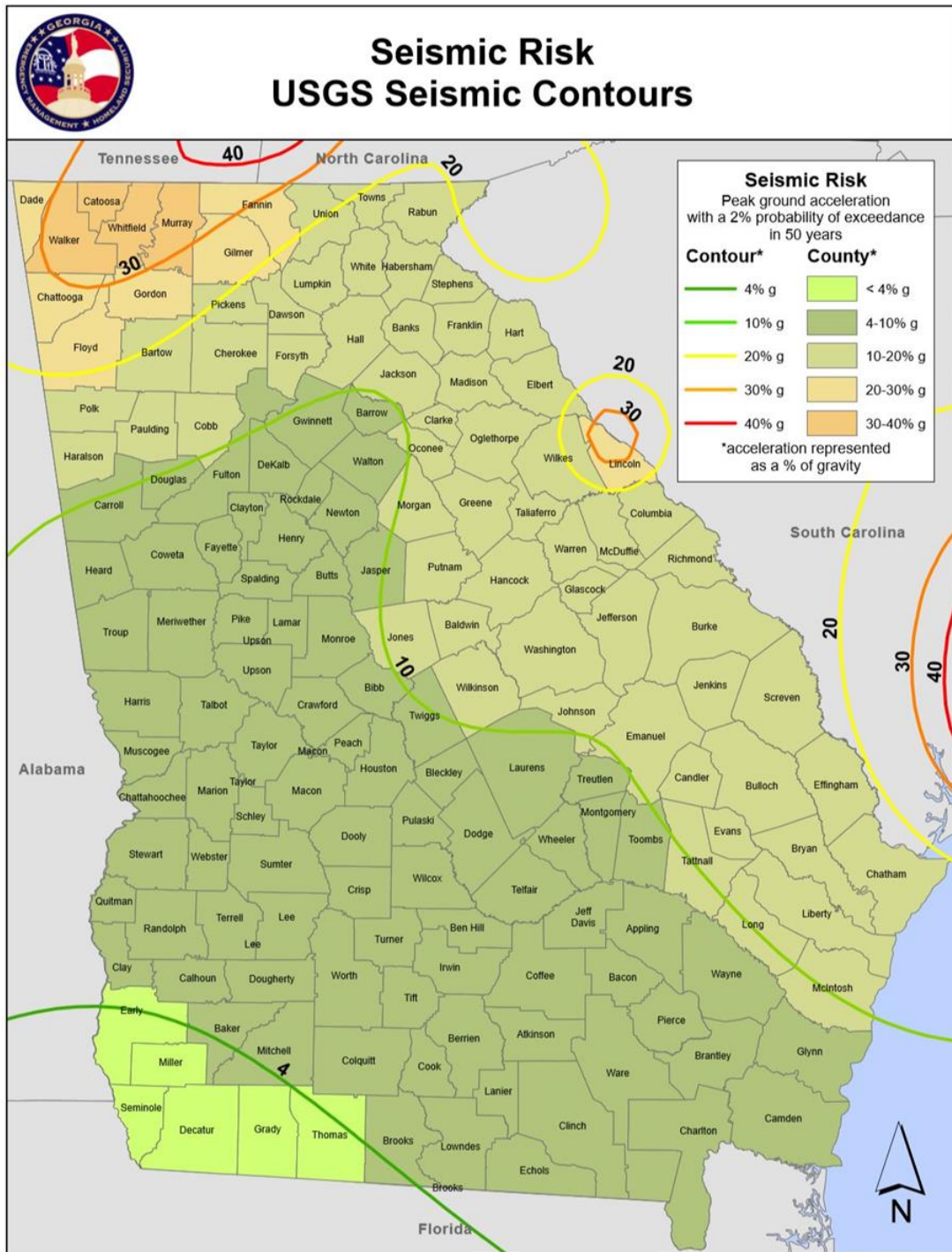
Another manifestation of earthquakes is surface faulting. This phenomenon is defined as the offset or tearing of the earth's surface by a differential movement across a fault. Structures built across active faults tend to sustain damage regularly. There are no active faults within or near Georgia. Distinct inactive faults are known within the state north of the Columbus to Macon to Augusta fall line and running generally northeast-southwest.

The third earthquake phenomenon that causes damage is tectonic uplift and subsidence. Tectonic uplift can cause shallowing of the harbors and waterways while tectonic subsidence can cause permanent or intermittent inundation. Due to the association of tectonic uplift and subsidence with active faults, Georgia is not at risk to these phenomena.

The fourth earthquake damage-causing phenomena are earthquake-induced ground failures, including liquefaction and landslides. During an earthquake, the areas that are rich in sand and silt have groundwater within 30 feet of the surface temporarily behave as viscous fluids during strong ground shaking. Structures built on these materials can settle, topple, or collapse as the ground "liquefies" beneath it. Landslides can also form when earthquake shaking or seismic activity dislodges rock and debris on steep slopes, triggering rock falls, avalanches, and slides.

Also, unstable, or nearly unstable, slopes consisting of clay soils may lose shear strength when disturbed by ground shaking and fail, resulting in a landslide. Georgia is at very low risk of seismic induced liquefaction or landslides.

Natural Hazard: Earthquakes



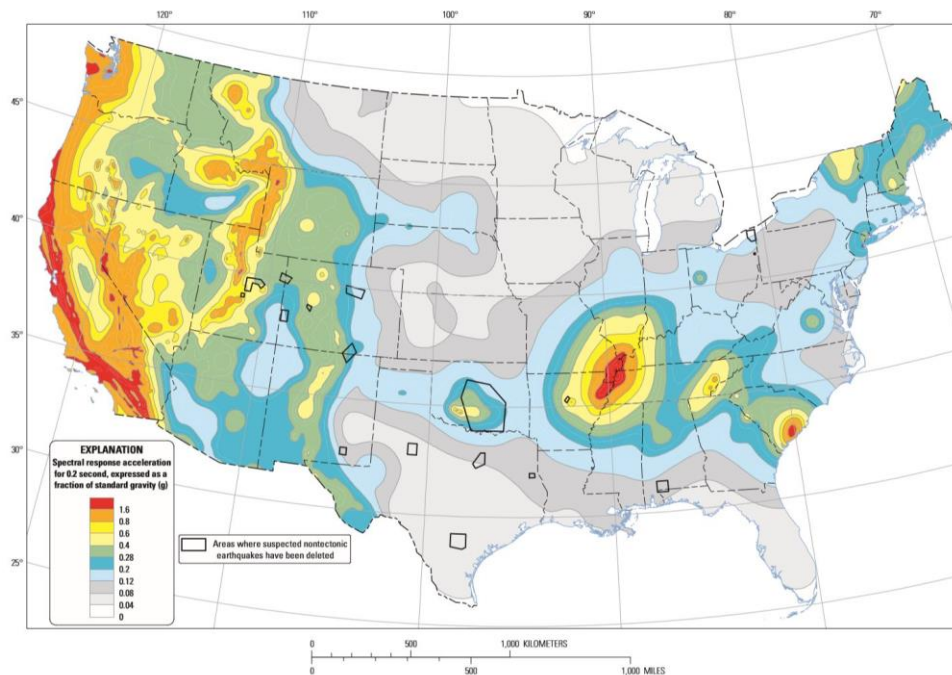
Source: 2019-2024 State of Georgia Hazard Mitigation Strategy and Enhanced Plan

Natural Hazard: Earthquakes

(Hazard Description Continued)

The last of the earthquake-induced phenomena are tsunamis, which are large, gravity-driven waves triggered by the sudden displacement of a large volume of water. The waves produced travel in all directions from the origin at speeds of up to 600 miles per hour. In deep water, tsunamis normally have small wave heights. However, as the waves reach shallower water near land, the wave speed diminishes, and the amplitude drastically increases. Upon impact with a shoreline, the waves can inundate land rapidly, engulfing everything in its path. Successive wave crests follow, typically arriving minutes to hours later, frequently with later arrivals being more dominant. Frequently, the first tsunami waves are downward, causing dramatic exposure of the beach. Because of this, people are often killed trying to collect newly exposed seashells when the positive waves then arrive.

Although large tsunamis are rare in the eastern coast of the US, the possibility of such events occurring anywhere along the Atlantic and Gulf coast exists.



Two-percent probability of exceedance in 50 years map of 0.2 second spectral response acceleration

Source: 2019-2024 State of Georgia Hazard Mitigation Strategy and Enhanced Plan

Hazard Profile

Hall County is not one of the 37 Georgia counties with the highest earthquake risk, according to GEMA and Georgia Tech School of Earth and Atmospheric Sciences. In

Natural Hazard: Earthquakes

reviewing data of the last 50 years, no earthquakes have originated from within Hall County. Three earthquakes have originated within 50 kilometers of Gainesville, GA in the last 50 years. The closest earthquake to Hall County was a 2.2 that occurred 9km east-northeast of Cumming, GA in 2020. Hall County has a 6% chance of an earthquake occurring within 50 km of Gainesville, GA in any given year. Historically, the 1886 Charleston, SC earthquake, estimated to be between 6.6 and 7.3 on the modern Richter Scale, likely caused impacts to Hall County. Although no historical records exist exhibiting any damages, Hall County was estimated to be in a level VI area of the Modified Mercalli Intensity scale for this event. This would indicate strong shaking felt by everyone inside and outside at the time of the event and characterized by broken windows, movement of heavy furniture, and slight to moderate damage for poorly built buildings. Even with this low number of occurrences, it was determined that if earthquakes occur within or close to the jurisdiction of Hall County, significant damage could occur. Therefore, the Hall County HMPC has determined the threat of earthquakes to be higher than the statistics would indicate. All earthquake hazard data included for Hall County is limited to countywide data and is not broken down by jurisdiction.

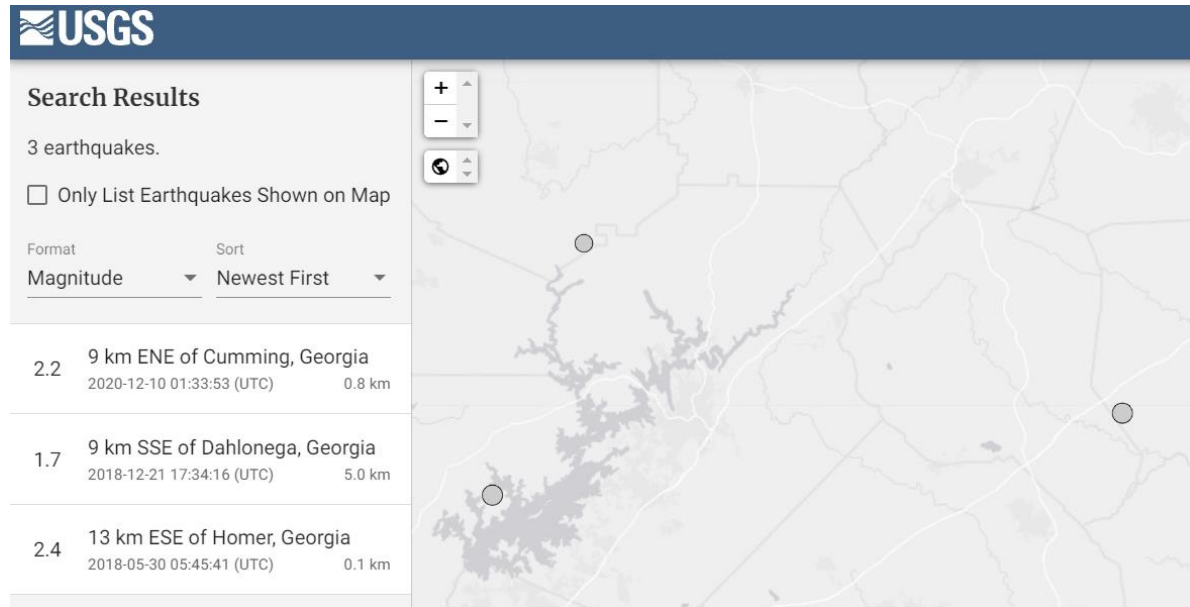
Instrumental Intensity	Acceleration (%g)	Velocity (cm/s)	Perceived Shaking	Potential Damage
I	< 0.17	< 0.1	Not Felt	None
II-III	0.17 - 1.4	0.1 - 1.1	Weak	None
IV	1.4 - 3.9	1.1 - 3.4	Light	None
V	3.9 - 9.2	3.4 - 8.1	Moderate	Very light
VI	9.2 - 18	8.1 - 16	Strong	Light
VII	18 - 34	16 - 31	Very Strong	Moderate
VIII	34 - 65	31 - 60	Severe	Moderate to Heavy
IX	65 - 124	60 - 116	Violent	Heavy
X+	> 124	> 116	Extreme	Very Heavy

Assets Exposed to the Hazard

The Hall County HMPC determined that all critical facilities and all public and private property within Hall County are susceptible to the impacts of an earthquake due to the lower building codes with regards to earthquakes when compared to other parts of the country. This includes all municipalities.

Natural Hazard: Earthquakes

Earthquakes within 50 km of Gainesville, GA – last 50 years



Source: United States Geological Survey (USGS) Earthquake Hazards Program

Estimated Potential Losses

Little information is available regarding damages, in terms of dollars, for earthquake losses in Hall County.

Land Use and Development Trends

Hall County currently has no land use trends related to Earthquakes.

Multi-Jurisdictional Considerations

All of Hall County, including all municipalities, potentially could be threatened by earthquakes. As such, all earthquake mitigation actions should be pursued on a countywide basis and include all municipalities.

Hazard Summary

Even with the infrequency of earthquake impacts in Hall County, the potential losses and impacts associated with the event would severely damage the infrastructure and economic viability of the County and all municipalities. The mitigation measures identified in this plan should be pursued based on the high impact potential of this hazard and the ability for earthquakes to inflict widespread devastation anywhere in Hall County.

Natural Hazard: Tropical Cyclone

Hazard Description

The National Weather Service describes tropical cyclones systems in the Atlantic Basin, including the Gulf of Mexico and Caribbean Sea, into four types based on strength.

Tropical Disturbance: A discrete tropical weather system of apparently organized thunderstorms – generally 100 to 300 nautical miles in diameter – originating in the tropics or subtropics, and maintaining its identity for 24 hours or more.

Tropical Depression: An organized system of clouds and thunderstorms with a defined circulation and maximum sustained winds of 38 mph (33 knots) or less.

Tropical Storm: An organized system of strong thunderstorms with a defined circulation and maximum sustained winds of 39 mph to 73 mph (34-63 knots).

Hurricane: An intense tropical weather system with a well-defined circulation, producing maximum sustained winds of 74 mph (64 knots) or greater. Hurricane intensity is classified into five categories using the Saffir-Simpson Hurricane scale. Winds in a hurricane range from 74-95 mph for a Category 1 hurricane to greater than 156 mph for a Category 5 hurricane.

Saffir-Simpson Scale for Hurricane Classification				
Strength	Wind Speed (Kts)	Wind Speed (MPH)	Pressure (Millibars)	Pressure
Category 1	64- 82 kts	74- 95 mph	>980 mb	28.94 "Hg
Category 2	83- 95 kts	96-110 mph	965-979 mb	28.50-28.91 "Hg
Category 3	96-113 kts	111-130 mph	945-964 mb	27.91-28.47 "Hg
Category 4	114-135 kts	131-155 mph	920-944 mb	27.17-27.88 "Hg
Category 5	>135 kts	>155 mph	919 mb	27.16 "Hg
Tropical Cyclone Classification				
Tropical Depression		20-34kts		
Tropical Storm		35-63kts		
Hurricane		64+kts or 74+mph		

Tropical cyclones can cause catastrophic damage to coastlines and areas several hundred miles inland. Tropical cyclones can produce sustained high winds and spawn tornadoes and microbursts. Additionally, tropical cyclones can create storm surges along the coast

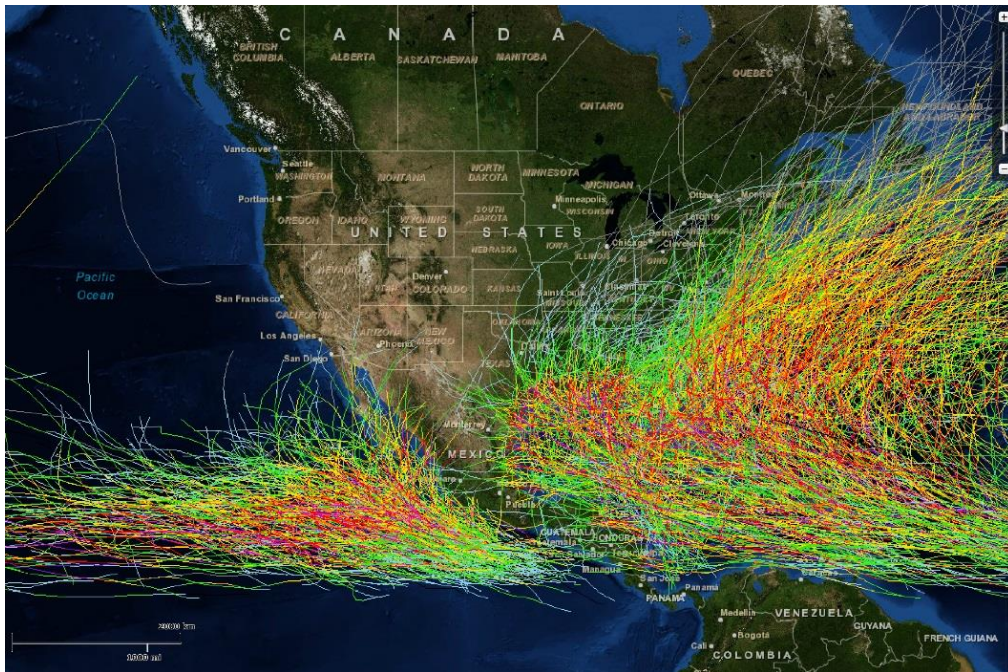
Natural Hazard: Tropical Cyclone

(Hazard Description Continued)

and cause extensive damage from heavy rainfall. Floods and flying debris from the excessive winds are often the deadly and destructive results of these weather events.

Slow moving tropical cyclones traveling into mountainous regions tend to produce especially heavy rain. Excessive rain can trigger landslides or mudslides. Flash flooding can also occur due to intense rainfall.

Each of these hazards present unique characteristics and challenges; therefore, the following have been separated and analyzed as individual hazards: Tropical cyclones, Thunderstorms, Tornadoes, and Flooding. This section will focus on the direct effects of tropical cyclones.



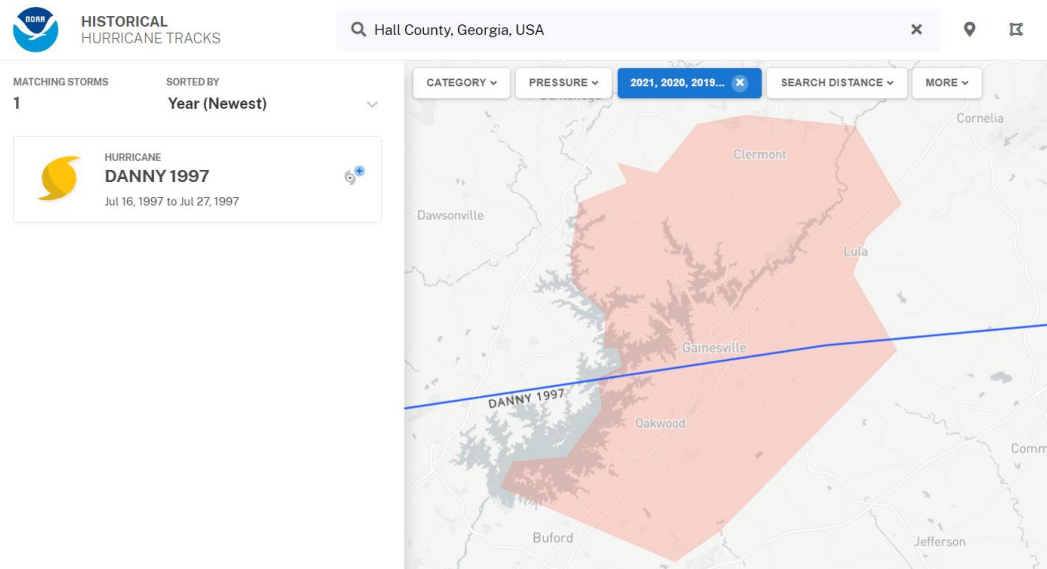
Hazard Profile

Tropical cyclones have directly impacted Hall County on an infrequent basis over the last 50 years. However, the possibility of a hurricane or tropical storm retaining their wind strength as far inland as Hall County is possible. According to the National Centers for Environmental Information, there have been 16 documented impacts from Tropical Cyclones in Hall County over the last 20 years. This equates to a 80% chance of a tropical cyclone impacting Hall County in any given year. The Hall County Hazard Mitigation Update Committee believes this percentage is more representative of the potential impact.

Natural Hazard: Tropical Cyclone

(Hazard Profile Continued)

One tropical cyclone – Hurricane Danny in 1997 – had a track directly dissected Hall County in the last 50 years. All tropical cyclone hazard data included for Hall County is limited to countywide data and is not broken down by jurisdiction. In 2017, Hurricane Irma dropped 2-3 inches of rain on Hall County and wind gusts up to 44 mph (tropical storm-strength) were reported in the county.



Source: NOAA Office for Coastal Management

Assets Exposed to the Hazard

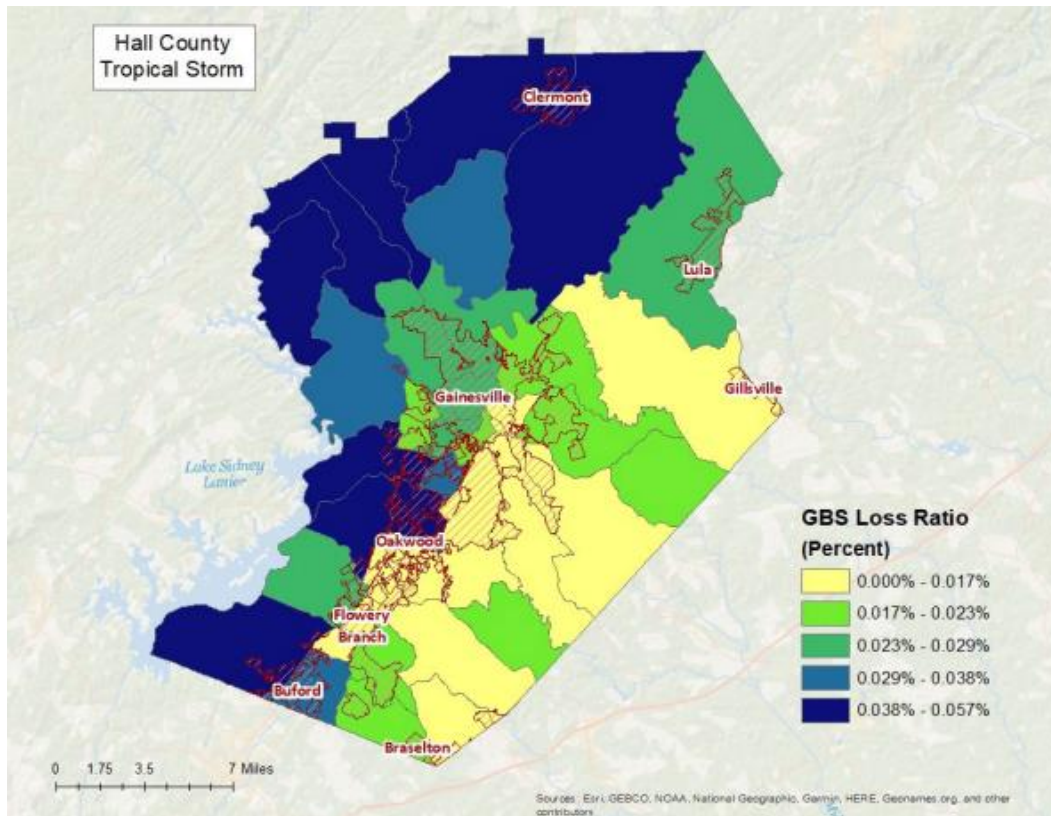
The Hall County HMPC determined that all critical facilities and all public and private property within Hall County are susceptible to the direct and indirect impacts of a tropical cyclone. This includes all municipalities.

Estimated Potential Losses

Little information is available regarding damages, in terms of dollars, for tropical cyclone losses in Hall County. Most losses for these events have been labeled under other impacts, such as tornadoes and flooding.

According to the 2022 Hall County HAZUS Report, a 1% annual risk tropical cyclone event would produce winds up to 65 mph in Hall County, which would be a Category 1 Hurricane. A storm of this magnitude would create nearly \$5 million in damages, which equates to a 0.03% loss ratio. The greatest loss ratio would be in northwest Hall County. A storm of this magnitude would create nearly 7,000 tons of debris.

Natural Hazard: Tropical Cyclone



Source: 2022 Hall County HAZUS Report

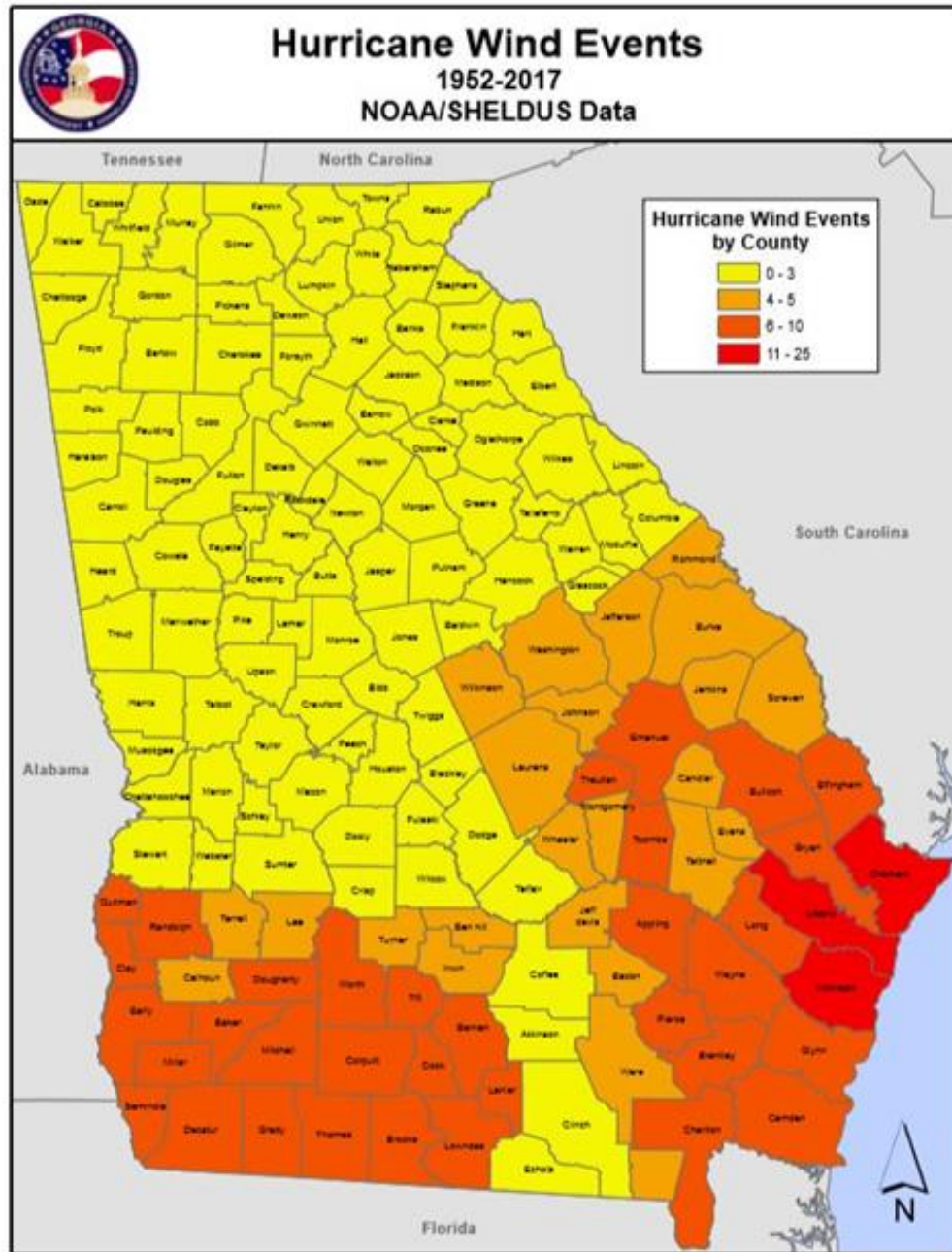
Land Use and Development Trends

Hall County currently has no land use trends related to Tropical Cyclones beyond continued population growth.

Multi-Jurisdictional Considerations

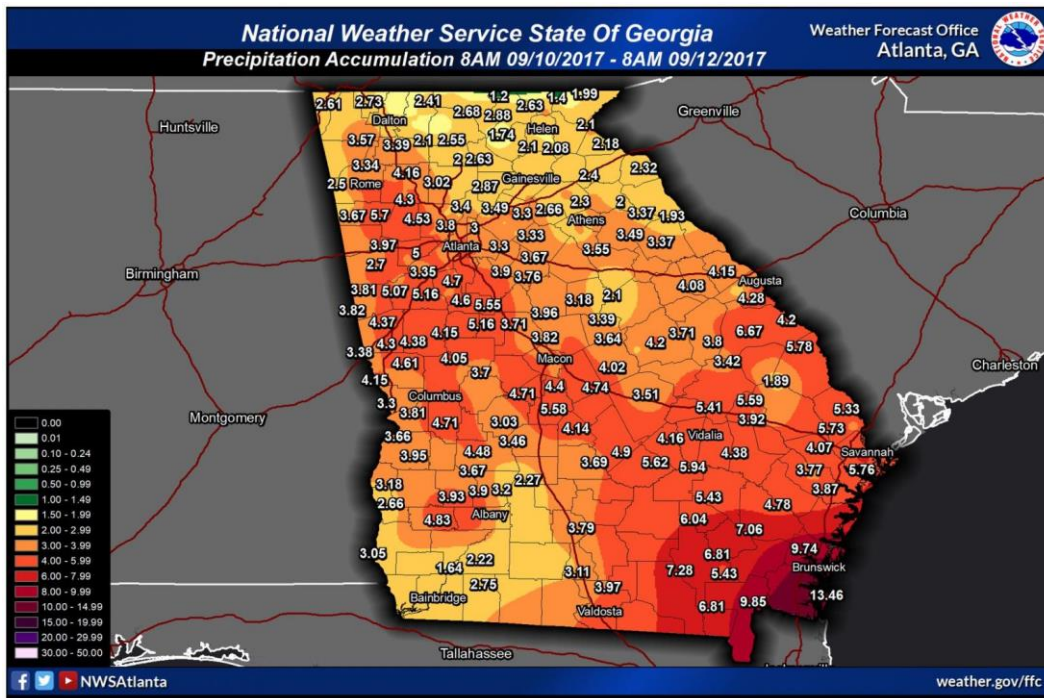
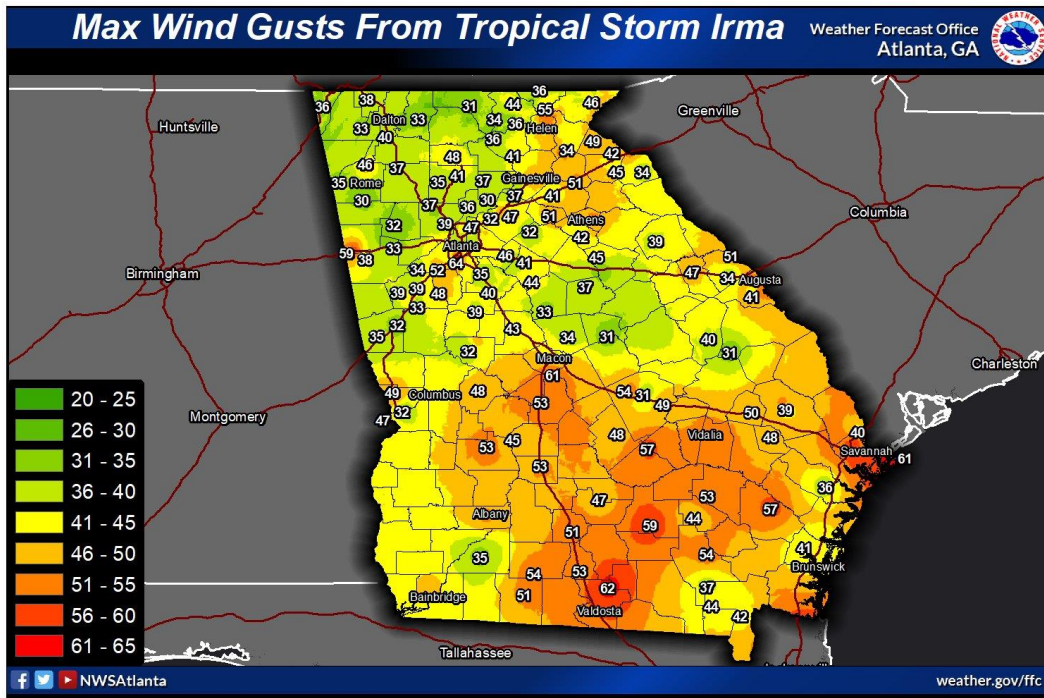
All of Hall County, including all municipalities, could potentially be threatened by tropical cyclones. As such, all tropical cyclone mitigation actions should be pursued on a countywide basis and include all municipalities.

Natural Hazard: Tropical Cyclone

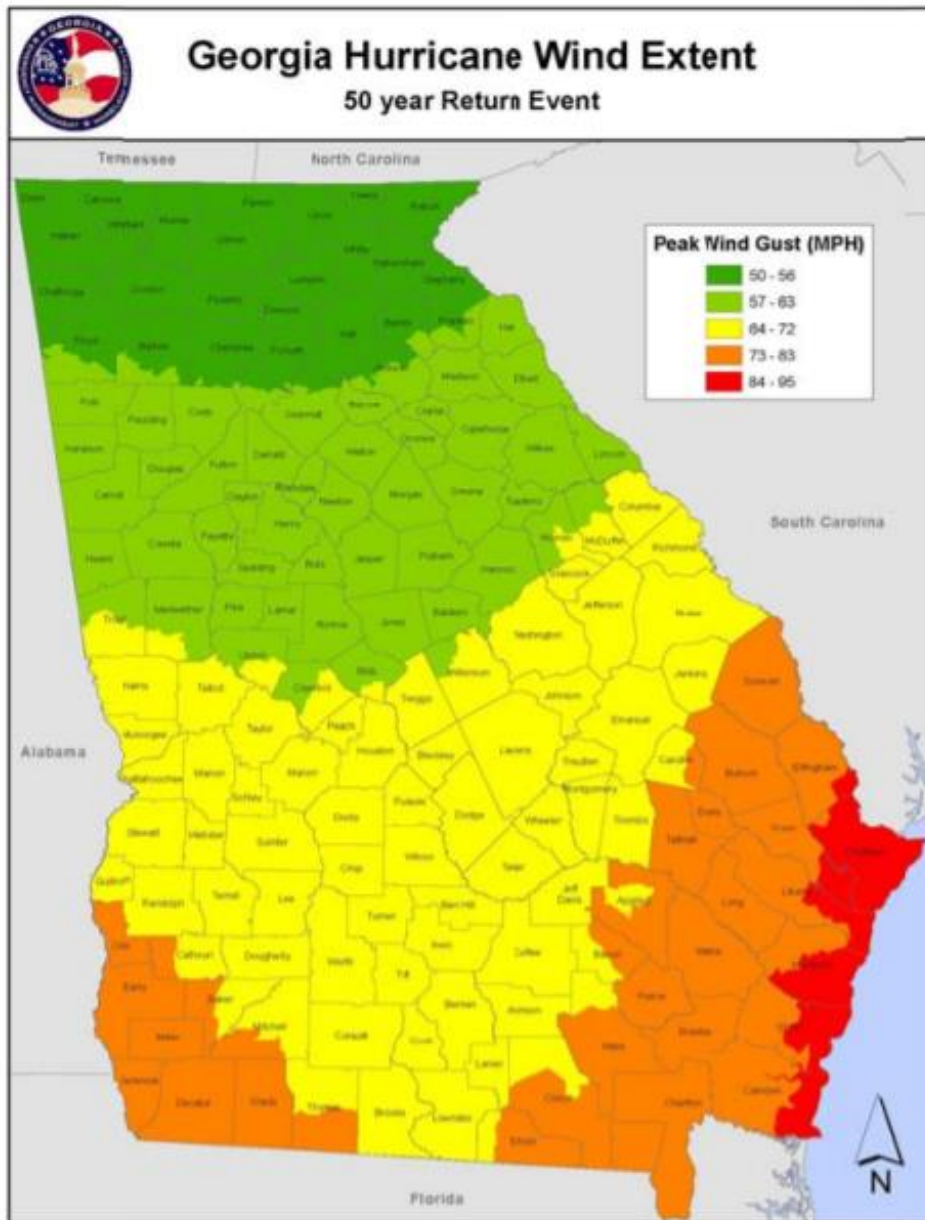


Source: 2019-2024 Georgia Hazard Mitigation Strategy and Enhanced Plan

Natural Hazard: Tropical Cyclone

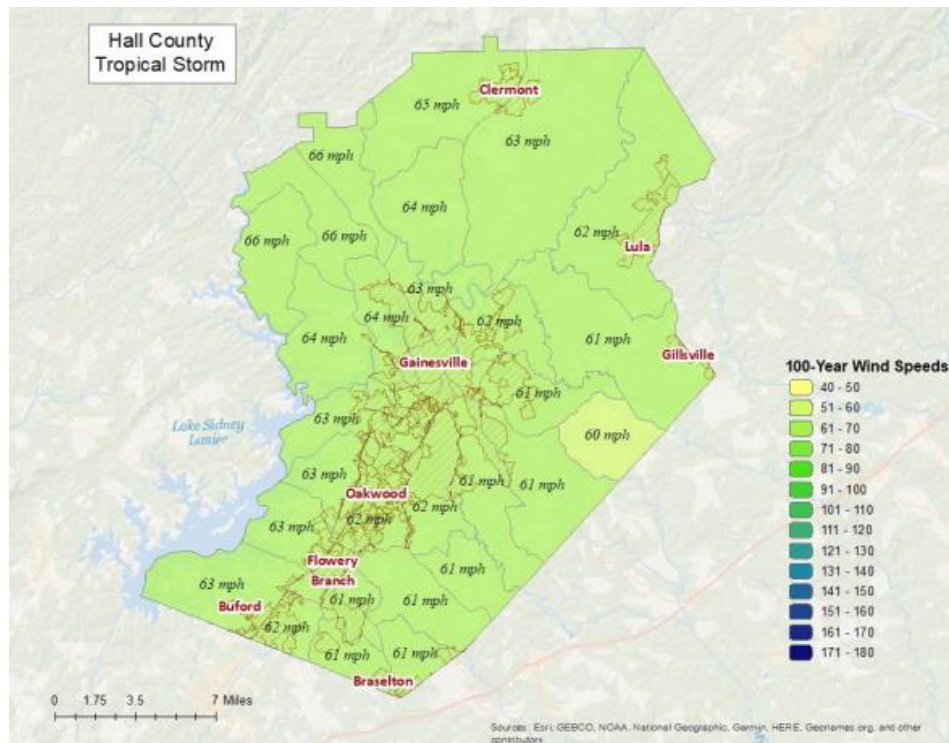


Natural Hazard: Tropical Cyclone



Source: 2019-2024 Georgia Hazard Mitigation Strategy and Enhanced Plan

Natural Hazard: Tropical Cyclone



Source: 2022 Hall County HAZUS Report

Hazard Summary

Even with the relative infrequency of tropical cyclone impacts in Hall County in the recent past, the potential losses and impacts associated with the event would severely damage the infrastructure and economic viability of Hall County and all municipalities. Hall County's proximity to the Atlantic coast increases the likelihood of a tropical cyclone impacting the area. The mitigation measures identified in this plan for tropical cyclones should be pursued based on the high impact potential of this hazard and the ability for tropical cyclones to inflict widespread devastation anywhere in Hall County. Hall County has had two Federally Declared Disaster related to Tropical Cyclones, most recently in 2020 (Hurricane Zeta).

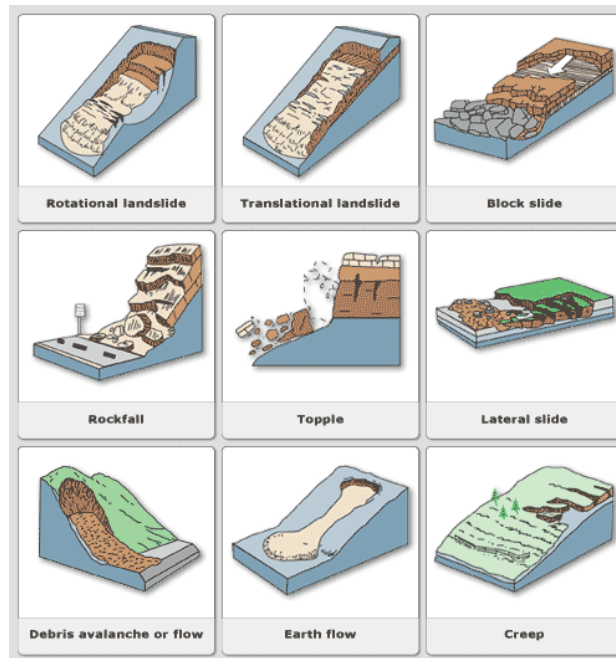
Natural Hazard: Landslide*Hazard Description*

The term landslide covers a wide range of ground movement. Landslides vary in size and can travel at a rate of a few inches per month to many feet per second depending on slope, type of materials, and moisture content.

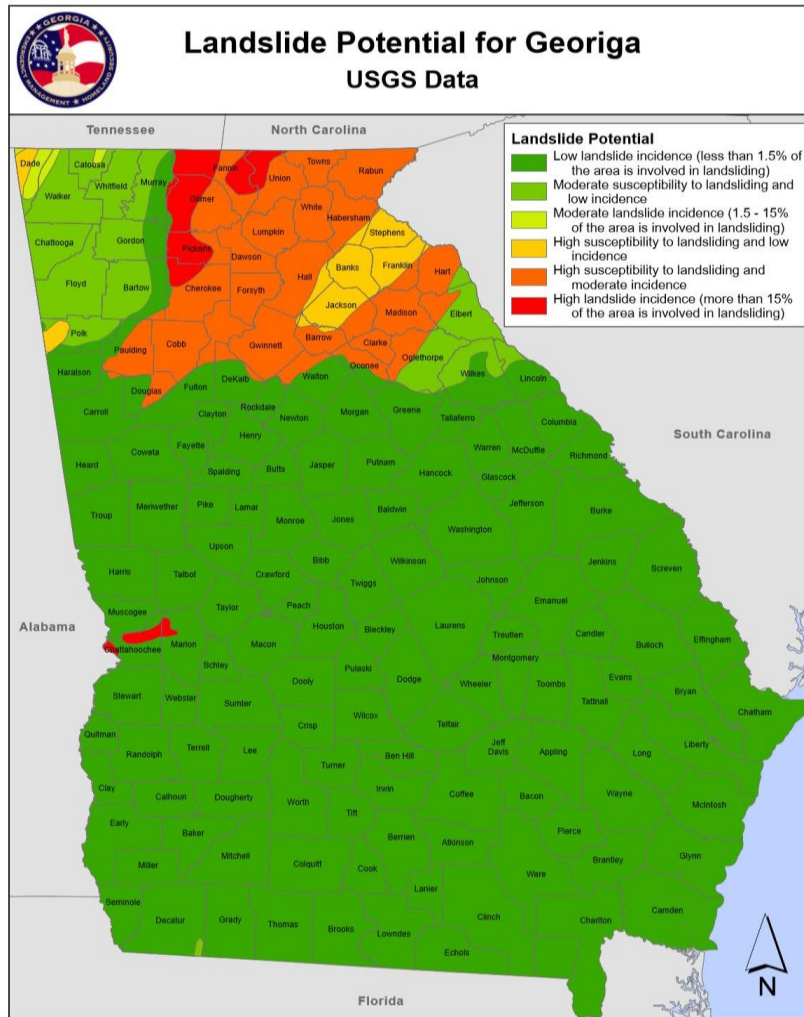
Geology, topography, weather and other disasters, such as earthquakes or floods, contribute to landslides. Determining the probability of landslide events is difficult because so many factors can contribute to the cause of a ground failure. Because there is a history of landslides in unincorporated Hall County in the past, it is safe to assume they will occur in the future. Landslides in Hall County are normally associated with intense or prolonged rain. A combination of precipitation and slopes weakened by heavy rain creating saturated soils is one stimulus.

Earthquakes of a magnitude of 4.0 or greater can also induce landslides on susceptible slopes.

The primary types of landslides that occur in Hall County are debris flows and earth flows. Debris flows are also called mudslides, mudflows, or debris avalanches. They are rivers of a combination of loose soil, rock, organic matter, water, and air that flow downhill. As they continue downhill, they tend to grow in volume with the addition of water, soil, boulders and other materials. When the flow reaches flatter ground, it can spread over a large area. Earth flows usually occur in fine-grained materials or clay bearing rocks on moderate slopes. The slope's material liquefies and forms a bowl shape depression at the source area.



Natural Hazard: **Landslide**



Source: 2019-2024 Georgia Hazard Mitigation Strategy and Enhanced Plan

Hazard Profile

Roads along steep slopes are very susceptible to landslides and a slide can happen during milder rainfall conditions than would be expected for a major event. A large slide or sinkhole event closing US Highway 129 or US Highway 23 for a considerable length of time would be expected to have a devastating effect on the County’s economy. It would also be a threat to public health due to problems of access to medical services.

Expanded development will increase the possibility of landslides and sinkholes. Landslides because of flooding will extend the spread of debris, increase property damages due to weakened structures, and may seriously restrict provision of emergency services.

Natural Hazard: Landslide

Assets Exposed to the Hazard

The Hall County HMPC determined that all critical facilities and all public and private property within Hall County are susceptible to the impacts of a landslide due to the unpredictable nature of landslides and overall high elevation of Hall County. This includes all cities and towns located within Hall County.

Estimated Potential Losses

Little information is available regarding damages, in terms of dollars, for landslide losses in Hall County. For lost estimation of all critical facilities potentially affected by landslides, please refer to the Critical Facilities information in Appendix C.

Land Use and Development Trends

Hall County currently has no land use trends related to Landslides beyond continued population growth.

Multi-Jurisdictional Considerations

All of Hall County, including all municipalities, potentially could be threatened by landslides. As such, all landslide mitigation actions should be pursued on a countywide basis and include all cities and towns located within Hall County.

Hazard Summary

Even with the infrequency of landslide impacts in Hall County, the potential losses and impacts associated with the event would severely damage the infrastructure and economic viability of the County and its municipalities. The mitigation measures identified in this plan should be pursued based on the high impact potential of this hazard and the ability for landslides to inflict widespread devastation anywhere in Hall County.

Technological Hazard: Hazardous Materials*Hazard Description*

Hazardous materials, or hazmat, refers to any materials that may pose a real hazard to human health and/or the environment because of its quantity, concentration, and/or physical or chemical characteristics. Hazardous materials include explosives, flammables, combustibles, oxidizers, toxic materials, radioactive substances, and corrosives. Specific federal and state regulations exist regarding the transport and storage of hazardous materials.

A hazardous materials spill or release occurs when a hazardous material gets into the environment in an uncontrolled fashion. Response to a hazmat spill or release depends greatly on the type of material involved and the subsequent physical and chemical characteristics. Major sources of hazardous materials spills include transportation accidents on roadways and railways, pipeline breaches, and spills into rivers and creeks. Jurisdictions with facilities that produce, process, or store hazardous materials are at risk, as are facilities that treat or dispose of hazardous materials.

Hazard Profile

Data from the United States Coast Guard National Response Center was reviewed regarding hazardous materials spill history in Hall County. Data is available from 1990 to 2020 and all available data was reviewed. There were 204 NRC reported hazardous materials spills or releases in Hall County over a 30-year period. It is anticipated that many more hazardous materials incidents have occurred over the last 30 years but have not been reported. According to the NRC data, Hall County averages 6.8 hazardous materials incidents of a reportable amount each year. This equates to a 1.9% chance of a hazardous materials spill of a reportable amount on any given day. The greatest threat for a hazardous materials spill comes from the transportation of materials through Hall County. This is particularly true for the Interstate 985/US Highway 23 corridor in Hall County.

Hazardous materials releases can also be the result of railway or fixed facility incidents. Fixed facilities continue to be an increasing concern due to Hall County's growing industrial footprint. Gainesville has a significant industrial footprint related to the poultry industry. This industry produces over \$121 million in annual market value. Railways owned and operated by Norfolk Southern and CSX traverse Hall County. Hall County is a major thoroughfare for both railways. The Norfolk Southern line connects Atlanta to Charlotte. The CSX railway line connects Gainesville to Athens.

Of concern to the Hall County Hazard Mitigation Committee is the exposure of water sources to potential hazardous materials incidents. This is particularly true for both Lake Lanier and the Cedar Creek Reservoir. A hazardous materials incident at or near drinking water sources could have devastating effects on a large population in Hall County.

Technological Hazard: Hazardous Materials*Assets Exposed to Hazard*

The environment is particularly vulnerable to the threat posed by hazardous materials. Waterways are at a high risk for contamination from hazardous materials. Water contamination is of concern to the Hall County HMPC. Public and private property located near fixed hazardous materials facilities are also a greater risk than the general population of Hall County. Water contamination from a hazardous materials release is of particular concern to the Hall County Hazard Mitigation Planning Committee.

Estimated Potential Losses

Estimation of potential losses is difficult regarding hazardous materials due to the vast array of potential types of hazardous materials that could be involved in the incident and unknown costs regarding environmental damages. No recorded information was found regarding the losses associated with hazardous materials incidents in Hall County. However, a hazardous materials release, whether in transport or at a fixed facility, would incur significant costs regarding emergency response, potential road closures, evacuations, watershed protection measures, expended man-hours, and cleanup materials, equipment, and personnel.

Land Use and Development Trends

Hall County currently has no land use trends related to Hazardous Materials beyond continued population growth – particularly in and around the City of Gainesville, around Lake Lanier, and in areas near the Gwinnett County line.

Multi-Jurisdictional Considerations

All of Hall County, including all municipalities, are vulnerable to both fixed facility and transportation-related hazardous materials releases. However, areas along the Interstate 985/US Highway 23 corridor, including the Cities of Buford, Flowery Branch, Oakwood, Gainesville, and Lula, are of particular concern.

Hazard Summary

Hazardous materials incidents pose a significant threat to the citizens, infrastructure, and critical facilities of Hall County. Unknown quantities of hazardous materials are transported daily through Hall County and all municipalities. These materials are often transported via highways. Water contamination because of a hazardous materials spill is of significant concern to the Hall County HMPC. As a result of the threat posed by hazardous materials, the Hall County HMPC has identified mitigation actions directly related to this threat.

Technological Hazard: **Dam Failure**

Hazard Description

Georgia law defines a dam as any artificial barrier, which impounds or diverts water, is 25 feet or more in height from the natural bed of a stream or has an impounding capacity at maximum water storage evaluation of 100 acre-feet or more. Dams are generally constructed to provide a ready supply of water for drinking, irrigation, recreation, and other purposes. Dams can be constructed from earth, rock, masonry, concrete or any combination of these materials.

Dam failure is a term used to describe a significant breach of a dam and the subsequent loss of contained water. Dam failure can cause significant damages downstream to structures, roads, utilities, and crops. Dam failure can also put human and animal lives at risk. National statistics indicate that one-third of all dam failures in the United States are caused by overtopping due to inadequate spillway design, debris blocking spillways, or settlement of the dam crest. Another third of all US dam failures are the result of foundation defects, including settlement and slope instability.

Hazard Profile

There are 4 category I and 20 category II dams located within Hall County. Category I dams are those that would pose a possible threat to human life if a failure were to occur. All category I dams must be inspected annually according to Georgia's Safe Dams Act.

The threat of a dam failure in Hall County could potentially lead to downstream flooding. This downstream flooding would have many of the same hazards as a flood event, but with the onset of such an event being much quicker than in a typical flood event. The Cedar Creek Reservoir is considered of significant concern due to its size. Cedar Creek Reservoir dam is 97 feet tall and holds 5,100 acre feet of water. Areas most at risk from a breach of this Category I dam are mostly areas in eastern Hall County between Gainesville and Gillsville.

Assets Exposed to Hazard

To evaluate the assets that would potentially be impacted by a dam failure, the Hall County HMPC attempted to identify known structures within, or close to, the 100-year floodplain. All municipalities could be exposed to the hazards of other dams or face secondary hazards from the dams.

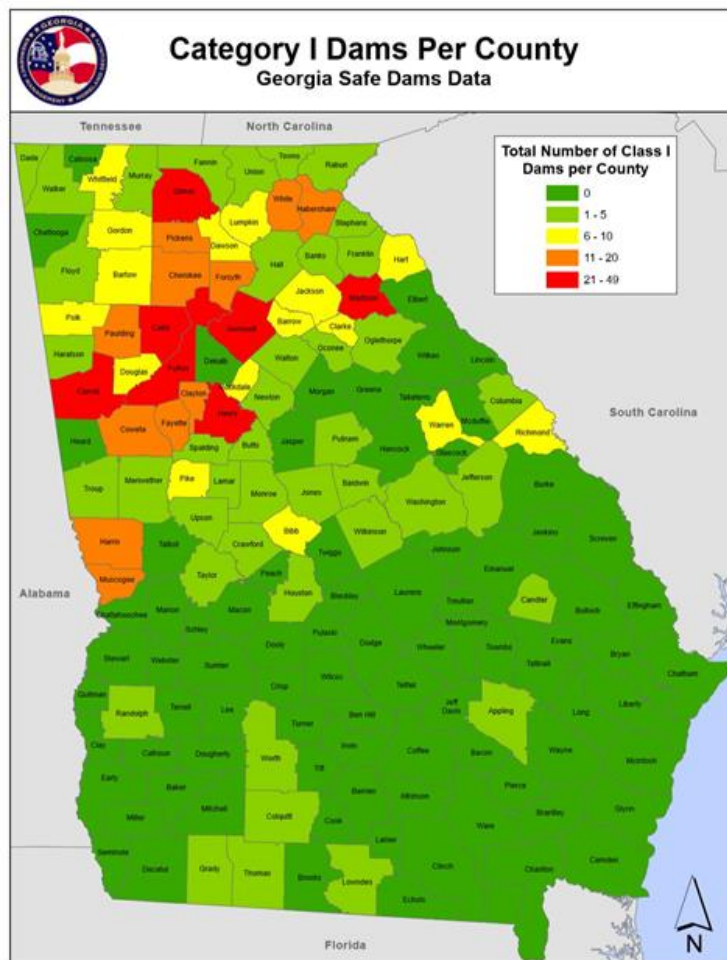
Estimated Potential Losses

Loss estimations are not applicable since it is not known which dam will fail and how significant of failure will occur. As population continues to increase in Hall County, potential impacts downstream from Category I dams will likely continue to increase.

Technological Hazard: **Dam Failure**

Land Use and Development Trends

Hall County participates in the National Flood Insurance Program (NFIP) and follows the program’s guidelines to ensure future development is carried out in the best interests of the public. The County (CID No. 130466) first entered the NFIP on January 31, 1984. According to the NFIP guidelines, the County has executed a Flood Damage Prevention Ordinance. This ordinance attempts to minimize the loss of human life and health as well as minimize public and private property losses due to flooding. The ordinance requires any potential flood damage be evaluated at the time of initial construction and that certain uses be restricted or prohibited based on this evaluation. The ordinance also requires that potential homebuyers be notified that a property is located in a flood area. In addition, all construction must adhere to the Georgia State Minimum Standard Codes and the International Building Codes. Currently, all Hall County municipalities also participate in NFIP through the application of appropriate NFIP-compliant ordinances and regulations.



Source: 2019-2024 State of Georgia Hazard Mitigation Strategy and Enhanced Plan

Technological Hazard: Dam Failure*Multi-Jurisdictional Considerations*

During a dam failure event, many portions of Hall County would potentially be impacted by flooding. However, the area's most prone to flooding have historically been those areas located within the 100-year floodplain and downstream from dams. Areas downstream from Hall County's 4 Category I dams are considered to be at the greatest risk.

Hazard Summary

Dam failure poses a threat to Hall County and its citizens, infrastructure, and critical facilities. A dam failure could prove catastrophic for areas downstream of the dam, particularly if the failure were to occur at any of the Category I dams located in Hall County. As a result, mitigation efforts for dam failure should be focused in this potentially affected area.

Technological Hazard: Transportation Incident*Hazard Description*

There are many secondary hazards that could be associated with transportation incidents. Injuries or deaths can occur as a result of the impact of a transportation accident, by a hazardous materials release because of a transportation incident, or by other related transportations hazards. Transportation can occur via roadways, highways, interstates, railways, air, or navigable waterways. Each transportation type poses their own unique hazard issues and consequences.

Roadway hazards are most likely to be caused by a motor vehicle accident involving one or more cars, trucks, vans, or transport vehicles. These incidents can have injuries because of the impact of the MVA or a hazardous materials release into the local environment, including waterways. Railway incidents pose many of the same dangers as motor vehicle accidents. However, the threat of a hazardous materials release is greatly increased when railway transportation incidents are considered.

Air accidents can include commercial airplanes, private airplanes, hot air balloons, helicopters, or other forms of air travel. Each of these incidents can cause a significant threat to human life as well as posing a hazardous material threat due to the cargo being transported or the fuel being used. Navigable waterway incidents can create formidable incidents for response organizations. Because of the waterway, technical expertise is needed to carry out rescue operations, especially in swift-moving waterways. Also, any incident in a waterway is likely to have environmental impacts.

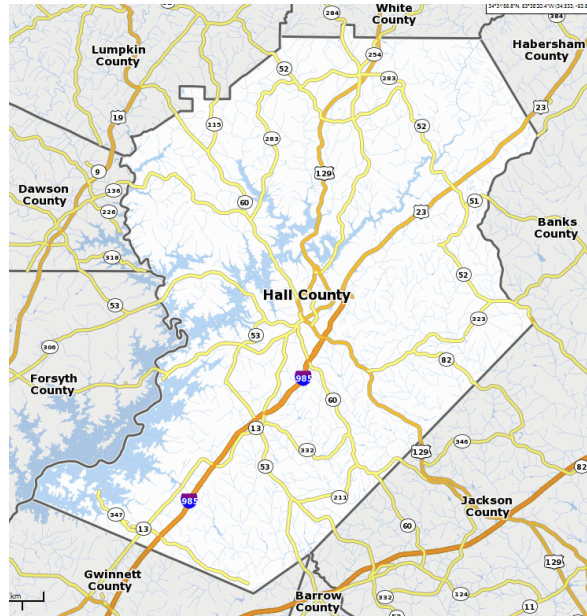
Hazard Profile

Transportation incidents are of a significant concern in Hall County. Passing through Hall County are Interstate 985, US Highways 23 and 129, and Georgia Highways 11, 13, 51, 52, 53, 60, 82, 115, 136, 211, 254, 283, 284, 323, 332, 347, 365, and 369. Additionally, the railway owned and operated by Norfolk Southern and CSX traverse Hall County. The Norfolk Southern line is a major thoroughfare connecting Atlanta to Charlotte. The CSX line connects Gainesville to Athens.

An additional threat from transportation incidents in Hall County involves the high potential of a boating accident on Lake Lanier. Lake Lanier is a 38,000-acre lake that attracts nearly 12 million visitors annually. It is the most popular Army Corps of Engineers lake in the nation and generates \$5 billion in economic impact for the area.

Assets Exposed to Hazard

All assets and critical facilities located along or near any transportation route could potentially be impacted by a transportation incident. Areas within Hall County that are not located along or near a transportation route could still face residual impacts.

Technological Hazard: Transportation Incident*Estimated Potential Losses*

Estimated potential losses cannot be anticipated with this event due to the vast number of differing scenarios regarding transportation incidents.

Land Use and Development Trends

Hall County currently has no land use trends related to Transportation Incidents beyond an increase in overall population which, in turn, increases the likelihood and potential impact of a transportation incident. The primary areas of growth have been in and around the City of Gainesville, areas near Lake Lanier, and areas near the Gwinnett County line.

Multi-Jurisdictional Considerations

Hall County as well as all municipalities could potentially be impacted by a transportation incident. However, areas along the Interstate 95/US Highway 23 corridor, the Norfolk Southern and CSX railway corridors, and Lake Lanier are the greatest at risk. This includes the Cities of Buford, Flowery Branch, Oakwood, Gainesville, and Lula.

Hazard Summary

The Hall County HMPC has determined that transportation incidents pose a high risk to their jurisdictions due to the unpredictable nature and likelihood of the incident. As a result, the Hall County HMPC has developed mitigation strategies and actions with transportation incidents in mind.

Technological Hazard: Terrorism*Hazard Description*

The Federal Bureau of Investigation (FBI) defines terrorism as violent acts or acts dangerous to human life that violate federal or state law, appear to be intended to intimidate or coerce a civilian population, affect the conduct of a government by mass destruction, assassination, or kidnapping, and is calculated to influence or affect the conduct of a government by intimidation or retaliate against government conduct. Terrorism is usually referenced as being premeditated and politically motivated.

Terrorist acts are, by their very nature, designed and carried out with the intention of inflicting mass casualties and extensive property damage. When an act of terrorism is carried out in a jurisdiction, it will likely be necessary to implement multiple aspects of the emergency management system and summon additional resources from local, state, and federal partners.

Terrorism is generally divided into two types: domestic terrorism and international terrorism. Domestic terrorism is defined as terroristic acts focused on facilities and populations without foreign direction. International terrorism involves activities that are foreign-based and/or sponsored by organizations outside of the United States.

Terrorists often use threats to create fear among the public, to convince citizens that government is powerless to prevent terrorism and to get immediate publicity for their causes. Weapons of Mass Destruction (WMDs), including incendiary, explosive, chemical, biological, radiological, and nuclear agents, have the capability to cause death or serious bodily injury to a significant number of people, thus posing the threat of a catastrophic incident. Terrorism can also include arson, agro-terrorism, armed attack, intentional hazardous materials release, water or food contamination, and attacks on infrastructure and electronic information systems.

Hazard Profile

Terrorism targets have historically been facilities that make a large economic or social impact on the targeted government or jurisdiction. In Hall County, all critical facilities could be potential targets. Terrorism includes a multitude of potential approaches, including agro-terrorism, which is terrorism targeted toward agriculture. Due to the high economic impact (over \$123 million in annual agriculture-related sales) of agriculture in Hall County, agro-terrorism could be of particular concern. Hall County's poultry industry accounts for over 95% of the agriculture-related market value. Additionally, a terrorist contamination of the water sources is of concern to the Hall County Hazard Mitigation Plan Update Committee.

Within Hall County, there are many areas that could be viewed as potential targets for terrorism due to their economic impact on the area. This includes tourist-friendly areas

Technological Hazard: **Terrorism**

throughout Hall County, most notably Lake Lanier. Lake Lanier has nearly 12 million visitors annually and has an economic impact of over \$5 billion for the area. Additionally, Georgia has become a bigger part of the movie-making industry. Hall County is no exception. This includes the Netflix series *Ozark*, which is filmed on and around Lake Lanier.

While active shooter situations and civil unrest are not always classified as terrorism, for this plan, the Hall County HMPC has chosen to classify them as such. Active shooter situations can occur in any location, including businesses, schools, government buildings, and public spaces. Schools are seen as particularly vulnerable to these types of situations due to the high publicity of recent active shooter events. Hall County is home to several institutes of higher education, as well, including Brenau University, the University of North Georgia's Gainesville Campus, and Lanier Technical College. While active shooter events and other acts of terrorism occur worldwide, they have low probability for Hall County but would have devastating impacts if they were to occur. To help mitigate some of these impacts, Hall County has exercised an active shooter response in the past to better prepare for any such event. Many of the same areas that are susceptible to an active shooter event could also be the scene of a potential civil unrest event.

Assets Exposed to the Hazard

Due to the unpredictable nature of terrorism, all public and private structures are threatened by the terrorism hazard. This includes all critical facilities.

Estimated Potential Losses

Losses due to terrorism are difficult to estimate due to the unpredictable nature of terrorism. The type of terrorist act carried out, location of the act, and the impact of the act would all affect the potential losses. Please see the critical facilities information for estimated potential losses for each critical facility.

Land Use and Development Trends

Hall County currently has no land use trends related to Terrorism beyond continued population growth, continued increase in tourism opportunities in the area, and the continued increase of movie filming in the area.

Multi-Jurisdictional Considerations

All of Hall County, including all municipalities, are vulnerable to potential acts of terrorism. However, critical facilities and their surrounding areas are considered to be at the greatest risk.

Technological Hazard: Terrorism*Hazard Summary*

Terrorism, while a low-probability hazard, would have devastating effects on Hall County and all municipalities. These impacts would be immediate and long-lasting and could be potentially economically crippling to Hall County and surrounding communities.

Technological Hazard: Infrastructure Failure*Hazard Description*

Infrastructures are particularly vulnerable to both natural and technological hazards. These include electrical utilities, water utilities, gas pipelines, fuel supplies, and other infrastructures that supply vital supplies and services to the community. While an infrastructure failure would most likely be a secondary hazard of one of the other hazards identified in this plan, an infrastructure failure could be a solo incident itself.

A lack of connection with outside sources could lead to public panic, poor emergency response capabilities, and other domino hazards. These events pose a significant threat to many jurisdictions.

Hazard Profile

In case of any failure of a utility infrastructure, general difficulties would be exacerbated for both emergency responders and for the public. The reliance on wireless communications, particularly for the public safety sector, increases the vulnerability of Hall County's emergency response agencies to a utility failure.

Additionally, a failure of additional physical infrastructure, such as bridges and buildings, are of particular concern to the Hall County Hazard Mitigation Planning Committee. The highways that cross Lake Lanier could be of particular concern for failure because of the economic impact Lake Lanier has on the surrounding area. This would lead to both goods and services being interrupted.

Hall County is home to two gas transmission pipelines. One pipeline travels along Georgia Highway 60 from southeastern Hall County to Gainesville. A second pipeline travels through northeast Hall County from the Gillsville area to an unincorporated community called Murrayville in north Hall County.

Assets Exposed to Hazard

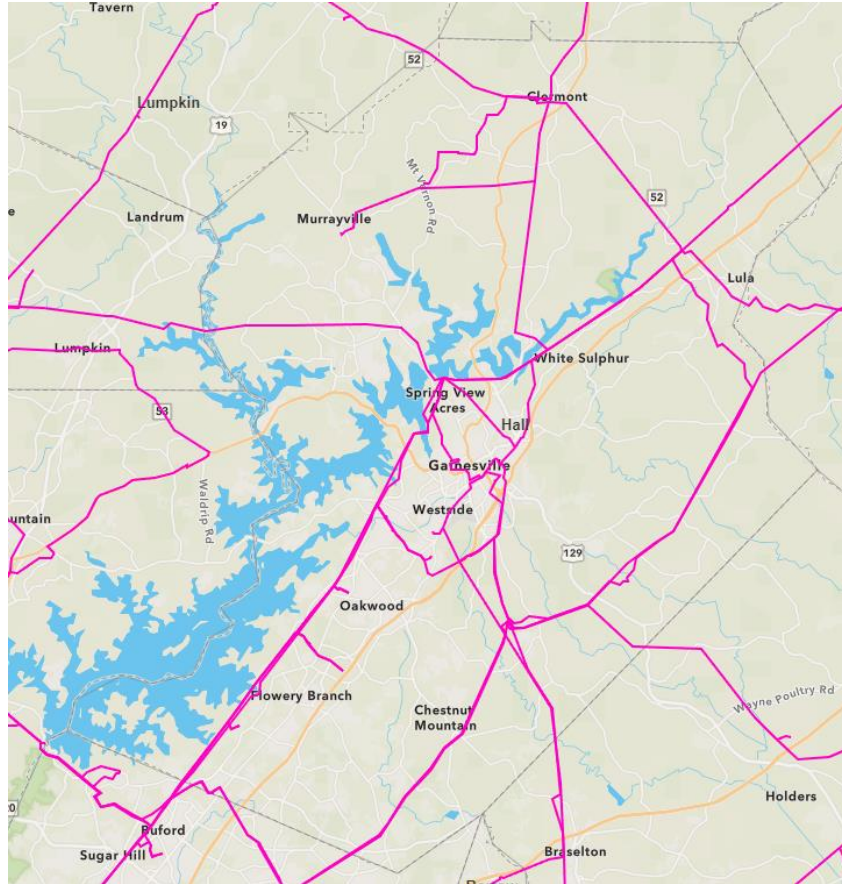
All assets and critical facilities within Hall County could potentially be impacted by an infrastructure failure.

Estimated Potential Losses

Estimated potential losses cannot be anticipated with this event due to the vast number of differing scenarios regarding utility failure.

Land Use and Development Trends

Hall County currently has no land use trends related to infrastructure failures beyond continued population growth and an ever-increasing industrial footprint.

Technological Hazard: Infrastructure Failure*Electrical Power Transmission Lines**Multi-Jurisdictional Considerations*

All areas of Hall County could potentially be impacted by an infrastructure failure.

Hazard Summary

The Hall County HMPC has determined that utility failures pose a high risk to their jurisdictions due to the unpredictable nature of the incident. As a result, the Hall County HMPC has developed mitigation strategies and actions with infrastructure failures in mind.

Technological Hazard: Emergent Infectious Diseases*Hazard Description*

Microorganisms, such as bacteria, viruses, parasites, fungi, or prions, surround us within the environment. They can even be found within our own bodies. Most microorganisms are completely harmless, and many are actually beneficial. However, some of these organisms are pathogenic, meaning they cause or can cause disease. Infectious diseases are caused by these pathogenic organisms and are communicable – meaning they can be spread from person to person either directly or indirectly. Direct transmission of the disease occurs through actual physical contact with an infected person or their bodily fluids. Indirect transmission of a disease occurs when an infected person contaminates a surface by sneezing, coughing, etc., and a non-infected person comes into contact with that infected surface. Another means of indirect transmission includes vectors, such as mosquitos, flies, mites, ticks, fleas, rodents, or dogs, which may carry the pathogenic microorganism and transmit it to people via a bite. Infectious diseases can also impact animal populations, particularly livestock and other farm animals. Even though these diseases may not directly affect humans, the economic impact of these diseases can be just as harmful, if not more so, to the community.

Infectious diseases can occur as primary events or they may occur as a cascading result of another disaster, such as a tornado, flood, or winter weather. Infectious diseases can vary greatly in severity and magnitude. According to the World Health Organization, infectious diseases account for three of the ten leading causes of death worldwide – HIV/AIDS, lower respiratory infections, and diarrheal disease. These three events, combined with tuberculosis and malaria, account for 20% of deaths globally.

In Western countries, the impact of infectious diseases has diminished greatly over the last 75 years due to improved sanitation, personal hygiene, vaccinations, and the use of antibiotics. In the United States, only two infectious diseases – seasonal influenza and pneumonia – rank in the top ten leading causes of death. Annually, there are 1,500 deaths in the United States from seasonal influenza and another 52,000 from pneumonia. Children and older adults are the greatest at risk for both.

Emergent infectious diseases are those that are appearing in a population for the first time. Re-emergent infectious diseases are those that may have previously existed in a population, but levels had dropped to the point where it was no longer considered a public health problem until levels once again began increasing.

Technological Hazard: Emergent Infectious Diseases

During the last 25 years, emergent and re-emergent infectious diseases have been on the rise. The below table outlines some of the contributing factors to this rise:

Contributing Factors to Increasing Occurrence of Emergent Diseases
Agent-Related Factors
Evolution of pathogenic infectious agents
Development of resistance to drugs
Resistance of disease carriers to pesticides
Host-Related Factors
Human demographic changes (humans inhabiting new areas)
Human behavior (sexual practices and drug use)
Human susceptibility to infection
Environment-Related Factors
Economic development and land use patterns
International travel and commerce
Deterioration of surveillance systems

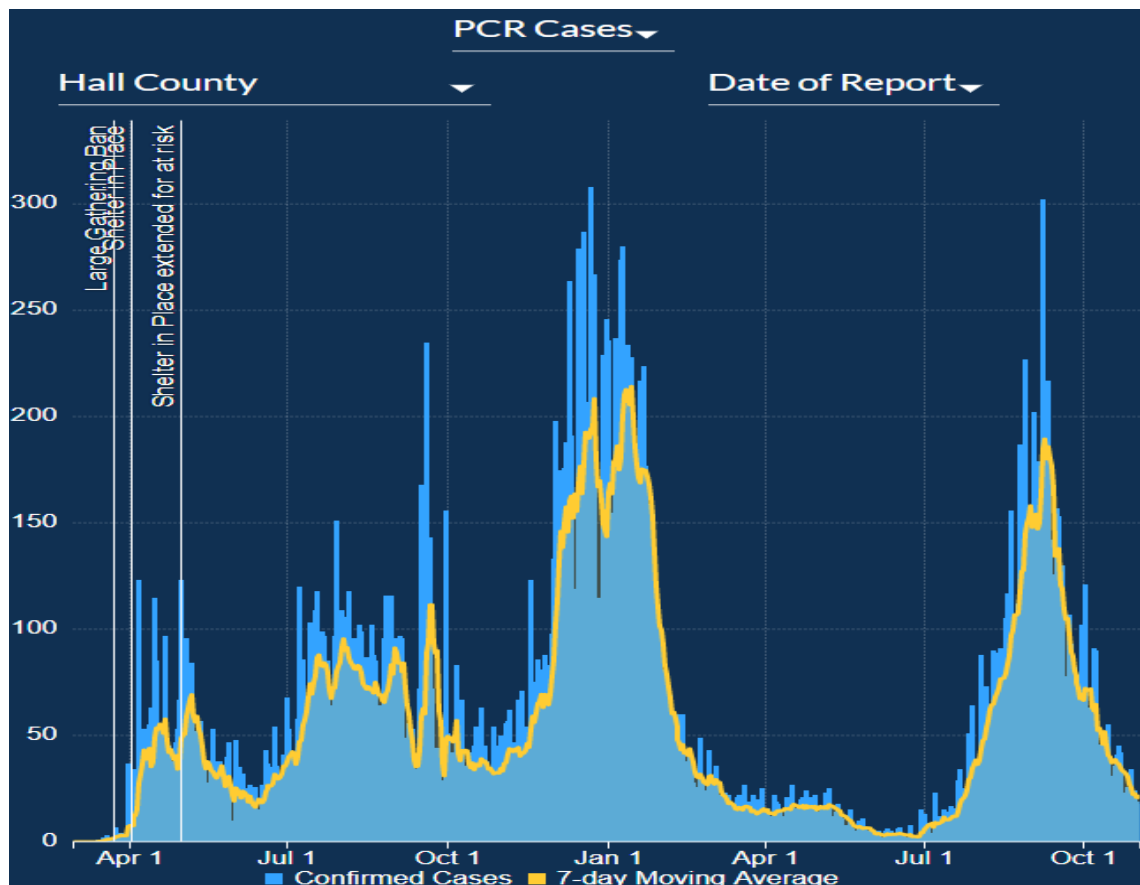
Due to a lack of ready-made vaccines for these diseases and a lack of immunity in the population, emergent and re-emergent infectious diseases are much more likely to escalate to pandemic levels rapidly.

CDC-Identified Emergent and Re-Emergent Infectious Diseases	
Drug-resistant Infections	Mad Cow/Variant Creutzfeldt-Jakob Diseases
Campylobacteriosis	Chagas Disease
Cholera	Cryptococcosis
Cryptosporidiosis (Crypto)	Cyclosporiasis
Cysticercosis	Dengue Fever
Diphtheria	Ebola Hemorrhagic Fever
Group B Streptococcal Infection	Hantavirus Pulmonary Syndrome
Hepatitis C	Hendra Virus Infection
Histoplasmosis	HIV/AIDS
Influenza	Lassa Fever
Legionnaires' Disease and Pontiac Fever	Leptospirosis
Listeriosis	Lyme Disease
Malaria	Marburg Hemorrhagic Fever
Measles	Meningitis
Monkeypox	MRSA
Nipah Virus Infection	Norovirus Infection
Pertussis	Plague
Polio	Rabies
Rift Valley Fever	Rotavirus Infection
Salmonellosis	SARS
Shigellosis	Smallpox
Sleeping Sickness (Trypanosomiasis)	Tuberculosis
Tularemia	Valley Fever (Coccidioidomycosis)
VISA/VRSA	Staphylococcus Aureus
West Nile Virus Infection	Yellow Fever

Technological Hazard: Emergent Infectious Diseases

Hazard Profile

Emergent Infectious diseases are of significant concern to the Hall County HMPC, particularly those that would have an impact on the human population or animal population of Hall County. Hall County would likely see significant economic impacts from an outbreak involving animal populations, such as an Avian Flu, due to the large economic base agriculture provides (over \$120 million in annual sales). The lack of current vaccines and preparatory activities for these diseases has created a situation where the potential impact to Hall County of a pandemic or epidemic could be catastrophic. The most recent pandemic scare in the North Georgia area was the 2009-2010 H1N1 Swine Flu. There were 1286 cases of H1N1 in Georgia in 2009-2010 and 33 deaths. Most registered cases occurred with people between the ages of 5 and 29. This equates to a mortality rate of just over 2.5% - which is slightly lower than the 3% rate of the 1918-1919 Spanish Flu Pandemic. The 2019-2021 COVID-19 Pandemic, which was caused by SARS-CoV2, spreading worldwide in a matter of weeks. As of October 29, 2021, there were over 246 million cases reported worldwide with over 5 million deaths. In Hall County, there were 34,040 confirmed cases and 607 deaths.



Technological Hazard: **Emergent Infectious Diseases**

Over the last 25 years, emergent infectious disease outbreaks have occurred in other parts of the country. These include:

- 1993 Cryptosporidium Outbreak (Milwaukee, Wisconsin – 403,000 people ill and 100 deaths)
- 2010 Whooping Cough Outbreak (California – 9,500 people ill and 10 infant deaths)
- 2015 H5N2 Avian Flu Outbreak (Midwest – over 25 million chickens and turkeys destroyed as a precautionary measure at 83 locations)

Assets Exposed to the Hazard

Due to the unpredictable nature of emergent infectious diseases, all public and private structures are threatened by the hazard. This includes all critical facilities.

Estimated Potential Losses

Losses due to emergent infectious diseases are difficult to estimate due to the unpredictable nature of the hazard. The type of emergent infectious disease, location of the outbreak, and the impact of the outbreak would all affect the potential losses. Please see the critical facilities information for estimated potential losses for each critical facility.

Land Use and Development Trends

Hall County currently has no land use trends directly related to emergent infectious diseases.

Multi-Jurisdictional Considerations

All of Hall County, including all municipalities, are vulnerable to emergent infectious diseases. However, livestock and other farm animals are considered to be the greatest at risk, along with areas that have a large, concentrated human population, such as schools.

Hazard Summary

An emergent infectious disease would have devastating effects on Hall County and all municipalities. These impacts would be immediate and long-lasting and could be potentially economically crippling. Because of these considerations, the Hall County HMPC has developed mitigation actions with emergent infectious diseases in mind.

CHAPTER FOUR
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HAZARD MITIGATION STRATEGIES

Summary of Updates to Chapter Four

The following table provides a description of each section of this chapter, and a summary of the changes that have been made to the Hall County Hazard Mitigation Plan 2017.

Chapter 4 Section	Updates
Goals and Objectives	<ul style="list-style-type: none">• Updated goals to match the needs of Hall County and all municipalities
Identification and Analysis of Mitigation Techniques	<ul style="list-style-type: none">• Content Revised• Reviewed mitigation strategies identified in the 2017 plan and made updates• Identified mitigation strategies that were completed• Identified mitigation strategies to be removed

Goals and Objectives

Requirement §201.6(c)(3)

Requirement §201.6(c)(3)(i)

It is important that State and local government, public-private partnerships, and the average citizen can see the results of these mitigation efforts, therefore, the goals and strategies need to be achievable. The mitigation goals and objectives form the basis for the development of specific mitigation actions. County and municipal officials should consider the listed goals before making community policies, public investment programs, economic development programs, or community development decisions for their communities. The goals of Hall County have changed slightly in the last five years (since 2017) due to specific threat events, such as the COVID-19 Pandemic in 2020-2021. Because of the recentness of the impacts of these hazards and the devastation that occurred, these types of events have taken a greater priority, particularly in the increased priority of mitigation strategies directly related to these events and the development of new mitigation strategies related to these hazards.

Each jurisdiction covered by the Hall County Hazard Mitigation plan update – Hall County and the Municipalities of Braselton, Buford, Flowery Branch, Gainesville, Gillsville, Lula, Oakwood, and Clermont – has limited ability to fully implement the mitigation actions described in this plan. These jurisdictions are severely hampered by their small population and tax base when attempting to raise enough revenue to pursue many of these actions. All jurisdictions lack the needed financial strength and staffing to implement all the actions described in this plan. Many of the actions will be pursued through grant programs and by partnering with public and private organizations who can supplement the needed resources to accomplish the goals outlined in this plan. For actions where grant funding or partnerships are not available, Hall County or municipality revenue streams may be supplemented through Special Purpose Local Option Sales Tax (SPLOST) funds, which are voted on by the electorate.

- | | |
|--------|---|
| GOAL 1 | Maximize the use of all resources by promoting intergovernmental coordination and partnerships in the public and private sectors |
| GOAL 2 | Harden communities against the impacts of disasters through the development of new mitigation strategies and strict enforcement of current regulations that have proven effective |
| GOAL 3 | Reduce and, where possible, eliminate repetitive damage, loss of life and property from disasters |
| GOAL 4 | Bring greater awareness throughout the community about potential hazards and the need for community preparedness |

These objectives state a more specific outcome that Hall County strives to accomplish over the next five years. Action steps are the specific steps necessary to achieve these objectives. Objectives are not listed in order of importance.

- | | |
|-------------|--|
| OBJECTIVE 1 | Reduce damage to property and loss of life through the utilization of preventative activities |
| OBJECTIVE 2 | Minimize the damage to property and loss of life through property protection measures |
| OBJECTIVE 3 | Minimize the damage to property and loss of life through natural resource protection activities |
| OBJECTIVE 4 | Reduce damage to property and loss of life through the utilization of structural mitigation projects |
| OBJECTIVE 5 | Increase the ability of Hall County, its municipalities, and its citizens to respond to natural and manmade hazards through emergency service measures |
| OBJECTIVE 6 | Increase public education and awareness of natural hazards |
| OBJECTIVE 7 | Minimize the impacts on local citizens, industry, and infrastructure of a dam breach |
| OBJECTIVE 8 | Increase public awareness of local manmade hazards and proper response to those hazards |
| OBJECTIVE 9 | Implement additional protective measures and capabilities in response to manmade incidents |

Identification and Analysis of Mitigation Techniques

Requirement §201.6(c)(3)(iv)

Requirement §201.6(c)(3)(iii)

In updating Hall County's mitigation strategy, a wide range of activities were considered to help achieve the mitigation goals and objectives. This includes the following activities as by the Emergency Management Accreditation Program (EMAP):

- 1) The use of applicable building construction standards;
- 2) Hazard avoidance through appropriate land-use practices;
- 3) Relocation, retrofitting, or removal of structures at risk;
- 4) Removal or elimination of the hazard;
- 5) Reduction or limitation of the amount or size of the hazard;
- 6) Segregation of the hazard from that which is to be protected;
- 7) Modification of the basic characteristics of the hazard;
- 8) Control of the rate of release of the hazard;
- 9) Provision of protective systems or equipment for both cyber and/or physical risks;
- 10) Establishment of hazard warning and communication procedures; and
- 11) Redundancy or duplication of essential personnel, critical systems, equipment, and information materials.

Part of the prioritization includes a general assessment according to the STAPLEE criteria, which stands for Social, Technical, Administrative, Political, Legal, Economic and Environmental. This process led to three designated priorities: High, Medium, and Low. Most items that require grant funding must undergo a full Benefit Cost Analysis to determine the action's actual cost effectiveness prior to funding. This process will be completed as part of the grant opportunity application process.

Strategy Priority	Priority Description	Strategies within this priority
LOW	Low priority strategies are those strategies that will have less direct impact on mitigating Hall County’s hazards, are in the early stages of strategy development, or score poorly on a preliminary cost-benefit analysis	
MEDIUM	Medium priority strategies are those strategies that will have a direct impact on mitigation Hall County’s hazards, but will not have as large of an anticipated impact as High Priority strategies or may be focused on hazards that are not as potentially impactful or prevalent for Hall County. These strategies may be in the earlier stages of development or score mediocre on a preliminary cost-benefit analysis	
HIGH	High priority strategies are those strategies that would have a direct, large impact on mitigation Hall County’s hazards. These strategies are oftentimes well-established needs of Hall County and/or all municipalities and have score high on a preliminary cost-benefit analysis	

The lead agency listed in the Mitigation Strategy charts will be responsible for the jurisdictional administration and implementation of the mitigation strategy prioritization. Prioritization was determined based on many factors. These include the likelihood of the event, the potential impact of the event, the current readiness posture of Hall County for the event, the all-hazard impact of the mitigation strategy, and a cost-benefit analysis for the mitigation action. For example, mitigation actions that address high-likelihood, high-impact events with a low cost would rate higher than low-likelihood, high-impact events with a high cost.

The following Mitigation Charts meet:

Requirement §201.6(c)(3)(ii)

Requirement §201.6(d)(3)

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
OBJECTIVE 1: Reduce damage to property and loss of life through the utilization of preventative activities																	
1.a	Utilize Planning and Zoning regulations to deter development in the floodplains	Hall County and municipal planning departments <i>Hall County and all municipalities</i>	X									Local budgets	Staff time	12 months	In place; Continue	High	1.a
1.b	Enforce building standards related to flooding	Hall County and municipal planning departments <i>Hall County and all municipalities</i>	X									Local budgets	Staff time	18 months	In process; Ongoing	Medium	1.b
1.c	Participate in NFIP Community Rating System (CRS)	Hall County and municipal planning departments and EMA <i>Hall County and all municipalities</i>	X									Local budgets	Staff time	36 months	Research into process and needs ongoing	Low	1.c

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
1.d	Maintain NFIP Compliance	Hall County Board of Commissioners and municipal councils <i>Hall County and all municipalities</i>	X									Local budgets	Staff time	12 months	In place; Continue	High	1.h; 1.i; 1.j; 1.k; 1.l; 1.m; 1.n; 1.o; 1.p
1.e	Utilize zoning regulations to discourage building in wildfire hazard areas	Hall County and municipal planning departments <i>Hall County and all municipalities</i>							X			Local budgets	Staff time	36 months	Research ongoing	Low	5.a
1.f	Enforce current water use ordinances	Hall County, Braselton, and Gainesville planning departments <i>Hall County, Braselton, and Gainesville</i>					X	X				Local budgets	Staff time	24 months	In place; Continue	Medium	5.f

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
1.g	Institute water use ordinances	Municipal planning departments <i>Buford, Flowery Branch, Gillsville, Lula, Oakwood, and Clermont</i>						X	X			Local budgets	Staff time	24 months	Research into ordinances ongoing	Medium	5.e
1.h	Amend construction standards to bury power lines in new developments	Municipal planning departments <i>Buford, Flowery Branch, Gillsville, Lula, Oakwood, and Clermont</i>		X	X	X	X			X		Local budgets	Staff time	24 months	In place in Gainesville and Hall County; Under research	Medium	7.b
1.i	Revise roof construction standards for high wind events	Hall County and municipal planning departments <i>Hall County and all municipalities</i>		X	X	X	X					Local budgets	Staff time	48 months	Review of construction standards ongoing	Low	7.c

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
1.j	Obtain NFIP Compliance through the application of ordinances and regulations	EMA and Gillsville City Council <i>City of Gillsville</i>	X				X					Local budgets	Staff time	24 months	NEW	High	NEW
OBJECTIVE 2: Minimize the damage to property and loss of life through property protection measures																	
2.a	Provide flood protection for national historic registry sites	Hall County and municipal planning departments <i>Hall County and all municipalities</i>	X				X					Public and private grants and/or local budgets	\$5 million	60 months	Site identification underway	Low	1.c
2.b	Purchase and maintain generators at all critical facilities	Hall County EMA, Public Works, and municipal public works <i>Hall County and all municipalities</i>		X	X	X	X			X		Public and private grants and/or local budgets	\$20 million	60 months	Ongoing project – maintenance in place	High	6.b

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/Status	Priority	Previous Strategy #
2.c	Purchase generator for Oakwood City Hall	Hall County EMA and Oakwood City Council <i>City of Oakwood</i>		X	X	X	X			X		Public and private grants and/or local budgets	\$35,000	60 months	NEW	Medium	NEW
2.d	Purchase generator (mobile) and install transfer switch for Gainesville Traffic Building	Hall County EMA and Gainesville Public Works <i>City of Gainesville</i>		X	X	X	X			X		Public and private grants and/or local budgets	\$500,000	60 months	NEW	High	NEW
2.e	Purchase generator (mobile) and install transfer switch for Altavista Complex	Hall County EMA and Gainesville Public Works <i>City of Gainesville</i>		X	X	X	X			X		Public and private grants and/or local budgets	\$500,000	60 months	NEW	High	NEW

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
2.f	Purchase generator for City of Buford Water Plant	Buford Water Department and Hall County EMA <i>City of Buford</i>		X	X	X	X			X		Public and private grants and/or local budgets	\$1 million	60 months	NEW	High	NEW
2.g	Purchase generator for Town of Clermont Town Hall	Clermont Town Council and Hall County EMA <i>Town of Clermont</i>		X	X	X	X			X		Public and private grants and/or local budgets	\$35,000	60 months	NEW	Medium	NEW
2.h	Purchase generator for City of Gainesville Riverside Water Plant	Gainesville Water Department and Hall County EMA <i>City of Gainesville</i>		X	X	X	X			X		Public and private grants and/or local budgets	\$1 million	60 months	NEW	High	NEW
2.i	Purchase generator (mobile) and install transfer switch for	Hall County EMA and Gainesville City Council		X	X	X	X			X		Public and private grants and/or	\$100,000	60 months	NEW	Medium	NEW

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
	Gainesville Administrative Bldg	<i>City of Gainesville</i>										local budgets					
2.j	Purchase generator for Gainesville Solid Waste	Gainesville Solid Waste and Hall County EMA <i>City of Gainesville</i>		X	X	X	X			X		Public and private grants and/or local budgets	\$100,000	60 months	NEW	Medium	NEW
2.k	Build crew quarters for Hall County Public Works complex	Hall County Public Works <i>Hall County</i>		X	X	X	X		X	X	X	Public and private grants and/or local budgets	\$400,000	60 months	NEW	Medium	NEW
2.l	Provide updates and renovations to the Flowery Branch Sewer Plant	Flowery Branch City Council <i>City of Flowery Branch</i>	X	X	X	X	X	X	X	X	X	Public and private grants and/or local budgets	\$2 million	60 months	NEW	Medium	NEW

OBJECTIVE 3: Minimize the damage to property and loss of life through natural resource protection activities

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
3.a	Provide for proper maintenance of power lines, including clearing of trees	Utility companies at behest of Hall County and municipal governments <i>Hall County and all municipalities</i>		X	X	X	X		X	X		Public and private grants and/or private or local budgets	\$5 million	60 months	In place; Ongoing	High	5.c
OBJECTIVE 4: Reduce damage to property and loss of life through the utilization of structural mitigation projects																	
4.a	Improve road construction related to flooding, such as elevating roadways, improving culverts, etc.	Hall County and municipal public works departments <i>Hall County and all municipalities</i>	X				X					Public and private grants and/or local budgets	\$15 million	60 months	Continuous ongoing project	High	1.e
4.b	Construct safe rooms/buildings in subdivisions and mobile home parks	Hall County EMA <i>Hall County and all municipalities</i>				X	X					Public and private grants and/or	\$2.5 million	60 months	Area identification under research	Medium	2.b

Hall County Hazard Mitigation Plan 2022

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #	
												local budgets						
4.c	Purchase and install 6 inch water trash pump	City of Gainesville Water Department City of Gainesville	X		X		X					Public and private grants and/or local budgets	???	????	NEW	Medium	NEW	
4.d	Provide stormwater upgrades at Balus Creek	City of Gainesville Water Department City of Gainesville and City of Oakwood	X		X		X					Public and private grants and/or local budgets	\$500,000	60 months	NEW	Medium	NEW	
4.e	Upgrade stormwater pipes as needed	City of Gainesville Water Department	X		X		X					Public and private grants and/or	Determined by project	60 months	NEW	High	NEW	

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
		City of Gainesville and City of Oakwood										local budgets					
4.f	Install box culverts on Main Street and Phil Negro Blvd	Flowerly Branch public works department <i>Flowerly Branch</i>	X		X		X					Public and private grants and/or local budgets	\$500,000	36 months	NEW	Medium	NEW
OBJECTIVE 5: Increase the ability of Hall County, its municipalities, and its citizens to respond to natural and manmade hazards through emergency service measures																	
5.a	Purchase a portable bridge to provide emergency ingress/egress during flood events	Hall County EMA; Hall County and municipal public works departments <i>Hall County and all municipalities</i>	X		X		X					Public and private grants and/or local budgets	\$150,000	36 months	Research into need and cost ongoing	Medium	1.f
5.b	Create a database of developments with	Hall County and municipal	X		X		X					Local budgets	Staff time	24 months	Ongoing project	Low	1.g

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
	detention/stormwater ponds	planning departments <i>Hall County and all municipalities</i>															
5.c	Provide adequate storm sheltering locations for elderly population	Hall County EMA <i>Hall County and all municipalities</i>				X	X					Public and private grants and/or local budgets	\$250,000	36 months	Location identification ongoing	Medium	2.a
5.d	Maintain existing outdoor warning sirens	Hall County EMA <i>Hall County and all municipalities</i>				X						Public and private grants and/or local budgets	\$250,000	48 months	Some sirens installed, modified to maintain	Medium	3.a (mod)
5.e	Purchase a fire boat	Hall County Fire Department <i>Hall County</i>	X			X	X					Public and private grants and/or local budgets	\$1.5 million	60 months	None due to low priority	Low	5.d

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
5.f	Update inventory of generators at critical facilities	Hall County EMA and Hall County and municipal Public Works departments <i>Hall County and all municipalities</i>		X	X	X	X			X		Local budgets	Staff time	18 months	Ongoing project	High	6.a
5.g	Locate a storage area for palletized salt/gravel storage for county and municipal use	Hall County and municipal public works departments <i>Hall County and all municipalities</i>		X								Local budgets	Staff time	18 months	Location scouting ongoing	High	7.a
5.h	Purchase and provide training on fully compliant drone	Hall County and municipal first responder agencies (law enforcement, fire, and EMA) <i>Hall County and all municipalities</i>	X		X	X	X	X	X	X	X	Public and private grants and/or local budgets	\$15,000 each	18 months	NEW	High	NEW

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
5.i	Identify location for a portable fuel storage site	Hall County and municipal public works departments <i>Hall County and all municipalities</i>		X	X	X	X		X	X	X	Local budgets	Staff time	24 months	NEW	Medium	NEW
5.j	Purchase a wheeled excavator	City of Oakwood Council <i>City of Oakwood</i>	X		X		X					Public and private grants and/or local budgets	\$250,000	36 months	NEW	Medium	NEW
5.k	Purchase 3 grapple trucks for debris removal operations	Hall County Public Works <i>Hall County and all municipalities</i>		X	X	X	X			X	X	Public and private grants and/or local budgets	\$200,000	48 months	NEW	High	NEW
5.l	Purchase portable traffic control devices	Buford public works department <i>City of Buford</i>	X		X	X	X		X	X	X	Public and private grants and/or	\$25,000	48 months	NEW	Medium	NEW

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/Status	Priority	Previous Strategy #
												local budgets					
5.m	Purchase emergency flood lights	Hall County and municipal public works departments <i>Hall County and all municipalities</i>	X		X	X	X			X	X	Public and private grants and/or local budgets	\$50,000	24 months	NEW	High	NEW
5.n	Purchase portable radios for emergency response agency use	Hall County 911 and Hall County and municipal emergency response agencies <i>Hall county and all municipalities</i>	X	X	X	X	X	X	X	X	X	Public and private grants and/or local budgets	\$2 million	36 months	NEW	High	NEW

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
5.o	Purchase portable radios for non-emergency response agency use	Hall County 911 and Hall County and municipal non-emergency response agencies <i>Hall county and all municipalities</i>	X	X	X	X	X	X	X	X	X	Public and private grants and/or local budgets	\$1 million	60 months	NEW	Medium	NEW
5.p	Purchase safety panels, digital message boards, and road closure signage	Hall County and municipal public works departments <i>Hall County and all municipalities</i>	X	X	X	X	X		X	X	X	Public and private grants and/or local budgets	\$125,000	60 months	NEW	Medium	NEW
5.q	Purchase emergency barricades for all municipalities	Municipal public works departments <i>All Hall County municipalities</i>	X	X	X	X	X		X	X	X	Public and private grants and/or local budgets	\$75,000	48 months	NEW	Medium	NEW

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
5.r	Purchase temporary storage units for use by response agencies	Hall County Public Works <i>Hall County</i>	X	X	X	X	X	X	X	X	X	Public and private grants and/or local budgets	\$20,000	42 months	NEW	Low	NEW
5.s	Purchase salting/plowing equipment	Hall County Public Works <i>Hall County</i>		X								Public and private grants and/or local and private budgets	\$250,000	48 months	NEW	High	NEW
5.t	Purchase a snow plow	Hall County Public Works <i>Hall County</i>		X								Public and private grants and/or local budgets	\$25,000	24 months	NEW	High	NEW
5.u	Purchase chippers and grinders for debris	Hall County and municipal public works			X	X	X		X	X		Public and private grants and/or	\$150,000	30 months	NEW	High	NEW

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Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/Status	Priority	Previous Strategy #
Hall County and all municipalities												local budgets					
5.v	Purchase/equip 6x12 emergency logistics trailer (folding tables, chairs, canopies, large coolers, four commercial portable fans, 10 radios, 5 laptops w/ mobile internet, 4 printers, 4 electric heaters, 5 large garbage cans)	Hall County Schools <i>Hall County and all municipalities</i>	X		X	X	X		X	X	X	Public and private grants and/or local budgets	\$125,000	24 months	NEW	High	NEW
5.w	Purchase 2 portable 9500W generators, 10 5 gallon gas cans, and extension cords for use with generator	Hall County Schools <i>Hall County and all municipalities</i>	X		X	X	X		X	X	X	Public and private grants and/or local budgets	\$20,000	30 months	NEW	High	NEW

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
5.x	Purchase 1 CONEX box and traffic cones	Lanier Technical College <i>Lanier Technical College</i>	X	X	X	X	X		X	X	X	Public and private grants and/or local budgets	\$7,500	18 months	NEW	Medium	NEW
5.y	Purchase a Sewer Vac Truck	Flowery Branch Public Works <i>Flowery Branch</i>	X		X		X				X	Public and private grants and/or local budgets	\$500,000	36 months	NEW	Low	NEW
5.z	Adopt policy that all future vehicles will be capable of 4-wheel drive	Hall County Public Works <i>Hall County</i>	X	X	X	X	X		X	X	X	Local budgets	Staff time	18 months	NEW	High	NEW
5.aa	Purchase and equip Traffic operations Unit (HERO-type unit)	Hall County Public Works <i>Hall County</i>	X		X	X	X			X	X	Public and private grants and/or local budgets	\$200,000	48 months	NEW	Low	NEW

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
5.bb	Purchase specialized equipment for boat/dock recovery	Hall County Public Works <i>Hall County</i>	X						X			Public and private grants and/or local budgets	\$200,000	60 months	NEW	Low	NEW
5.cc	Establish a salt/brining program	Hall County Public Works <i>Hall County</i>		X								Public and private grants and/or local budgets	\$100,000	30 months	NEW	High	NEW
5.dd	Expand current salt/brining program	Gainesville Public Works <i>City of Gainesville</i>		X								Public and private grants and/or local budgets	\$150,000	30 months	NEW	High	NEW
5.ee	Identify a location (land) and purchase equipment for debris management operations	Buford and Oakwood Public Works departments			X	X	X			X		Public and private grants and/or local budgets	\$1 million	60 months	NEW	High	NEW

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
<i>Cities of Buford and Oakwood</i>																	
5.ff	Provide storage location and equipment for the storage of palletized calcium	Hall County and municipal public works departments <i>Hall County and all municipalities</i>		X								Public and private grants and/or local budgets	\$250,000	60 months	NEW	Medium	NEW
5.gg	Purchase additional electronic signage	Hall County Public Works and Engineering <i>Hall County</i>	X		X	X	X		X	X	X	Public and private grants and/or local budgets	\$100,000	36 months	NEW	High	NEW
5.hh	Purchase additional electronic signage	Flowery Branch Public Works <i>City of Flowery Branch</i>	X		X	X	X		X	X	X	Public and private grants and/or local budgets	\$75,000	36 months	NEW	High	NEW

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
5.ii	Purchase additional electronic signage	Buford Street Department <i>City of Buford</i>	X		X	X	X		X	X	X	Public and private grants and/or local budgets	\$75,000	36 months	NEW	High	NEW
5.jj	Purchase additional electronic signage	Gainesville Public Works <i>City of Gainesville</i>	X		X	X	X		X	X	X	Public and private grants and/or local budgets	\$75,000	36 months	NEW	High	NEW
5.kk	Purchase and provide storage for chainsaws and sandbags	Hall County Engineering <i>Hall County and all municipalities</i>	X			X	X				X	Public and private grants and/or local budgets	\$15,000	24 months	NEW	Medium	NEW
5.ii	Develop a purchasing policy regarding contractors to supplement county and municipal response activities	Hall County Board of Commissioners and municipal councils	X	X	X	X	X	X	X	X	X	Local budgets	Staff time	18 months	NEW	High	NEW

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
	during an emergency condition	<i>Hall County and all municipalities</i>															
5.m	Purchase equipment needed to support Next Gen technologies in 911 Center	Hall County 911 <i>Hall County and all municipalities</i>	X	X	X	X	X		X	X	X	Public and private grants and/or local budgets	\$1 million	60 months	NEW	High	NEW
5.nn	Purchase portable bypass pumps for lift stations	Hall County Public Works <i>Hall County</i>	X		X	X	X			X	X	Public and private grants and/or local budgets	\$150,000	60 months	NEW	Medium	NEW
5.oo	Hire training officer for Hall County Public Works to help educate department personnel on disaster response and safety and serve as EMA liaison	Hall County Public Works <i>Hall County</i>	X	X	X	X	X		X	X	X	Local budgets	\$75,000	30 months	NEW	Low	NEW

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
5.pp	Purchase snow plow for Town of Clermont	Town of Clermont public works department <i>Town of Clermont</i>		X								Public and private grants and/or local budgets	\$35,000	30 months	NEW	Medium	NEW
5.qq	Provide fuel storage area and equipment for Flowery Branch police, public works, and sewer departments	Flowery Branch police, public works, and sewer <i>City of Flowery Branch</i>		X	X	X	X			X	X	Public and private grants and/or local budgets	\$100,000	48 months	NEW	Medium	NEW
5.rr	Purchase traffic cones and barricades	Flowery Branch Public Works <i>City of Flowery Branch</i>	X		X	X	X		X	X	X	Public and private grants and/or local budgets	\$20,000	42 months	NEW	Medium	NEW
5.ss	Purchase traffic cones and barricades	Town of Clermont public works department	X		X	X	X		X	X	X	Public and private grants and/or local budgets	\$15,000	36 months	NEW	Medium	NEW

Hall County Hazard Mitigation Plan 2022

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization	Jurisdiction	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
<i>Town of Clermont</i>																		
5.tt	Purchase tandem trucks for debris removal and snow/ice operations	Hall County Public Works	<i>Hall County</i>		X	X	X	X			X		Public and private grants and/or local budgets	\$250,000	42 months	NEW	Medium	NEW
5.uu	Purchase mass animal care and transport vehicle and trailers	Hall County Animal Control	<i>Hall County and all municipalities</i>			X	X	X	X	X	X		Public and private grants and/or local budgets	\$200,000	48 months	NEW	Low	NEW
5.vv	Train all county and municipal department heads in Incident Command (ICS 100, 200, 700, and 800)	Hall County EMA	<i>Hall County and all municipalities</i>	X	X	X	X	X	X	X	X	X	Local budgets	Staff time	24 months	NEW	High	NEW

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
5.w	Create, train, and purchase equipment for a swift water rescue team	Gainesville Fire Department <i>City of Gainesville</i>	X				X					Public and private grants and/or local budgets	\$350,000	36 months	NEW	Medium	NEW
5.xx	Purchase/upgrade mobile command vehicle	Hall County EMA <i>Hall County and all municipalities</i>			X	X	X		X	X	X	Public and private grants and/or local budgets	\$500,000	36 months	NEW	Medium	NEW
5.yy	Purchase the following for City of Gainesville Public Works Traffic: Bucket trucks, emergency portable signage, portable generators, and traffic control infrastructure (mast arms, wire, signals heads)	Gainesville Public Works <i>City of Gainesville</i>		X	X	X	X			X		Public and private grants and/or local budgets	\$500,000	60 months	NEW	Medium	NEW

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/Status	Priority	Previous Strategy #
5.zz	Purchase the following for Gainesville Public Works Streets: radios, balloon lights, trailer mounted portable generator, barricades	Gainesville Public Works <i>City of Gainesville</i>	X	X	X	X	X			X	X	Public and private grants and/or local budgets	\$250,000	60 months	NEW	Medium	NEW
5.aa a	Purchase Storm Cleanup equipment (chainsaws, skidsteers, chippers, grinders, grapples, tilt trailer, clam shell loader, etc)	Gainesville Public Works <i>City of Gainesville</i>			X	X	X			X		Public and private grants and/or local budgets	\$200,000	60 months	NEW	Medium	NEW
5.bb b	Purchase snow removal equipment (plows, spreaders, chemicals, sand, salt, etc.)	Gainesville Public Works <i>City of Gainesville</i>		X								Public and private grants and/or local budgets	\$150,000	48 months	NEW	Medium	NEW
5.cc c	Purchase trailer mounted trash pump	Gainesville Public Works <i>City of Gainesville</i>			X	X	X					Public and private grants and/or local budgets	\$100,000	60 months	NEW	Medium	NEW

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
5.dd	Purchase drones and acquire training for damage assessment	Gainesville Public Works <i>City of Gainesville</i>			X	X	X			X	X	Public and private grants and/or local budgets	\$20,000	24 months	NEW	Medium	NEW
OBJECTIVE 6: Increase public education and awareness of natural hazards																	
6.a	Partner with local media for TV/Radio emergency preparedness advertisements and messaging	Hall County EMA <i>Hall County and all municipalities</i>	X	X	X	X	X	X	X	X	X	Public and private grants and/or local budgets	\$10,000	24 months	NEW	High	NEW
6.b	Create a community outreach program regarding natural hazards, such as winter storms, tornadoes, and severe thunderstorms to inform the public on proper response actions	Hall County EMA <i>Hall County and all municipalities</i>	X	X	X	X	X	X	X	X	X	Public and private grants and/or local budgets	\$10,000	24 months	Ongoing; In place	High	4.a and 4.b

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Flood	Winter Weather	Thunderstorm	Tornado	Tropical Cyclone	Drought	Wildfire	Earthquake	Sinkholes/Landslide	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
6.c	Utilize Firewise Communities program to inform public about the threat of wildfires and encourage planning initiatives	Hall County Fire Rescue <i>Hall County and all municipalities</i>							X			Public grants, State and local budgets	\$25,000	30 months	Identification of communities ongoing	Medium	5.b

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization	Dam Failure	Hazardous Materials	Terrorism	Transportation	Infrastructure Failure	Emer. Disease	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
OBJECTIVE 7: Minimize the impacts on local citizens, industry, and infrastructure of a dam breach														
7.a	Encourage safe dam design and planning	Hall County and municipal planning departments <i>Hall County and all municipalities</i>	X		X		X		Local budgets	Staff time	12 months	In place; Continue	High	8.f
7.b	Continue to do a dam breach analysis ever 2-5 years for all reservoirs in Hall County	Hall County Public Works <i>Hall County and all municipalities</i>	X		X		X		Local budgets	Staff time	12 months	NEW	High	NEW
OBJECTIVE 8: Increase public awareness of local manmade hazards and proper response to those hazards														
8.a	Institute a public awareness campaign regarding technological and manmade hazards	Hall County EMA <i>Hall County and all municipalities</i>	X	X	X	X	X	X	Public and private grants and/or local budgets	\$5,000	24 months	NEW	High	NEW

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization	Dam Failure	Hazardous Materials	Terrorism	Transportation	Infrastructure Failure	Emer. Disease	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
OBJECTIVE 9: Implement additional protective measures and capabilities in response to manmade incidents														
9.a	Provide ALERRT Training for all agencies that would respond to a potential active attack incident	Hall County and municipal Law Enforcement Agencies and EMA <i>Hall County and all municipalities</i>			X				Public and private grants and/or local budgets	\$10,000	18 months	NEW	High	NEW
9.b	Purchase and equip a mobile dispense unit for public health emergencies	Hall County Board of Health <i>Hall County and all municipalities</i>			X			X	Public and private grants and/or local budgets	\$75,000	36 months	NEW	Medium	NEW
9.c	Equip and train a Hazardous Materials Response Team	Hall County and municipal Fire/Rescue Departments <i>Hall County and all municipalities</i>		X	X	X		X	Public and private grants and/or local budgets	\$250,000	48 months	Training in place; some equipment purchased	High	8.c

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization	Dam Failure	Hazardous Materials	Terrorism	Transportation	Infrastructure Failure	Emer. Disease	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
9.d	Purchase perimeter monitoring equipment for HazMat Incidents	Hall County and municipal Fire/Rescue Departments <i>Hall County and all municipalities</i>		X	X	X		X	Public and private grants and/or local budgets	\$50,000	48 months	NEW	Medium	NEW
9.e	Purchase broader spectrum equipment for HazMat Incidents	Hall County and municipal Fire/Rescue Departments <i>Hall County and all municipalities</i>		X	X	X		X	Public and private grants and/or local budgets	\$20,000	48 months	NEW	Medium	NEW
9.f	Continue to train and equip first responders in hazardous materials operations	Hall County EMA; Hall County and municipal fire departments <i>Hall County and all municipalities</i>		X	X	X		X	Public and private grants and/or local budgets	\$15,000	24 months	Training regimen in place	High	8.d

Strategy #	Mitigation Action	Lead and Supporting Agency, Department, Organization	Dam Failure	Hazardous Materials	Terrorism	Transportation	Infrastructure Failure	Emer. Disease	Funding Source	Estimated Cost	Completion Timeframe	Progress/ Status	Priority	Previous Strategy #
9.g	Provide zoning regulations to encourage the buffering of residential/commercial and industrial sites	Hall County and municipal Planning departments <i>Hall County and all municipalities</i>		X	X	X	X		Local budgets	Staff time	30 months	Research on regulations ongoing	Medium	8.e
9.h	Upgrade gas utility emergency response trailer – the trailer and included equipment	Buford Gas Department <i>City of Buford</i>		X	X				Public and private grants and/or local budgets	\$100,000	30 months	NEW	High	NEW
9.i	Purchase structural collapse trailer and equipment	Gainesville Fire Department <i>City of Gainesville</i>			X		X		Public and private grants and/or local budgets	\$200,000	60 months	NEW	Medium	NEW

Completed Mitigation Strategies

Previous Strategy #	Strategy	Status
8.g	Develop a comprehensive dam inspection, maintenance, and enforcement program	COMPLETE
8.a	Maintain safety procedures/policies/plans in accordance with state and federal regulations	COMPLETE

Deleted Mitigation Strategies

Previous Strategy #	Strategy	Reason for Deletion
8.b	Maintain an active LEPC	No longer a priority; Committee defunct

CHAPTER FIVE
–
MAINTENANCE AND
IMPLEMENTATION

Summary of Updates for Chapter Five

The following table provides a description of each section of this chapter, and a summary of the changes that have been made to the Hall County Hazard Mitigation Plan 2017.

Chapter 5 Section	Updates
Maintenance	<ul style="list-style-type: none">• Content Revised
Plan Distribution	<ul style="list-style-type: none">• Content Revised
Implementation	<ul style="list-style-type: none">• Content Revised
Evaluation	<ul style="list-style-type: none">• Content Revised
Peer Review	<ul style="list-style-type: none">• Content Revised
Plan Update	<ul style="list-style-type: none">• Content Revised
Conclusion	<ul style="list-style-type: none">• Content Revised

Maintenance

Requirement §201.6(c)(4)(iii)

To adhere to best practices, state and federal guidelines, and lessons learned, the Hall County Hazard Mitigation Plan Update Committee has developed a method to ensure the regular review and update of the Plan occurs. Plan maintenance protocols identified during the 2017 Hall County Hazard Mitigation Plan was followed, to the best abilities of Hall County. This most importantly included an increased attempt for public participation and inclusion in the planning process. The Hall County Hazard Mitigation Plan Update Committee will reconvene annually in February to monitor and evaluate the progress of the mitigation strategies in the Plan. Hall County's Emergency Management Director, Casey Ramsey, will be responsible for implementing this meeting. The Committee will discuss the following questions annually:

- Do the goals address current and expected hazards and conditions?
- Are the goals and objectives still relevant to the County?
- Has the nature or magnitude of risks changed?
- Does the risk assessment portion of the Plan need to be updated or modified?
- Are the goals and objectives meeting changes in state and federal policy?
- Are the current resources appropriate for implementing the Plan?
- Are there local implementation problems, such as technical, political, legal, or coordination issues with other agencies?
- Did the jurisdictions, agencies, and other partners participate in the plan implementation process as proposed?

The responsible parties for various mitigation strategies will provide a report during this annual meeting regarding the following:

- How well did the implementation processes work?
- Were any difficulties encountered during implementation?
- How successful was the coordination of efforts?
- Are there any suggestions for revision of any strategies?

Hall County's Emergency Management Director will send the minutes from this annual meeting to Hall County Board of Commissioners and the municipalities of Braselton, Buford, Flowery Branch, Gainesville, Gillsville, Lula, Oakwood, and Clermont for review.

If there are any updates or modifications to the Hall County Hazard Mitigation Plan, the Emergency Management Director will forward the changes to the Georgia Emergency Management Agency's Hazard Mitigation Officer. All annual reviews of the Hall County Hazard Mitigation Plan will be open to the public. These meetings will be advertised both in the local newspapers, but also on signage in the publicly used facility hosting the meeting.

Maintenance Log

Revision Date	Revised Section	Reason for Revision	Revised By
2020-2021	Five Year Hazard Mitigation Plan Update	FEMA Requirement	Hall County Hazard Mitigation Planning Committee with assistance from Lux Mitigation and Planning

Plan Distribution

This Plan will be distributed, but not limited, to the following departments and organizations within Hall County:

- Hall County Board of Commissioners
- Hall County Fire Department
- Hall County Emergency Management Agency
- Hall County Sheriff's Office
- Hall County Public Works
- Hall County Code Enforcement
- Hall County Board of Education
- City of Braselton
- City of Buford
- City of Flowery Branch
- City of Gainesville
- City of Gillsville
- City of Lula
- City of Oakwood
- Town of Clermont

A printed copy of the approved Plan will be available for viewing at the Hall County Commissioner's Office located at 2875 Browns Bridge Road in Gainesville, Georgia 30504. A printed copy of the approved Plan will also be available for viewing at the Hall County Public Library located at 127 Main Street NW in Gainesville. A copy of the Hall County Hazard Mitigation Plan will also be made available on the Hall County Emergency Management Agency website. The existence and location of these copies will be publicized in the County's local newspaper, The Gainesville Times.

All comments, questions, concerns, and opinions about the Plan will be directed to Director Casey Ramsey of the Hall County Emergency Management Agency for follow-up.

Implementation

Requirement §201.6(c)(4)(ii)

Each jurisdiction participating in the Hall County Hazard Mitigation Plan is responsible for implementing specific mitigation actions as prescribed in this plan. In the Mitigation Strategies section, every proposed strategy is assigned to a specific local department or agency to assign responsibility and accountability and increase the likelihood of subsequent implementation.

In addition to the designation of a local lead department or agency, some strategies have secondary or assisting department or agencies listed as well. This allows for a sharing of responsibility and coordination of effort for some of the identified strategies that cross lines of departmental responsibility. The completion date has been assigned to assess whether identified mitigation strategies are being implemented in a timely fashion.

Hall County and all municipalities will seek outside funding sources to implement mitigation projects in both the pre-disaster and post-disaster environments. When applicable, potential funding sources have been identified and targeted for the proposed actions listed in the mitigation strategies. It will be the responsibility of each participating jurisdiction to determine additional implementation procedures beyond those listed within the Hall County Hazard Mitigation Plan.

This plan, as a joint effort between Hall County and the Municipalities of Braselton, Buford, Flowery Branch, Gainesville, Gillsville, Lula, Oakwood, and Clermont will serve as a comprehensive mitigation plan. The mitigation strategies, hazard identification, and other information identified in this plan will be integrated into all comprehensive Hall County plans, as well as all municipality plans in the future. Incorporation of these strategies will occur, as necessary, throughout this planning cycle covered by this Hazard Mitigation Plan Update. Aspects of this plan will be integrated into the Hall County Comprehensive Plan during the next planning cycle.

Identified hazards and mitigation strategies of the 2017 Hall County Hazard Mitigation plan were integrated into the Local Emergency Operations Plan, multiple County and City SOPs and SOGs, and future planning and zoning plans. Hall County will integrate mitigation strategies identified in this plan into the Hall County Comprehensive Plan, Community Wildfire Protection Plan, Continuity of Operations Plan, and other future plans. Strategies identified in the previous plan were applied to grant applications, building and zoning requirements, and development planning considerations for Hall County and all municipalities. Many of these strategies will be applied using previously identified policies and ordinances, including the NFIP compliance ordinances and water-use ordinances, which have now been applied countywide. All jurisdictions have the authority to adopt locally binding ordinances and policies to enhance the mitigation strategies in their jurisdiction. The Legal and Regulatory Capability survey documents authorities available to the jurisdiction and/or enabling legislation at the state level affecting planning and land

management tools that support local hazard mitigation planning efforts. The identified planning and land management tools are typically used by states and local jurisdictions to implement hazard mitigation activities.

Regulatory Tools/Plans	Regulatory Type: Ordinance, Resolution, Codes, Plans, Etc.	Local Authority	State Prohibited	Higher Authority
Building Codes	County/Municipal Code	Yes	No	No
Capital Improvements Plan		Yes	No	No
Comprehensive Plan	Hall County Comprehensive Plan	Yes	No	No
Economic Development Plan	Hall County Comprehensive Plan	Yes	No	Yes
Emergency Management Accreditation Program		No	No	Yes
Emergency Response Plan	Hall County Local Emergency Operations Plan (LEOP)	Yes	No	Yes
Flood Management Plan		Yes	No	No
Historic Preservation		Yes	No	No
National Flood Insurance Program Participation		Yes	No	Yes
Continuity of Government/ Operations Plan		No	No	No
Post-Disaster Ordinance		Yes	No	No
Zoning Ordinances	County and Municipal Codes	Yes	No	No

Opportunities to integrate the requirements of this Plan into other local planning mechanisms

shall continue to be identified. Although it is recognized that there are many possible benefits to integrating components of this Plan into other local planning mechanisms, the development and maintenance of this stand-alone Hazard Mitigation Plan is deemed by the Hall County Hazard Mitigation Planning Committee to be the most effective and appropriate method to implement local hazard mitigation actions at this time.

Evaluation

Requirement §201.6(c)(4)(i)

Periodic revisions and updates of the Hall County Hazard Mitigation Plan may be required to ensure that the goals of this plan are kept current with federal, state, and local regulations. These revisions should also consider any potential changes in the hazard vulnerability and mitigation priorities of Hall County.

The Hall County Hazard Mitigation Plan Update Committee will meet annually to review the Hall County Hazard Mitigation Plan. During this annual review, mitigation strategies will be reviewed to evaluate the progress that has occurred for each identified mitigation strategy. The Hall County Hazard Mitigation Plan Update Committee will also meet following any disaster event to review the identified mitigation strategies for that hazard and determine if timelines should be adjusted or additional mitigation strategies should be identified and added to the plan. These steps will ensure that the Hall County Hazard Mitigation Plan is continuously updated to allow for changes in hazard vulnerabilities and identified mitigation strategies.

The Hall County Hazard Mitigation Plan Update Committee will complete all evaluations of the Hall County Hazard Mitigation Plan.

Peer Review

State Requirement Element F1

To maintain standards of quality, improve performance, and provide credibility to the Hall County Hazard Mitigation Plan Update, representatives of local emergency management agencies bordering Hall County conducted a peer review of the Plan. The peer review of this Plan constitutes a form of self-regulation, accountability, and new insights offered by qualified professionals in neighboring communities, which face many of the same natural and man-made hazards.

Hall County Hazard Mitigation Plan Update was peer reviewed by:

Chris Grimes
Director
Forsyth County Emergency Management Agency

Date

David Wimpy
Director
Lumpkin County Emergency Management Agency

Date

Greg Swanson
Director
Gwinnett County Emergency Management Agency

Date

David Murphy
Director
White County Emergency Management Agency

Date

Plan Update

Requirement §201.6(c)(4)(i)

The Federal Disaster Mitigation Act of 2000 requires that the Hazard Mitigation Plan be updated at least once every five years. The Hall County Emergency Management Agency is the department responsible with ensuring this requirement is met. The Hall County Hazard Mitigation Plan Update Committee will be involved in this future process and will aid the Hall County Emergency Management Agency in ensuring that all jurisdictions provide input into the planning process. The public will be invited to participate in the planning process through public hearings to be held whenever major updates to this plan are needed and during annual review meetings. This plan will expire in the third quarter of 2027; therefore, the approval and adoption of the next plan update must be completed before that time.

In the first quarter of 2026, Hall County plans to begin the Hazard Mitigation Plan Update process for the fourth time. This planning process will include bi-monthly meetings to accomplish the identified goals of the Hall County Hazard Mitigation Plan Update. This process will be headed up by the Hall County Emergency Management Agency. The Hall County Hazard Mitigation Planning Committee will follow a similar process as was undertaken during this planning cycle to complete all FEMA and GEMA requirements for the Hazard Mitigation Plan Update. This process will be completed by the first quarter of 2027 to meet all identified planning deadlines.

Conclusion

As a result of the hazard mitigation planning process, Hall County, and all municipalities therein, as well as additional participating organizations have gained significant information and knowledge regarding Hall County's disaster history, natural and technological hazards, vulnerabilities, and potential strategies to lessen the impacts of the identified hazards.

One consistent theme identified by the Hall County Hazard Mitigation Planning Committee was the inability to consistently identify geographic locations that were more vulnerable to most hazards due to the widespread potential effects and random impact areas of each hazard. This was exceedingly true for most natural hazards. Recognizing this challenge, the Hall County Hazard Mitigation Plan Update Committee determined it was best to identify many mitigation goals, objectives, and strategies that were both general and specific in nature. These strategies allow the Hall County Hazard Mitigation Plan Update Committee to adopt strategies that will have the greatest positive effect on the greatest amount of the population.

The Hall County Hazard Mitigation Planning Committee adopted strategies in all six of the major mitigation categories: Prevention, Property Protection, Natural Resource Protection, Structural Projects, Emergency Services, and Public Education and Awareness. Structural Projects and Emergency Services comprised the greatest number (%) of the mitigation strategies identified by Hall County.

Appendix A – Hall County Dams Information

Category I Dams

Name	Latitude	Longitude	Height (feet)	Storage (acres)
Royal Lakes Dam #1	34.195000	-83.846806	47.10	372.00
Royal Lakes Dam #2	34.193611	-83.849167	43.00	128.00
Sterling on the Lake Dam #1	34.140278	-83.895833	27.00	452.00
Cedar Creek Reservoir Dam	34.324560	-83.723310	97.00	5100.00

Category II Dams

Name	Latitude	Longitude	Height (feet)	Storage (acres)
Alpha Iii Lake Dam	34.231667	-83.693056	32.00	31.00
Brenau Lake Dam	34.318056	-83.811111	30.00	151.00
Chicopee Woods Hole #3 Lake Dam	34.238333	-83.843333	38.00	98.00
Clark Lake Dam	34.378333	-83.795000	34.00	58.00
Gainesville Stone Lake Dam	34.206389	-83.770278	40.00	162.00
Jaemor Farms Irrigation Dam	34.420278	-83.634167	33.00	79.00
Martins Lake Dam	34.413333	-83.838333	37.00	80.00
Middle Oconee- Walnut Creek Structure No 9	34.225000	-83.713333	46.00	448.00
Middle Oconee- Walnut Creek Str No 1	34.225000	-83.825000	47.00	1563.00
Middle Oconee- Walnut Creek Structure No 7	34.255833	-83.789444	47.00	1139.00
Middle Oconee-Walnut Creek Watershed No. 3	34.206389	-83.805556	40.00	347.00
Old Adams Lake Dam	34.325556	-83.756944	27.00	50.00
Ramsey Lake Dam	34.333333	-83.775556	17.00	405.00
Spring Lake Dam	34.177778	-83.956111	53.00	250.00
Sterling on the Lake Upper Dam	34.148333	-83.902222	28.00	457.00
Tara Lake Dam	34.270278	-83.689444	37.00	16.00
Thomas Lake Dam	34.398611	-83.956944	27.00	36.00
Upper Mulberry River Watershed Structure #8	34.132500	-83.818889	62.00	1210.00

Wauka Mountain Lake Dam	34.501944	-83.791667	30.00	128.00
Wow Youth Camp Dam	34.383889	-83.971667	29.00	125.00
Young Lake Dam	34.440833	-83.867778	34.00	39.00

Appendix B – Hall County Hazard Mitigation Plan Update Committee Sign In Sheets

Hall County Hazard Mitigation Plan Update
Committee Meeting #1

Sign-In Sheet (52)

Tuesday, October 19, 2021

Name/Title	Signature	E-mail Address	Agency/Organization
Kevin Tol / Network administrator		ktol@hallcounty.org	MIS
Zach Brinkett / Operations and Special Projects		zbrinkett@hallcounty.org	EMR
Mallory Danner / Emergency Mgmt Specialist Planner		mdanner@hallcounty.org	EMA
Shelby Lester / Assistant Supervisor		shelby@hallcounty.org	RecMnt
Jimmy Highbeam / Superintendent		jhighbeam@hallcounty.org	Road Maint
Eric Steiner / Gainesville Fire		esteiner@gainesvillega.gov	Gainesville Fire
Chad Payne / Gainesville Fire		cpayne@gainesvillega.gov	GAINESVILLE FIRE
Frank Milon / Engineer		fmilon@hallcounty.org	ENGINEERING
Chip Miller		kmiller@hallcounty.org	Mech
Tim Drake / Tech Support		t Drake@hallcounty.org	Hall Fire
Kelley Hearston / EIT Co. Mgr		khearston@hallcounty.org	Enr. Health
John Dawson / Sergeant		jdawson@hallcounty.org	Sheriff's Office

P.1

Hall County Hazard Mitigation Plan Update
Committee Meeting #1

Sign-In Sheet

Tuesday, October 19, 2021

Name/Title	Signature	E-mail Address	Agency/Organization
Shreei Chapman, Public Safety Officer		shreei.chapman@ung.edu	WUG Public Safety
Amanda Letson, 911 Director		aletson@hallcounty.org	Hall 911
Walt Davis		wadavis	Corrections
Johnnie Vickers		johnnie@hallcounty.org	SOLID WASTE
STEPHEN CAREY		scarey@hallcounty.org	EMERGENCY SERVICES
TAL HARRON		T.HARRON@HALLCOUNTY.GOV	DEVELOPMENT
TODD BEEBE		tbeebe@gainvillega.gov	COB
Kevin Broecker, Animal Control Field Supervisor		KBroecker@HallCounty.org	Animal Control
Tim Gause, Animal Service Supervisor		tsgause@hallcounty.org	Animal Control
Sarah McQuade, Planning Director		SMCQUADE@HALLCOUNTY.ORG	HALL CO
Shikanta Yamada, Public Safety		syamala@hallcounty.org	Hall 6
Adam Walker, Senior PC Technician		Awalker@hallcounty.org	MIS

Hall County Hazard Mitigation Plan Update
Committee Meeting #1

Sign-In Sheet

Tuesday, October 19, 2021

Name/Title	Signature	E-mail Address	Agency/Organization
DENNIS BERGIN <small>CITY MGR</small>		BERGIN@CITYOFELIXE	CITY OF ELIXE
Tim Hoken		thoken@hickwood.net	Hickwood PD
Angela Cox		acox@hallcounty.org	911
Doug Smith		dsmith@jacksoremc.com	Clackson EMC
Kathleen Smith		ksmith@hallcounty.org	Road Maintenance
Donna Sue Campbell		Donna.Sue.Campbell@pkgs.gov	Public Health District 2
Bill Nash		bnash@hallcounty.org	Public Works
GLENNIS BARNES GPC		gebarnes@earthlink.com	Georgia Power
CELIS ROTASKEY		celisrotaskey@barnesandrobertson.com	Barnes & Roberts
Bray-Lachy			
Mittie Cump		Mittie.Cump@nj.net	NJHS
Cassandra Davidson		cassandra.davidson@nghts.com	NGHS

Hall County Hazard Mitigation Plan Update
Committee Meeting #1

Sign-In Sheet

Tuesday, October 19, 2021

Name/Title	Signature	E-mail Address	Agency/Organization
Jason Spivey		jspivey@cityofbatesville.com	Batesville
Kimberly Angel		kimberly.angel@gema.ga.gov	GEMA/HFS
Andrea Gaines, HC Health		andrea.gaines@dph.ga.gov	Health Dept.
Bentley Wade		gwade@cityofbatesville.com	City of Batesville
Chris Armstrong			HFS
M. KE LITTLE			HC Dept 5
Lashae Fleshy, Hall Co DEPS		lashae.fleshy@hcs.ga.gov	Hall Co DEPS
DONEL O. B RANCH		dbranch@cityofbatesville.com	Batesville DEPS
Mike Martin		mmartin@gainesville.com	Gainesville DEPS
Katherine Crumby		Kcrumby@hallcountyga.gov	Admin.
Reef Wilson		RWilson@hallcountyga.gov	HCS
Casey Ramsey		crmsay@hallcountyga.gov	Hall Emr

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Hall County Hazard Mitigation Plan Update
Committee Meeting #2

Sign-In Sheet

Wednesday, November 3, 2021

(49)

Name/Title	Signature	E-mail Address	Agency/Organization
✓ Nick Shirley / CEO Manager		nshirley@hallcounty.org	Hall County All
✓ Chad Payne / Eslic		cpayne@hcsd.net	GRANVILLE FIRE
✓ Tru Grace		trugrace@hcsd.net	Hall Co. AC
✓ Don Rye / Asst Dir. DWR		drye@georgia.gov	City of Granville GA
✓ Say Parzisy / GTP Chief		sparzisy@granvillega.gov	Granville PD
✓ Mark Papp / 74 ERD		mark.papp@dph.ga.gov	District 2, PH
✓ Chris Rostovsky / Granville P.N.		chrrosvy@granvillega.gov	GRANVILLE P.U.
✓ Jorge Gomez / A-U Engineer		jorge.gomez@hcsd.net	HCS Evs incoring
✓ Glenn Barnes / SA Power		gabarnes@southernco.com	Georgia Power
✓ Kater Grubley / H.C.C.		kgrubley@hallcounty.org	Hall Co.
✓ Jason Spurr		jspurr@cityofgranville.org	Granville
✓ Doug Smith / H		dsmith@jacksonville.com	Jackson EMC

Hall County Hazard Mitigation Plan Update
Committee Meeting #2

Sign-In Sheet

Wednesday, November 3, 2021

Name/Title	Signature	E-mail Address	Agency/Organization
✓ Michael Todd Casper		MCASPER@hallcounty.org	Hall County Sheriff's Office
✓ Matthew Omych		m1xw@compuserve.com	N6US
✓ Mallory Donner		mtdonner@hallcounty.org	EMA
✓ Badette Smith		lcsmith@hallcounty.org	Hall County Road Maint
✓ Stoney Bowls		SBOWLS@hallcounty.org	Hall Fire
✓ Jimmy Hatcher		shigh@hallcounty.org	Hall Co. Rd Maint
✓ Adam Walker		awalker@hallcounty.org	MIS
✓ Angela Moore		acoe@hallcounty.org	Hall 911
✓ Eric Stever		estever@gainesvillega.gov	Gainesville Fire
✓ Andy Bezdans		Andy.Bezdans@hallcounty.org	Hall County Schools
✓ Kelly Harvston		kharvston@hallcounty.org	Hall Co. Epi. Health
✓ Donna Sue Campbell		Donna.Sue.Campbell@hallcounty.org	Dist. #2 P4

Hall County Hazard Mitigation Plan Update
Committee Meeting #2

Sign-In Sheet

Wednesday, November 3, 2021

Name/Title	Signature	E-mail Address	Agency/Organization
✓ Shep Miller		kim.horsholt@hca.org	Preschool
✓ NATASHA YUNNY		nata.yunna.yunny@gmail.com	DISTRICT 2
✓ Todd Beebe		Hbeebec@univillega.gov	COB
✓ STEPHEN CAREY		SCAREP@univillega.gov	UNIVERTECH PD.
✓ Ted Wisler		twisler@hallcounty.org	HALL FIRE
✓ Casey Ramsey		Casey@HallCounty.org	Hall EMA
↓ Sarah McQuade	S. McQuade	smcquade@hallcounty.org	Hall Co.
✓ Kevin Buecher		KBuecher@HallCounty.org	Animal Control
✓ DANIEL BROUCH	D. Bouch	dbouch@cityofboford.com	BOFORD DRS
✓ Gentry Webb		gwebb@cityofboford.com	Boford DPB
✓ Kathryn Smith		Kathryn.smith@ung.edu	UNCS
✓ FRANK MILAN		F.milan@univillega.gov	HALL CO

Hall County Hazard Mitigation Plan Update
Committee Meeting #2

Sign-In Sheet

Wednesday, November 3, 2021

Name/Title	Signature	E-mail Address	Agency/Organization
✓ Tim Holch, Chief		tholch@arkwoodpd.net	Arkwood P.D.
✓ The Parent, CAPS		TParent@arkwoodpd.net	Arkwood P.D.
✓ Zack Prochett		ZProchett@hallcounty.org	Hall County EMA
✓ Cassandra Dauden		cassandra.dauden@nchs.com	NCHS
✓ Kevin Yod		kyod@hallcounty.org	NIS
✓ Douglas Shadburn		dshadburn@hallcounty.org	Rock Mount
✓ Jeremy Pickett		jpickett@hallcounty.org	Hall County EMA
✓ Andrea Gaines		andrea.gaines@dpghga.org	KTID
✓ James E. Nix, Mayor		jnix@jenningsga.com	Clermont
✓ Tommy Rogers			Clermont Mount
✓ Johnnie Vickers		jvickers@hallcounty.org	Hall County Public Works
✓ Amehela Letson		aletson@hallcounty.org	Hall 911

*Hall County Hazard Mitigation Plan Update
Committee Meeting #2*

Sign-In Sheet

Wednesday, November 3, 2021

Name/Title	Signature	E-mail Address	Agency/Organization
Bill Nash Asst. Dir.	<i>[Signature]</i>	bnash@hallcounty.org	Public Works - Hall County

Hall County Hazard Mitigation Plan Update
Committee Meeting #3

Sign-In Sheet

Thursday, December 2, 2021

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Name/Title	Signature	E-mail Address	Agency/Organization
✓ Amanda Letson Director		aletson@hallcounty.org	Hall 911
✓ Shane Kinsler		shankins@hallcounty.org	HCFR
✓ Douglas Shalburn		dshalburn@hallcounty.org	Hall County Road Dept.
✓ Christopher Hubsey Chief		christhub@florvnybranchpa.org	Florvny Branch P.D.
✓ Bill Whidden Director Public Works		billw@florvnybranchpa.org	Florvny Branch P.D.
✓ DENNIS BERGIN		bergin@mtmood.com	CITIZEN LLLP
✓ Kelly Hairston Health Co. Mgr		khairston@hallcounty.org	Hall Co. Env. Health
✓ ANGELA MOORE		amoore@hallcounty.org	Hall 911
✓ Amy Lang		amylang@hallcounty.org	Hall EMA
✓ Mallory Denner		mdenner@hallcounty.org	Hall EMA
✓ MARK PATER		mark.pater@ohpa.ga.gov	Distress, IA
✓ Kevin Brecker		KBrecker@hallcounty.org	Animal Services

Hall County Hazard Mitigation Plan Update
Committee Meeting #3

Sign-In Sheet

Thursday, December 2, 2021

Name/Title	Signature	E-mail Address	Agency/Organization
✓ Andy Detamore		Andy.Detamore@hallcountyga.gov	Hall County Schools
✓ Tommy Rogers			Town of Clermont
✓ James E. Nix			Town of Clermont
✓ Daniel O. Branch		dbranch@cityofbuford.com	CITY OF BUFORD
✓ Nathan Smith		NSmith@hallcountyga.gov	Hall County Landfill
✓ Anabel Lopez-Oritz		alopezortiz@hallcountyga.gov	Hall County Road Maintenance
✓ Laddette Smith		lasmith@hallcountyga.gov	Hall County Road Maintenance
✓ Jeremy Pickett		jpickett@hallcountyga.gov	Hall County EMA
✓ Jason Spawan		jsawan@cityofbuford.com	Oakwood
✓ Todd Beebe		Tbbeebe@gainesvillega.gov	COG
✓ Kathlyn Smith		Kathlyn.Smith@ung.edu	UNG Public Safety
✓ Eric Stover		estover@gainesvillega.gov	Gainesville Fire

Hall County Hazard Mitigation Plan Update
Committee Meeting #3

Sign-In Sheet







Thursday, December 2, 2021

Name/Title	Signature	E-mail Address	Agency/Organization
✓ Curtis Payne		cpayne@co.hall.ga.us	Chattahoochee Falls
✓ Kent Helbeck		Khelbeck@smithells.com	Geosilk Ark
✓ Mick Jurney		msjurney@hallcounty.org	Hall E911
✓ Don Dyer (past dir)		ddyer@hallcounty.org	C.O.G. - SWR
✓ GLENNIS BARNES		gbarnes@southernco.com	GEORGIA POWER
✓ Steve Watson		swatson@hallcounty.org	AK BASSER

Hall County Hazard Mitigation Plan Update
Committee Meeting #3

Sign-In Sheet

Thursday, December 2, 2021

Name/Title	Signature	E-mail Address	Agency/Organization
✓ Brian Stewart / Distric Media Specialist		BSTEWART@HALLCOUNTY.GOV	HALL COUNTY GOVERNMENT
✓ Jorge Gonce / Assessor & County Eng.		Jorge.Gonce@hallcounty.org	HALL COUNTY GOV.
✓ FRANK MILLER / COUNTY ENG.		FRANK@HALLCOUNTY.GOV	HALL CO
✓ Zach Brackett / Operations / Special Projects		zbrackett@hallcounty.org	HALL COUNTY EMA
✓ Natasha Young / Public Health PIO		natasha.young@ph.hallcounty.org	DISTRICT 2 PH
✓ Jimmy Lightner / Rd Maint		JimmyLightner@hallcounty.org	HALL COUNTY

Hall County Hazard Mitigation Plan Update
Committee Meeting #4

Sign-In Sheet (33)

Wednesday, December 8, 2021

Name/Title	Signature	E-mail Address	Agency/Organization
Tommy Rogers			Town of Clermont
Daniel O. Branch		clbranch@cityofbuford.com	CITY OF BUFORD DPS
TOPP Bebe		thebea.gainesville@ca.gov	COG
Amber Lopez		alopez@art2challcounty.org	Hall county rd maint
Cassandra Davidson Env. Support Economic		cassandra.davidson@ngns.com	NGNS
Dana Sue Campbell HCF		Dana.Sue.Campbell@phs.ca.gov	Dist 2 PH
Jason Spencer		jspencer@cityofclermont.net	Oakwood
Kelly Hearston Hall EH Co Mgr		khearstn@hallcounty.org	Hall Co. Em. Health
Jimmy High Tower		jhightower@hallcounty.org	Hall Co. Rd Maint.
Christopher Huskey		chrushkey@flowerbranchp.d.	Flowerly Branch P.D.
CHRIS PAYNE		cpayne@ca.gov	GAINESVILLE FIRE
Eric Stover		estover@ca.gov	GAINESVILLE FIRE

Hall County Hazard Mitigation Plan Update
Committee Meeting #4

Sign-In Sheet

Wednesday, December 8, 2021

Name/Title	Signature	E-mail Address	Agency/Organization
James E. Nix	<i>James E. Nix</i>		Town of Clement
Tim Hatcher	<i>Tim Hatcher</i>	thatcher@okipost.net	Dukewood PD
Gentry Cude	<i>Gentry Cude</i>	gude@cityofbates.com	Bates PD
Ladette Spruiell Roof Maintenance	<i>Ladette Spruiell</i>	lasmi14@hallcounty.org	Road Maintenance
Mallory Danner	<i>Mallory Danner</i>	mdanner@hallcounty.org	EMA
Johnie Vickers	<i>Johnie Vickers</i>	jvickers@hallcounty.org	Public Works
Jeremy Pickett	<i>Jeremy Pickett</i>	jpickett@hallcounty.org	Hall Co EMA
Stoney Bowles	<i>Stoney Bowles</i>		Hall Co Fire Rescue
Don Dye Public Works	<i>Don Dye</i>	ddye@ga.gov	S. D. Co. Fire
Kara Helbert	<i>Kara Helbert</i>	khelbert@ga.gov	Grassroots Policy
Susan Gentry	<i>Susan Gentry</i>	sgentry@hallcounty.org	County Clerk P.D.
Christopher Hubby Chief	<i>Christopher Hubby</i>	christhubby@floridaparks.com	Flaming Branch P.D.

Hall County Hazard Mitigation Plan Update
Committee Meeting #4

Sign-In Sheet

Wednesday, December 8, 2021

Name/Title	Signature	E-mail Address	Agency/Organization
Amanda Letson 911 Director		aletson@hallcounty.org	Hall 911
Angie Moore OpMgr		amoore@hallcounty.org	Hall 911
Bill Whidden "Director"		bill@freemyspace.com	Public Works
Tal Pacion CAPT		thpacion@hallcounty.org	Fire
Douglas Shadburn		dshadburn@hallcounty.org	Hall County Ad. Serv.
Amy Betancourt		AMY.BETANCOURT@hallco.org	Hall County
Casey Ramsey		cr Ramsey@hallcounty.org	Hall EMA

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Hall County Hazard Mitigation Plan Update
Committee Meeting #4

Sign-In Sheet

Wednesday, December 8, 2021

Name/Title	Signature	E-mail Address	Agency/Organization
DENNIS BEREN 911 Dispatch	<i>[Signature]</i>	berend@outlook.com	CITY OF LULA
THE PATTONS / CAPT	<i>[Signature]</i>	THEPATTONS@outlook.com	CARLEWOOD
Kevin York / network admin	<i>[Signature]</i>	kyork@hallcounty.org	Hall County MIS
Bill Nash	<i>[Signature]</i>	bnash@hallcounty.org	Public Works HC
Kevin Brecher	<i>[Signature]</i>	KBrecher@hallcounty.org	Chairman / Services

✓
✓
✓
✓
✓

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Appendix C – Critical Facilities Information

Facility Name	Jurisdiction
Tower Site - Gainesmill	Gainesville city
Tower Site - Friendship	Buford city
Tower Site - Hog Mountain	Flowery Branch town
Tower Site - Skyview	Gainesville city
Tower Site - Bark Camp	Hall County
Tower Site - Skitts Mountain	Hall County
Tower Site - Lula	Hall County
Gainesville Youth Detention Center	Gainesville city
Lanier Christian Academy	Flowery Branch town
Riverside Military Academy	Gainesville city
Lakeview Academy	Gainesville city
Marantha Christian Academy	Oakwood city
Lanier Technical College	Hall County
University of North Georgia - Gainesville Campus	Oakwood city
Brenau University	Gainesville city
Gainesville City School System Office	Gainesville city
Gainesville City Schools - Transportation Dept	Gainesville city
Centennial Arts Academy	Gainesville city
Enota Multiple Intelligences Academy	Gainesville city
Fair Street International Academy	Gainesville city
Gainesville Exploration Academy	Gainesville city
Mundy Mill Arts Academy	Gainesville city
New Holland Leadership Academy	Gainesville city
Gainesville Middle School - East Campus	Gainesville city
Gainesville Middle School - West Campus	Gainesville city
Gainesville High School	Gainesville city
Northeast Georgia Medical Center - Gainesville	Gainesville city
Northeast Georgia Medical Center - Braselton	Braselton town
Hall County Sheriff's Office - Headquarters	Hall County
Hall County Sheriff's Office - North Precinct	Clermont town
Hall County Sheriff's Office - South Precinct	Flowery Branch town
Hall County Sheriff's Office - Lula Precinct	Lula city

Hall County Courthouse	Hall County
Hall County Courthouse Annex	Hall County
Hall County Jail	Hall County
Hall County Correcitonal Institute	Hall County
Hall County Animal Control	Hall County
Hall County Public Works (Road, Fleet, Traffic)	Hall County
Flowery Branch Police Department	Flowery Branch town
Flowery Branch City Hall	Flowery Branch town
Oakwood City Hall and Police Department	Oakwood city
Lula City Hall	Lula city
City of Gillsville Office	Gillsville city
Clermont Town Hall	Clermont town
Gainesville Justice Center	Gainesville city
Gainesville - Fire Station #1	Gainesville city
Gainesville - Fire Station #2	Gainesville city
Gainesville - Fire Station #3	Gainesville city
Gainesville - Fire Station #4	Gainesville city
Alta Vista Building - Gainesville Public Works Facility	Gainesville city
Gainesville Traffic Shop	Gainesville city
Gainesville Fullenwider Shop	Gainesville city
Gainesville Administration Building	Gainesville city
Gainesville Civic Center	Gainesville city
Hall County Fire Rescue - Station #1	Hall County
Hall County Fire Rescue - Station #2	Clermont town
Hall County Fire Rescue - Station #3	Hall County
Hall County Fire Rescue - Station #4	Hall County
Hall County Fire Rescue - Station #5	Flowery Branch town
Hall County Fire Rescue - Station #6	Lula city
Hall County Fire Rescue - Station #7	Hall County
Hall County Fire Rescue - Station #8	Flowery Branch town
Hall County Fire Rescue - Station #9	Hall County
Hall County Fire Rescue - Station #10	Gillsville city
Hall County Fire Rescue - Station #11	Hall County

Hall County Fire Rescue - Station #12	Flowery Branch town
Hall County Fire Rescue - Station #13	Hall County
Hall County Fire Rescue - Station #14	Hoschton city
Hall County Fire Rescue - Station #15	Hall County
Hall County Fire Rescue - Station #16	Hall County
Hall County Fire Rescue - Fire Training Facility	Hall County
Hall County Fire Rescue - Administration	Hall County
Hall County EMA and EOC	Hall County
Hall County Fire Rescue - Fleet Maintenance	Hall County
Chestnut Mountain Elementary	Flowery Branch town
Chicopee Woods Elementary	Hall County
Flowery Branch Elementary	Flowery Branch town
Friendship Elementary	Hall County
Lanier Elementary	Hall County
Lula Elementary	Lula city
Lyman Hall Elementary	Hall County
Martin Technology Academy	Flowery Branch town
McEver Arts Academy	Hall County
Mt. Vernon Elementary	Hall County
Myers Elementary	Hall County
Oakwood Elementary	Hall County
Riverbend Elementary	Hall County
Sardis Enrichment School	Hall County
Spout Springs Elementary	Flowery Branch town
Sugar Hill Elementary	Hall County
Tadmore Elementary	Hall County
Wauka Mountain Multiple Intelligences Academy	Hall County
White Sulphur Elementary	Hall County
World Languages Academy (Elementary)	Flowery Branch town
Academy of Discovery @ South Hall	Hall County
Cherokee Bluff Middle	Flowery Branch town
Chestatee Academy of Inquiry & Talent Development	Hall County

CW Davis Middle	<i>Flowery Branch town</i>
East Hall Middle	<i>Hall County</i>
North Hall Middle	<i>Hall County</i>
West Hall Middle	<i>Oakwood city</i>
World Languages Academy AOD (Middle)	<i>Hall County</i>
Cherokee Bluff High	<i>Flowery Branch town</i>
Chestatee High	<i>Hall County</i>
East Hall High	<i>Hall County</i>
Flowery Branch High	<i>Flowery Branch town</i>
Johnson High	<i>Hall County</i>
Lanier College Career Academy	<i>Hall County</i>
North Hall High	<i>Hall County</i>
West Hall High	<i>Oakwood city</i>
The Foundry (ALC)	<i>Hall County</i>
Hall County Schools Central Office	<i>Hall County</i>
Hall County Schools Central Warehouse	<i>Hall County</i>
Howard E. Ivester Early College	<i>Hall County</i>
Hall County Schools Maintenance Department	<i>Hall County</i>
Hall County Schools Student Services Center	<i>Flowery Branch town</i>
Hall County Schools Technology Information Center	<i>Hall County</i>
Hall County Schools Transportation Department	<i>Hall County</i>
Linwood Water Reclamation Facility	<i>Gainesville city</i>
Riverside Water Treatment Plant	<i>Gainesville city</i>
Flat Creek Water Reclamation Facility	<i>Gainesville city</i>
Lakeside Water Treatment Plant	<i>Flowery Branch town</i>
City of Gainesville Water Department Distribution & Collections	<i>Gainesville city</i>
Gainesville Lift Station #2 - Lakemont	<i>Gainesville city</i>
Gainesville Lift Station #3 - Robson's Crossing	<i>Gainesville city</i>
Gainesville Lift Station #5 - Plant Station	<i>Gainesville city</i>
Gainesville Lift Station #6 - Pine Cove Apartments	<i>Gainesville city</i>
Gainesville Lift Station #7 - Flat Creek	<i>Gainesville city</i>
Gainesville Lift Station #8 - Willow Ridge	<i>Gainesville city</i>
Gainesville Lift Station #9 - McEver Extension	<i>Gainesville city</i>

Gainesville Lift Station #10 - Elan	<i>Gainesville city</i>
Gainesville Lift Station #13 - Springhaven	<i>Gainesville city</i>
Gainesville Lift Station #14 - Dawsonville Highway	<i>Gainesville city</i>
Gainesville Lift Station #15 - Centennial Park	<i>Gainesville city</i>
Gainesville Lift Station #16 - North Bradford	<i>Gainesville city</i>
Gainesville Lift Station #17 - Clarks Bridge Condos	<i>Gainesville city</i>
Gainesville Lift Station #18 - Ramsey Road	<i>Gainesville city</i>
Gainesville Lift Station #19 - The Trail	<i>Gainesville city</i>
Gainesville Lift Station #20 - Clubhouse	<i>Gainesville city</i>
Gainesville Lift Station #21 - White Sulphur	<i>Gainesville city</i>
Gainesville Lift Station #22 - Industrial Park North	<i>Gainesville city</i>
Gainesville Lift Station #23 - Exit #7	<i>Gainesville city</i>
Gainesville Lift Station #25 - Allen Creek	<i>Gainesville city</i>
Gainesville Lift Station #26 - Lakeview	<i>Gainesville city</i>
Gainesville Lift Station #27 - Cry Creek	<i>Gainesville city</i>
Gainesville Lift Station #28 - Chicopee	<i>Gainesville city</i>
Gainesville Lift Station #29 - Burns Drive	<i>Gainesville city</i>
Gainesville Lift Station #30 - McEver Vineyards	<i>Gainesville city</i>
Gainesville Lift Station #32 - Thompson Bridge	<i>Gainesville city</i>
Gainesville Lift Station #33 - Fieldale	<i>Gainesville city</i>
Gainesville Lift Station #34 - Water's Edge #1	<i>Gainesville city</i>
Gainesville Lift Station #35 - Water's Edge #2	<i>Gainesville city</i>
Gainesville Lift Station #36 - Water's Edge #3	<i>Gainesville city</i>
Gainesville Lift Station #37 - Sardis Creek	<i>Gainesville city</i>
Gainesville Lift Station #38 - Ada Creek	<i>Gainesville city</i>
Gainesville Lift Station #39 - Audubon Crest	<i>Oakwood city</i>
Gainesville Lift Station #40 - Windcliff	<i>Gainesville city</i>
Gainesville Lift Station #41 - Caswyck	<i>Gainesville city</i>
Gainesville Lift Station #42 - Lanier Village	<i>Gainesville city</i>
Gainesville Lift Station #43 - South Hall Middle School	<i>Gainesville city</i>
Gainesville Lift Station #44 - Amberleigh 1	<i>Gainesville city</i>
Gainesville Lift Station #45 - Amberleigh 2	<i>Gainesville city</i>
Gainesville Lift Station #46 - Walnut Grove	<i>Gainesville city</i>
Gainesville Lift Station #47 - Carrington Park	<i>Gainesville city</i>
Gainesville Lift Station #48 - Windsor Forest #1	<i>Gainesville city</i>
Gainesville Lift Station #49 - Windsor Forest #2	<i>Gainesville city</i>
Gainesville Lift Station #50 - Windsor Forest #3	<i>Gainesville city</i>
Gainesville Lift Station #51 - Heritage Point #1	<i>Gainesville city</i>

Gainesville Lift Station #52 - Heritage Point #2	<i>Gainesville city</i>
Gainesville Lift Station #53 - Heritage Point #3	<i>Gainesville city</i>
Gainesville Lift Station #54 - Donna Way	<i>Gainesville city</i>
Gainesville Lift Station #55 - Calvary Church	<i>Gainesville city</i>
Gainesville Lift Station #57 - Cresswinds #2	<i>Gainesville city</i>
Gainesville Lift Station #58 - Cresswinds #3	<i>Gainesville city</i>
Gainesville Lift Station #59 - Cresswinds #4	<i>Gainesville city</i>
Gainesville Lift Station #60 - Cresswinds #5	<i>Gainesville city</i>
Gainesville Lift Station #61 - Cresswinds #6	<i>Gainesville city</i>
Gainesville Lift Station #62 - Cresswinds #7	<i>Gainesville city</i>
Gainesville Lift Station #63 - Howard Road	<i>Gainesville city</i>
Gainesville Lift Station #64 - Calvary Creek	<i>Gainesville city</i>
Gainesville Lift Station #65 - Hawthorne	<i>Oakwood city</i>
Gainesville Lift Station #66 - Wallis Road	<i>Flowery Branch town</i>
Gainesville Lift Station #68 - Balus Creek	<i>Oakwood city</i>
Gainesville Lift Station #69 - River Brook	<i>Gainesville city</i>
Gainesville Lift Station #71 - Athens Highway	<i>Gainesville city</i>
Gainesville Lift Station #74 - Cresswinds #8	<i>Gainesville city</i>
Gainesville Lift Station #75 - Stephens RD	<i>Oakwood city</i>
Gainesville Lift Station #Braselton town - Gold Creek	<i>Gainesville city</i>
Gainesville Lift Station #77 - Harrison Square	<i>Gainesville city</i>
Gainesville Lift Station #78 - Lanier Village Cottage	<i>Gainesville city</i>
Gainesville Lift Station #80 - Chattahoochee CC	<i>Gainesville city</i>
Gainesville Lift Station - East Lake (Future)	<i>Gainesville city</i>
Gainesville Lift Station #100 - North Hall Booster	<i>Gainesville city</i>
Gainesville Lift Station #101 - Clermont Booster	<i>Gainesville city</i>
King Street Tank	<i>Clermont town</i>
Bark Camp Tank	<i>Hall County</i>
Athens Highway Tank	<i>Gainesville city</i>
Stringer Avenue Tank	<i>Gainesville city</i>
Hog Mountain Tank	<i>Flowery Branch town</i>
Highway 52 Tank	<i>Lula city</i>
High Street Pump Station/Tank	<i>Gainesville city</i>

Appendix D – Hazard Data Tables

Thunderstorms

<u>Location</u>	<u>County/Zone</u>	<u>St.</u>	<u>Date</u>	<u>Time</u>	<u>T.Z.</u>	<u>Type</u>	<u>Mag</u>	<u>Dth</u>	<u>Inj</u>	<u>PrD</u>	<u>CrD</u>
Totals:								2	6	17.409M	0.50K
HALL CO.	HALL CO.	GA	03/02/1972	14:10	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	05/11/1973	15:50	CST	Hail	0.75 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	05/23/1973	16:45	CST	Hail	1.50 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	05/28/1973	13:45	CST	Hail	1.00 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	02/22/1974	00:30	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	03/21/1974	04:10	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	01/10/1975	19:30	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	03/24/1975	07:50	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	05/15/1975	12:30	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	06/19/1975	16:00	CST	Hail	1.00 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	05/06/1976	21:02	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	06/11/1977	22:35	CST	Hail	1.75 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	03/23/1979	16:25	CST	Hail	1.00 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	04/09/1979	02:03	CST	Hail	0.75 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	04/08/1980	20:15	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	06/06/1981	17:10	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	06/07/1981	14:00	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	04/26/1982	18:20	CST	Hail	1.50 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	04/26/1982	18:45	CST	Hail	1.75 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	07/05/1982	17:18	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	07/19/1982	15:30	CST	Thunderstorm Wind	63 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	04/14/1984	11:55	CST	Hail	0.75 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	05/02/1984	17:50	CST	Hail	1.00 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	05/02/1984	17:50	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	07/02/1984	15:30	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	07/03/1984	17:08	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	11/10/1984	18:05	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	04/05/1985	19:25	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	06/07/1985	15:40	CST	Hail	1.00 in.	0	0	0.00K	0.00K

HALL CO.	HALL CO.	GA	08/01/1985	13:25	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	03/13/1986	06:30	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	03/19/1986	06:30	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	05/07/1986	15:00	CST	Hail	1.75 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	05/07/1986	15:15	CST	Hail	1.75 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	05/26/1986	23:30	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	07/27/1986	13:50	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	08/16/1986	18:20	CST	Thunderstorm Wind	52 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	11/26/1986	05:55	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	05/04/1987	11:45	CST	Hail	1.75 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	06/24/1987	17:40	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	07/01/1987	18:00	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	07/02/1987	18:30	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	07/06/1987	15:30	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	07/24/1987	17:45	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	07/17/1988	14:45	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	07/17/1988	15:00	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	11/05/1988	13:10	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	04/03/1989	06:50	CST	Hail	1.75 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	05/05/1989	14:35	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	05/05/1989	14:40	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	06/05/1989	13:45	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	06/15/1989	01:15	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	07/03/1989	06:50	CST	Hail	1.75 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	11/15/1989	20:15	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	02/10/1990	05:35	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	02/10/1990	05:40	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	02/16/1990	06:50	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	02/22/1990	10:50	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	04/28/1990	14:05	CST	Hail	0.88 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	05/12/1990	23:20	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	05/20/1990	14:00	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	08/09/1990	21:30	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	08/21/1990	17:20	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K

HALL CO.	HALL CO.	GA	08/30/1990	15:05	CST	Hail	1.75 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	04/09/1991	15:00	CST	Hail	1.75 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	04/09/1991	21:15	CST	Hail	1.00 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	04/19/1991	12:42	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	04/28/1991	15:45	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	04/29/1991	13:05	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	04/29/1991	13:25	CST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	01/23/1992	14:00	PST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	03/10/1992	16:20	CST	Hail	1.75 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	03/10/1992	16:20	CST	Hail	1.75 in.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	03/19/1992	13:40	PST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	08/09/1992	13:00	PST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
HALL CO.	HALL CO.	GA	04/15/1993	19:30	EST	Hail	1.00 in.	0	0	0.00K	0.00K
Gainesville	HALL CO.	GA	04/15/1993	20:50	EST	Hail	1.50 in.	0	0	0.00K	0.00K
Bellville	HALL CO.	GA	05/15/1994	18:20	EST	Hail	0.75 in.	0	0	0.00K	0.00K
Clermont	HALL CO.	GA	06/26/1994	22:55	EST	Thunderstorm Wind	0 kts.	0	3	500.00K	0.00K
Gainsville	HALL CO.	GA	06/26/1994	23:30	EST	Thunderstorm Wind	0 kts.	0	0	500.00K	0.00K
Cedartown	HALL CO.	GA	06/27/1994	01:00	EST	Hail	1.00 in.	0	0	0.00K	0.00K
Flowery	HALL CO.	GA	08/16/1994	15:32	EST	Hail	0.88 in.	0	0	0.00K	0.00K
Flowery Branch	HALL CO.	GA	08/18/1994	15:30	EST	Hail	0.75 in.	0	0	0.00K	0.50K
Gainesville	HALL CO.	GA	05/01/1995	19:54	EST	Thunderstorm Wind	0 kts.	0	0	0.00K	0.00K
Gainesville	HALL CO.	GA	06/11/1995	20:18	EST	Thunderstorm Wind	0 kts.	0	0	0.40K	0.00K
Murrayville	HALL CO.	GA	06/17/1995	13:40	EST	Hail	0.75 in.	0	0	0.00K	0.00K
Clermont	HALL CO.	GA	06/24/1995	18:53	EST	Thunderstorm Wind	0 kts.	0	0	0.50K	0.00K
Gainsville	HALL CO.	GA	09/01/1995	15:08	EST	Thunderstorm Wind	0 kts.	0	0	1.00K	0.00K
OAKWOOD	HALL CO.	GA	05/06/1996	15:15	EST	Hail	1.00 in.	0	0	0.00K	0.00K
COUNTYWIDE	HALL CO.	GA	05/27/1996	21:15	EST	Thunderstorm Wind		0	0	15.00K	0.00K
GAINESVILLE	HALL CO.	GA	08/24/1996	15:55	EST	Hail	0.75 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	08/26/1996	20:40	EST	Hail	1.75 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	09/28/1996	14:00	EST	Thunderstorm Wind		0	0	2.00K	0.00K
MURRAYSVILEE	HALL CO.	GA	02/21/1997	14:45	EST	Thunderstorm Wind		0	0	500.00K	0.00K
MURRAYVILLE	HALL CO.	GA	03/05/1997	18:30	EST	Thunderstorm Wind		0	0	10.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	04/28/1997	16:05	EST	Hail	0.75 in.	0	0	0.00K	0.00K

GILLSVILLE	HALL CO.	GA	04/28/1997	16:20	EST	Hail	1.00 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	06/14/1997	17:35	EST	Hail	0.90 in.	0	0	0.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	06/21/1997	15:07	EST	Hail	1.00 in.	0	0	0.00K	0.00K
CHESTNUT MTN	HALL CO.	GA	06/21/1997	15:10	EST	Hail	1.75 in.	0	0	0.00K	0.00K
OAKWOOD	HALL CO.	GA	06/21/1997	15:35	EST	Hail	0.75 in.	0	0	0.00K	0.00K
CLERMONT	HALL CO.	GA	07/04/1997	19:23	EST	Thunderstorm Wind		0	0	2.00K	0.00K
GAINESVILLE	HALL CO.	GA	07/04/1997	19:42	EST	Hail	0.75 in.	0	0	0.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	07/28/1997	18:00	EST	Thunderstorm Wind	50 kts. EG	0	0	2.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	10/25/1997	07:05	EST	Hail	0.75 in.	0	0	0.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	02/17/1998	08:30	EST	Hail	0.75 in.	0	0	0.00K	0.00K
OAKWOOD	HALL CO.	GA	04/03/1998	10:00	EST	Lightning		0	0	120.00K	0.00K
GAINESVILLE	HALL CO.	GA	04/03/1998	19:15	EST	Hail	1.75 in.	0	0	0.00K	0.00K
CHESNUT MTN	HALL CO.	GA	04/08/1998	18:25	EST	Hail	0.90 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	04/08/1998	20:35	EST	Hail	1.00 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	04/08/1998	22:39	EST	Hail	0.75 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	04/17/1998	00:35	EST	Hail	0.75 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	04/17/1998	02:35	EST	Hail	0.88 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	05/01/1998	01:43	EST	Hail	0.75 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	05/01/1998	02:30	EST	Hail	0.75 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	05/07/1998	15:35	EST	Hail	0.88 in.	0	0	0.00K	0.00K
MURRAYVILLE	HALL CO.	GA	05/07/1998	17:35	EST	Thunderstorm Wind		0	0	1.00K	0.00K
CLERMONT	HALL CO.	GA	05/07/1998	17:43	EST	Hail	1.75 in.	0	0	2.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	05/07/1998	19:40	EST	Hail	2.75 in.	0	0	5.00K	0.00K
GAINESVILLE	HALL CO.	GA	06/05/1998	19:33	EST	Thunderstorm Wind		0	0	30.00K	0.00K
GAINESVILLE	HALL CO.	GA	06/19/1998	11:05	EST	Hail	0.88 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	06/24/1998	20:21	EST	Hail	1.00 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	07/19/1998	19:20	EST	Thunderstorm Wind		0	0	50.00K	0.00K
LULA	HALL CO.	GA	07/20/1998	14:05	EST	Thunderstorm Wind		0	0	1.00K	0.00K
GAINESVILLE	HALL CO.	GA	07/20/1998	14:10	EST	Hail	0.75 in.	0	0	0.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	07/22/1998	13:58	EST	Thunderstorm Wind		0	0	5.00K	0.00K

MURRAYVILLE	HALL CO.	GA	04/27/1999	15:15	EST	Hail	0.75 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	05/05/1999	22:49	EST	Hail	1.00 in.	0	0	0.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	05/13/1999	15:05	EST	Hail	0.75 in.	0	0	0.00K	0.00K
OAKWOOD	HALL CO.	GA	05/13/1999	15:15	EST	Hail	0.75 in.	0	0	0.00K	0.00K
GILLSVILLE	HALL CO.	GA	06/24/1999	21:09	EST	Hail	1.00 in.	0	0	0.00K	0.00K
CLERMONT	HALL CO.	GA	06/24/1999	21:30	EST	Thunderstorm Wind		0	1	75.00K	0.00K
GAINESVILLE	HALL CO.	GA	07/06/1999	15:30	EST	Lightning		0	0	50.00K	0.00K
GAINESVILLE	HALL CO.	GA	07/06/1999	15:30	EST	Hail	1.00 in.	0	0	0.00K	0.00K
LULA	HALL CO.	GA	04/03/2000	03:00	EST	Thunderstorm Wind	50 kts. EG	0	0	0.50K	0.00K
GAINESVILLE	HALL CO.	GA	05/25/2000	16:40	EST	Thunderstorm Wind		0	0	3.00K	0.00K
COUNTYWIDE	HALL CO.	GA	06/26/2000	19:50	EST	Thunderstorm Wind		0	0	0.10K	0.00K
MURRAYVILLE	HALL CO.	GA	07/23/2000	13:00	EST	Thunderstorm Wind	60 kts. E	0	0	50.00K	0.00K
MURRAYVILLE	HALL CO.	GA	07/23/2000	13:00	EST	Hail	1.75 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	07/30/2000	16:20	EST	Thunderstorm Wind		0	0	1.00K	0.00K
GAINESVILLE	HALL CO.	GA	07/30/2000	16:20	EST	Hail	1.00 in.	0	0	0.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	08/10/2000	05:15	EST	Lightning		0	0	0.00K	0.00K
OAKWOOD	HALL CO.	GA	08/10/2000	22:45	EST	Hail	0.75 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	08/10/2000	23:18	EST	Hail	1.00 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	08/10/2000	23:25	EST	Thunderstorm Wind		0	0	20.00K	0.00K
GAINESVILLE	HALL CO.	GA	08/11/2000	00:20	EST	Hail	1.00 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	08/11/2000	00:30	EST	Thunderstorm Wind		0	0	5.00K	0.00K
CLERMONT	HALL CO.	GA	08/24/2000	15:32	EST	Hail	1.75 in.	0	0	0.00K	0.00K
COUNTYWIDE	HALL CO.	GA	02/16/2001	18:47	EST	Thunderstorm Wind		0	0	7.00K	0.00K
GAINESVILLE	HALL CO.	GA	04/03/2001	08:13	EST	Hail	0.75 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	04/03/2001	08:35	EST	Lightning		0	0	150.00K	0.00K
CANDLER	HALL CO.	GA	04/03/2001	11:30	EST	Lightning		0	0	0.50K	0.00K
GAINESVILLE	HALL CO.	GA	05/24/2001	18:10	EST	Hail	2.75 in.	0	0	0.00K	0.00K
MURRAYVILLE	HALL CO.	GA	06/03/2001	14:22	EST	Hail	0.88 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	06/04/2001	21:00	EST	Hail	1.00 in.	0	0	0.00K	0.00K
CLERMONT	HALL CO.	GA	06/04/2001	21:13	EST	Lightning		0	0	25.00K	0.00K
CLERMONT	HALL CO.	GA	06/04/2001	21:15	EST	Thunderstorm Wind		0	0	0.10K	0.00K

MURRAYVILLE	HALL CO.	GA	06/21/2001	19:20	EST	Hail	1.00 in.	0	0	0.00K	0.00K
LULA	HALL CO.	GA	06/27/2001	19:25	EST	Hail	1.25 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	05/09/2002	16:42	EST	Hail	0.75 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	05/09/2002	16:47	EST	Thunderstorm Wind		0	0	0.75K	0.00K
BELMONT	HALL CO.	GA	05/09/2002	17:00	EST	Lightning		0	0	60.00K	0.00K
LULA	HALL CO.	GA	05/10/2002	17:52	EST	Hail	1.00 in.	0	0	3.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	05/13/2002	14:52	EST	Thunderstorm Wind		0	0	5.00K	0.00K
CLERMONT	HALL CO.	GA	07/01/2002	16:00	EST	Thunderstorm Wind		0	0	3.00K	0.00K
CLERMONT	HALL CO.	GA	07/01/2002	16:05	EST	Hail	0.88 in.	0	0	0.00K	0.00K
LULA	HALL CO.	GA	07/01/2002	16:26	EST	Hail	1.00 in.	0	0	0.00K	0.00K
CLERMONT	HALL CO.	GA	07/02/2002	14:20	EST	Hail	0.88 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	08/02/2002	18:30	EST	Thunderstorm Wind		0	0	25.00K	0.00K
COUNTYWIDE	HALL CO.	GA	09/14/2002	15:30	EST	Thunderstorm Wind		0	0	15.00K	0.00K
GAINESVILLE	HALL CO.	GA	11/11/2002	03:20	EST	Thunderstorm Wind		0	0	0.00K	0.00K
COUNTYWIDE	HALL CO.	GA	11/11/2002	03:56	EST	Thunderstorm Wind		0	0	90.00K	0.00K
ROBERTS XRDS	HALL CO.	GA	04/30/2003	13:20	EST	Hail	0.75 in.	0	0	0.00K	0.00K
MURRAYVILLE	HALL CO.	GA	05/06/2003	12:20	EST	Thunderstorm Wind	55 kts. EG	0	0	30.00K	0.00K
CHESNUT MTN	HALL CO.	GA	05/06/2003	12:30	EST	Hail	1.75 in.	0	0	0.00K	0.00K
MURRAYVILLE	HALL CO.	GA	05/07/2003	02:55	EST	Hail	0.88 in.	0	0	0.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	06/16/2003	22:25	EST	Thunderstorm Wind	50 kts. EG	0	0	3.00K	0.00K
MURRAYVILLE	HALL CO.	GA	07/13/2003	14:35	EST	Thunderstorm Wind	39 kts. EG	0	0	0.25K	0.00K
GAINESVILLE	HALL CO.	GA	07/13/2003	19:24	EST	Hail	1.00 in.	0	0	0.00K	0.00K
OAKWOOD	HALL CO.	GA	07/22/2003	13:25	EST	Thunderstorm Wind	50 kts. EG	0	0	50.00K	0.00K
OAKWOOD	HALL CO.	GA	07/22/2003	13:30	EST	Hail	1.00 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	08/04/2003	21:00	EST	Hail	0.75 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	08/16/2003	16:05	EST	Hail	0.75 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	08/16/2003	16:30	EST	Hail	0.75 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	09/22/2003	15:11	EST	Thunderstorm Wind	50 kts. EG	0	0	2.00K	0.00K
GAINESVILLE	HALL CO.	GA	07/12/2004	15:00	EST	Thunderstorm Wind	51 kts. EG	0	0	5.00K	0.00K

COUNTYWIDE	HALL CO.	GA	07/14/2004	17:00	EST	Thunderstorm Wind	52 kts. EG	0	0	7.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	08/20/2004	19:00	EST	Thunderstorm Wind	50 kts. EG	0	0	5.00K	0.00K
GAINESVILLE	HALL CO.	GA	08/20/2004	19:25	EST	Thunderstorm Wind	50 kts. EG	0	0	7.00K	0.00K
GAINESVILLE	HALL CO.	GA	11/24/2004	11:00	EST	Thunderstorm Wind	56 kts. EG	0	0	75.00K	0.00K
GAINESVILLE	HALL CO.	GA	12/10/2004	15:52	EST	Hail	1.00 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	04/07/2005	17:30	EST	Hail	0.75 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	04/07/2005	17:50	EST	Hail	0.75 in.	0	0	0.00K	0.00K
CLERMONT	HALL CO.	GA	04/22/2005	12:15	EST	Thunderstorm Wind	50 kts. EG	0	0	0.00K	0.00K
LULA	HALL CO.	GA	05/19/2005	22:00	EST	Hail	0.88 in.	0	0	0.00K	0.00K
LULA	HALL CO.	GA	05/20/2005	10:50	EST	Thunderstorm Wind	50 kts. EG	0	0	2.00K	0.00K
CHESNUT MTN	HALL CO.	GA	06/06/2005	18:20	EST	Hail	0.88 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	06/06/2005	18:24	EST	Hail	1.75 in.	0	0	0.00K	0.00K
MURRAYVILLE	HALL CO.	GA	06/18/2005	16:05	EST	Hail	0.88 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	07/01/2005	16:00	EST	Thunderstorm Wind	30 kts. EG	0	0	1.50K	0.00K
GAINESVILLE	HALL CO.	GA	07/28/2005	16:15	EST	Lightning		2	0	750.00K	0.00K
MURRAYVILLE	HALL CO.	GA	07/28/2005	17:00	EST	Thunderstorm Wind	31 kts. EG	0	0	0.50K	0.00K
CLERMONT	HALL CO.	GA	08/22/2005	17:34	EST	Hail	1.00 in.	0	0	0.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	12/04/2005	16:25	EST	Hail	1.25 in.	0	0	2.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	04/08/2006	03:30	EST	Thunderstorm Wind	52 kts. EG	0	0	50.00K	0.00K
GAINESVILLE	HALL CO.	GA	04/08/2006	13:35	EST	Hail	0.75 in.	0	0	0.00K	0.00K
CLERMONT	HALL CO.	GA	05/14/2006	03:27	EST	Hail	0.88 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	05/25/2006	13:05	EST	Hail	1.00 in.	0	0	0.00K	0.00K
MURRAYVILLE	HALL CO.	GA	05/25/2006	15:25	EST	Hail	0.75 in.	0	0	0.00K	0.00K
OAKWOOD	HALL CO.	GA	05/25/2006	15:52	EST	Hail	0.88 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	05/27/2006	16:30	EST	Thunderstorm Wind	50 kts. EG	0	0	1.00K	0.00K
MURRAYVILLE	HALL CO.	GA	05/27/2006	16:41	EST	Hail	0.75 in.	0	0	0.00K	0.00K

GAINESVILLE	HALL CO.	GA	06/12/2006	15:15	EST	Hail	0.75 in.	0	0	0.00K	0.00K
BELMONT	HALL CO.	GA	06/12/2006	16:08	EST	Thunderstorm Wind	50 kts. EG	0	0	2.00K	0.00K
BELMONT	HALL CO.	GA	06/12/2006	16:20	EST	Hail	0.75 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	01/05/2007	12:24	EST-5	Thunderstorm Wind	52 kts. EG	0	0	5.00K	0.00K
LULA	HALL CO.	GA	04/03/2007	17:25	EST-5	Hail	0.88 in.	0	0	0.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	04/04/2007	01:25	EST-5	Thunderstorm Wind	91 kts. EG	0	1	1.000M	0.00K
GAINESVILLE	HALL CO.	GA	06/12/2007	17:40	EST-5	Hail	0.88 in.	0	0	0.00K	0.00K
CANDLER	HALL CO.	GA	06/25/2007	14:03	EST-5	Thunderstorm Wind	50 kts. EG	0	0	1.00K	0.00K
CANDLER	HALL CO.	GA	06/25/2007	14:03	EST-5	Hail	0.75 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	06/25/2007	14:03	EST-5	Lightning		0	0	5.00K	0.00K
GAINESVILLE	HALL CO.	GA	07/01/2007	12:46	EST-5	Thunderstorm Wind	50 kts. EG	0	0	3.00K	0.00K
GAINESVILLE	HALL CO.	GA	07/01/2007	13:00	EST-5	Lightning		0	0	1.00K	0.00K
MURRAYVILLE	HALL CO.	GA	08/23/2007	16:25	EST-5	Thunderstorm Wind	50 kts. EG	0	0	3.00K	0.00K
GAINESVILLE	HALL CO.	GA	03/04/2008	15:25	EST-5	Thunderstorm Wind	39 kts. EG	0	0	25.00K	0.00K
MURRAYVILLE	HALL CO.	GA	03/15/2008	12:45	EST-5	Hail	1.75 in.	0	0	1.000M	0.00K
GAINESVILLE	HALL CO.	GA	03/15/2008	12:58	EST-5	Thunderstorm Wind	52 kts. EG	0	0	75.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	03/15/2008	14:00	EST-5	Hail	1.50 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	03/15/2008	15:05	EST-5	Hail	1.75 in.	0	0	300.00K	0.00K
MURRAYVILLE	HALL CO.	GA	04/11/2008	19:18	EST-5	Thunderstorm Wind	52 kts. EG	0	0	125.00K	0.00K
LULA	HALL CO.	GA	06/01/2008	07:10	EST-5	Hail	0.75 in.	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	06/22/2008	13:30	EST-5	Hail	1.75 in.	0	0	1.000M	0.00K

LULA	HALL CO.	GA	07/08/2008	20:35	EST-5	Thunderstorm Wind	52 kts. EG	0	0	5.00K	0.00K
CHESTNUT MOUNTAIN	HALL CO.	GA	07/22/2008	18:00	EST-5	Hail	1.00 in.	0	0	0.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	07/22/2008	18:23	EST-5	Thunderstorm Wind	50 kts. EG	0	0	10.00K	0.00K
CHESTNUT MOUNTAIN	HALL CO.	GA	07/22/2008	18:23	EST-5	Hail	0.75 in.	0	0	0.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	07/22/2008	18:48	EST-5	Lightning		0	0	10.00K	0.00K
GAINESVILLE	HALL CO.	GA	08/02/2008	17:05	EST-5	Hail	1.00 in.	0	0	0.00K	0.00K
LAKE SIDNEY LANIER	HALL CO.	GA	08/07/2008	14:45	EST-5	Thunderstorm Wind	39 kts. EG	0	0	0.75K	0.00K
FLOWERY BRANCH	HALL CO.	GA	02/11/2009	18:10	EST-5	Thunderstorm Wind	50 kts. EG	0	0	6.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	04/10/2009	16:44	EST-5	Hail	1.75 in.	0	0	1.000M	0.00K
MURRAYVILLE	HALL CO.	GA	04/10/2009	17:37	EST-5	Thunderstorm Wind	50 kts. EG	0	0	10.00K	0.00K
MURRAYVILLE	HALL CO.	GA	04/10/2009	17:40	EST-5	Hail	0.75 in.	0	0	0.00K	0.00K
GNESVILLE COTTON MIL	HALL CO.	GA	05/03/2009	18:30	EST-5	Thunderstorm Wind	50 kts. EG	0	0	3.00K	0.00K
WESTSIDE	HALL CO.	GA	06/18/2009	00:00	EST-5	Hail	0.88 in.	0	0	0.00K	0.00K
CANDLER	HALL CO.	GA	06/15/2010	18:40	EST-5	Hail	1.00 in.	0	0	0.00K	0.00K
WHITE SULPHUR	HALL CO.	GA	10/26/2010	18:37	EST-5	Thunderstorm Wind	33 kts. EG	0	0	0.50K	0.00K
MURRAYVILLE	HALL CO.	GA	02/28/2011	17:03	EST-5	Thunderstorm Wind	50 kts. EG	0	0	50.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	03/26/2011	21:30	EST-5	Hail	1.75 in.	0	0	1.780M	0.00K
MURRAYVILLE	HALL CO.	GA	04/25/2011	15:59	EST-5	Hail	0.88 in.	0	0	0.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	04/25/2011	16:00	EST-5	Hail	0.75 in.	0	0	0.00K	0.00K
CLERMONT	HALL CO.	GA	05/26/2011	18:19	EST-5	Hail	0.75 in.	0	0	0.00K	0.00K

MURRAYVILLE	HALL CO.	GA	06/18/2011	16:54	EST-5	Thunderstorm Wind	50 kts. EG	0	0	25.00K	0.00K
MURRAYVILLE	HALL CO.	GA	06/26/2011	14:52	EST-5	Hail	0.88 in.	0	0	0.00K	0.00K
CLERMONT	HALL CO.	GA	06/26/2011	15:20	EST-5	Lightning		0	0	25.00K	0.00K
LULA	HALL CO.	GA	08/09/2011	15:43	EST-5	Hail	0.88 in.	0	0	0.00K	0.00K
OAKWOOD	HALL CO.	GA	02/22/2012	23:35	EST-5	Hail	1.00 in.	0	0	0.00K	0.00K
GNESVILLE COTTON MIL	HALL CO.	GA	03/31/2012	18:47	EST-5	Hail	1.00 in.	0	0	0.00K	0.00K
GILLSVILLE	HALL CO.	GA	04/03/2012	15:20	EST-5	Hail	1.00 in.	0	0	5.00K	0.00K
MURRAYVILLE	HALL CO.	GA	07/10/2012	16:00	EST-5	Thunderstorm Wind	45 kts. EG	0	0	1.00K	0.00K
WHITE SULPHUR	HALL CO.	GA	08/08/2012	16:45	EST-5	Thunderstorm Wind	60 kts. EG	0	0	5.00K	0.00K
GNESVILLE COTTON MIL	HALL CO.	GA	08/24/2012	00:22	EST-5	Hail	1.00 in.	0	0	0.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	06/13/2013	18:03	EST-5	Thunderstorm Wind	51 kts. MG	0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	06/28/2013	17:15	EST-5	Thunderstorm Wind	50 kts. EG	0	0	30.00K	0.00K
CANDLER	HALL CO.	GA	07/22/2013	20:17	EST-5	Thunderstorm Wind	45 kts. EG	0	0	0.50K	0.00K
FLOWERY BRANCH	HALL CO.	GA	01/11/2014	08:25	EST-5	Thunderstorm Wind	55 kts. EG	0	0	2.50K	0.00K
GAINESVILLE	HALL CO.	GA	01/11/2014	08:35	EST-5	Thunderstorm Wind	55 kts. EG	0	0	4.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	05/14/2014	19:10	EST-5	Thunderstorm Wind	60 kts. EG	0	0	3.00K	0.00K
OAKWOOD	HALL CO.	GA	08/20/2014	13:15	EST-5	Thunderstorm Wind	55 kts. EG	0	0	6.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	09/03/2014	17:20	EST-5	Thunderstorm Wind	60 kts. EG	0	0	0.75K	0.00K
FLOWERY BRANCH	HALL CO.	GA	09/03/2014	17:50	EST-5	Thunderstorm Wind	50 kts. EG	0	0	1.50K	0.00K
FLOWERY BRANCH	HALL CO.	GA	05/31/2015	13:00	EST-5	Hail	0.75 in.	0	0	0.00K	0.00K

NEW HOLLAND	HALL CO.	GA	06/24/2015	15:25	EST-5	Thunderstorm Wind	50 kts. EG	0	0	20.00K	0.00K
MURRAYVILLE	HALL CO.	GA	08/10/2015	16:09	EST-5	Thunderstorm Wind	55 kts. EG	0	0	15.00K	0.00K
OAKWOOD	HALL CO.	GA	04/06/2016	22:30	EST-5	Thunderstorm Wind	50 kts. EG	0	0	30.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	04/06/2016	23:19	EST-5	Thunderstorm Wind	70 kts. EG	0	0	3.000M	0.00K
BELLTON	HALL CO.	GA	03/21/2017	16:40	EST-5	Hail	1.75 in.	0	0	1.787M	0.00K
WESTSIDE	HALL CO.	GA	03/21/2017	19:46	EST-5	Thunderstorm Wind	50 kts. EG	0	1	20.00K	0.00K
NEW HOLLAND	HALL CO.	GA	04/05/2017	22:08	EST-5	Hail	1.00 in.	0	0	0.00K	0.00K
ROBERTS XRDS	HALL CO.	GA	05/04/2017	21:30	EST-5	Thunderstorm Wind	50 kts. EG	0	0	50.00K	0.00K
MURRAYVILLE	HALL CO.	GA	06/22/2017	18:44	EST-5	Thunderstorm Wind	50 kts. EG	0	0	3.00K	0.00K
OAKWOOD	HALL CO.	GA	06/23/2017	19:30	EST-5	Thunderstorm Wind	50 kts. EG	0	0	6.00K	0.00K
GNESVILLE COTTON MIL	HALL CO.	GA	07/05/2017	16:45	EST-5	Thunderstorm Wind	45 kts. EG	0	0	1.00K	0.00K
(GVL)GAINESVILLE MEM	HALL CO.	GA	07/06/2017	13:24	EST-5	Thunderstorm Wind	52 kts. MG	0	0	0.00K	0.00K
MURRAYVILLE	HALL CO.	GA	05/28/2018	21:10	EST-5	Thunderstorm Wind	40 kts. EG	0	0	1.00K	0.00K
OAKWOOD	HALL CO.	GA	06/01/2018	15:10	EST-5	Thunderstorm Wind	50 kts. EG	0	0	5.00K	0.00K
GNESVILLE COTTON MIL	HALL CO.	GA	06/01/2018	15:25	EST-5	Thunderstorm Wind	50 kts. EG	0	0	25.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	06/10/2018	18:12	EST-5	Thunderstorm Wind	60 kts. EG	0	0	30.00K	0.00K
CANDLER	HALL CO.	GA	06/11/2018	13:08	EST-5	Lightning		0	0	2.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	06/11/2018	14:30	EST-5	Lightning		0	0	2.00K	0.00K
LULA	HALL CO.	GA	06/25/2018	16:15	EST-5	Thunderstorm Wind	45 kts. EG	0	0	2.00K	0.00K
NEW HOLLAND	HALL CO.	GA	07/21/2018	04:45	EST-5	Thunderstorm Wind	50 kts. EG	0	0	4.00K	0.00K

LAKE SIDNEY LANIER	HALL CO.	GA	08/12/2018	13:45	EST-5	Thunderstorm Wind	60 kts. EG	0	0	50.00K	0.00K
WHITE SULPHUR	HALL CO.	GA	03/01/2019	16:04	EST-5	Thunderstorm Wind	60 kts. EG	0	0	25.00K	0.00K
NEW HOLLAND	HALL CO.	GA	04/14/2019	12:35	EST-5	Thunderstorm Wind	45 kts. EG	0	0	1.00K	0.00K
YONAH	HALL CO.	GA	04/19/2019	04:54	EST-5	Thunderstorm Wind	55 kts. EG	0	0	50.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	06/22/2019	00:40	EST-5	Thunderstorm Wind	50 kts. EG	0	0	25.00K	0.00K
WHITE SULPHUR	HALL CO.	GA	08/14/2019	15:00	EST-5	Thunderstorm Wind	45 kts. EG	0	0	1.00K	0.00K
NEW HOLLAND	HALL CO.	GA	10/31/2019	12:27	EST-5	Thunderstorm Wind	45 kts. EG	0	0	50.00K	0.00K
BLACKSHEAR PLACE	HALL CO.	GA	01/11/2020	05:50	EST-5	Thunderstorm Wind	55 kts. EG	0	0	300.00K	0.00K
BROOKTON	HALL CO.	GA	04/13/2020	01:30	EST-5	Thunderstorm Wind	50 kts. EG	0	0	25.00K	0.00K
MURRAYVILLE	HALL CO.	GA	05/05/2020	17:56	EST-5	Hail	1.00 in.	0	0	0.00K	0.00K
CHESTNUT MOUNTAIN	HALL CO.	GA	05/22/2020	12:22	EST-5	Thunderstorm Wind	50 kts. EG	0	0	5.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	07/22/2020	18:05	EST-5	Thunderstorm Wind	55 kts. MG	0	0	0.00K	0.00K
CANDLER	HALL CO.	GA	07/27/2020	17:45	EST-5	Lightning		0	0	2.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	08/03/2020	13:30	EST-5	Thunderstorm Wind	62 kts. EG	0	0	200.00K	0.00K
MURRAYVILLE	HALL CO.	GA	04/24/2021	18:25	EST-5	Hail	1.75 in.	0	0	1.800M	0.00K
CLERMONT	HALL CO.	GA	04/24/2021	18:42	EST-5	Hail	1.00 in.	0	0	0.00K	0.00K
BELLTON	HALL CO.	GA	05/04/2021	12:53	EST-5	Thunderstorm Wind	55 kts. EG	0	0	15.00K	0.00K
(GVL)GAINESVILLE MEM	HALL CO.	GA	08/19/2021	14:05	EST-5	Thunderstorm Wind	56 kts. MG	0	0	0.00K	0.00K
Totals:								2	6	17.409M	0.50K

Winter Storms

Location	County/Zone	St.	Date	Time	T.Z.	Type	Mag	Dth	Inj	PrD	CrD
Totals:								0	0	1.521M	0.00K
HALL (ZONE)	HALL (ZONE)	GA	01/08/1997	19:00	EST	Ice Storm		0	0	5.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	12/23/1998	13:00	EST	Ice Storm		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	01/02/1999	19:00	EST	Ice Storm		0	0	3.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	02/23/1999	11:00	EST	Winter Weather		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	01/22/2000	13:00	EST	Ice Storm		0	0	980.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	01/28/2000	19:00	EST	Ice Storm		0	0	32.79K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	12/13/2000	14:30	EST	Winter Storm		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	12/17/2000	07:30	EST	Winter Storm		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	12/21/2000	03:30	EST	Winter Storm		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	12/29/2000	18:30	EST	Winter Weather		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	01/02/2002	06:00	EST	Heavy Snow		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	12/04/2002	14:00	EST	Ice Storm		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	01/16/2003	12:00	EST	Heavy Snow		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	01/23/2003	00:00	EST	Heavy Snow		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	01/25/2004	05:00	EST	Ice Storm		0	0	25.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	02/26/2004	00:00	EST	Winter Storm		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	12/19/2004	17:00	EST	Winter Weather		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	01/28/2005	20:00	EST	Winter Storm		0	0	150.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	04/02/2005	10:00	EST	Winter Weather		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	12/15/2005	00:00	EST	Ice Storm		0	0	300.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	02/06/2006	04:00	EST	Winter Weather		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	02/01/2007	04:00	EST-5	Winter Storm		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	01/16/2008	20:15	EST-5	Winter Weather		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	01/19/2008	12:30	EST-5	Winter Weather		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	03/01/2009	12:00	EST-5	Heavy Snow		0	0	25.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	01/07/2010	15:00	EST-5	Winter Weather		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	02/12/2010	14:30	EST-5	Heavy Snow		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	03/02/2010	06:00	EST-5	Heavy Snow		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	12/15/2010	20:00	EST-5	Winter Weather		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	12/25/2010	13:00	EST-5	Heavy Snow		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	01/09/2011	20:00	EST-5	Heavy Snow		0	0	0.00K	0.00K

HALL (ZONE)	HALL (ZONE)	GA	02/09/2011	23:00	EST-5	Winter Weather	0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	01/25/2013	07:00	EST-5	Ice Storm	0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	01/28/2014	12:00	EST-5	Winter Storm	0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	02/11/2014	07:00	EST-5	Heavy Snow	0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	02/16/2015	12:00	EST-5	Ice Storm	0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	01/20/2016	08:00	EST-5	Winter Weather	0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	01/22/2016	00:00	EST-5	Winter Weather	0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	02/09/2016	02:00	EST-5	Winter Weather	0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	02/15/2016	02:00	EST-5	Winter Weather	0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	03/03/2016	14:00	EST-5	Winter Weather	0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	01/06/2017	20:00	EST-5	Winter Storm	0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	12/08/2017	16:00	EST-5	Winter Storm	0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	01/16/2018	18:00	EST-5	Winter Weather	0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	02/04/2018	04:00	EST-5	Winter Weather	0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	02/08/2020	09:00	EST-5	Winter Storm	0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	02/06/2021	16:00	EST-5	Winter Storm	0	0	0.00K	0.00K
Totals:							0	0	1.521M	0.00K

Flooding

<u>....</u> <u>+36</u>	<u>County/Zone</u>	<u>St.</u>	<u>Date</u>	<u>Time</u>	<u>T.Z.</u>	<u>Type</u>	<u>Mag</u>	<u>Dth</u>	<u>Inj</u>	<u>PrD</u>	<u>CrD</u>
Totals:								0	0	1.693M	0.00K
HALL (ZONE)	HALL (ZONE)	GA	02/27/1997	22:00	EST	Flood		0	0	0.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	08/20/1998	07:00	EST	Flood		0	0	5.00K	0.00K
GAINESVILLE	HALL CO.	GA	08/10/2000	23:32	EST	Flood		0	0	0.00K	0.00K
GAINESVILLE	HALL CO.	GA	06/27/2001	18:30	EST	Flash Flood		0	0	500.00K	0.00K
GAINESVILLE	HALL CO.	GA	06/27/2001	19:25	EST	Flood		0	0	0.00K	0.00K
CLERMONT	HALL CO.	GA	07/02/2002	15:30	EST	Flood		0	0	0.00K	0.00K
COUNTYWIDE	HALL CO.	GA	03/06/2003	05:50	EST	Flash Flood		0	0	0.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	06/07/2003	18:31	EST	Flash Flood		0	0	5.00K	0.00K
WESTSIDE	HALL CO.	GA	03/15/2008	13:00	EST-5	Flood		0	0	10.00K	0.00K
CLERMONT	HALL CO.	GA	08/26/2008	19:00	EST-5	Flood		0	0	0.00K	0.00K
BELMONT	HALL CO.	GA	09/21/2009	05:15	EST-5	Flash Flood		0	0	3.00K	0.00K
LAKE SIDNEY LANIER	HALL CO.	GA	09/21/2009	15:58	EST-5	Flood		0	0	50.00K	0.00K
GAINESVILLE COTTON MIL	HALL CO.	GA	10/01/2012	21:15	EST-5	Flash Flood		0	0	5.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	05/19/2013	06:00	EST-5	Flash Flood		0	0	1.000M	0.00K
NEW HOLLAND	HALL CO.	GA	07/08/2013	20:45	EST-5	Flash Flood		0	0	20.00K	0.00K
WHITE SULPHUR	HALL CO.	GA	07/20/2013	13:00	EST-5	Flash Flood		0	0	15.00K	0.00K
FLOWERY BRANCH	HALL CO.	GA	06/01/2018	00:25	EST-5	Flash Flood		0	0	10.00K	0.00K
WHITE SULPHUR	HALL CO.	GA	10/10/2020	23:10	EST-5	Flash Flood		0	0	10.00K	0.00K
YONAH	HALL CO.	GA	10/10/2020	23:15	EST-5	Flash Flood		0	0	15.00K	0.00K
LULA	HALL CO.	GA	10/10/2020	23:15	EST-5	Flash Flood		0	0	10.00K	0.00K
YONAH	HALL CO.	GA	10/10/2020	23:25	EST-5	Flash Flood		0	0	0.00K	0.00K
YONAH	HALL CO.	GA	10/10/2020	23:25	EST-5	Flash Flood		0	0	0.00K	0.00K
YONAH	HALL CO.	GA	10/10/2020	23:25	EST-5	Flash Flood		0	0	10.00K	0.00K
GILLSVILLE	HALL CO.	GA	10/10/2020	23:25	EST-5	Flash Flood		0	0	10.00K	0.00K
MURRAYVILLE	HALL CO.	GA	07/20/2021	09:10	EST-5	Flash Flood		0	0	15.00K	0.00K
GAINESVILLE	HALL CO.	GA	10/04/2021	16:10	EST-5	Flash Flood		0	0	0.00K	0.00K
Totals:								0	0	1.693M	0.00K

Tornado

<u>Location</u>	<u>County/Zone</u>	<u>St.</u>	<u>Date</u>	<u>Time</u>	<u>T.Z.</u>	<u>Type</u>	<u>Mag</u>	<u>Dth</u>	<u>Inj</u>	<u>PrD</u>	<u>CrD</u>
Totals:								10	145	31.331M	0.00K
HALL CO.	HALL CO.	GA	12/13/1973	11:20	CST	Tornado	F3	0	21	2.500M	0.00K
HALL CO.	HALL CO.	GA	04/08/1974	13:45	CST	Tornado	F1	0	8	250.00K	0.00K
HALL CO.	HALL CO.	GA	03/23/1979	17:30	EST	Tornado	F1	0	0	250.00K	0.00K
HALL CO.	HALL CO.	GA	04/27/1980	01:40	CST	Tornado	F1	0	1	250.00K	0.00K
HALL CO.	HALL CO.	GA	06/16/1980	19:05	CST	Tornado	F1	0	0	0.25K	0.00K
HALL CO.	HALL CO.	GA	04/04/1989	14:15	CST	Tornado	F2	0	0	25.00K	0.00K
HALL CO.	HALL CO.	GA	04/04/1989	14:20	CST	Tornado	F2	0	0	25.00K	0.00K
HALL CO.	HALL CO.	GA	04/04/1989	14:20	CST	Tornado	F2	0	0	250.00K	0.00K
HALL CO.	HALL CO.	GA	05/05/1989	14:20	CST	Tornado	F1	0	11	250.00K	0.00K
Oakwood to	HALL CO.	GA	02/21/1993	21:50	EST	Tornado	F1	0	1	5.000M	0.00K
Lula	HALL CO.	GA	06/26/1994	22:20	EST	Tornado	F0	0	0	5.00K	0.00K
Murrayville; 4W											
Clerm	HALL CO.	GA	06/26/1994	23:02	EST	Tornado	F1	0	7	5.000M	0.00K
Gainesville	HALL CO.	GA	06/27/1994	00:50	EST	Tornado	F0	0	0	5.00K	0.00K
Gainesville	HALL CO.	GA	06/27/1994	01:00	EST	Tornado	F0	0	0	0.50K	0.00K
MURRAYVILLE	HALL CO.	GA	11/07/1996	23:55	EST	Tornado	F1	0	0	300.00K	0.00K
MURRAYVILLE	HALL CO.	GA	03/20/1998	06:25	EST	Tornado	F3	10	96	15.000M	0.00K
MURRAYVILLE	HALL CO.	GA	07/23/2000	13:00	EST	Tornado	F1	0	0	350.00K	0.00K
LULA	HALL CO.	GA	07/23/2000	13:50	EST	Tornado	F1	0	0	125.00K	0.00K
LULA	HALL CO.	GA	08/29/2005	23:10	EST	Tornado	F0	0	0	250.00K	0.00K
GNESVILLE											
COTTON MIL	HALL CO.	GA	08/26/2008	11:25	EST-5	Tornado	EF1	0	0	550.00K	0.00K
BLACKSHEAR											
PLACE	HALL CO.	GA	08/26/2008	14:38	EST-5	Tornado	EF1	0	0	750.00K	0.00K
WHITE											
SULPHUR	HALL CO.	GA	08/26/2008	15:20	EST-5	Tornado	EF1	0	0	100.00K	0.00K
MURRAYVILLE	HALL CO.	GA	04/11/2013	20:24	EST-5	Tornado	EF1	0	0	10.00K	0.00K
BROOKTON	HALL CO.	GA	04/19/2019	04:50	EST-5	Tornado	EF1	0	0	75.00K	0.00K
ROBERTS											
XRDS	HALL CO.	GA	04/13/2020	01:49	EST-5	Tornado	EF0	0	0	10.00K	0.00K
Totals:								10	145	31.331M	0.00K

Drought

<u>Location</u>	<u>County/Zone</u>	<u>St.</u>	<u>Date</u>	<u>Time</u>	<u>T.Z.</u>	<u>Type</u>	<u>Mag</u>	<u>Dth</u>	<u>Inj</u>	<u>PrD</u>	<u>CrD</u>
Totals:							0	0	0.00K	934.31K	
HALL (ZONE)	HALL (ZONE)	GA	09/01/1997	00:00	EST	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	05/01/1999	00:00	EST	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	08/01/1999	00:00	EST	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	02/01/2000	00:00	EST	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	04/01/2000	00:00	EST	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	05/01/2000	00:00	EST	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	06/01/2000	00:00	EST	Drought	0	0	0.00K	934.31K	
HALL (ZONE)	HALL (ZONE)	GA	07/01/2000	00:00	EST	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	10/01/2000	00:00	EST	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	10/01/2001	00:00	EST	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	11/01/2001	00:00	EST	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	12/01/2001	00:00	EST	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	04/01/2002	00:00	EST	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	08/01/2002	00:00	EST	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	01/01/2003	00:00	EST	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	03/01/2004	00:00	EST	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	05/01/2007	00:00	EST-5	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	09/01/2007	00:00	EST-5	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	10/01/2007	00:00	EST-5	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	11/01/2007	00:00	EST-5	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	12/01/2007	00:00	EST-5	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	09/01/2011	00:00	EST-5	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	06/01/2016	00:00	EST-5	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	07/01/2016	00:00	EST-5	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	08/01/2016	00:00	EST-5	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	09/01/2016	00:00	EST-5	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	10/01/2016	00:00	EST-5	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	11/01/2016	00:00	EST-5	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	12/01/2016	00:00	EST-5	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	01/01/2017	00:00	EST-5	Drought	0	0	0.00K	0.00K	
HALL (ZONE)	HALL (ZONE)	GA	02/01/2017	00:00	EST-5	Drought	0	0	0.00K	0.00K	

HALL (ZONE)	HALL (ZONE)	GA	03/01/2017	00:00	EST-5	Drought		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	04/01/2017	00:00	EST-5	Drought		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	05/01/2017	00:00	EST-5	Drought		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	09/24/2019	00:00	EST-5	Drought		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	10/01/2019	00:00	EST-5	Drought		0	0	0.00K	0.00K
HALL (ZONE)	HALL (ZONE)	GA	11/01/2019	00:00	EST-5	Drought		0	0	0.00K	0.00K
Totals:								0	0	0.00K	934.31K

Appendix E – Hall County Worksheet 3As

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Hall County

Hazard: Non-Spatially Defined Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	144,320	144,320	100.000%	42,697,340,220	42,697,340,220	100.000%	203,136	203,136	100%
Commercial	10,692	10,692	100.000%	2,136,597,330	2,136,597,330	100.000%	0	0	#DIV/0!
Industrial	3,448	3,448	100.000%	1,046,226,646	1,046,226,646	100.000%	0	0	#DIV/0!
Agricultural	5,167	5,167	100.000%	283,977,180	283,977,180	100.000%	0	0	#DIV/0!
Religious/ Non-profit	1,605	1,605	100.000%	439,463,110	439,463,110	100.000%	0	0	#DIV/0!
Government	1,998	1,998	100.000%	958,291,720	958,291,720	100.000%	0	0	#DIV/0!
Education	381	381	100.000%	425,200,028	425,200,028	100.000%	0	0	#DIV/0!
Utilities	91	91	100.000%	413,717,235	413,717,235	100.000%	0	0	#DIV/0!
Total	167,702	167,702	100.000%	48,400,813,468	48,400,813,468	100.000%	203,136	203,136	100%

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | Y | N |
|---|---|---|
| 1. Do you know where the greatest damages may occur in your area? | | N |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | | N |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | | N |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | | N |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | | N |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a
Jurisdiction: Hall County
Hazard: Wildfire Hazard

Inventory of Assets

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	144,320	137,110	95.004%	42,667,340,220	40,584,248,320	95.004%	203,138	192,988	95%
Commercial	10,692	8,754	81.874%	2,136,597,330	1,749,324,077	81.874%	0	0	#DIV/0!
Industrial	3,448	3,001	87.036%	1,046,228,645	910,593,434	87.036%	0	0	#DIV/0!
Agricultural	5,167	4,365	96.478%	263,977,180	273,974,500	96.478%	0	0	#DIV/0!
Religious/ Non-profit	1,606	1,477	92.025%	439,483,110	404,415,585	92.025%	0	0	#DIV/0!
Government	1,998	1,815	90.841%	958,291,720	870,520,258	90.841%	0	0	#DIV/0!
Education	381	366	96.063%	425,200,028	408,459,889	96.063%	0	0	#DIV/0!
Utilities	91	80	87.912%	413,717,235	363,707,459	87.912%	0	0	#DIV/0!
Total	167,702	157,568	93.969%	46,400,813,486	45,545,243,501	94.100%	203,138	192,988	95%

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | | N |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | Y | |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | Y | |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y | |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | Y | |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a
Jurisdiction: Hall County
Hazard: Flood Hazard

Inventory of Assets

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community of State	# in Hazard Area	% in Hazard Area
Residential	144,320	519	0.360%	42,897,340,220	25,708,425	0.060%	203,138	731	0%
Commercial	10,692	21	0.196%	2,136,597,330	1,569,937	0.073%	0	0	#DIV/0!
Industrial	3,448	19	0.551%	1,046,226,845	2,745,557	0.262%	0	0	#DIV/0!
Agricultural	5,167	0	0.000%	283,977,180	0	0.000%	0	0	#DIV/0!
Religious/ Non-profit	1,606	0	0.000%	439,463,110	0	0.000%	0	0	#DIV/0!
Government	1,998	0	0.000%	958,291,720	0	0.000%	0	0	#DIV/0!
Education	381	10	2.625%	425,200,028	4,164,404	0.975%	0	0	#DIV/0!
Utilities	91	0	0.000%	413,717,235	0	0.000%	0	0	#DIV/0!
Total	167,702	569	0.339%	48,400,813,468	34,188,323	0.071%	203,138	731	0%

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | Y | |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | Y | |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | Y | |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y | |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | Y | |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Braselton (Hall County)

Hazard: Non-Spatially Defined Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	2,129	2,129	100.000%	268,785,903	268,785,903	100.000%	13,403	13,403	100%
Commercial	220	220	100.000%	99,821,723	99,821,723	100.000%	0	0	#DIV/0!
Industrial	2	2	100.000%	9,000	9,000	100.000%	0	0	#DIV/0!
Agricultural	6	6	100.000%	108,210	108,210	100.000%	0	0	#DIV/0!
Religious/ Non-profit	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Government	9	9	100.000%	2,083,805	2,083,805	100.000%	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Utilities	3	3	100.000%	2,030,535	2,030,535	100.000%	0	0	#DIV/0!
Total	2,389	2,389	100.000%	372,639,178	#DIV/0!	#DIV/0!	13,403	#DIV/0!	#DIV/0!

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | | N |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | | N |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | | N |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | | N |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | | N |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Braselton (Hall County)

Hazard: Wildfire Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	2,129	2,118	99.483%	268,785,903	267,387,155	99.483%	13,403	13,334	99%
Commercial	220	218	99.091%	99,821,723	98,718,071	99.091%	0	0	#DIV/0!
Industrial	2	2	100.000%	9,000	9,000	100.000%	0	0	#DIV/0!
Agricultural	6	6	100.000%	108,210	108,210	100.000%	0	0	#DIV/0!
Religious/ Non-profit	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Government	9	9	100.000%	2,083,805	2,083,805	100.000%	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Utilities	3	3	100.000%	2,030,535	2,030,535	100.000%	0	0	#DIV/0!
Total	2,369	2,368	99.461%	372,639,176	#DIV/0!	#DIV/0!	13,403	#DIV/0!	#DIV/0!

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | | N |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | Y | |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | Y | |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y | |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | Y | |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Braselton (Hall County)

Hazard: Flood Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	2,129	38	1.891%	268,785,903	1,962,278	0.730%	13,403	227	2%
Commercial	220	0	0.000%	99,621,723	0	0.000%	0	0	#DIV/0!
Industrial	2	0	0.000%	9,000	0	0.000%	0	0	#DIV/0!
Agricultural	8	0	0.000%	108,210	0	0.000%	0	0	#DIV/0!
Religious/ Non-profit	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Government	9	0	0.000%	2,083,805	0	0.000%	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Utilities	3	0	0.000%	2,030,535	0	0.000%	0	0	#DIV/0!
Total	2,369	38	1.520%	372,639,176	#DIV/0!	#DIV/0!	13,403	#DIV/0!	#DIV/0!

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | Y | |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | Y | |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | Y | |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y | |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | Y | |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Buford (Hall County)

Hazard: Non-Spatially Defined Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	1,851	1,851	100.000%	278,237,023	278,237,023	100.000%	17,144	17,144	100%
Commercial	354	354	100.000%	58,218,870	58,218,870	100.000%	0	0	#DIV/0!
Industrial	495	495	100.000%	193,683,850	193,683,850	100.000%	0	0	#DIV/0!
Agricultural	12	12	100.000%	1,005,200	1,005,200	100.000%	0	0	#DIV/0!
Religious/ Non-profit	6	6	100.000%	405,200	405,200	100.000%	0	0	#DIV/0!
Government	9	9	100.000%	1,422,245	1,422,245	100.000%	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	0	#DIV/0!
Utilities	7	7	100.000%	3,682,415	3,682,415	100.000%	0	0	#DIV/0!
Total	2,734	2,734	100.000%	536,654,603	#DIV/0!	#DIV/0!	17,144	#DIV/0!	#DIV/0!

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | | N |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | | N |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | | N |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | | N |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | | N |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Buford (Hall County)

Hazard: Wildfire Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	1,851	1,841	99.460%	278,237,023	276,733,852	99.460%	17,144	17,051	99%
Commercial	354	301	85.028%	58,218,670	49,502,315	85.028%	0	0	#DIV/0!
Industrial	496	417	84.242%	193,683,850	163,163,971	84.242%	0	0	#DIV/0!
Agricultural	12	12	100.000%	1,005,200	1,005,200	100.000%	0	0	#DIV/0!
Religious/ Non-profit	8	8	100.000%	405,200	405,200	100.000%	0	0	#DIV/0!
Government	9	8	88.889%	1,422,245	1,254,218	88.889%	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Utilities	7	7	100.000%	3,682,415	3,682,415	100.000%	0	0	#DIV/0!
Total	2,734	2,582	94.506%	538,654,603	#DIV/0!	#DIV/0!	17,144	#DIV/0!	#DIV/0!

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | | N |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | Y | |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | Y | |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y | |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | Y | |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Buford (Hall County)

Hazard: Flood Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	1,851	0	0.000%	278,237,023	0	0.000%	17,144	0	0%
Commercial	354	0	0.000%	58,218,670	0	0.000%	0	0	#DIV/0!
Industrial	495	0	0.000%	193,883,850	0	0.000%	0	0	#DIV/0!
Agricultural	12	0	0.000%	1,005,200	0	0.000%	0	0	#DIV/0!
Religious/ Non-profit	6	0	0.000%	405,200	0	0.000%	0	0	#DIV/0!
Government	9	0	0.000%	1,422,245	0	0.000%	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	0	#DIV/0!
Utilities	7	0	0.000%	3,882,415	0	0.000%	0	0	#DIV/0!
Total	2,734	0	0.000%	536,854,603	#DIV/0!	#DIV/0!	17,144	#DIV/0!	#DIV/0!

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | Y | |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | Y | |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | Y | |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y | |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | Y | |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a Inventory of Assets
Jurisdiction: Flowery Branch (Hall County)
Hazard: Non-Spatially Defined Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	5,715	5,715	100.000%	681,811,533	681,811,533	100.000%	9,391	9,391	100%
Commercial	323	323	100.000%	185,078,353	185,078,353	100.000%	0	0	#DIV/0!
Industrial	90	90	100.000%	30,395,893	30,395,893	100.000%	0	0	#DIV/0!
Agricultural	17	17	100.000%	490,918	490,918	100.000%	0	0	#DIV/0!
Religious/ Non-profit	47	47	100.000%	21,298,430	21,298,430	100.000%	0	0	#DIV/0!
Government	77	77	100.000%	9,409,575	9,409,575	100.000%	0	0	#DIV/0!
Education	18	18	100.000%	35,788,873	35,788,873	100.000%	0	0	#DIV/0!
Utilities	10	10	100.000%	11,488,605	11,488,605	100.000%	0	0	#DIV/0!
Total	6,297	6,297	100.000%	955,750,180	955,750,180	100.000%	9,391	9,391	100%

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | | N |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | | N |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | | N |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | | N |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | | N |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Flowery Branch (Hall County)

Hazard: Wildfire Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	5,715	5,621	98.355%	881,811,538	870,597,135	98.355%	9,391	9,237	98%
Commercial	323	302	93.498%	165,078,353	154,345,705	93.498%	0	0	#DIV/0!
Industrial	90	78	86.667%	30,395,899	26,343,107	86.667%	0	0	#DIV/0!
Agricultural	17	16	94.118%	480,918	452,829	94.118%	0	0	#DIV/0!
Religious/ Non-profit	47	44	93.617%	21,298,430	19,938,956	93.617%	0	0	#DIV/0!
Government	77	71	92.208%	9,409,575	8,676,351	92.208%	0	0	#DIV/0!
Education	18	18	100.000%	35,786,873	35,786,873	100.000%	0	0	#DIV/0!
Utilities	10	7	70.000%	11,488,805	8,042,024	70.000%	0	0	#DIV/0!
Total	6,297	6,157	97.777%	955,750,180	924,182,789	96.697%	9,391	9,237	98%

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | | N |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | Y | |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | Y | |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y | |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | Y | |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a Inventory of Assets

Jurisdiction: Flowery Branch (Hall County)

Hazard: Flood Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	5,715	14	0.245%	681,811,533	461,726	0.068%	9,391	23	0%
Commercial	323	4	1.238%	165,078,353	38,326	0.023%	0	0	#DIV/0!
Industrial	90	0	0.000%	30,395,893	0	0.000%	0	0	#DIV/0!
Agricultural	17	0	0.000%	480,918	0	0.000%	0	0	#DIV/0!
Religious/ Non-profit	47	0	0.000%	21,298,430	0	0.000%	0	0	#DIV/0!
Government	77	0	0.000%	9,409,575	0	0.000%	0	0	#DIV/0!
Education	18	0	0.000%	35,786,873	0	0.000%	0	0	#DIV/0!
Utilities	10	0	0.000%	11,488,905	0	0.000%	0	0	#DIV/0!
Total	6,297	18	0.288%	955,750,180	500,052	0.052%	9,391	23	0%

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | Y | |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | Y | |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | Y | |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y | |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | Y | |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Gainesville (Hall County)

Hazard: Non-Spatially Defined Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	18,867	18,867	100.000%	4,628,888,575	4,628,888,575	100.000%	42,296	42,296	100%
Commercial	5,175	5,175	100.000%	3,103,617,833	3,103,617,833	100.000%	0	0	#DIV/0!
Industrial	1,157	1,157	100.000%	946,945,233	946,945,233	100.000%	0	0	#DIV/0!
Agricultural	17	17	100.000%	3,359,963	3,359,963	100.000%	0	0	#DIV/0!
Religious/ Non-profit	458	458	100.000%	440,445,513	440,445,513	100.000%	0	0	#DIV/0!
Government	859	859	100.000%	1,319,345,908	1,319,345,908	100.000%	0	0	#DIV/0!
Education	177	177	100.000%	486,586,163	486,586,163	100.000%	0	0	#DIV/0!
Utilities	21	21	100.000%	202,944,883	202,944,883	100.000%	0	0	#DIV/0!
Total	26,731	26,731	100.000%	11,109,913,851	11,109,913,851	100.000%	42,296	42,296	100%

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | | N |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | | N |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | | N |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | | N |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | | N |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Gainesville (Hall County)

Hazard: Wildfire Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	18,887	16,171	85.710%	4,626,668,675	3,965,540,780	85.710%	42,298	38,252	88%
Commercial	5,175	3,752	72.502%	3,103,817,633	2,250,197,751	72.502%	0	0	#DIV/0!
Industrial	1,157	968	82.827%	946,945,233	782,437,029	82.827%	0	0	#DIV/0!
Agricultural	17	15	88.235%	3,359,993	2,964,673	88.235%	0	0	#DIV/0!
Religious/ Non-profit	458	412	89.956%	440,445,513	398,208,627	89.956%	0	0	#DIV/0!
Government	859	741	86.263%	1,319,345,908	1,138,108,835	86.263%	0	0	#DIV/0!
Education	177	148	83.616%	486,586,183	390,139,843	83.616%	0	0	#DIV/0!
Utilities	21	14	66.667%	202,944,683	135,296,442	66.667%	0	0	#DIV/0!
Total	28,731	22,209	83.083%	11,109,913,651	9,060,893,781	81.557%	42,298	38,252	88%

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|---|---|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | | N |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | Y | |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | Y | |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y | |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | Y | |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Gainesville (Hall County)

Hazard: Flood Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	18,887	12	0.064%	4,626,868,575	303,384	0.007%	42,298	27	0%
Commercial	5,175	11	0.213%	3,103,817,633	539,302	0.017%	0	0	#DIV/0!
Industrial	1,157	7	0.605%	948,945,233	281,899	0.030%	0	0	#DIV/0!
Agricultural	17	0	0.000%	3,359,963	0	0.000%	0	0	#DIV/0!
Religious/ Non-profit	458	0	0.000%	440,445,513	0	0.000%	0	0	#DIV/0!
Government	859	0	0.000%	1,319,345,908	0	0.000%	0	0	#DIV/0!
Education	177	10	5.650%	468,588,163	4,164,404	0.883%	0	0	#DIV/0!
Utilities	21	0	0.000%	202,944,683	0	0.000%	0	0	#DIV/0!
Total	28,731	40	0.150%	11,109,913,651	5,288,989	0.048%	42,298	27	0%

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|---|---|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | Y | |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | Y | |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | Y | |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y | |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | Y | |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Gillsville (Hall County)

Hazard: Non-Spatially Defined Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	191	191	100.000%	7,589,403	7,589,403	100.000%	240	240	100%
Commercial	15	15	100.000%	1,070,020	1,070,020	100.000%	0	0	#DIV/0!
Industrial	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	0	#DIV/0!
Agricultural	20	20	100.000%	844,880	844,880	100.000%	0	0	#DIV/0!
Religious/ Non-profit	11	11	100.000%	1,207,875	1,207,875	100.000%	0	0	#DIV/0!
Government	25	25	100.000%	823,198	823,198	100.000%	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	0	#DIV/0!
Utilities	4	4	100.000%	500,573	500,573	100.000%	0	0	#DIV/0!
Total	266	266	100.000%	11,835,349	#DIV/0!	#DIV/0!	240	#DIV/0!	#DIV/0!

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | Y | N |
|---|---|---|
| 1. Do you know where the greatest damages may occur in your area? | | N |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | | N |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | | N |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | | N |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | | N |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Gillsville (Hall County)

Hazard: Wildfire Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	191	184	96.335%	7,589,403	7,311,257	96.335%	240	231	96%
Commercial	15	13	86.667%	1,070,020	927,351	86.667%	0	0	#DIV/0!
Industrial	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Agricultural	20	20	100.000%	844,880	844,880	100.000%	0	0	#DIV/0!
Religious/ Non-profit	11	11	100.000%	1,207,875	1,207,875	100.000%	0	0	#DIV/0!
Government	25	23	92.000%	623,198	573,342	92.000%	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Utilities	4	4	100.000%	500,573	500,573	100.000%	0	0	#DIV/0!
Total	266	255	95.865%	11,835,949	#DIV/0!	#DIV/0!	240	#DIV/0!	#DIV/0!

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | | N |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | Y | |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | Y | |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y | |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | Y | |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Oakwood (Hall County)

Hazard: Flood Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community of State	# in Hazard Area	% in Hazard Area
Residential	2,081	9	0.437%	144,447,568	441,742	0.308%	4,158	18	0%
Commercial	986	0	0.000%	251,251,783	0	0.000%	0	0	#DIV/0!
Industrial	282	1	0.365%	152,889,475	52,113	0.034%	0	0	#DIV/0!
Agricultural	23	0	0.000%	504,180	0	0.000%	0	0	#DIV/0!
Religious/ Non-profit	121	0	0.000%	52,155,848	0	0.000%	0	0	#DIV/0!
Government	92	0	0.000%	23,338,503	0	0.000%	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	0	#DIV/0!
Utilities	12	0	0.000%	13,910,973	0	0.000%	0	0	#DIV/0!
Total	3,576	10	0.280%	638,498,330	#DIV/0!	#DIV/0!	4,158	#DIV/0!	#DIV/0!

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | Y | |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | Y | |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | Y | |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y | |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | Y | |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a Inventory of Assets

Jurisdiction: Lula (Hall County)

Hazard: Non-Spatially Defined Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	1,829	1,829	100.000%	95,340,770	95,340,770	100.000%	2,961	2,961	100%
Commercial	115	115	100.000%	3,910,758	3,910,758	100.000%	0	0	#DIV/0!
Industrial	24	24	100.000%	7,118,828	7,118,828	100.000%	0	0	#DIV/0!
Agricultural	36	36	100.000%	1,164,940	1,164,940	100.000%	0	0	#DIV/0!
Religious/ Non-profit	47	47	100.000%	5,068,103	5,068,103	100.000%	0	0	#DIV/0!
Government	37	37	100.000%	4,888,243	4,888,243	100.000%	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	0	#DIV/0!
Utilities	7	7	100.000%	3,795,025	3,795,025	100.000%	0	0	#DIV/0!
Total	2,135	2,135	100.000%	121,282,667	#DIV/0!	#DIV/0!	2,961	#DIV/0!	#DIV/0!

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | | N |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | | N |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | | N |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | | N |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | | N |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Lula (Hall County)

Hazard: Wildfire Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	1,888	1,884	99.732%	95,340,770	95,085,712	99.732%	2,951	2,953	100%
Commercial	115	101	87.828%	3,910,758	3,434,888	87.828%	0	0	#DIV/0!
Industrial	24	22	91.667%	7,116,828	6,523,759	91.667%	0	0	#DIV/0!
Agricultural	38	36	100.000%	1,184,940	1,184,940	100.000%	0	0	#DIV/0!
Religious/ Non-profit	47	45	95.745%	5,068,103	4,850,524	95.745%	0	0	#DIV/0!
Government	37	35	97.297%	4,868,243	4,736,859	97.297%	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	0	#DIV/0!
Utilities	7	7	100.000%	3,795,025	3,795,025	100.000%	0	0	#DIV/0!
Total	2,135	2,111	98.878%	121,262,657	#DIV/0!	#DIV/0!	2,951	#DIV/0!	#DIV/0!

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | | N |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | Y | |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | Y | |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y | |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | Y | |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Lula (Hall County)

Hazard: Flood Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	1,889	5	0.268%	95,340,770	149,488	0.157%	2,961	8	0%
Commercial	115	0	0.000%	3,910,758	0	0.000%	0	0	#DIV/0!
Industrial	24	0	0.000%	7,118,828	0	0.000%	0	0	#DIV/0!
Agricultural	36	0	0.000%	1,164,940	0	0.000%	0	0	#DIV/0!
Religious/ Non-profit	47	0	0.000%	5,086,103	0	0.000%	0	0	#DIV/0!
Government	37	0	0.000%	4,868,243	0	0.000%	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	0	#DIV/0!
Utilities	7	0	0.000%	3,795,025	0	0.000%	0	0	#DIV/0!
Total	2,135	5	0.234%	121,262,667	#DIV/0!	#DIV/0!	2,961	#DIV/0!	#DIV/0!

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | Y | |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | Y | |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | Y | |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y | |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | Y | |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Oakwood (Hall County)

Hazard: Non-Spatially Defined Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	2,061	2,061	100.000%	144,447,568	144,447,568	100.000%	4,166	4,166	100%
Commercial	986	986	100.000%	251,251,783	251,251,783	100.000%	0	0	#DIV/0!
Industrial	282	282	100.000%	152,889,475	152,889,475	100.000%	0	0	#DIV/0!
Agricultural	23	23	100.000%	504,180	504,180	100.000%	0	0	#DIV/0!
Religious/ Non-profit	121	121	100.000%	52,155,848	52,155,848	100.000%	0	0	#DIV/0!
Government	92	92	100.000%	23,338,503	23,338,503	100.000%	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	0	#DIV/0!
Utilities	12	12	100.000%	13,910,973	13,910,973	100.000%	0	0	#DIV/0!
Total	3,576	3,576	100.000%	638,498,330	#DIV/0!	#DIV/0!	4,166	#DIV/0!	#DIV/0!

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | | N |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | | N |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | | N |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | | N |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | | N |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Oakwood (Hall County)

Hazard: Wildfire Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	2,081	2,045	99.224%	144,447,588	143,328,190	99.224%	4,156	4,124	99%
Commercial	585	964	97.885%	251,251,783	245,895,146	97.885%	0	0	#DIV/0!
Industrial	282	266	94.326%	152,889,475	144,214,895	94.326%	0	0	#DIV/0!
Agricultural	23	23	100.000%	504,180	504,180	100.000%	0	0	#DIV/0!
Religious/ Non-profit	121	118	97.521%	52,155,848	50,882,728	97.521%	0	0	#DIV/0!
Government	92	90	97.826%	23,338,508	22,831,144	97.826%	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	0	#DIV/0!
Utilities	12	12	100.000%	13,910,973	13,910,973	100.000%	0	0	#DIV/0!
Total	3,576	3,518	98.376%	638,498,330	#DIV/0!	#DIV/0!	4,156	#DIV/0!	#DIV/0!

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | | N |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | Y | |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | Y | |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y | |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | Y | |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Oakwood (Hall County)

Hazard: Flood Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community of State	# in Hazard Area	% in Hazard Area
Residential	2,081	9	0.437%	144,447,568	441,742	0.308%	4,158	18	0%
Commercial	986	0	0.000%	251,251,783	0	0.000%	0	0	#DIV/0!
Industrial	282	1	0.365%	152,889,475	52,113	0.034%	0	0	#DIV/0!
Agricultural	23	0	0.000%	504,180	0	0.000%	0	0	#DIV/0!
Religious/ Non-profit	121	0	0.000%	52,155,848	0	0.000%	0	0	#DIV/0!
Government	92	0	0.000%	23,338,503	0	0.000%	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	0	#DIV/0!
Utilities	12	0	0.000%	13,910,973	0	0.000%	0	0	#DIV/0!
Total	3,578	10	0.280%	638,498,330	#DIV/0!	#DIV/0!	4,158	#DIV/0!	#DIV/0!

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | Y | |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | Y | |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | Y | |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y | |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | Y | |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Clermont (Hall County)

Hazard: Non-Spatially Defined Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	845	845	100.000%	60,484,923	60,484,923	100.000%	1,038	1,038	100%
Commercial	80	80	100.000%	4,719,788	4,719,788	100.000%	0	0	#DIV/0!
Industrial	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Agricultural	54	54	100.000%	2,459,198	2,459,198	100.000%	0	0	#DIV/0!
Religious/ Non-profit	6	6	100.000%	811,278	811,278	100.000%	0	0	#DIV/0!
Government	39	39	100.000%	4,486,948	4,486,948	100.000%	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Utilities	8	8	100.000%	4,581,048	4,581,048	100.000%	0	0	#DIV/0!
Total	1,032	1,032	100.000%	77,503,183	#DIV/0!	#DIV/0!	1,038	#DIV/0!	#DIV/0!

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | | N |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | | N |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | | N |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | | N |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | | N |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Clermont (Hall County)

Hazard: Wildfire Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	845	796	94.201%	60,464,923	56,958,673	94.201%	1,038	979	94%
Commercial	80	75	93.750%	4,719,788	4,424,801	93.750%	0	0	#DIV/0!
Industrial	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Agricultural	54	54	100.000%	2,459,198	2,459,198	100.000%	0	0	#DIV/0!
Religious/ Non-profit	6	6	100.000%	811,278	811,278	100.000%	0	0	#DIV/0!
Government	38	38	92.308%	4,466,948	4,123,337	92.308%	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Utilities	8	7	87.500%	4,581,048	4,008,417	87.500%	0	0	#DIV/0!
Total	1,032	974	94.380%	77,503,188	#DIV/0!	#DIV/0!	1,038	#DIV/0!	#DIV/0!

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | | N |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | Y | |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | Y | |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y | |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | Y | |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |

GEMA Worksheet #3a

Inventory of Assets

Jurisdiction: Clermont (Hall County)

Hazard: Flood Hazard

Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.

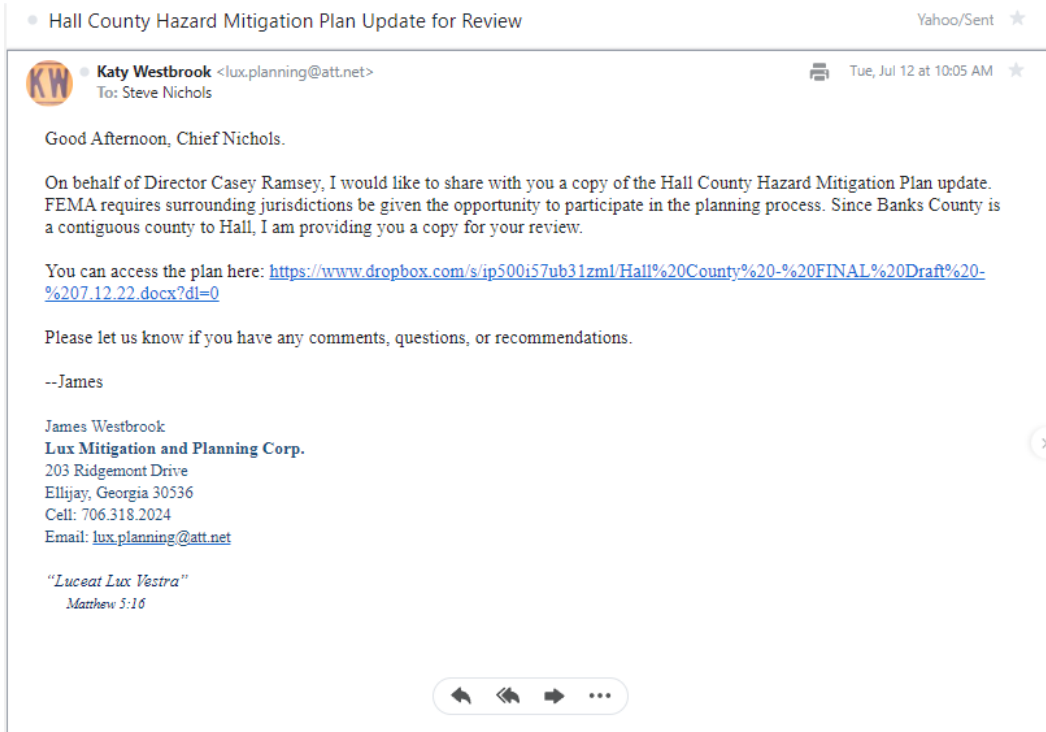
Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	845	2	0.237%	60,464,923	155,280	0.257%	1,039	2	0%
Commercial	80	0	0.000%	4,719,788	0	0.000%	0	0	#DIV/0!
Industrial	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	0	#DIV/0!
Agricultural	54	0	0.000%	2,459,198	0	0.000%	0	0	#DIV/0!
Religious/ Non-profit	6	0	0.000%	811,278	0	0.000%	0	0	#DIV/0!
Government	39	0	0.000%	4,466,948	0	0.000%	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	0	#DIV/0!
Utilities	8	0	0.000%	4,581,048	0	0.000%	0	0	#DIV/0!
Total	1,032	2	0.194%	77,503,183	#DIV/0!	#DIV/0!	1,039	#DIV/0!	#DIV/0!

Task B. Determine whether (and where) you want to collect additional inventory data.

- | | | |
|---|----------|----------|
| | Y | N |
| 1. Do you know where the greatest damages may occur in your area? | Y | |
| 2. Do you know whether your critical facilities will be operational after a hazard event? | | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages? | Y | |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? | Y | |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y | |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? | Y | |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? | | N |


Appendix F – Documentation of Peer Review

Banks County



Barrow County

Hall County Hazard Mitigation Plan Update for Review Yahoo/Sent ★

 **Katy Westbrook** <lux.planning@att.net> Tue, Jul 12 at 10:21 AM ★
To: Penny Clack

Good Morning, Penny!

On behalf of Director Casey Ramsey, I would like to share with you a copy of the Hall County Hazard Mitigation Plan update. FEMA requires surrounding jurisdictions be given the opportunity to participate in the planning process. Since Barrow County is a contiguous county to Hall, I am providing you a copy for your review.


You can access the plan here: <https://www.dropbox.com/s/jp500i57ub31zml/Hall%20County%20-%20FINAL%20Draft%20-%202017.12.22.docx?dl=0>

Please let us know if you have any comments, questions, or recommendations.

--James


James Westbrook
Lux Mitigation and Planning Corp.
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"Luceat Lux Vestra"
Matthew 5:16



Dawson County

Hall County Hazard Mitigation Plan Update for Review Yahoo/Sent ★

 **Katy Westbrook** <lux.planning@att.net> Tue, Jul 12 at 10:20 AM ★
To: Danny Thompson

Good Morning, Chief Thompson.

On behalf of Director Casey Ramsey, I would like to share with you a copy of the Hall County Hazard Mitigation Plan update. FEMA requires surrounding jurisdictions be given the opportunity to participate in the planning process. Since Dawson County is a contiguous county to Hall, I am providing you a copy for your review.


You can access the plan here: <https://www.dropbox.com/s/jp500i57ub31zml/Hall%20County%20-%20FINAL%20Draft%20-%207.12.22.docx?dl=0>

Please let us know if you have any comments, questions, or recommendations.

--James


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"Luceat Lux Vestra"
Matthew 5:16



Forsyth County

Hall County Hazard Mitigation Plan Update for Review Yahoo/Sent ★

 **Katy Westbrook** <lux.planning@att.net> Tue, Jul 12 at 10:07 AM ★
To: Chris Grimes

Good Morning, Chris!

On behalf of Director Casey Ramsey, I would like to share with you a copy of the Hall County Hazard Mitigation Plan update. FEMA requires surrounding jurisdictions be given the opportunity to participate in the planning process. Since Forsyth County is a contiguous county to Hall, I am providing you a copy for your review.


You can access the plan here: <https://www.dropbox.com/s/jp500i57ub31zml/Hall%20County%20-%20FINAL%20Draft%20-%207.12.22.docx?dl=0>

Please let us know if you have any comments, questions, or recommendations.

--James

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"Luceat Lux Vestra"
Matthew 5:16



Gwinnett County

Hall County Hazard Mitigation Plan Update for Review

Yahoo/Sent



Katy Westbrook <lux.planning@att.net>
To: Gregory Swanson

Tue, Jul 12 at 10:07 AM

Good Morning, Director Swanson.

On behalf of Director Casey Ramsey, I would like to share with you a copy of the Hall County Hazard Mitigation Plan update. FEMA requires surrounding jurisdictions be given the opportunity to participate in the planning process. Since Gwinnett County is a contiguous county to Hall, I am providing you a copy for your review.

You can access the plan here: <https://www.dropbox.com/s/ip500i57ub31zml/Hall%20County%20-%20FINAL%20Draft%20-%202017.12.22.docx?dl=0>

Please let us know if you have any comments, questions, or recommendations.

--James


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"Luceat Lux Vestra"
Matthew 5:16



Habersham County

• Hall County Hazard Mitigation Plan Update for Review Yahoo/Sent ★

 **Katy Westbrook** <lux.planning@att.net> Tue, Jul 12 at 10:06 AM ★
To: Lynn R. Smith

Good Morning, Lynn!

On behalf of Director Casey Ramsey, I would like to share with you a copy of the Hall County Hazard Mitigation Plan update. FEMA requires surrounding jurisdictions be given the opportunity to participate in the planning process. Since Habersham County is a contiguous county to Hall, I am providing you a copy for your review.


You can access the plan here: <https://www.dropbox.com/s/jp500i57ub31zml/Hall%20County%20-%20FINAL%20Draft%20-%207.12.22.docx?dl=0>

Please let us know if you have any comments, questions, or recommendations.

--James


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"Luceat Lux Vestra"
Matthew 5:16



Jackson County

Hall County Hazard Mitigation Plan Update for Review Yahoo/Sent ★

 **Katy Westbrook** <lux.planning@att.net> Tue, Jul 12 at 10:22 AM ★
To: Bryan Bullock

Good Morning, Director Bullock.

On behalf of Director Casey Ramsey, I would like to share with you a copy of the Hall County Hazard Mitigation Plan update. FEMA requires surrounding jurisdictions be given the opportunity to participate in the planning process. Since Jackson County is a contiguous county to Hall, I am providing you a copy for your review.


You can access the plan here: <https://www.dropbox.com/s/ip500i57ub31zml/Hall%20County%20-%20FINAL%20Draft%20-%207.12.22.docx?dl=0>

Please let us know if you have any comments, questions, or recommendations.

--James

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"Luceat Lux Vestra"
Matthew 5:16



Lumpkin County

• Hall County Hazard Mitigation Plan Update for Review

Yahoo/Sent ★



• **Katy Westbrook** <lux.planning@att.net>
To: david.wimpy@lumpkincounty.gov

Tue, Jul 12 at 10:22 AM ★

Good Morning, Director Wimpy.

On behalf of Director Casey Ramsey, I would like to share with you a copy of the Hall County Hazard Mitigation Plan update. FEMA requires surrounding jurisdictions be given the opportunity to participate in the planning process. Since Lumpkin County is a contiguous county to Hall, I am providing you a copy for your review.

You can access the plan here: <https://www.dropbox.com/s/ip500i57ub31zml/Hall%20County%20-%20FINAL%20Draft%20-%207.12.22.docx?dl=0>

Please let us know if you have any comments, questions, or recommendations.

--James


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Email: lux.planning@att.net

"Luceat Lux Vestra"
Matthew 5:16



White County

Hall County Hazard Mitigation Plan Update for Review Yahoo/Sent ★

 **Katy Westbrook** <lux.planning@att.net> Tue, Jul 12 at 10:24 AM ★
To: David Murphy

Good Morning, Director Murphy.

On behalf of Director Casey Ramsey, I would like to share with you a copy of the Hall County Hazard Mitigation Plan update. FEMA requires surrounding jurisdictions be given the opportunity to participate in the planning process. Since White County is a contiguous county to Hall, I am providing you a copy for your review.


You can access the plan here: <https://www.dropbox.com/s/ip500i57ub31zml/Hall%20County%20-%20FINAL%20Draft%20-%202017.12.22.docx?dl=0>

Please let us know if you have any comments, questions, or recommendations.

--James

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"Luceat Lux Vestra"
Matthew 5:16



RE: Hall County Hazard Mitigation Plan Update for Review Yahoo/Inbox ★

 **David L. Murphy, Jr. GA-PCEM** <dmurphy@whitecounty.net> Tue, Jul 12 at 11:29 AM ★
To: Katy Westbrook

We have reviewed the Hall County Hazard Mitigation Plan Update and have no recommendations.

This is a very well and thought-out plan for Hall County and its municipalities.

Appendix G – Hall County HAZUS Report



Hazard Risk Analyses
Supplement to the Hall County
Joint Hazard Mitigation Plan



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Introduction

The Federal Disaster Mitigation Act of 2000 (DMA2K) requires state, local, and tribal governments to develop and maintain a mitigation plan to be eligible for certain federal disaster assistance and hazard mitigation funding programs.

Mitigation seeks to reduce a hazard’s impacts, which may include loss of life, property damage, disruption to local and regional economies, and the expenditure of public and private funds for recovery. Sound mitigation must be based on a sound risk assessment that quantifies the potential losses of a disaster by assessing the vulnerability of buildings, infrastructure, and people.

In recognition of the importance of planning in mitigation activities, FEMA Hazus-MH, a powerful disaster risk assessment tool based on geographic information systems (GIS). This tool enables communities of all sizes to predict estimated losses from floods, hurricanes, earthquakes, and other related phenomena and to measure the impact of various mitigation practices that might help reduce those losses.

In 2022, the Georgia Department of Emergency Management partnered with the Carl Vinson Institute of Government at the University of Georgia to develop a detailed risk assessment focused on defining hurricane, riverine flood, and tornado risks in Hall County, Georgia. This assessment identifies the characteristics and potential consequences of the disaster, how much of the community could be affected by the disaster, and the impact on community assets.

Risk Assessment Process Overview

Hazus-MH Version 2.2 SP1 was used to perform the analyses for Hall County. The Hazus-MH application includes default data for every county in the US. This Hazus-MH data was derived from a variety of national sources and in some cases the data are also several years old. Whenever possible, using local provided data is preferred. Hall County provided building inventory information from the county’s property tax assessment system. This section describes the changes made to the default Hazus-MH inventory and the modeling parameters used for each scenario.

County Inventory Changes

The default Hazus-MH site-specific point inventory was updated using data compiled from the Georgia Emergency Management Agency (GEMA). The default Hazus-MH aggregate inventory (General Building Stock) was also updated prior to running the scenarios. Reported losses reflect the updated data sets.

General Building Stock Updates

General Building Stock (GBS) is an inventory category that consists of aggregated data (grouped by census geography — tract or block). Hazus-MH generates a combination of site-specific and aggregated loss estimates based on the given analysis and user input.

The GBS records for Hall County were replaced with data derived from parcel and property assessment data obtained from Hall County. The county provided property assessment data was current as of May 2022 and the parcel data current as of May 2022. Records without improvements were deleted. The parcel boundaries were converted to parcel points located in the centroids of each parcel boundary; then, each parcel point was linked to an assessor record based upon matching parcel numbers. The parcel assessor match-rate for Hall County is 99.9%. The generated building

inventory represents the approximate locations (within a parcel) of structures. The building inventory was aggregated by census block. Both the tract and block tables were updated. Table 1 shows the results of the changes to the GBS tables by occupancy class.

Table 1: GBS Building Exposure Updates by Occupancy Class*

General Occupancy	Default Hazus-MH Count	Updated Count	Default Hazus-MH Exposure	Updated Exposure
Agricultural	226	32	\$57,911,000	\$1,801,000
Commercial	3,646	3,698	\$2,458,588,000	\$1,418,631,000
Education	112	119	\$121,706,000	\$280,700,000
Government	89	68	\$66,539,000	\$56,707,000
Industrial	1,219	1,757	\$995,252,000	\$728,486,000
Religious	338	300	\$223,758,000	\$81,257,000
Residential	60,560	69,470	\$14,142,697,000	\$11,968,422,000
Total	66,190	75,444	\$18,066,451,000	\$14,536,004,000

*The exposure values represent the total number and replacement cost for all Hall County Buildings

For Hall County, the updated GBS was used to calculate hurricane wind losses. The flood losses and tornado losses were calculated from building inventory modeled in Hazus-MH as User-Defined Facility

(UDF)¹, or site-specific points. Figure 1 shows the distribution of buildings as points based on the county provided data.

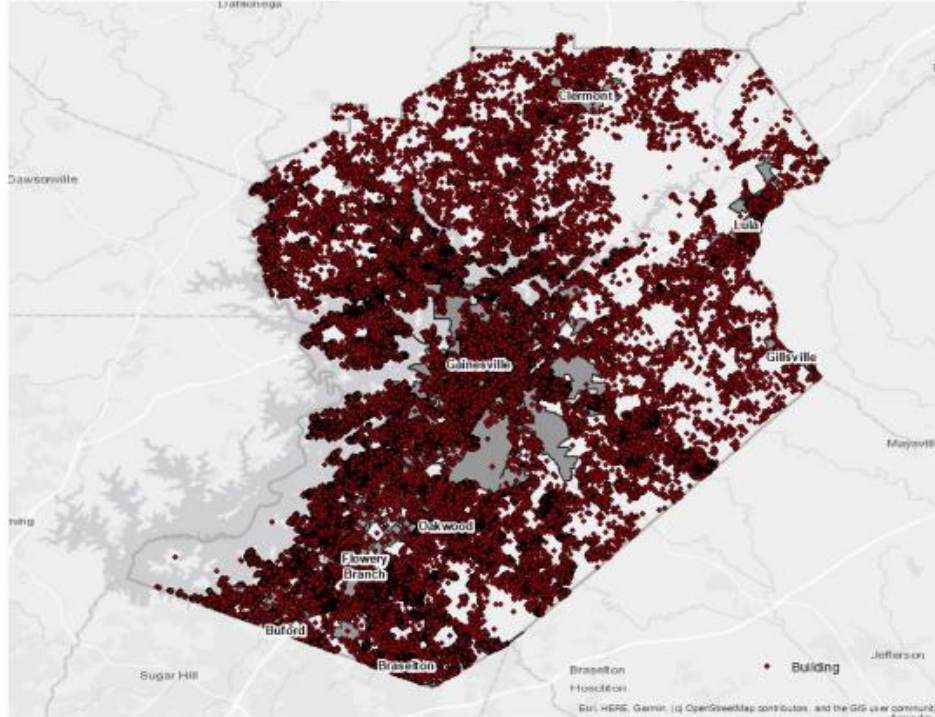


Figure 1: Hall County Overview

Essential Facility Updates

The default Hazus-MH essential facility data was updated to reflect improved information available in the Georgia Mitigation Information System (GMIS) as of May 2022. For these risk analyses, only GMIS data for buildings that Hazus-MH classified as Essential Facilities was integrated into Hazus-MH because the application provides specialized reports for these five facilities. Essential Facility inventory was updated for the analysis conducted for this report. The following table summarizes the counts and exposures, where available, by Essential Facility classification of the updated data.

Essential facilities include:

- Care facilities
- EOCs
- Fire stations
- Police stations
- Schools

¹ The UDF inventory category in Hazus-MH allows the user to enter site-specific data in place of GBS data.

Table 2: Updated Essential Facilities

Classification	Updated Count	Updated Exposure
Braselton		
EOC	0	\$0
Care	0	\$0
Fire	0	\$0
Police	1	\$1,272,000
School	0	\$0
Total	1	\$1,272,000
Buford		
EOC	0	\$0
Care	0	\$0
Fire	0	\$0
Police	0	\$0
School	0	\$0
Total	0	\$0
Clermont		
EOC	0	\$0
Care	0	\$0
Fire	1	\$1,300,000
Police	1	\$322,000
School	0	\$0
Total	2	\$1,622,000
Flowery Branch		
EOC	0	\$0
Care	0	\$0
Fire	0	\$0
Police	1	\$2,954,000
School	3	\$37,096,000
Total	4	\$40,050,000

Classification	Updated Count	Updated Exposure
Gainesville		
EOC	1	\$6,036,000
Care	1	\$192,698,000
Fire	4	\$13,706,000
Police	3	\$42,170,000
School	16	\$334,664,000
Total	25	\$589,274,000
Gillsville		
EOC	0	\$0
Care	0	\$0
Fire	0	\$0
Police	0	\$0
School	0	\$0
Total	0	\$0
Lula		
EOC	0	\$0
Care	0	\$0
Fire	0	\$0
Police	1	\$24,000
School	1	\$1,772,000
Total	2	\$1,796,000
Oakwood		
EOC	0	\$0
Care	0	\$0
Fire	0	\$0
Police	1	\$1,276,000
School	2	\$4,761,000
Total	3	\$6,037,000

Classification	Updated Count	Updated Exposure
Unincorporated Areas of Hall County		
EOC	0	\$0
Care	1	\$68,972,000
Fire	17	\$18,857,000
Police	2	\$36,985,000
School	32	\$333,733,000
Total	52	\$458,547,000

Assumptions and Exceptions

Hazus-MH loss estimates may be impacted by certain assumptions and process variances made in this risk assessment.

- The Hall County analysis used Hazus-MH Version 2.2 SP1, which was released by FEMA in May 2015.
- County provided parcel and property assessment data may not fully reflect all buildings in the county. For example, some counties do not report not-for-profit buildings such as government buildings, schools and churches in their property assessment data. This data was used to update the General Building Stock as well as the User Defined Facilities applied in this risk assessment.
- Georgia statute requires that the Assessor's Office assign a code to all of the buildings on a parcel based on the buildings primary use. If there is a residential or a commercial structure on a parcel and there are also agricultural buildings on the same parcel Hazus-MH looks at the residential and commercial "primary" structures first and then combines the value of all secondary structures on that parcel with the value of the primary structure. The values and building counts are still accurate but secondary structures are accounted for under the same classification as the primary structure. Because of this workflow, the only time that a parcel would show a value for an agricultural building is when there are no residential or commercial structures on the parcel thus making the agricultural building the primary structure. This is the reason that agricultural building counts and total values seem low or are nonexistent.
- GBS updates from assessor data will skew loss calculations. The following attributes were defaulted or calculated:
 - Foundation Type was set from Occupancy Class
 - First Floor Height was set from Foundation Type
 - Content Cost was calculated from Replacement Cost
- It is assumed that the buildings are located at the centroid of the parcel.
- The essential facilities extracted from the GMIS were only used in the portion of the analysis designated as essential facility damage. They were not used in the update of the General Building Stock or the User Defined Facility inventory.

The hazard models included in this risk assessment included:

- Hurricane assessment which was comprised of a wind only damage assessment.
- Flood assessment based on the 1% annual chance event that includes riverine assessments.
- Tornado assessment based on GIS modeling.

Hurricane Risk Assessment

Hazard Definition

The National Hurricane Center describes a hurricane as a tropical cyclone in which the maximum sustained wind is, at minimum, 74 miles per hour (mph)². The term hurricane is used for Northern Hemisphere tropical cyclones east of the International Dateline to the Greenwich Meridian. The term typhoon is used for Pacific tropical cyclones north of the Equator west of the International Dateline. Hurricanes in the Atlantic Ocean, Gulf of Mexico, and Caribbean form between June and November with the peak of hurricane season occurring in the middle of September. Hurricane intensities are measured using the Saffir-Simpson Hurricane Wind Scale (Table 3). This scale is a 1 to 5 categorization based on the hurricane's intensity at the indicated time.

Hurricanes bring a complex set of impacts. The winds from a hurricane produce a rise in the water level at landfall called storm surge. Storm surges produce coastal flooding effects that can be as damaging as the hurricane's winds. Hurricanes bring very intense inland riverine flooding. Hurricanes can also produce tornadoes that can add to the wind damages inland. In this risk assessment, only hurricane winds, and coastal storm surge are considered.

Table 3: Saffir-Simpson Hurricane Wind Scale

Category	Wind Speed (mph)	Damage
1	74 - 95	Very dangerous winds will produce some damage
2	96 - 110	Extremely dangerous winds will cause extensive damage
3	111 - 130	Devastating damage will occur
4	131 -155	Catastrophic damage will occur
5	> 155	Catastrophic damage will occur

The National Oceanic and Atmospheric Administration's National Hurricane Center created the HURDAT database, which contains all of the tracks of tropical systems since the mid-1800s. This database was used to document the number of tropical systems that have affected Hall County by creating a 20-mile buffer around the county to include storms that didn't make direct landfall in Hall County but impacted the county. Note that the storms listed contain the peak sustained winds, maximum pressure and maximum attained storm strength for the entire storm duration. Since 1900, Hall County has had 11 tropical systems within 20 miles of its county borders (Table 4).

Table 4: Tropical Systems affecting Hall County³

YEAR	DATE RANGE	NAME	MAX WIND(Knots)	MAX PRESSURE	MAX CAT
1900	September 11-15	UNNAMED	52	0	TS

² National Hurricane Center (2011). "Glossary of NHC Terms." National Oceanic and Atmospheric Administration. <http://www.nhc.noaa.gov/aboutgloss.shtml#h>. Retrieved 2012-23-02.

³ National Hurricane Center. National Oceanic and Atmospheric Administration. Hurdatt2 Data Retrieved 2020. <https://www.nhc.noaa.gov/data/#hurdat>

YEAR	DATE RANGE	NAME	MAX WIND(Knots)	MAX PRESSURE	MAX CAT
1902	October 03-13	UNNAMED	104	970	H2
1907	September 18-23	UNNAMED	46	0	TS
1911	August 23-31	UNNAMED	98	972	H2
1913	August 30 - September 04	UNNAMED	86	976	H1
1959	October 06-09	IRENE	46	1003	TS
1977	September 03-09	BABE	75	1012	H1
1994	August 14-19	BERYL	58	1013	TS
1997	July 16-27	DANNY	81	1013	H1
2004	August 25 - September 10	FRANCES	144	1009	H4
2005	July 03-11	CINDY	75	1011	H1

Category Definitions:

TS – Tropical storm

TD – Tropical depression

H1 – Category 1 (same format for H2, H3, and H4)

E – Extra-tropical cyclone

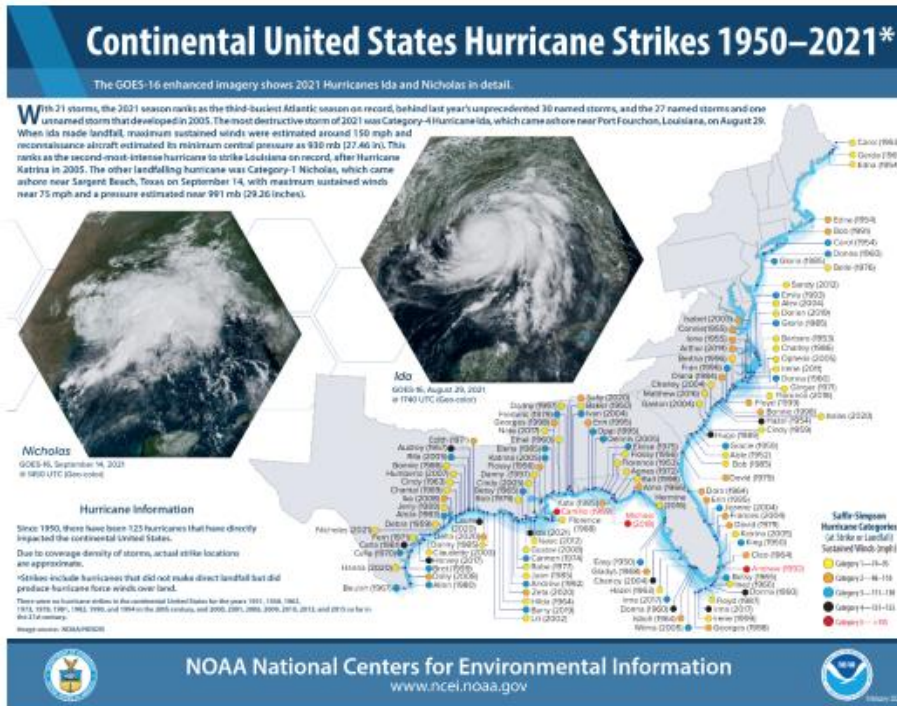


Figure 2: Continental United States Hurricane Strikes: 1950 to 2021⁴

Probabilistic Hurricane Scenario

The following probabilistic wind damage risk assessment modeled a Tropical Storm with maximum winds of 66 mph.

Wind Damage Assessment

Separate analyses were performed to determine wind and hurricane storm surge related flood losses. This section describes the wind-based losses to Hall County. Wind losses were determined from probabilistic models run for the Tropical Storm which equates to the 1% chance storm event. Figure 3 shows wind speeds for the modeled Tropical Storm.

⁴ Source: NOAA National Centers for Environmental Information

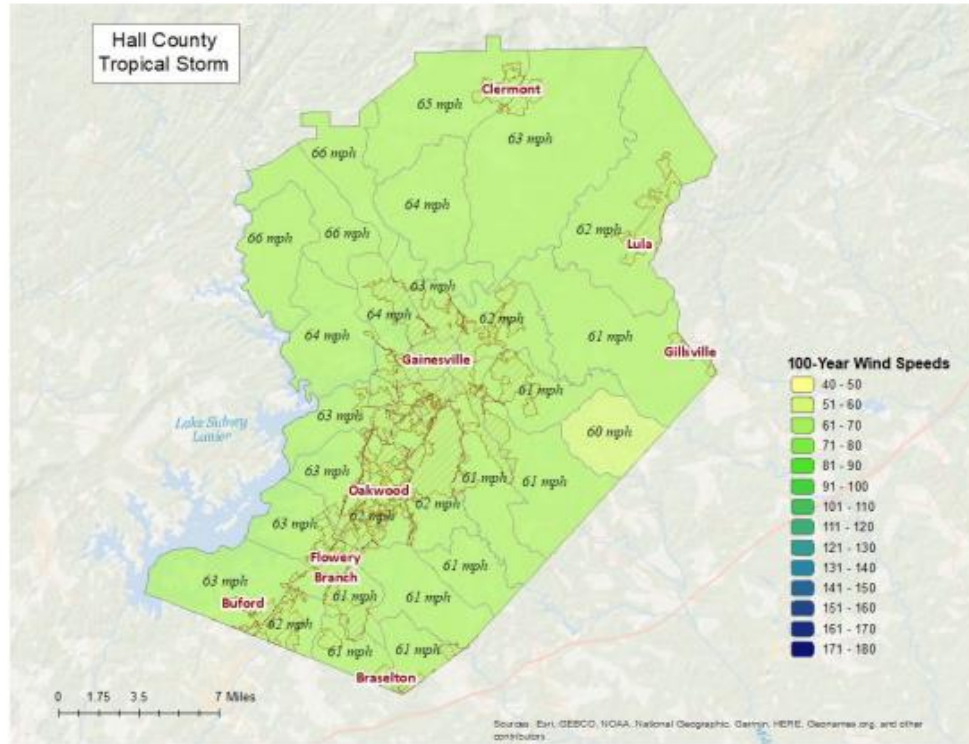


Figure 3: Wind Speeds by Storm Category

Wind-Related Building Damages

Buildings in Hall County are vulnerable to storm events, and the cost to rebuild may have significant consequences to the community. The following table shows a summary of the results of wind-related building damage in Hall County for the Tropical Storm (100 Year Event). The loss ratio expresses building losses as a percentage of total building replacement cost in the county. Figure 4 illustrates the building loss ratios of the modeled Tropical Storm.

Table 5: Hurricane Wind Building Damage

Classification	Number of Buildings Damaged	Total Building Damage	Total Economic Loss ⁵	Loss Ratio
Tropical Storm	174	\$4,113,990	\$4,858,000	0.03%

⁵ Includes property damage (infrastructure, contents, and inventory) as well as business interruption losses.

Note that wind damaged buildings are not reported by jurisdiction. This is due to the fact that census tract boundaries – upon which hurricane building losses are based – do not closely coincide with jurisdiction boundaries.

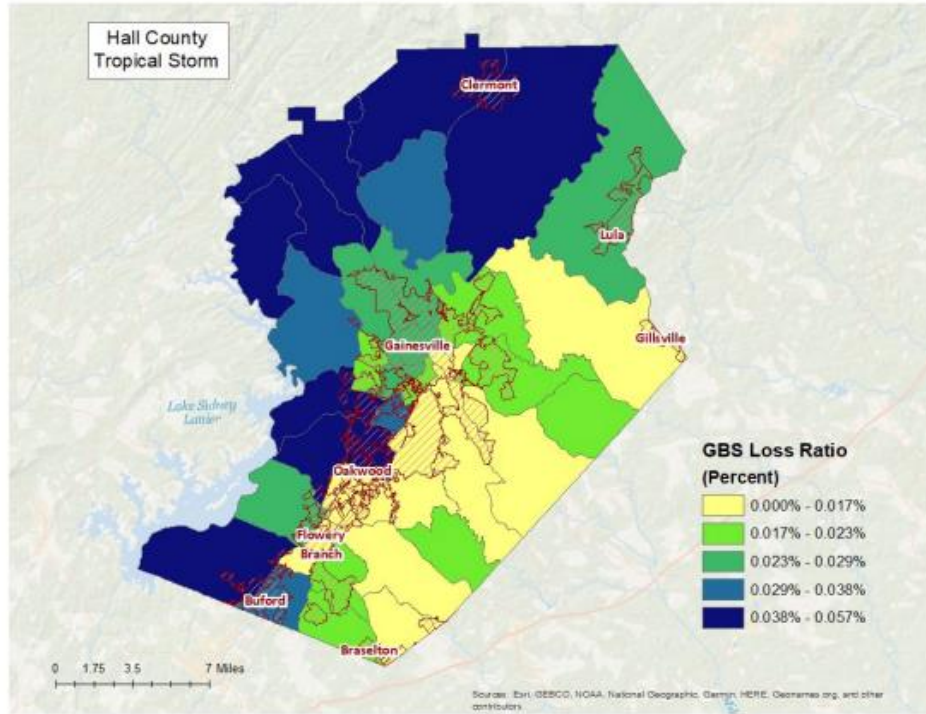


Figure 4: Hurricane Wind Building Loss Ratios

Essential Facility Losses

Essential facilities are also vulnerable to storm events, and the potential loss of functionality may have significant consequences to the community. Hazus-MH identified the essential facilities that may be moderately or severely damaged by winds. The results are compiled in Table 6.

There are 89 essential facilities in Hall County.

Classification	Number
EOCs	1
Fire Stations	22
Care Facilities	2
Police Stations	10
Schools	54

Table 6: Wind-Damaged Essential Facility Losses

Classification	Facilities At Least Moderately Damaged > 50%	Facilities Completely Damaged > 50%	Facilities with Expected Loss of Use (< 1 day)
Tropical Storm	0	0	89

Shelter Requirements

Hazus-MH estimates the number of households evacuated from buildings with severe damage from high velocity winds as well as the number of people who will require short-term sheltering. Since the 1% chance storm event for Hall County is a Tropical Storm, the resulting damage is not enough to displace Households or require temporary shelters as shown in the results listed in Table 7.

Table 7: Displaced Households and People

Classification	# of Displaced Households	# of People Needing Short-Term Shelter
Tropical Storm	0	0

Debris Generated from Hurricane Wind

Hazus-MH estimates the amount of debris that will be generated by high velocity hurricane winds and quantifies it into three broad categories to determine the material handling equipment needed:

- Reinforced Concrete and Steel Debris
- Brick and Wood and Other Building Debris
- Tree Debris

Different material handling equipment is required for each category of debris. The estimates of debris for this scenario are listed in Table 8. The amount of hurricane wind related tree debris that is estimated to require pick up at the public’s expense is listed in the eligible tree debris column.

Table 8: Wind-Related Debris Weight (Tons)

Classification	Brick, Wood, and Other	Reinforced Concrete and Steel	Eligible Tree Debris	Other Tree Debris	Total
Tropical Storm	361	0	1,421	5,183	6,965

Figure 5 shows the distribution of all wind related debris resulting from a Tropical Storm. Each dot represents 20 tons of debris within the census tract in which it is located. The dots are randomly distributed within each census tract and therefore do not represent the specific location of debris sites.

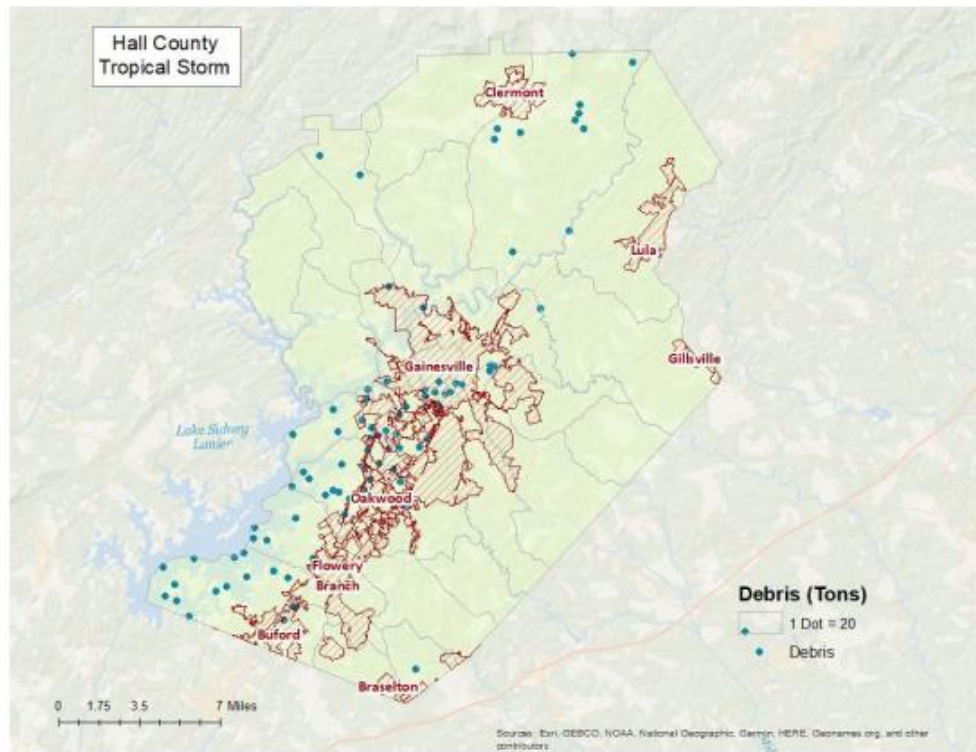


Figure 5: Wind-Related Debris Weight (Tons)

Flood Risk Assessment

Hazard Definition

Flooding is a significant natural hazard throughout the United States. The type, magnitude, and severity of flooding are functions of the amount and distribution of precipitation over a given area, the rate at which precipitation infiltrates the ground, the geometry and hydrology of the catchment, and flow dynamics and conditions in and along the river channel. Floods can be classified as one of three types: upstream floods, downstream floods, or coastal floods.

Upstream floods, also called flash floods, occur in the upper parts of drainage basins and are generally characterized by periods of intense rainfall over a short duration. These floods arise with very little warning and often result in locally intense damage, and sometimes loss of life, due to the high energy of the flowing water. Flood waters can snap trees, topple buildings, and easily move large boulders or other structures. Six inches of rushing water can upend a person; another 18 inches might carry off a car. Generally, upstream floods cause damage over relatively localized areas, but they can be quite severe in the local areas in which they occur. Urban flooding is a type of upstream flood. Urban flooding involves the overflow of storm drain systems and can be the result of inadequate drainage combined with heavy rainfall or rapid snowmelt. Upstream or flash floods can occur at any time of the year in Georgia, but they are most common in the spring and summer months.

Downstream floods, also called riverine floods, refer to floods on large rivers at locations with large upstream catchments. Downstream floods are typically associated with precipitation events that are of relatively long duration and occur over large areas. Flooding on small tributary streams may be limited, but the contribution of increased runoff may result in a large flood downstream. The lag time between precipitation and time of the flood peak is much longer for downstream floods than for upstream floods, generally providing ample warning for people to move to safe locations and, to some extent, secure some property against damage.

Coastal floods occurring on the Atlantic and Gulf coasts may be related to hurricanes or other combined offshore, nearshore, and shoreline processes. The effects of these complex interrelationships vary significantly across coastal settings, leading to challenges in the determination of the base (1-percent-annual-chance) flood for hazard mapping purposes. Land area covered by floodwaters of the base flood is identified as a Special Flood Hazard Area (SFHA).

The Hall County flood risk assessment analyzed at risk structures in the SFHA.

The following probabilistic risk assessment involves an analysis of a 1% annual chance riverine flood event (100-Year Flood) and a 1% annual chance coastal flood.

The SFHA is the area where the National Flood Insurance Program's (NFIP) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies. The owner of a structure in a high-risk area must carry flood insurance, if the owner carries a mortgage from a federally regulated or insured lender or servicer.

Riverine 1% Flood Scenario

Riverine losses were determined from the 1% flood boundaries downloaded from the FEMA Flood Map Service Center in May 2022. The flood boundaries were overlaid with the USGS 10 meter DEM using the

Hazus-MH Enhanced Quick Look tool to generate riverine depth grids. The riverine flood depth grid was then imported into Hazus-MH to calculate the riverine flood loss estimates. Figure 6 illustrates the riverine inundation boundary associated with the 1% annual chance.

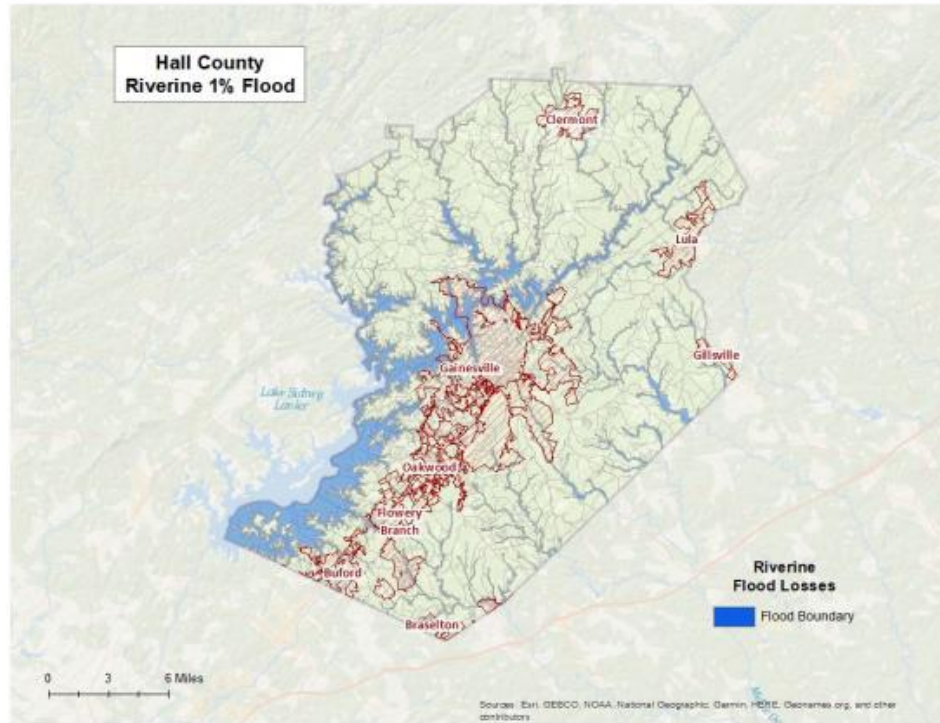


Figure 6: Riverine 1% Flood Inundation

Riverine 1% Flood Building Damages

Buildings in Hall County are vulnerable to flooding from events equivalent to the 1% riverine flood. The economic and social impacts from a flood of this magnitude can be significant. Table 9 provides a summary of the potential flood-related building damage in Hall County by jurisdiction that might be experienced from the 1% flood. Figure 7 maps the potential loss ratios of total building exposure to losses sustained to buildings from the 1% flood by 2010 census block and Figure 8 illustrates the relationship of building locations to the 1% flood inundation boundary.

Table 9: Hall County Riverine 1% Building Losses

Occupancy	Total Buildings in the Jurisdiction	Total Buildings Damaged in the Jurisdiction	Total Building Exposure in the Jurisdiction	Total Losses to Buildings in the Jurisdiction	Loss Ratio of Exposed Buildings to Damaged Buildings in the Jurisdiction
Braselton					
Residential	1,137	36	\$300,987,020	\$1,962,278	0.65%
Clermont					
Residential	426	2	\$70,954,627	\$155,280	0.22%
Flowery Branch					
Commercial	129	4	\$47,649,377	\$38,326	0.08%
Residential	3,537	14	\$819,256,030	\$461,726	0.06%
Gainesville					
Education	48	10	\$154,283,094	\$4,164,404	2.70%
Residential	9,418	12	\$2,105,359,720	\$303,384	0.01%
Commercial	1,761	11	\$914,665,487	\$539,302	0.06%
Industrial	591	7	\$240,981,312	\$281,899	0.12%
Lula					
Residential	895	5	\$95,706,693	\$149,488	0.16%

Occupancy	Total Buildings in the Jurisdiction	Total Buildings Damaged in the Jurisdiction	Total Building Exposure in the Jurisdiction	Total Losses to Buildings in the Jurisdiction	Loss Ratio of Exposed Buildings to Damaged Buildings in the Jurisdiction
Oakwood					
Industrial	107	1	\$52,105,067	\$52,113	0.10%
Residential	1,000	9	\$179,395,255	\$441,742	0.25%
Unincorporated					
Residential	52,145	441	\$8,173,020,334	\$22,232,527	0.27%
Commercial	1,205	6	\$319,675,626	\$992,309	0.31%
Industrial	792	11	\$313,608,826	\$2,412,545	0.77%
County Total					
	73,191	569	\$13,787,648,468	\$34,187,323	

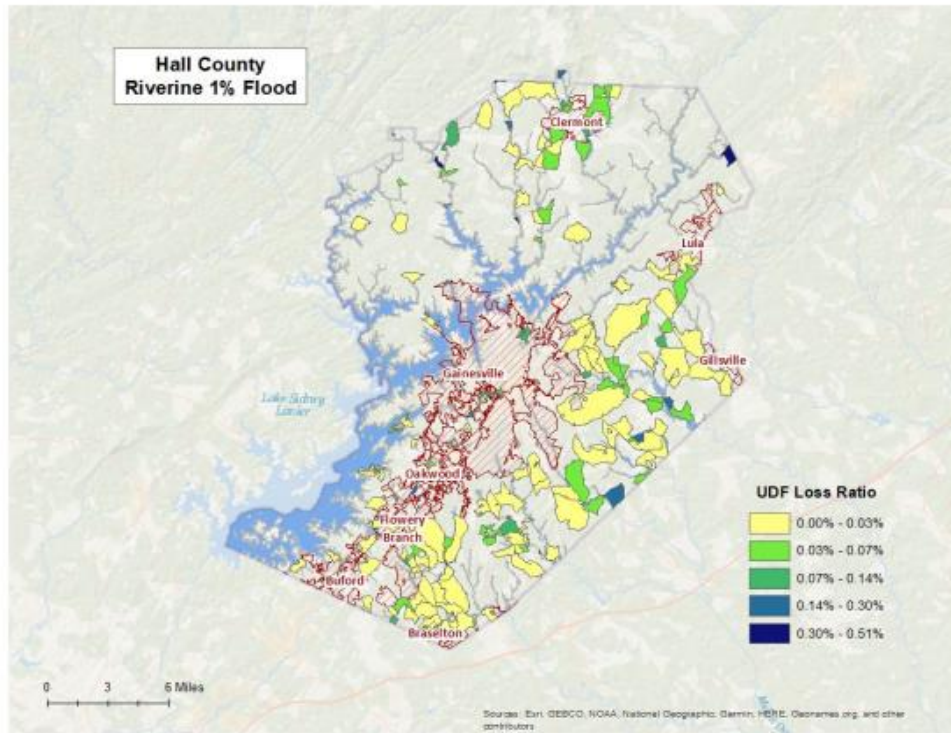


Figure 7: Hall County Potential Loss Ratios of Total Building Exposure to Losses Sustained to Buildings from the 1% Riverine Flood by 2010 Census Block

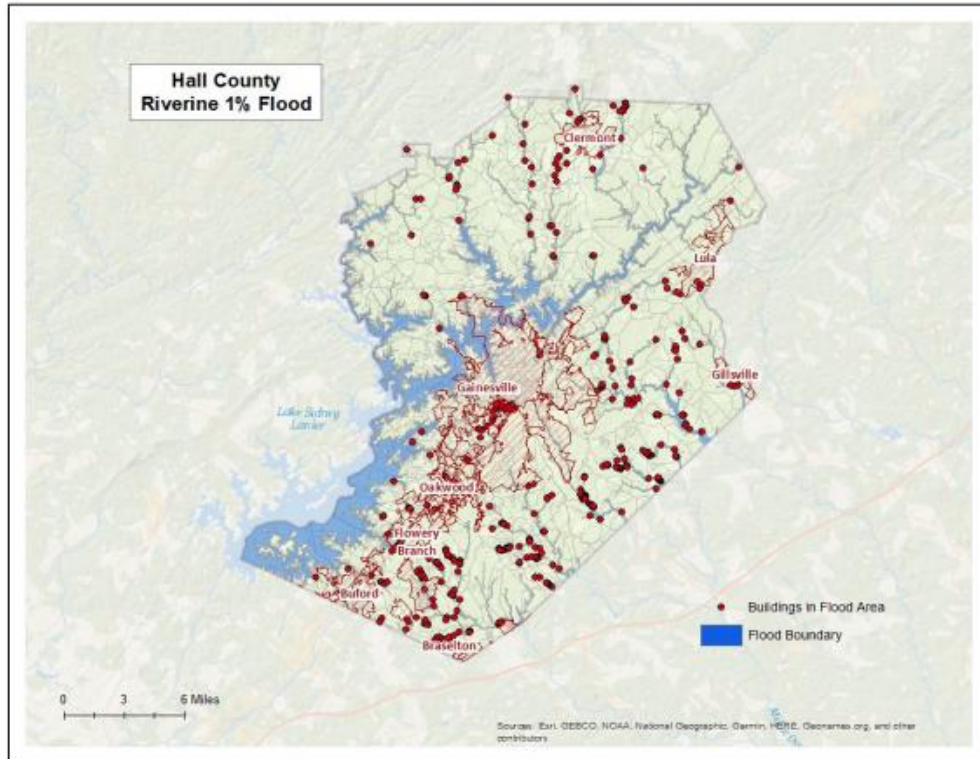


Figure 8: Hall County Damaged Buildings in Riverine Floodplain (1% Flood)

Riverine 1% Flood Essential Facility Losses

An essential facility may encounter many of the same impacts as other buildings within the flood boundary. These impacts can include structural failure, extensive water damage to the facility and loss of facility functionality (e.g. a damaged police station will no longer be able to serve the community). The analysis identified no essential facility that was subject to damage in the Hall County riverine 1% probability floodplain.

Riverine 1% Flood Shelter Requirements

Hazus-MH estimates that the number of households that are expected to be displaced from their homes due to riverine flooding and the associated potential evacuation. The model estimates 2,676 households might be displaced due to the flood. Displacement includes households evacuated within or very near to the inundated area. Displaced households represent 8,028 individuals, of which 4,528 may require short term publicly provided shelter. The results are mapped in Figure 9.

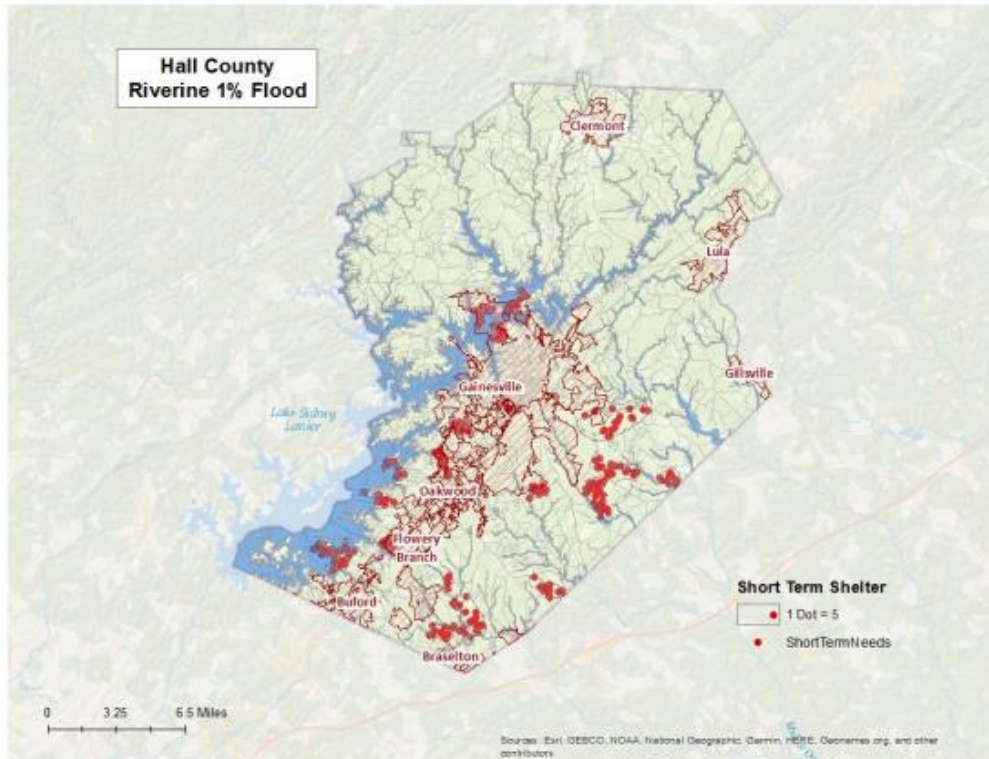


Figure 9: Riverine 1% Estimated Flood Shelter Requirements

Riverine 1% Flood Debris

Hazus-MH estimates the amount of debris that will be generated by the flood. The model breaks debris into three general categories:

- Finishes (dry wall, insulation, etc.)
- Structural (wood, brick, etc.)
- Foundations (concrete slab, concrete block, rebar, etc.)

Different types of material handling equipment will be required for each category. Debris definitions applied in Hazus-MH are unique to the Hazus-MH model and so do not necessarily conform to other definitions that may be employed in other models or guidelines.

The analysis estimates that an approximate total of 61,152 tons of debris might be generated: 1) Finishes- 13,374 tons; 2) Structural – 23,489 tons; and 3) Foundations- 24,289 tons. The results are mapped in Figure 10.

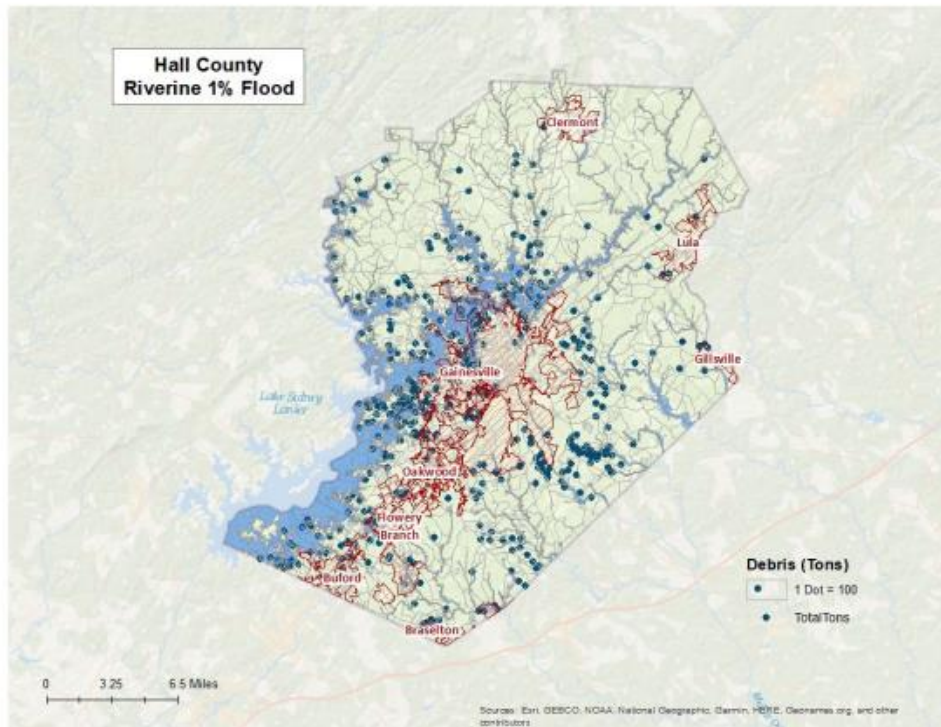


Figure 10: Riverine 1% Flood Debris Weight (Tons)

Tornado Risk Assessment

Hazard Definition

Tornadoes pose a great risk to the state of Georgia and its citizens. Tornadoes can occur at any time during the day or night. They can also happen during any month of the year. The unpredictability of tornadoes makes them one of Georgia's most dangerous hazards. Their extreme winds are violently destructive when they touch down in the region's developed and populated areas. Current estimates place the maximum velocity at about 300 miles per hour, but higher and lower values can occur. A wind velocity of 200 miles per hour will result in a wind pressure of 102.4 pounds per square foot of surface area—a load that exceeds the tolerance limits of most buildings. Considering these factors, it is easy to understand why tornadoes can be so devastating for the communities they hit.

Tornadoes are defined as violently-rotating columns of air extending from thunderstorms and cyclonic events. Funnel clouds are rotating columns of air not in contact with the ground; however, the violently-rotating column of air can reach the ground very quickly and become a tornado. If the funnel cloud picks up and blows debris, it has reached the ground and is a tornado.

Tornadoes are classified according to the Fujita tornado intensity scale. Originally introduced in 1971, the scale was modified in 2006 to better define the damage and estimated wind scale. The Enhanced Fujita Scale ranges from low intensity EF0 with effective wind speeds of 65 to 85 miles per hour, to EF5 tornadoes with effective wind speeds of over 200 miles per hour. The Enhanced Fujita intensity scale is included in Table 10.

Table 10: Enhanced Fujita Tornado Rating

Fujita Number	Estimated Wind Speed	Path Width	Path Length	Description of Destruction
EF0 Gale	65-85 mph	6-17 yards	0.3-0.9 miles	Light damage, some damage to chimneys, branches broken, sign boards damaged, shallow-rooted trees blown over.
EF1 Moderate	86-110 mph	18-55 yards	1.0-3.1 miles	Moderate damage, roof surfaces peeled off, mobile homes pushed off foundations, attached garages damaged.
EF2 Significant	111-135 mph	56-175 yards	3.2-9.9 miles	Considerable damage, entire roofs torn from frame houses, mobile homes demolished, boxcars pushed over, large trees snapped or uprooted.
EF3 Severe	136-165 mph	176-566 yards	10-31 miles	Severe damage, walls torn from well-constructed houses, trains overturned, most trees in forests uprooted, heavy cars thrown about.
EF4 Devastating	166-200 mph	0.3-0.9 miles	32-99 miles	Complete damage, well-constructed houses leveled, structures with weak foundations blown off for some distance, large missiles generated.
EF5 Incredible	> 200 mph	1.0-3.1 miles	100-315 miles	Foundations swept clean, automobiles become missiles and thrown for 100 yards or more, steel-reinforced concrete structures badly damaged.

Source: <http://www.srh.noaa.gov>

Hypothetical Tornado Scenario

For this report, an EF3 tornado was modeled to illustrate the potential impacts of tornadoes of this magnitude in the county. The analysis used a hypothetical path based upon an EF3 tornado event running along the predominant direction of historical tornados (southeast to northwest). The tornado path was placed to travel through Gainesville. The selected widths were modeled after a re-creation of the Fujita-Scale guidelines based on conceptual wind speeds, path widths, and path lengths. There is no guarantee that every tornado will fit exactly into one of these categories. Table 11 depicts tornado path widths and expected damage.

Table 11: Tornado Path Widths and Damage Curves

Fujita Scale	Path Width (feet)	Maximum Expected Damage
EF-5	2,400	100%
EF-4	1,800	100%
EF-3	1,200	80%
EF-2	600	50%
EF-1	300	10%
EF-0	300	0%

Within any given tornado path there are degrees of damage. The most intense damage occurs within the center of the damage path, with decreasing amounts of damage away from the center. After the hypothetical path is digitized on a map, the process is modeled in GIS by adding buffers (damage zones) around the tornado path. Figure 11 describes the zone analysis.

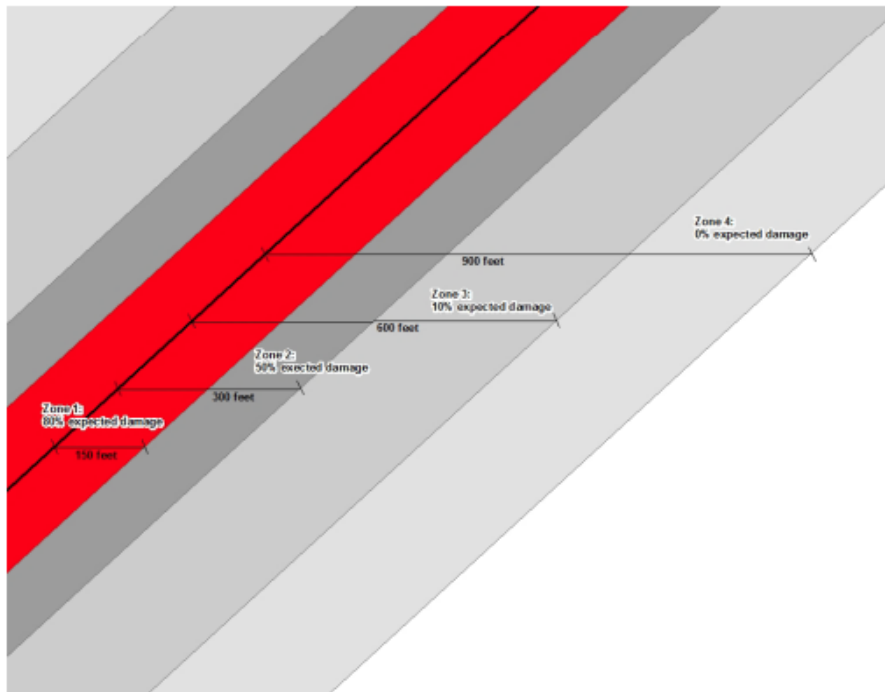


Figure 11: EF Scale Tornado Zones

An EF3 tornado has four damage zones, depicted in Table 12. Major damage is estimated within 150 feet of the tornado path. The outer buffer is 900 feet from the tornado path, within which buildings will not experience any damage. The selected hypothetical tornado path is depicted in Figure 12 and the damage curve buffer zones are shown in Figure 13.

Table 12: EF3 Tornado Zones and Damage Curves

Zone	Buffer (feet)	Damage Curve
1	0-150	80%
2	150-300	50%
3	300-600	10%
4	600-900	0%

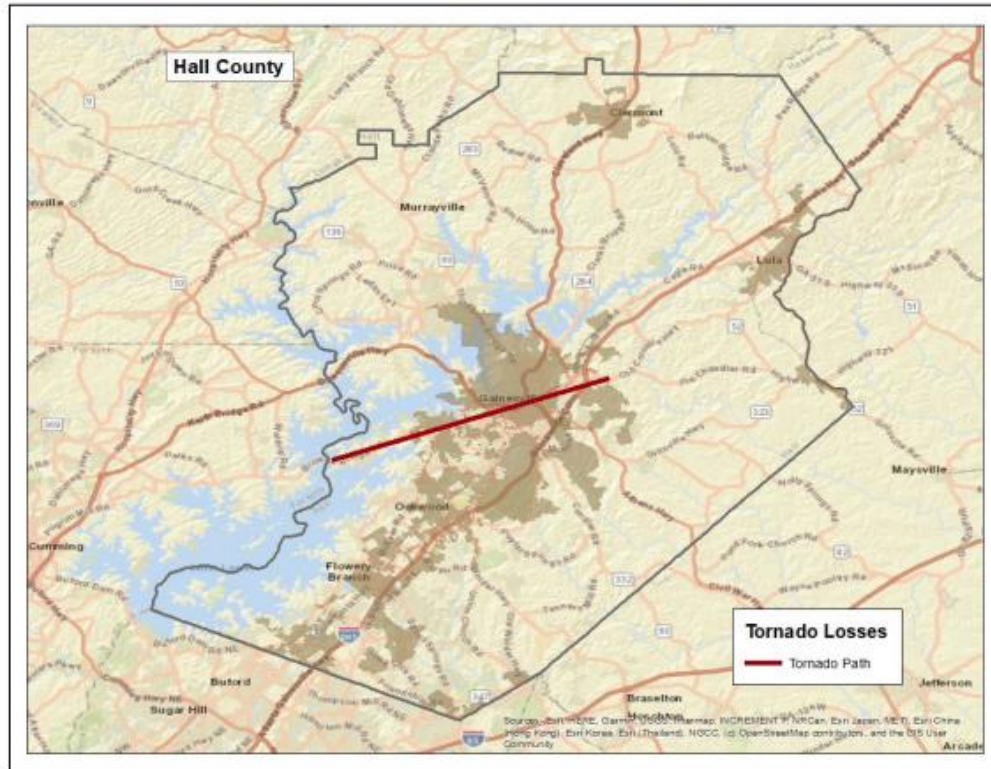


Figure 12: Hypothetical EF3 Tornado Path in Hall County

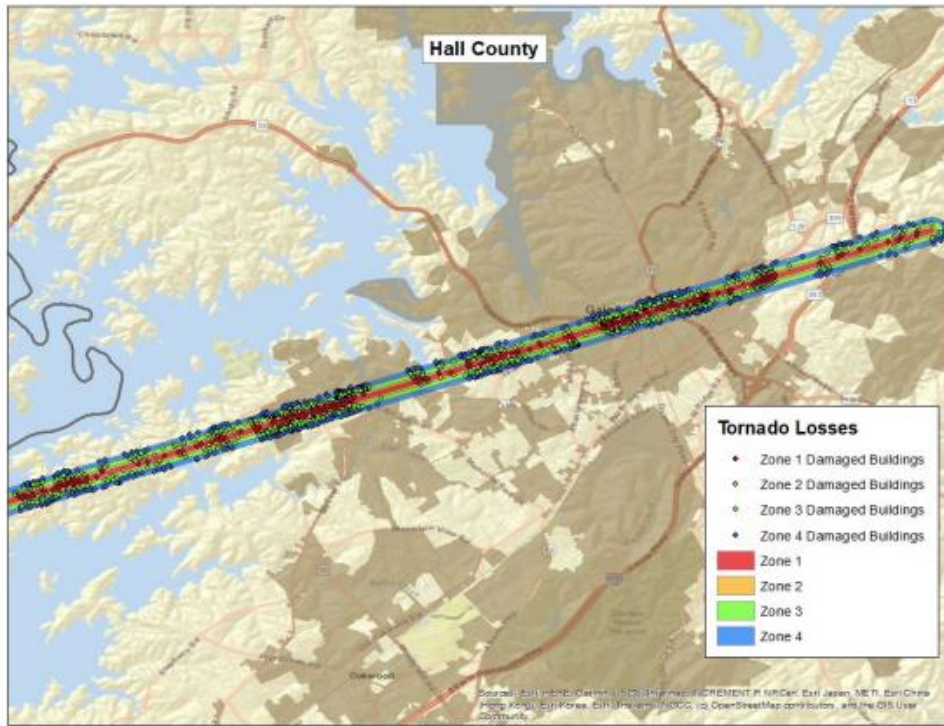


Figure 13: Modeled EF3 Tornado Damage Buffers in Hall County

EF3 Tornado Building Damages

The analysis estimated that approximately 2,052 buildings could be damaged, with estimated building losses of \$161 million. The building losses are an estimate of building replacement costs multiplied by the percentages of damage. The overlay was performed against parcels provided by Hall County that were joined with Assessor records showing estimated property replacement costs. The Assessor records often do not distinguish parcels by occupancy class if the parcels are not taxable and thus the number of buildings and replacement costs may be underestimated. The results of the analysis are depicted in Table 13.

Table 13: Estimated Building Losses by Occupancy Type

Occupancy	Buildings Damaged	Building Losses
Commercial	393	\$80,168,584
Education	6	\$2,727,853
Government	9	\$4,787,232
Industrial	57	\$13,612,242
Religious	3	\$47,214
Residential	1,584	\$59,309,713
Total	2,052	\$160,652,838

EF3 Tornado Essential Facility Damage

There were four essential facilities located in the tornado path – four schools. Table 14 outlines the specific facility and the amount of damage under the scenario.

Table 14: Estimated Essential Facilities Damaged

Facility	Amount of Damage
Fair Street International Academy	Minor Damage
Gainesville Exploration Academy	Minor Damage
New Holland Leadership Academy	Minor Damage
White Sulphur Elementary School	Minor Damage

According to the Georgia Department of Education, Fair Street International Academy's enrollment was approximately 519 students, Gainesville Exploration Academy's enrollment was approximately 566 students, New Holland Leadership Academy's enrollment was approximately 575 students, and White Sulphur Elementary School's enrollment was approximately 475 students as of March 2022. Depending on the time of day, a tornado strike as depicted in this scenario could result in significant injury and loss of life. In addition, arrangements would have to be made for the continued education of the students in another location.

The location of the damaged Essential Facility is mapped in Figure 14.

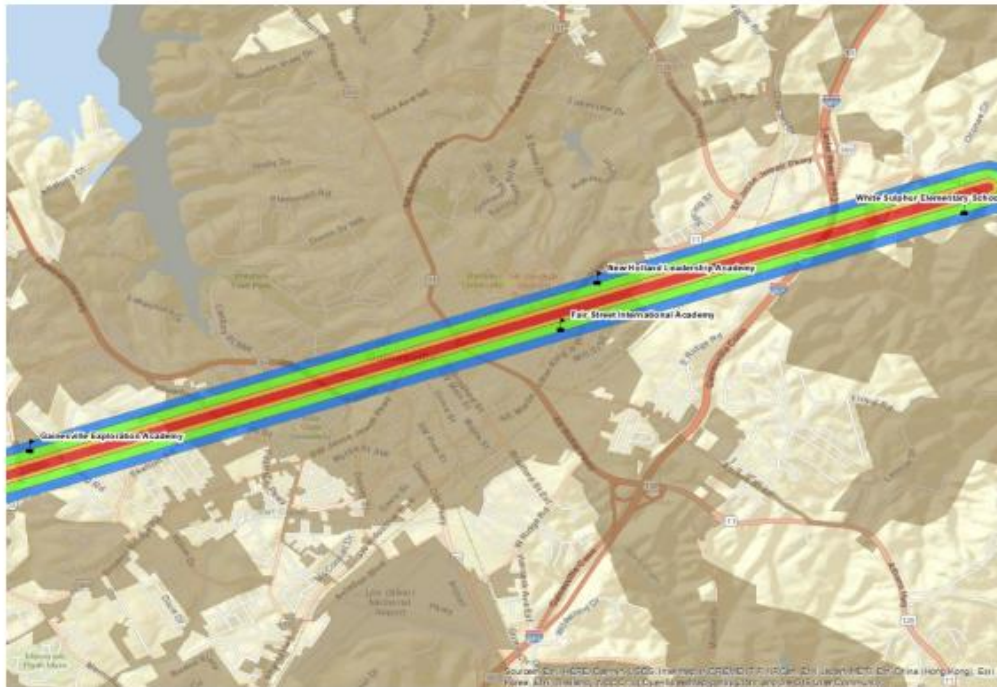


Figure 14: Modeled Essential Facility Damage in Hall County

Exceptions Report

Hazus Version 2.2 SP1 was used to perform the loss estimates for Hall County, Georgia. Changes made to the default Hazus-MH inventory and the modeling parameters used to setup the hazard scenarios are described within this document.

Reported losses reflect the updated data sets. Steps, algorithms and assumptions used during the data update process are documented in the project workflow named PDM_GA_Workflow.doc.

Statewide Inventory Changes

The default Hazus-MH Essential Facility inventory was updated for the entire state prior to running the hazard scenarios for Hall County.

Updates to the Critical Facility data used in GMIS were provided by Hall County in May 2022. These updates were applied by The Carl Vinson Institute of Government at the University of Georgia. Table 15 summarizes the difference between the original Hazus-MH default data and the updated data for Hall County.

Table 15: Essential Facility Updates

Site Class	Feature Class	Default Replacement Cost	Default Count	Updated Replacement Cost	Updated Count
EF	Care	\$80,664,000	2	\$261,670,000	2
EF	EOC	\$1,760,000	2	\$6,036,000	1
EF	Fire	\$0	2	\$33,863,000	22
EF	Police	\$17,248,000	14	\$85,003,000	10
EF	School	\$507,266,000	52	\$712,026,000	54

County Inventory Changes

The GBS records for Hall County were replaced with data derived from parcel and property assessment data obtained from Hall County. The county provided property assessment data was current as of May 2022 and the parcel data current as of May 2022.

General Building Stock Updates

The parcel boundaries and assessor records were obtained from Hall County. Records without improvements were deleted. The parcel boundaries were converted to parcel points located in the centroids of each parcel boundary. Each parcel point was linked to an assessor record based upon matching parcel numbers. The generated Building Inventory represents the approximate locations (within a parcel) of building exposure. The Building Inventory was aggregated by Census Block and imported into Hazus-MH using the Hazus-MH Comprehensive Data Management System (CDMS). Both the 2010 Census Tract and Census Block tables were updated.

The match between parcel records and assessor records was based upon a common Parcel ID. For this type of project, unless the hit rate is better than 85%, the records are not used to update the default aggregate inventory in Hazus-MH. The Parcel-Assessor hit rate for Hall County was 99.9%.

Adjustments were made to records when primary fields did not have a value. In these cases, default values were applied to the fields. Table 16 outlines the adjustments made to Hall County records.

Table 16: Building Inventory Default Adjustment Rates

Type of Adjustment	Building Count	Percentage
Area Unknown	548	1%
Construction Unknown	12,587	16%
Condition Unknown	67	0%
Foundation Unknown	13,391	17%
Year Built Unknown	2,594	3%
Total Buildings	77,100	8%

Approximately 8% of the CAMA values were either missing (<Null> or '0'), did not match CAMA domains or were unusable ('Unknown', 'Other', 'Pending'). These were replaced with 'best available' values. Missing YearBuilt values were populated from average values per Census Block. Missing Condition, Construction and Foundation values were populated with the highest-frequency CAMA values per Occupancy Class. Missing Area values were populated with the average CAMA values per Occupancy Class.

The resulting Building Inventory was used to populate the Hazus-MH General Building Stock and User Defined Facility tables. The updated General Building Stock was used to calculate flood and tornado losses. Changes to the building counts and exposure that were modeled in Hall County are sorted by General Occupancy in Table 1 at the beginning of this report. If replacements cost or building value were not present for a given record in the Assessor data, replacement costs were calculated from the Building Area (sqft) multiplied by the Hazus-MH RS Means (\$/sqft) values for each Occupancy Class.

Differences between the default and updated data are due to various factors. The Assessor records often do not distinguish parcels by occupancy class when the parcels are not taxable; therefore, the total number of buildings and the building replacement costs for government, religious/non-profit, and education may be underestimated.

User Defined Facilities

Building Inventory was used to create Hazus-MH User Defined Facility (UDF) inventory for flood modeling. Hazus-MH flood loss estimates are based upon the UDF point data. Buildings within the flood boundary were imported into Hazus-MH as User Defined Facilities and modeled as points.

Table 17: User Defined Facility Exposure

Class	Hazus-MH Feature	Counts	Exposure
BI	Building Exposure	75,444	\$14,536,245,885
Riverine UDF	Structures Inside 1% Annual Chance Riverine Flood Area	607	\$106,495,015

Assumptions

- Flood analysis was performed on Building Inventory. Building Inventory within the flood boundary was imported as User Defined Facilities. The point locations are parcel centroid accuracy.
- The analysis is restricted to the county boundary. Events that occur near the county boundary do not contain loss estimates from adjacent counties.
- The following attributes were defaulted or calculated:
 First Floor Height was set from Foundation Type
 Content Cost was calculated from Building Cost

Appendix H – Documentation of Municipal Participation

CITY/TOWN WORKSHEET

Municipality: Town of BraseltonCounty: Hall CountyCompleted by: Sandy Weinel, P.E., Town EngineerDate: October 25, 2022

CAPABILITIES/SERVICES (CHECK ALL THAT APPLY)

- LAW ENFORCEMENT
- FIRE PROTECTION
- GARBAGE AND SOLID-WASTE COLLECTION AND DISPOSAL
- PUBLIC HEALTH FACILITIES AND SERVICES
- STREET AND ROAD CONSTRUCTION AND MAINTENANCE
- PARKS, RECREATIONAL AREAS, PROGRAMS, AND FACILITIES
- STORM-WATER AND SEWAGE COLLECTION AND DISPOSAL SYSTEMS
- DEVELOPMENT, STORAGE, TREATMENT, PURIFICATION, AND DISTRIBUTION OF WATER
- PUBLIC HOUSING
- PUBLIC TRANSPORTATION
- LIBRARIES, ARCHIVES, AND ARTS AND SCIENCES PROGRAMS AND FACILITIES
- TERMINAL AND DOCK FACILITIES AND PARKING FACILITIES
- CODES, INCLUDING BUILDING, HOUSING, PLUMBING, AND ELECTRICAL
- AIR-QUALITY CONTROL
- THE CREATION, MODIFICATION, AND MAINTENANCE OF RETIREMENT OR PENSION SYSTEMS FOR LOCAL-GOVERNMENT EMPLOYEES
- PLANNING, ZONING, AND COMMUNITY DEVELOPMENT
- ELECTRIC OR GAS UTILITY SERVICES
- STREET LIGHTING

GOVERNMENT STRUCTURE

Is this a City or Town: TownNumber of Councilmembers: Four (4) Councilmembers

Are the elections city-wide or is it based on a geographical area (district)?

DistrictsLength of term for Councilmembers (in years): Four (4)-Year TermsAre the terms staggered or at the same time? Staggered

UNIQUE HAZARDS/INDUSTRY (PLEASE LIST/EXPLAIN)

None have been identified at this time.

POINTS OF INTEREST/TOURISM (PLEASE LIST/EXPLAIN)

Mulberry Riverwalk - approximately 1 mile of a 2-mile, natural path along the Mulberry River is located within Hall County

NOTABLE PAST HAZARD EVENTS (PLEASE LIST/EXPLAIN)

None identified at this time

ADDITIONAL NOTES

CITY/TOWN WORKSHEET

Municipality: City of Gillsville

County: Hall County and Banks County

Completed by: Sandra Helton

Date: 10-26-2022

CAPABILITIES/SERVICES (CHECK ALL THAT APPLY)

- LAW ENFORCEMENT
- FIRE PROTECTION
- GARBAGE AND SOLID-WASTE COLLECTION AND DISPOSAL
- PUBLIC HEALTH FACILITIES AND SERVICES
- STREET AND ROAD CONSTRUCTION AND MAINTENANCE
- PARKS, RECREATIONAL AREAS, PROGRAMS, AND FACILITIES
- STORM-WATER AND SEWAGE COLLECTION AND DISPOSAL SYSTEMS
- DEVELOPMENT, STORAGE, TREATMENT, PURIFICATION, AND DISTRIBUTION OF WATER
- PUBLIC HOUSING
- PUBLIC TRANSPORTATION
- LIBRARIES, ARCHIVES, AND ARTS AND SCIENCES PROGRAMS AND FACILITIES
- TERMINAL AND DOCK FACILITIES AND PARKING FACILITIES
- CODES, INCLUDING BUILDING, HOUSING, PLUMBING, AND ELECTRICAL
- AIR-QUALITY CONTROL
- THE CREATION, MODIFICATION, AND MAINTENANCE OF RETIREMENT OR PENSION SYSTEMS FOR LOCAL-GOVERNMENT EMPLOYEES
- PLANNING, ZONING, AND COMMUNITY DEVELOPMENT
- ELECTRIC OR GAS UTILITY SERVICES
- STREET LIGHTING

Intergovernmental agreement

GOVERNMENT STRUCTURE

Is this a City or Town: City

Number of Councilmembers: 5 council 1 mayor

Are the elections city-wide or is it based on a geographical area (district)?
district

Length of term for Councilmembers (in years): 4 yrs

Are the terms staggered or at the same time? Staggered

UNIQUE HAZARDS/INDUSTRY (PLEASE LIST/EXPLAIN)

Railroad

POINTS OF INTEREST/TOURISM (PLEASE LIST/EXPLAIN)

Pottery

NOTABLE PAST HAZARD EVENTS (PLEASE LIST/EXPLAIN)

ADDITIONAL NOTES



AGENDA ITEM

Planning and Development

REPORT TO: Work Session (02/06/23)

REPORT TO: Voting Meeting (02/09/23)

ITEM NO: 24/2023

SUBJECT: Approve the single source purchase of additional security equipment for the Hall County Government Center to Electronic Sales Co., Inc., of Gainesville, GA, in the amount of \$76,141.74.

Meetings:

Work Session Date: 02/06/23

Voting Meeting Date: 02/09/23

Executive Summary:

Presenter: BS
Recommendation:
Approve.

Purpose of Request:
Approve the single source purchase of additional security equipment for the Hall County Government Center to Electronic Sales Co., Inc., of Gainesville, GA, in the amount of \$76,141.74.

History:
Electronic Sales installed the security equipment in use today at the Hall County Government Center. This is to add to existing system.

Facts and Issues:
Electronic Sales Co., Inc. installed the current security system and this proposal for additional security was designed after a walk-through with Hall County personnel. Areas were identified as needed additional security access measures and this project will correct those immediate needs.

Options:

Funding Requested	\$ 76,141.74
Are funds within current budget?	Yes
Source of Funds	Capital Projects
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Buyer	Submit	Approve	Purchasing
DH	AD	RD	AP
Budget	Finance	Attorney	Administration
EW	WG	WLI	CR
Clerk			
JR			

Attachments:

Financial Supplement
Proposal
Single Source Form



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

AGENDA ITEM 24/2023

Funds Requested: \$ 76,141.74

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

Capital Projects

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2023	005 - CAPITAL PROJECTS	521 - MARSHALS	6007 - OTHER EQUIPMENT	\$76,141.74

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BS

Phone: 770-531-6762

Req. 25634

Access Control Electronic Sales P.O.

Estimate expires 2-10-23

Electronic Sales Quote: \$76,141.74

Electronic Sales Vendor Code- 00012153

Vendor Proposal # 14057

Hall County Req #- 25630

CIP Budget Item

Dept- 521

Account- 6007

Ordering-

- 14 Honeywell 2-Door access control panel
- 24- Honeywell Car Readers
- 16 Electric Strikes and various equipment to install badge access to [REDACTED] and [REDACTED]
[REDACTED]
- Various accessory equipment



Electronic Sales Co., Inc.
2471 Hilton Drive
Gainesville, GA 30501
Tel: (770)532-3334 Fax: (770)536-6782

Proposal

Client Information

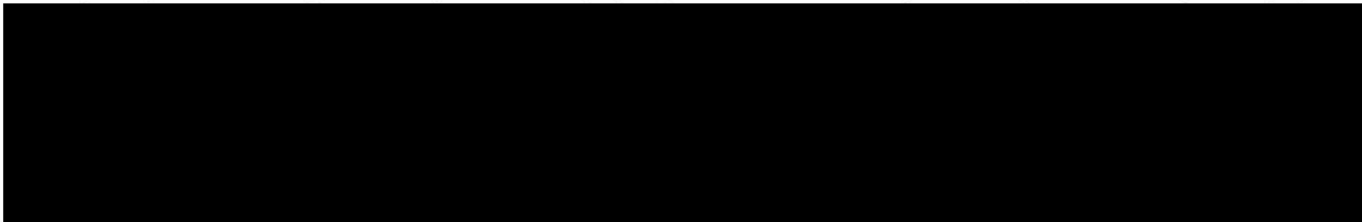

Hall Co Government Center (Access/CCTV) *
2875 Brown's Bridge Road
Gainesville, GA 30501

Proposal Number 14057
Date 1/11/2023 **Expires** 2/10/2023
Salesperson Cory Cooley

**BUDGETARY PRICING FOR ACCESS CONTROL ADDITIONS

Toby Cato
770-531-6702
tcato@hallcounty.org

Special Notes:

1. Proposal was designed after walk-through with Hall County personnel. See attached drawing that shows equipment locations.
2. Regarding the door hardware/locksmithing it appeared most of the doors we are installing strikes on have "storeroom functionality". This means you can use a key to override and unlock to bypass the strike to gain access into the secured side as well as badge in with your card.
3. All of the doors will still enable you to have "free egress" when existing the secure side per fire codes. If the door hardware isn't "storeroom functionality" then we will have to swap it out; to be determined at site before installation.
4. ESC technicians to coordinate with Hall County MIS to get a data drop at each of these 24 panel locations. Many of these 24 panel locations are already located near an IT data closet or where there is existing networking. We will need an internal IP address for each panel.
5. Hall County facilities and Kevin Ivey have always assisted ESC technicians when installing equipment regarding AC power. Most of these panel locations already have AC power nearby but some modifications may be needed; to be determined at site with Kevin Ivey and ESC technicians.
6. 
7. If we could meet with  we could then change the status of this quote from Budgetary to Firm.



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Proposal

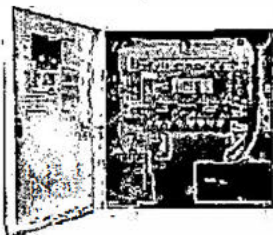
Client Information

Hall Co Government Center (Access/CCTV) *
 2875 Brown's Bridge Road
 Gainesville, GA 30501

Proposal Number 14057
Date 1/11/2023 **Expires** 2/10/2023
Salesperson Cory Cooley

Qty	Description	Unit Price	Tax	Total
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14	Honeywell MPA1002UM MAXPRO Access 2 Two-Door Control	\$1,908.56	\$0.00	\$26,719.84
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Locations: [REDACTED]

Main Features:

- All the benefits of traditional access control with a browser-based interface
- User-friendly design with push-in connectors makes it simple to install and easy to operate and maintain
- No dedicated software is needed; just login and manage from anywhere
- Integrates to MAXPRO Cloud, Standalone and WINPAK
- Flexible and scalable
- Card-to-cloud secure, OSDP
- Reduce installation time and cost with click and done RJ45 Connectors
- PoE, edge installation saving cabling costs
- Faster web interface
- [REDACTED]
- Special S5 Cable to install/connect/supervise access control doors with RJ45 connectors

24	Honeywell #NC-OP40HON Proximity Card Reader	\$297.36	\$0.00	\$7,136.64
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Locations: [REDACTED]

Maximum Operating Distance: 4.02"
 Color: Black, Gray, Ivory
 Height: 4.3"
 Width: 3"
 Depth: 0.6"

16	Hes 1500C630 Electric Strike	\$412.29	\$0.00	\$6,596.64
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Locations: [REDACTED]

HES 1500C-630 Complete Pac Electric Strike Kit For Latchbolts, Stainless Steel
 UL 10C fire-rated, 3 hour single door (fail secure only)
 UL 10C fire-rated, 1-1/2 hour double door
 CAN4-S104(ULC-S104) fire door conformant





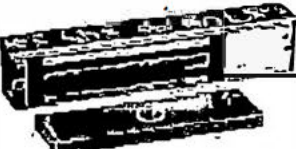
Electronic Sales Co., Inc.
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Gainesville, GA 30501

Proposal Number 14057
Date 1/11/2023 **Expires** 2/10/2023
Salesperson Cory Cooley

Qty	Description	Unit Price	Tax	Total
1	HES #HE-96630 Electric Door Strike  Location: [REDACTED] <ul style="list-style-type: none">- ANSI 250.13-2003 Severe Windstorm listed- .45 Amps at 12 VDC continuous duty- .25 Amps at 24 VDC continuous duty- PoE friendly- Installs in metal or wood frames- Separate base and cover for easy adjustments- Stainless steel construction- Tamper resistant- Static strength 2,000 lbs.- Dynamic strength 120 ft-lbs.- Endurance 1,000,000 cycles- Field selectable fail safe/fail secure- Dual voltage 12 or 24 VDC- Horizontal adjustment- Non-handed- Internally mounted solenoid- Accommodates up to 3/4" Pullman latch	\$464.28	\$0.00	\$464.28
2	Safety Technology 2108XTEN Green Stopper Station  Location: [REDACTED]	\$248.56	\$0.00	\$497.12
2	Rutherford Control 831028 1500lb Maglock  Locations: [REDACTED]	\$449.72	\$0.00	\$899.44



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Proposal Number 14057
Date 1/11/2023 Expires 2/10/2023
Salesperson Cory Cooley

Qty	Description	Unit Price	Tax	Total
2	Honeywell DS150I Request to Exit Motion Detector Locations: [REDACTED]	\$107.13	\$0.00	\$214.26
1	Platinum Tools #TS-106167C RJ45 CAT5E Round Cable - Connector Details: 1 x RJ-45 Male Network - Connector Plating: Gold-plated Contacts - Features: Stranded - Material: Phosphor Bronze - Contact, Polycarbonate	\$18.56	\$0.00	\$18.56
1	Holdup Button Latch Location: [REDACTED]	\$24.28	\$0.00	\$24.28
4	Honeywell 18/6 Stranded OAS CMPCL2P Cable 5C Beige #WG-32165512	\$297.13	\$0.00	\$1,188.52
4	Honeywell 18/2 Stranded Jacketed CL2P Cable 5C Beige #WG-31145512	\$108.56	\$0.00	\$434.24
4	Honeywell 18/4 Stranded Jacketed CL2P Cable 5C Beige #WG-31155512	\$184.28	\$0.00	\$737.12
1	Honeywell 24/4 1000' CAT5E Cable Blue - #WG-63301106	\$142.85	\$0.00	\$142.85
1	Shipping and Handling	\$15.00	\$0.00	\$15.00
1	Incidental Supplies	\$12.95	\$0.00	\$12.95
1	ESC Labor Includes: Labor, Tools, Programming and Final Testing	\$31,040.00	\$0.00	\$31,040.00



Sub Total	\$76,141.74
Sales Tax	\$0.00
Total This Proposal	\$76,141.74



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2875 Brown's Bridge Road
Gainesville, GA 30501

Proposal Number 14057
Date 1/11/2023 **Expires** 2/10/2023
Salesperson Cory Cooley

50% Due at the time of order placement; 50% Due and Payable to the installation technician at completion.
Credit Card Orders/Payments in excess of \$1,500.00 require the addition of a 3.0% processing fee (per occurrence).

Please print name here

Please sign name here

Date Approved

Limitation of liability. You acknowledge that neither the company nor its affiliates, nor any of its or their agents, representatives, suppliers, service providers, contractors or subcontractors is an insurer of or against any potential or actual loss or damage to person or property that may occur in or at the premises, whether as a result of burglary, theft, fire, smoke, carbon monoxide poisoning, physical harm to any person, entry in or onto the premises, the conduct of any persons in or on the premises, or otherwise. You acknowledge that the payments you make under this agreement are not related to the value of the premises, your possessions, or the persons occupying or at any time present in or on the premises, but rather are based on the cost of the system and the services, and take into consideration the protections afforded to company under this agreement. The company expressly denies and disclaims all liability for any loss or damage which may occur prior to, at or after signing this agreement. This includes liability based on contract, tort, negligence of any degree, warranty (including merchant ability and fitness for a particular purpose) and all other theories of liability.

If the company or any of its affiliates, or any of its or their agents, representatives, suppliers, service providers, contractors or subcontractors are found liable for any loss or damage due to its or their negligence or the failure to perform its or their obligations under this agreement, including installing, monitoring, repairing or taking over the system, in any respect at all, the maximum liability (including joint and several liability) will be \$250.00. The company may assume a greater liability upon your request, but only for an additional charge agreed upon by you and the company. If the company does so a rider to this agreement must be signed by you and the company. Under no circumstance shall the company's agreement to increase its limit of liability be construed or interpreted to hold it or its agents, representatives, suppliers, service providers, contractors or subcontractors as insurers.



Sole Source/Brand and Single Source Justification

Request Submitted By

Name:	
Job Title:	
Department:	
E-Mail Address:	
Date of Request:	

Request Details

Sole Source: Any contract entered into without a competitive solicitation process, based on a justification that only one known source exists or that only one single supplier can fulfill the requirements of the County.

Sole Brand: A purchasing situation in which only one brand of equipment/supply, etc. will meet the requirements of the County.

Single Source: Any contract entered into without a competitive solicitation process, based on a justification that two or more vendors can supply the commodity, technology, and/or perform the services required by an agency, but one vendor is selected over the others for reasons such as expertise or previous experience with similar contracts.

For Sole Source or Sole Brand, identify efforts made to locate other possible sources.

--

Desired Supplier Name:
Desired Supplier Email:
Desired Supplier Phone Number:

Scope of Work

Provide a detailed description of commodities/services to be provided. Also, include the following details: exact or estimated quantity, per unit price, and the total estimated cost.

Justifying a Sole Source/Brand

Provide an explanation why only a particular style, model, type or manufacturer is required (i.e. why the commodity is the only commodity which will meet the County needs).

Provide a detailed description of proposed source's unique capabilities and/or personnel to perform the work and why this is the only source.

Justifying a Single Source

Provide an explanation why the recommended vendor is being selected over other vendors that can provide the requested commodity, technology, and/or perform the services required.

--

Letter from Original Equipment Manufacturer (required):

Attached

Purchasing Use Only

Buyer:

Buyer E-Mail Address:

Buyer Telephone:

Contract #:

Contract Name:

If publicly solicited, number of protests:

Outcome:

Bid # (if competitively bid):

Purchase Order #:



AGENDA ITEM

Planning and Development

REPORT TO: Work Session (02/06/23)

REPORT TO: Voting Meeting (02/09/23)

ITEM NO: 7/2023

SUBJECT: Public hearing to approve the Malt Beverage and Distilled Spirits Consumption License for La Hacienda-Taco Fiesta located at 1714 Atlanta Highway, Gainesville, GA 30501. Owner is Plaza La Villita, LLC; Managing Agent and Registered Agent is Gracia Torres of Gainesville. Commission District 4.

Meetings:

Work Session Date: 02/06/23

Voting Meeting Date: 02/09/23

Executive Summary:

Presenter: RD

Recommendation:

Approve

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? No

Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
BS	RD	EW	WG
Attorney	Administration	Clerk	
WLI	CR	JR	

Attachments:



AGENDA ITEM

Planning and Development

REPORT TO: Work Session (02/06/23)

REPORT TO: Voting Meeting (02/09/23)

ITEM NO: 47/2023

SUBJECT: **5741 Holiday Road | Rezone** | from Highway-Business (H-B) to Planned Commercial Development (PCD) on a 2.12± acre tract located on the east side of Holiday road at its intersection with Green Road | Zoned H-B; Tax Parcel 07329 001005 | **Proposed use: boat & RV storage** | Commission District 2 | **Torris J. Babbs, PE, applicant.** NOTE: Tabled at the December 8, 2022 Voting Meeting until the January 26, 2023 Voting Meeting. NOTE: Tabled at the January 26, 2023 Voting Meeting until the February 9, 2023 Voting Meeting.

Meetings:

Work Session Date: 02/06/23

Voting Meeting Date: 02/09/23

Executive Summary:

Presenter: RD

Recommendation:

Approval, with conditions: 1. The applicant shall be required to meet all applicable local, state, and/or federal regulations required as part of the land development process. 2. The development shall be developed in accordance with Gateway Corridor Standards. 3. The property shall have access from 6 a.m. – 11 p.m., Monday - Sunday. 4. The development shall occur as depicted in the submitted site plan and narrative.

Purpose of Request:

5741 Holiday Road | Rezone | from Highway-Business (H-B) to Planned Commercial Development (PCD) on a 2.12± acre tract located on the east side of Holiday road at its intersection with Green Road | Zoned H-B; Tax Parcel 07329 001005 | Proposed use: boat & RV storage | Commission District 2 | Torris J. Babbs, PE, applicant.

History:

Facts and Issues:

Options:

Funding Requested \$ 0.00

Are funds within current budget? No

Source of Funds

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

Has it been reviewed by the County Attorney? Yes

Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
JR	JR	JR	JR
Attorney	Administration	Clerk	
JR	JR	JR	

Attachments:

Updated Board Memo - as of 1/20/2023

Board Memo

Rezone Recommendation Report

Use Recommendation Report

Application

Narrative

Site plan

Maps

Deed

Environmental Health Comments

GDOT Comments

Public Works Comments

Fire Comments

Public Comments

Notice Sign Photos

Updated Notice Signs



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Randi Doveton

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

From: Randi Doveton, Director

Date: January 20, 2023

Subject: **5741 Holiday Road | Rezone** | from Highway-Business (H-B) to Planned Commercial Development (PCD) on a 2.12± acre tract to allow boat & RV storage | Torris J. Babbs, PE, applicant.

*This item originally appeared before the BOC on December 8, 2022 and was tabled to the January 26, 2023 voting meeting to allow the applicant an opportunity to prepare a revised site plan that did not access Holiday Road and to address concerns raised during the public hearing. **To date, no revised site plan has been submitted.***

*The applicant failed to post the required signs at least 15 days prior to the meeting; therefore, **staff requests that this be tabled to the February 9, 2023 BOC voting meeting. The public portion of the meeting was closed on December 8, 2023, so the February 9, 2023 meeting will be for a vote only.***

The applicant sought approval to rezone the property to allow covered boat and RV storage. *This item was presented to the Planning Commission as a rezoning report and a conditional use report. However, the Planning Commission opined that since it was advertised as a single item and since planned developments have historically been voted on as one item, that this should be heard and voted on as one item.* The item is located within Commission District 2.

At their November 7, 2022 meeting, the Hall County Planning Commission voted to recommend approval of this request with four (4) conditions **(5-0)**.

There were two (2) written comments in opposition submitted in advance of the Planning Commission meeting but no one spoke during the public hearing.

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

Planning Commission Rezoning Approval Conditions:

1. The applicant shall be required to meet all applicable local, state, and/or federal regulations required as part of the land development process.

2. The development shall be developed in accordance with Gateway Corridor Standards.
3. The property shall have access from 6 a.m. – 11 p.m., Monday - Sunday.
4. The development shall occur as depicted in the submitted site plan and narrative.

Staff recommended approval to the Planning Commission **based on the findings that this request is consistent with the Comprehensive Plan and that it meets the criteria outlined in [17.380.060](#)**

For your Consideration

These items support approval

1. The current land use pattern is a mixture of single family residential properties and commercial parcels. Adjacent to the subject parcel to the north is a Highway Business (H-B, [17.150](#)) zoned parcels and adjacent to the south is a property within the City of Buford.
2. The proposed zoning of Planned Commercial District (PCD, [17.180.080](#)) is consistent with the Comprehensive Plan as the property is part of the Lake Supportive corridor, where the intent is to develop commercial uses that are boat related (boat sales, storage and equipment sales) or compliment recreational use of Lake Lanier (such as locally-owned restaurants).
3. The proposed development is adjacent to a commercially zoned property and is consistent with the recommendations of the Comprehensive Plan.
4. The proposed development is in conformance with existing zoning districts and adjacent development pattern. The submitted narrative states that the proposed development will be in accordance with the Gateway Corridors Overlay District (GCOD, [17.420](#)) standards.
5. The proposed zoning is adjacent to a Highway Business (H-B, [17.150](#)).

These items support denial

1. The property is currently zoned Highway Business with a pending rezoning request for PDC. As currently zoned, H-B, the property does have reasonable economic uses. The current request is for a conditional use permit to allow boat & RV storage within the Gateway Corridors Overlay District (GCOD, [17.420](#)). In a PDC, all uses require Planning Commission and Board of Commissioners approval ([17.180.080](#)).
2. Staff has not identified a hardship imposed on the property owner as the property is currently zoned.



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Randi Doveton

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

From: Randi Doveton, Director

Date: November 16, 2022

Subject: **5741 Holiday Road | Rezone** | from Highway-Business (H-B) to Planned Commercial Development (PCD) on a 2.12± acre tract to allow boat & RV storage | Torris J. Babbs, PE, applicant.

The applicant sought approval to rezone the property to allow covered boat and RV storage. *This item was presented to the Planning Commission as a rezoning report and a conditional use report. However, the Planning Commission opined that since it was advertised as a single item and since planned developments have historically been voted on as one item, that this should be heard and voted on as one item.* The item is located within Commission District 2.

At their November 7, 2022 meeting, the Hall County Planning Commission voted to recommend approval of this request with four (4) conditions **(5-0)**.

There were two (2) written comments in opposition submitted in advance of the Planning Commission meeting but no one spoke during the public hearing.

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

Planning Commission Rezoning Approval Conditions:

1. The applicant shall be required to meet all applicable local, state, and/or federal regulations required as part of the land development process.
2. The development shall be developed in accordance with Gateway Corridor Standards.
3. The property shall have access from 6 a.m. – 11 p.m., Monday - Sunday.
4. The development shall occur as depicted in the submitted site plan and narrative.

Staff recommended approval to the Planning Commission **based on the findings that this request is consistent with the Comprehensive Plan and that it meets the criteria outlined in [17.380.060](#)**

For your Consideration

These items support approval

1. The current land use pattern is a mixture of single family residential properties and commercial parcels. Adjacent to the subject parcel to the north is a Highway Business (H-B, [17.150](#)) zoned parcels and adjacent to the south is a property within the City of Buford.
2. The proposed zoning of Planned Commercial District (PCD, [17.180.080](#)) is consistent with the Comprehensive Plan as the property is part of the Lake Supportive corridor, where the intent is to develop commercial uses that are boat related (boat sales, storage and equipment sales) or compliment recreational use of Lake Lanier (such as locally-owned restaurants).
3. The proposed development is adjacent to a commercially zoned property and is consistent with the recommendations of the Comprehensive Plan.
4. The proposed development is in conformance with existing zoning districts and adjacent development pattern. The submitted narrative states that the proposed development will be in accordance with the Gateway Corridors Overlay District (GCOD, [17.420](#)) standards.
5. The proposed zoning is adjacent to a Highway Business (H-B, [17.150](#)).

These items support denial

1. The property is currently zoned Highway Business with a pending rezoning request for PDC. As currently zoned, H-B, the property does have reasonable economic uses. The current request is for a conditional use permit to allow boat & RV storage within the Gateway Corridors Overlay District (GCOD, [17.420](#)). In a PDC, all uses require Planning Commission and Board of Commissioners approval ([17.180.080](#)).
2. Staff has not identified a hardship imposed on the property owner as the property is currently zoned.

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Torris J. Babbs, PE

Request Rezone from Highway-Business (H-B) to Planned Commercial Development (PCD)

Proposed Use Boat & RV storage

Size 2.12± acres

Zoning Current Highway-Business (H-B) | Proposed Planned Commercial Development (PCD)

Location **5741 Holiday Road | Tax Parcel 07329 001005**

Commission District Two

Planning Commission Date November 7, 2022

Staff Recommendation **Approval with conditions based on the findings that this request is consistent with the Comprehensive Plan and that it meets the criteria outlined in [17.380.060](#)**

Planning Commission Recommendation.....**Approval, with conditions**

Vote: 5-0

Planning Commission conditions.

1. The applicant shall be required to meet all applicable local, state, and/or federal regulations required as part of the land development process.
2. The development shall be developed in accordance with Gateway Corridor Standards.
3. The property shall have access from 6 a.m. – 11 p.m., Monday - Sunday.
4. The development shall occur as depicted in the submitted site plan and narrative.

Public Forum:

There were no comments in support or opposition.

Summary Analysis

The applicant is requesting to rezone the 2.12 acre property from Highway Business (H-B, [17.150](#)) to Planned Commercial District (PCD, [17.180.080](#)) for the purpose of developing a boat & RV storage lot with 67 covered parking spaces. The narrative continues to explain that the existing residence will be remodeled and brought up to commercial code to serve as an office space for the development.

The narrative explains that the development will be in accordance with the requirements Gateway Corridors Overlay District (GCOD, [17.420](#)), including exterior building materials, site lighting, and signage. Access to the site will be from Holiday Road, with no access proposed on Lanier Islands Parkway. The proposed hours of operation will be 6:00 am – 10:00 pm via an access controlled gate. The office will be staffed between the hours of 9:00 am – 6:00 pm. The proposed driveway will be approximately 75 feet in length before an access gate to allow for vehicle stacking. The site will be graded and a stormwater detention facility will be installed adjacent to Lanier Islands Parkway / State Route 347.

The current request is to rezone the property. A concurrent conditional use application has been submitted for boat & RV storage. A separate staff report has been prepared for the conditional use.

- ***The Planning Commission can hear these items simultaneously but must vote on them separately.***
- ***Within the Gateway Corridors Overlay District (GCOD, [17.420](#)), boat & RV storage requires conditional use approval from the Board of Commissioners, which is being heard concurrent to this request.***

Should the Planning Commission deny the rezoning request, the conditional use subject to County Commission is automatically denied since boat & RV storage are not allowed in the H-B district.

No variances were requested as part of this application and none have been identified during the zoning analysis.

Based on the future land-use plan, staff finds the ***requested zoning designation*** is consistent with the future land use map designation of Lake Area Residential and within a Lake Supportive corridor; [2022-Comprehensive-Plan, page 35](#) .

Zoning Analysis

The proposed boat & RV storage facility is consistent with the Comprehensive Plan as the property is part of the Lake Supportive corridor where the intent is to develop commercial uses that are boat related (boat sales, storage and equipment sales) or compliment recreational use of Lake Lanier (such as locally-owned restaurants); [2022-Comprehensive-Plan, page 35](#) .

When considering a zoning amendment to the zoning maps, the following items must be considered:

1. Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed boat and RV storage development is proposed adjacent to a Highway Business (H-B, [17.150](#)) zoned parcel which was recently approved to be used as additional parking for a nearby business.**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The zoning proposal should not have an adverse effect on the existing use or usability of adjacent or nearby property. Boat & RV storage traditionally a low impact use, with those who store their vehicles on the property visiting infrequently. The request is for a**

PCD district and all uses within a PCD district require Planning Commission and Board of Commissioners approval.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property is currently being used as a residential rental and as such has reasonable economic use as currently zoned. The decision to rezone the property is that of the property owner. There are a number of permitted and conditional uses allowed in the H-B District ([17.150](#)).**
4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **No, the proposed use of a boat & RV storage facility will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service.**
5. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed zoning of Planned Commercial District (PCD, [17.180.080](#)) is consistent with the Comprehensive Plan as the property is part of the Lake Supportive corridor, where the intent is to develop commercial uses that are boat related (boat sales, storage and equipment sales) or compliment recreational use of Lake Lanier (such as locally-owned restaurants).**
6. The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**
7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff has not identified that the existing property values have been impacted by the existing zoning.**
8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is not currently vacant, it is developed with a single family residence which currently serves as a rental property.**
10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions that affect the use and development of the property.**
11. Whether the change would create an isolated district unrelated to the surrounding districts, such as "spot zoning;" **The proposed zoning is adjacent to a Highway Business (H-B, [17.150](#)).**

12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.**
 13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request does not appear to be out of scale with the needs of the County as a whole, as there is a need for additional storage facilities in proximity to Lake Lanier.**
 14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support the boat & RV storage without rezoning.**
 15. Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The proposed use could not be handled alternatively as a variance. The proposed use is not allowed within the current zoning district.**
 16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **The property will be required to meet all local, state, and federal requirements pertaining to stormwater management as part of the development process. No permits will be issued until the applicant completes the Hall County Development Review process.**
 17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**
- The property falls within the **Gateway Corridors Overlay District, (17.420.)** which provides supplemental design standards for non-residential property development. The subject property will be subject to the standards found within [17.420.050](#) (non-residential property development standards) which relate to building materials, landscaping, and buffer requirements.
 - **Submission requirements for a rezoning request (17.380.050.):**
 - A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in [chapter 17.30](#) to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **Proposal meets the requirement. Applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**
 - B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:
 1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section [17.380.060.C](#) of this section [chapter]. **Proposal does not meet the requirement, as the applicant has not addressed the review and approval criteria in [Section 17.380.060.C](#). The applicant did submit a narrative but it does not specifically address each of the criteria listed.**

2. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the planning commission and county commission shall evaluate the application based on the most intense possible land use permitted in the proposed district. **Proposal meets the requirement.**
3. For any application for a slow rate land treatment system (see [chapter 17.20](#)), the following additional requirements apply. **This project does not proposed a slow rate land treatment system so this is not applicable.**
4. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. **The proposed development is commercial and nature and as such this requirement is not applicable.**

Development Support and Constraints –Departmental /agency comments

Hall County Environmental Health

An email dated October 18, 2022 from Emily McGahee states: “Must meet all Environmental Health commercial septic system permitting requirements. 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/modification may be required after review of business plan.”

Hall County Fire Rescue

In an email dated October 20, 2022, Lieutenant John Hornick, NPQ Fire Inspector 1, Plans Review, states:

1. IFC Section 507, all storage buildings must be with in the 400’ hose lay distance requirements from a fire hydrant as the truck travels. Fire hydrant(s) may have to be installed along the fire access route to meet the hose lay distance requirements.
2. IFC Section 506.1, access controlled gate will require a Knox key switch override device for fire department access into the gated development.

Hall County Public Works and Utilities

In a memo dated October 20, 2022, from Srikanth Yamala, Director of Public Works and Utilities, the following comments were provided:

Engineering:

The site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:

Driveway will need to meet Hall County commercial standards

Utilities:

No comments

Hall County Tax Assessors

No comments were provided.

Gainesville Water Resources

No comments were provided.

Georgia Department of Transportation

Per an email dated October 20, 2022, Parker Niebauer, District 1 Traffic Operations Supervisor confirmed that GDOT coordination will be required.

➤ **Excerpts from the minutes of the November 7, 2022 meeting**

Applicant's Presentation:

Randi Doveton, Planning Director, presented a summary of the request. Ms. Doveton stated that this application was written as a rezone and conditional use that will be heard and voted on together.

Torris Babbs, presented the request. The applicant stated that the location would accommodate with the proposed development.

Planning Commission Comments:

Mr. Braswell questioned if the existing structure would be utilized as an office. The applicant stated that was correct, they will bring it to commercial code. Mr. Bell questioned hours of operation. The applicant stated customers will have access from 6 a.m. - 11 p.m.

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

Conditions:

1. *The applicant shall be required to meet all applicable local, state, and/or federal regulations required as part of the land development process.*
2. *The development shall be developed in accordance with Gateway Corridor Standards.*
3. *The property shall have access from 6 a.m. – 11 p.m., Monday - Sunday.*
4. *The development shall occur as depicted in the submitted site plan and narrative.*

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant Torris J. Babbs, PE

Request Conditional use to allow boat & RV storage

Proposed Use Boat & RV storage

Size 2.12± acres

Zoning Current Highway-Business (H-B) | Proposed
Planned Commercial Development (PCD)

Location **5741 Holiday Road** | Tax Parcel 07329 001005

Commission District Two

Planning Commission Date November 7, 2022

Staff Recommendation **Approval with conditions based on the findings that this request is consistent with the Comprehensive Plan and that it meets the criteria outlined in [17.380.060](#)**

Planning Commission Recommendation..... **This item was heard as a Rezone and Conditional Use but voted on as one, recommending approval with conditions**

Planning Commission Rezoning Conditions:

1. The applicant shall be required to meet all applicable local, state, and/or federal regulations required as part of the land development process.
2. The development shall be developed in accordance with Gateway Corridor Standards.
3. The property shall have access from 6 a.m. – 11 p.m., Monday - Sunday.
4. The development shall occur as depicted in the submitted site plan and narrative.

The following report is being written under the assumption that the concurrent rezoning request is approved.

- *The Planning Commission can hear the rezoning and conditional use items simultaneously but must vote on them separately.*
- Within the Gateway Corridors Overlay District (GCOD, [17.420](#)), boat & RV storage requires conditional use approval from the Board of Commissioners.

Should the Planning Commission deny the rezoning request, the conditional use subject to County Commission is automatically denied since boat & RV storage are not allowed in the H-B district.

Public Forum:

There were no comments in support or opposition.

Summary Analysis

The applicant is requesting conditional use approval on a 2.12± acre tract of land zoned currently zoned Highway Business (H-B, [17.150](#)) for the purpose of developing a boat & RV storage lot with 67 covered parking spaces.

The narrative explains that the development will be in accordance with the requirements Gateway Corridors Overlay District (GCOD, [17.420](#)), including exterior building materials, site lighting, and signage. The narrative continues to explain that the existing residence will be remodeled and brought up to commercial code to serve as an office space for the development. Access to the site will be from Holiday Road, with no access proposed on Lanier Islands Parkway. The proposed hours of operation will be 6:00 am – 10:00 pm via an access controlled gate. The office will be staffed between the hours of 9:00 am – 6:00 pm. The proposed driveway will be approximately 75 feet in length before an access gate to allow for vehicle stacking. The site will be graded and a stormwater detention facility will be installed adjacent to Lanier Islands Parkway / State Route 347.

No variances were requested as part of this application and none have been identified during the zoning analysis.

Based on the future land-use plan, staff finds the *requested zoning designation* is consistent with the future land use map designation of Lake Area Residential and within a Lake Supportive corridor; [2022-Comprehensive-Plan, page 35](#) .

Zoning Analysis

When considering a conditional use certain criteria must be considered.

(a) The existing land use pattern. **The current land use pattern is a mixture of single family residential properties and commercial parcels. Adjacent to the subject parcel to the north is a Highway Business (H-B, [17.150](#)) zoned parcels and adjacent to the south is a property within the City of Buford.**

(b) Whether the proposed use would have an adverse effect on the comprehensive land development plan. **The proposed zoning of Planned Commercial District (PCD, [17.180.080](#)) is consistent with the Comprehensive Plan as the property is part of the Lake Supportive corridor, where the intent is to develop commercial uses that are boat related (boat sales, storage and equipment sales) or compliment recreational use of Lake Lanier (such as locally-owned restaurants).**

(c) Whether all proposed structures, equipment or material will be readily accessible for fire and police protection. **The proposed development will be reviewed through the Development Review process, and as such will be required to meet all applicable life safety regulations prior to permit issuance.**

(d) Whether the proposed use will be of such location, size, and character that, in general, it will be in harmony with the appropriate and orderly development of the area in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties or a deterrent to the improvement of adjacent properties in accordance with the zoning classification of such properties, the existing land use pattern, or the comprehensive land development plan. **The proposed development is adjacent to a commercially zoned property and is consistent with the recommendations of the Comprehensive Plan.**

(e) Whether, in the case of any use located in, or directly adjacent to, a residential district or area:

(i) The nature and intensity of operations will be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, said residential district or area, or conflict with the normal traffic of the neighborhood; and **The proposed development is not anticipated to lead to hazardous or inconvenient conditions for pedestrian or vehicular traffic.**

(ii) The location and height of buildings, and other structures, and the crosswalks or pedestrian ways are nature and extent of screening, buffering or landscaping on the site will be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings in conformance with existing zoning districts and development pattern. **The proposed development is in conformance with existing zoning districts and adjacent development pattern. The submitted narrative states that the proposed development will be in accordance with the Gateway Corridors Overlay District (GCOD, [17.420](#)) standards.**

(f) Whether the proposed use will increase the population density resulting in the increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.; or approval of the use would encourage adjacent areas to develop at higher densities than provided in the comprehensive plan resulting in the overtaxing of such public facilities. **The proposed development is not residential and thus will not increase the population density resulting in the increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.; nor will the approval of the use encourage adjacent areas to develop at higher densities than provided in the comprehensive plan resulting in the overtaxing of such public facilities.**

(g) Whether the proposed use will cause a health hazard, a public safety problem, or nuisance created or excessively increasing traffic and associated congestion; creating a drainage problem; generating unnecessary disturbances due to noise, the emittance of smoke or other contaminants, odor, electrical interference or causing pollution to land, air and/or water. **The proposed boat & RV storage use will not cause a health hazard, a public safety problem, or nuisance created or excessively increasing traffic and associated congestion; creating a drainage problem; generating unnecessary disturbances due to noise, the emittance of smoke or other contaminants, odor, electrical interference or causing pollution to land, air and/or water.**

(h) Whether the proposed change will adversely affect property values in adjacent areas. **Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is complete.**

(i) Whether there are substantial reasons why the property cannot be used for a permitted use in the district where the property is located. **Outdoor storage requires a conditional use approval to be permitted within the Gateway Corridors Overlay District (GCOD, [17.420](#)).**

Per Planning Commission and Hall County Commission consideration and decision ([17.380.060](#)) the planning commission shall study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry shall be considered, to wit:

1. Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property. **The current land use pattern is a mixture of single family residential properties and commercial parcels. Adjacent to the subject parcel to the north is a Highway Business (H-B, [17.150](#)) zoned parcels and adjacent to the south is a property within the City of Buford.**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. **The proposed zoning of Planned Commercial District (PCD, [17.180.080](#)) is consistent with the Comprehensive Plan as the property is part of the Lake Supportive corridor, where the intent is to develop commercial uses that are boat related (boat sales, storage and equipment sales) or compliment recreational use of Lake Lanier (such as locally-owned restaurants).**
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. **The property is currently zoned Highway Business with a pending rezoning request for PDC. As currently zoned, H-B, the property does have reasonable economic uses. The current request is for a conditional use permit to allow boat & RV storage within the Gateway Corridors Overlay District (GCOD, [17.420](#)). In a PDC, all uses require Planning Commission and Board of Commissioners approval ([17.180.080](#)).**
4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service. **The proposed development is unlikely to cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities, or emergency medical services.**
5. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area. **The proposed zoning of Planned Commercial District (PCD, [17.180.080](#)) is consistent with the Comprehensive Plan as the property is part of the Lake Supportive corridor, where the intent is to develop commercial uses that are boat related (boat sales, storage and equipment sales) or compliment recreational use of Lake Lanier (such as locally-owned restaurants).**
6. The extent to which property values are diminished by the existing zoning restrictions. **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public. **Staff has not identified that the existing property values have been impacted by the existing zoning.**
 8. The relative gain to the public as compared to the hardship imposed upon the individual property owner. **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
 9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property. **The property is not currently vacant, it is developed with a single family residence which currently serves as a rental property.**
 10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal. **Staff is not aware of any changing conditions that affect the use and development of the property.**
 11. Whether the change would create an isolated district unrelated to the surrounding districts, such as "spot zoning." **The proposed zoning is adjacent to a Highway Business (H-B, [17.150](#)).**
 12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area. **There is no evidence that the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.**
 13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood. **The request does not appear to be out of scale with the needs of the County as a whole, as there is a need for additional storage facilities in proximity to Lake Lanier.**
 14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned. **There are other properties within the County that support commercial uses based on the Future Land Use Map**
 15. Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]. **The request could not be handled alternatively as a variance.**
 16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted. **The property will be required to meet all local, state, and federal requirements pertaining to stormwater management as part of the development process.**
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-

- The property falls within the **Gateway Corridors Overlay District, (17.420.)** which provides supplemental design standards for non-residential property development. The subject property will be subject to the standards found within [17.420.050](#) (non-residential property development standards) which relate to building materials, landscaping, and buffer requirements.
 - Within the **Gateway Corridors Overlay District, (17.420.)**, the use of boat & RV storage requires conditional use approval from the Board of Commissioners, resulting in this request. A companion case to rezone the property to **Planned Commercial District (PCD, 17.180.080)** is running concurrent to this request.

Development Support and Constraints –Departmental /agency comments

Hall County Environmental Health

An email dated October 18, 2022 from Emily McGahee states: “Must meet all Environmental Health commercial septic system permitting requirements. 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/modification may be required after review of business plan.”

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The site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:

Driveway will need to meet Hall County commercial standards

Utilities:

No comments

Hall County Tax Assessors

No comments were provided.

Gainesville Water Resources

No comments were provided.

Georgia Department of Transportation

Per an email dated October 20, 2022, Parker Niebauer, District 1 Traffic Operations Supervisor confirmed that GDOT coordination will be required.

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Randi Doveton, Planning Director, presented a summary of the request. Ms. Doveton stated that this application was written as a rezone and conditional use that will be heard and voted on together.

Torris Babbs, presented the request. The applicant stated that the location would accommodate with the proposed development.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell questioned if the existing structure would be utilized as an office. The applicant stated that was correct, they will bring it to commercial code. Mr. Bell questioned hours of operation. The applicant stated customers will have access from 6 a.m. - 11 p.m.

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

Conditions:

1. *The applicant shall be required to meet all applicable local, state, and/or federal regulations required as part of the land development process.*
2. *The development shall be developed in accordance with Gateway Corridor Standards.*
3. *The property shall have access from 6 a.m. – 11 p.m., Monday - Sunday.*
4. *The development shall occur as depicted in the submitted site plan and narrative.*

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

SEP 18 2022

Planning & Zoning Department



ZONING APPLICATION

Applicant (Name & Mailing Address)

TORRES J. BABBS, PE
1836 CARROLLTON VILLA RICA HWY.
SUITE 108.- VILLA RICA, GA 30180

Phone OFF. (770) 878-2338 MOB. (256) 452-2965

Email Address tbabbs@babbsengr.com

Proposed Use BOAT + RV STORAGE

Property Owner (Name & Mailing Address)

JUAN R. JIMENEZ
1484 HIGHT COTTON CT.
LAWRENCEVILLE, GA 30043

Phone 678-756 3600

Email Address jrjimenezmd@gmail.com

Contact Person (Name & Mailing Address)

TORRES J. BABBS, P.E.
1836 Carrollton Villa Rica Hwy. Ste. 108
Villa Rica, GA. 30180

Phone 256.452.2965

Email Address tbabbs@babbsengr.com

Tax Parcel Number 67329 001005

Location Address 5741 HOLIDAY RD

Status of Applicant

- Owner
- Option to Purchase
- Area Resident
- Other

Requested Action

Existing Zoning: H-B
Rezone to: ~~H-B~~ PUD
Fee: \$ 450.00
Receipt #: 859043
Check #: 28173 996 775

Acreage 2.173 acres

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

Sign

Date: 9-12-2012

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

Application Withdrawal: I hereby withdraw the application.

Sign _____

Date: _____

Staff Use Only

Application Date: _____

Taken by: _____

Tentative Planning Commission Date: 11/07

Tentative County Commission Date: ~~12/07~~ 12/08

County Commission District: 2

PLANNING AND DEVELOPMENT DEPARTMENT
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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) JUAN R. JIMENEZ

Address 1484 HIGH COTTON CT.
LAWRENCEVILLE, GA 30043

Phone Number 678. 756 3600

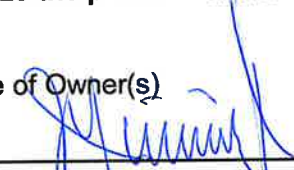
Name of applicant(s) TORRES J. BARBS, P.E.

Address 70 BOX 681
CARROLLTON, GA 301

Phone Number OFF. 770. 878. 2338 MOBILE: 256. 452. 2965

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.

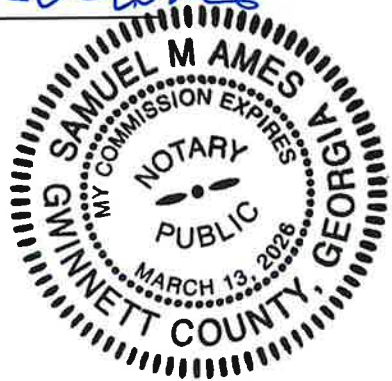
Signature of Owner(s) 

Personally appeared before me SAMUEL M AMES

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


Notary Public

Date 9/13/2022



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: Torris J. Babbs Date: 9/15/22

Applicant's/Owner's Name (Printed): Torris J. Babbs



BABBS ENGINEERING CONSULTANTS, LLC

1836 Carrollton Villa Rica Hwy. Suite 108
Villa Rica, GA. 30180
Phone: (770) 878.2338
Mobile: (256) 452.2965
Fax: (888) 835-8707

MISSION STATEMENT: "A Company Committed to Engineering the World for Future Generations"

BABBS ENGINEERING CONSULTANTS, LLC (**BEC**) is an 8(a) certified professional A&E firm that specializes in civil site development and building infrastructure projects, construction management, storm-water management, civil site and roadway design projects. Additionally, our consultants can assist your organization with environmental remediation and inspection on asphalt, bridge, concrete, and earthwork projects.

09/21/22

Prepared for:
Hall County Planning & Development
2875 Browns Bridge Road
Gainesville, Ga. 30504
Phone: 678.531.6809

RE: REPORT Existing Highway Business District (H-B) property to Proposed Planned Commercial Development (PCD) district property located within 7th District Land Lot 329 found in Deed Book 2326 Page 58 with physical street address of 5741 Holiday Road, Buford, Ga. 30518 (app. 2.1 Acres).

The existing conditions of the property consists of a residence with carport with concrete driveway that extends to Holiday Road is zoned in Highway Business District (H-B). There is an existing wire woven fence surrounding the north and south sides of the property. The fence stretches from the front to the back yard within the confines of the boundary of the property. The back of the property is all greenspace that consists of trees and vegetation on a meandering topography. There is a small berm in the backyard beyond the fence line on the north side of the property that runs longitudinal with Lanier Islands Parkway streetscape; uphill from streetscape within the confines of the property. The property seems to have a swale area in the back functioning as some sort of retainer for stormwater. The property is not in a flood zone based on TMA MAP Number 13139CO288G effective 04/04/2018.

The proposed activities for this site will consists of making just over 70% of this property impervious surface with asphalt to support the rental parking spaces for potential clients to park their Boats and RVs. The proposed parking spaces will be covered in accordance to all specifications acknowledged in the Gateway Corridor



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Overlay District. The proposed zoning for this site is Planned Commercial Development (PCD). The existing residence that's currently functioning as a rental property is planned to be remodeled if feasible after assessing the pertinent changes in referencing the fire marshal ordinances. The remodeled facility will serve as an active office building in support of all administrative and maintenance activities required to support the operations of the proposed site. The exterior of the remodeled facility will mainly consist of brick and all pertinent items in reference to the regulations of the Gateway Corridor Overlay District. The proposed driveway entrance will be app. 75 ft in length prior to entering proposed coded gate(constructed with metal materials) ; see proposed site plan for more details. The proposed site will be made more level than existing condition of the site and will also have a water quality device within a proposed junction box that will treat the storm water after existing the paved surface and prior to entering greenspace; see proposed site plan for more details. The type of lighting on the site will be determined based on cost benefit analysis on Solar vs LED and will also be installed in accordance to the Gateway Corridor Overlay District specifications. The site operations hours will be from 9am to 6pm most extended office hours, with access through gate between hours of 6am and 10pm. The access will only be granted to clients/customers prior to and after office hours. In closing we see no significant impact to any water resource areas in the watershed of this site from the proposed site of reference. The existing and proposed site outfalls will be in a no-name state-water that runs along the side of Lanier Island Parkway, but this impact will only occur during significant flood conditions. If you have any questions, feel free to contact me at (256) 452-2965 or via email tbabbs@babbsengrg.com.



Sincerely,


Torris J. Babbs, P.E.

Principal

BABBS ENGINEERING CONSULTANTS, LLC

PROPOSED SITE PLAN FOR LANIER ISLANDS BOAT & RV STORAGE FACILITIES

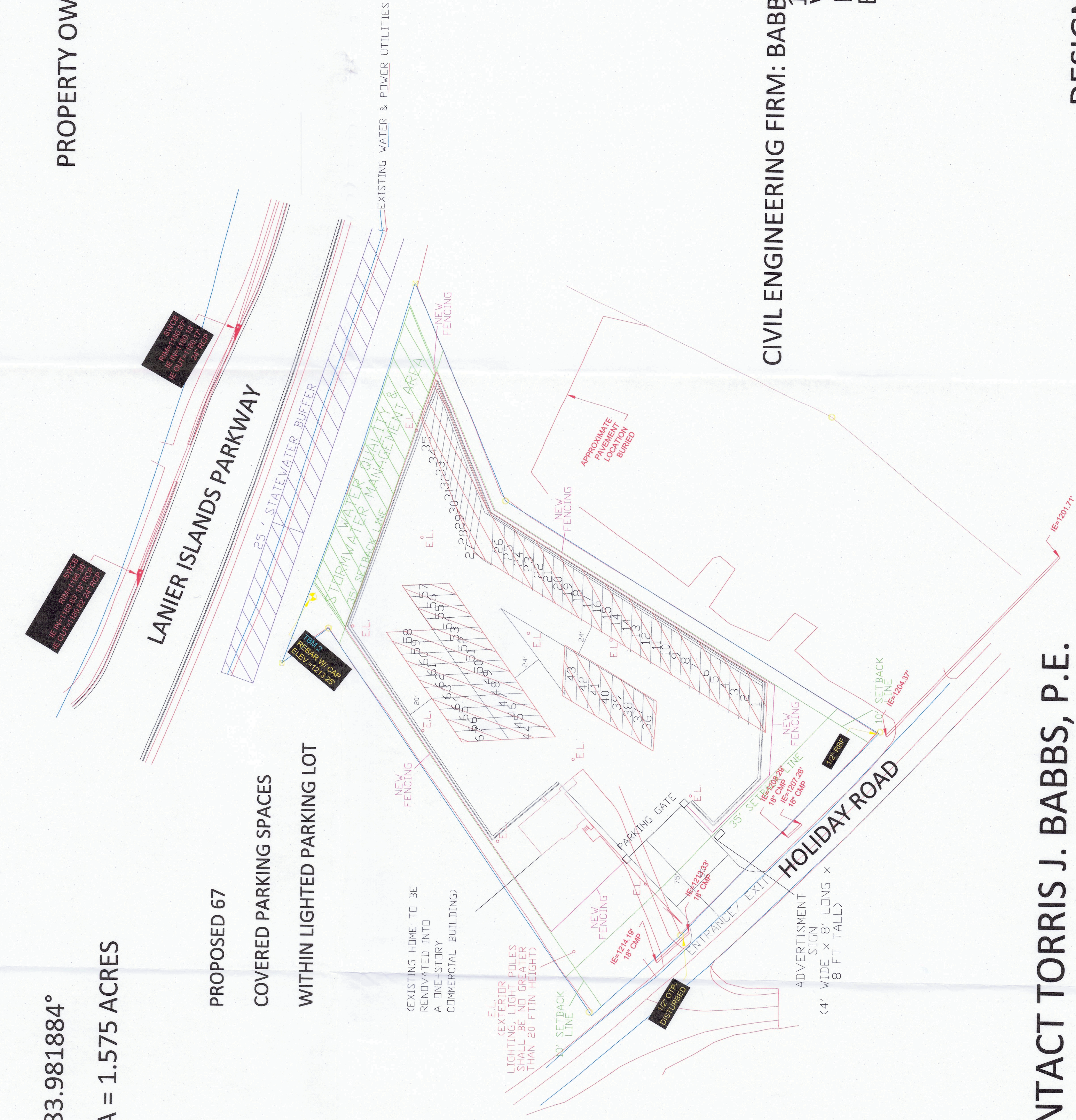
THE PROPOSED PROJECT IS THE CONSTRUCTION OF 67 UNITS OF PARKING FOR BOATS AND RV'S ON APP. 2.1 ACRE PARCEL. THE EXISTING PARCEL LOCATED ON 5741 HOLIDAY ROAD CONSISTS OF CONCRETE DRIVEWAY WITH RESIDENTIAL HOUSE. THE EXISTING RESIDENCE AREA IS PROPOSED TO CONSIST OF PROPOSED COMMERCIAL OFFICE SPACE THAT WILL SUPPORT FACILITY OPERATIONS; IT WILL BE REMODELED OR REPLACED DEPENDENT ON COST BENEFIT ANALYSIS IN MEETING LOCAL FIRE DEPARTMENT REGULATIONS. THE CURRENT EXISTING FENCE OF THE PROPERTY WILL BE REPLACED WITH A SECURITY FENCE WITH CODED GATE ENTRANCE FOR POTENTIAL CLIENTS OF THE FACILITY. THE PROPERTY IS NOT IN A FLOOD ZONE AND THE SOIL TOPOGRAPHY IS SUCH THAT PROPOSED STORMWATER CONDITIONS WILL BE MANAGED ON THE PROPERTY CAMPUS SAME AS EXISTING CONDITIONS; DETERMINED BY EVALUATION OF HISTORICAL RAINFALL DATA AND PROPOSED GREENSPACE REMAINING ON THE OUTSKIRTS OF POTENTIAL DEVELOPMENT.

THE FEMA FIRM PANEL MAP NUMBER FOR THIS WATERSHED AREA IS 13139C0288G EFFECTIVE 04/04/2018; AREA IS NOT IN SPECIAL FLOOD HAZARD AREA. THE WATER RESOURCE AREAS ON THE PROPERTIES SHOWN ABOVE ARE TRIBUTARIES TO BIG CREEK THAT FLOWS TO THE CHATTAHOOCHEE RIVER.


5741 HOLIDAY ROAD
 LAT. 34.150140° LONG. -83.981884°
 TOTAL AREA = 2.1+ACRES
 PROPOSED IMPERVIOUS AREA = 1.575 ACRES

PROPERTY OWNER: MR. JUAN JIMENEZ
 1484 HIGH COTTON COURT
 LAWRENCEVILLE, GA. 30043
 PHONE NO. 678.756.3600
 EMAIL: JRJIMENEZMD@GMAIL.COM

CIVIL ENGINEERING FIRM: BABBS ENGINEERING CONSULTANTS, LLC
 1836 CARROLLTON VILLA RICA HWY SUITE 108
 VILLA RICA, GA. 30180
 PHONE NO. 770.878.2338
 EMAIL: TBABBS@BABBSENGRG.COM

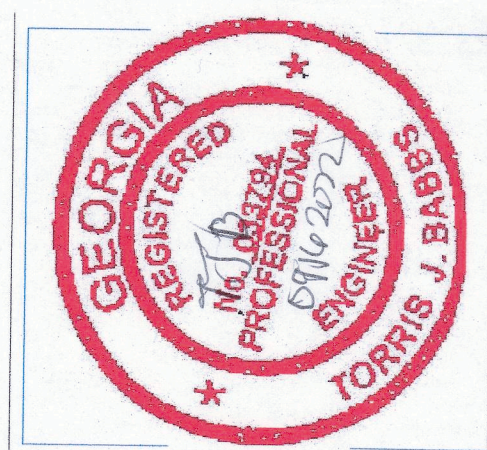


NO.	DATE	BY

PREPARED BY:  BABBS ENGINEERING CONSULTANTS, LLC

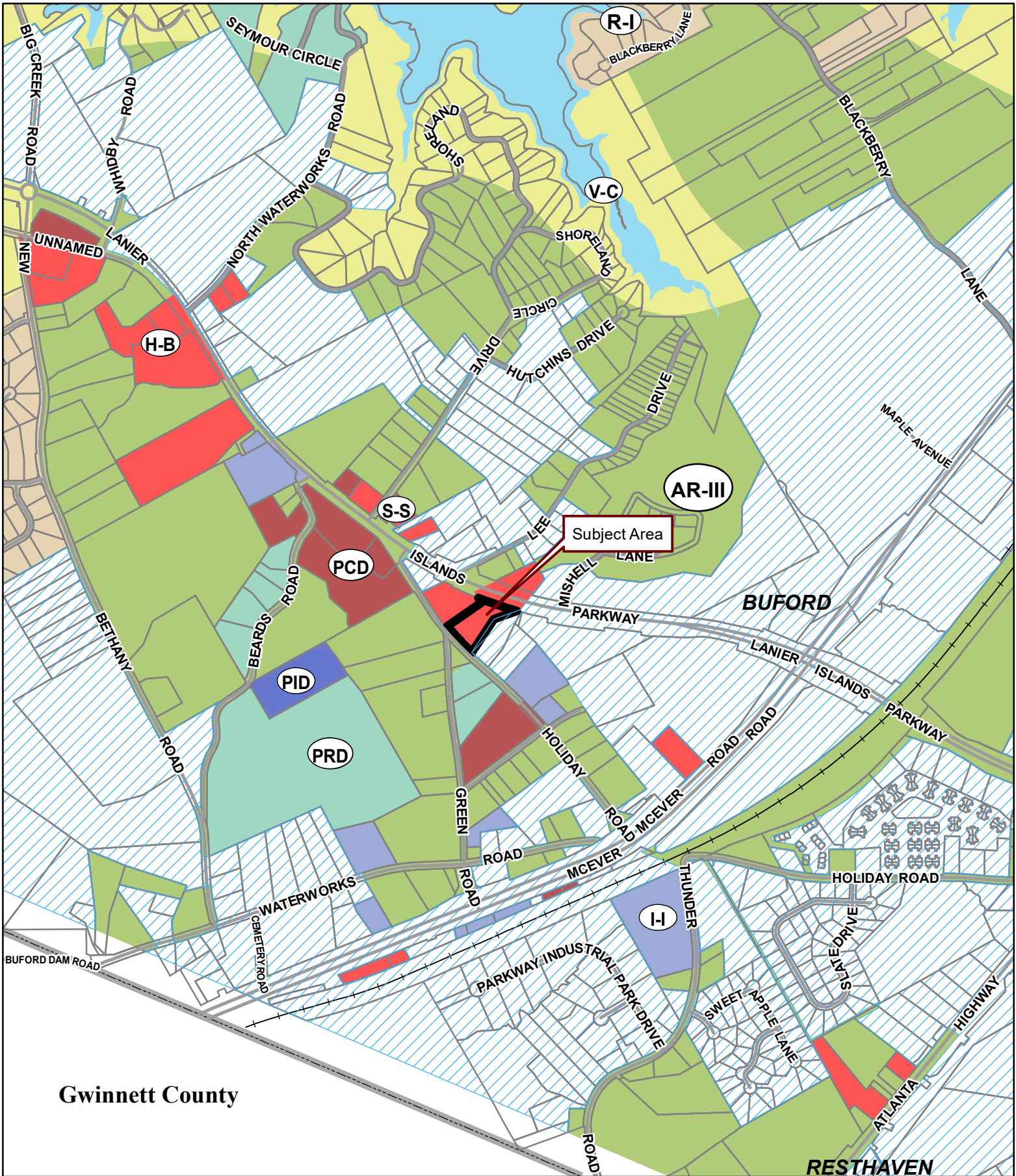
PROPOSED SITE PLAN FOR PLANNED COMMERCIAL DEVELOPMENT FOR LANIER ISLANDS PLY BOAT & RV STORAGE OWNER MR. JUAN JIMENEZ 5741 HOLIDAY ROAD BUFORD, GA. 30518
 PREPARED FOR: HALL COUNTY

SCALE:	1 : 50
DWN	KJP
CHK	TJB
APP	TJB
FILE:	091522PCD.DWG
PROJ:	PR000PCF082022
DATE:	09/15/2022
SHEET	1 OF 1



24 HOUR EMERGENCY CONTACT TORRIS J. BABBS, P.E.
 PHONE NO. 770.878.2338

DESIGN PROFESSIONAL: MR. TORRIS J. BABBS, P.E.
 LEVEL 2 CERTIFICATION NUMBER: 60725



Gwinnett County

RESTHAVEN

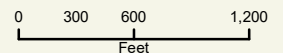
Applicant: TORRIS J. BABBS, PE

Tax Parcel #: 07329 001005

Location: 5741 HOLIDAY ROAD, BUFORD, GA 30518

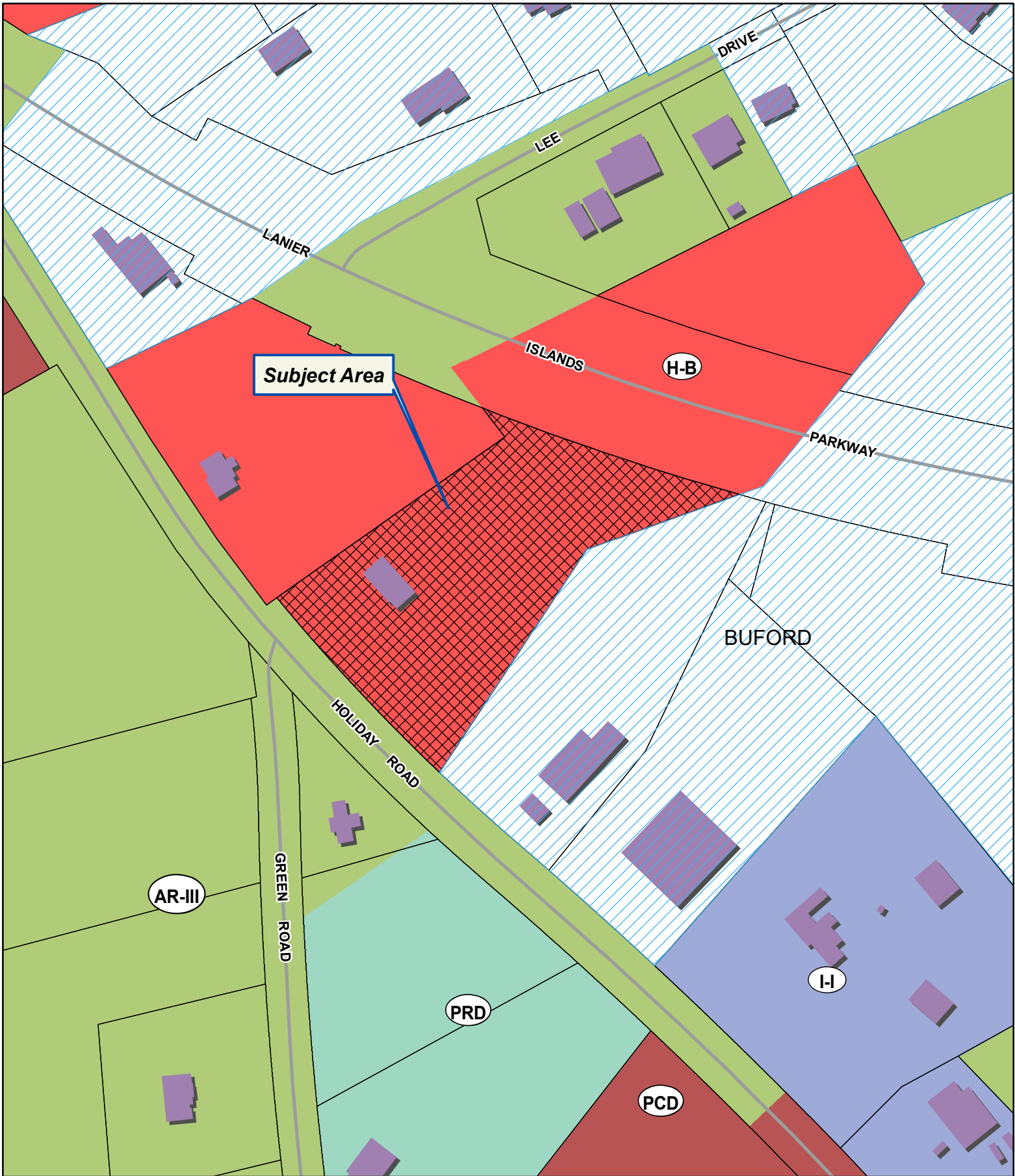
Commission District 2

PC Mtg. Date: 11/07/2022



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





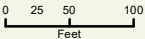
Applicant: TORRIS J. BABBS, PE

Tax Parcel #: 07329 001005

Location: 5741 HOLIDAY ROAD, BUFORD, GA 30518

Commission District 2

PC Mtg. Date: 11/07/2022



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





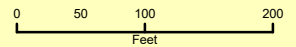
Applicant: TORRIS J. BABBS, PE




Tax Parcel #: 07329 001005

Location: 5741 HOLIDAY ROAD, BUFORD, GA 30518

Commission District 2

PC Mtg. Date: 11/07/2022



-  Zoning Boundary
-  City Limits
-  Subject Area



Record and Return to:
Weissman PC
3500 Lenox Road, 4th Floor
Atlanta, GA 30326

File No.: W-C-08105-22-CM

Parcel ID: 07-00329-01-005

eFiled and eRecorded
DATE: 06/01/2022
TIME: 2:10 PM
DEED BOOK: 9137
PAGE: 141 - 144
FILING FEES: \$25.00
TRANSFER TAX: \$605.00
PARTICIPANT ID: 2979894615
PARTICIPANT ID: 7067927936
PT61: 069-2022-004972
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made this 25th day of May, 2022, between Allen Rey and Chunzhi Rey, as party or parties of the first part, hereinafter called Grantor, and ADE 1014, 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 DOLLARS AND NO/100 (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

See Exhibit "A" attached hereto.

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

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, only to the 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 claiming by, through and the above named grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

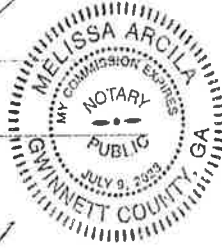
Unofficial Witness

Notary Public

My Commission Expires: _____



Allen Rey (Seal)



Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires: _____



Chunzhi Rey (Seal)

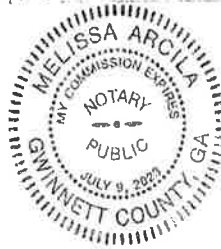


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 329 of the 7th District, Hall County, Georgia (Roberts GMD) as shown and delineated on plat of survey for Brenda R. Bigham & Robert G. Warnicke by Patton-Patton & Associates dated December 4, 1985, and being more particularly described as follows:

Beginning at an iron pin at a point on the Northeastern right-of-way of Holiday Road (State Route #347), said pin being 430 feet Southeast, along said right-of-way, from the intersection of said right-of-way and the centerline of Lee Drive; thence running North 67 degrees 53 minutes 36 seconds East, a distance of 349.90 feet, to an iron pin; thence running South 31 degrees 46 minutes 28 seconds West, a distance of 328.42 feet, to an iron pin on the Northeastern right-of-way of Holiday Road; thence running North 45 degrees 42 minutes 52 seconds West along said right-of-way, a distance of 211.27 feet, to an iron pin, the place or Point of Beginning. LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH LIES WITH THE RIGHT-OF-WAY OF ANY PUBLIC ROAD.

Together with:

All that tract or parcel of land lying and being in Land Lot 329 of the 7th District, Hall County, Georgia and being on the Northeasterly right-of-way of Holiday Road, and being a 4.034 acre tract (more or less) more fully shown on a survey by Farley-Collins & Associates, dated 12/5/68, which survey is incorporated by reference for a more particular description, and more particularly described as follows:

Beginning at an iron pin on the Northeasterly right of way line of Holiday Road 337 feet Southeasterly, as measured along the Northeasterly right-of-way line of Holiday Road, from the intersection of the Northeasterly right-of-way line of Holiday Road with the center line of Lee Drive; running thence North 55 degrees 18 minutes East 350.8 feet to an iron pin; thence North 38 degrees 35 minutes West 106.6 feet to an iron pin; thence North 63 degrees 12 minutes East 547.8 feet to an iron pin; thence South 33 degrees 11 minutes East along the line of the property now or formerly owned by Lee 160.4 feet to an iron pin; thence South 38 degrees 31 minutes West along the line of property now or formerly owned by Tommy Smith 299.2 feet to an iron pin; thence South 67 degrees 36 minutes West along the line of property now or formerly owned by Max Ford, Tommy Smith and Frank Holden 596.7 feet to an iron pin on the Northeasterly right-of-way line of Holiday Road; thence North 42 degrees 52 minutes West along the Northeasterly right-of-way line of Holiday Road 89.9 feet to an iron pin at the Point of Beginning; as per survey by Farley-Collins Associates dated December 5, 1968. LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH LIES WITH THE RIGHT-OF-WAY OF ANY PUBLIC ROAD.

Less and Except

That Right-of-Way Deed from Allen E. Rey to the Department of Transportation, filed on January 3, 1995 in Deed Book 2326, Page 58, aforesaid records.

That Warranty Deed from Allen Rey to Colonial Telegraph, J.I.C. filed on June 3, 2008 in Deed Book 6349, Page 173, aforesaid records.

SCHEDULE B

Permitted Exceptions

1. All taxes for the year 2022 and subsequent years, not yet due and payable.
2. No insurance is afforded as to the exact amount of acreage contained within the Land.
3. Terms, conditions and provisions of Conveyance of Access Rights from Department of Transportation State of Georgia, to Brenda R. Bigham and Robert G. Warnicke, dated 01/08/1986, filed in Deed Book 948, Page 191, aforesaid records.
4. Right-of-Way Deed from Allen E. Rey to the Department of Transportation filed on January 3, 1995 in Deed Book 2326, Page 58, aforesaid records.
5. Warranty Deed from Allen Rey to Coconut Telegraph, LLC, filed on June 3, 2008 in Deed Book 6349, Page 173, aforesaid records.
6. Rights of others in and across subject property.

Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, October 18, 2022 12:31 PM
To: Anael Dominguez (Planning); Randi Doveton (Planning)
Cc: Chad Harper (Environmental Health); Kelly Hairston (Environmental Health)
Subject: HCPC Tentative Agenda 11.7.22

Please find Environmental Health comments below:

Item 1, 3461 Thompson Bridge Road, Michael James Remodeling: An existing system evaluation will be required. All proposed additions (including parking) must meet required setbacks from septic system.

Item 2, 3600 Maple Valley Drive, Brunson: Please be advised that Environmental Health will be unable to approve any sign easement/separation of property by plat as either would cause the parent parcel (3604 Maple Valley) to be a non-conforming lot in regards to non-restricted lot size as required by the Hall County Board of Health Lot Size Resolution.

Item 3, 4319 Winder Hwy, Genuine Mapping: No comment. Public sewer.

Items 4&5, 6580 Cleveland Hwy, Schermerhorn: Must meet all Environmental Health commercial septic system permitting requirements. 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.

Item 6, 4020/3886 Cornelia Hwy/4761 Cagle Mill Road, Ridgeline: No comment. Public sewer.

Item 7, 2581 Ramsey Circle, CMWB: No comment. Public sewer.

Item 8, 0 Old Winder Hwy, Baker: No comment.

Item 9, 5741 Holiday Road, Babbs: Must meet all Environmental Health commercial septic system permitting requirements. 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/modification may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
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: Thursday, October 20, 2022 9:45 AM
To: Anael Dominguez (Planning); Randi Doveton (Planning)
Cc: Chavers, Veronica E; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for November 7, 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 comments in red below

Thank you,

Parker Niebauer

DITO Traffic Operations Supervisor



District 1 Division of Field Services
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8275 office
770.519.3223 cell

From: Anael Dominguez (Planning) <adominguez@hallcounty.org>
Sent: Thursday, October 13, 2022 9:27 AM
To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Brandi Smith (Business License) <bsmith@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Dan Barnes <Daniel.C.Barnes@usace.army.mi>; Ellis Still (Planning) <estill@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; Jeremy Wills <jeremy.wills@gainesville.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Lamar Carver (Building Inspection) <lcarver@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Mike Little (Parks and Leisure) <mlittle@hallcounty.org>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; nswafford <nswafford@gainesville.org>; Pam Cravero <Pam.Cravero@hallco.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Randi Doveton (Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett <spuckett@hallcounty.org>; Srikanth Yamala (Public Works) <syamala@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Wanda Moreno (Engineering) <wmoreno@hallcounty.org>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>
Subject: Tentative Planning Agenda for November 7, 2022

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, November 7, 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, October 20th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – October 17, 2022

OLD BUSINESS

1. [3461 Thompson Bridge Road | Rezone | from Residential-I \(R-I\) to Office and Institutional \(O-I\) on a 6.85± acre tract located on the west side of Thompson Bridge Road at its intersection with Tommy Aaron Drive | Zoned R-I; Tax Parcel 10114 000039A | Proposed use: office | ** Commission District 2 | Michael James Remodeling, applicant.](#)

NEW BUSINESS

2. [3600 Maple Valley Drive | Variance | for a rear yard setback variance from 15 feet to 3 feet on a .02± acre tract located on the east side of Maple Valley Drive at its intersection with Friendship Road | Zoned R-I; Tax Parcel 15048H000001 \(pt.\) | Proposed Use: new sign monument | * Commission District 1 | Brunson & Company, LLC, applicant.](#)
GDOT Coordination Required. Sign appears to be off GDOT ROW but is showing minor earthwork ROW.
3. [4319 Winder Highway | Use Subject to Planning Commission approval | on a .98± acre tract located on the east side of Winder Highway approximately 344 feet from its intersection with Strickland Road | Zoned H-B; Tax Parcel 15037B000037 | Proposed use: office & warehouse | * Commission District 1 | Genuine Mapping and Design, LLC, applicant.](#)
GDOT Coordination In Progress - See GDOT Access Permit A-139-008366-1 under review.
4. [6580 Cleveland Highway | Amend Conditions | of a Light-Industrial \(I-I\) on a 8.67± acre tract located on the east side of Cleveland Highway approximately 1,712 feet from its intersection with Hub Head Road | Zoned I-I; Tax Parcel 12083 000003B | Proposed use: self-storage and boat & RV storage | ** Commission District 3 | Diane Schermerhorn, applicant.](#)
GDOT Coordination In Progress – See Page 12/21 of this application package for initial GDOT comments.
5. [6580 Cleveland Highway | Use Subject to County Commission approval | on a 8.67± acre tract located on the east side of Cleveland Highway approximately 1,712 feet from its intersection with Hub Head Road | Zoned I-I; Tax Parcel 12083 000003B | Proposed use: self-storage and boat & RV storage | ** Commission District 3 | Diane Schermerhorn, applicant.](#)
See Comment above
6. [4020 & 3886 Cornelia Highway and 4761 Cagle Mill Road | Rezone | from Agricultural-Residential-III \(AR-III\) & Agricultural-Residential-IV \(AR-IV\) to Heavy Industrial \(I-II\) on a 134.14± acre tract located on the south side of Cornelia Highway approximately 679 feet from its intersection with Cagle Road | Zoned AR-III & AR-IV; Tax Parcel 15007 000129, 000270, & 000027A | Proposed use: heavy industrial | ** Commission District 3 | Ridgeline Land Planning, Inc, applicant.](#)
GDOT Coordination In Progress – See GDOT Access Permit A-139-008556-1

7. [2581 Ramsey Circle | Rezone | from Agricultural-Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 35.14± acre tract located on the north side of Ramsey Circle at its intersection with White Sulphur Road; Zoned AR-III; Tax Parcel 09113 000001 \(pt.\) | Proposed use: 305-unit multi-family complex | ** Commission District 3 | CMWB Company, LLC, applicant.](#)
None

8. [0 & 0 Old Winder Highway | Rezone | from Planned Commercial Development \(PCD\) to Agricultural-Residential-IV \(AR-IV\) on a 13.38± acre tract located on the west side of Old Winder Highway approximately 771 feet from its intersection with Ridgemoor Drive | Zoned PCD; Tax Parcel 15039A000003 & 000029 \(pt.\) | Proposed use: agricultural uses | ** Commission District 1 | Ben Baker, Baker & Summy, PC, applicant.](#)
 GDOT Coordination shown on page 12/14 of the application package. No coordination required at this time for zoning change, but coordination would be required if property will be developed. Note that SR 211 is tentatively scheduled to begin widening under GDOT PI 0007233 within the next 4-7 years.

9. [5741 Holiday Road | Rezone | from Highway-Business \(H-B\) to Planned Commercial Development \(PCD\) on a 2.12± acre tract located on the east side of Holiday road at its intersection with Green Road | Zoned H-B; Tax Parcel 07329 001005 | Proposed use: boat & RV storage | ** Commission District 2 | Torris J. Babbs, PE, applicant.](#)
 GDOT Coordination required

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

The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, December 8, 2022** at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, December 8, 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.

Thank you,
 Ana Dominguez
 Planning Commission Clerk
 Hall County Government
 2875 Browns Bridge Road, Gainesville, GA 30504
www.hallcounty.org | 770-531-6810



Georgia is a state of natural beauty. And it's a state that spends millions each year cleaning up litter that not only mars that beauty, but also affects road safety, the environment and the economy. Do your part – don't litter. How can you play an active role in protecting the splendor of the Peach State? Find out at <http://keepgaclean.com/>.



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

MEMORANDUM

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

To: Randi Doveton, Director of Planning and Development
From: Srikanth Yamala, Director of Public Works and Utilities
Date: October 20, 2022
Subject: November 7, 2022 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the November 7, 2022 meeting. Upon review, we provide the following comments.

1. [3461 Thompson Bridge Road | Rezone | from Residential-I \(R-I\) to Office and Institutional \(O-I\) on a 6.85± acre tract located on the west side of Thompson Bridge Road at its intersection with Tommy Aaron Drive | Zoned R-I; Tax Parcel 10114 000039A | Proposed use: office | ** Commission District 2 | Michael James Remodeling, applicant.](#)
 - a) **Engineering:** The site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show buffer and impervious setback from wretched vegetation, not centerline of creek.
 - b) **Traffic:** Driveway may need to be upgraded to accommodate two-way traffic.
 - c) **Utilities:** City of Gainesville Sewer.

NEW BUSINESS

2. [3600 Maple Valley Drive | Variance | for a rear yard setback variance from 15 feet to 3 feet on a .02± acre tract located on the east side of Maple Valley Drive at its intersection with Friendship Road | Zoned R-I; Tax Parcel 15048H000001 \(pt.\) | Proposed Use: new sign monument | * Commission District 1 | Brunson & Company, LLC, applicant.](#)
 - a) **Engineering:** Improvements are shown within the private property of 3604 Maple Valley Drive, who is not the applicant on this appeal. Suggest obtaining permission from property owner defining maintenance requirements.
 - b) **Traffic:** Location appears to be on State right-of-way and may not be permitted. Applicant should verify with GDOT prior to consideration and provide correspondence indicating location approval, otherwise, the location will need to be modified.
 - c) **Utilities:** No comments.



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

3. [4319 Winder Highway | Use Subject to Planning Commission approval | on a .98± acre tract located on the east side of Winder Highway approximately 344 feet from its intersection with Strickland Road | Zoned H-B; Tax Parcel 15037B000037 | Proposed use: office & warehouse | * Commission District 1 | Genuine Mapping and Design, LLC, applicant.](#)
 - 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:** GDOT permit will be required.
 - c) **Utilities:** City of Oakwood sewer district.

4. [6580 Cleveland Highway | Amend Conditions | of a Light-Industrial \(I-I\) on a 8.67± acre tract located on the east side of Cleveland Highway approximately 1,712 feet from its intersection with Hub Head Road | Zoned I-I; Tax Parcel 12083 000003B | Proposed use: self-storage and boat & RV storage | ** Commission District 3 | Diane Schermerhorn, applicant.](#)
 - 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:** GDOT permit required.
 - c) **Utilities:** Septic proposed, requires Environmental Health approval.

5. [6580 Cleveland Highway | Use Subject to County Commission approval | on a 8.67± acre tract located on the east side of Cleveland Highway approximately 1,712 feet from its intersection with Hub Head Road | Zoned I-I; Tax Parcel 12083 000003B | Proposed use: self-storage and boat & RV storage | ** Commission District 3 | Diane Schermerhorn, applicant.](#)
 - 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:** GDOT permit required.
 - c) **Utilities:** Septic system proposed, requires Environmental Health approval.

6. [4020 & 3886 Cornelia Highway and 4761 Cagle Mill Road | Rezone | from Agricultural-Residential-III \(AR-III\) & Agricultural-Residential-IV \(AR-IV\) to Heavy Industrial \(I-II\) on a 134.14± acre tract located on the south side of Cornelia Highway approximately 679 feet from its intersection with Cagle Road | Zoned AR-III & AR-IV; Tax Parcel 15007 000129, 000270, & 000027A | Proposed use: heavy industrial | ** Commission District 3 | Ridgeline Land Planning, Inc. applicant.](#)



Hall County Government

PUBLIC WORKS AND UTILITIES
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SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

- a) **Engineering:** Flood (not future Hall County studied)
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.
North Oconee Reservoir Watershed Protection.
District doubles all stream buffers and impervious setbacks.
Show stream buffers/setbacks from wretched vegetation not centerline of stream.
- b) **Traffic:** GDOT permit required. While access to Cagle Mill Road is not proposed on the concept, it should be noted that it would not be permitted.
- c) **Utilities:** Sewer on Cornelia Highway lift station to remain private. Developer to construct manhole on property to connect to existing manhole on HWY 365.

7. [2581 Ramsey Circle | Rezone | from Agricultural-Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 35.14± acre tract located on the north side of Ramsey Circle at its intersection with White Sulphur Road; Zoned AR-III; Tax Parcel 09113 000001 \(pt.\) | Proposed use: 305-unit multi-family complex | ** Commission District 3 | CMWB Company, LLC, applicant.](#)

- 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.
Stream buffers/impervious setbacks from wretched vegetation not centerline of stream.
- b) **Traffic:** White Sulphur Road is under the City of Gainesville's jurisdiction; access and any required improvements must be approved and permitted through the City. Access to Ramsey Circle is proposed to be a gated emergency access only and it should be noted that this is the only type of access to Ramsey Circle that would be considered.
- c) **Utilities:** Sewer available on White Sulphur. All lift stations to remain private.
Sewer availability letter is required.

8. [0 & 0 Old Winder Highway | Rezone | from Planned Commercial Development \(PCD\) to Agricultural-Residential-IV \(AR-IV\) on a 13.38± acre tract located on the west side of Old Winder Highway approximately 771 feet from its intersection with Ridgemoor Drive | Zoned PCD; Tax Parcel 15039A000003 & 000029 \(pt.\) | Proposed use: agricultural uses | ** Commission District 1 | Ben Baker, Baker & Summy, PC, applicant.](#)



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Assistant Director

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County Engineer

Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

- a) **Engineering:** Further subdivisions of these lots will result in the necessity of a stormwater management plan, if the total number of lots reaches more than 6.
 - b) **Traffic:** No comments.
 - c) **Utilities:** No sanitary sewer available.
9. [5741 Holiday Road | Rezone | from Highway-Business \(H-B\) to Planned Commercial Development \(PCD\) on a 2.12± acre tract located on the east side of Holiday road at its intersection with Green Road | Zoned H-B; Tax Parcel 07329 001005 | Proposed use: boat & RV storage | ** Commission District 2 | Torris J. Babbs, PE, applicant.](#)
- a) **Engineering:** The site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
 - b) **Traffic:** Driveway will need to meet Hall County commercial standards.
 - c) **Utilities:** No comments.

Anael Dominguez (Planning)

From: John Hornick (Fire Services)
Sent: Thursday, October 20, 2022 2:34 PM
To: Randi Doveton (Planning); Anael Dominguez (Planning)
Cc: Michael Vieira (Fire Services); John Tucker (Fire Services); Jeff Suggs (Fire Services)
Subject: Tentative Agenda 11/7 Fire Comments

10/20/22

Hall County Fire comments for Tentative Agenda **Monday, November 7, 2022** Hall County Planning Commission Meeting.

New Business

2. [3600 Maple Valley Drive | Variance | for a rear yard setback variance from 15 feet to 3 feet on a .02± acre tract located on the east side of Maple Valley Drive at its intersection with Friendship Road | Zoned R-I; Tax Parcel 15048H000001 \(pt.\) | Proposed Use: new sign monument | * Commission District 1 | Brunson & Company, LLC, applicant.](#)
Hall County Fire Marshal's Office has no comments regarding rear yard setback variance as proposed.
3. [4319 Winder Highway | Use Subject to Planning Commission approval | on a .98± acre tract located on the east side of Winder Highway approximately 344 feet from its intersection with Strickland Road | Zoned H-B; Tax Parcel 15037B000037 | Proposed use: office & warehouse | * Commission District 1 | Genuine Mapping and Design, LLC, applicant.](#)
Hall County Fire Marshal's Office has no comments regarding office and warehouse as proposed.
4. [6580 Cleveland Highway | Amend Conditions | of a Light-Industrial \(I-I\) on a 8.67± acre tract located on the east side of Cleveland Highway approximately 1,712 feet from its intersection with Hub Head Road | Zoned I-I; Tax Parcel 12083 000003B | Proposed use: self-storage and boat & RV storage | ** Commission District 3 | Diane Schermerhorn, applicant.](#)
 - 1) **IFC Section 507, all storage buildings must be within the 400' hose lay distance requirements from a fire hydrant as the truck travels. Fire hydrant(s) may have to be installed along the fire access route to meet the hose lay distance requirements.**
 - 2) **IFC Section 903, 20,000 SF climate controlled storage building exceeds the 12,000 SF sprinkler threshold requirements and may be required to have a fire suppression system installed.**
 - 3) **IFC Section 506.1, access controlled gate will require a Knox key switch override device for fire department access into the gated development.**
 - 4) **Note: water will be supplied by Gainesville Water not Hall County.**
5. [6580 Cleveland Highway | Use Subject to County Commission approval | on a 8.67± acre tract located on the east side of Cleveland Highway approximately 1,712 feet from its intersection with Hub Head Road | Zoned I-I; Tax Parcel 12083 000003B | Proposed use: self-storage and boat & RV storage | ** Commission District 3 | Diane Schermerhorn, applicant.](#)
 - 1) **Same requirements as above.**
6. [4020 & 3886 Cornelia Highway and 4761 Cagle Mill Road | Rezone | from Agricultural-Residential-III \(AR-III\) & Agricultural-Residential-IV \(AR-IV\) to Heavy Industrial \(I-II\) on a 134.14± acre tract located on the south side of Cornelia Highway approximately 679 feet from its intersection with Cagle Road | Zoned AR-III & AR-IV; Tax Parcel 15007 000129, 000270, & 000027A | Proposed use: heavy industrial | ** Commission District 3 | Ridgeline Land Planning, Inc, applicant.](#)
 - 1) **IFC Section D104.1, buildings exceeding three stories or 30 feet in height shall have not fewer than two means of fire apparatus access for each structure.**
 - 2) **IFC Section D104.2, buildings having a gross building area of more than 62,000 SF shall be provided with two separate and approved fire apparatus access roads.**

- 3) IFC Section D104.3, where two fire apparatus roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
 - 4) IFC Section D105.2, aerial apparatus access roads shall have a minimum unobstructed width of 26' exclusive of shoulders in the immediate vicinity of the building or portion thereof.
 - 5) IFC Section D103.4, dead end fire apparatus roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with table D103.4
 - 6) IFC Section 903.2, where required approved automatic sprinkler systems in new buildings shall be provided in the locations described in sections 903.2.1 through 903.2.12
 - 7) IFC Section 503, fire apparatus access roads shall be provided and maintained in accordance with section s 503.1.1 through 503.1.3
 - 8) **IFC Section 506.1, access controlled gate(s) will require a Knox key switch override device for fire department access.**
 - 9) **IFC Section 510, emergency responder radio coverage confirmation will apply to each building**
7. 2581 Ramsey Circle | Rezone | from Agricultural-Residential-III (AR-III) to Planned Residential Development (PRD) on a 35.14± acre tract located on the north side of Ramsey Circle at its intersection with White Sulphur Road; Zoned AR-III; Tax Parcel 09113 000001 (pt.) | Proposed use: 305-unit multi-family complex | ** Commission District 3 | CMWB Company, LLC, applicant.
- 1) **IFC Section 506.1, access controlled gate(s) will require a Knox key switch override device for fire department access.**
 - 2) IFC Section D105.2, aerial apparatus access roads shall have a minimum unobstructed width of 26' exclusive of shoulders in the immediate vicinity of the building or portion thereof.
 - 3) **NFPA 13R fire protection system will be required to be installed, tested and certified.**
 - 4) **IFC Section 912, fire department connections shall be installed on each building and located no greater than 50' from a fire hydrant. Fire department connections shall be located so that the fire apparatus and hose connected to the supply system (fire hydrant) will not obstruct access to the building for other fire apparatus.**
 - 5) **NFPA 72 fire alarm system shall be installed, tested and certified throughout all apartment buildings including clubhouse.**
 - 6) **IFC Section 510, emergency responder radio coverage confirmation will apply to each building.**
8. 0 & 0 Old Winder Highway | Rezone | from Planned Commercial Development (PCD) to Agricultural-Residential-IV (AR-IV) on a 13.38± acre tract located on the west side of Old Winder Highway approximately 771 feet from its intersection with Ridgemoor Drive | Zoned PCD; Tax Parcel 15039A000003 & 000029 (pt.) | Proposed use: agricultural uses | ** Commission District 1 | Ben Baker, Baker & Summy, PC, applicant.
- 1) **Hall County Fire Marshal's Office has no comments regarding zoning request as proposed.**
9. 5741 Holiday Road | Rezone | from Highway-Business (H-B) to Planned Commercial Development (PCD) on a 2.12± acre tract located on the east side of Holiday road at its intersection with Green Road | Zoned H-B; Tax Parcel 07329 001005 | Proposed use: boat & RV storage | ** Commission District 2 | Torris J. Babbs, PE, applicant.
- 1) **IFC Section 507, all storage buildings must be with in the 400' hose lay distance requirements from a fire hydrant as the truck travels. Fire hydrant(s) may have to be installed along the fire access route to meet the hose lay distance requirements.**
 - 2) **IFC Section 506.1, access controlled gate will require a Knox key switch override device for fire department access into the gated development.**

Regards,

John Hornick, NPQ Fire Inspector 1, Plans Review
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org



Print

Planning Commission Comments - November 7, 2022 - Submission #63199

Date Submitted: 11/6/2022

Comments completed in the form below will be submitted into the record for the November 7, 2022 meeting of the Hall County Planning Commission.

First Name*

Bethany

Last Name*

Alberto

Address1*

5730 Holiday raod

Address2

City*

buford

State*

ga

Zip*

30518

Zoning Item for Comment*

10. 5741 Holiday Road, Torris J. Babbs, PE

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

I am concerned about this property becoming a RV/boat storage. The pollution and traffic from truck lot and car lot on same street has already become unbearable to us home owners on Green Road. Holiday road is almost a blind drive when you stop at the stop sign off of Green Road. I couldn't imagine RV and boat storage exiting on Holiday. Also, there is RV/boat storage already on Holiday that is never full. Do we really need another lot less than 500 feet away? I am also concerned about the pollution. Both the semi-truck lot and the car lot are not paved, making our neighborhood look lackluster. I just couldn't imagine there being a desire for another parking lot. If this does happen, I would love for it to be paved and traffic to come from Lanier Islands. Thank you.

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Would you like follow-up communication?

lake.lawns.buford@gmail.com

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

Print

Planning Commission Comments - November 7, 2022 - Submission #63235

Date Submitted: 11/6/2022

Comments completed in the form below will be submitted into the record for the November 7, 2022 meeting of the Hall County Planning Commission.

First Name*

Kelly

Last Name*

Jamieson

Address1*

5724 Green Road

Address2

City*

Buford

State*

GA

Zip*

30518

Zoning Item for Comment*

10. 5741 Holiday Road, Torris J. Babbs, PE

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*

There is too much commercial activity already. We have 3 new residential homes going up on the opposite side. The truckers already cause traffic and loud inconveniences. Rezoning as commercial further distracts and pulls more away from our residential atmosphere and appeal.

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Would you like follow-up communication?

Kelly.Jamieson@inveristraining.com

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: **TORRIS J. BABBS**

REQUEST: **REZONE FROM HB TO PCD FOR BOAT & RV STORAGE**

PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION AND COUNTY COMMISSION

Date: **11-07-2022** Date: **10-08-2022**

Time: **05:15 PM** Time: **06:00 PM**

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

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

APPLICANT: **TORRIS J. BABBS**

REQUEST: **REZONE FROM HB TO PCD FOR**

BOAT & RV STORAGE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

COUNTY COMMISSION

Date: 11-07-2022

Date: 12-08-2022

AND

Time: 05:15 PM

Time: 06:00 AM

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

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

APPLICANT: **TORRIS J. BABBS**

REQUEST: **REZONE FROM H-B TO PCD FOR BOAT & RV STORAGE**

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date:

COUNTY COMMISSION
Date: **02-04-2023**

Time:

Time: **06:00PM**

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

FOR MORE INFORMATION CALL: (770) 531-6809

Jan 20, 2023 2:51:32 PM

5529 Friendship Road

Buford

Hall County

Georgia

ZONING NOTICE

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

APPLICANT: TORRIS J. BABBS

REQUEST: REZONE FROM H-B TO PCD
FOR BOAT & RV STORAGE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

COUNTY COMMISSION

Date:

Date: 02-09-2023

Time:

Time: 06:00PM

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

FOR MORE INFORMATION CALL: (770) 531-6809

Jan 20, 2023 3:04:05 PM

6517 Maple Avenue
Buford

Hall County
Georgia



AGENDA ITEM

Planning and Development

REPORT TO: Work Session (02/06/23)

REPORT TO: Voting Meeting (02/09/23)

ITEM NO: 39/2023

SUBJECT: **5632 Bark Camp Road | Variance** | to allow 2 lots with lot frontage of 50 feet instead of 150 feet on a 51.13± acre tract located at its intersection with Bark Camp Drive | Zoned AR-III; Tax Parcel 11082 000001 | **Proposed use: 3 residential lots** | Commission District 2 | **Planning Staff, applicant.**

Meetings:

Work Session Date: 02/06/23

Voting Meeting Date: 02/09/23

Executive Summary:

Presenter: RD
Recommendation: Approval.

Purpose of Request:
5632 Bark Camp Road | Variance | to allow 2 lots with lot frontage of 50FT instead of 150FT on a 51.13± acre tract located at its intersection with Bark Camp Drive | Zoned AR-III; Tax Parcel 11082 000001 | **Proposed use: 3 residential lots** | Commission District 2 | **Planning Staff, applicant.**

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
--------	---------	--------	---------

Submit	Approve	Budget	Finance
AD	RD	EW	WG
Attorney	Administration	Clerk	
WLI	CR	JR	

Attachments:

- Board Memo
- Plat
- Maps
- Notice Sign Photo



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Randi Doveton

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

From: Randi Doveton, Director

Date: January 10, 2023

Subject: **5632 Bark Camp Road | Variance** | to allow 2 lots with lot frontage of 50FT instead of 150FT on a 51.13± acre tract | Zoned AR-III; Tax Parcel 11082 000001 | Proposed use: 3 residential lots | Planning Staff, applicant.

The request before you is similar to the one located on Cash Road, approved on December 8, 2022 and is located in Commission District 2.

When providing information to an applicant, staff referred to [Appendix B](#) which lists arterial and collector roads and [table 17.240.010](#) which provides the minimum lot frontage and setback requirements for lots. The minimum lot width in the AR-III district is 50FT unless it fronts an arterial or collector road.

Based on Appendix B, Bark Camp Rd is not an arterial or collector road. However, per the definition of a collector street, [section 17.20.1120](#) and [section 16.20.090](#), it is a collector road, and therefore, the minimum lot frontage is 150FT instead of 50FT ([16.50.040](#)). Tract C has 104.24FT of frontage and Tract D has 50.01 FT of frontage.

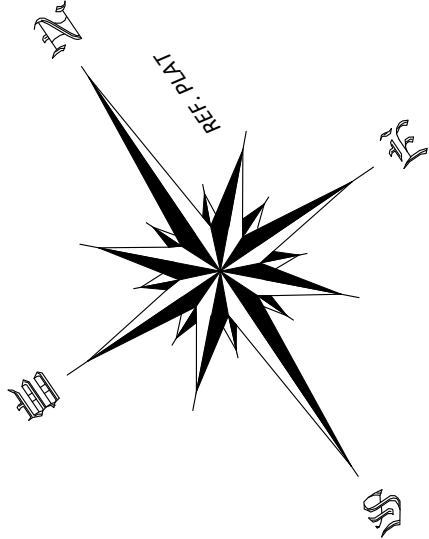
The discrepancy was discovered during plat review. The requirement is related to sight distance and distance between driveways on an Arterial or Collector Street. However, in this instance the two parcels that do not meet the minimum 150FT frontage requirement are approximately 850FT apart.

We have a similar situation for other property on Cash Road which was begun in 2020. Staff will be proposing an amendment to remove the outdated Appendix B from the regulations.

If approved staff recommends the following conditions:

1. Board Action letter shall be added to the plat.
2. Tracts shall not be further subdivided.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



- HORIZONTAL DATUM IS GEORGIA STATE WEST ZONE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD83), UNLESS OTHERWISE NOTED ON THE NORTH ARROW
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL OF 1988 (NAVD88)
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF HALL COUNTY, GEORGIA.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES WERE PROVIDED BY MICHAEL S. KELLEY RLS #2313 AND ARE NOT GUARANTEED AS TO THE ACCURACY OR COMPLETENESS.
- STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13138C0070C, effective on 04/04/2018.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OF GUARANTEE.
- THIS SURVEY COMPLETES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICE CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

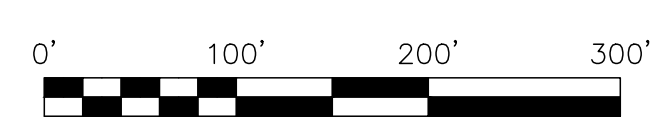
SURVEY DATA
 NOTE: THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN.
 TOTAL AREA = 51.60 ACRES
 E.O.C. PLAT = 1 IN <100000
 E.O.C. FIELD = 1 IN 19650
 ANGLE ERROR = 2" PER ANGLE POINT
 ADJUSTED BY: COMPASS RULE
 EQUIPMENT USED: TOPCON GPT 1003 TOTAL STATION
 FIELD WORK COMPLETED ON: 06-27-2021
LEGEND:
 L/L = LAND LOT LINE
 IPS = IRON PIN SET #4 REBAR
 IPF = IRON PIN FOUND
 C/L = CENTER LINE
 N/F = NOW OR FORMERLY
 R/W = RIGHT OF WAY
 P/L = PROPERTY LINE
REFERENCES:
 PLAT BOOK 856 PAGE 11
 DEED BOOK 6124 PAGE 66

SURVEYORS CERTIFICATION

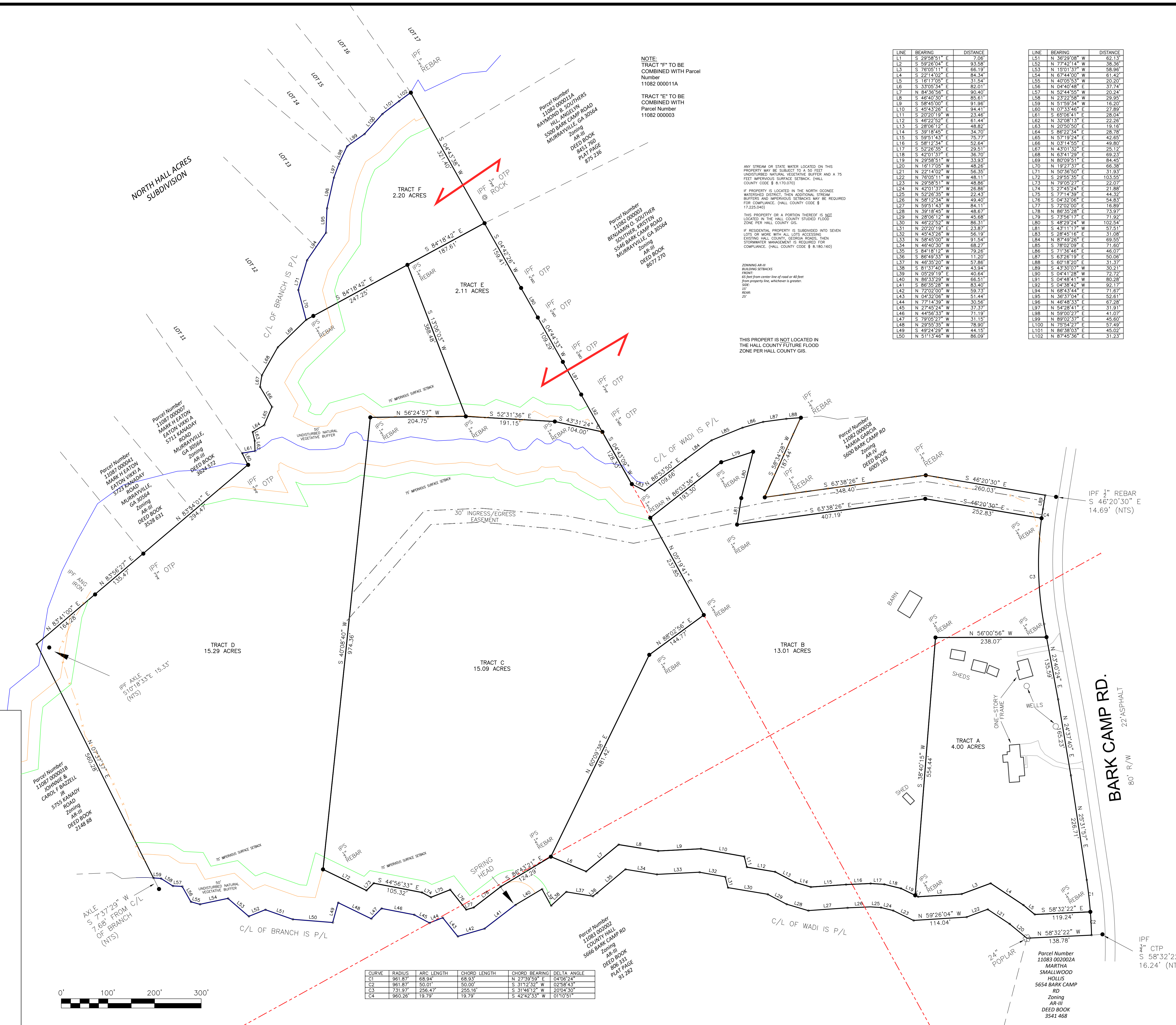
"AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67."



Michael Stewart Kelley
 MICHAEL STEWART KELLEY GA RLS #2313 10/21/2021



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	BETA ANGLE
C1	961.87	68.94	68.93	N 27°59'59" E	04°08'24"
C2	961.87	50.01	50.00	S 31°42'32" W	02°58'43"
C3	731.97	256.47	256.16	S 31°46'12" W	20°04'30"
C4	960.28	19.79	19.79	S 42°42'33" W	01°10'51"



NOTE:
 TRACT "F" TO BE COMBINED WITH Parcel Number 11082 000011A
 TRACT "E" TO BE COMBINED WITH Parcel Number 11082 000003

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 8.170.070)
 IF PROPERTY IS LOCATED IN THE NORTH OGDONNE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040)
 THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.
 IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 8.180.160)

ZONING AS PER BUILDING SETBACKS FROM 60 FEET FROM CENTER LINE OF ROAD OR 40 FEET FROM PROPERTY LINE, WHICHEVER IS GREATER.
 SEE REAR SHEET

THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.

LINE	BEARING	DISTANCE
L1	S 29°58'51" E	7.50
L2	S 59°28'04" E	93.58
L3	S 76°05'11" E	46.19
L4	S 22°14'02" E	84.34
L5	S 16°17'05" E	31.54
L6	S 33°05'34" E	82.01
L7	N 84°36'56" E	90.40
L8	S 46°40'30" E	85.61
L9	S 58°45'00" E	91.80
L10	S 45°43'26" E	94.41
L11	S 20°20'19" W	23.46
L12	S 46°22'02" E	61.44
L13	S 28°06'12" E	48.82
L14	S 39°18'45" E	34.70
L15	S 59°51'43" E	75.77
L16	S 58°12'34" E	52.64
L17	S 52°26'55" E	29.51
L18	S 42°01'37" E	36.70
L19	N 29°58'51" W	33.93
L20	N 16°17'05" W	48.20
L21	N 22°14'02" W	56.35
L22	N 76°05'11" W	48.11
L23	N 29°58'51" W	48.86
L24	N 42°01'37" W	26.66
L25	N 52°26'55" W	22.43
L26	N 58°12'34" W	49.40
L27	N 59°51'43" W	84.11
L28	N 39°18'45" W	48.67
L29	N 28°06'12" W	45.68
L30	N 46°22'02" W	86.31
L31	N 20°20'19" E	23.87
L32	N 45°43'26" W	56.19
L33	N 58°45'00" W	91.54
L34	N 46°40'30" W	68.27
L35	N 84°18'12" W	79.26
L36	S 86°49'33" W	11.20
L37	N 46°35'20" W	37.86
L38	S 81°37'40" W	43.94
L39	N 05°29'19" E	40.64
L40	N 66°33'29" W	90.81
L41	S 86°35'28" W	83.40
L42	N 72°02'00" W	59.73
L43	N 04°32'06" W	51.44
L44	N 77°14'39" W	30.56
L45	N 27°45'24" W	37.37
L46	N 44°56'33" W	71.19
L47	S 79°05'27" W	31.15
L48	N 29°55'35" W	78.50
L49	S 49°24'02" W	44.13
L50	N 51°13'46" W	86.09

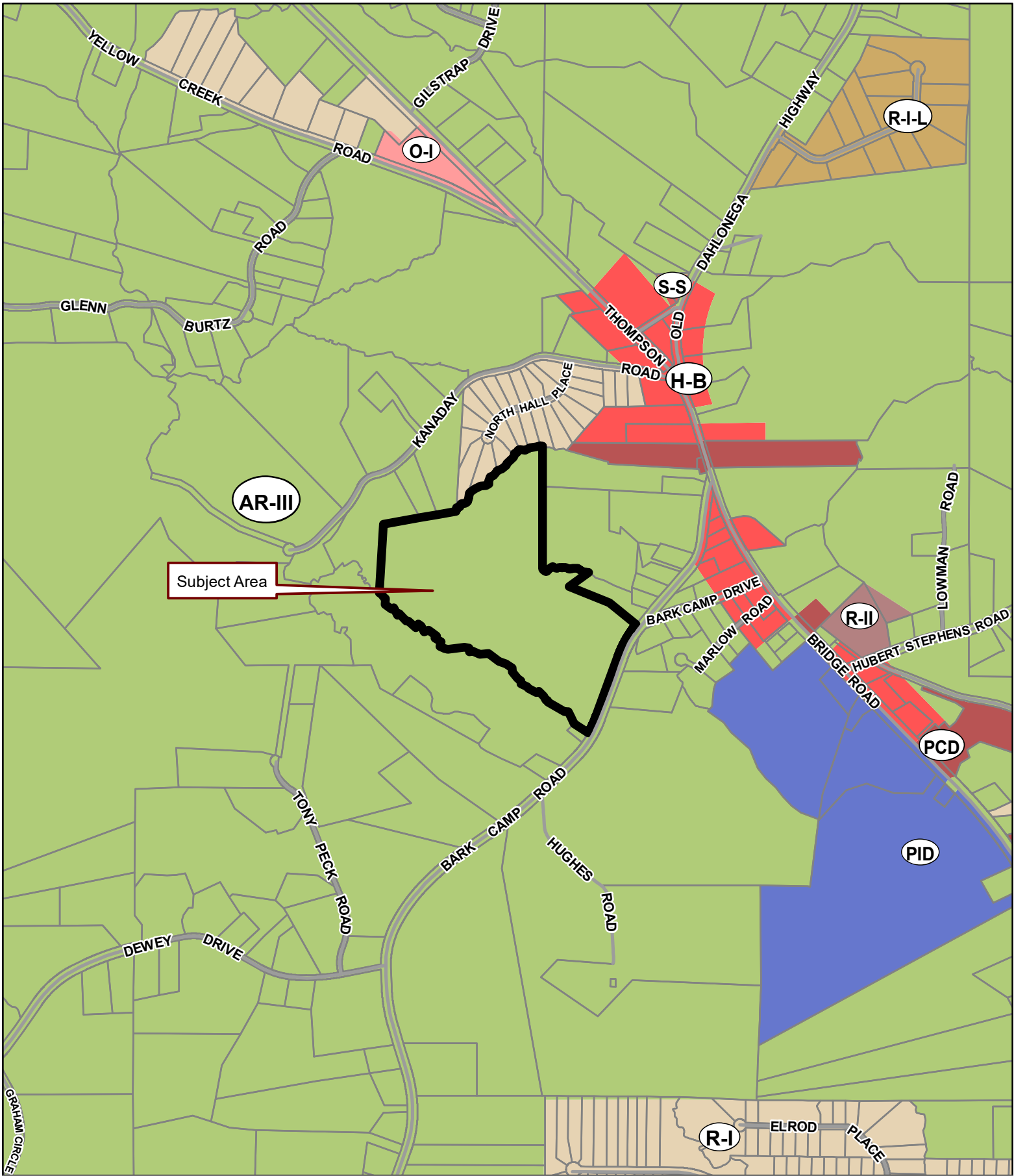
LINE	BEARING	DISTANCE
L51	N 36°29'08" W	62.13
L52	N 77°42'14" W	38.36
L53	N 15°01'37" W	58.86
L54	N 67°44'00" W	61.42
L55	N 40°05'53" W	20.20
L56	N 00°40'48" E	37.74
L57	N 52°44'55" W	20.24
L58	N 23°22'58" W	29.95
L59	N 61°59'54" W	16.20
L60	N 07°33'46" E	27.89
L61	S 65°06'41" E	28.04
L62	N 32°08'13" E	22.26
L63	N 20°50'50" E	19.16
L64	S 86°22'34" E	28.78
L65	N 57°19'24" E	42.60
L66	N 03°14'50" E	49.80
L67	N 43°01'32" E	25.12
L68	N 63°41'29" E	69.23
L69	N 80°09'51" E	84.45
L70	N 19°23'37" E	66.36
L71	N 50°36'50" E	31.93
L72	S 29°55'35" E	103.55
L73	N 70°05'27" E	22.07
L74	S 27°45'24" E	21.88
L75	S 77°14'39" E	44.32
L76	S 02°32'05" E	54.83
L77	S 72°02'00" E	16.89
L78	N 86°35'28" E	73.97
L79	S 77°56'17" E	71.92
L80	S 48°29'24" W	102.54
L81	S 43°11'17" W	57.51
L82	S 28°45'18" W	31.08
L83	N 87°49'26" E	69.55
L84	S 78°02'09" E	71.60
L85	S 71°59'46" E	46.07
L86	S 63°26'19" E	50.06
L87	S 46°18'20" E	31.37
L88	S 45°50'07" W	30.21
L89	S 04°41'28" W	72.72
L90	S 04°48'41" W	80.28
L91	S 04°38'42" W	92.17
L92	S 04°38'42" W	92.17
L93	N 68°43'44" E	71.67
L94	N 60°37'04" E	52.61
L95	N 46°48'33" E	67.28
L96	N 54°28'41" E	31.91
L97	N 60°02'27" E	41.07
L98	N 89°02'37" E	45.60
L99	N 79°54'27" E	37.48
L100	N 86°38'03" E	45.02
L101	N 87°45'36" E	31.23

NO.	REVISION DESCRIPTION	BY	DATE

MICHAEL S. KELLEY
 R.L.S.#2313
 323 MARTIN BYERS ROAD
 DAHLONEGA, GA. 30533 (706) 864-8639
 kelleyurveying@gmail.com

PLAT OF SURVEY FOR
BEN SOUTHER
 51.60 ACRES
 L.L.# 82, 83, 86, & 87
 11th DISTRICT, 1st SECTION
 HALL COUNTY, GEORGIA

DRAWING #C1021-22
 DRWG NAME: SOUTHER
 COGO NAME: SOUTHER
 FIELD BOOK: EXPLORER
 DRAWN BY: RPK
 SHEET 1 OF 1



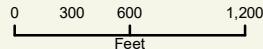
Applicant: PLANNING STAFF

Tax Parcel #: 11082 000001

Location: 5632 BARK CAMP ROAD, MURRAYVILLE, GA 30564

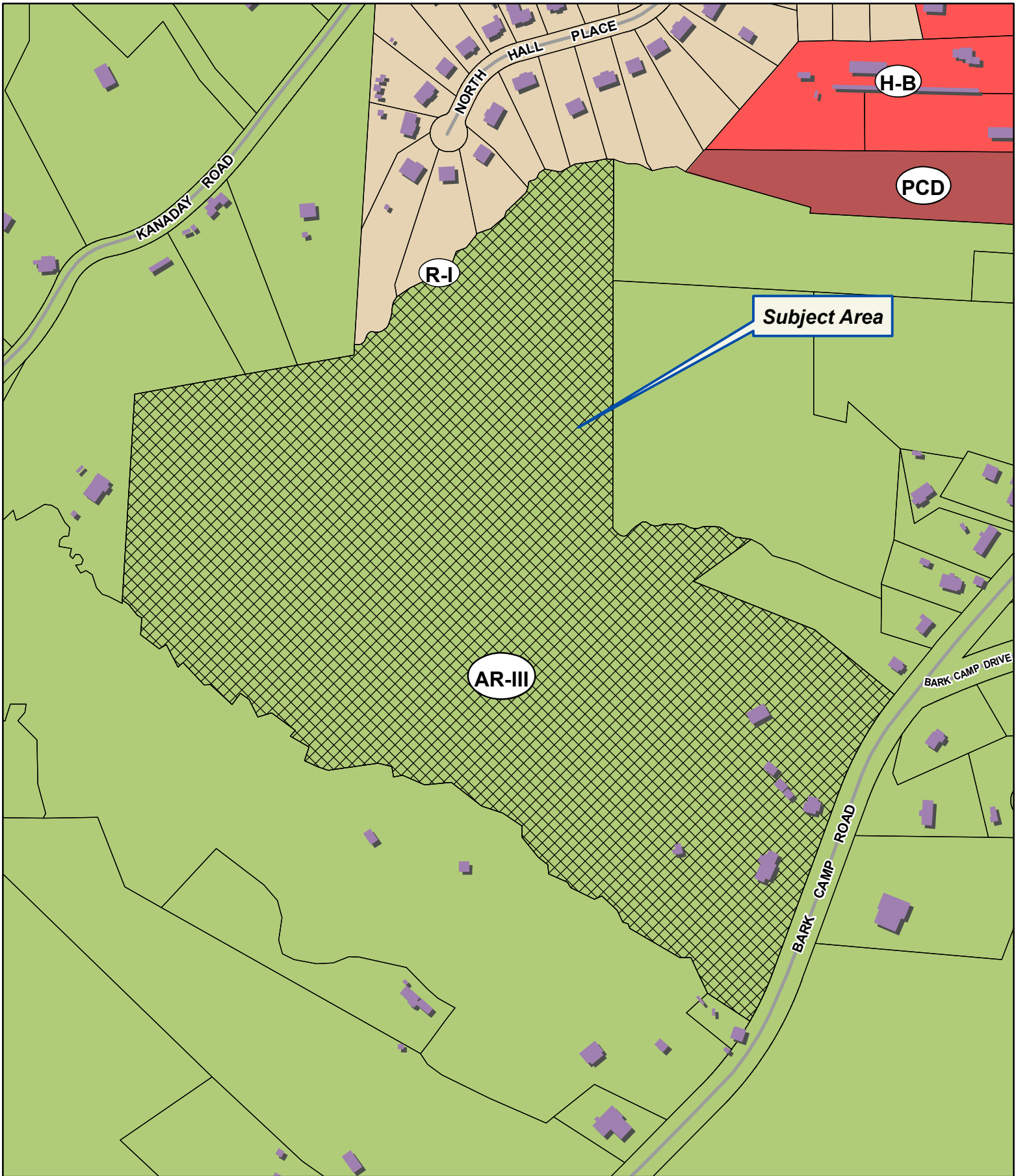
Commission District 2

BOC Mtg. Date: 02/09/2023



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





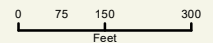
Applicant: PLANNING STAFF

Tax Parcel #: 11082 000001

Location: 5632 BARK CAMP ROAD, MURRAYVILLE, GA 30564

Commission District 2

BOC Mtg. Date: 02/09/2023



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





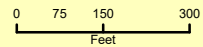
Applicant: PLANNING STAFF

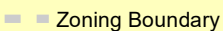
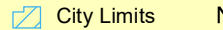
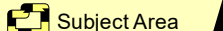
Tax Parcel #: 11082 000001

Location: 5632 BARK CAMP ROAD, MURRAYVILLE, GA 30564

Commission District 2

BOC Mtg. Date: 02/09/2023



-  Zoning Boundary
-  City Limits
-  Subject Area





ZONING NOTICE
PLANNING STAFF
PERMITS TO ALTERNATE ZONING DISTRICTS
DISTRICT OF DISTRICT 1500 FT.
Date: 1/25/23 Time: 2:03 PM
Date: 1/25/23 Time: 2:03 PM

Jan 25, 2023 14:03:47
5625 Bark Camp Road
Murrayville
Hall County
Georgia

ZONING NOTICE

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

APPLICANT: *PLANNING STAFF*

REQUEST: *VARIANCE TO ALLOW 2 LOTS WITH FRONTAGE OF 50 FT. INSTEAD OF 150 FT.*

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION	<i>BOC</i>	COUNTY COMMISSION
Date: <i>Ø</i>	<i>ONLY</i>	Date: <i>FEB. 9, 2023</i>
Time: <i>Ø</i>		Time: <i>6:00 P.M.</i>

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

FOR MORE INFORMATION CALL: (770) 531-6809

Jan 25, 2023 14:03:57
5625 Bark Camp Road
Murrayville
Hall County
Georgia

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.
APPLICANT: **PLANNING STAFF**
REQUEST: **VARIANCE TO ALLOW 2 LOTS WITH FRONTAGE OF 50 FT. INSTEAD OF 150 FT.**
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION: **BOC** Date: **1/26/23**
Date: Time: **6:00 PM**
COUNTY COMMISSION: **ONLY** Date: **1/26/23**
Time: **6:00 PM**
HALL COUNTY GOVERNMENT CENTER, 1000 BARK CAMP ROAD, MURRAYVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6889

Jan 25, 2023 14:05:50
5632 Bark Camp Road
Murrayville
Hall County
Georgia

ZONING NOTICE

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

APPLICANT: **PLANNING STAFF**

REQUEST: **VARIANCE TO ALLOW 2 LOTS WITH FRONTAGE OF 50 FT. INSTEAD OF 150 FT.**

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: ~~Ø~~

BOC ONLY

COUNTY COMMISSION
Date: **FEB. 9, 2023**

Time: ~~Ø~~

Time: **6:00 PM**

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

FOR MORE INFORMATION CALL: (770) 531-6809

Jan 25, 2023 14:06:10
5632 Bark Camp Road
Murrayville
Hall County
Georgia



AGENDA ITEM

Planning and Development

REPORT TO: Work Session (02/06/23)

REPORT TO: Voting Meeting (02/09/23)

ITEM NO: 40/2023

SUBJECT: **2581 Ramsey Circle | Amend Conditions** | amend conditions 8 and 14 as approved by the Board of Commissioners on 12-8-2022 for a 35.14± acre tract located on the north side of Ramsey Circle at its intersection with White Sulphur Road | Zoned PRD; Tax Parcel 09113 000001 (pt.) | **Proposed use: 305-unit multi-family complex** | Commission District 3 | **Planning Staff, applicant.**

Meetings:

Work Session Date: 02/06/23

Voting Meeting Date: 02/09/23

Executive Summary:

Presenter: RD
Recommendation: Approval.

Purpose of Request:
2581 Ramsey Circle | Amend Conditions | amend conditions 8 and 14 as approved by the BOC on 12-8-2022 for a 35.14± acre tract located on the north side of Ramsey Circle at its intersection with White Sulphur Road | Zoned PRD; Tax Parcel 09113 000001 (pt.) | **Proposed use: 305-unit multi-family complex** | Commission District 3 | **Planning Staff, applicant.**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Budget	Finance
AD	RD	EW	WG
Attorney	Administration	Clerk	
WLI	CR	JR	

Attachments:

Board Memo
Conditions
12-8-2022 BOC Letter
Maps
Notice Sign Photo



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Randi Doveton

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

From: Randi Doveton, Director

Date: January 10, 2023

Subject: **2581 Ramsey Circle | Amend Conditions** | amend conditions 8 and 14 as approved by the BOC on 12-8-2022 for a 35.14± acre tract | Zoned PRD; Tax Parcel 09113 000001 (pt.) | Proposed use: 305-unit multi-family complex | Planning Staff, applicant.

The request before you is to amend conditions 8 and 14 as approved by the Board of Commissioners on December 8, 2022. The item is within Commission District 3.

Condition 8: The applicant would like to have this condition deleted from the requirements. The Planning Commission video shows that they struck that condition when making their motion; however, it appeared in their signed minutes, and therefore, made it to the BOC recommendation on 12-8-2022.

Condition 14: The applicant would like to have the word “residential” inserted into the condition to allow them to have a maximum of 10 residential buildings.

If approved, both Action Letters should be included on any plats or plans prepared for the property.



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Randi Doveton

Zoning Condition #1 -

Request from applicant: Can we adjust the language to read something like this which is more representative to our discussion and agreement at BOC and would help limit any future ambiguity?

Applicant's proposed verbiage: "The development shall generally occur as depicted on the site plan dated 8-2-22 and described in the project narrative, but such site plan shall be allowed to change to allow for **design and engineering flexibility** so long as the site plan meets Condition #14."

Staff's response: This language is not in condition # 1. The language of "design flexibility" was discussed on the video by Commissioner Powell but it did not make it into the motion. Since it is apparent that the Commissioner intended for design flexibility in the project and explicitly discussed it during the meeting, staff sees no issue with the minutes reflecting this language. **This will be reflected in the minutes under condition #14.**

Zoning Condition #3 -

Request from applicant: to add the word **if** to the condition.

Applicant's proposed verbiage: "The site shall require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces. **if** the proposed development is located in the North Oconee Watershed Overlay **it will abide by requirements** which doubles **certain** stream buffers and setbacks from rested vegetation not to the center line of the stream."

Staff's response: The property is not within the watershed, therefore this condition creates a nullity. The condition was a part of the motion by the Board of Commissioners but it is not applicable to this development. Staff requests that the condition remain as the record currently reflects because it was in the motion by the Board of Commissioners and it will not affect the development in any way.

Zoning Condition #8 -

Request from applicant: We had all agreed on the Planning Commission to remove this zoning condition related to the limitation of the 12 months. BOC didn't even mention it in their meeting.

Staff response: The language was in the signed Planning Commission minutes but review of the video shows that the language was struck by the Planning Commission during the motion ultimately made by the Planning Commission. The condition as currently reflected by the record was included in the conditions of approval presented to the BOC and it was clearly a part of the BOC's motion. Therefore, it needs to remain. However, the County's Planning staff can initiate an application to remove this condition. It will not be heard by the BOC until February 9, 2023 due to advertising and notice requirements and requires a public hearing before the BOC only.

Zoning Condition #14 –

Request from applicant: We discussed adding a limitation to the residential buildings to 10 buildings, but we need to clarify this condition by adding the word "residential".

Applicant's proposed verbiage: "Maximum of ten (10) residential buildings within design parameters and are not to exceed 300 units with 5% being three (3) bedroom. The buildings are limited in height to a basement plus three (3) stories above."

Staff response: The 12-8-22 BOC voting meeting video clearly does not specify that the 10 buildings are residential. Instead, it demonstrates that the BOC stated "10 buildings." Since the word "residential" was not in the BOC's motion, the minutes need to accurately reflect the Board's motion and not contain the word "residential." However, the County's Planning can initiate an application to add the word "residential". It will not be heard by the BOC until February 9, 2023 due to advertising and notice requirements and requires a public hearing before the BOC only.



Hall County Government

BOARD OF COMMISSIONERS

December 13, 2022

CNWB Company, LLC
3343 Peachtree Road, NE Suite 145-835
Atlanta, GA 30326

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

RE: **Application to Rezone**

t: 770.535.8288 | f: 770.531.3972

To Whom It May Concern:

CHAIRMAN
Richard P. Higgins

Please be advised that in its Voting Meeting on December 8, 2022, the Hall County Board of Commissioners voted to approve with conditions the following application.

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

2581 Ramsey Circle | Rezone | from Agricultural-Residential-III (AR-III) to Planned Residential Development (PRD) on a 35.14± acre tract located on the north side of Ramsey Circle at its intersection with White Sulphur Road; Zoned AR-III; Tax Parcel 09113 000001 (pt.) | Proposed use: 305-unit multi-family complex | ** Commission District 3 | CMWB Company, LLC, applicant.

COUNTY ADMINISTRATOR
Jock A. Connell

Conditions:

ASSISTANT
COUNTY ADMINISTRATOR
Zachary T. Propes

1. The development shall generally occur as depicted on the site plan dated 8-2-2022 and described in the project narrative.
2. The density shall not exceed 300 units with a maximum of 15 three bedroom units.
3. The site shall require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces. The proposed development is located in the North Oconee Watershed Overlay which doubles all stream buffers and setbacks from rested vegetation not to the center line of the stream.
4. The proposed residential development shall conform to Streets and Other Rights-of-Way (16.60). No variances are granted as part of this request.
5. Landscape and Lighting plan shall be submitted to the Planning Director for approval prior to issuance of the LDP.
6. The recommendations of the traffic study, subject to the review and approval by both Hall County Traffic Engineering and the Georgia Department of Transportation, shall be implemented. Any cost associated with these improvements shall be the responsibility of the developer.
7. The applicant shall follow the standard Land Development Review and building permit process for Hall County.
8. Approval shall expire if the project permitting phase has not begun within 12 months of Board of Commissioners approval.

COUNTY CLERK
Jennifer Rivera

9. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
10. The open space and undisturbed buffers shall be protected in perpetuity by deed that follows the property and shall not be separated from the parcel by future subdivisions or reduced for project expansion. The removal or mod of this conditions shall require action by the Board of Commission (BOC).
11. All conditions of zoning shall be made part of any plats created for the property.
12. Architectural standards: All facades of all residences, shall be finished with brick or fiber cement type siding/shake shingles. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding shall be prohibited on all residential and non-residential buildings.
13. The development shall have a 50 foot transitional buffer around all property lines with except of those fronting Ramsey Circle and White Sulphur Road.
14. Maximum of ten (10) buildings within design parameters and are not to exceed 300 units with 5% being three (3) bedroom. The buildings are limited in height to a basement plus three (3) stories above.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

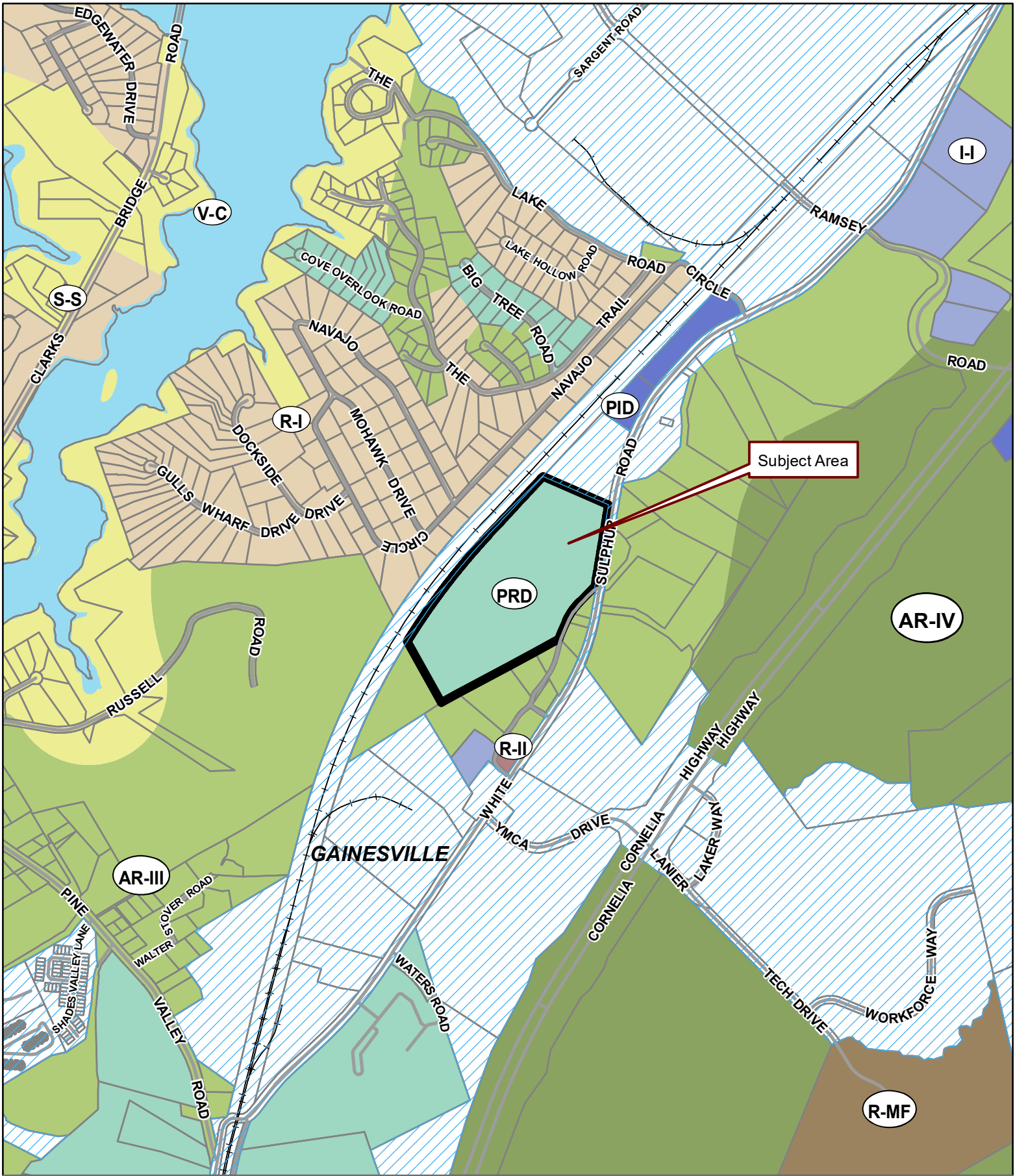


Jennifer Rivera
Hall County Commission Clerk

cc: Randi Doveton, Planning & Development Director

Ruby Lee Connor Trust
4006 White Sulphur Road
Gainesville, GA 30507

Smith, Gilliam, Williams & Miles, PA
Attn: Steve Gilliam
340 Jesse Jewell Pkwy, Suite 300
Gainesville, GA 30501



Subject Area

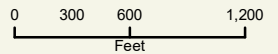
Applicant: PLANNING STAFF

Tax Parcel #: 09113 000001 (pt.)

Location: 2581 RAMSEY CIRCLE, GAINESVILLE, GA 30501

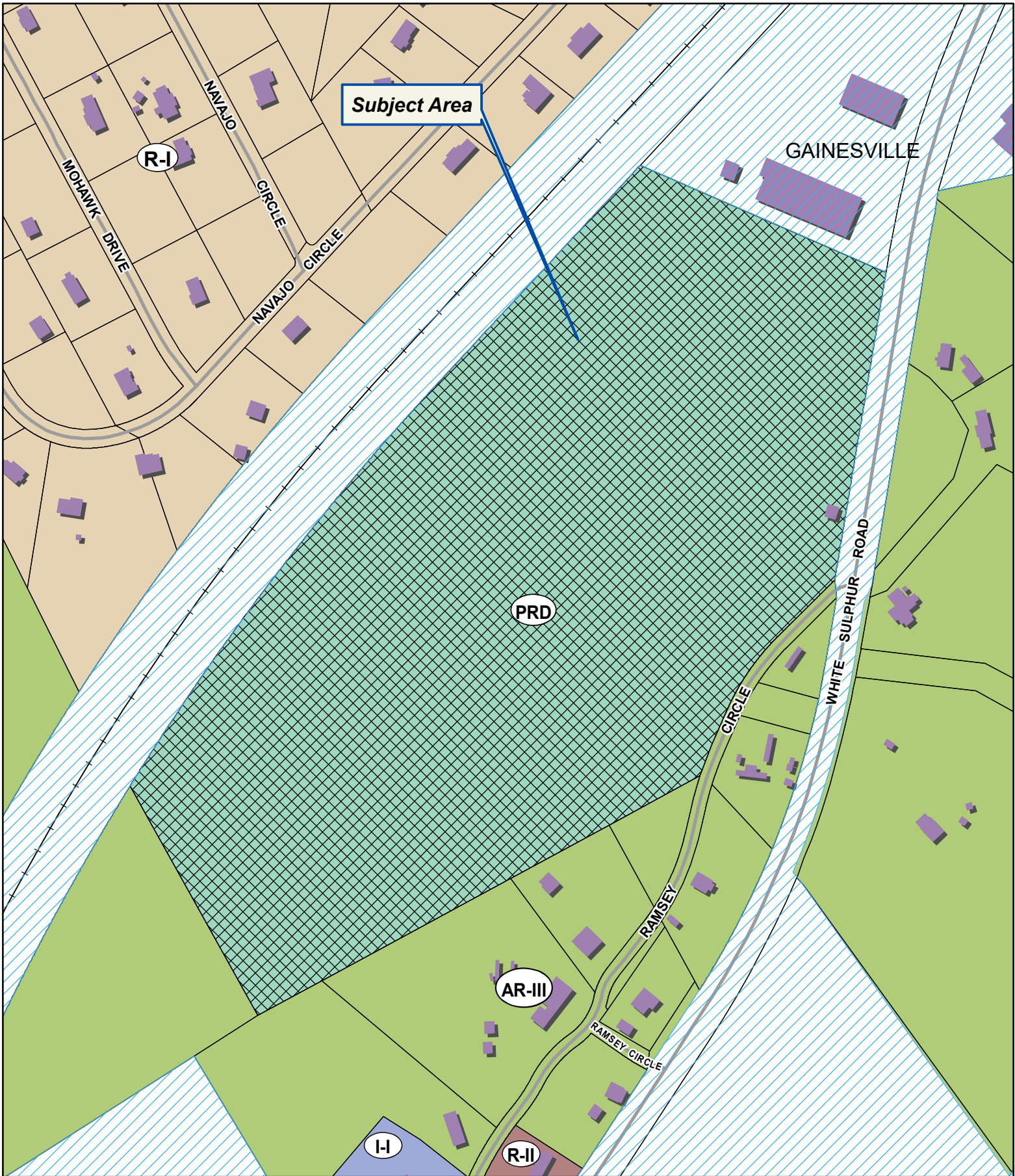
Commission District 3

BOC Mtg. Date: 02/09/2023



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





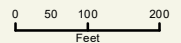
Applicant: PLANNING STAFF

Tax Parcel #: 09113 000001 (pt.)

Location: 2581 RAMSEY CIRCLE, GAINESVILLE, GA 30501

Commission District 3

BOC Mtg. Date: 02/09/2023



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





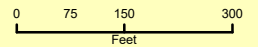
Applicant: PLANNING STAFF




Tax Parcel #: 09113 000001 (pt.)

Location: 2581 RAMSEY CIRCLE, GAINESVILLE, GA 30501

Commission District 3

BOC Mtg. Date: 02/09/2023



-  Zoning Boundary
-  City Limits
-  Subject Area



ZONING NOTICE

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

APPLICANT: PLANNING STAFF

REQUEST: AMEND CONDITIONS #89 #14 As Approved
By BOC (12/8/22) FOR MULTI-FAMILY

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION	<u>BOC</u>	COUNTY COMMISSION
Date: <u>0</u>	<u>Only</u>	Date: <u>Feb. 9, 2023</u>
Time: <u>0</u>		Time: <u>6:00 P.M.</u>

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Jan 25, 2023 14:58:58
2626 White Sulphur Road
Gainesville
Hall County
Georgia

ZONING NOTICE

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

APPLICANT: PLANNING STAFF

REQUEST: AMEND CONDITIONS #89 #14 As Approved

By BOC 12/8/22 FOR MULTI-FAMILY

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: 0

Time: 0

BOC

Only

COUNTY COMMISSION

Date: Feb. 9, 2023

Time: 6:00 P.M.

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

FOR MORE INFORMATION CALL: (770) 531-6809

Jan 25, 2023 14:59:02
2626 White Sulphur Road
Gainesville
Hall County
Georgia

ZONING NOTICE

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

APPLICANT: PLANNING STAFF

REQUEST: AMEND CONDITIONS #8 & #14 AS APPROVED BY BOC 12/8/22 FOR MULTI-FAMILY

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION	<u>BOC ONLY</u>	COUNTY COMMISSION	<u>DATE: FEB. 9, 2023</u>
Date: <u>Ø</u>		Time: <u>6:00 P.M.</u>	

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

FOR MORE INFORMATION CALL: (770) 531-6809

Jan 25, 2023 15:01:53
2582 White Sulphur Road
Gainesville
Hall County
Georgia

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.
APPLICANT: **PLANNING STAFF**
REQUEST: **AMEND CONDITIONS #84 #14 AS APPROVED BY BOC 12/8/21 FOR MULTI-FAMILY**
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION **BOC ONLY** COUNTY COMMISSION
Date: **0** Date: **FEB 9, 2023**
Time: **0** Time: **6:00 P.M.**
HALL COUNTY GOVERNMENT CENTER, 242 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 537-6809



Jan 25, 2023 15:01:59
2582 White Sulphur Road
Gainesville
Hall County
Georgia

ZONING NOTICE

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

APPLICANT: PLANNING STAFF

REQUEST: AMEND CONDITIONS #8 & #14 AS

APPROVED BY THE BOC ON 12/8/22 FOR

PUBLIC HEARINGS WILL BE HELD ON: MULTI-FAMILY
COUNTY COMMISSION

PLANNING COMMISSION
Date: ~~0~~

BOC
ONLY

Date: FEB. 9, 2023

Time: ~~0~~

Time: 6:00 PM

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

FOR MORE INFORMATION CALL: (770) 531-6809

Jan 25, 2023 15:03:36

3499 Livingston Road

Gainesville

Hall County

Georgia



AGENDA ITEM

Planning and Development

REPORT TO: Work Session (02/06/23)

REPORT TO: Voting Meeting (02/09/23)

ITEM NO: 35/2023

SUBJECT: **Overlook at Marina Bay Subdivision | Amend Conditions** | of a Planned Residential Development (PRD) on a 42.89± acre tract located on the west side of Cool Springs Road at its intersection with Belafonte Walk, further described as all lots shown on plat recorded in plat book 882 pages 5-25 of the Clerk of Superior Court of Hall County | Zoned PRD; Tax Parcels 10024 000101 – 000199, 000008, 000054, 000200, 000201 | **Proposed use: revise architectural standards for development** | Commission District 2 | **Clint Dixon, applicant.**

Meetings:

Work Session Date: 02/06/23

Voting Meeting Date: 02/09/23

Executive Summary:

Presenter: RD
Recommendation: Approval

Purpose of Request: **Overlook at Marina Bay Subdivision | Amend Conditions** | of a Planned Residential Development (PRD) on a 42.89± acre tract located on the west side of Cool Springs Road at its intersection with Belafonte Walk, further described as all lots shown on plat recorded in plat book 882 pages 5-25 of the Clerk of Superior Court of Hall County | Zoned PRD; Tax Parcels 10024 000101 – 000199, 000008, 000054, 000200, 000201 | **Proposed use: revise architectural standards for development** | Commission District 2 | **Clint Dixon, applicant.**

History:

Facts and Issues:

Options:

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

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.? No
Has it been reviewed by the County Attorney? Yes
Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
AD	RD	EW	WG
Attorney	Administration		Clerk
WLI	CR		JR

Attachments:

- Board Memo
- Application
- Narrative
- Wakefield Renderings
- Newport I Renderings
- Brookmont Renderings
- Deed
- Notice Sign Photo
- Maps



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Randi Doveton

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

From: Randi Doveton, Director

Date: January 10, 2023

Subject: **5904 Cool Springs Road (original parcel address) | Amend Conditions** | of a Planned Residential Development (PRD) on a 42.89± acre tract | Proposed use: revise architectural standards for development | Clint Dixon, applicant.

The request before you is the application of Clint Dixon to revise architectural standards for development on a 42.89± acre tract, commonly known as The Overlook at Marina Bay. The development was approved by the Board of Commissioners on August 9, 2018. This item is located within Commission District 2.

The applicant has provided 3 new architectural plans which differ from the previously approved standards. The Brookmont, Wakefield, and Newport plans have porch roof slopes that range from 2:12 to 12:12; the applicant is also requesting that the garages shall not extend more than 10 feet 6 inches further toward the front yard property line than the façade of the habitable area of the first story, and the width of the garage wall shall not exceed 56% for a two-car garage and 66% for a three-car garage of the front façade of the dwelling.

The proposed plans are included in your packet. The applicant has not requested any other amendments to the previously approved PRD conditions; therefore, **all other standards from the 2018 approval shall remain.**

Staff recommends approval of the three (3) new sets of architectural plans as submitted.

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)

Clint Dixon
5230 Bellewood ct
Buford GA 30518

Phone 404-862-5000

Email Address clintd@echomebuilders.com

Proposed Use Zoning Amendment

Property Owner (Name & Mailing Address)

Clayton Properties Group, Inc
dba Chafin Land Development
5230 Bellewood ct Buford GA 30518

Phone same

Email Address same

Contact Person (Name & Mailing Address)

Clint Dixon
5230 Bellewood ct
Buford GA 30518

Phone 404-862-5000

Email Address clintd@echomebuilders.com

Tax Parcel Number 10024 000101

Location Address 5904 Cool Springs Road Hall county GA

Status of Applicant

- Owner
- Option to Purchase
- Area Resident
- Other

Requested Action

Existing Zoning: PRD

Rezone to: PRO

Fee: \$ _____

Receipt #: _____

Check #: _____

Acreage 42.98

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

Sign Clint Dixon

Date: 12-19-2022

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

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

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ Tentative County Commission Date: _____

County Commission District: _____

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



AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Clayton Properties Group, Inc dba ChaFin
Address Land Development 5230 Bellewood Ct
Buford GA 30518
Phone Number 404-862-5000

Name of applicant(s) Clint Dixon
Address 5230 Bellewood Ct
Buford GA 30518
Phone Number 404-862-5000

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) Clayton Properties Group, Inc dba
ChaFin Land Development
Personally appeared before me

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

Sommer A. Fishburn
Notary Public



December 19, 2022
Date



**HALL COUNTY PLANNING AND DEVELOPMENT
AUTHORIZATION OF PROPERTY OWNERS**

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

Name of owner(s) JRY Capital partners, LLC
Address 3883 Rogers Bridge Rd
suite 602 Duluth, GA 30097
Phone Number 404-558-9684

Name of applicant(s) Clint Dixon
Address 5230 Bellewood ct
Buford GA 30518
Phone Number 404 862-5000

Purpose of Permit Zoning Amendment

Site Address 5904 cool springs Road Hall county GA

I swear that I am the owner of the property, which is the subject matter of the attached applications as shown in the records of Hall County, Georgia. I authorize the person named above to act as applicant in the pursuit of a permit as described above for the subject property.

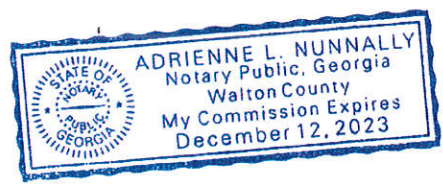
Signature of Owner(s)
John R Yost

Personally appeared before me
Adrienne Nunnally
Notary Public (Print Name)

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

Adrienne Nunnally
Notary Public Signature

1/5/23
Date





**HALL COUNTY PLANNING AND DEVELOPMENT
AUTHORIZATION OF PROPERTY OWNERS**

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

Name of owner(s) Overlook at Marina Bay Community Association, Inc.
Address 5230 Bellewood ct
Buford GA 30518
Phone Number 404-862-5000

Name of applicant(s) CBatin Communities / Clint Dixon
Address 5230 Bellewood ct
Buford GA 30518
Phone Number 404-862-5000

Purpose of Permit Zoning Amendment

Site Address 5904 Cool Springs Road Hall county GA

I swear that I am the owner of the property, which is the subject matter of the attached applications as shown in the records of Hall County, Georgia. I authorize the person named above to act as applicant in the pursuit of a permit as described above for the subject property.

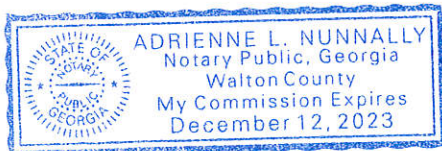
Signature of Owner(s) Clint Dixon

Personally appeared before me
Adrienne Nunnally
Notary Public (Print Name)

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

[Signature]
Notary Public Signature

1/16/23
Date



PLANNING AND DEVELOPMENT DEPARTMENT
2375 BROWNS BRIDGE ROAD GAINESVILLE GA 30504
MAILING ADDRESS P.O. BOX 1435 GAINESVILLE GA 30503
T 770-531-6809 F 770-531-3502



CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

I have** _____

I have not _____



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

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

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: John R. Yost

Date: 1/5/23

Applicant's/Owner's Name (Printed): John R Yost

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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I have** _____ I have not ✓

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****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: Clint Dixon

Date: 12-19-2022

Applicant's/Owner's Name (Printed): Clint Dixon



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.

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Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: 

Date: 12-19-2022

Applicant's/Owner's Name (Printed): _____

Clayton Properties Group, Inc dba
Chafin Land Development

Chafin Communities

5230 Bellewood Court Buford GA 30518

December 19, 2022

Randi Doveton
Director of Planning and Development
Hall County Government
2875 Browns Bridge Road
Gainesville, GA 30504

Mrs. Doveton,

Clayton Properties Group, Inc. dba Chafin Land Development is requesting an amendment to the zoning of Overlook at Marina Bay We would like to amend the detached dwelling units, a garage shall not extend any more than 10 feet 6 inches further toward the front yard property line than the façade of the habitable area of the first story, and the width of the garage wall shall not exceed 56% for a two-car garage and 66% for a three-car garage of the front façade of the dwelling.

We respectfully request approval of this amendment to zoning and if you have any questions please give me a call.

Respectfully,



Clint Dixon
Clayton Properties Group, Inc.
dba Chafin Communities
5230 Bellewood Court
Buford GA 30518sa
Cell: (404) 862-5000
Email: clintd@echomebuilders.com
www.chafincommunities.com

ABBREVIATIONS

ABV ABOVE	L LENGTH
A/C AIR CONDITIONING	LA LAUNDRY
AD AREA DRAIN	LAV LAVATORY
ADJ ADJUSTABLE	LVR LOUVER
ALT ALTERNATE	MAX MAXIMUM
ALUM ALUMINUM	MECH MECHANICAL
ARCA ARCHITECTURAL	MFG MANUFACTURER
BA BATHROOM	MIN MINIMUM
BD BOARD	MISC MISCELLANEOUS
BF BI-FOLD (DOOR)	N NORTH
BLDG BUILDING	N.T.S. NOT TO SCALE
BLK BLOCK (CMU)	O.S.D. OVERHEAD GARAGE DOOR
BLN BELOW	OH OVERHEAD
BM BEAM	OPT OPTIONAL
BP BI-PASS (DOOR)	PAR PARALLEL
BT BOTTOM	P.B. PUSH BUTTON
BTWN BETWEEN	PDR POWDER
CAB CABINET	PED PEDESTAL
CER CERAMIC	PL PLATE
C.J. CONTROL JOINT OR CONSTRUCTION JOINT	FR PAIR
CL CLOSET OR CENTER LINE	P.T. PRESSURE TREATED WOOD
CLS CEILING	P.V. POLYVINYL CHLORIDE PIPE
CLR CLEAR	P.V.M.T. PAVEMENT
CMU CONCRETE MASONRY UNIT	PXL PRES-WIRE
COL COLUMN	PXD PLYWOOD
CONC CONCRETE	R RISER
C CARPET	RAG RETURN AIR GRILL
CR CORROSION RESISTANT	REF REFERENCE
CSMT CASEMENT	REFR REFRIGERATOR
C.T. CERAMIC TILE	REQ REQUIRED
D DRYER	S SOUTH
DBL DOUBLE	SD SMOKE DETECTOR
DH DOUBLE HUNG	SF SQUARE FEET
DIM DIMENSION	S.G.D. SLIDING GLASS DOOR
DISP DISPOSAL	SH SINGLE HING OR SHELF
DN DOWN	SM SIMILAR
DR DOOR	SL SLOPE / SLIDING
DS DOWNSPOUT	SHF SHELF AND POLE
DW DISH WASHER	SPEC SPECIFICATIONS
DWG DRAWING	STD STANDARD
E EAST	STR STRUCTURAL
EA EACH	SQ SQUARE
ELEV ELEVATION	SYM SYMBOL
ELEC ELECTRICAL	S4S SMOOTH FOUR SIDES
EQ EQUAL	T TREAD (AT STAIRS) OR TILE
EXT EXTERIOR	T.B. TOWEL BAR
FAU FORCED AIR UNIT	TEMP TEMPERED (GLASS)
F.C. FLOOR CHANGE	T&G TONGUE & GROOVE
F.D. FLOOR DRAIN	T.O.C. TOP OF CURB
FFL FINISH FLOOR LINE	TV TELEVISION
F.G. FINISHED GRADE	TYP TYPICAL
FLR FLOORING	UNO. UNLESS NOTED OTHERWISE
FL FLOURESCENT (LIGHT)	V.B. VAPOR BARRIER
FND FOUNDATION	VERT VERTICAL
F.O.S. FACE OF STUD	V.T.R. VENT THRU ROOF
FIG FOOTING	W WASHING MACHINE
FX FIXED GLASS	WD WOOD
GALV GALVANIZED	WDR WINDOW
GAR GARAGE	WH WATER HEATER
G.B. GYPSUM BOARD	WI WROUGHT IRON
GD GRADE OR GRADING	WIC WALK-IN CLOSET
G.D.O. GARAGE DOOR OPENER	W/O WITH OR WITHOUT
GI GROUND FAULT INTERRUPTER	WP WATERPROOFING
GL GLASS OR GLAZING	WWM WELDED WIRE MESH
GYP BD GYPSUM BOARD	RL PROPERTY LINE
HD HOSE BIBB	Ø ROUND / DIAMETER
HD HEAD OR HARD	± AND
HDR HEADER	CL CENTERLINE
HGT HEIGHT	# FOUND / NUMBER
HVAC HEATING/VENTILATING/AIR COND.	
HWD HARDWOOD	
INT INTERIOR	
JST JOIST	
JT JOINT	
KIT KITCHEN	

WAKEFIELD

NO:	DATE:	REVISION:

PROFESSIONAL SEAL:

PROJECT TITLE:

Wakefield

CONSULTANTS:

LOCAL JURISDICTION:	BUILDER: CHAFIN COMMUNITIES 5230 BELLE WOOD CT., SUITE A BUFORD, GA 30518 PHONE: (770) 831-0844 CONTACT: DARYL CHAFIN	DESIGNER:	STRUCTURAL ENGINEER:
---------------------	--	-----------	----------------------

GENERAL NOTES DESIGNER:

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.

ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.

ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.

ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

PROVIDE FIREBLOCKING. (PER IRC SECTION R602.3)

ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.

PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR, TOWEL RING AND/OR TOILET PAPER HOLDER LOCATIONS, AS SHOWN PER PLAN. TYPICAL AT ALL BATHROOMS AND POWDER ROOMS. VERIFY LOCATIONS AT FRAMING WALK.

ELASTOMERIC SHEET WATERPROOFING; FURNISH AND INSTALL ALL WATERPROOFING COMPLETE. A 40 MIL. SELF-ADHERING MEMBRANE OF RUBBERIZED ASPHALT INTEGRALLY BONDED TO POLYETHYLENE SHEETING, OR EQUAL. INSTALL PER MANUFACTURER'S AND TRADE ASSOCIATION'S PRINTED INSTALLATION INSTRUCTIONS. 6" MINIMUM LAP AT ALL ADJACENT WALL SURFACES.

TO THE BEST OF THE DESIGNER'S KNOWLEDGE THESE DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.

SHOP DRAWING REVIEW AND DISTRIBUTION, ALONG WITH PRODUCT SUBMITTALS, REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.

THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOILS REPORT), ON THE STUDY OF THE PROPOSED SITE, TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOILS CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. GENERAL CONTRACTOR SHALL ASSURE THE SOIL CONDITIONS MEET OR EXCEED THE CRITERIA.

ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS ALONG WITH ALL OTHER AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

PROVIDE AN APPROVED WASHER DRAIN PAN AT SECOND FLOOR ONLY THAT DRAINS TO EXTERIOR.

WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ FT WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH; 5'11" HEIGHT NOT GREATER THAN 44" ABOVE FLOOR. (PER IRC SECTION R310.1.1)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER IRC SECTION R312.1.3)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER IRC SECTION R311.1.8 AND R312

AREA CALCULATIONS:

'WAKEFIELD' PLAN SQUARE FOOTAGE						
AREA	ELEV 'A'	ELEV 'B'	ELEV 'C'	ELEV 'D'	ELEV 'FB1'	ELEV 'FB2'
1ST FLOOR	1,146 SF	1,156 SF	1,146 SF	1,146 SF	1,146 SF	1,146 SF
2ND FLOOR	1,478 SF	1,496 SF	1,500 SF	1,489 SF	1,496 SF	1,500 SF
HEATED SF	2,624 SF	2,652 SF	2,646 SF	2,635 SF	2,642 SF	2,646 SF
GARAGE	501 SF	501 SF	501 SF	501 SF	501 SF	501 SF
PORCH - FRONT	105 SF	101 SF	106 SF	106 SF	105 SF	105 SF
PORCH - REAR	192 SF	192 SF	192 SF	192 SF	192 SF	192 SF
TOTAL FRAMING	3,422 SF	3,446 SF	3,445 SF	3,434 SF	3,440 SF	3,444 SF
OPT BSMT	1,062 SF	1,062 SF	1,062 SF	1,062 SF	1,062 SF	1,062 SF
*ROOM COUNT TOTALS	ROOMS - 5		BEDS - 4		BATHS - 3	

CHAFIN
COMMUNITIES

SHEET TITLE:

TITLE SHEET

SHEET NO:

T-1

NOTES:

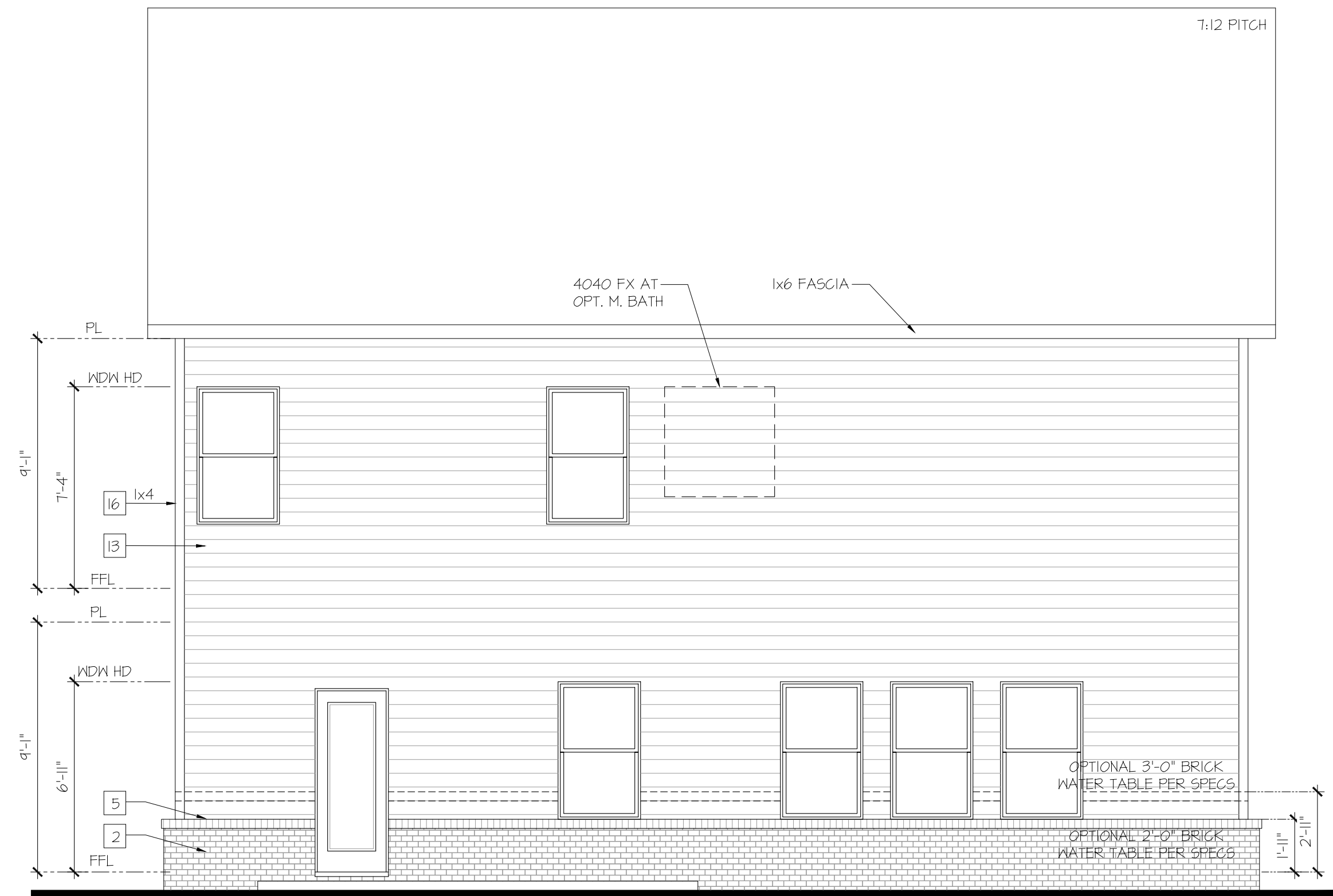
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R905.2.1.

KEY NOTES:

- MASONRY:**
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 4 8" SOLDIER COURSE.
 - 5 ROWLOCK COURSE.
 - 6 DECORATIVE KEY. SEE DETAIL.
- TYPICALS:**
- 7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - 8 CODE APPROVED TERMINATION CHIMNEY CAP.
 - 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
 - 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 11 DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:**
- 12 FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - 13 FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - 14 FIBER CEMENT NAVY SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - 15 FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
 - 16 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - 17 FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

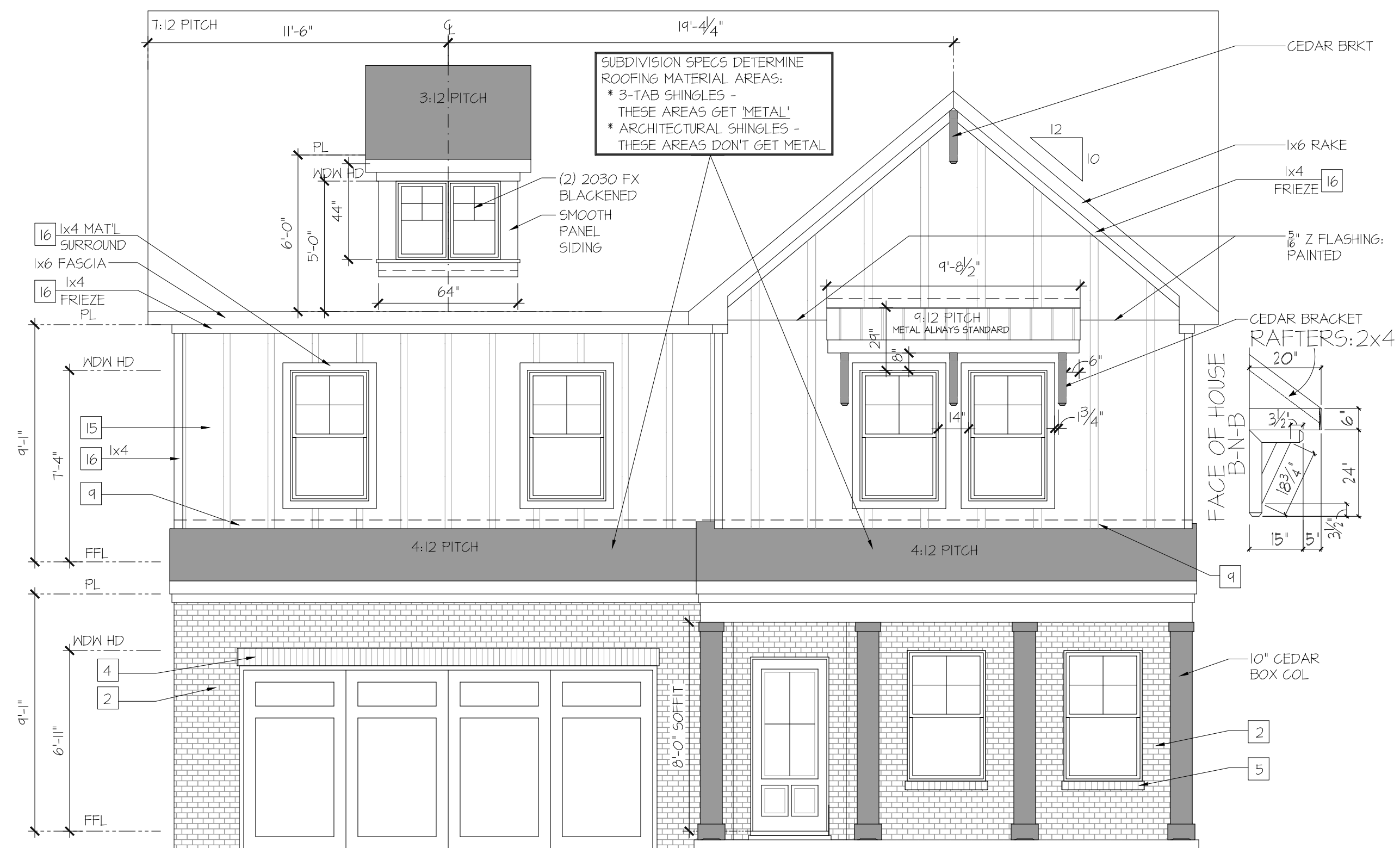
WINDOW HEAD HEIGHTS

- 1ST FLOOR:
5'-0" HIGH WINDOW = 6'-11" HEADER U.N.O.
- 2ND FLOOR:
5'-0" HIGH WINDOW = 7'-4" HEADER U.N.O.



Rear Elevation 'PBI'

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT



Front Elevation 'PBI'

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

MASONRY PERCENTAGES		
FRONT ELEV TOTAL SF		568 SF
BRICK	51 %	300 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	49 %	281 SF

NO.	DATE	REVISION

PROFESSIONAL SEAL:

PROJECT TITLE:

Wakefield

CHAFIN
COMMUNITIES

SHEET TITLE:

**WAKEFIELD
EXTERIOR
ELEVATIONS
PB1**

SHEET NO.:

A1.9

NOTES:

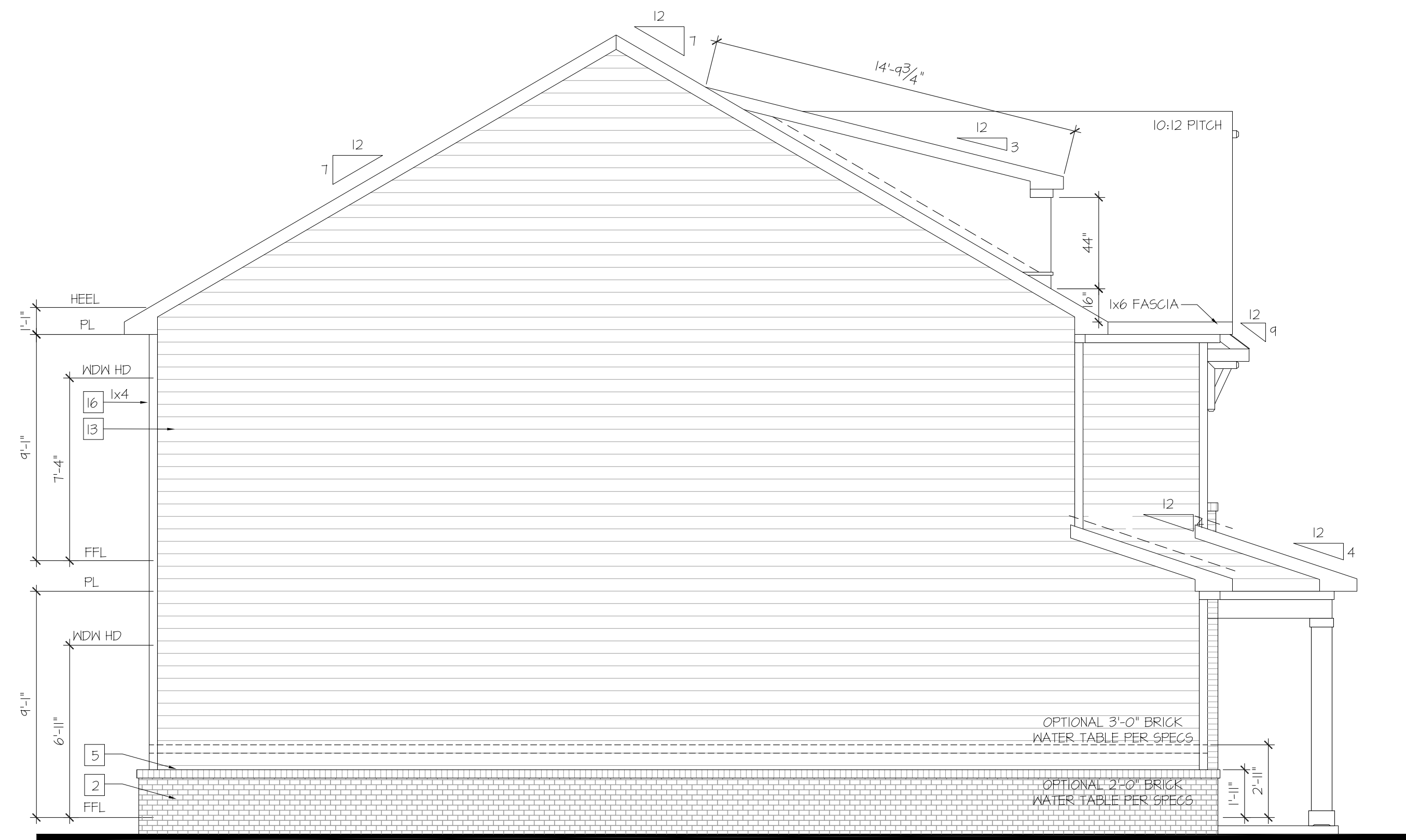
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R405.2.1.

KEY NOTES:

- MASONRY:**
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 4 8" SOLDIER COURSE.
 - 5 ROWLOCK COURSE.
 - 6 DECORATIVE KEY. SEE DETAIL.
- TYPICALS:**
- 7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - 8 CODE APPROVED TERMINATION CHIMNEY CAP.
 - 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
 - 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 11 DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:**
- 12 FIBER CEMENT SHAKE SIDING PER DEVELOPER
 - 13 W 5/4x4 CORNER TRIM BOARDS.
 - 14 FIBER CEMENT LAP SIDING PER DEVELOPER
 - 15 W 5/4x4 CORNER TRIM BOARDS.
 - 16 FIBER CEMENT NAVY SIDING PER DEVELOPER
 - 17 W 5/4x4 CORNER TRIM BOARDS.
 - 18 FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
 - 19 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - 20 FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

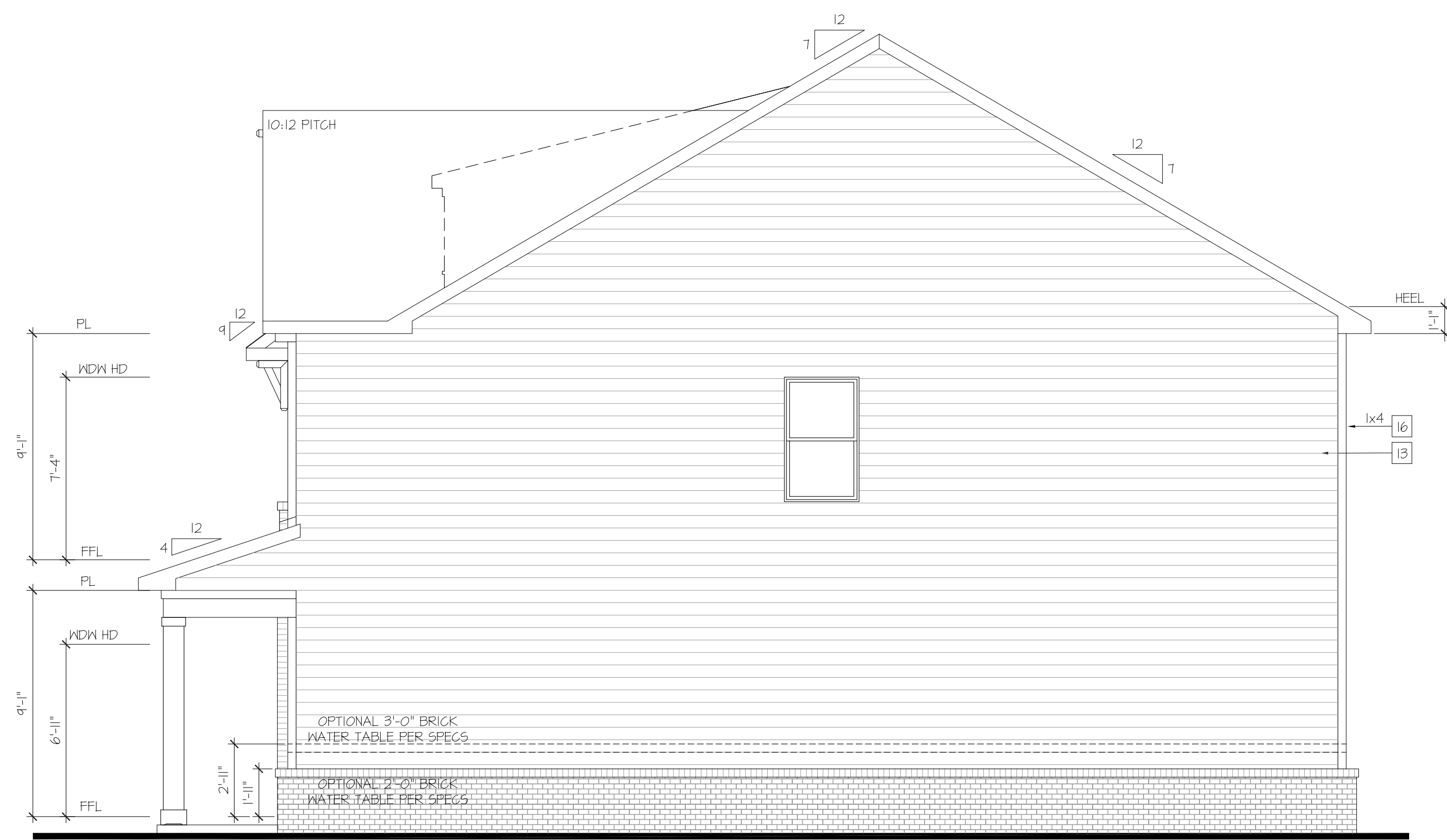
WINDOW HEAD HEIGHTS

- 1ST FLOOR: 5'-0" HIGH WINDOW = 6'-11" HEADER U.N.O.
- 2ND FLOOR: 5'-0" HIGH WINDOW = 7'-4" HEADER U.N.O.



Left Elevation 'PB1'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



Right Elevation 'PB1'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

NO.	DATE:	REVISION:

PROFESSIONAL SEAL:

PROJECT TITLE:

Wakefield

CHAFIN
COMMUNITIES

SHEET TITLE:
WAKEFIELD
EXTERIOR
ELEVATIONS
PB1

SHEET NO:
A1.9.1



Rear Elevation
Opt. Basement

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

WINDOW HEAD HEIGHTS

- 1ST FLOOR:
5'-0" HIGH WINDOW = 6'-11" HEADER U.N.O.
- 2ND FLOOR:
5'-0" HIGH WINDOW = 7'-4" HEADER U.N.O.

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER. RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R1905.2.1.

KEY NOTES:

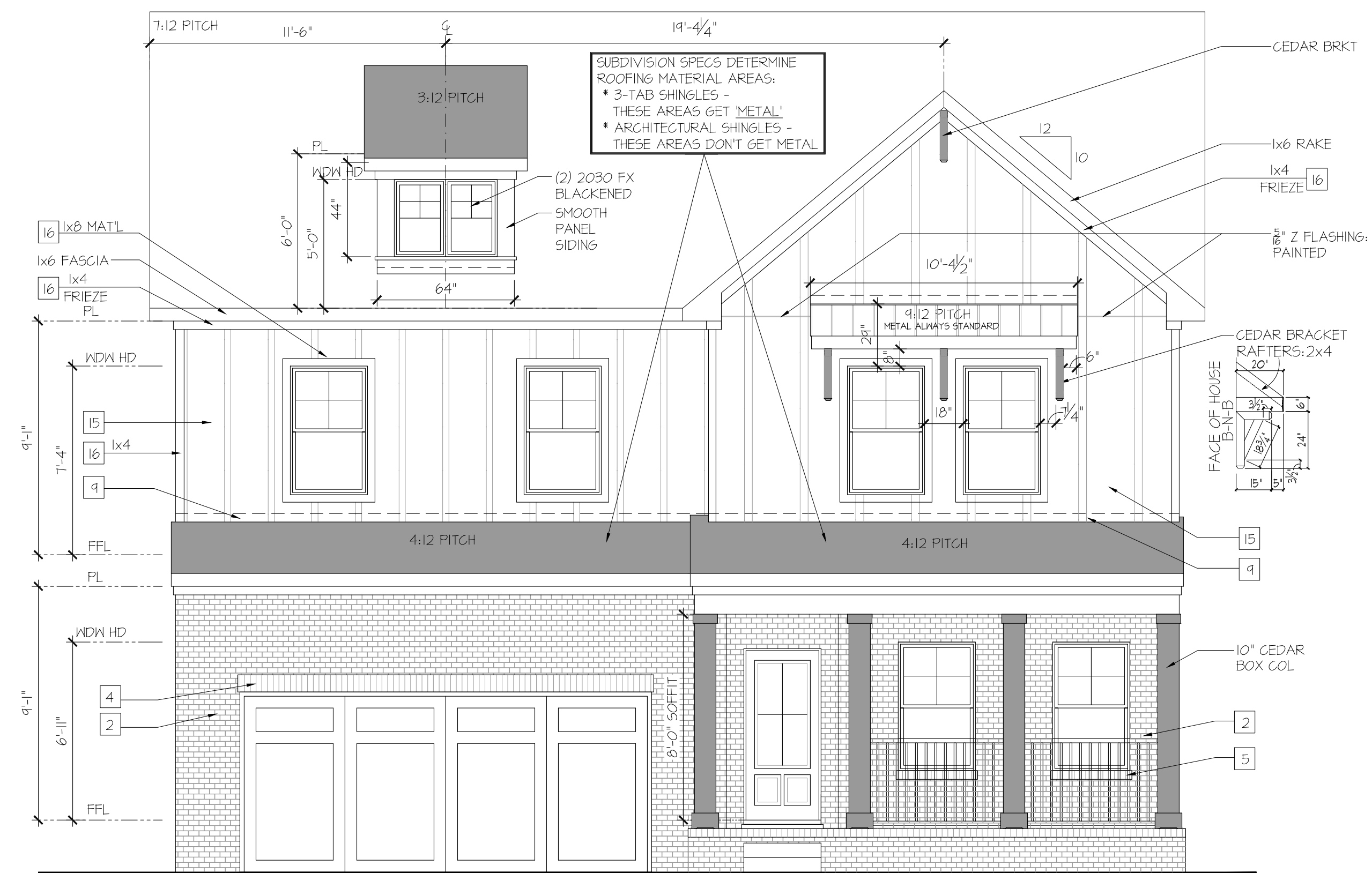
- MASONRY:
- [1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [3] MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [4] 8" SOLDIER COURSE.
 - [5] ROYLOCK COURSE.
 - [6] DECORATIVE KEY. SEE DETAIL.
- TYPICALS:
- [1] CORROSION RESISTANT SCREEN LOWERED VENTS, SIZE AS NOTED.
 - [2] CODE APPROVED TERMINATION CHIMNEY CAP.
 - [3] CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
 - [4] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - [5] DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:
- [1] FIBER CEMENT SHAKE SIDING PER DEVELOPER
 - [2] 1/4" 5/4x4 CORNER TRIM BOARDS
 - [3] FIBER CEMENT LAP SIDING PER DEVELOPER
 - [4] 1/4" 5/4x4 CORNER TRIM BOARDS
 - [5] FIBER CEMENT WAVY SIDING PER DEVELOPER
 - [6] 1/4" 5/4x4 CORNER TRIM BOARDS
 - [7] FIBER CEMENT PANEL SIDING 1/4" 1X3 BATTIS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
 - [8] 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - [9] FALSE WOOD SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.

NO.	DATE:	REVISION:

PROFESSIONAL SEAL:

PROJECT TITLE:

Wakefield



Front Elevation 'PB1'
Opt. Basement

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

MASONRY PERCENTAGES		
FRONT ELEV TOTAL SF		616 SF
BRICK	53 %	329 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	47 %	287 SF

CHAFIN COMMUNITIES

SHEET TITLE:
WAKEFIELD
EXTERIOR
ELEVATIONS
PB1

SHEET NO:
A1.9.2

NOTES:

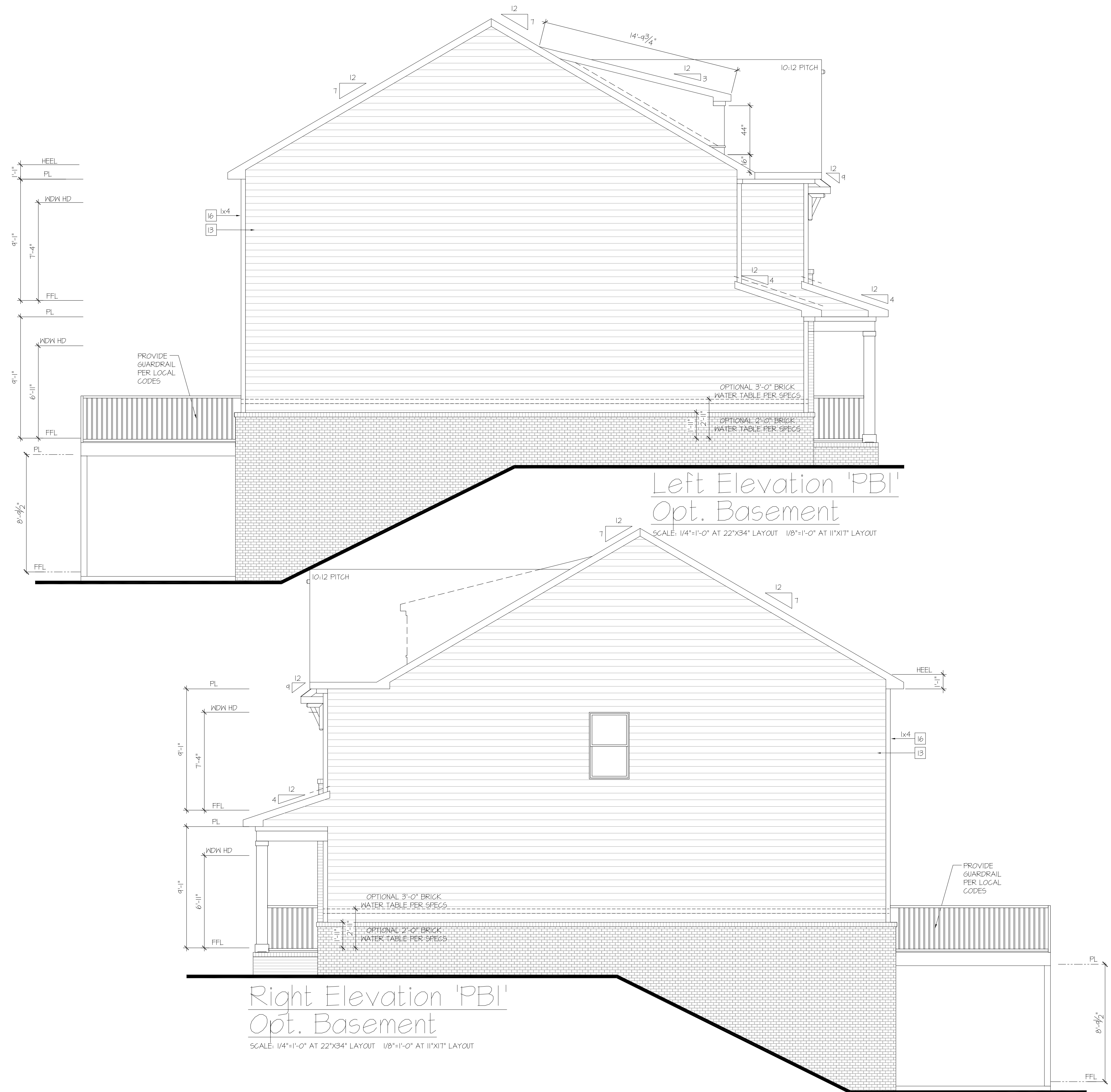
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- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
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- PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R905.2.1.

KEY NOTES:

- MASONRY:**
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 4 8" SOLDIER COURSE.
 - 5 ROWLOCK COURSE.
 - 6 DECORATIVE KEY. SEE DETAIL.
- TYPICALS:**
- 7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - 8 CODE APPROVED TERMINATION CHIMNEY CAP.
 - 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
 - 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 11 DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:**
- 2 FIBER CEMENT SHAKE SIDING PER DEVELOPER
 - W 5/4x4 CORNER TRIM BOARDS.
 - 3 FIBER CEMENT LAP SIDING PER DEVELOPER
 - W 5/4x4 CORNER TRIM BOARDS.
 - 4 FIBER CEMENT WAVY SIDING PER DEVELOPER
 - W 5/4x4 CORNER TRIM BOARDS.
 - 5 FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
 - 6 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - 7 FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

WINDOW HEAD HEIGHTS

- 1ST FLOOR:
5'-0" HIGH WINDOW = 6'-11" HEADER U.N.O.
- 2ND FLOOR:
5'-0" HIGH WINDOW = 7'-4" HEADER U.N.O.



NO.	DATE:	REVISION:

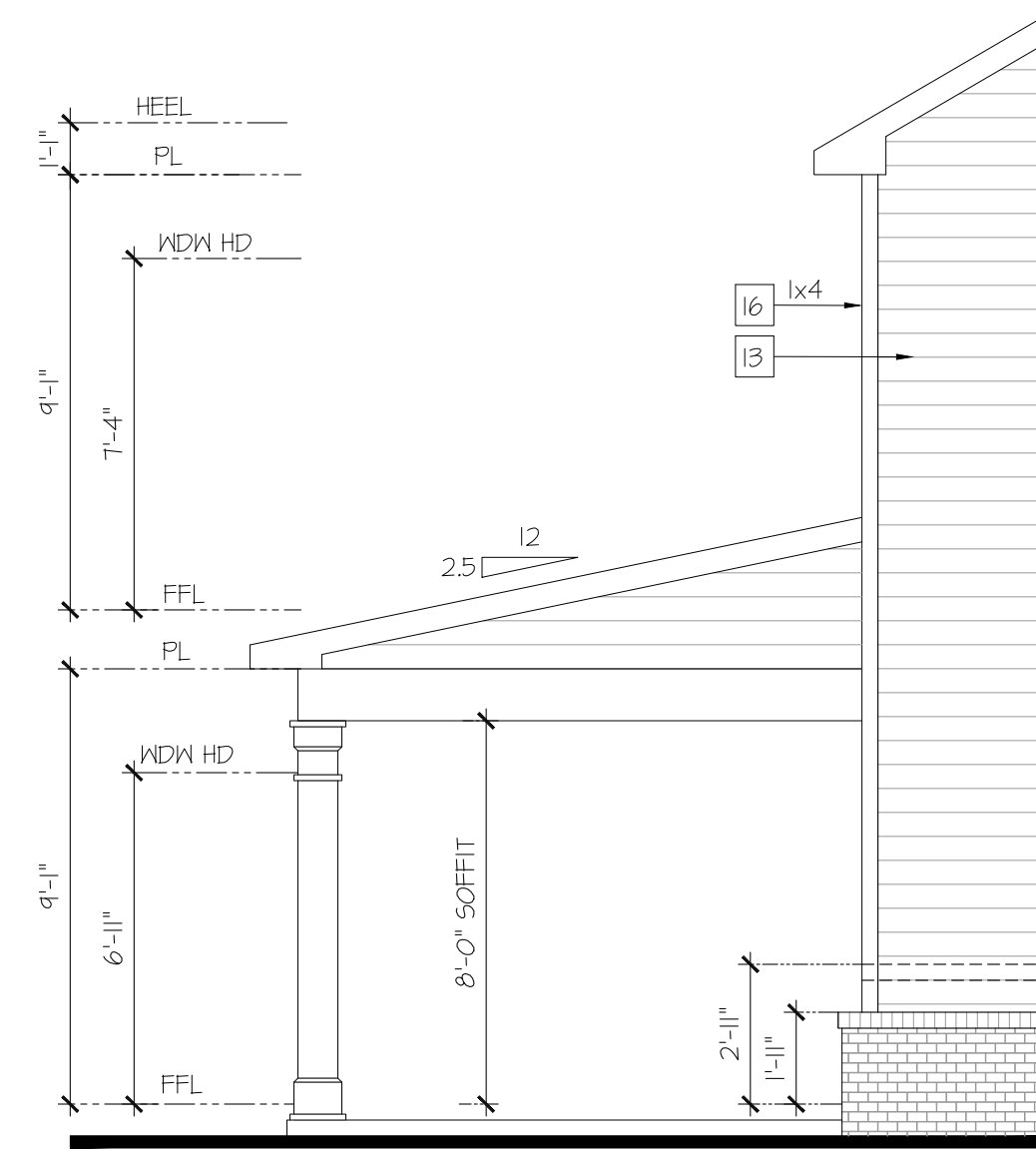
PROFESSIONAL SEAL:

PROJECT TITLE:
Wakefield



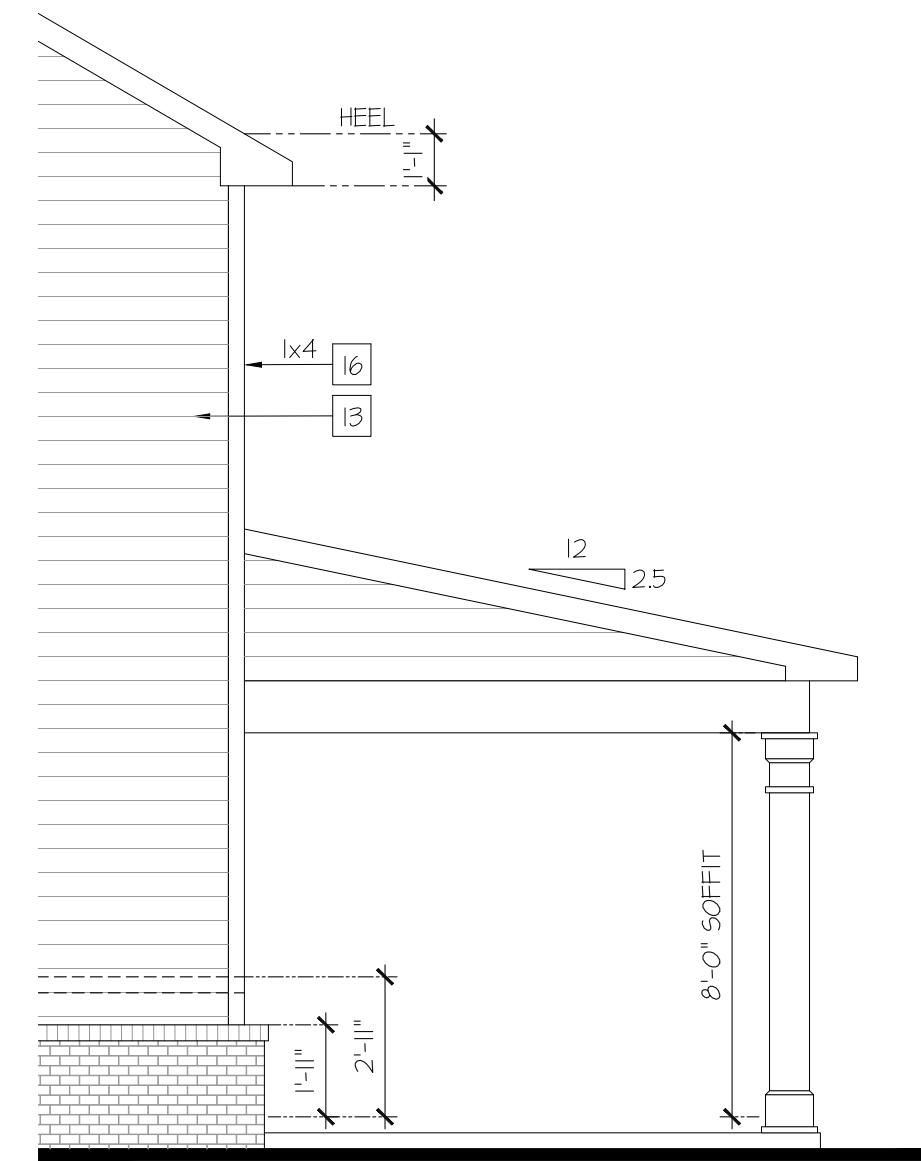
SHEET TITLE:
WAKEFIELD EXTERIOR ELEVATIONS PB1

SHEET NO.:
A1.9.3



Partial Left Elevation
w/ Opt. Covered Patio

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



Partial Right Elevation
w/ Opt. Covered Patio

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
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- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R405.2.1.

KEY NOTES:

- MASONRY:
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 4 8" SOLDIER COURSE.
 - 5 ROWLOCK COURSE.
 - 6 DECORATIVE KEY. SEE DETAIL.
- TYPICALS:
- 7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - 8 CODE APPROVED TERMINATION CHIMNEY CAP.
 - 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
 - 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 11 DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:
- 12 FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - 13 FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - 14 FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - 15 FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
 - 16 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - 17 FALSE WOOD SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.

WINDOW HEAD HEIGHTS

- 1ST FLOOR:
5'-0" HIGH WINDOW = 6'-1" HEADER U.N.O.
- 2ND FLOOR:
5'-0" HIGH WINDOW = 7'-4" HEADER U.N.O.



Rear Elevation w/
Opt. Covered Patio

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

NO.	DATE:	REVISION:

PROFESSIONAL SEAL:

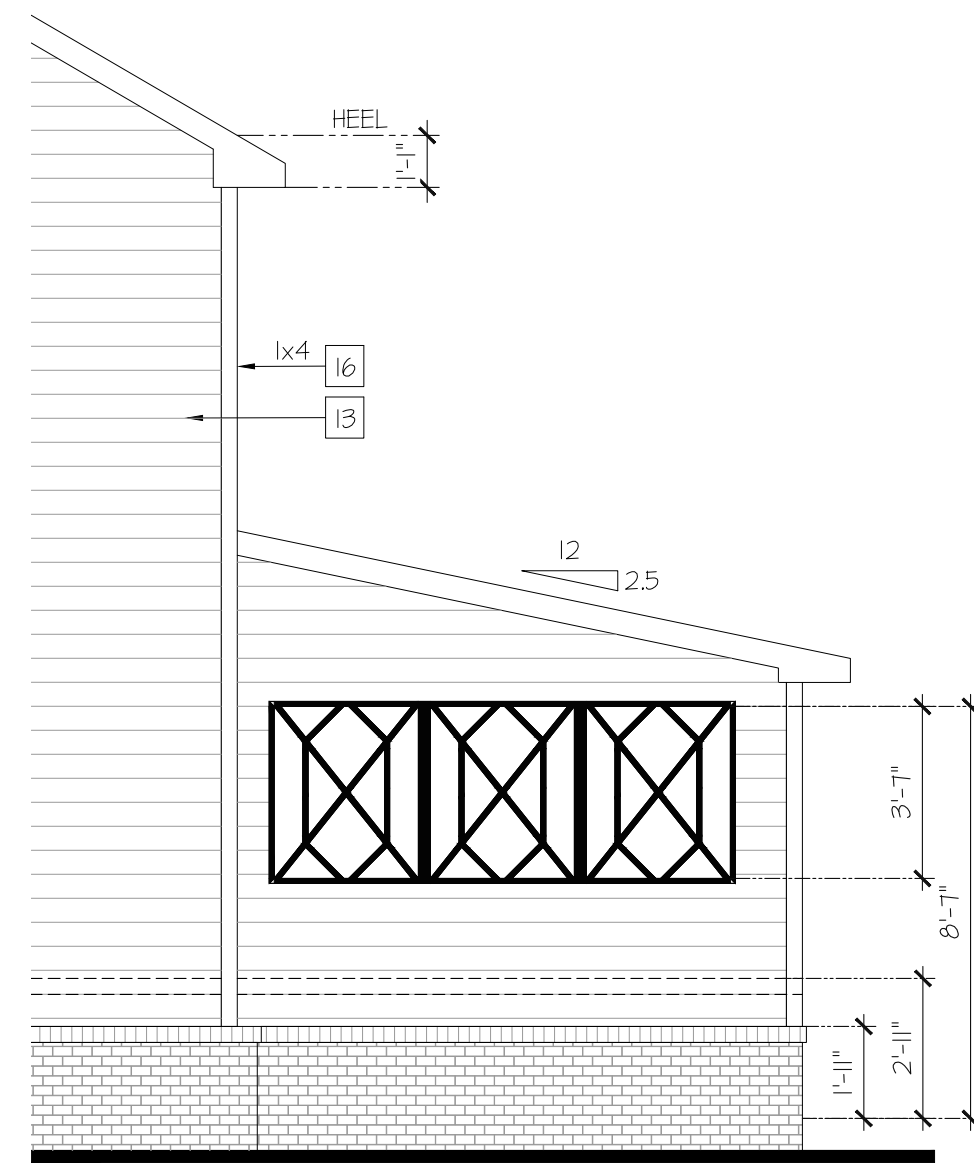
PROJECT TITLE:

Wakefield

CHAFIN
COMMUNITIES

SHEET TITLE:
**WAKEFIELD
EXTERIOR
ELEVATIONS**

SHEET NO:
A1.5.5



Partial Right Elevation
w/ Opt. Covered Patio
& Privacy Wall

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

NOTES:

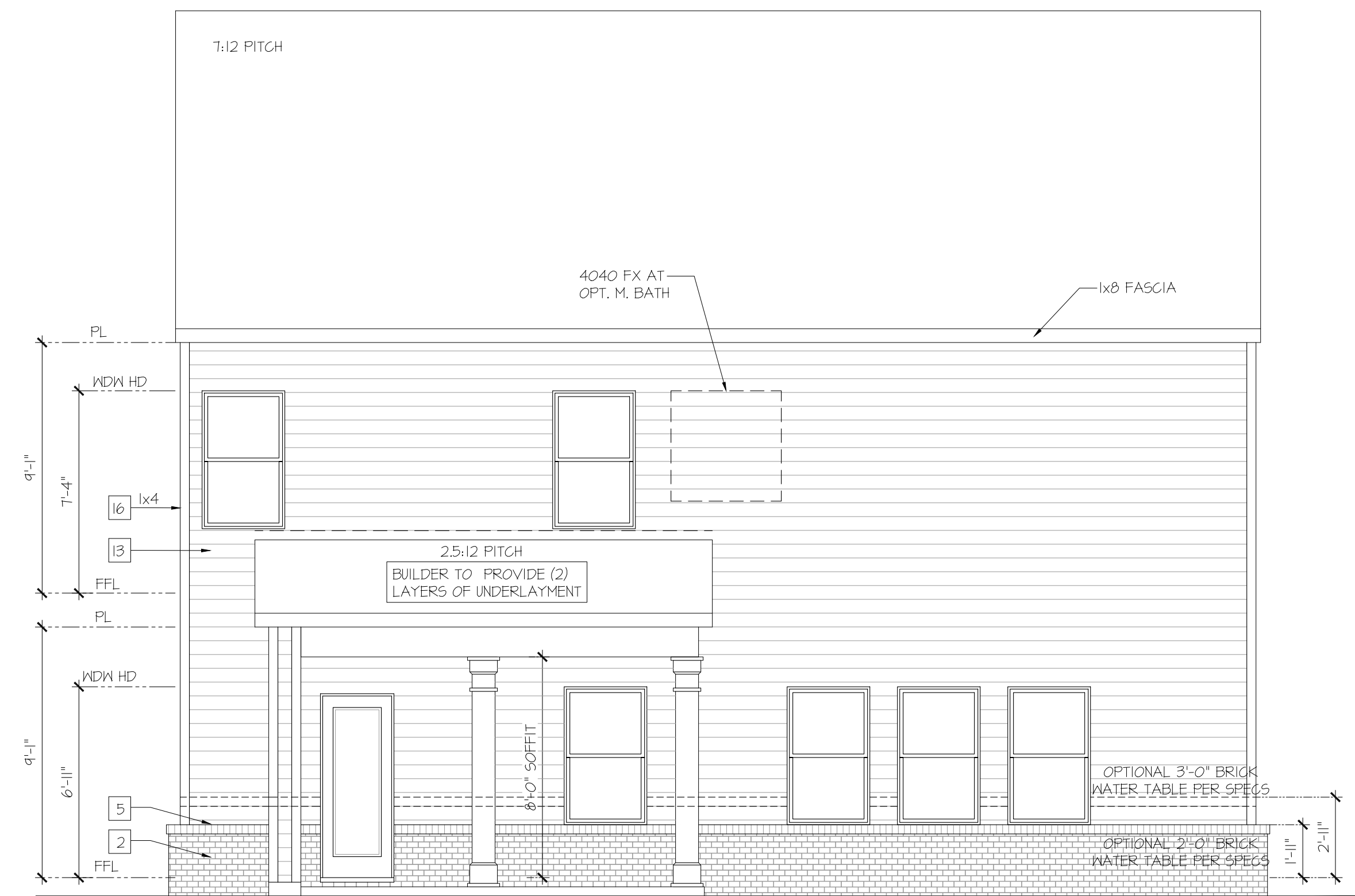
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- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
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- PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R405.2.1.

KEY NOTES:

- MASONRY:
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 4 8" SOLDIER COURSE.
 - 5 ROWLOCK COURSE.
 - 6 DECORATIVE KEY. SEE DETAIL.
- TYPICALS:
- 7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - 8 CODE APPROVED TERMINATION CHIMNEY CAP.
 - 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
 - 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 11 DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:
- 12 FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
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 - 16 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - 17 FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

WINDOW HEAD HEIGHTS

- 1ST FLOOR:
5'-0" HIGH WINDOW = 6'-11" HEADER U.N.O.
- 2ND FLOOR:
5'-0" HIGH WINDOW = 1'-4" HEADER U.N.O.



Rear Elevation
w/ Opt. Covered Patio
& Privacy Wall

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

NO.	DATE:	REVISION:

PROFESSIONAL SEAL:

PROJECT TITLE:

Wakefield

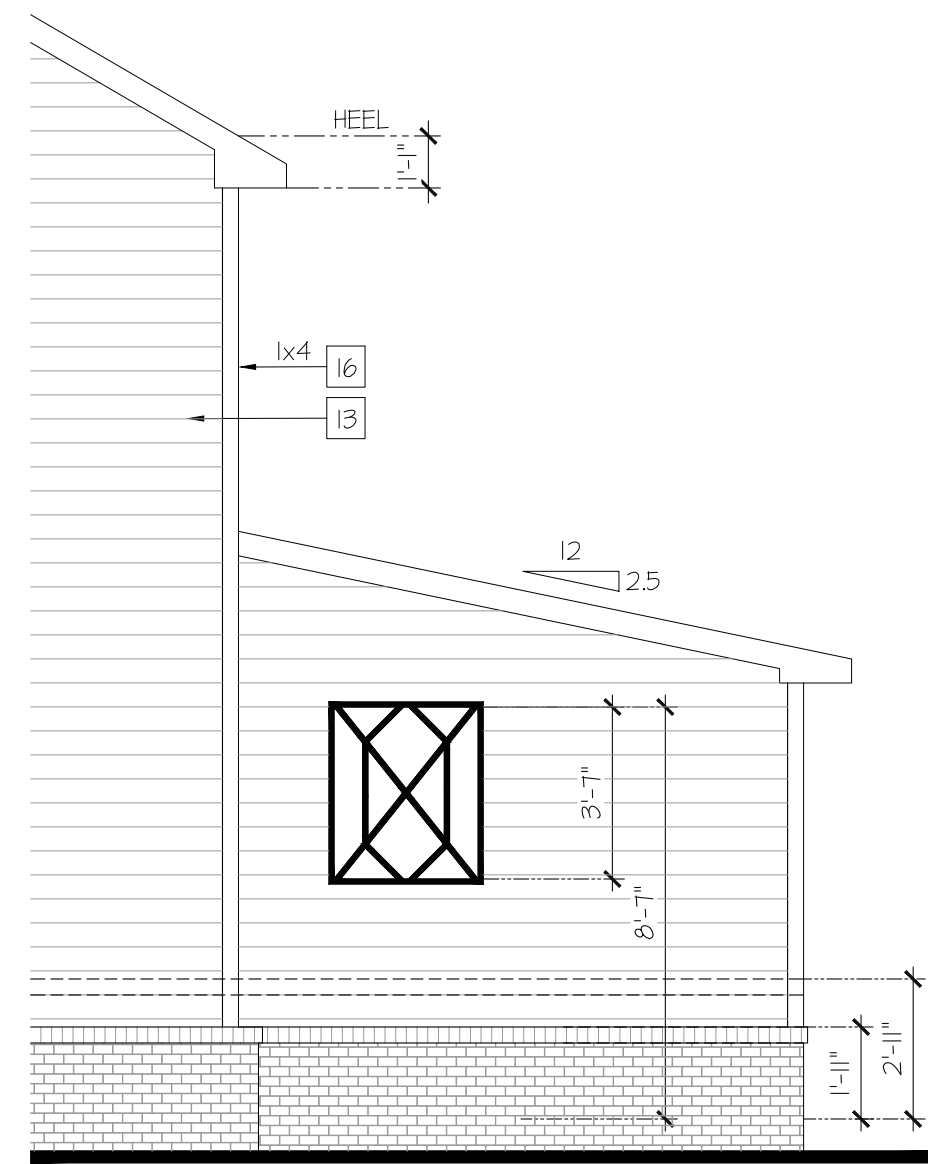
CHAFIN
COMMUNITIES

SHEET TITLE:
WAKEFIELD
EXTERIOR
ELEVATIONS

SHEET NO:
A1.5.6

WINDOW HEAD HEIGHTS

- 1ST FLOOR:
5'-0" HIGH WINDOW = 6'-11" HEADER U.N.O.
- 2ND FLOOR:
5'-0" HIGH WINDOW = 7'-4" HEADER U.N.O.



Partial Right Elevation
w/ Opt. Covered Patio
Fireplace & Privacy Wall

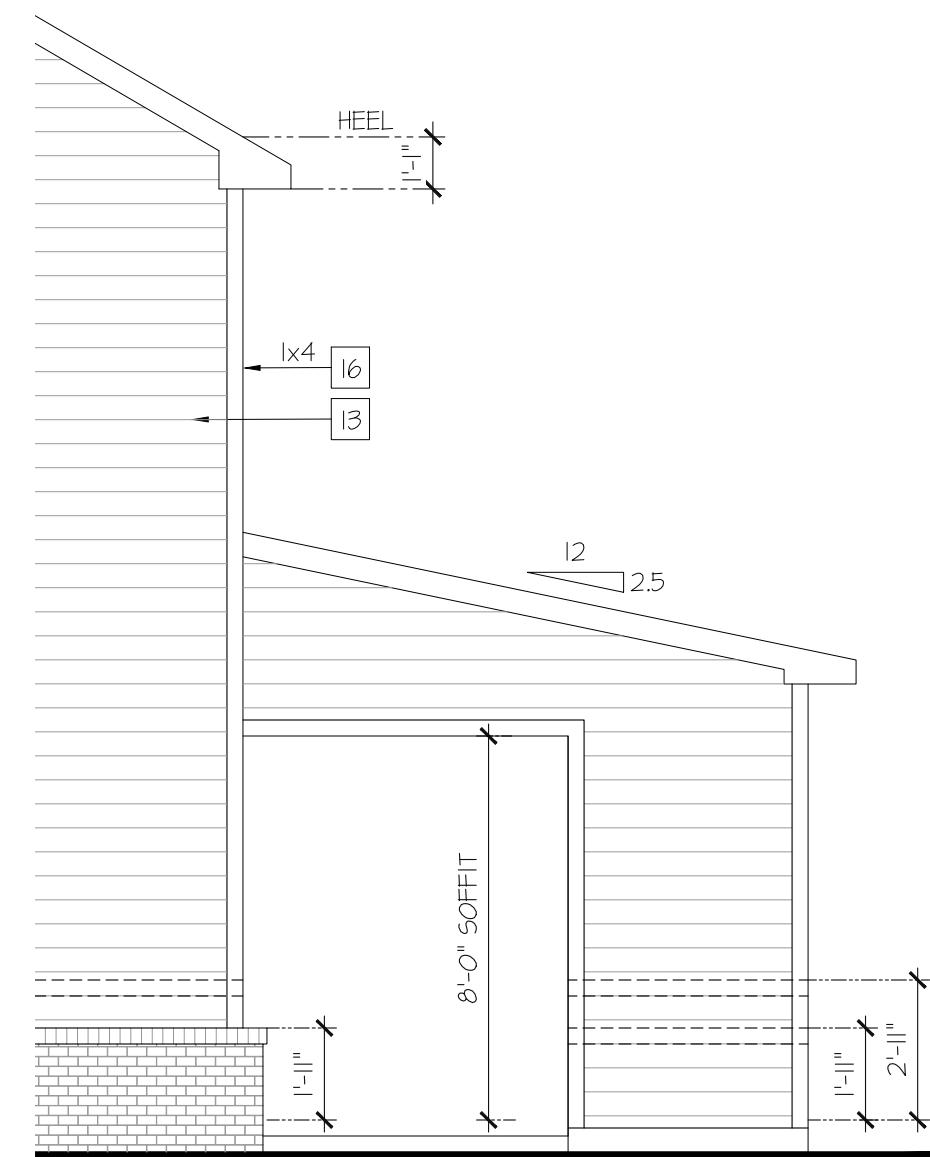
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

NOTES:

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- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
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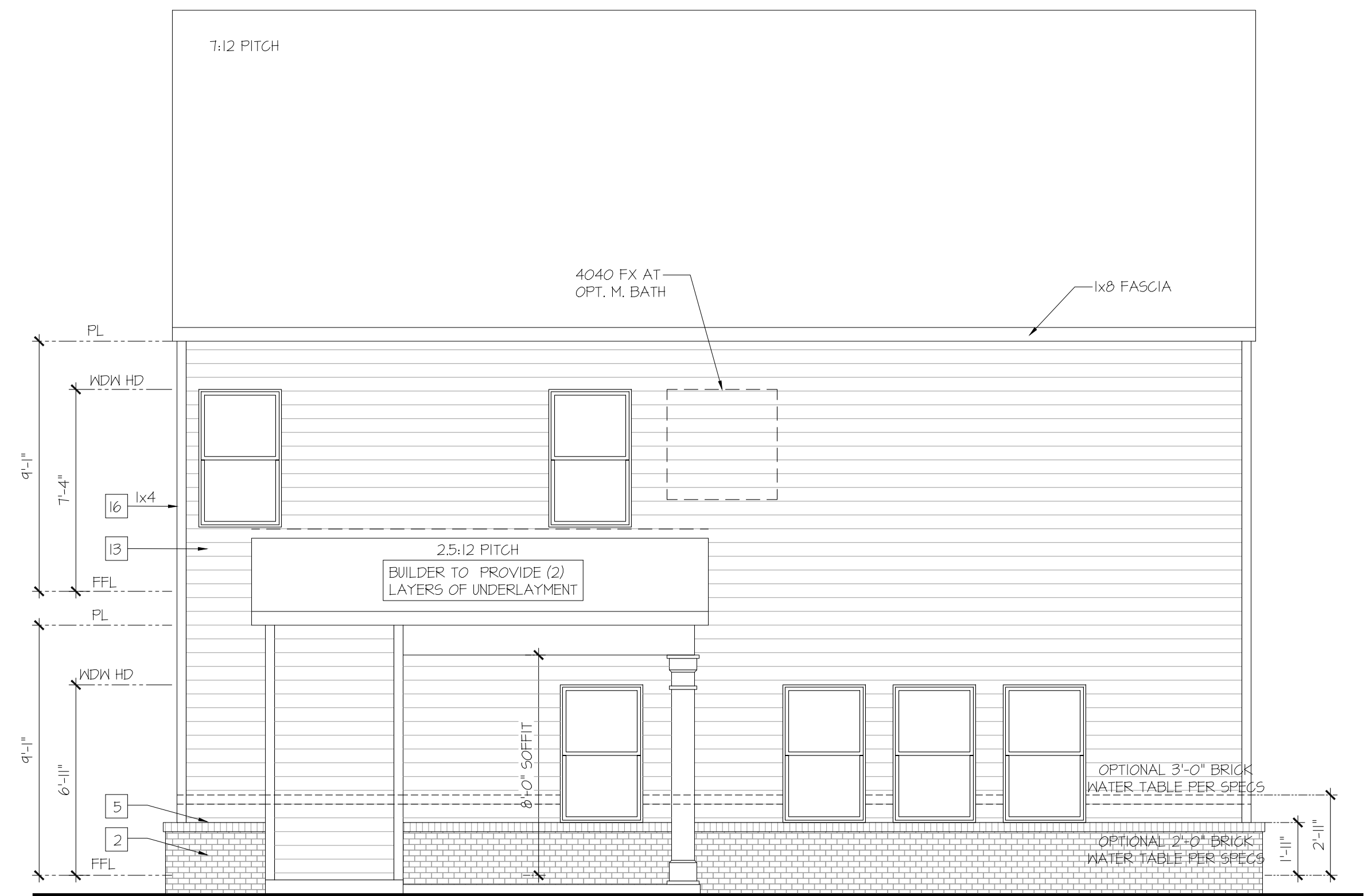
KEY NOTES:

- MASONRY:**
- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 8" SOLDIER COURSE.
 - ROWLOCK COURSE
 - DECORATIVE KEY. SEE DETAIL.
- TYPICALS:**
- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - CODE APPROVED TERMINATION CHIMNEY CAP.
 - CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
 - STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:**
- FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
 - 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.



Partial Right Elevation
w/ Opt. Covered Patio
& Fireplace

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT



Rear Elevation
w/ Opt. Covered Patio
& Fireplace

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

NO.	DATE:	REVISION:

PROFESSIONAL SEAL:

PROJECT TITLE:

Wakefield

CHAFIN
COMMUNITIES

SHEET TITLE:
**WAKEFIELD
EXTERIOR
ELEVATIONS**

SHEET NO:
A1.5.7

ABBREVIATIONS

ABV ABOVE	L LENGTH
A/C AIR CONDITIONING	LA LAUNDRY
A.D. AREA DRAIN	LAV LAVATORY
ADJ ADJUSTABLE	LVR LOUVER
ALT ALTERNATE	MAX MAXIMUM
ALUM ALUMINUM	MECH MECHANICAL
ARCH ARCHITECTURAL	MFR MANUFACTURER
BA BATHROOM	MN MIMMUM
BD BOARD	MISC MISCELLANEOUS
BF BI-FOLD (DOOR)	N NORTH
BLDG BUILDING	NTS NOT TO SCALE
BLK BLOCK (CMH)	O.S.D. OVERHEAD GARAGE DOOR
BLK BELOW	OH OVERHEAD
BM BEAM	OPT OPTIONAL
BP BI-FRAME (DOOR)	PAR PARALLEL
BOT BOTTOM	P.B. PUSH BUTTON
BTWN BETWEEN	FOR POWDER
CAB CABINET	FED PEDESTAL
CER CERAMIC	PL PLATE
C.J. CONTROL JOINT OR CONSTRUCTION JOINT	PRR PRR
CL CLOSET OR CENTER LINE	P.T. PRESSURE TREATED WOOD
CLG CEILING	PVC POLYVINYL CHLORIDE PIPE
CLR CLEAR	PVMT PAVEMENT
CMU CONCRETE MASONRY UNIT	PXL PRE-WIRE
COL COLUMN	PWD PLYWOOD
CONC CONCRETE	R RISER
C GARRET	RAG RETURN AIR GRILL
CR CORROSION RESISTANT	REF REFERENCE
CSMT CASEMENT	REFR REFRIGERATOR
C.T. CERAMIC TILE	REQ REQUIRED
D DRYER	S SOUTH
DBL DOUBLE	SD SMOKE DETECTOR
DH DOUBLE HUNG	SF SQUARE FEET
DM DIMENSION	S.G.D. SLIDING GLASS DOOR
DISP DISPOSAL	SH SINGLE HUNG OR SHELF
DN DOWN	SIM SIMILAR
DR DOOR	SL SLOPE / SLIDING
DS DOWNSPOUT	SHP SHELF AND POLE
DW DISH WASHER	SPEC SPECIFICATIONS
DWG DRAWING	STD STANDARD
E EAST	STR STRUCTURAL
EA EACH	SQ SQUARE
ELEV ELEVATION	SYM SYMBOL
ELEG ELECTRICAL	S4S SMOOTH FOUR SIDES
EQ EQUAL	T TREAD (AT STAIRS) OR TILE
EXT EXTERIOR	T.B. TOWEL BAR
FAU FORCED AIR UNIT	TEMP. TEMPERED (GLASS)
F.C. FLOOR CHANGE	T6 TONGUE & GROOVE
F.D. FLOOR DRAIN	T.O.G. TOP OF GARB
FEL FINISH FLOOR LINE	TV TELEVISION
F.G. FINISHED GRADE	TYP TYPICAL
FLR FLOORING	UND. UNLESS NOTED OTHERWISE
FL FLOURESCENT (LIGHT)	V.B. VAPOR BARRIER
FND FOUNDATION	VERT VERTICAL
F.O.S. FACE OF STUD	V.T.R. VENT THRU ROOF
FTG FOOTING	W WASHING MACHINE
FX FIXED GLASS	WD WOOD
GALV GALVANIZED	WDM WINDM
GAR GARAGE	WH WATER HEATER
G.B. GYPSUM BOARD	WI WROUGHT IRON
GD GRADE OR GRADING	WIC WALK-IN CLOSET
G.D.O. GARAGE DOOR OPENER	W/O WITH OR WITHOUT
GFI GROUND FAULT INTERRUPTER	WP WATERPROOFING
GL GLASS OR GLAZING	WWM WELDED WIRE MESH
GYP BD GYPSUM BOARD	IL PROPERTY LINE
HB HOSE BIBB	Ø ROUND / DIAMETER
HD HEAD OR HARD	∓ AND
HDR HEADER	∅ CENTERLINE
HGT HEIGHT	* FOUND / NUMBER
HVAC HEATING/VENTILATING/AIR COND.	
HW HARDWOOD	
INT INTERIOR	
JST JOIST	
JT JOINT	
KIT KITCHEN	

NEWPORT I

PROFESSIONAL SEAL:

PROJECT TITLE:

ISSUED FOR PERMIT CONSTRUCTION

CHAFIN
COMMUNITIES

SHEET TITLE:
TITLE SHEET

SHEET NO:
T-1

CONSULTANTS:			
LOCAL JURISDICTION:	BUILDER: CHAFIN COMMUNITIES 5230 BELLE WOOD CT., SUITE A BUFORD, GA 30518 PHONE: (770) 831-0844 CONTACT: TONY PENDLEY	DESIGNER:	STRUCTURAL ENGINEER:

GENERAL NOTES DESIGNER:

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.

ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.

ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.

ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

PROVIDE FIREBLOCKING. (PER IRC SECTION R602.2)

ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.

PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR, TOWEL RING AND/OR TOILET PAPER HOLDER LOCATIONS, AS SHOWN PER PLAN, TYPICAL AT ALL BATHROOMS AND POWDER ROOMS. VERIFY LOCATIONS AT FRAMING WALK.

ELASTOMERIC SHEET WATERPROOFING: FURNISH AND INSTALL ALL WATERPROOFING COMPLETE. A 40 MIL SELF-ADHERING MEMBRANE OF RUBBERIZED ASPHALT INTEGRALLY BONDED TO POLYETHYLENE SHEETING, OR EQUAL. INSTALL PER MANUFACTURER'S AND TRADE ASSOCIATION'S PRINTED INSTALLATION INSTRUCTIONS. 6" MINIMUM LAP AT ALL ADJACENT WALL SURFACES.

TO THE BEST OF THE DESIGNER'S KNOWLEDGE THESE DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.

SHOP DRAWING REVIEW AND DISTRIBUTION, ALONG WITH PRODUCT SUBMITTALS, REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.

THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOILS REPORT) ON THE STUDY OF THE PROPOSED SITE, TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOILS CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. GENERAL CONTRACTOR SHALL ASSURE THE SOIL CONDITIONS MEET OR EXCEED THE CRITERIA.

ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS, ALONG WITH ALL OTHER AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

PROVIDE AN APPROVED WASHER DRAIN PAN AT SECOND FLOOR ONLY THAT DRAINS TO EXTERIOR.

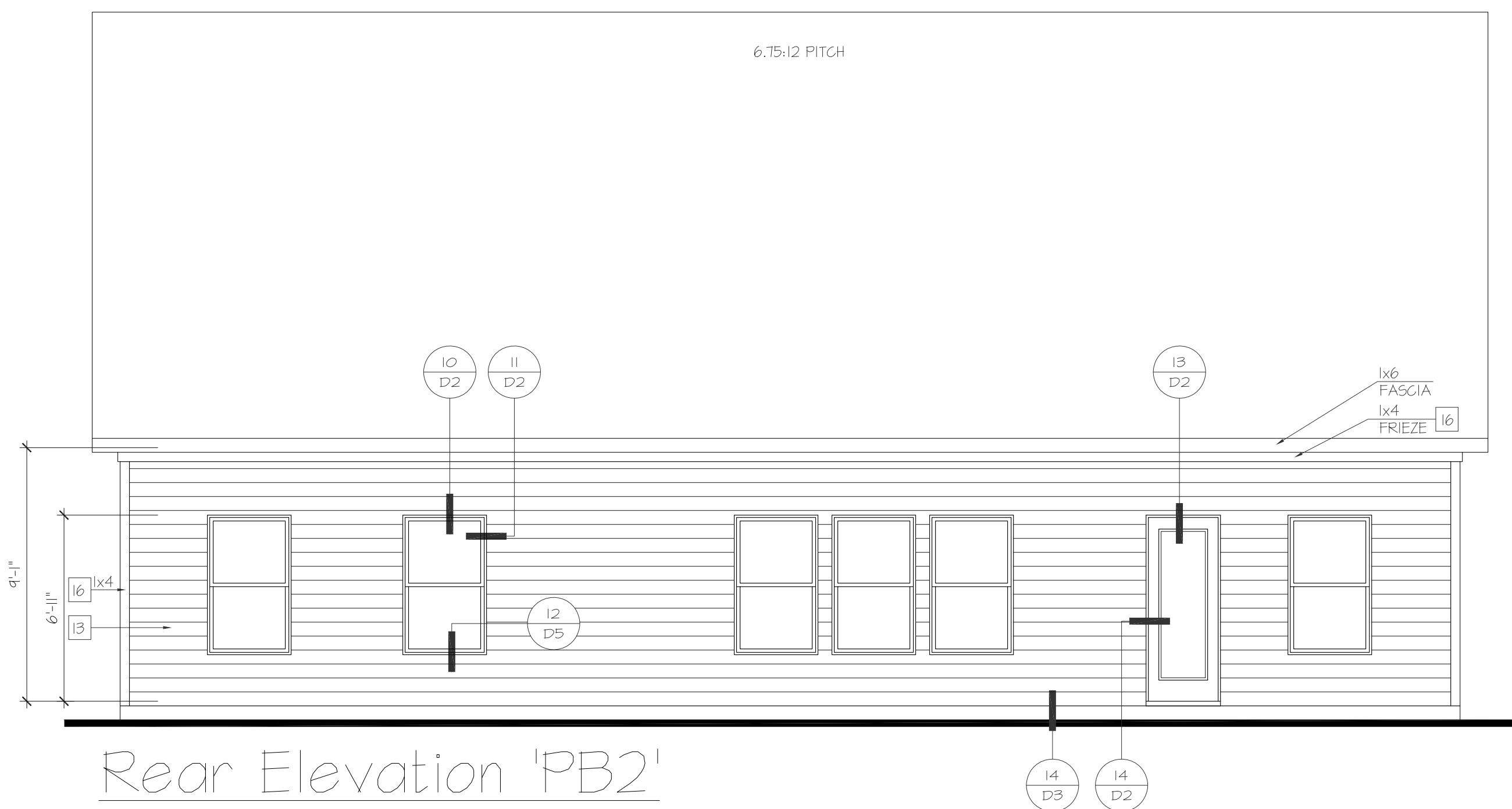
WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ FT WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR. (PER IRC SECTION R310.1.1)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER IRC SECTION R312.1.3)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER IRC SECTION R311.1.6 AND R312

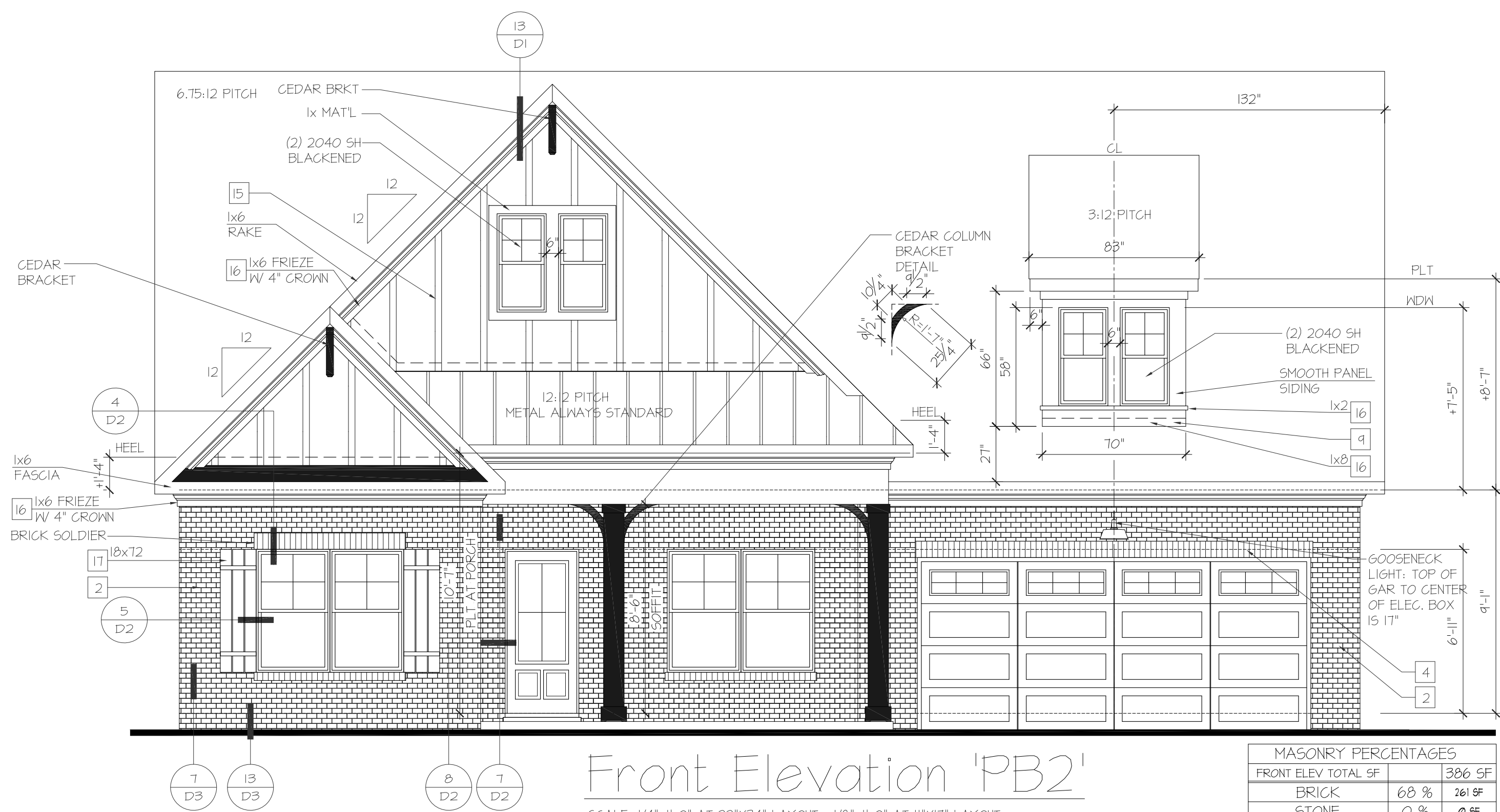
AREA CALCULATIONS:

'NEWPORT I' PLAN SQUARE FOOTAGE						
AREA	ELEV 'A', 'B', 'E', 'F', 'H'	ELEV 'C', 'D'	ELEV 'G', 'I'	ELEV 'PB1'	ELEV 'PB2'	
1ST FLOOR	2,175 SF	2,175 SF	2,175 SF	2,175 SF	2,175 SF	
BONUS SLAB ONLY	275 SF	275 SF	275 SF	275 SF	275 SF	
HEATED SF SLAB	2,450 SF	2,450 SF	2,450 SF	2,450 SF	2,450 SF	
GARAGE	476 SF	476 SF	476 SF	476 SF	476 SF	
PORCH - FRONT	95 SF	95 SF	95 SF	95 SF	95 SF	
PORCH - REAR	130 SF	130 SF	130 SF	130 SF	130 SF	
TOTAL FRAMING	3,151 SF	3,151 SF	3,151 SF	3,151 SF	3,151 SF	
BASEMENT-NO BONUS ROOM HEATED SF	2,093 SF	2,093 SF	2,093 SF	2,093 SF	2,093 SF	
BASEMENT-NO BONUS ROOM	2,175 SF	2,175 SF	2,175 SF	2,175 SF	2,175 SF	
*ROOM COUNT TOTALS	ROOMS - 6	BEDS - 3	BATHS - 25			



Rear Elevation 'PB2'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT



Front Elevation 'PB2'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

MASONRY PERCENTAGES		
FRONT ELEV TOTAL SF		386 SF
BRICK	68 %	261 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	32 %	125 SF

NOTES:

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1ST FLOOR = SEE ELEVATIONS.
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- PROTECTION AGAINST DECAY:
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)

KEY NOTES:

- MASONRY:
- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 8" SOLDIER COURSE.
 - ROYLOCK COURSE
 - DECORATIVE KEY. SEE DETAIL.
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(VINYL BOARD AND BATT SIDING)
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Left Elevation 'PB2'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

PROFESSIONAL SEAL:

PROJECT TITLE:

ISSUED FOR PERMIT
CONSTRUCTION

CHAFIN
COMMUNITIES

SHEET TITLE:
NEWPORT I
EXTERIOR
ELEVATIONS

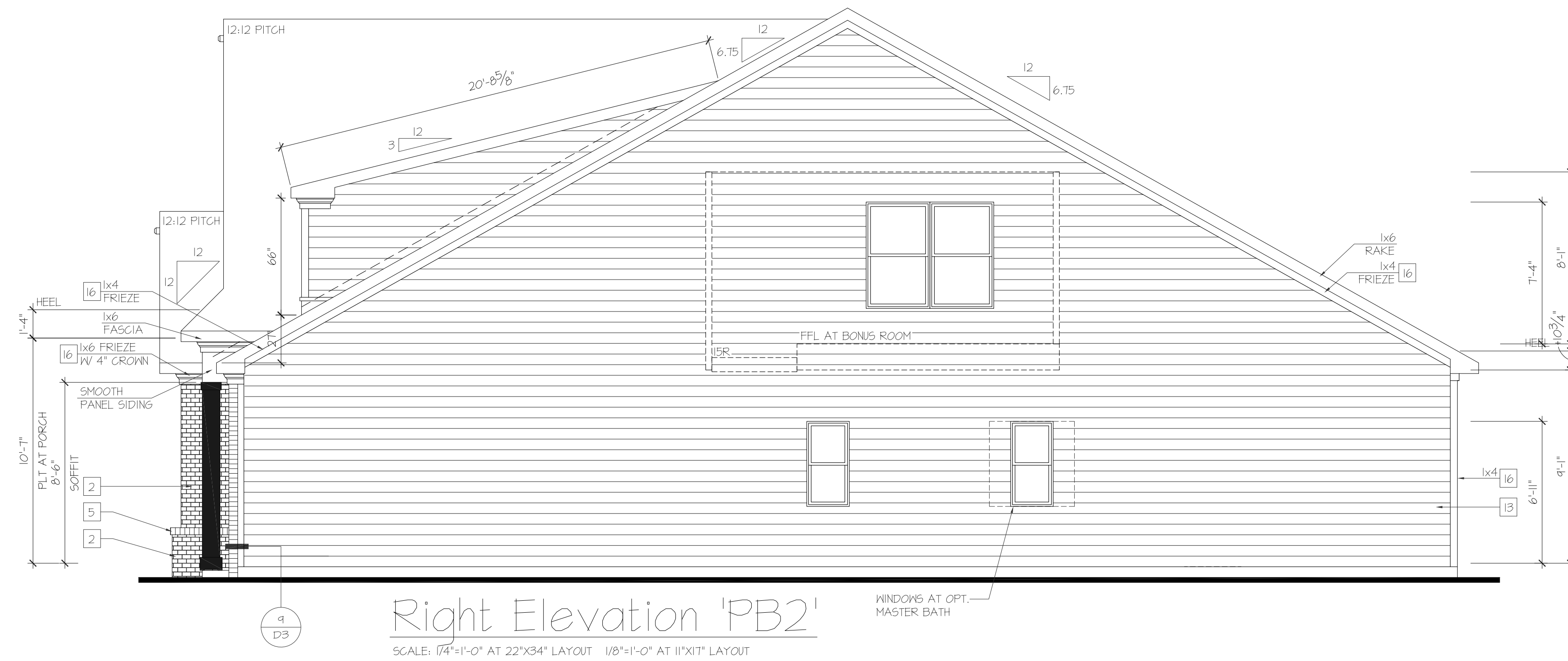
SHEET NO:
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NOTES:

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KEY NOTES:

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 - 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
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 - 4 8" SOLDIER COURSE.
 - 5 ROWLOCK COURSE
 - 6 DECORATIVE KEY. SEE DETAIL.
- TYPICALS:
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 - 8 CODE APPROVED TERMINATION CHIMNEY CAP.
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(VINYL BOARD AND BATT SIDING)
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Right Elevation 'PB2'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

PROFESSIONAL SEAL:

PROJECT TITLE:

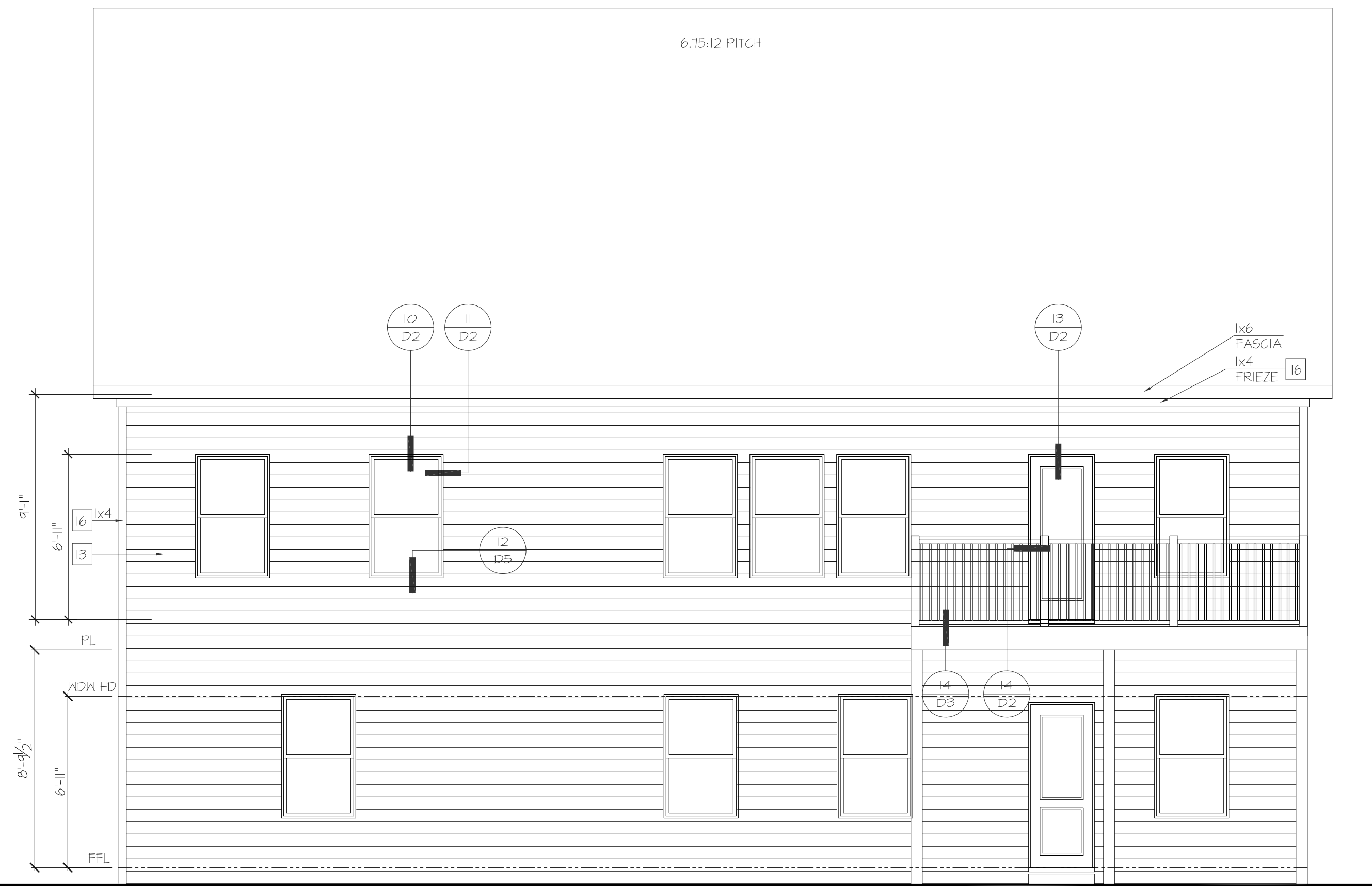
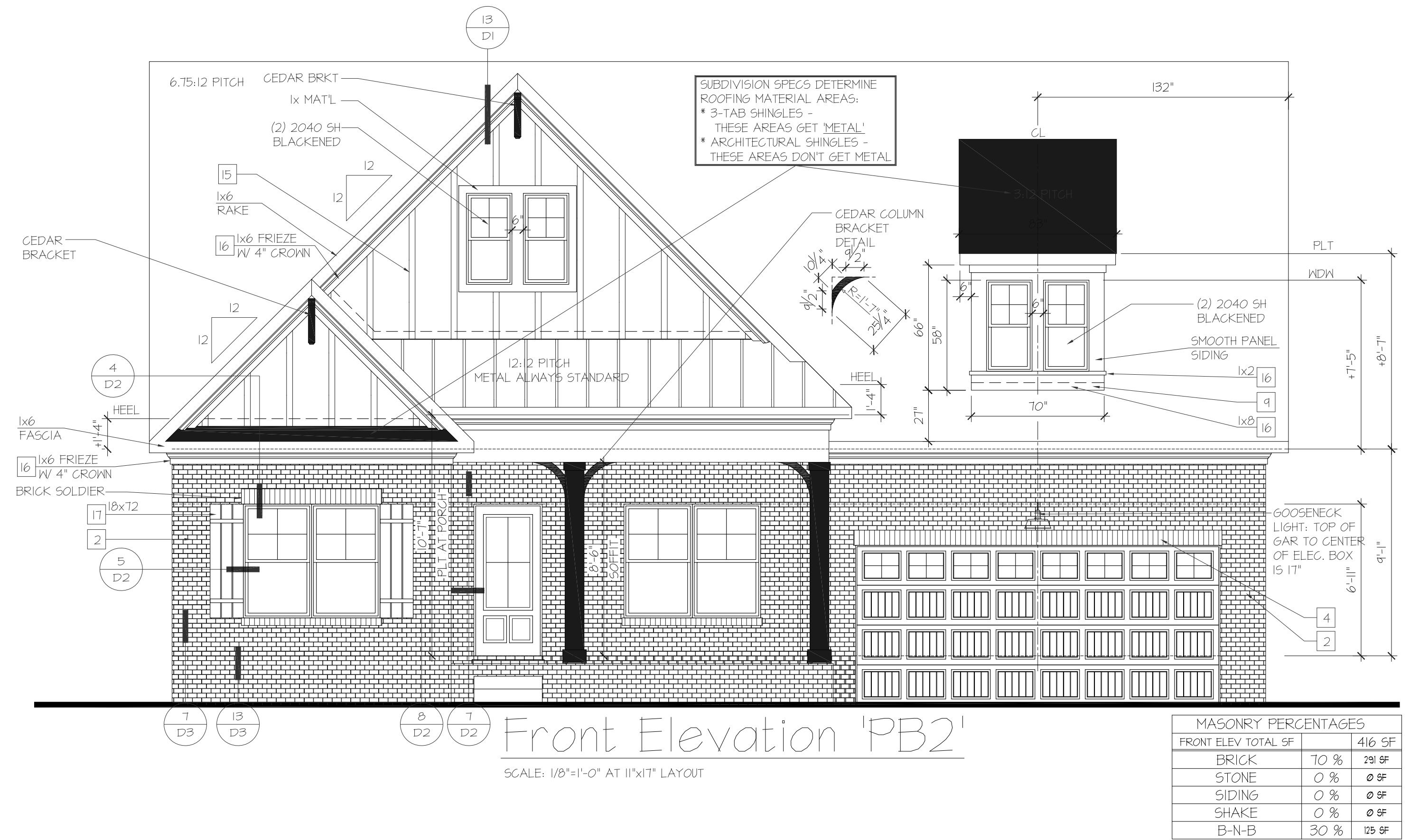
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ELEVATIONS**

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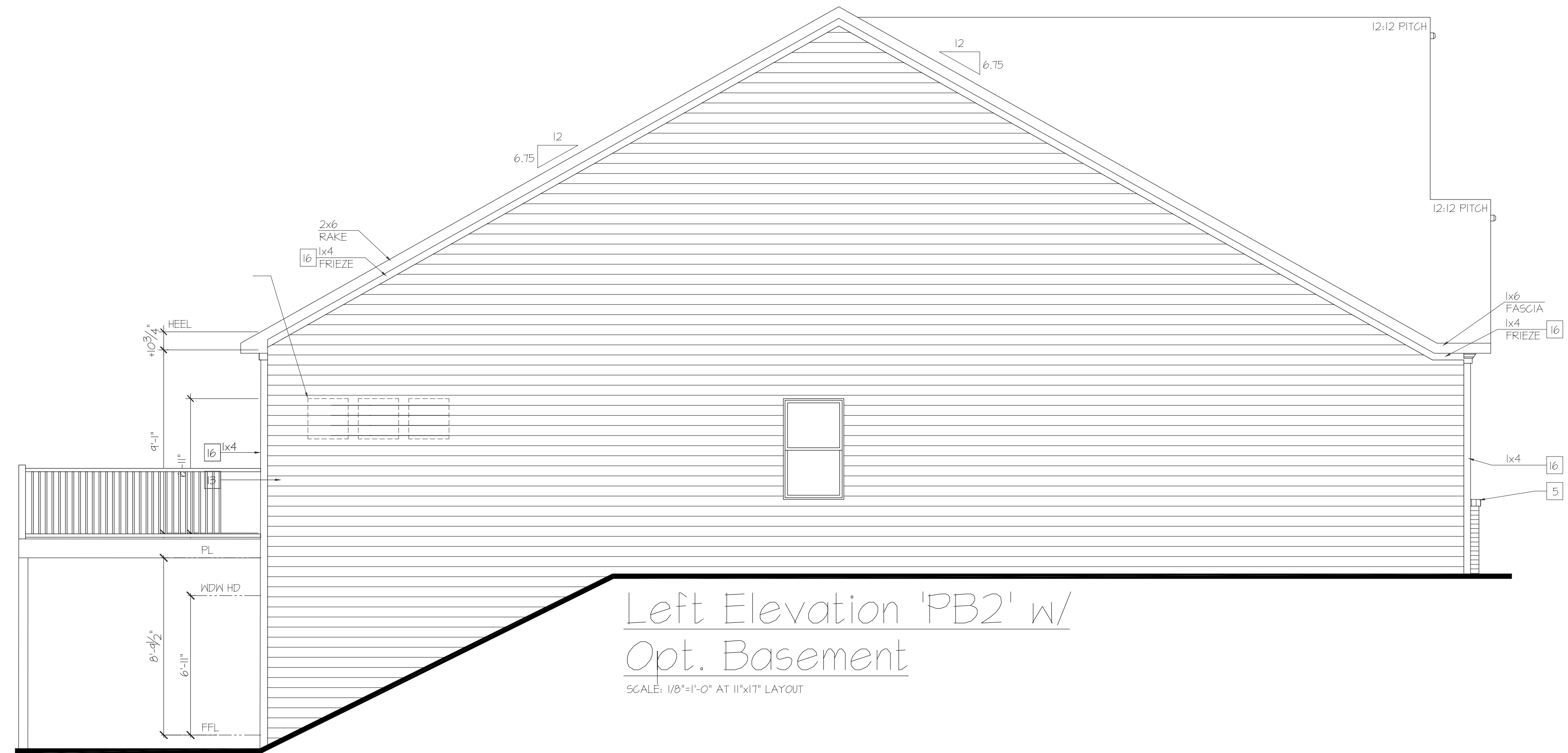
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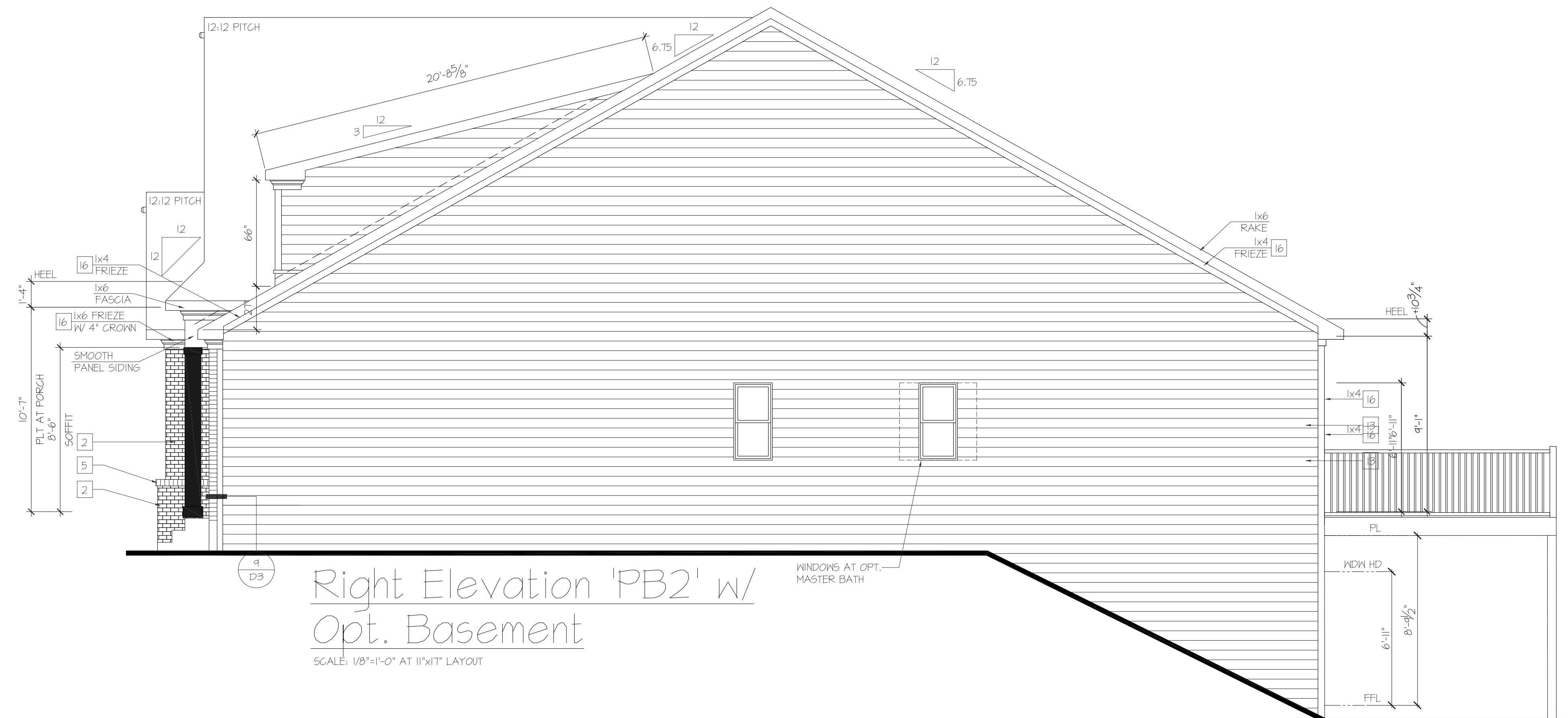
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Left Elevation 'PB2' w/
Opt. Basement
SCALE: 1/8"=1'-0" AT 11"x17" LAYOUT



Right Elevation 'PB2' w/
Opt. Basement
SCALE: 1/8"=1'-0" AT 11"x17" LAYOUT

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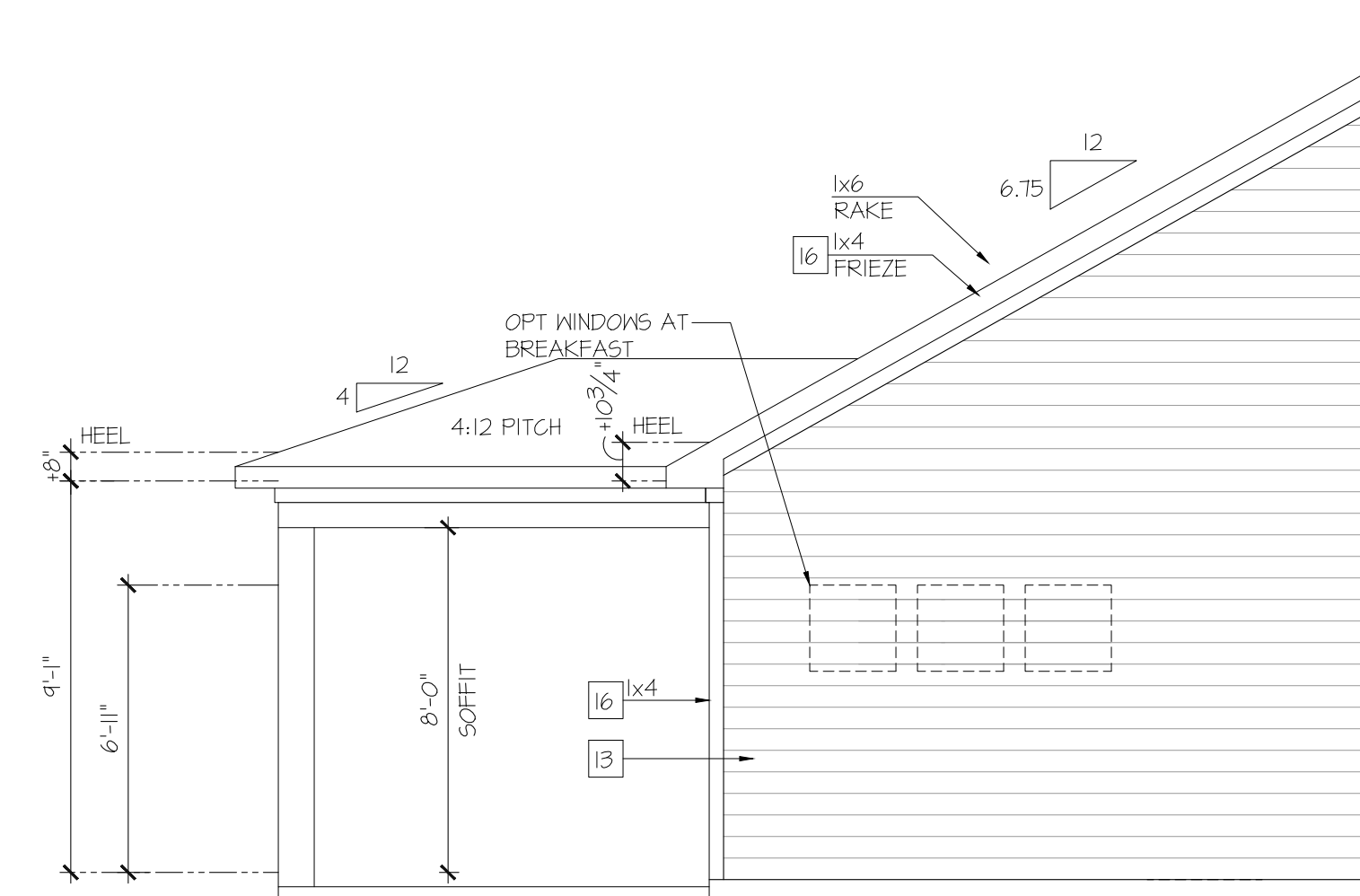


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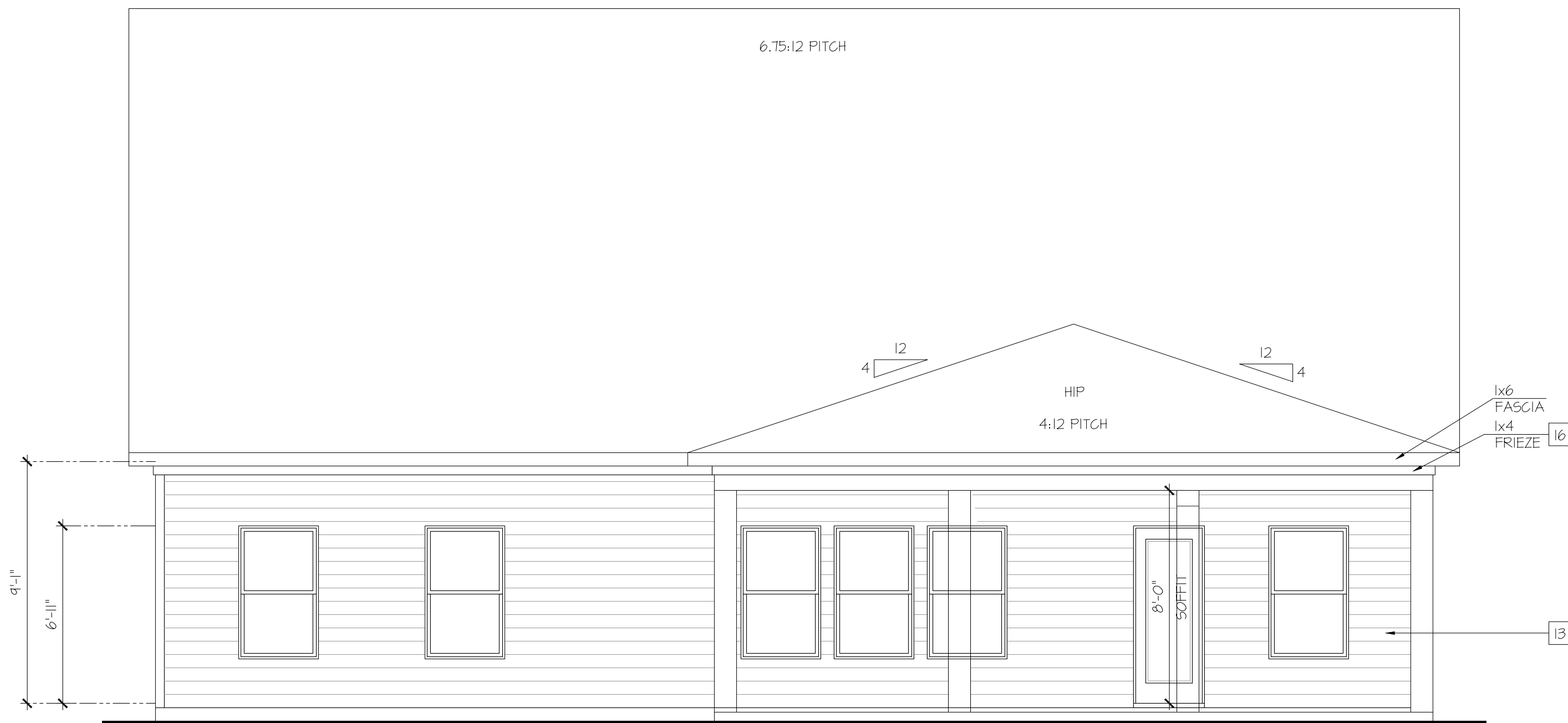
SHEET NO:
A1.5.29



Partial Rear Elevation
 Opt. Covered Patio
 SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT



Partial Left Elevation
 Opt. Covered Patio
 SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT



Partial Rear Elevation
 Opt. Covered Patio Extension
 SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

PROFESSIONAL SEAL:

PROJECT TITLE:

ISSUED FOR/PERMIT
 CONSTRUCTION

CHAFIN
 COMMUNITIES

SHEET TITLE:

**NEWPORT I
 EXTERIOR
 ELEVATIONS**

SHEET NO:

A1.5.4

ABBREVIATIONS

ABV ABOVE	L LENGTH
A/C AIR CONDITIONING	LA LAUNDRY
A/D AREA DRAIN	LAV LAVATORY
ADJ ADJUSTABLE	LVR LOUVER
ALT ALTERNATE	MAX MAXIMUM
ALUM ALUMINUM	MECH MECHANICAL
ARCA ARCHITECTURAL	MFG MANUFACTURER
BA BATHROOM	MIN MINIMUM
BD BOARD	MISC MISCELLANEOUS
BF BI-FOLD (DOOR)	N NORTH
BLDG BUILDING	N.T.S. NOT TO SCALE
BLK BLOCK (CMU)	O.S.D. OVERHEAD GARAGE DOOR
BLN BELOW	OH OVERHEAD
BM BEAM	OPT OPTIONAL
BP BI-PASS (DOOR)	PAR PARALLEL
BOT BOTTOM	P.B. PUSH BUTTON
BTWN BETWEEN	PDR POWDER
CAB CABINET	PED PEDESTAL
CER CERAMIC	PL PLATE
C.J. CONTROL JOINT OR CONSTRUCTION JOINT	FR PAIR
CL CLOSET OR CENTER LINE	P.T. PRESSURE TREATED WOOD
CLS CEILING	P.V.C. POLYVINYL CHLORIDE PIPE
CLR CLEAR	P.V.M.T. PAVEMENT
CMU CONCRETE MASONRY UNIT	PXL PRE-WIRE
COL COLUMN	PXD PLYWOOD
CONC CONCRETE	R RISER
C CARPET	RAG RETURN AIR GRILL
CR CORROSION RESISTANT	REF REFERENCE
CSMT CASEMENT	REFR REFRIGERATOR
C.T. CERAMIC TILE	REQ REQUIRED
D DRYER	S SOUTH
DEL DOUBLE	SD SMOKE DETECTOR
DH DOUBLE HUNG	S.F. SQUARE FEET
DIM DIMENSION	S.G.D. SLIDING GLASS DOOR
DISP DISPOSAL	SH SINGLE HING OR SHELF
DN DOWN	SHK SHAKES
DR DOOR	SL SLOPE / SLIDING
DS DOWNSPOUT	SHP SHELF AND POLE
DW DISH WASHER	SPEC SPECIFICATIONS
DWG DRAWING	STD STANDARD
E EAST	STR STRUCTURAL
EA EACH	SQ SQUARE
ELEV ELEVATION	SYM SYMBOL
ELEC ELECTRICAL	S4S SMOOTH FOUR SIDES
EQ EQUAL	T TREAD (AT STAIRS) OR TILE
EXT EXTERIOR	T.B. TOWEL BAR
FAU FORCED AIR UNIT	TEMP TEMPERED (GLASS)
F.C. FLOOR CHANGE	T&G TONGUE & GROOVE
F.D. FLOOR DRAIN	T.O.C. TOP OF CURB
FFL FINISH FLOOR LINE	TV TELEVISION
F.G. FINISHED GRADE	TYP TYPICAL
FLR FLOORING	UNO. UNLESS NOTED OTHERWISE
FL FLOURESCENT (LIGHT)	V.B. VAPOR BARRIER
FND FOUNDATION	VERT VERTICAL
F.O.S. FACE OF STUD	V.T.R. VENT THRU ROOF
FIG FOOTING	W WASHING MACHINE
FX FIXED GLASS	WD WOOD
GALV GALVANIZED	WDM WINDOW
GAR GARAGE	WH WATER HEATER
G.B. GYPSUM BOARD	WI WROUGHT IRON
GD GRADE OR GRADING	WIC WALK-IN CLOSET
G.D.O. GARAGE DOOR OPENER	W/WO WITH OR WITHOUT
GFI GROUND FAULT INTERRUPTER	WP WATERPROOFING
GL GLASS OR GLAZING	WWM WELDED WIRE MESH
GYP BD GYPSUM BOARD	RL PROPERTY LINE
HD HOSE BIBB	Ø ROUND / DIAMETER
HD HEAD OR HARD	± AND
HDR HEADER	CL CENTERLINE
HGT HEIGHT	# FOUND / NUMBER
HVAC HEATING/VENTILATING/AIR COND.	
HWD HARDWOOD	
INT INTERIOR	
JST JOIST	
JT JOINT	
KIT KITCHEN	

BROOKMONT

NO:	DATE:	REVISION:

PROFESSIONAL SEAL:

PROJECT TITLE:

Brookmont

CONSULTANTS:

LOCAL JURISDICTION:	BUILDER: CHAFIN COMMUNITIES 5230 BELLE WOOD CT., SUITE A BUFORD, GA 30518 PHONE: (770) 831-0844 CONTACT: DARYL CHAFIN	DESIGNER:	STRUCTURAL ENGINEER:
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GENERAL NOTES DESIGNER:

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.

ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.

ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.

ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)

ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.

PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR, TOWEL RING AND/OR TOILET PAPER HOLDER LOCATIONS, AS SHOWN PER PLAN. TYPICAL AT ALL BATHROOMS AND POWDER ROOMS. VERIFY LOCATIONS AT FRAMING WALK.

ELASTOMERIC SHEET WATERPROOFING: FURNISH AND INSTALL ALL WATERPROOFING COMPLETE. A 40 MIL. SELF-ADHERING MEMBRANE OF RUBBERIZED ASPHALT INTEGRALLY BONDED TO POLYETHYLENE SHEETING, OR EQUAL. INSTALL PER MANUFACTURER'S AND TRADE ASSOCIATION'S PRINTED INSTALLATION INSTRUCTIONS. 6" MINIMUM LAP AT ALL ADJACENT WALL SURFACES.

TO THE BEST OF THE DESIGNER'S KNOWLEDGE THESE DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.

SHOP DRAWING REVIEW AND DISTRIBUTION, ALONG WITH PRODUCT SUBMITTALS, REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.

THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOILS REPORT), ON THE STUDY OF THE PROPOSED SITE, TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOILS CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. GENERAL CONTRACTOR SHALL ASSURE THE SOIL CONDITIONS MEET OR EXCEED THE CRITERIA.

ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS, ALONG WITH ALL OTHER AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

PROVIDE AN APPROVED WASHER DRAIN PAN AT SECOND FLOOR ONLY THAT DRAINS TO EXTERIOR.

WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ FT WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH; SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR. (PER IRC SECTION R310.1.1)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER IRC SECTION R312.1.3)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER IRC SECTION R311.8 AND R312

AREA CALCULATIONS:

'BROOKMONT' PLAN SQUARE FOOTAGE						
AREA	ELEV 'A'	ELEV 'B'	ELEV 'C'	ELEV 'B1'	ELEV 'B2'	ELEV 'B3'
1st FLOOR	1,754 SF	1,743 SF	1,754 SF	1,754 SF	1,743 SF	1,754 SF
2nd FLOOR	1,748 SF	1,781 SF	1,743 SF	1,748 SF	1,781 SF	1,743 SF
HEATED SF	3,552 SF	3,530 SF	3,552 SF	3,552 SF	3,530 SF	3,552 SF
GARAGE	466 SF	466 SF	466 SF	466 SF	466 SF	466 SF
PORCH - FRONT	124 SF	215 SF	128 SF	133 SF	215 SF	198 SF
PORCH - REAR	222 SF	222 SF	222 SF	222 SF	222 SF	222 SF
TOTAL FRAMING	4,364 SF	4,433 SF	4,368 SF	4,313 SF	4,433 SF	4,438 SF
OPT LOFT	209 SF	209 SF	209 SF	209 SF	209 SF	209 SF
OPT EXT. PATIO	102 SF	102 SF	102 SF	102 SF	102 SF	102 SF
REAR DRILL AREA	253 SF	253 SF	253 SF	253 SF	253 SF	253 SF
OPT 3 CAR GAR	1,643 SF	1,682 SF	1,641 SF	1,643 SF	1,682 SF	1,641 SF
OPT BSMT						
*ROOM COUNT TOTALS	ROOMS - 7		BEDS - 5		BATHS - 4	

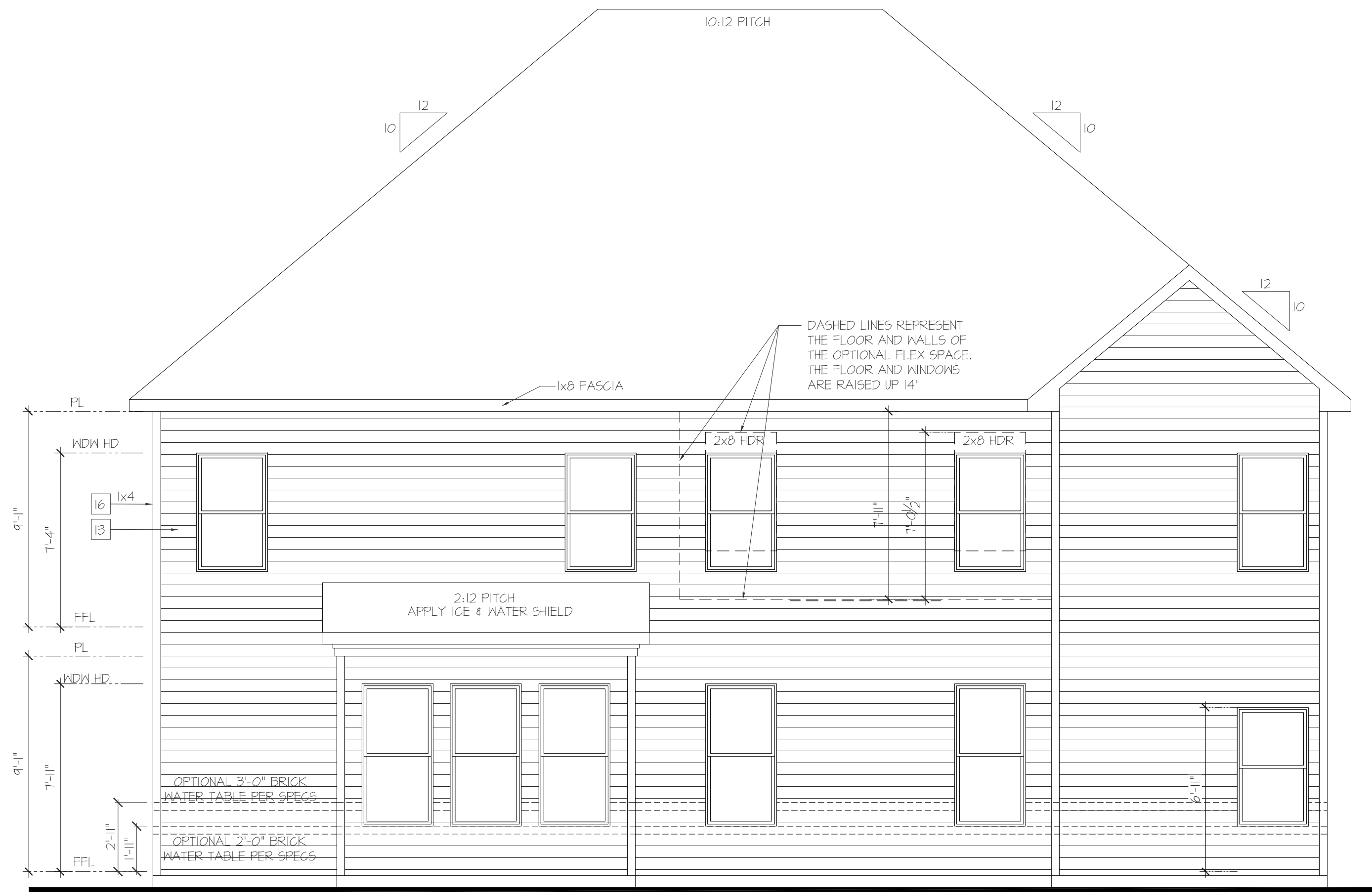
CHAFIN
COMMUNITIES

SHEET TITLE:

TITLE SHEET

SHEET NO:

T-1



Rear Elevation 'PB3'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT



Front Elevation 'PB3'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

- NOTES:**
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - ROOFING: PITCHED SHINGLES PER DEVELOPER.
 - WINDOWS: MANUFACTURER PER DEVELOPER, DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
 - ENTRY DOOR: AS SELECTED BY DEVELOPER.
 - GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
 - CHIMNEY: AS OCCURS, TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 12'-0" OF CHIMNEY.
 - ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
 - SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R905.2.1.
- KEY NOTES:**
- MASONRY:**
- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 8" SOLDIER COURSE.
 - ROWLOCK COURSE.
 - DECORATIVE KEY. SEE DETAIL.
- TYPICALS:**
- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - CODE APPROVED TERMINATION CHIMNEY CAP.
 - CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
 - STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - DECORATIVE WROUGHT IRON, SEE DETAILS.
- SIDING:**
- FIBER CEMENT SHAKE SIDING PER DEVELOPER.
 - W 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT LAP SIDING PER DEVELOPER.
 - W 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT WAVY SIDING PER DEVELOPER.
 - W 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT PANEL SIDING W 1x3 BATTIS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
 - IX FIBER CEMENT TRIM OR EQUAL UNO. SIZE AS NOTED.
 - FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

MASONRY PERCENTAGES		
FRONT ELEV TOTAL SF		645 SF
BRICK	01 %	510 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	19 %	125 SF

NO.	DATE:	REVISION:

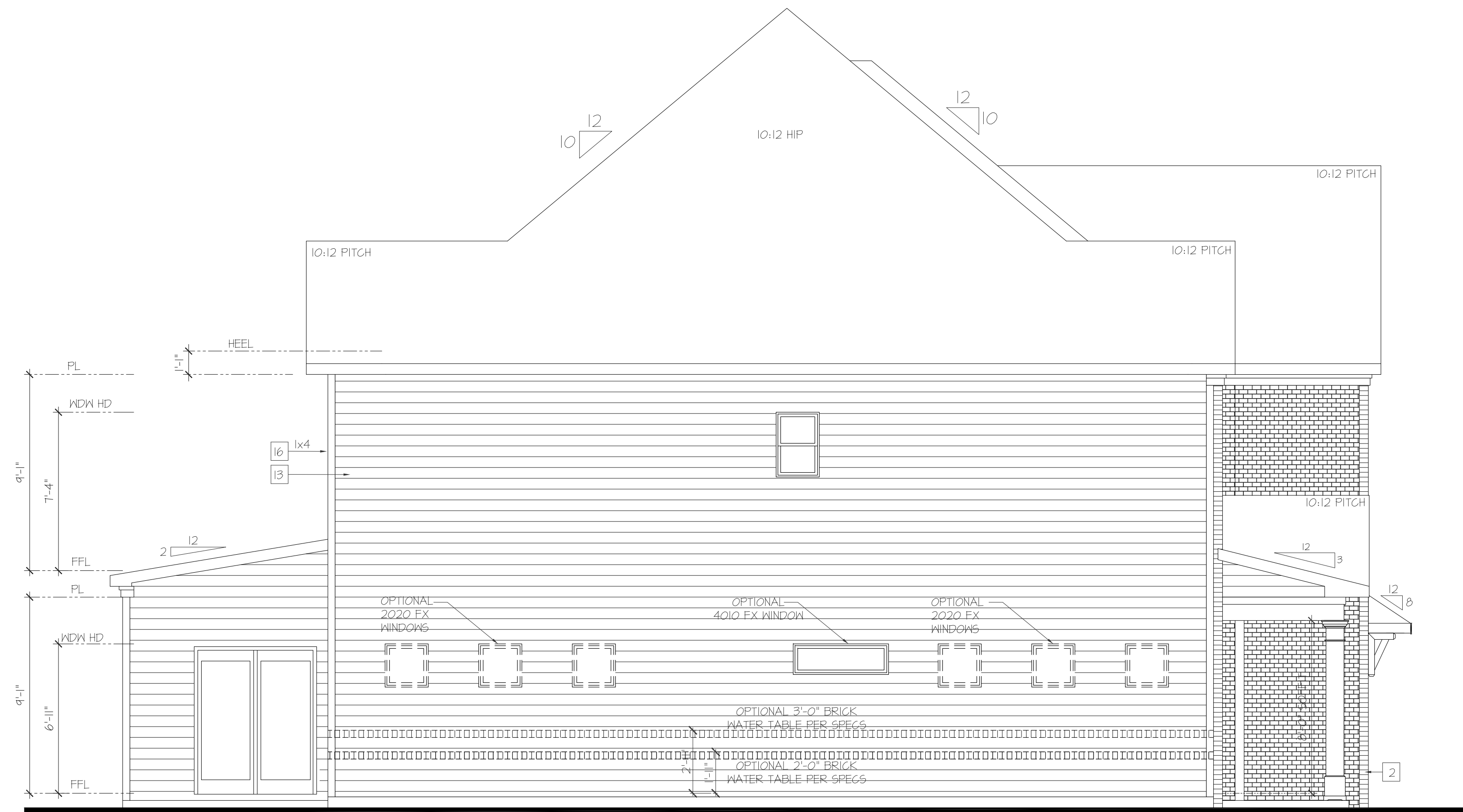
PROFESSIONAL SEAL:

PROJECT TITLE:
Brookmont

CHAFIN COMMUNITIES

SHEET TITLE:
BROOKMONT EXTERIOR ELEVATIONS PB3

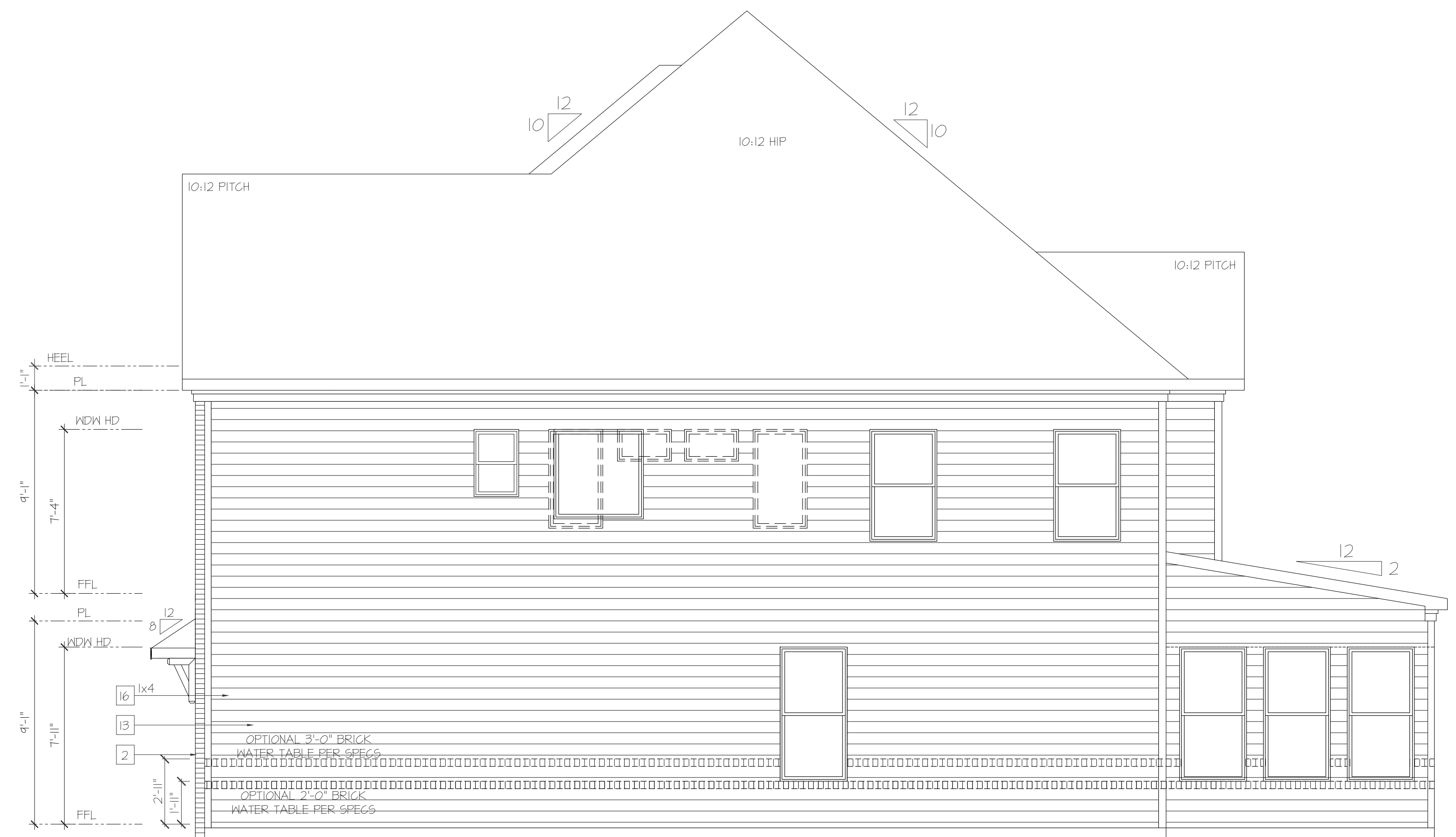
SHEET NO.:
A1.3.0



Left Elevation 'PB3'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

- NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - ROOFING: PITCHED SHINGLES PER DEVELOPER.
 - WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
 - ENTRY DOOR: AS SELECTED BY DEVELOPER.
 - GARAGE DOORS: AS SELECTED BY DEVELOPER. RAISED PANEL AS SHOWN.
 - CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
 - ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE)
 - SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R905.2.1.
- KEY NOTES:
- MASONRY:
- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 8" SOLDIER COURSE.
 - ROWLOCK COURSE.
 - DECORATIVE KEY. SEE DETAIL.
- TYPICALS:
- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - CODE APPROVED TERMINATION CHIMNEY CAP.
 - CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
 - STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:
- FIBER CEMENT SHAKE SIDING PER DEVELOPER
 - 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT LAP SIDING PER DEVELOPER
 - 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT NAVY SIDING PER DEVELOPER
 - 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT PANEL SIDING W/ 1x3 BATTS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
 - 1x FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED
 - FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.



Right Elevation 'PB3'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

NO.	DATE:	REVISION:

PROFESSIONAL SEAL:

PROJECT TITLE:

Brookmont

CHAFIN
COMMUNITIES

SHEET TITLE:

**BROOKMONT
EXTERIOR
ELEVATIONS
PB3**

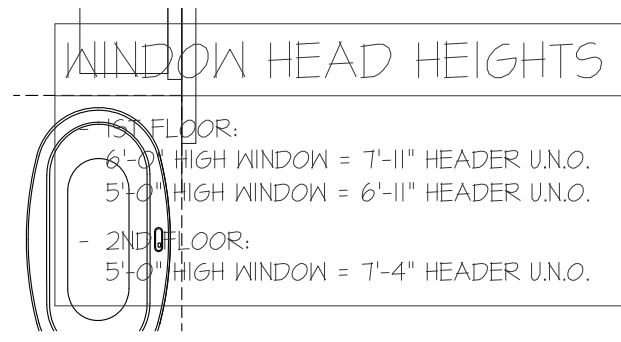
SHEET NO.:

A1.3.1



Rear Elevation
Opt. Basement

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER. RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS. TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R105.2.1.

KEY NOTES:

MASONRY:

- 1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3] MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 4] 8" SOLDIER COURSE.
- 5] ROWLOCK COURSE.
- 6] DECORATIVE KEY. SEE DETAIL.

TYPICALS:

- 1] CORROSION RESISTANT SCREEN LOUVERED VENTS. SIZE AS NOTED.
- 8] CODE APPROVED TERMINATION CHIMNEY CAP.
- 9] CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- 10] STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 11] DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

- 12] FIBER CEMENT SHAKE SIDING PER DEVELOPER.
- 13] FIBER CEMENT LAP SIDING PER DEVELOPER.
- 14] FIBER CEMENT WAVY SIDING PER DEVELOPER.
- 15] FIBER CEMENT PANEL SIDING W/ 1X3 BATTIS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
- 16] 1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED.
- 17] FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.



Front Elevation 'PB3'
Opt. Basement

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

MASONRY PERCENTAGES		
FRONT ELEV TOTAL SF		647 SF
BRICK	82 %	572 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	18 %	125 SF

NO.	DATE	REVISION:

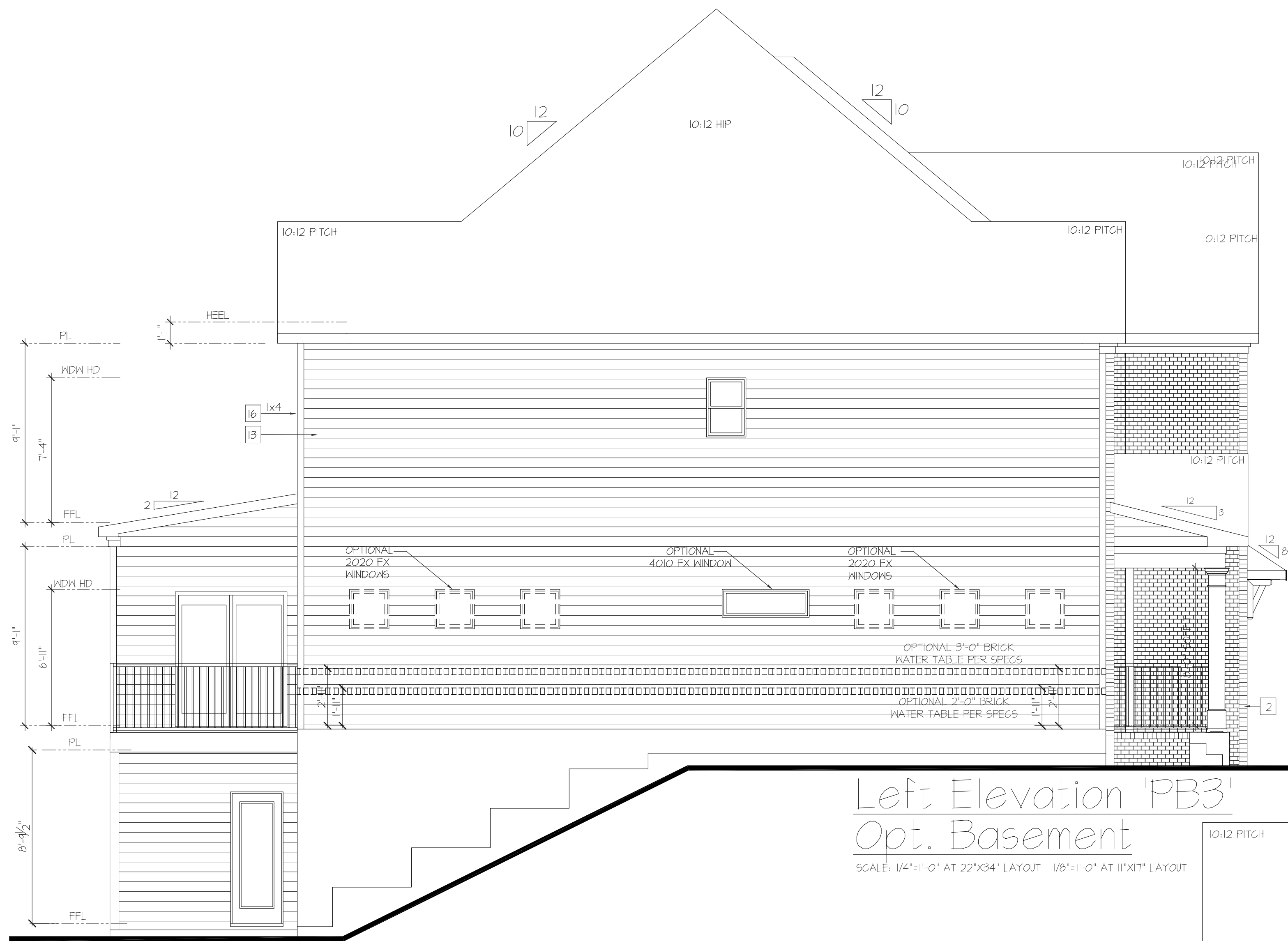
PROFESSIONAL SEAL:

PROJECT TITLE:
Brookmont

CHAFIN COMMUNITIES

SHEET TITLE:
BROOKMONT EXTERIOR ELEVATIONS PB3

SHEET NO.:
A1.3.2



Left Elevation 'PB3'
 Opt. Basement
 SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT



Right Elevation 'PB3'
 Opt. Basement
 SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

- NOTES:**
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - ROOFING: PITCHED SHINGLES PER DEVELOPER.
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- KEY NOTES:**
- MASONRY:**
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 4 8" SOLDIER COURSE.
 - 5 RAINLOCK COURSE.
 - 6 DECORATIVE KEY. SEE DETAIL.
- TYPICALS:**
- 7 CORROSION RESISTANT SCREEN LOUVERED VENTS. SIZE AS NOTED.
 - 8 CODE APPROVED TERMINATION CHIMNEY CAP.
 - 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
 - 10 STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 11 DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:**
- 12 FIBER CEMENT SHAKE SIDING PER DEVELOPER.
 - 13 5/4x4 CORNER TRIM BOARDS.
 - 14 FIBER CEMENT LAP SIDING PER DEVELOPER.
 - 15 5/4x4 CORNER TRIM BOARDS.
 - 16 FIBER CEMENT NAVY SIDING PER DEVELOPER.
 - 17 5/4x4 CORNER TRIM BOARDS.
 - 18 FIBER CEMENT PANEL SIDING W/ 1X3 BATTIS AT 12" O.C. (VINYL BOARD AND BATT SIDING).
 - 19 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED.
 - 20 FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

NO.	DATE	REVISION

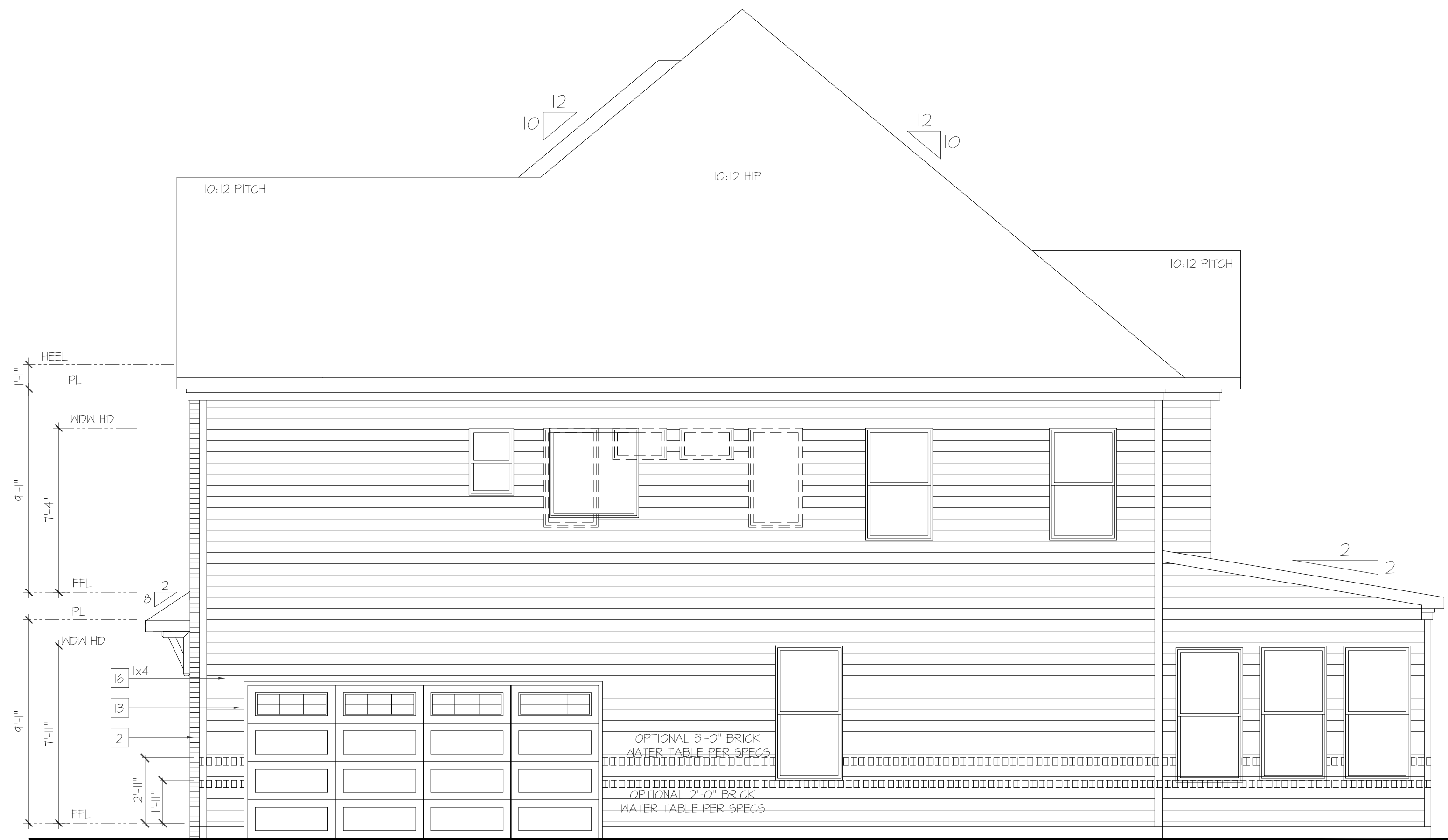
PROFESSIONAL SEAL:

PROJECT TITLE:
Brookmont

CHAFIN
 COMMUNITIES

SHEET TITLE:
**BROOKMONT
 EXTERIOR
 ELEVATIONS
 PB3**

SHEET NO:
A1.3.3



Right Elevation 'PB3' at
2-Car Side Load Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

- NOTES:**
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
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 - GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
 - CHIMNEY AS OCCURS. TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
 - ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
 - SHINGLED ROOF PITCHES FROM 2:12 TO 4:12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R405.2.1.
- KEY NOTES:**
- MASONRY:**
- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 8" SOLDIER COURSE.
 - ROWLOCK COURSE.
 - DECORATIVE KEY. SEE DETAIL.
- TYPICALS:**
- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - CODE APPROVED TERMINATION CHIMNEY CAP.
 - CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
 - STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:**
- FIBER CEMENT SHAKE SIDING PER DEVELOPER.
 - W/ 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT LAP SIDING PER DEVELOPER.
 - W/ 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT WAVY SIDING PER DEVELOPER.
 - W/ 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT PANEL SIDING W/ D3 BATTIS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
 - 1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED.
 - 1X FALSE WOOD SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.

WINDOW HEAD HEIGHTS

- 1ST FLOOR:
6'-0" HIGH WINDOW = 7'-11" HEADER UNO.
5'-0" HIGH WINDOW = 6'-11" HEADER UNO.
- 2ND FLOOR:
5'-0" HIGH WINDOW = 7'-4" HEADER UNO.



Front Elevation 'PB3' at
2-Car Side Load Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

MASONRY PERCENTAGES

FRONT ELEV TOTAL SF		120 SF
BRICK	83 %	996 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	17 %	125 SF

NO.	DATE	REVISION

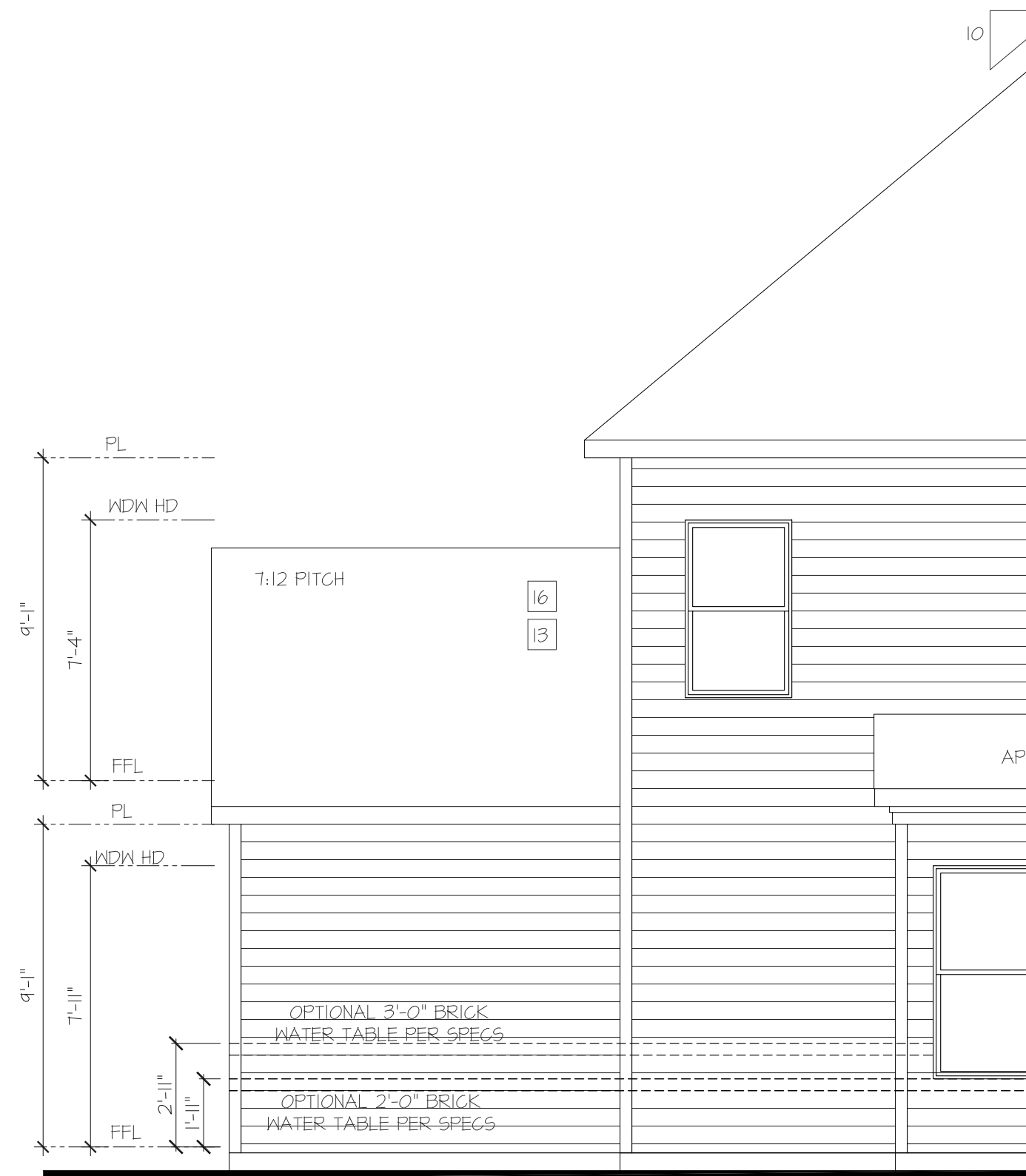
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PROJECT TITLE:
Brookmont

CHAFIN COMMUNITIES

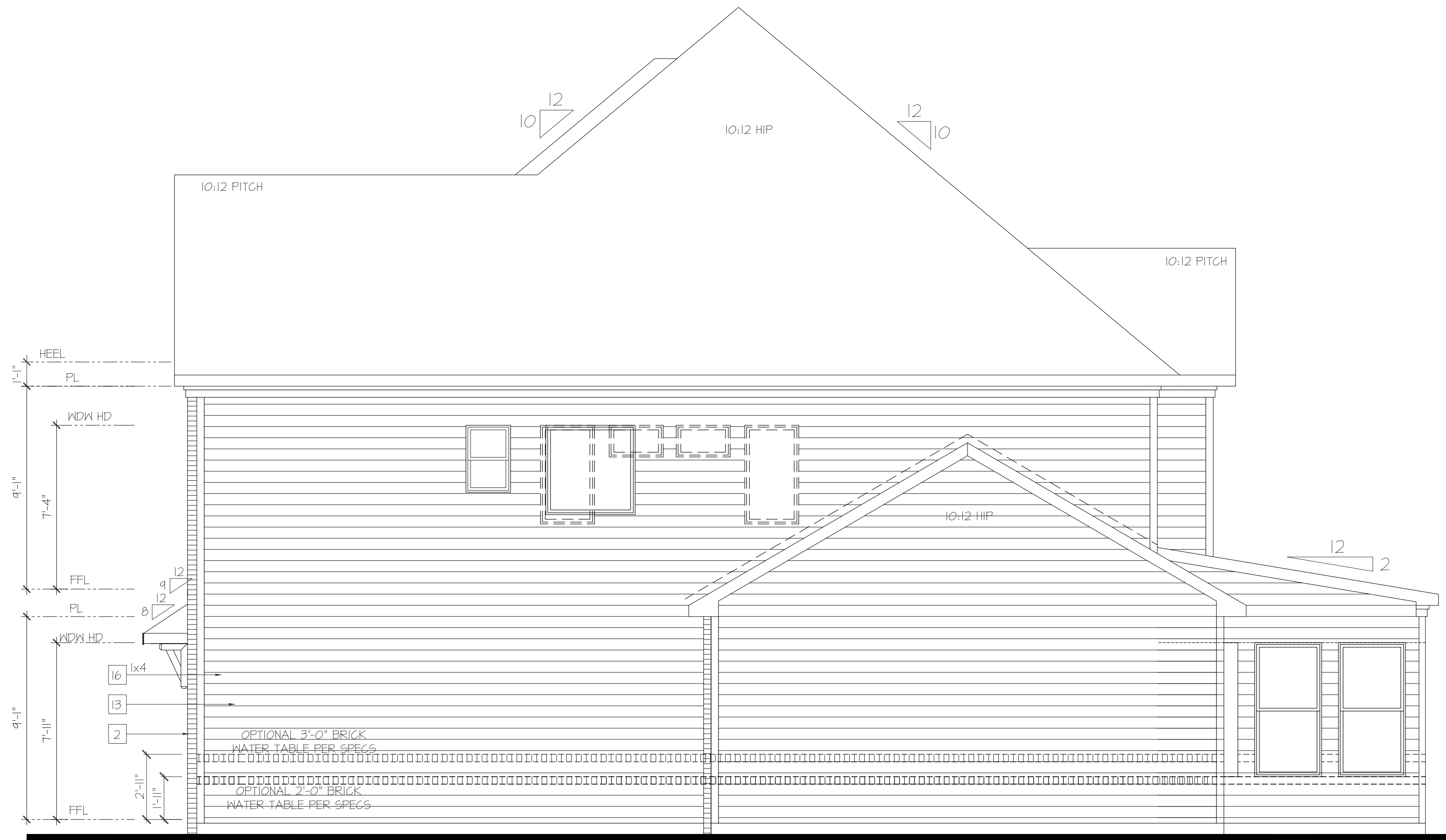
SHEET TITLE:
BROOKMONT EXTERIOR ELEVATIONS PB3

SHEET NO.:
A1.3.4



Partial Rear Elevation at
3-Car Front Load Garage

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT



Right Elevation 'PB3' at
3-Car Front Load Garage

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER, DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS SHOWN. TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE)
- SHINGLED ROOF PITCHES FROM 2:12 TO 4:12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R305.2.1.

KEY NOTES:

- MASONRY:
- [1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [3] MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [4] 8" SOLDIER COURSE.
 - [5] RAINLOCK COURSE.
 - [6] DECORATIVE KEY. SEE DETAIL.
- TYPICALS:
- [1] CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - [2] CODE APPROVED TERMINATION CHIMNEY CAP.
 - [3] CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
 - [4] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - [5] DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:
- [1] FIBER CEMENT SHAKE SIDING PER DEVELOPER
 - [2] W/ 5/4x4 CORNER TRIM BOARDS.
 - [3] FIBER CEMENT LAP SIDING PER DEVELOPER
 - [4] W/ 5/4x4 CORNER TRIM BOARDS.
 - [5] FIBER CEMENT WAVE SIDING PER DEVELOPER
 - [6] W/ 5/4x4 CORNER TRIM BOARDS.
 - [7] FIBER CEMENT PANEL SIDING W/ 1/3 BATTIS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
 - [8] 1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED
 - [9] FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.



Front Elevation 'PB3' at
3-Car Front Load Garage

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

MASONRY PERCENTAGES		
FRONT ELEV TOTAL SF		
BRICK	82 %	642 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	18 %	125 SF

NO.	DATE:	REVISION:

PROFESSIONAL SEAL:

PROJECT TITLE:

Brookmont

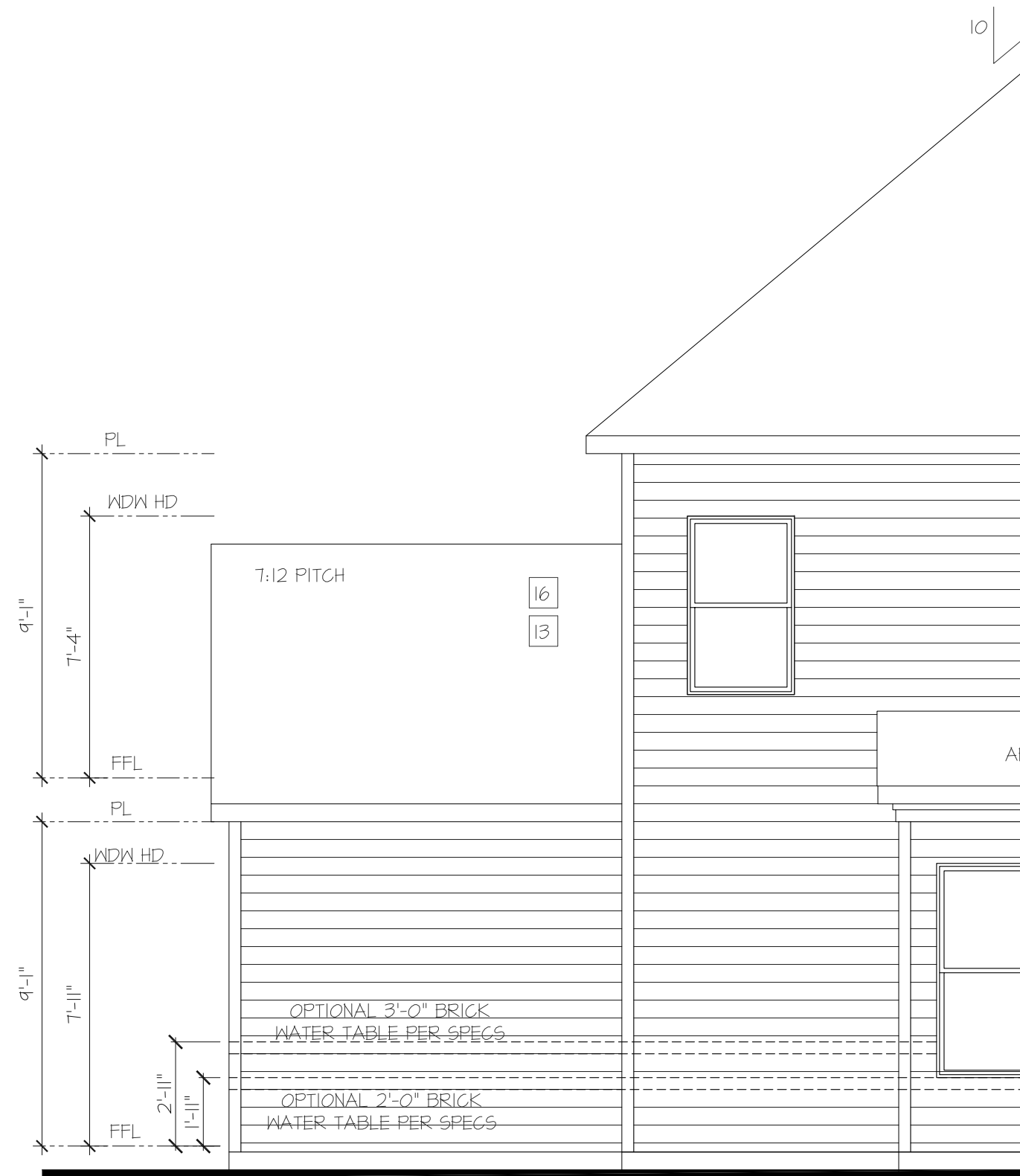
CHAFIN
COMMUNITIES

SHEET TITLE:

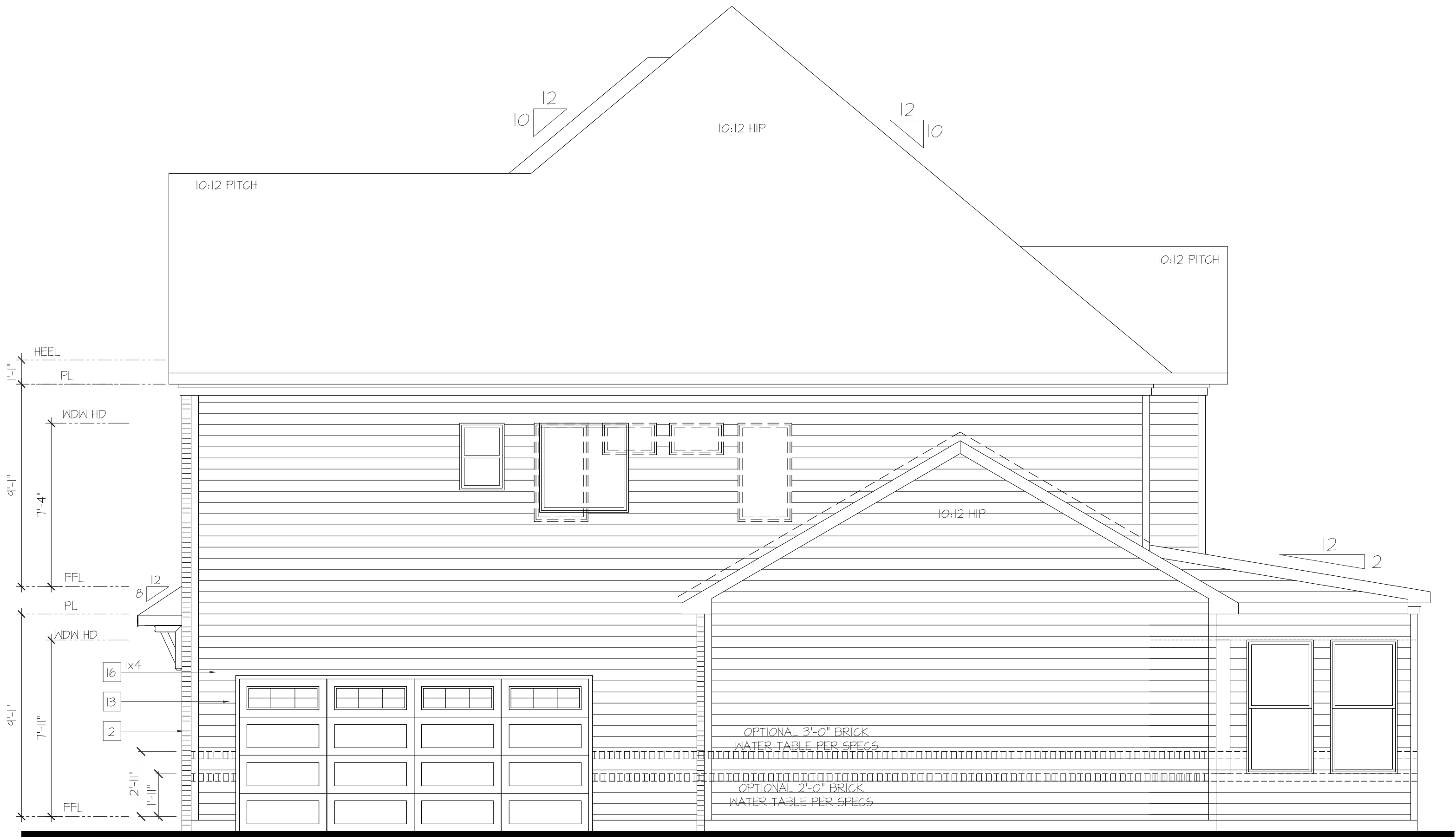
**BROOKMONT
EXTERIOR
ELEVATIONS
PB3**

SHEET NO.:

A1.3.5



Partial Rear Elevation at
3-Car Side Load Garage
SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X17' LAYOUT



Right Elevation 'PB3' at
3-Car Side Load Garage
SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X17' LAYOUT

- NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - ROOFING: PITCHED SHINGLES PER DEVELOPER.
 - WINDOWS: MANUFACTURER PER DEVELOPER, DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
 - ENTRY DOOR: AS SELECTED BY DEVELOPER.
 - GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
 - CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
 - ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
 - SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R305.2.1.
- KEY NOTES:
- MASONRY:
- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 8" SOLDIER COURSE.
 - ROCKLOCK COURSE.
 - DECORATIVE KEY. SEE DETAIL.
- TYPICALS:
- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - CODE APPROVED TERMINATION CHIMNEY CAP.
 - CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
 - STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - DECORATIVE THROUGH IRON. SEE DETAILS.
- SIDING:
- FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT SHINY SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT PANEL SIDING W/ 1/3 BATT'S AT 12" O.C. (VINYL BOARD AND BATT SIDING)
 - 1X FIBER CEMENT TRIM OR EQUAL, UNLO. SIZE AS NOTED.
 - FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.



Front Elevation 'PB3' at
3-Car Side Load Garage
SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X17' LAYOUT

MASONRY PERCENTAGES		
FRONT ELEV TOTAL SF		TOTAL SF
BRICK	84 %	642 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	16 %	125 SF

NO.	DATE	REVISION

PROFESSIONAL SEAL:

PROJECT TITLE:
Brookmont

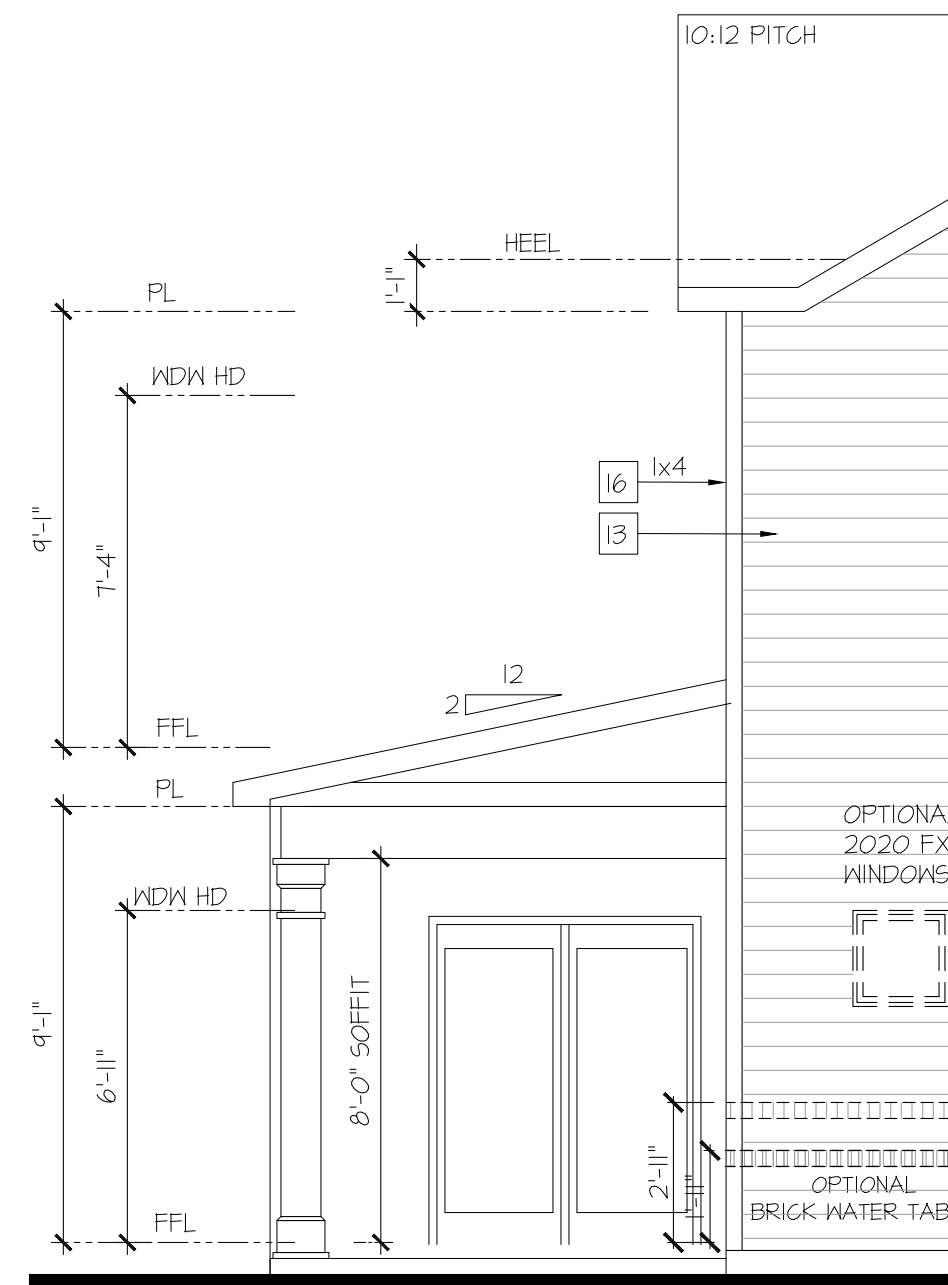
CHAFIN COMMUNITIES

SHEET TITLE:
BROOKMONT EXTERIOR ELEVATIONS PB3

SHEET NO.:
A1.3.6

WINDOW HEAD HEIGHTS

- 1ST FLOOR:
6'-0" HIGH WINDOW = 7'-11" HEADER U.N.O.
5'-0" HIGH WINDOW = 6'-11" HEADER U.N.O.
- 2ND FLOOR:
5'-0" HIGH WINDOW = 7'-4" HEADER U.N.O.



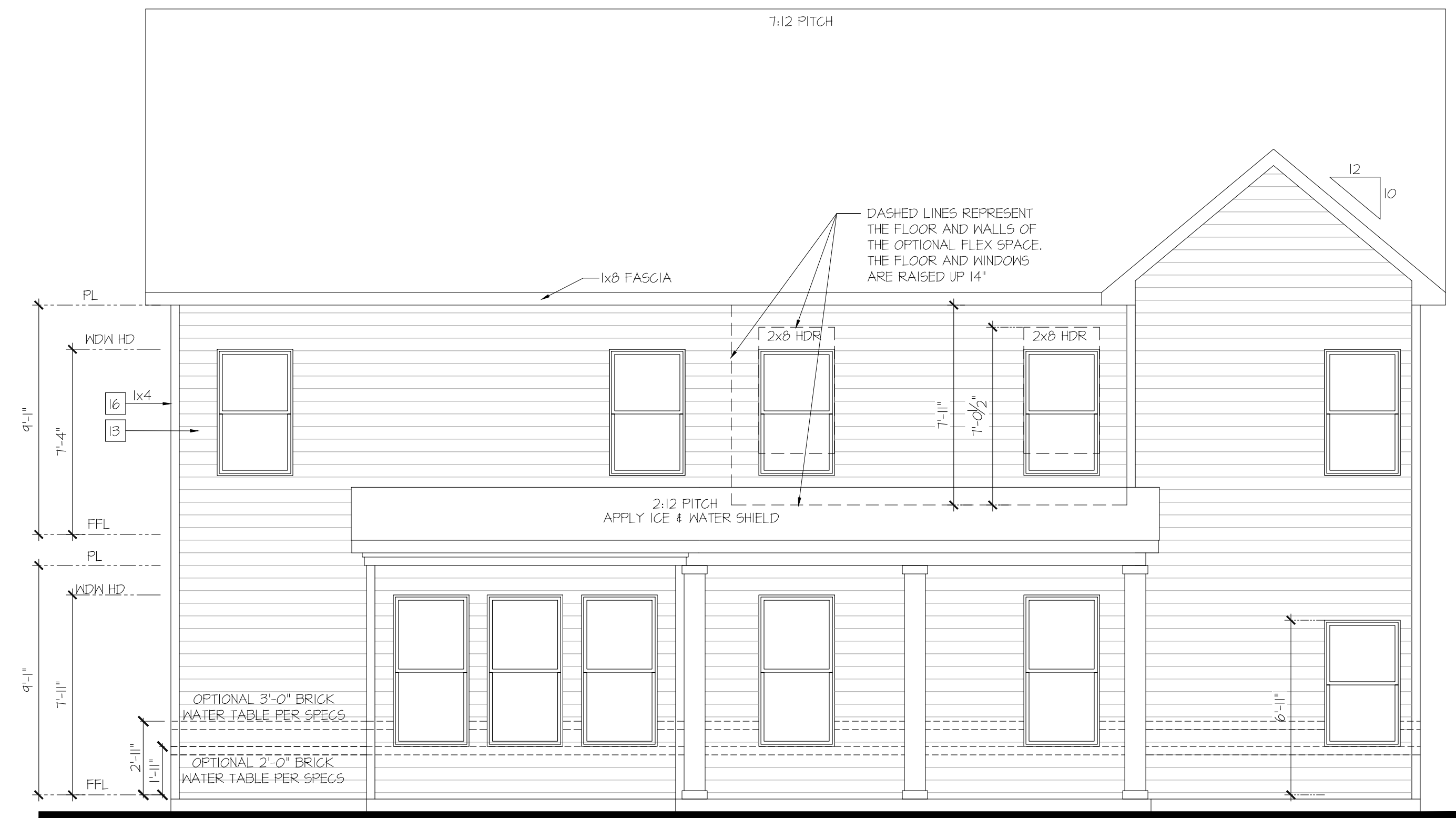
Partial Left Elevation
w/ Opt. Covered Patio
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R905.2.1.

KEY NOTES:

- MASONRY:**
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 4 8" SOLDIER COURSE.
 - 5 ROWLOCK COURSE
 - 6 DECORATIVE KEY. SEE DETAIL.
- TYPICALS:**
- 7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - 8 CODE APPROVED TERMINATION CHIMNEY CAP.
 - 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
 - 10 STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 11 DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:**
- 12 FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - 13 FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - 14 FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - 15 FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
 - 16 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - 17 FALSE WOOD SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.



Rear Elevation w/
Opt. Covered Patio
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

NO.	DATE	REVISION

PROFESSIONAL SEAL:

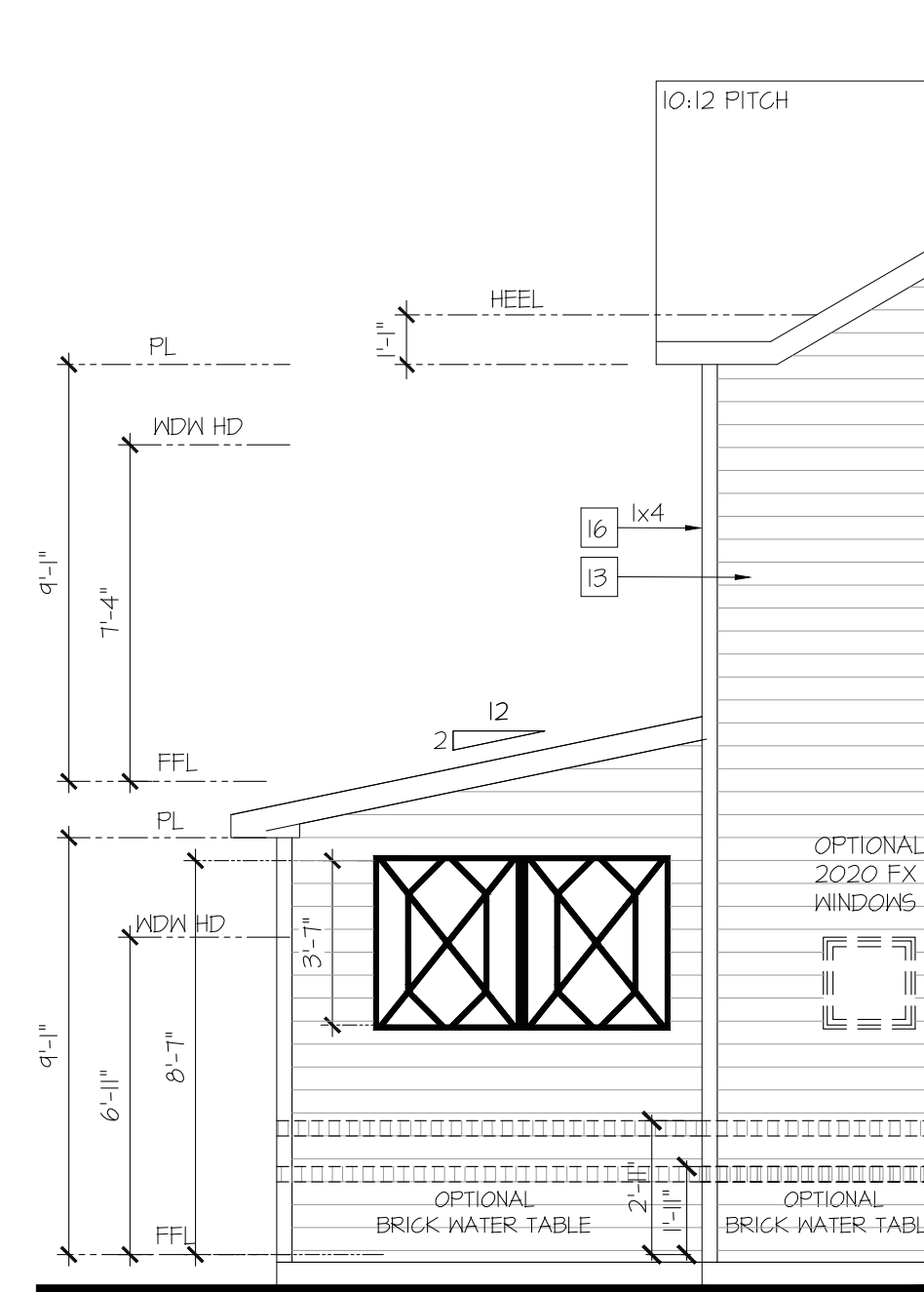
PROJECT TITLE:
Brookmont

CHAFIN
COMMUNITIES

SHEET TITLE:
**BROOKMONT
EXTERIOR
ELEVATIONS**

SHEET NO:
A1.5.8

WINDOW HEAD HEIGHTS	
- 1ST FLOOR:	
6'-0" HIGH WINDOW = 7'-11" HEADER U.N.O.	
5'-0" HIGH WINDOW = 6'-11" HEADER U.N.O.	
- 2ND FLOOR:	
5'-0" HIGH WINDOW = 7'-4" HEADER U.N.O.	

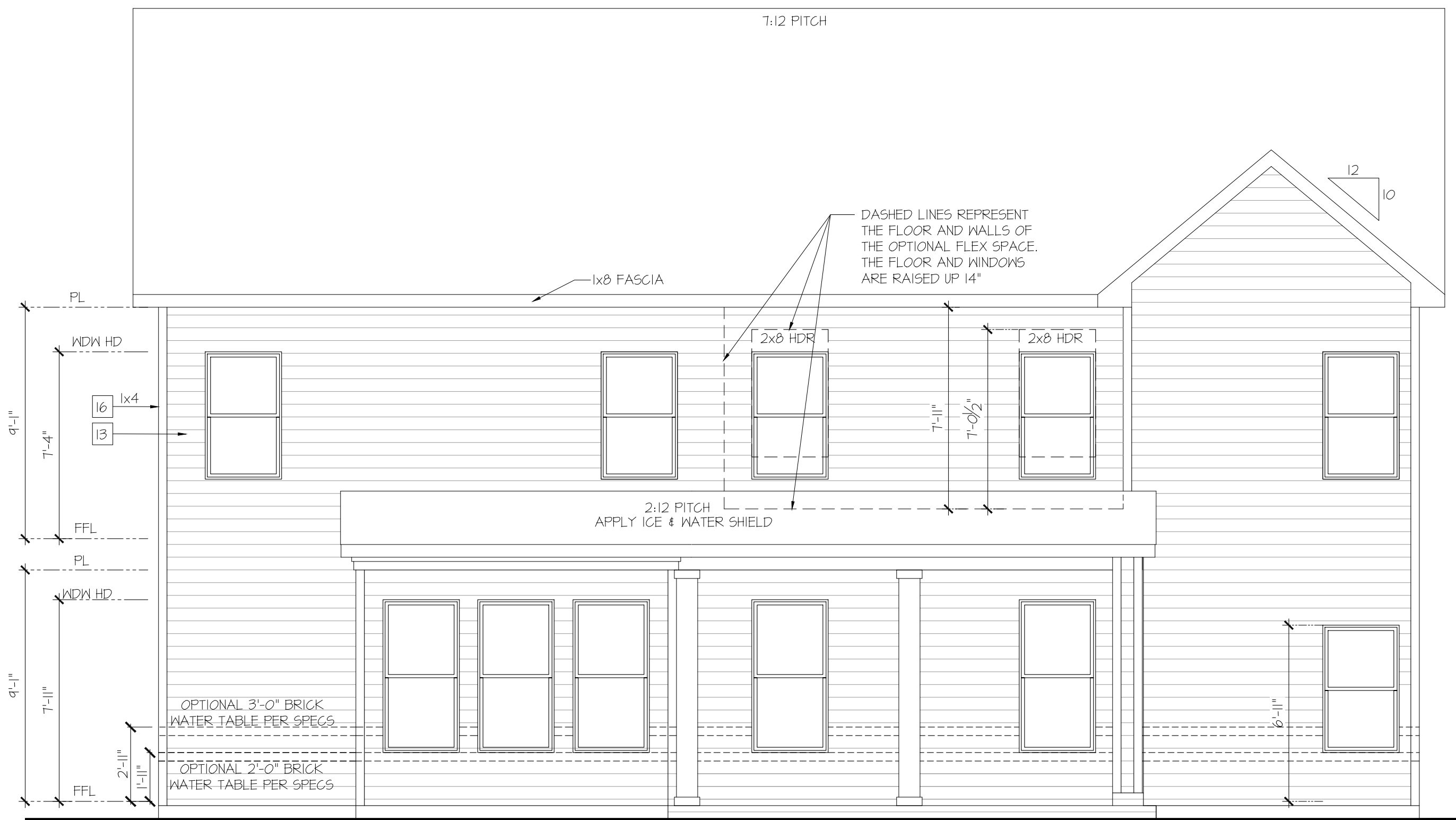


Partial Left Elevation
w/ Opt. Covered Patio
& Privacy Wall

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

- NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - ROOFING: PITCHED SHINGLES PER DEVELOPER.
 - WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
 - ENTRY DOOR: AS SELECTED BY DEVELOPER.
 - GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
 - CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
 - ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
 - SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R405.2.1.

- KEY NOTES:
- MASONRY:
- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 8" SOLDIER COURSE.
 - ROWLOCK COURSE
 - DECORATIVE KEY. SEE DETAIL.
- TYPICALS:
- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - CODE APPROVED TERMINATION CHIMNEY CAP.
 - CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
 - STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:
- FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
 - 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - FALSE WOOD SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.



Rear Elevation
w/ Opt. Covered Patio
& Privacy Wall

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

NO.	DATE	REVISION

PROFESSIONAL SEAL:

PROJECT TITLE:
Brookmont

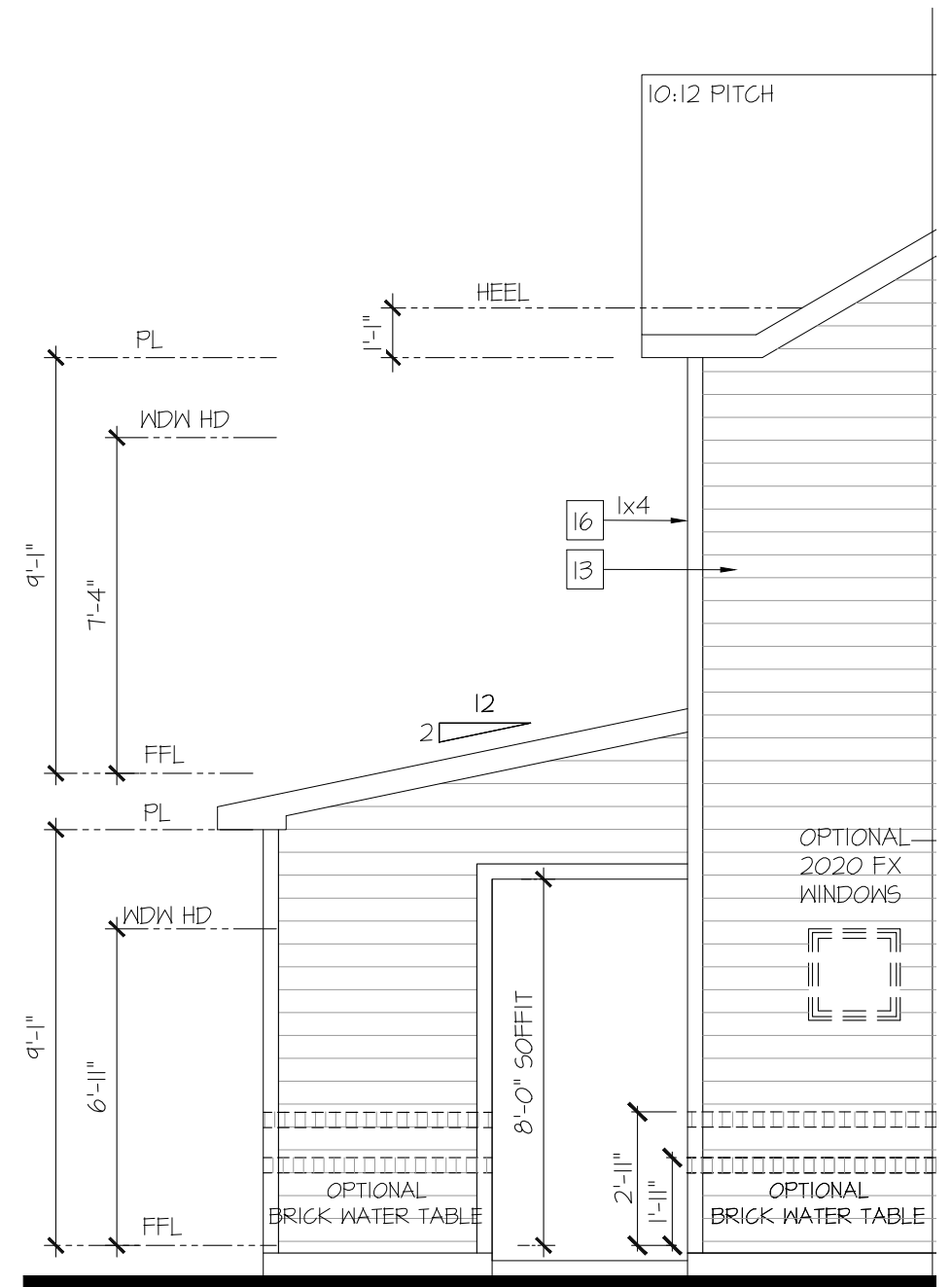
CHAFIN
COMMUNITIES

SHEET TITLE:
**BROOKMONT
EXTERIOR
ELEVATIONS**

SHEET NO.:
A1.5.9

WINDOW HEAD HEIGHTS

- 1ST FLOOR:
6'-0" HIGH WINDOW = 7'-11" HEADER U.N.O.
5'-0" HIGH WINDOW = 6'-11" HEADER U.N.O.
- 2ND FLOOR:
5'-0" HIGH WINDOW = 7'-4" HEADER U.N.O.



Partial Left Elevation
w/ Opt. Covered Patio
& Fireplace

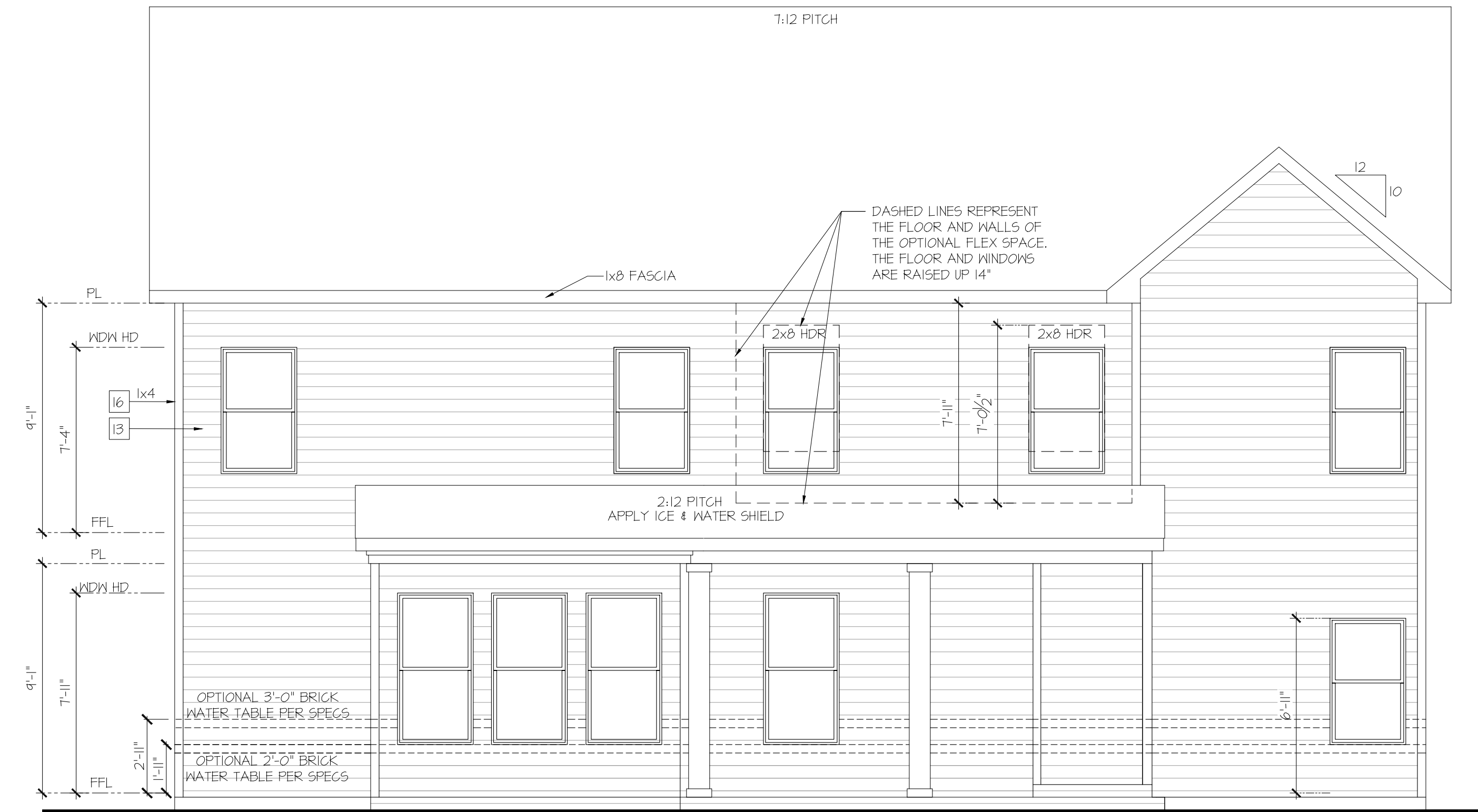
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

NOTES:

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- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R405.2.1.

KEY NOTES:

- MASONRY:**
- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 8" SOLDIER COURSE.
 - ROWLOCK COURSE.
 - DECORATIVE KEY. SEE DETAIL.
- TYPICALS:**
- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - CODE APPROVED TERMINATION CHIMNEY CAP.
 - CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
 - STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:**
- FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
 - FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
 - 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.



Rear Elevation
w/ Opt. Covered Patio
& Fireplace

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

NO.	DATE	REVISION

PROFESSIONAL SEAL:

PROJECT TITLE:
Brookmont



SHEET TITLE:
BROOKMONT EXTERIOR ELEVATIONS

SHEET NO.:
A1.5.10

eFiled and eRecorded
DATE: 06/23/2022
TIME: 9:53 AM
DEED BOOK: 9150
PAGE: 98 - 98
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PARTICIPANT ID: 4887565550
PT61: 069-2022-005554
RECORDED BY: JP
CLERK: Charles Baker, C.S.C
Hall County, GA

Haley & Haley Law Group, LLC
4472 Commerce Drive
Buford, GA 30518

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS DEED, made this 17 day of June, in the Year of Our Lord Two Thousand Twenty-Two (2022),
between PIPES & ROADS, LLC, a Georgia Limited Liability Company ("Grantor")
and

OVERLOOK AT MARINA BAY COMMUNITY ASSOCIATION, INC., a Georgia
Non-Profit Corporation ("Grantee")

(the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof
requires or permits),

WITNESSETH THAT: Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00) and other
good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt,
adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed,
and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property,
to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 24 of the 10th District of Hall
County, Georgia, being designated as Open Space Area 1 (2.57 acres), Open Space Area 2 (1.20 acres), Open
Space Area 3 (6.89 acres), Open Space Area 4 (1.96 acres), Conservation Area "A" (1.13 acres), Conservation
Area "B" (0.27 acres) and Conservation Area "C" (0.29 acres), all according to that certain "Final Plat of
Overlook at Marina Bay Subdivision" recorded in Plat Book 882, Page 5, et. seq., Hall County records, which
plat is incorporated herein by reference

Being a portion of parcels 10024 000008 and 10024 000054

TO HAVE AND TO HOLD said described premises unto the said Grantee, so that neither the Grantor, nor
any other person or persons claiming under said Grantor shall at any time claim or demand any right, title or interest to
the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year first above written.

Signed, sealed and delivered in the presence of:

PIPES & ROADS, LLC

By: Wendell M. Starke (seal)
WENDELL M. STARKE, Manager

[Signature]
UNOFFICIAL WITNESS

[Signature]
NOTARY PUBLIC



OVERLOOK A

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: **CLINT DIXON**
REQUEST: **AMEND CONDITIONS OF PRD TO REVISE ARCHITECTURAL STANDARDS FOR DEVELOPMENT**
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION **BOC ONLY** COUNTY COMMISSION
Date: ~~1/26~~ Date: **FEB 9, 2023**
Time: ~~6:00 PM~~ Time: **6:00 PM**
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Jan 25, 2023 14:18:41
3078 Dawsonville Highway
Gainesville
Hall County
Georgia

ZONING NOTICE

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

APPLICANT: **CLINT DIXON**

REQUEST: **AMEND CONDITIONS OF PRD TO REVISE ARCHITECTURAL STANDARDS FOR DEVELOPMENT**

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: ~~0~~

Time: ~~0~~

BOC ONLY

COUNTY COMMISSION
Date: **FEB. 9, 2023**
Time: **6:00 PM**

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

FOR MORE INFORMATION CALL: (770) 531-6809

Jan 25, 2023 14:18:46
3078 Dawsonville Highway
Gainesville
Hall County
Georgia



ZONING NOTICE
 AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
 APPLICANT: CLINT DIXON
 REQUEST: AMEND CONDITIONS OF PRO TO REVISE ARCHITECTURAL STANDARDS FOR DEVELOPMENT
 PUBLIC HEARINGS WILL BE HELD ON:
 PLANNING COMMISSION: BOC Date: FEB. 9, 2023
 COUNTY COMMISSION: ONLL Time: 6:00 PM
 HALL COUNTY GOVERNMENT CENTER 375 BROWNS BRIDGE ROAD, GAINESVILLE, GA
 FOR MORE INFORMATION CALL: (770) 531-6809

Jan 25, 2023 14:20:26
 5905 Cool Springs Road
 Gainesville
 Hall County
 Georgia

ZONING NOTICE

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

APPLICANT:

CLINT DIXON

REQUEST:

AMEND CONDITIONS OF PRD TO REVISE

ARCHITECTURAL STANDARDS FOR DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:

Date:

PLANNING COMMISSION



Time:



BOC

ONLL

Date:

COUNTY COMMISSION

FEB. 9, 2023

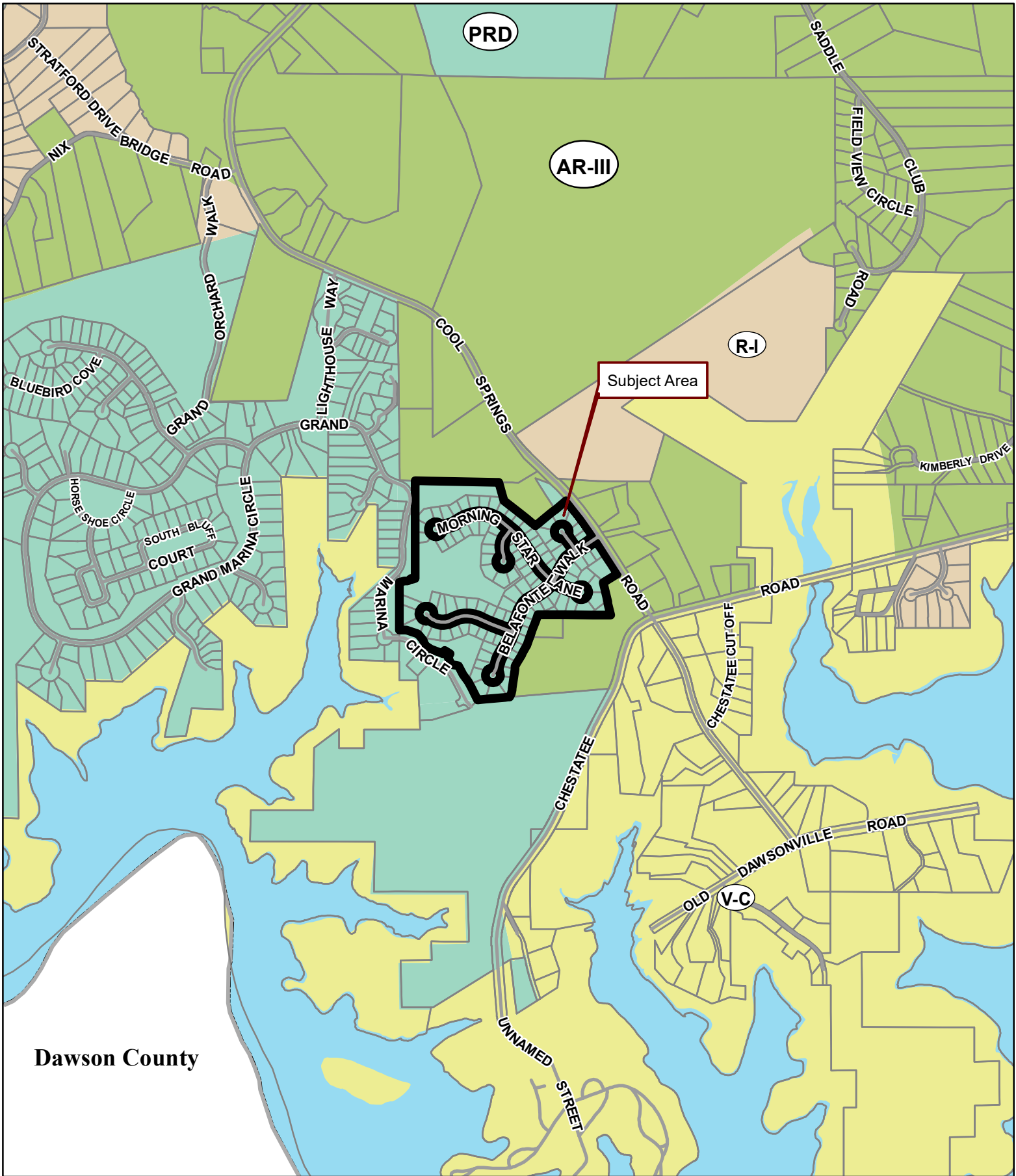
Time:

6:00 PM

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

FOR MORE INFORMATION CALL: (770) 531-6809

Jan 25, 2023 14:20:30
5905 Cool Springs Road
Gainesville
Hall County
Georgia



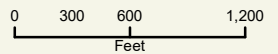
Applicant: CLINT DIXON

Tax Parcel #: 10024 000101 – 000199, 000008, 000054, & 000200 - 000201

Location: OVERLOOK AT MARINA BAY SUBDIVISION, GAINESVILLE, GA 30506

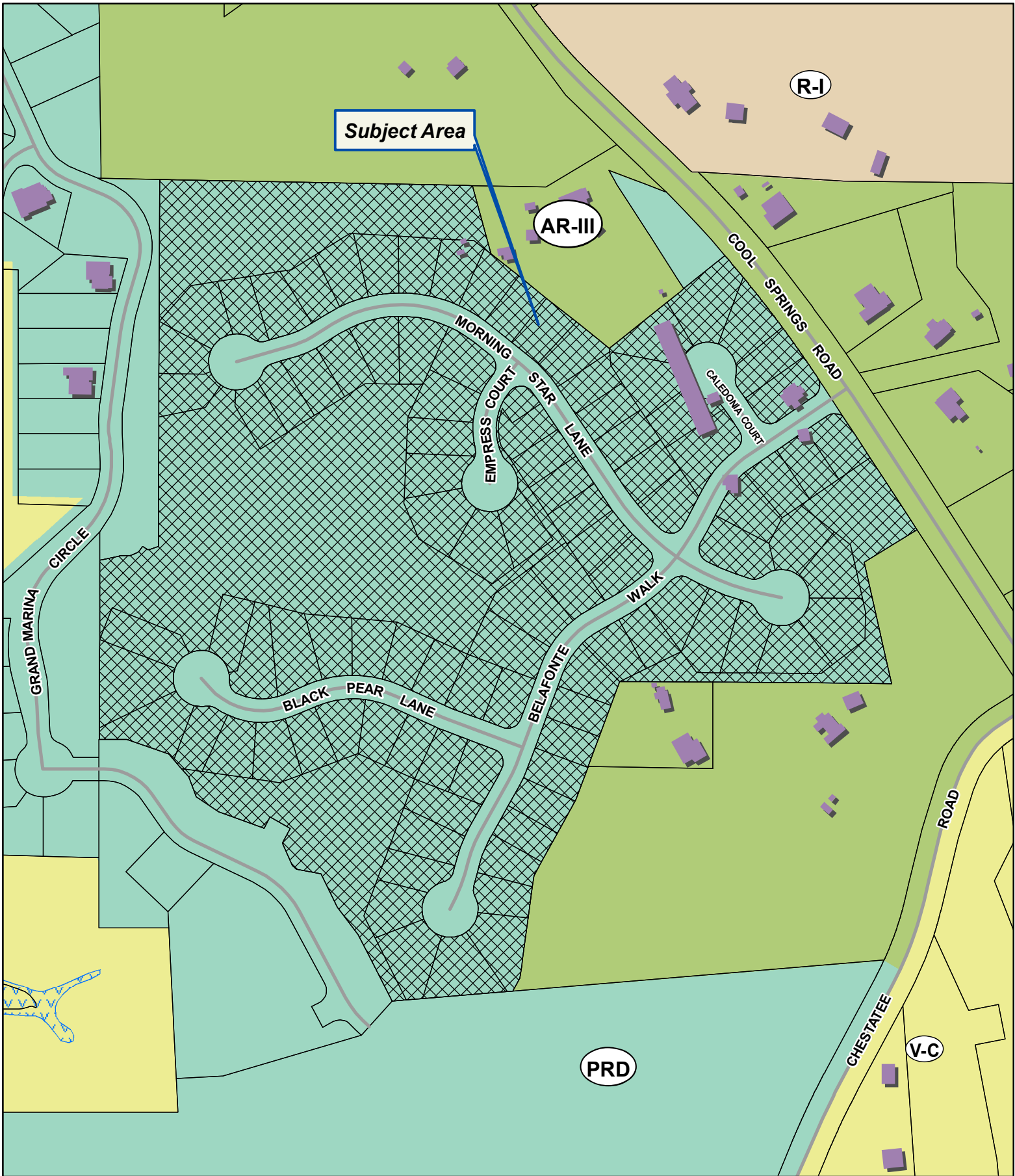
Commission District 2

BOC Mtg. Date: 02/09/2023



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





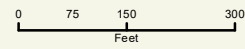
Applicant: CLINT DIXON

Tax Parcel #: 10024 000101 – 000199, 000008, 000054, & 000200 - 000201

Location: OVERLOOK AT MARINA BAY SUBDIVISION, GAINESVILLE, GA 30506

Commission District 2

BOC Mtg. Date: 02/09/2023



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





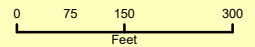
Applicant: CLINT DIXON




Tax Parcel #: 10024 000101 – 000199, 000008, 000054, & 000200 - 000201

Location: OVERLOOK AT MARINA BAY SUBDIVISION, GAINESVILLE, GA 30506

Commission District 2

BOC Mtg. Date: 02/09/2023



-  Zoning Boundary
-  City Limits
-  Subject Area





AGENDA ITEM

Planning and Development

REPORT TO: Work Session (02/06/23)

REPORT TO: Voting Meeting (02/09/23)

ITEM NO: 30/2023

SUBJECT: **3055 Tumbling Creek Road | Amend Conditions** | of a Planned Residential Development (PRD) on a 5.1± acre tract located on the west side of Tumbling Creek Road at approximately 30 feet from its intersection with Campus Pointe Circle | Zoned PRD; Tax Parcel 08026 000005 (pt.) | **Proposed use: 38-unit residential rental community** | Commission District 2 | **Rochester/DCCM, applicant.**

Meetings:

Work Session Date: 02/06/23

Voting Meeting Date: 02/09/23

Executive Summary:

Presenter: RD

Recommendation:

Approval, with conditions:

1. The conditions of zoning approved on January 28, 2021 shall apply as listed below, modified to be consistent with the current request:
 - A. The development shall generally occur as depicted on the site plan dated 10-19-2022, as modified, and described in the revised project narrative dated 11-16-2022 and site plan, modified for compliance with zoning conditions, and Hall County regulations.
 - B. The proposed residential development shall conform to [17.180.060](#) Planned Residential Development (PRD) standards, except for where variances are approved as part of this application.
 - C. The following standards shall apply to the development:
 - I. Use: Rental Cottages
 - i. 38 total units not exceeding 114 total bedrooms
 - ii. Density shall not exceed of 6.4 units per acre
 - II. Setbacks:
 - i. From right-of-way: 30 feet
 - ii. Side: 5 feet
 - iii. Rear: 20 feet
 - III. No less than Parking: 114 spaces, subject to Hall County regulations
 - IV. Open Space: minimum of 1.53 acres (30%)
 - V. Buffers: No buffers will be required against adjacent property retained by the foundation.
 - VI. Where the development is adjacent to a right-of-way there shall be a 10 foot plated landscape strip to be installed no later than six months from the development of the proposed Tommy Creek connector.
 - VII. Architectural standards: All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.
 - D. An updated traffic study shall not be required.
 - E. Tenancy shall be not be restricted to University of North Georgia (UNG) faculty or students.
 - F. The following language shall be placed upon the Final Plat of the PRD as defined by 17.20.830 of the Hall County Code and it will read, "Owners and users of this property are informed of industrial uses nearby and should expect noise, odors, and other effects associated with such industrial properties."
 - G. The applicant, in developing the property, shall cooperate with Hall County regarding connectivity and development of the Highlands to Islands trail network.
2. No buffer shall be required along the perimeter of the property where the seller owns the adjacent property. A 10 foot landscape strip shall be required along the rights-of-way of Tumbling Creek Road and the proposed Tumbling Creek Connector.
3. Minimum of one tree shall be provided for each unit in addition to the planted landscape buffer. Trees shall be maintained by the owner and any diseased or dead trees shall be replaced by the owner.
4. Sidewalks will be provided adjacent to each parking bay with connecting sidewalks to the right-of-way of Tumbling Creek Road.
5. Open space shall be provided at a ratio of 30% of the site area and not subject to the requirements of the conservation subdivision design.
6. The commission shall approve there are no proposed lots for the developments rental community.
7. There are no proposed garages instead the development will be served by the community parking areas, which shall be allowed.

Purpose of Request:

3055 Tumbling Creek Road | Amend conditions | of a Planned Residential Development (PRD) on a 5.1± acre tract located on the west side of Tumbling Creek Road at approximately 30 feet from its intersection with Campus Pointe Circle | Zoned PRD; Tax Parcel 08026 000005 (pt.) | **Proposed use: 38-unit residential rental community** | Commission District 2 | **Rochester/DCCM, applicant.**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Budget	Finance
AD	RD	EW	WG
Attorney	Administration		Clerk
WLI	CR		JR

Attachments:

- Board Memo
- Recommendation Report AMND
- Recommendation Report VAR
- Application
- Narrative
- Updated Site Plan
- Original Site Plan
- Maps
- Renderings
- Legal Description
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photos



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Randi Doveton

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

From: Randi Doveton, Director

Date: January 10, 2023

Subject: **3055 Tumbling Creek Road | Amend conditions** | of a Planned Residential Development (PRD) on a 5.1± acre tract | **Proposed use: 38-unit residential rental community | Rochester/DCCM, applicant.**

The request before you is the application of Rochester/DCCM to allow a 38-unit residential rental community on 5.1± acres. ***It should be noted that a simultaneous variance request accompanies this request but has separate reports. The Planning Commission heard and voted on the variance and amended conditions with one motion, so there is only one memo.*** This item is located within Commission District 2.

At their January 3, 2023 meeting, the Hall County Planning Commission voted to recommend approval of the amend conditions request with seven (7) conditions **(4-0, Bell absent)**.

There were no written comments submitted in advance of the Planning Commission meeting and no one spoke during the public hearing.

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

Planning Commission Approval Conditions:

1. The conditions of zoning approved on January 28, 2021 shall apply as listed below, modified to be consistent with the current request:
 - A. The development shall generally occur as depicted on the site plan dated 10-19-2022, as modified, and described in the revised project narrative dated 11-16-2022 and site plan, modified for compliance with zoning conditions, and Hall County regulations.
 - B. The proposed residential development shall conform to [17.180.060](#) Planned Residential Development (PRD) standards, except for where variances are approved as part of this application.
 - C. The following standards shall apply to the development:

- I. Use: Rental Cottages
 - i. 38 total units not exceeding 114 total bedrooms
 - ii. Density shall not exceed of 6.4 units per acre
 - II. Setbacks:
 - i. From right-of-way: 30 feet
 - ii. Side: 5 feet
 - iii. Rear: 20 feet
 - III. No less that Parking: 114 spaces, subject to Hall County regulations
 - IV. Open Space: minimum of 1.53 acres (30%)
 - V. Buffers: No buffers will be required against adjacent property retained by the foundation.
 - VI. Where the development is adjacent to a right-of-way there shall be a 10 foot plated landscape strip to be installed no later than six months from the development of the proposed Tommy Creek connector.
 - VII. Architectural standards: All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.
 - D. An updated traffic study shall not be required.
 - E. Tenancy shall be not be restricted to University of North Georgia (UNG) faculty or students.
 - F. The following language shall be placed upon the Final Plat of the PRD as defined by 17.20.830 of the Hall County Code and it will read, "Owners and users of this property are informed of industrial uses nearby and should expect noise, odors, and other effects associated with such industrial properties."
 - G. The applicant, in developing the property, shall cooperate with Hall County regarding connectivity and development of the Highlands to Islands trail network.
2. No buffer shall be required along the perimeter of the property where the seller owns the adjacent property. A 10 foot landscape strip shall be required along the rights-of-way of Tumbling Creek Road and the proposed Tumbling Creek Connector.
 3. Minimum of one tree shall be provided for each unit in addition to the planted landscape buffer. Trees shall be maintained by the owner and any diseased or dead trees shall be replaced by the owner.
 4. Sidewalks will be provided adjacent to each parking bay with connecting sidewalks to the right-of-way of Tumbling Creek Road.
 5. Open space shall be provided at a ratio of 30% of the site area and not subject to the requirements of the conservation subdivision design.
 6. The commission shall approve there are no proposed lots for the developments rental community.

7. There are no proposed garages instead the development will be served by the community parking areas, which shall be allowed.

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Rochester/DCCM

Request Amend Conditions of a Planned Residential Development (PRD, [17.180.060](#))

Proposed Use 38-unit residential rental community

Size 5.95± acres

Zoning Planned Residential Development (PRD, [17.180.060](#))

Location **3055 Tumbling Creek Road** | Tax Parcel 08026 000005 (pt.)

Commission District Two

Planning Commission Date January 3, 2023

Planning Commission Recommendation.....**Approval, with conditions**
Vote: 4-0 (Bell absent)

Planning Commission Conditions:

1. The conditions of zoning approved on January 28, 2021 shall apply as listed below, modified to be consistent with the current request:
 - A. The development shall generally occur as depicted on the site plan dated 10-19-2022, as modified, and described in the revised project narrative dated 11-16-2022 and site plan, modified for compliance with zoning conditions, and Hall County regulations.
 - B. The proposed residential development shall conform to [17.180.060](#) Planned Residential Development (PRD) standards, except for where variances are approved as part of this application.
 - C. The following standards shall apply to the development:
 - I. Use: Rental Cottages
 - i. 38 total units not exceeding 114 total bedrooms
 - ii. Density shall not exceed of 6.4 units per acre
 - II. Setbacks:
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 - ii. Side: 5 feet
 - iii. Rear: 20 feet
 - III. No less that Parking: 114 spaces, subject to Hall County regulations
 - IV. Open Space: minimum of 1.53 acres (30%)
 - V. Buffers: No buffers will be required against adjacent property retained by the foundation.

- VI. Where the development is adjacent to a right-of-way there shall be a 10 foot plated landscape strip to be installed no later than six months from the development of the proposed Tommy Creek connector.
 - VII. Architectural standards: All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.
 - D. An updated traffic study shall not be required.
 - E. Tenancy shall be not be restricted to University of North Georgia (UNG) faculty or students.
 - F. The following language shall be placed upon the Final Plat of the PRD as defined by 17.20.830 of the Hall County Code and it will read, "Owners and users of this property are informed of industrial uses nearby and should expect noise, odors, and other effects associated with such industrial properties."
 - G. The applicant, in developing the property, shall cooperate with Hall County regarding connectivity and development of the Highlands to Islands trail network.
2. No buffer shall be required along the perimeter of the property where the seller owns the adjacent property. A 10 foot landscape strip shall be required along the rights-of-way of Tumbling Creek Road and the proposed Tumbling Creek Connector.
 3. Minimum of one tree shall be provided for each unit in addition to the planted landscape buffer. Trees shall be maintained by the owner and any diseased or dead trees shall be replaced by the owner.
 4. Sidewalks will be provided adjacent to each parking bay with connecting sidewalks to the right-of-way of Tumbling Creek Road.
 5. Open space shall be provided at a ratio of 30% of the site area and not subject to the requirements of the conservation subdivision design.
 6. The commission shall approve there are no proposed lots for the developments rental community.
 7. There are no proposed garages instead the development will be served by the community parking areas, which shall be allowed.

Public Forum:

There were no comments in support or opposition.

Summary Analysis

The applicant is requesting to amend conditions of a 2021 rezoning for a proposed 5.95± acre parcel zoned Planned Residential Development (PRD, [17.180.060](#)) for the purpose of developing a 38-unit residential rental community. This parcel is a portion of a 21.39± acre parcel which was rezoned to Planned Residential Development (PRD, [17.180.060](#)), with conditions, on January 28, 2021.

The conditions of zoning placed on the property in 2021 are as follows:

1. The development shall generally occur as depicted on the site plan, dated December 7, 2020 and described in the project narrative, modified for compliance with zoning conditions, and Hall County regulations.

2. The proposed residential development shall conform to [17.180.060](#), Planned Residential Development (PRD) standards, except for where variances are approved as part of this application.
3. The following standards shall apply to the development:
 - a. Use: Apartments (Student Housing)
 1. 164 total units/582 total bedrooms
 2. Density of 7.67 units per acre
 - b. Setbacks:
 1. Front: 55 feet from center line of road OR 30 feet from property line, whichever is greater.
 2. Side: 10 feet
 3. Rear: 20 feet
 - c. Parking: 447 spaces, subject to Hall County regulations
 - d. Open Space: 11.9 acres (55.6%)
 - e. Buffers: A minimum 50 foot planted buffer shall be established along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened. The planted buffers shall conform to the requirements as described in section 17.260.020 titled Vegetation Buffers and Vision Clearance. In conditions where required stream buffers exist along a perimeter property boundary, the Planning Director may grant exemptions from the 50 foot planted buffer if a stream buffer meets or exceeds the 50 foot planted buffer width.
 - f. Where the development is adjacent to a right-of-way there shall be a 10 foot plated landscape strip.
 - g. Architectural standards: All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.
4. An updated traffic study may be required prior to the issuance of a land disturbance permit. The developer shall work with Hall County Engineering and/or the Georgia Department of Transportation (GDOT) in determining the road improvements necessary to serve this development.
5. It is the intent of the applicant that this development shall serve the student of the University of North Georgia's Gainesville Campus.
6. The following language shall be placed upon the Final Plat of the PRD and PCD as defined by 17.20.830 of the Hall County Code and it will read, "Owners and users of this property are informed of industrial uses nearby and should expect noise, odors, and other effects associated with such industrial properties."
7. The applicant, in developing the property, shall cooperate with Hall County regarding connectivity and development of the Highlands to Islands trail network.

The application proposes to remove the 5.95± acre parcel from the larger tract to develop as a 38-unit rental housing development, with a focus towards the student population of the University of North Georgia (which has a campus adjacent to the subject parcel), but the units would also be available to the general population. The site has approximately 450 feet of linear frontage along Tumbling Creek Road and is rectangular in shape, being approximately 575 linear feet in depth. The site is currently wooded, with a small intermittent stream running parallel to Tumbling Creek Road. The site will be served by City of Gainesville water and sanitary sewer.

The applicant’s narrative details the development standards for the project, which proposes narrow, 2-story, 3-bedroom cottages. The structures are proposed to be 18 feet in width and 45 feet in depth. The cottages will be similar with a minimum of 3 front elevation architectural modifications. All will include:

- Front porches
- Front facades with a combination of masonry and hardi-plank materials
- Side and rear facades with hardi-plank or shake siding
- Architectural weight shingles

The site design depicts a central community lawn with 15 cottages along the northern and southern sides of the lawn. The community lawn also includes a mail kiosk as well as some benches and a bike rack. The remaining cottages border the western, southern, and eastern property lines. The northern portion of the parcel shows a proposed nature park and walking trail, as well as the proposed stormwater management facility. Access will be provided via private drives from both Tumbling Creek Road and a proposed connector road to Tumbling Creek Road.

The narrative describes the proposed site improvements to include:

- Ground mounted project identification signage at both entrances
- 2-board fencing along Tumbling Creek Road (outside of floodplain)
- Illuminated signage in accordance with the Hall County Sign Ordinance
- 10 foot landscape strip along Tumbling Creek Road and the proposed Tumbling Creek Connector with a single row of evergreen plant materials.
- Parking lot and individual unit landscaping and irrigation.
- Sodded yards (4 sides)
- Street trees in parking lot islands (minimum 2 ½ caliper)
- Amenities will include:
 - Sidewalk entry to all cottages from the parking lot
 - Community lawn area
 - Benches and bike racks
 - Walking trail with a tie to the proposed Tumbling Creek Preserve Trail

The narrative states that the development will have a professional manager who will administer the covenants, conditions, and restrictions placed on the property by the developer. This manager will also manage the leasing and maintenance of the property.

The narrative also requests up to three (3) model home permits to be issued prior to final plat recording, provided that hard surface (crusher run) access is provided and fire protection (function hydrant) is located within 500 feet of any structure under construction. However, no certificate of occupancy (CO) will be issued prior to final plat recording. Model homes may be used as temporary leasing offices. In addition to the model home permits the developer is requesting permission to install one sales trailer and one construction trailer with associated parking area. These locations will be determined at time of street paving and possibly ahead of final plat approval.

The applicant is proposing the following changes to the zoning conditions placed on the property:

Current 2021 Conditions	Proposed Conditions
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<p>1. The development shall generally occur as depicted on the site plan, dated December 7, 2020 and described in the project narrative, modified for compliance with zoning conditions, and Hall County regulations.</p>	<p>1. The development shall generally occur as depicted on the site plan, as modified, and described in the revised project narrative, modified for compliance with zoning conditions, and Hall County regulations.</p>
<p>2. The proposed residential development shall conform to 17.180.060 Planned Residential Development (PRD) standards, except for where variances are approved as part of this application.</p>	<p>2. No change.</p>
<p>3. The following standards shall apply to the development:</p> <ul style="list-style-type: none"> a. Use: Apartments (Student Housing) <ul style="list-style-type: none"> i. 164 total units/582 total bedrooms ii. Density of 7.67 units per acre b. Setbacks: <ul style="list-style-type: none"> i. Front: 55 feet from center line of road OR 30 feet from property line, whichever is greater. ii. Side: 10 feet iii. Rear: 20 feet c. Parking: 447 spaces, subject to Hall County regulations d. Open Space: 11.9 acres (55.6%) e. Buffers: A minimum 50 foot planted buffer shall be established along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened. The planted buffers shall conform to the requirements as described in section 17.260.020 titled Vegetation Buffers and Vision Clearance. In conditions where required stream buffers exist along a perimeter property boundary, the Planning Director may grant exemptions from the 50 foot planted buffer if a stream buffer meets or exceeds the 50 foot planted buffer width. f. Where the development is adjacent to a right-of-way there shall be a 10 foot plated landscape strip. g. Architectural standards: All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall 	<p>3. The following standards shall apply to the development:</p> <ul style="list-style-type: none"> a. Use: Rental Cottages <ul style="list-style-type: none"> i. 38 total units/114 total bedrooms ii. Density of 6.4 units per acre b. Setbacks: <ul style="list-style-type: none"> i. From right-of-way: 30 feet ii. Side: 5 feet iii. Rear: 20 feet c. Parking: 114 spaces, subject to Hall County regulations d. Open Space: 1.53 acres (30%) e. Buffers: No buffers will be required against adjacent property retained by the Seller. f. Where the development is adjacent to a right-of-way there shall be a 10 foot plated landscape strip. g. Architectural standards: All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.

incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.	
4. An updated traffic study may be required prior to the issuance of a land disturbance permit. The developer shall work with Hall County Engineering and/or the Georgia Department of Transportation (GDOT) in determining the road improvements necessary to serve this development.	4. An updated traffic study will not be required for this project due to the unit count falling below the threshold of 100 units.
5. It is the intent of the applicant that this development shall serve the student of the University of North Georgia’s Gainesville Campus.	5. It is the intent of the applicant that this development shall serve the student, faculty, staff of the University of North Georgia’s Gainesville Campus, but tenancy will not be limited to these users.
6. The following language shall be placed upon the Final Plat of the PRD and PCD as defined by 17.20.830 of the Hall County Code and it will read, “Owners and users of this property are informed of industrial uses nearby and should expect noise, odors, and other effects associated with such industrial properties.”	6. The following language shall be placed upon the Final Plat of the PRD and PCD as defined by 17.20.830 of the Hall County Code and it will read, “Owners and users of this property are informed of industrial uses nearby and should expect noise, odors, and other effects associated with such industrial properties.”
7. The applicant, in developing the property, shall cooperate with Hall County regarding connectivity and development of the Highlands to Islands trail network.	7. No Change

The applicant has requested the following variances to the Planned Residential Development (PRD, [17.180.060](#)) requirements. **A separate variance report is provided related to these standards.**

Code Section	Standard	Applicant’s Proposed Standard
17.180.060.B.5 - Buffers	A minimum 50 foot planted buffer shall be established along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened. The planted buffers shall conform to the requirements as described in section 17.260.020 titled vegetation buffers and vision clearance. In conditions where required stream buffers exist along a perimeter property boundary, the planning director may	No buffer shall be required along the perimeter of the property where the seller owns the adjacent property. A 10 foot landscape strip shall be required along the rights-of-way of Tumbling Creek Road and the proposed Tumbling Creek Connector.

	grant exemptions from the 50 foot planted buffer if a stream buffer meets or exceeds the 50 foot planted buffer width.	
17.180.060.B.6.a - Landscape Requirements	A minimum of two trees per lot shall be provided or preserved in the front, side, or rear yard. Trees shall not be counted if they are located in utility easements, drainage easements, or septic drain fields. The homebuilder shall be responsible for planting or preserving the individual lot trees prior to the issuance of a certificate of occupancy. Trees that are provided or preserved to meet the two trees per lot may not be counted toward the overall development's tree density unit requirements.	Minimum of one tree shall be provided for each unit.
17.180.060.B.7.b - Sidewalks	In addition to the sidewalk requirements that shall be met per chapter 16.70 , street construction requirements, all planned residential developments shall construct sidewalks on both sides of the streets that are a minimum of five feet wide.	Sidewalks will be provided adjacent to each parking bay with connecting sidewalks to the right-of-way of Tumbling Creek Road
17.180.060.B.8 - Open Space	The development shall conform to all open space requirements of sections 17.430.100 through 17.430.150 , as shown under the conservation subdivision design option chapter. The only open space requirement that may differ from those standards set forth in section 17.430.110 is the open space shall comprise at least 30 percent of the gross tract area.	Open space shall be provided at a ratio of 30% of the site area and not subject to the requirements of the conservation subdivision design.

Staff has identified the following sections of the Planned Residential Development (PRD, [17.180.060](#)) requirements from which a variance is also needed:

Code Section	Standard	Applicant's Proposed Standard
17.180.060.B.2.a - Lot area	Minimum lot area standards of 8,000 square feet for lots served by sanitary sewer. The overall gross density not to exceed two units per acre. The minimum lot area for lots without access to	There are no proposed lots for the development as it is a rental community.

	sanitary sewer shall be determined by the requirements of the county environmental health department.	
17.180.060.B.2.b - Lot width	Minimum lot width of 50 feet	There are no proposed individual lots.
17.180.060.B.9.b - Single-family or two-family residence garages	Garage placement shall match one of the following standards for lots less than one acre	There are no proposed garages, instead the development will be served by communal parking areas.

Based on the future land-use plan, staff finds the **requested to amend conditions of an existing Planned Residential Development (PRD, 17.180.060) consistent with the Residential future land use classification in the Comprehensive Plan.** The Hall County [Comprehensive Plan](#) recommends a maximum density of 2 units per acre for properties within the Residential land use classification. This classification tends to be oriented to single-family residential development at moderate densities. Future development will continue to be detached, single-family homes at moderate densities, with opportunities for variations in housing size and types through the Planned Development District ([17.180](#)) zoning classification. The proposed development is adjacent to the University of North Georgia, whose students, faculty, and staff it intends to serve. The proposed development is an appropriate use of the Planned Residential Development (PRD, [17.180.060](#)) zoning classification.

Zoning Analysis

The proposed development of a 38-unit single-family residential rental community adjacent to the University of North Georgia, whose students, faculty, and staff it intends to serve, is consistent with the [Comprehensive Plan](#). The proposed development is an appropriate use of the Planned Residential Development (PRD, [17.180.060](#)) zoning classification.

When considering a zoning amendment to the zoning maps, the following items must be considered ([17.380.060](#)):

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; **The proposed development of a 38-unit rental home community is consistent with adjacent and nearby property. The development is intended to serve the students, faculty, and staff of the University of North Georgia, which is adjacent to the site.**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The zoning proposal should not have an adverse effect on the existing use or usability of adjacent or nearby property. The adjacent property is operated by the University of North Georgia, whose real estate foundation is the seller of the property.**
3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The site has reasonable economic use as currently zoned, which is part of a larger Planned Residential Development (PRD, [17.180.060](#)) approved for a multi-family development, which was rezoned in January 2021. The current request is not a rezoning but a request to amend the previous conditions of the 2021 rezoning.**

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **The proposal is to amend a previously approved Planned Residential Development (PRD, [17.180.060](#)). The amendment should not cause an excessive or burdensome use of existing streets, transportation facilities, or utilities. The overall density is reduced from the original approved density for the property.**
5. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **The proposed amendment to the Planned Residential Development (PRD, [17.180.060](#)) will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service.**
6. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request does not appear to be out of scale with the needs of the County as a whole, as a variety of housing options for different target audiences.**
7. Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]; **The proposed use could not be handled alternatively as a variance.**

A **Planned Development District ([17.180](#))**, such as a **Planned Residential Development (PRD, [17.180.060](#))** is to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment.

[17.380.050](#) - Submission requirements for a rezoning request have been used to analyze the request.

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health

An email dated December 13, 2022 from Emily McGahee states “No comment. Public sewer.”

Hall County Fire Marshal

An email dated December 15, 2022 John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant states, “The Hall County Fire Marshal’s Office has no comments as proposed.”

Hall County Public Works and Utilities

In a memo dated December 14, 2022, from Srikanth Yamala, Director of 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 surface and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

Buffer change requested does not include stream buffers

Show 75’ impervious setback or request a variance.

Traffic:

No comment.

Utilities

City of Gainesville Sewer District

City of Gainesville Water Resources

In a letter dated September 27, 2022, Nick Swafford, Permitting Services Manager, provided a letter confirming availability of water and sanitary sewer service for the property. Specifically, the letter states that:

“The City of Gainesville owns and operates an existing 12-inch DIP water main in the northeast right-of-way of Tumbling Creek Road along the subject property frontage. The City also owns and operates existing 10-inch gravity sanitary sewers located in the right-of-way of Tumbling Creek Road as well as within the subject property. Also, a 15-inch gravity sanitary sewer is located within the subject property.

The City of Gainesville has adequate capacity for your proposed housing development, which we understand will consist of approximately 38 units with an anticipated average sewage flow of 9,500 GPO and a peak flow of 23,750 GPO.

This confirmation of water and sewer availability is good for one year from the date of this letter at which time, it will become null and void unless engineered plans have been submitted for issuance of a development permit.”

Georgia Department of Transportation

No GDOT comments for this item.

University of North Georgia Real Estate Foundation

In a letter dated September 28, 2022, Gerald M. Sullivan, Associate Vice President of Real Estate & Auxiliary Services, provided the following comments in a letter of support:

“The University of North Georgia Real Estate Foundation supports the development of housing at this location as it will provide affordable housing opportunities to UNG students, faculty, staff, and others in close proximity to the UNG campus, and will provide a catalyst for other property improvements on adjoin property. The community as conceived by Stark Properties will begin to address demand from UNG students for safe, student focused housing that is walking distance to classrooms and student activities.”

➤ **Excerpts from the minutes of the January 3, 2023 meeting**

Applicant's Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Bradley Dunkel, 425 Oak Street, Gainesville, presented the request. The applicant stated that the request will be geared towards University of North Georgia students, staff, and faculty but not exclusive to. The applicant stated that they have support from the University of North Georgia. The applicant stated they would only like to build cottage type of rentals rather than the originally proposed apartments. The applicant discussed the proffered conditions: 1. the development shall generally occur as depicted on the site plan, as modified, and described in the revised project narrative, modified for compliance with zoning conditions and Hall County regulations. 2. The proposed residential

development shall conform to §17.180.060 Planned Residential Development (PRD) standards, except for where variances are approved as part of this application. 3. The following standards shall apply to the development: a. Use: Rental Cottages 1. 38 total units/114 total bedrooms 2. Density of 6.4 units per acre b. Setbacks: 1. From R/W: 30 feet 2. Side: 5 feet 3. Rear: 20 feet c. parking: 114 spaces, subject to Hall County regulations. d. Open Space: 1.53 acres (30%) e. Buffers: No buffers will be required against adjacent property retained by the Seller. f. Where the development is adjacent to the right-of-way there shall be a 10-foot planted landscape strip required. 4. An updated traffic study will not be required for this project due to the unit count falling below the threshold of 100 units. 5. It is the intent of the applicant that his development shall serve the students, faculty, staff of the University of North Georgia's Gainesville Campus, but tenancy will not be limited to these users. The applicant stated that there will be sidewalks in the development. The applicant stated that there are no proposed garages.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Ms. Pilcher questioned if the development would be built where Lanier Tech was previously located. The applicant stated that was correct. Ms. Pilcher questioned the distance from the site to the retention pond. The applicant stated that they would be far enough from it. Mr. Braswell wanted to clear up that the stream buffer denial by Engineering would need to be appealed to the Board of Commission, it is not something that can be appealed to the Planning Commission.

Motion: A motion to approve, with conditions was made by Mr. Hunt and seconded by Ms. Pilcher. Vote: 4-0 (Bell absent)

Conditions:

1. *The conditions of zoning approved on January 28, 2021 shall apply as listed below, modified to be consistent with the current request:*
 - A. *The development shall generally occur as depicted on the site plan dated 10-19-2022, as modified, and described in the revised project narrative dated 11-16-2022 and site plan, modified for compliance with zoning conditions, and Hall County regulations.*
 - B. *The proposed residential development shall conform to [17.180.060](#) Planned Residential Development (PRD) standards, except for where variances are approved as part of this application.*
 - C. *The following standards shall apply to the development:*
 - I. *Use: Rental Cottages*
 - i. *38 total units not exceeding 114 total bedrooms*
 - ii. *Density shall not exceed of 6.4 units per acre*
 - II. *Setbacks:*
 - i. *From right-of-way: 30 feet*
 - ii. *Side: 5 feet*
 - iii. *Rear: 20 feet*
 - III. *No less that Parking: 114 spaces, subject to Hall County regulations*
 - IV. *Open Space: minimum of 1.53 acres (30%)*

- V. *Buffers: No buffers will be required against adjacent property retained by the foundation.*
- VI. *Where the development is adjacent to a right-of-way there shall be a 10 foot plated landscape strip to be installed no later than six months from the development of the proposed Tommy Creek connector.*
- VII. *Architectural standards: All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.*
- D. *An updated traffic study shall not be required.*
- E. *Tenancy shall be not be restricted to University of North Georgia (UNG) faculty or students.*
- F. *The following language shall be placed upon the Final Plat of the PRD as defined by 17.20.830 of the Hall County Code and it will read, "Owners and users of this property are informed of industrial uses nearby and should expect noise, odors, and other effects associated with such industrial properties."*
- G. *The applicant, in developing the property, shall cooperate with Hall County regarding connectivity and development of the Highlands to Islands trail network.*
- 8. *No buffer shall be required along the perimeter of the property where the seller owns the adjacent property. A 10 foot landscape strip shall be required along the rights-of-way of Tumbling Creek Road and the proposed Tumbling Creek Connector.*
- 9. *Minimum of one tree shall be provided for each unit in addition to the planted landscape buffer. Trees shall be maintained by the owner and any diseased or dead trees shall be replaced by the owner.*
- 10. *Sidewalks will be provided adjacent to each parking bay with connecting sidewalks to the right-of-way of Tumbling Creek Road.*
- 11. *Open space shall be provided at a ratio of 30% of the site area and not subject to the requirements of the conservation subdivision design.*
- 12. *The commission shall approve there are no proposed lots for the developments rental community.*
- 13. *There are no proposed garages instead the development will be served by the community parking areas, which shall be allowed.*

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Rochester/DCCM

Request Variance from certain development standards of a
Planned Residential Development (PRD,
[17.180.060](#))

Proposed Use 38-unit residential rental community

Size 5.95± acres

Zoning Planned Residential Development (PRD,
[17.180.060](#))

Location **3055 Tumbling Creek Road** | Tax Parcel 08026
000005 (pt.)

Commission District Two

Planning Commission Date January 3, 2023

Planning Commission Recommendation.....**Approval, with conditions**
Vote: 4-0 (Bell absent)

Planning Commission Rezoning Conditions:

1. The conditions of zoning approved on January 28, 2021 shall apply as listed below, modified to be consistent with the current request:
 - A. The development shall generally occur as depicted on the site plan dated 10-19-2022, as modified, and described in the revised project narrative dated 11-16-2022 and site plan, modified for compliance with zoning conditions, and Hall County regulations.
 - B. The proposed residential development shall conform to [17.180.060](#) Planned Residential Development (PRD) standards, except for where variances are approved as part of this application.
 - C. The following standards shall apply to the development:
 - I. Use: Rental Cottages
 - i. 38 total units not exceeding 114 total bedrooms
 - ii. Density shall not exceed of 6.4 units per acre
 - II. Setbacks:
 - i. From right-of-way: 30 feet
 - ii. Side: 5 feet
 - iii. Rear: 20 feet
 - III. No less that Parking: 114 spaces, subject to Hall County regulations

- IV. Open Space: minimum of 1.53 acres (30%)
- V. Buffers: No buffers will be required against adjacent property retained by the foundation.
- VI. Where the development is adjacent to a right-of-way there shall be a 10 foot plated landscape strip to be installed no later than six months from the development of the proposed Tommy Creek connector.
- VII. Architectural standards: All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.
- D. An updated traffic study shall not be required.
- E. Tenancy shall be not be restricted to University of North Georgia (UNG) faculty or students.
- F. The following language shall be placed upon the Final Plat of the PRD as defined by 17.20.830 of the Hall County Code and it will read, "Owners and users of this property are informed of industrial uses nearby and should expect noise, odors, and other effects associated with such industrial properties."
- G. The applicant, in developing the property, shall cooperate with Hall County regarding connectivity and development of the Highlands to Islands trail network.
- 2. No buffer shall be required along the perimeter of the property where the seller owns the adjacent property. A 10 foot landscape strip shall be required along the rights-of-way of Tumbling Creek Road and the proposed Tumbling Creek Connector.
- 3. Minimum of one tree shall be provided for each unit in addition to the planted landscape buffer. Trees shall be maintained by the owner and any diseased or dead trees shall be replaced by the owner.
- 4. Sidewalks will be provided adjacent to each parking bay with connecting sidewalks to the right-of-way of Tumbling Creek Road.
- 5. Open space shall be provided at a ratio of 30% of the site area and not subject to the requirements of the conservation subdivision design.
- 6. The commission shall approve there are no proposed lots for the developments rental community.
- 7. There are no proposed garages instead the development will be served by the community parking areas, which shall be allowed.

Public Forum:

There were no comments in support or opposition.

Summary Analysis

The applicant has requested the following variances to the Planned Residential Development (PRD, [17.180.060](#)) requirements:

Code Section	Standard	Applicant's Proposed Standard
17.180.060.B.5 - Buffers	A minimum 50 foot planted buffer shall be established along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately	No buffer shall be required along the perimeter of the property where the seller owns the adjacent property. A 10 foot landscape strip shall be required along the rights-of-way of Tumbling Creek Road and the

	<p>screened. The planted buffers shall conform to the requirements as described in section 17.260.020 titled vegetation buffers and vision clearance. In conditions where required stream buffers exist along a perimeter property boundary, the planning director may grant exemptions from the 50 foot planted buffer if a stream buffer meets or exceeds the 50 foot planted buffer width.</p>	<p>proposed Tumbling Creek Connector.</p>
<p>17.180.060.B.6.a - Landscape Requirements</p>	<p>A minimum of two trees per lot shall be provided or preserved in the front, side, or rear yard. Trees shall not be counted if they are located in utility easements, drainage easements, or septic drain fields. The homebuilder shall be responsible for planting or preserving the individual lot trees prior to the issuance of a certificate of occupancy. Trees that are provided or preserved to meet the two trees per lot may not be counted toward the overall development's tree density unit requirements.</p>	<p>Minimum of one tree shall be provided for each unit.</p>
<p>17.180.060.B.7.b - Sidewalks</p>	<p>In addition to the sidewalk requirements that shall be met per chapter 16.70, street construction requirements, all planned residential developments shall construct sidewalks on both sides of the streets that are a minimum of five feet wide.</p>	<p>Sidewalks will be provided adjacent to each parking bay with connecting sidewalks to the right-of-way of Tumbling Creek Road</p>
<p>17.180.060.B.8 - Open Space</p>	<p>The development shall conform to all open space requirements of sections 17.430.100 through 17.430.150, as shown under the conservation subdivision design option chapter. The only open space requirement that may differ from those standards set forth in section 17.430.110 is the open space shall comprise at least 30 percent of the gross tract area.</p>	<p>Open space shall be provided at a ratio of 30% of the site area and not subject to the requirements of the conservation subdivision design.</p>

Staff has identified the following sections of the Planned Residential Development (PRD, [17.180.060](#)) requirements from which a variance is also needed:

Code Section	Standard	Applicant's Proposed Standard
17.180.060.B.2.a - Lot area	Minimum lot area standards of 8,000 square feet for lots served by sanitary sewer. The overall gross density not to exceed two units per acre. The minimum lot area for lots without access to sanitary sewer shall be determined by the requirements of the county environmental health department.	There are no proposed lots for the development as it is a rental community.
17.180.060.B.2.b - Lot width	Minimum lot width of 50 feet	There are no proposed individual lots.
17.180.060.B.9.b - Single-family or two-family residence garages	Garage placement shall match one of the following standards for lots less than one acre	There are no proposed garages, instead the development will be served by communal parking areas.

It should be noted that this application has a symbiotic relationship with the other Rochester/DCCM request to amend conditions of a Planned Residential Development (PRD, [17.180.060](#)). This was not a separate application but is part of the application to amend the previous rezoning conditions. This report has been prepared to specifically address the necessary variances.

Zoning Analysis

The Planning Commission is hereby authorized to grant variances from the strict application of this Resolution upon proof by a preponderance of the evidence that [2.60.030.J](#) provided the request meets the criteria set forth in [2.60.030.K](#).

1. There are extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **No, there do not appear to be extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape or topography of the property. Instead, the requested variances primarily relate to the proposed development type, a single-family residential rental community. The Planned Residential Development (PRD, [17.180.060](#)) recommends certain standards for individual lot development, which is different than the proposed model.**
2. The application of the requirements of this [Title 17](#) to this particular piece of property would create an unusual hardship; **The property can be developed as currently zoned, for a multi-family apartment complex geared towards the students of the University of North Georgia; however, that option does not meet the University's current need.**
3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; and **Yes, the conditions are peculiar to the particular piece of property as the development is geared to the users of the University of**

North Georgia, which is the adjacent property owner. The proposed development likely would not occur as requested if it were not for the close proximity to the university campus.

4. Such conditions are not the result of any actions of the property owner; and **The property owner has submitted a letter of support for the development; if the request to amend the conditions of zoning is approved, then the subject property will be sold to the developer.**
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of [Title 17](#); provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by [Title 17](#) or for a conditional use which has been denied by the county planning commission. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of [Title 17](#). The proposed development is less intense than what is currently approved for the site.**

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health

An email dated December 13, 2022 from Emily McGahee states “No comment. Public sewer.”

Hall County Fire Marshal

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Show buffer and impervious setback from wrested vegetation, not centerline of creek.

Buffer change requested does not include stream buffers

Show 75’ impervious setback or request a variance.

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No comment.

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In a letter dated September 27, 2022, Nick Swafford, Permitting Services Manager, provided a letter confirming availability of water and sanitary sewer service for the property. Specifically, the letter states that:

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inch gravity sanitary sewers located in the right-of-way of Tumbling Creek Road as well as within the subject property. Also, a 15-inch gravity sanitary sewer is located within the subject property.

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Georgia Department of Transportation

No Comment for this item.

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“The University of North Georgia Real Estate Foundation supports the development of housing at this location as it will provide affordable housing opportunities to UNG students, faculty, staff, and others in close proximity to the UNG campus, and will provide a catalyst for other property improvements on adjoin property. The community as conceived by Stark Properties will begin to address demand from UNG students for safe, student focused housing that is walking distance to classrooms and student activities.”

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applicant that his development shall serve the students, faculty, staff of the University of North Georgia's Gainesville Campus, but tenancy will not be limited to these users. The applicant stated that there will be sidewalks in the development. The applicant stated that there are no proposed garages.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Ms. Pilcher questioned if the development would be built where Lanier Tech was previously located. The applicant stated that was correct. Ms. Pilcher questioned the distance from the site to the retention pond. The applicant stated that they would be far enough from it. Mr. Braswell wanted to clear up that the stream buffer denial by Engineering would need to be appealed to the Board of Commission, it is not something that can be appealed to the Planning Commission.

Motion: A motion to approve, with conditions was made by Mr. Hunt and seconded by Ms. Pilcher. Vote: 4-0 (Bell absent)

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1. *The conditions of zoning approved on January 28, 2021 shall apply as listed below, modified to be consistent with the current request:*
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incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.

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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



ZONING APPLICATION

Applicant (Name & Mailing Address)

Rochester/DCCM

425 Oak St.

Gainesville, GA 30501

Phone 770-363-1997

Email Address bkdunckel@rochester-assoc.com

Proposed Use Residential Rental Community

Property Owner (Name & Mailing Address)

University of North Georgia Real Estate Foundation, Inc.

82 College Circle, Room 109, Price Memorial

Dahlonega, GA 30597

Phone 678-717-2239

Email Address Gerald.Sullivan@ung.edu

Contact Person (Name & Mailing Address)

Bradley Dunckel

425 Oak St.

Gainesville, GA 30501

Phone 770-363-1997

Email Address bkdunckel@rochester-assoc.com

Tax Parcel Number p/O 08026 000005

Location Address 3055 Tumbling Creek Road, Oakwood, GA 30504

Status of Applicant

Owner

Option to Purchase

Area Resident

Other

Requested Action

Existing Zoning: PRD

Rezone to: PRD with changes

Fee: \$ 550.00

Receipt #: _____

Check #: _____

Acreage 5.94 +/- acres

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

Sign Bradley Dunckel

Date: 10/3/22

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: _____ Taken by: _____

Tentative Planning Commission Date: _____ Tentative County Commission Date: _____

County Commission District: _____

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



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: Bradley Dunckel

Date: 10/3/22

Applicant's/Owner's Name (Printed): Bradley Dunckel

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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) UNIVERSITY OF NORTH GEORGIA REAL ESTATE FOUNDATION, INC.

Address 82 COLUCE CIRCLE
DALHOUSIE, GEORGIA 30597

Phone Number 678-717-2239

Name of applicant(s) Rochester/DCCM

Address 425 Oak St.
Gainesville, GA 30501

Phone Number 770-363-1997

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
September 28, 2022

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

[Handwritten Signature]
Notary Public

September 28, 2022
Date



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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): Governor Brian Kemp

Office: Governor

Dollar Amount: \$500.00

Date of Contribution: June 2022

Applicant's/Owner's Signature: *Carl M. J.*

Date: 9/28/2022

Applicant's/Owner's Name (Printed): Carl M. J., UNIVERSITY OF NORTH GEORGIA REAL ESTATE FOUNDATION, INC.

Project Narrative for UNG Cottages – Tumbling Creek Road

LOCATION – 3055 Tumbling Creek Road, Gainesville, GA 30504

ACREAGE – 5.94 acres +/-

APPLICANT – Rochester/DCCM

Summary

The accompanying application seeks a change of zoning conditions and site plan revision for a 5.94 +/- acre site located at 3055 Tumbling Creek Road. The intent is to develop up to 38 units of quality rental housing with a focus toward the student population of the UNG, but also available to the general population. The Cottages will contain up to three bedrooms, in a two-story plan, along with a full size kitchen and living area. Surface parking will be provided at a ratio of no less than one per bedroom. This site is a portion of a 21.39 +/- tract that was zoned PRD, with conditions, on January 28, 2021. Completion of development is anticipated by 2025.

Site Description

The site has approximately 450 LF of frontage along Tumbling Creek Road, rectangular in shape, and approximately 575 LF deep. The site is undeveloped with a mix of pine and hardwood trees. A small (1' - 3' wide) intermittent stream runs parallel with Tumbling Creek Road and a variance to the County's 25' undisturbed buffer is requested in a separate application.

Although the site is near Tumbling Creek, the development parcel is outside of the jurisdictional buffers and an additional buffer will be retained by UNG. A small portion of flood plain is located within the site and any impacts will be minimized. Domestic water, provided by the City of Gainesville, is located on the northeast side of Tumbling Creek Road. The City of Gainesville will also serve the site with sanitary sewer through a manhole located in Tumbling Creek Road. A water and sewer availability letter is included in the submittal package. 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 (Exhibit "B")

Three sides of the site will be retained by the University of North Georgia and is currently zoned PRD. Other, non-adjacent uses include American Yazaki Corporation, zoned light industrial to the southeast and the Hawk's Nest at the Preserve, a multi-family project to the northeast.

Access

Access to the site is from Tumbling Creek Road, approximately 0.3 miles west of Atlanta Hwy (SR 13). Future access is also planned from the Tumbling Creek Connector, a proposed two-lane road by the University of North Georgia that will connect Tumbling Creek Road to Mathis Drive.

Proximity to Other Uses

- Nearest distance to undeveloped commercial property – parcel #08011 000004 zoned Light Industrial, 700' northeast at 2560 West Park Drive.
- Nearest distance to developed commercial property – parcel #08026 000009 zoned Light Industrial, adjacent to the site at 2735 Tumbling Creek Road.

- Nearest distance to a single family home – parcel #08025A 000005 zoned R-1, 2800' northwest of the site at 3104 Old Oakwood Road.
- Nearest distance to a subdivision – El Rancho Estates S/D is located 0.5 miles northwest of the site.

Aerial View



Prior Zoning Actions

This site represents 5.94 +/- acres of a 21.39 +/- acre tract that was rezoned from R-I to PRD (with conditions) on January 28, 2022. This application seeks to modify the conditions for this portion of overall site, as shown on Exhibit "C".

Comprehensive Plan Consistency

The project is consistent with the residential designation of the Future Land Use Map, and is not known or believed to be in conflict with the plan's vision.

Traffic Impact Study

A Traffic Impact Study is not required based on the unit count of less than 100.

Development Strategy

The Developer is purchasing the site from the University of North Georgia Real Estate Foundation for the purpose of developing a "for rent" community of detached cottages. The marketing would be geared toward university students, faculty, staff and others unrelated to the University. The Developer recently completed the University Commons project located on Commons Drive for a similar type product. The University has identified a need for additional housing, within close proximity to the Campus, and supports this application (letter from University included in the submittal package).

Project Dimensional Standards

Project Details	
Property Address	3055 Tumbling Creek Road
Parcel Numbers	p/o 08026 000005
Current Zoning	PRD
Proposed Zoning	PRD with site plan and condition modifications
Project Size	5.94 ac +/-
Number of Residential Units (Cottages)	38
Minimum Heated Floor Area	1300 SF
Residential Density (units per acre)	6.40
Maximum Height above grade	2 stories
Setback from Tumbling Creek Road	30'
Setback from Tumbling Creek Connector	30'
Side Setback	5'
Rear Setback	20'
Exterior Setback to Property retained by Seller	10'
Amenities	Community Lawn, Walking Trails
Water Utility Provider	City of Gainesville
Sanitary Sewer Provider	City of Gainesville
Minimum Parking Ratio (spaces per bedroom)	1
Open Space	30%

Architectural Elements

All of the cottages will be similar with a minimum of three - front elevation architectural modifications and follow a design theme that would include:

- Front Porches
- Front facades with a combination of masonry and hardi-plank materials
- Side & Rear facades with hardi-plank or shake siding
- Architectural weight shingles

Site Improvements

The site will be accessed through private drives and parking areas. All necessary requirements to allow access for public safety and other services will be provided. A central mail kiosk will be provided subject to USPS review and approval. Site Improvements may include the following structural items:

- Ground Mounted Project identification signage at both entrances
- 2 – Board Fencing along Tumbling Creek Road (outside of flood plain).
- Illuminated Signage in accordance with the Hall County Sign Ordinance
- 10' Landscape Strip along Tumbling Creek Road and the proposed Tumbling Creek Connector with single row of evergreen plant materials
- Parking Lot and Individual Unit Landscaping & Irrigation
- Sodded yards (4 sides)
- Street Trees in parking lot islands (minimum 2 ½" caliper)

Amenities

The community amenities at a minimum will contain the following items:

- Sidewalk Entry to all Cottages from Parking Lots
- Community Lawn Area
- Benches and Bile Racks
- Walking Trail with a tie to the proposed Tumbling Creek Preserve Trail

Signage

The Developer shall be allowed to post permanent directional signs and monuments within the Community to direct traffic to leasing centers and to identify Cottage locations. Temporary Sales and Marketing signs not exceeding 32 square feet per sign face and 8 feet in height may be used along Tumbling Creek Road.

Model Home Permits

The Developer requests that up to three (3) model home permits be issued prior to Final Plat recording provided that hard surface (crusher run) access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. However,

no certificate of occupancy permits (CO) will be issued prior to final plat recording. Model Homes may be utilized as temporary leasing offices.

Sales and Construction Trailers

The Developer is requesting permission to install one sales trailer and one construction trailer with associated parking areas in locations to be determined at the time of street paving and possible ahead of final plat approval.

Professional Management

A Professional Manager will be engaged in order to administer the covenants, conditions and restrictions that will be placed on the property by the Developer. The Professional Manager will manage the property including leasing and maintenance.

Variance Request

The following Variances to §17.180.060 Planned Residential Development (PRD) standards are requested:

- Item #5 – No buffer shall be required along the perimeter of the property where the Seller owns the adjacent property. A 10' landscape strip shall be required along the rights-of-way of Tumbling Creek Road and the proposed Tumbling Creek Connector.
- Item #6.a – A minimum of one tree shall be provided for each unit.
- Item #7.b – Sidewalks will be provide adjacent to each parking bay with connecting sidewalks to the R/W of Tumbling Creek Road.
- Item #8 – Open space shall be provided at a ratio of 30% of the site area and not subject to the requirements of the conservation subdivision design.

Conceptual Master Plan

The development of the community 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 minor modifications during the engineering and development process. Modifications to the locations and arrangement of lots, roads, amenities, and other improvements that do not conflict with specific standards and requirements of these conditions may be made by the Developer, 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.

Change of Conditions Request

Current Conditions	Proposed Conditions
<p>1. The development shall generally occur as depicted on the site plan and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations.</p>	<p>1. The development shall generally occur as depicted on the site plan, as modified, and described in the revised project narrative, modified for compliance with zoning conditions and Hall County regulations.</p>
<p>2. The proposed residential development shall conform to §17.180.060 Planned Residential Development (PRD) standards, except for where variances are approved as part of this application.</p>	<p>2. The proposed residential development shall conform to §17.180.060 Planned Residential Development (PRD) standards, except for where variances are approved as part of this application.</p>
<p>3. The following standards shall apply to the development:</p> <ul style="list-style-type: none"> a. Use: Apartments (Student Housing) <ul style="list-style-type: none"> 1. 164 total units/582 total bedrooms 2. Density of 7.67 units per acre b. Setbacks: <ul style="list-style-type: none"> 1. Front: 55 feet from centerline of road OR 30 feet from property line, whichever is greater. 2. Side: 10 feet 3. Rear: 20 feet c. Parking: 647 spaces, subject to Hall County regulations. d. Open Space: 11.9 acres (55.6%) e. Buffers: A minimum 50-foot planted buffer shall be established along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened. The planted buffers shall conform to the requirements as described in section 17.260.020 title Vegetation Buffers and Vision Clearance. In conditions where required stream buffers exist along a perimeter property boundary, the Planning Director may grant exemptions from the 50-foot planted buffer if a stream buffer meets or exceeds the 50-foot planted buffer width. f. Where the development is adjacent to the right-of-way there shall be a 10-foot planted landscape strip required. g. Architectural standards: All facades of all residences shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited. 	<p>3. The following standards shall apply to the development:</p> <ul style="list-style-type: none"> a. Use: Rental Cottages <ul style="list-style-type: none"> 1. 38 total units/114 total bedrooms 2. Density of 6.4 units per acre b. Setbacks: <ul style="list-style-type: none"> 1. From R/W: 30 feet 2. Side: 5 feet 3. Rear: 20 feet c. Parking: 114 spaces, subject to Hall County regulations. d. Open Space: 1.53 acres (30%) e. Buffers: No buffers will be required against adjacent property retained by the Seller. f. Where the development is adjacent to the right-of-way there shall be a 10-foot planted landscape strip required. g. Architectural standards: All facades of all residences shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.

<p>4. An updated traffic study may be required prior to the issuance of a land disturbance permit. The developer shall work with Hall County Engineering and/or the Georgia Department of Transportation (GDOT) in determining the road improvements necessary to serve this development.</p>	<p>4. An updated traffic study will not be required for this project due to the unit count falling below the threshold of 100 units. The developer shall work with Hall County Engineering and/or the Georgia Department of Transportation (GDOT) in determining the road improvements necessary to serve this development.</p>
<p>5. It is the intent of the applicant that his development shall serve the students of the University of North Georgia's Gainesville Campus</p>	<p>It is the intent of the applicant that his development shall serve the students, faculty, staff of the University of North Georgia's Gainesville Campus, but tenancy will not be limited to these users.</p>
<p>6. The following language shall be placed upon the Rental Agreement and the Final Plat of the PRD and PCD as defined by 17.20.830 of the Hall County Code and it will read, "Owners and users of this property are informed of industrial uses nearby and should expect noise, odors, and other effects associated with such industrial properties."</p>	<p>6. The following language shall be placed upon the Rental Agreement and the Final Plat of the PRD and PCD as defined by 17.20.830 of the Hall County Code and it will read, "Owners and users of this property are informed of industrial uses nearby and should expect noise, odors, and other effects associated with such industrial properties."</p>
<p>7. The applicant, in developing the property, shall cooperate with Hall County regarding connectivity and development of the Highlands to Islands trail network.</p>	<p>7. The applicant, in developing the property, shall cooperate with Hall County regarding connectivity and development of the Highlands to Islands trail network.</p>

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of Hall County requires the Applicant to raise Federal and State constitutional objections during the PRD application & amendment process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Hall County Development Code, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Hall County Development Code, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the Hall County Board of Commissioners to approve the zoning conditions as requested would constitute a taking of the Applicant's property.

A denial of this Application would constitute an arbitrary and capricious act by the Hall County Board of Commissioners without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the PRD zoning request would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the Hall County Board of Commissioners to approve this Application for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

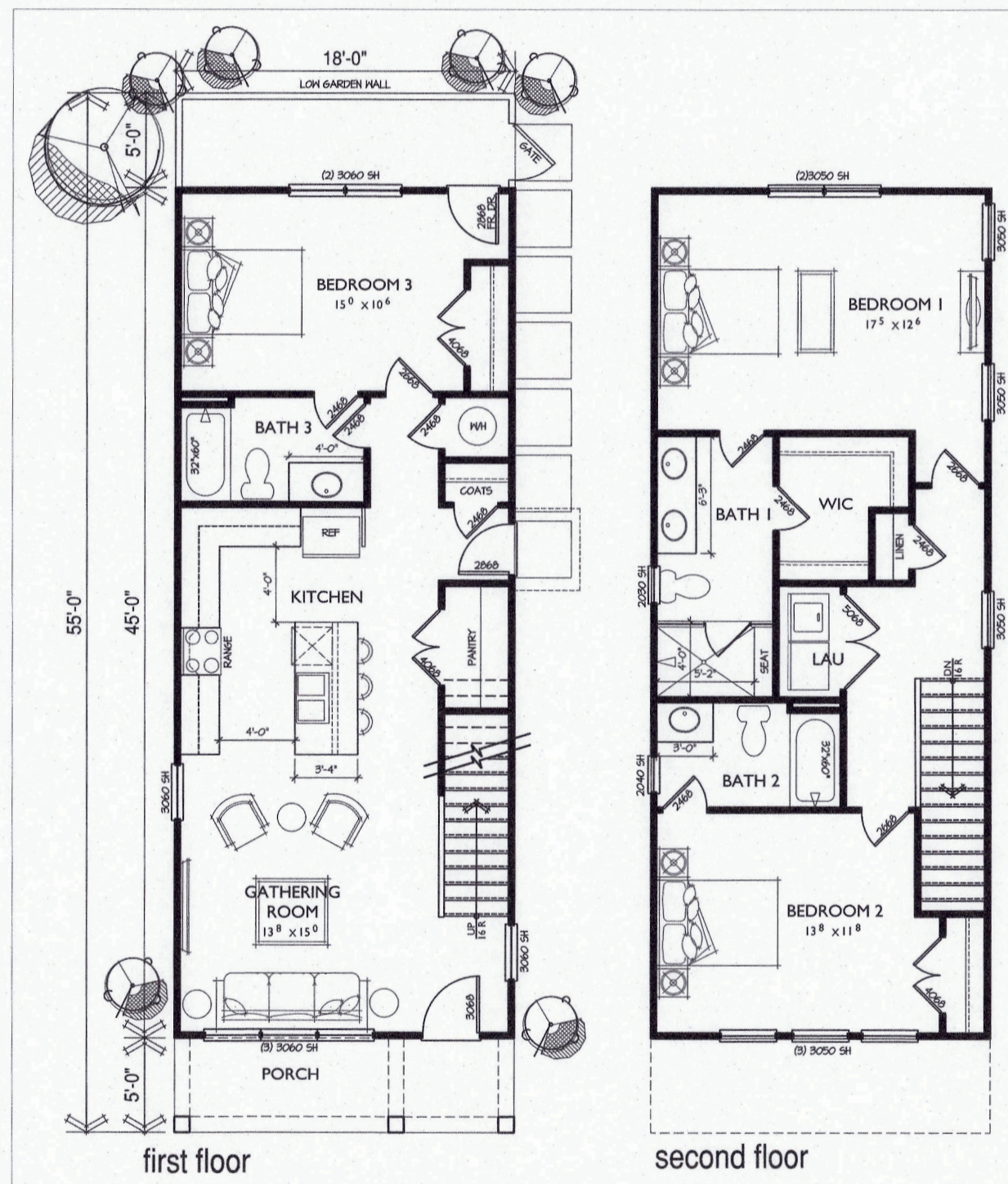
I. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this PRD master plan application be granted as requested by the Applicant. If there are any questions about this request, you may contact:

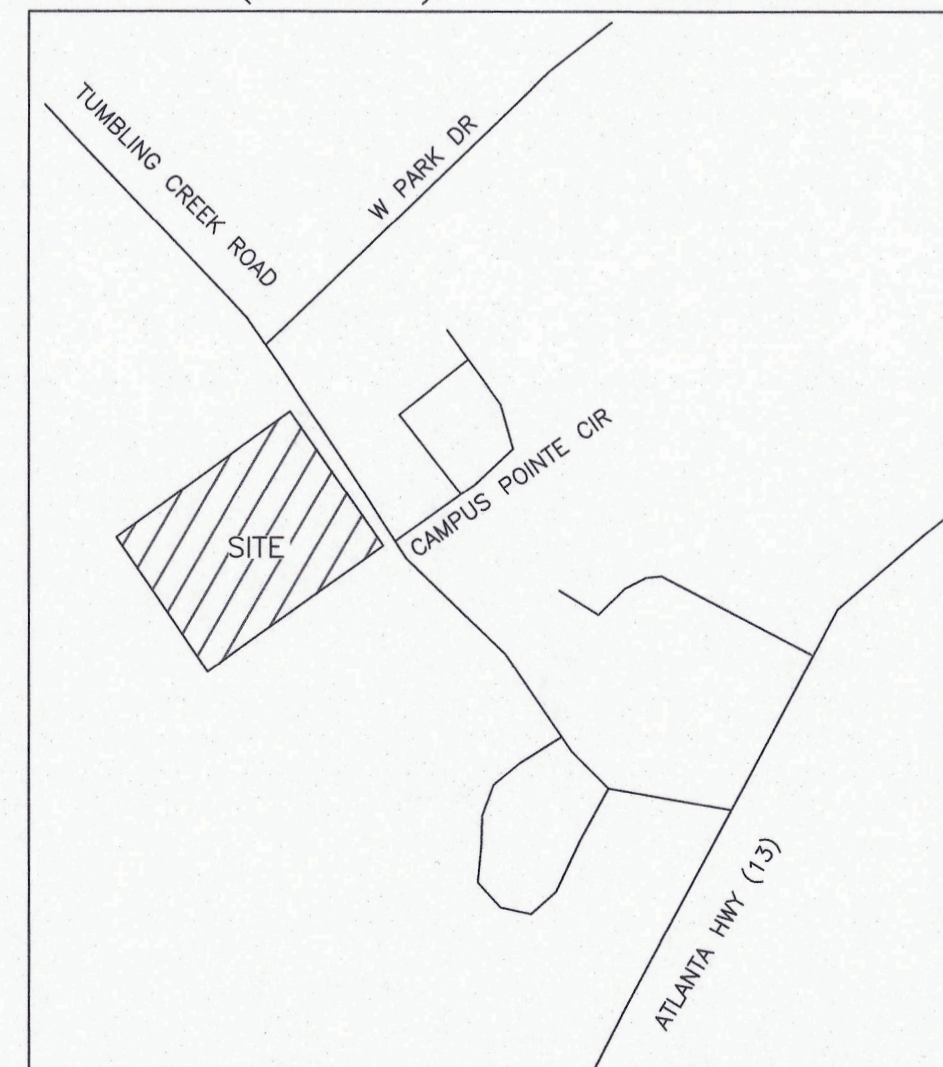
Bradley Dunckel
Rochester/DCCM
425 Oak St.
Gainesville, GA 30501
770-363-1997
bkdunckel@rochester-assoc.com



ELEVATION (N.T.S.) – REPRESENTATIVE ONLY



FLOOR PLAN (N.T.S.) – REPRESENTATIVE ONLY



VICINITY MAP (N.T.S.)

OWNER INFORMATION:

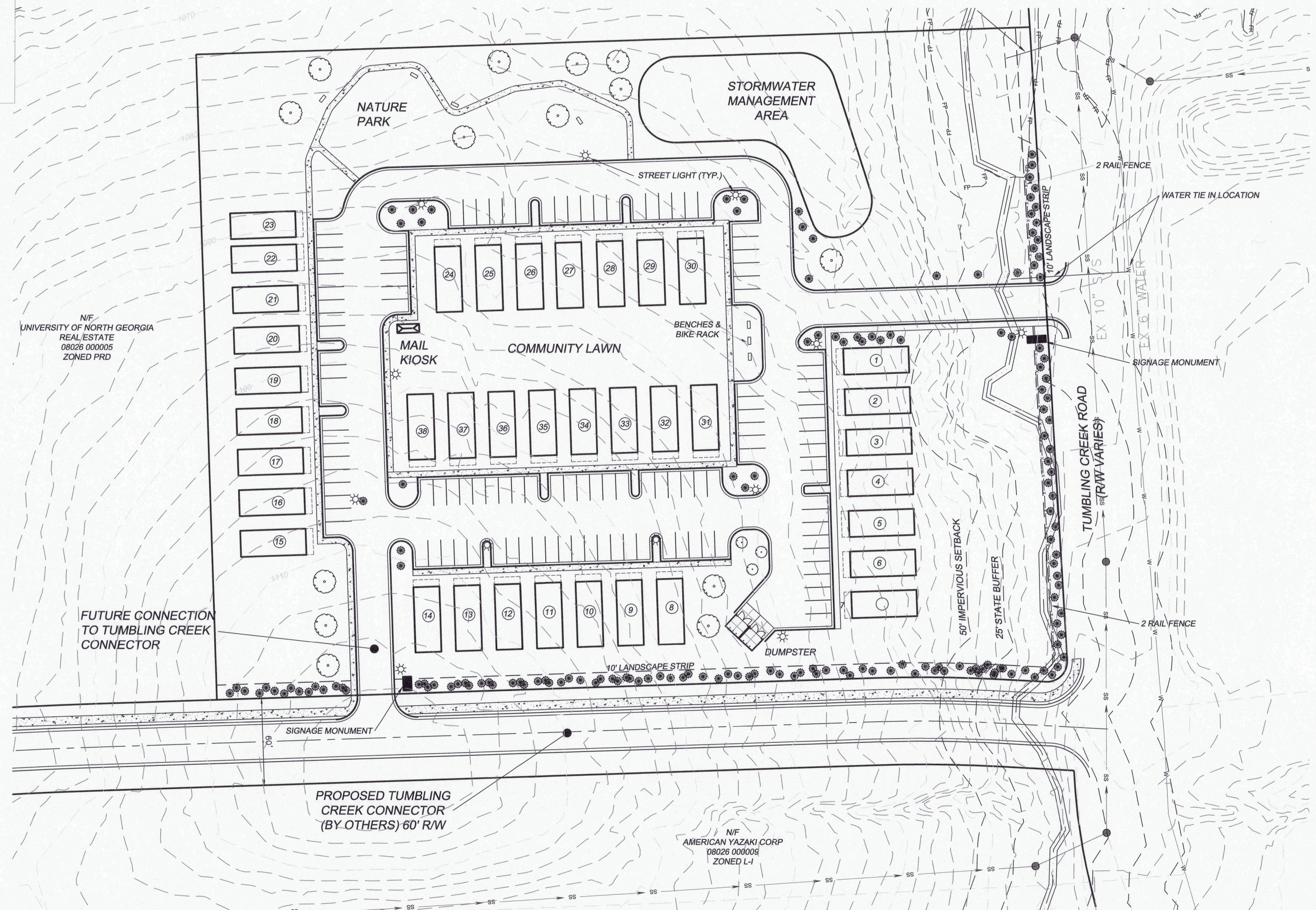
UNIVERSITY OF NORTH GEORGIA REAL ESTATE
82 COLLEGE CIRCLE
DAHLONEGA, GA 30597

APPLICANT INFORMATION:

ROCHESTER | DCCM
425 OAK STREET
GAINESVILLE, GA 30501
BRADLEY DUNCKEL
BKDUNCKEL@ROCHESTER-ASSOC.COM

SITE DATA:

SITE AREA: 5.95± AC
NUMBER OF UNITS: 38
DENSITY: 6.4 UNITS/AC
FRONT S/B: 30'
SIDE S/B: 10'
REAR S/B: 20'
OPEN SPACE: 3.0± AC (58%)
PARKING SPACES: 1 PER BEDROOM



Rochester | **DCCM**
Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 | www.rochester-assoc.com

ZONING PLAN WITH STREAM BUFFER VARIANCE
FOR:
TUMBLING CREEK COTTAGES
STARK LAND & DEVELOPMENT, LLC
LAND LOT 28
GAINESVILLE
HALL COUNTY, GA

NO.	DATE	DESCRIPTION

ANY CHANGES OR REVISIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER ASSOCIATES, LLC SHALL BE AT THE USER'S RISK. ANY LIABILITY ASSOCIATED WITH THIS PROJECT ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
0' 40' 80'

SHEET
1
OF
1

DATE: 10/19/2022
SCALE: 1"=40'
JOB NO: G221130 STR
DWG NO: ZON
DRAWN BY: TCT

PREPARED BY
DES
DAVIS
 ENGINEERING & SURVEYING
 133 PROMINENCE COURT
 SUITE 210
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 DAVISENGINEERS.COM



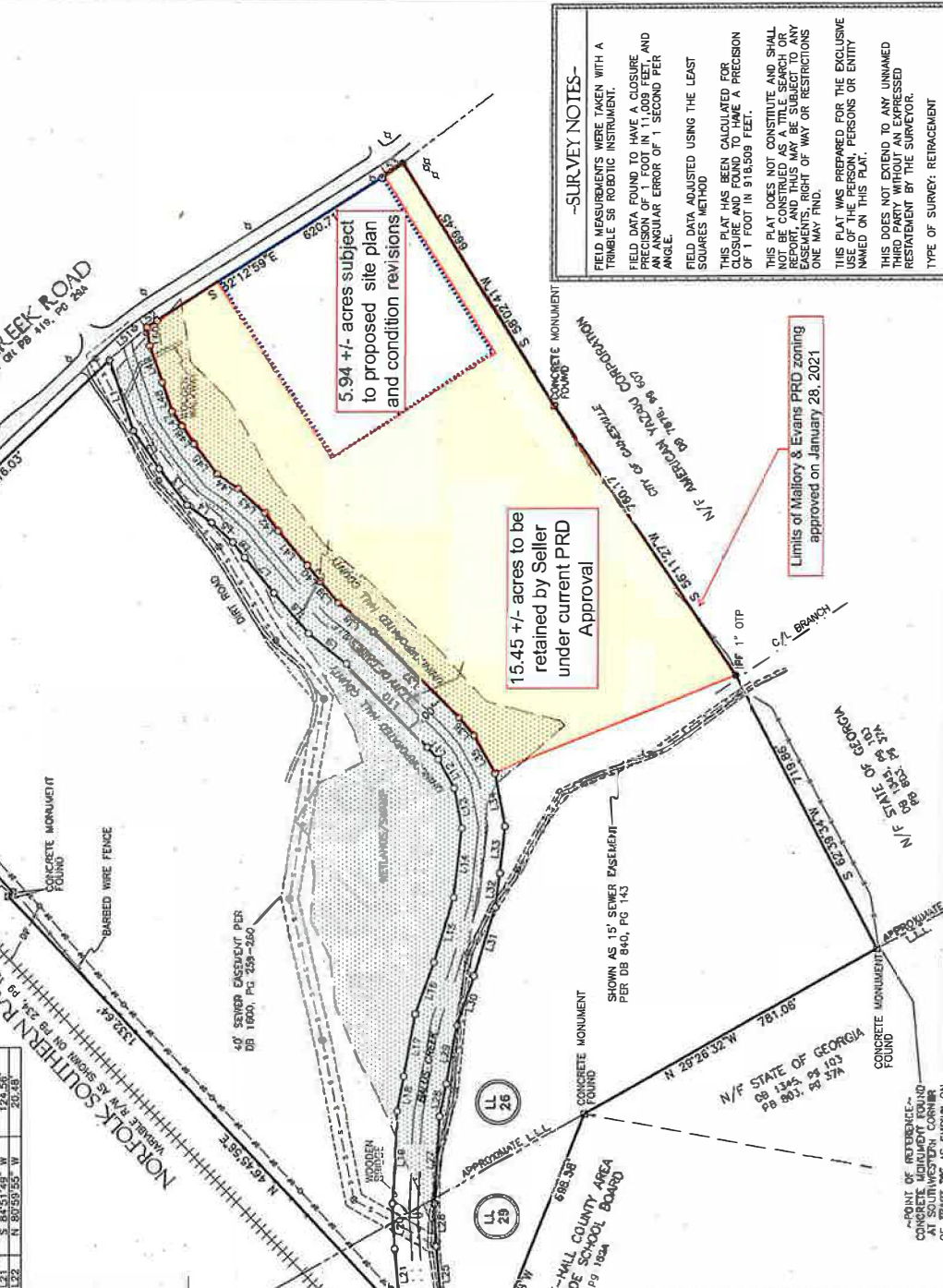
SURVEY FOR:
 UNIVERSITY OF NORTH GEORGIA REAL
 ESTATE FOUNDATION, INC
 LAND LOTS 26 & 29
 8th DISTRICT
 HALL COUNTY, GEORGIA

DRAWN BY: DL/DJS
 FIELD CREW: AM/JMA
 PLAT DATE: 6/18/2019
 FIELD DATE: 5/30/2019

SHEET NO.
 1 of 1
 PROJECT NO.
 19-155

-LEGEND-

○	CALCULATED POINT	○	CONCRETE MONUMENT FOUND
○	IRON PIN FOUND/SET	○	WOODEN MONUMENT
○	WOODEN MONUMENT	○	REINFORCED PLASTER
○	CEMENTED TOP PIPE	○	CONCRETE MONUMENT FOUND
○	TOP OF PIPE	○	WOODEN MONUMENT
○	TOP OF CONCRETE	○	REINFORCED PLASTER
○	TOP OF MASONRY	○	WOODEN MONUMENT
○	TOP OF BRICK	○	REINFORCED PLASTER
○	PROPERTY LINE (ALL AREAS ARE 1/2" IN "LAPPED"	○	WOODEN MONUMENT
○	TELEPHONE POLE (ALL LINES ORANGE LABELLED)	○	REINFORCED PLASTER
○	WATER VALVE (WV)	○	WOODEN MONUMENT
○	POWER BOX (PB)	○	REINFORCED PLASTER
○	POWER POLE (PP)	○	WOODEN MONUMENT
○	OVERPASS	○	REINFORCED PLASTER



-SURVEY NOTES-
 FIELD MEASUREMENTS WERE TAKEN WITH A TRIMBLE S5 ROBOTIC INSTRUMENT.
 FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 11,009 FEET, AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE.
 FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.
 THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.
 THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED REPRESENTATION BY THE SURVEYOR.
 TYPE OF SURVEY: REINTEGRAM
 SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DB 2385, PG 281
 PROPERTY OWNERS AS OF SURVEY DATE: UNIVERSITY OF NORTH GEORGIA REAL ESTATE FOUNDATION, INC
 PARCEL NUMBER: 08026000005

Course	Bearing	Distance
L23	S 76°32'28" W	71.61
L24	S 81°23'35" W	35.10
L25	N 87°21'49" E	135.37
L26	S 86°35'42" W	204.05
L27	S 76°50'30" W	78.65
L28	S 79°27'05" W	140.07
L29	S 79°27'05" W	122.93
L30	S 82°42'19" W	78.70
L31	S 83°42'37" W	110.53
L32	N 79°31'06" E	125.53
L33	N 69°55'48" E	100.69
L34	N 45°10'18" E	283.61
L35	N 45°10'18" E	110.20
L36	N 49°43'53" E	68.53
L37	N 49°43'53" E	48.82
L38	N 59°28'40" E	105.29
L39	N 26°25'42" E	83.11
L40	N 26°25'42" E	110.20
L41	N 52°25'53" E	68.53
L42	N 52°25'53" E	55.57
L43	N 59°15'34" E	51.19
L44	N 72°08'10" E	71.61
L45	N 21°08'10" E	80.32
L46	N 21°08'10" E	44.15
L47	S 49°55'01" W	117.26
L48	S 49°55'01" W	52.23
L49	S 46°45'48" E	42.76
L50	N 46°45'48" E	119.65
L51	S 44°41'15" E	13.64

Course	Bearing	Distance
L1	S 43°15'16" E	1018.03
L2	S 43°15'16" E	751.23
L3	S 43°15'16" E	751.23
L4	S 43°15'16" E	751.23
L5	S 43°15'16" E	751.23
L6	S 43°15'16" E	751.23
L7	S 43°15'16" E	751.23
L8	S 43°15'16" E	751.23
L9	S 43°15'16" E	751.23
L10	S 43°15'16" E	751.23
L11	S 43°15'16" E	751.23
L12	S 43°15'16" E	751.23
L13	S 43°15'16" E	751.23
L14	S 43°15'16" E	751.23
L15	S 43°15'16" E	751.23
L16	S 43°15'16" E	751.23
L17	S 43°15'16" E	751.23
L18	S 43°15'16" E	751.23
L19	S 43°15'16" E	751.23
L20	S 43°15'16" E	751.23
L21	S 43°15'16" E	751.23
L22	S 43°15'16" E	751.23



SPC-GA WEST ZONE
 N 08°23'38" W 688.38'
 N 28°26'32" W 781.08'
 N 28°26'32" W 781.08'
 N 28°26'32" W 781.08'

POINT OF REFERENCE - CONCRETE MONUMENT FOUND ON TRACT "C" AS SHOWN ON PB 234, PG 182A
 N 28°26'32" W 781.08'
 N 28°26'32" W 781.08'
 N 28°26'32" W 781.08'

5.94 +/- acres subject to proposed site plan and condition revisions
 15.45 +/- acres to be retained by Seller under current PRD Approval
 Limits of Mallory & Evans PRD zoning approved on January 28, 2021

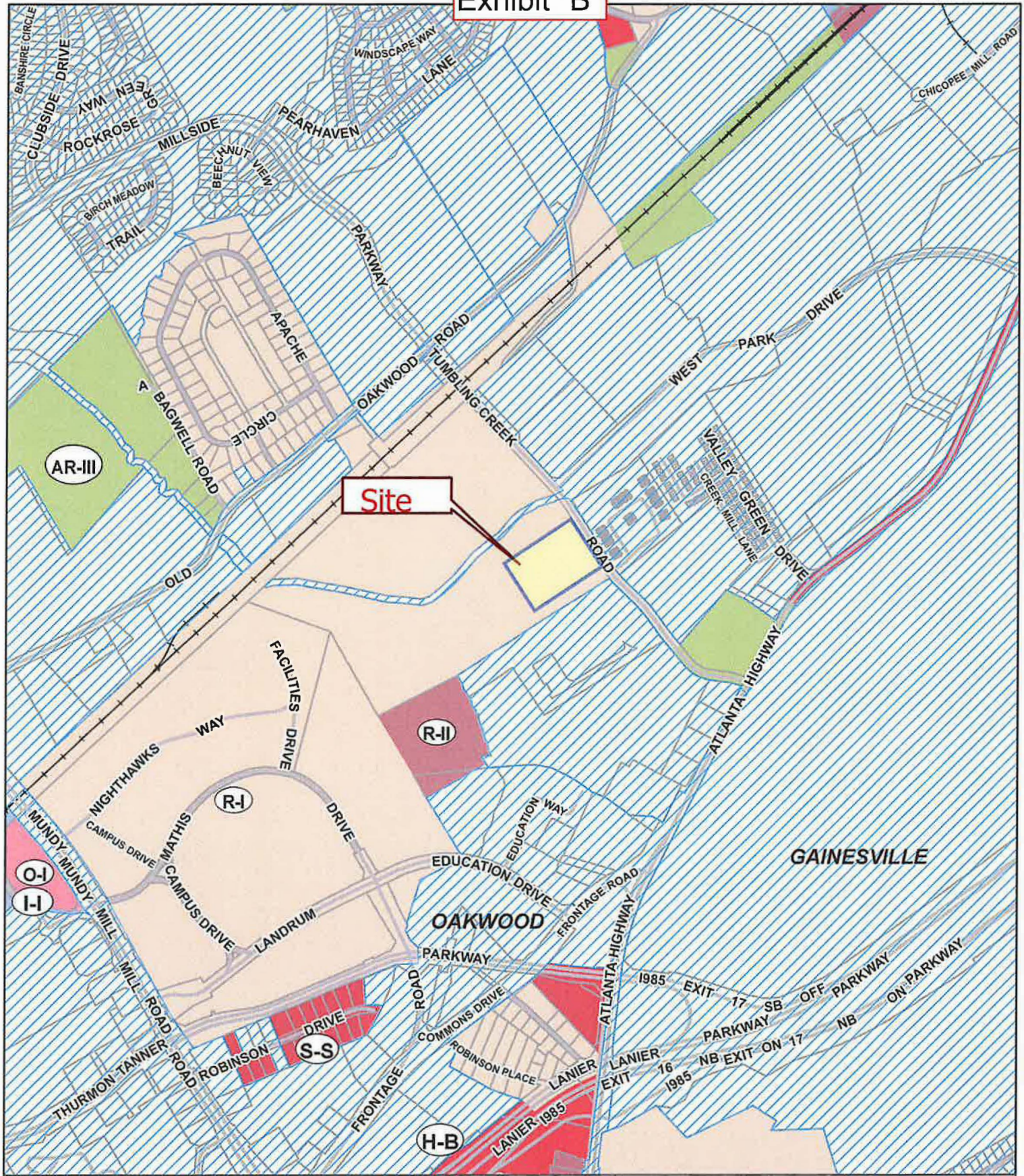
THIS PLAT IS A REINTEGRAM OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY DIMENSIONS, THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.
 UNREGISTERED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE MAIN TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 18-4-87.

DUFFY, LOWMAN PLSH 3216
 SURVEYOR CERTIFICATION

eFiled & eRecorded
 DATE: 6/25/2019
 TIME: 8:37 AM
 PLAT BOOK: 00877
 PAGE: 00188
 RECORDING FEE: 8.00
 PARTICIPANT ID: 6319847918
 CLERK: Charles Baker
 Hall County, GA
 NOTE: by ch
 THIS BLOCK ASSIGNED FOR THE CLERK OF THE SUPERIOR COURT

Exhibit "C"

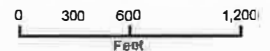
Exhibit "B"



Applicant: Rochester/DCCM

Tax Parcel #: p/o 08026 000005

Location: 3055 TUMBLING CREEK ROAD, GAINESVILLE, GA 30504



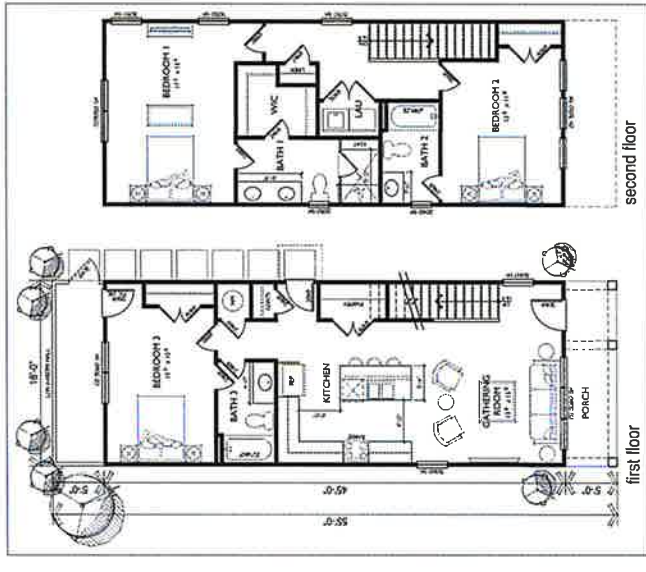
- Zoning Boundary
- City Limits
- Subject Area
- Structure



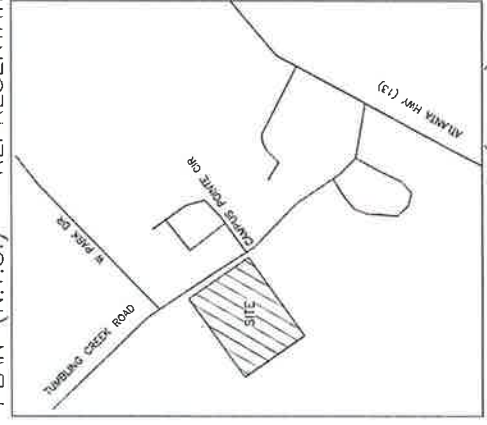
Exhibit "A"



ELEVATION (N.T.S.) - REPRESENTATIVE ONLY



FLOOR PLAN (N.T.S.) - REPRESENTATIVE ONLY

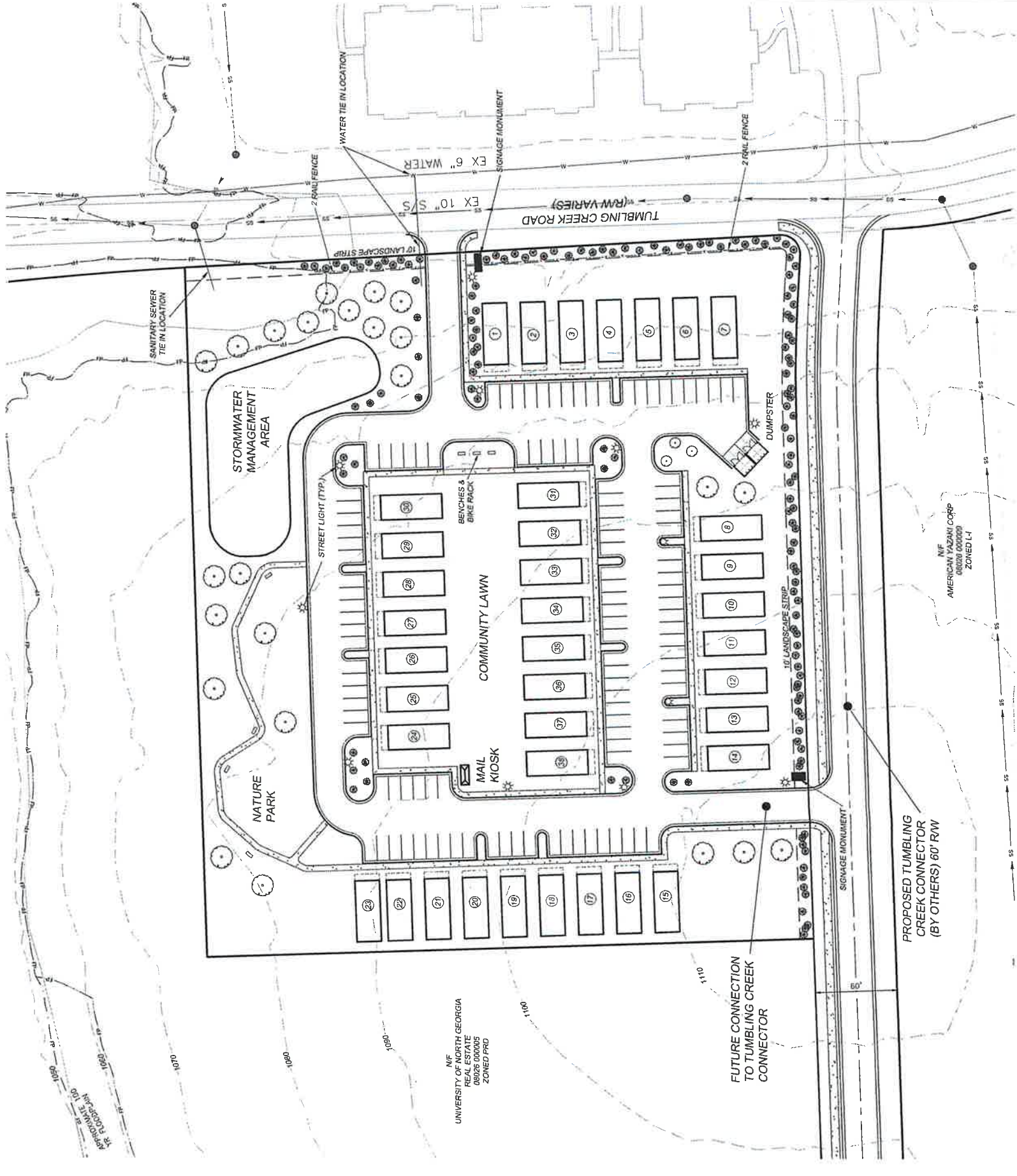


VICINITY MAP (N.T.S.)

OWNER INFORMATION:
 UNIVERSITY OF NORTH GEORGIA REAL ESTATE
 82 COLLEGE CIRCLE
 DAHLONEGA, GA 30597

APPLICANT INFORMATION:
 ROCHESTER | DCCM
 425 OAK STREET
 GAINESVILLE, GA 30501
 BRADLEY DUNKEL
 BKDUNKEL@ROCHESTER-ASSOC.COM

SITE DATA:
 SITE AREA: 5.1± AC
 NUMBER OF UNITS: 38
 DENSITY: 7.45 UNITS/AC
 FRONT S/B: 30'
 SIDE S/B: 10'
 REAR S/B: 20'
 OPEN SPACE: 3.0± AC (58%)
 PARKING SPACES: 1 PER BEDROOM



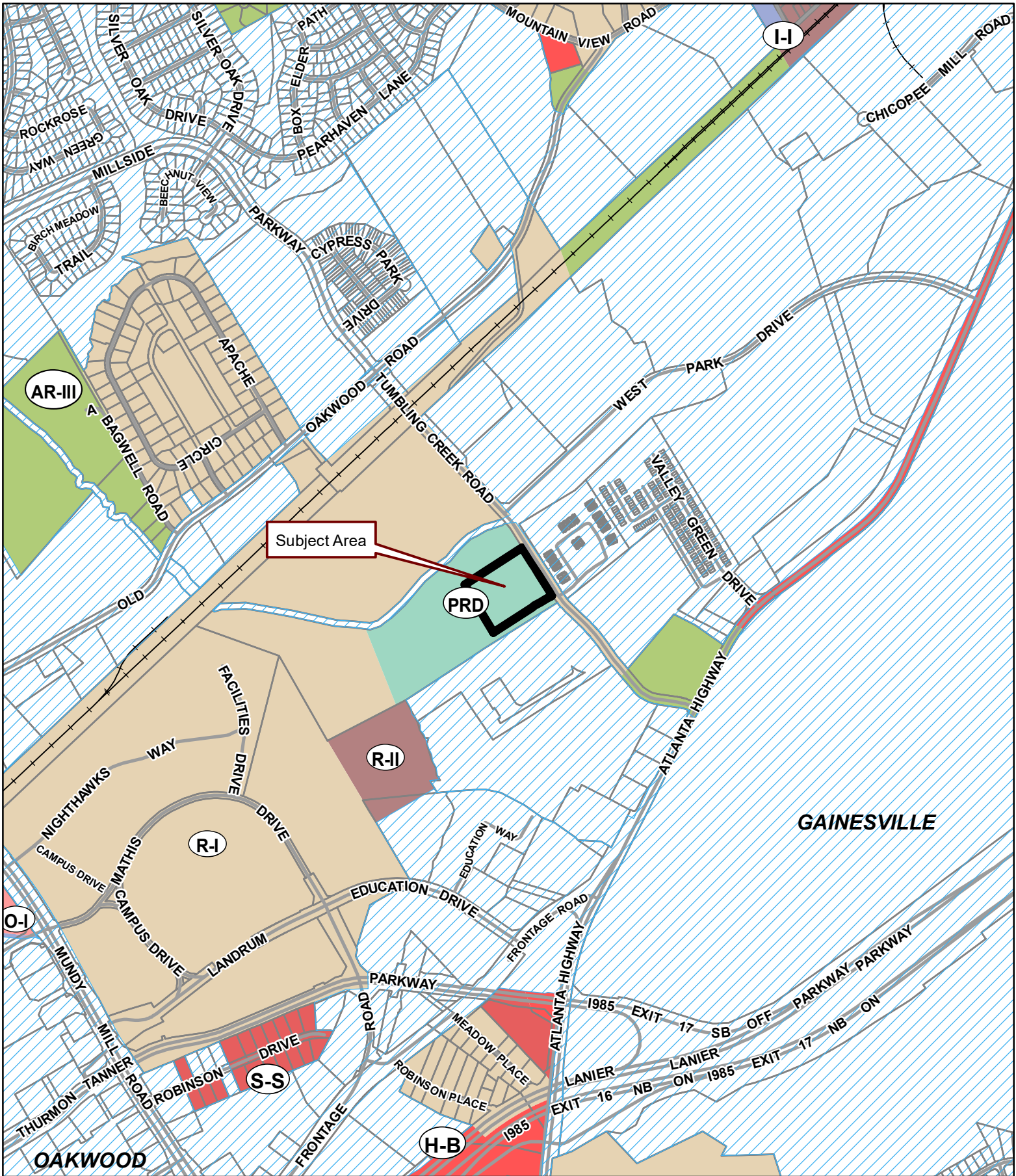
Rochester
 DCCM
 Rochester & Associates, LLC
 425 Oak St NW, Gainesville, GA 30501
 770.718.0600 | www.rochester-assoc.com

TUMBLING CREEK COTTAGES
 STARK LAND & DEVELOPMENT, LLC
 LAND LOT #8
 GAINESVILLE
 HALL COUNTY, GA
 ZONING PLAN
 FOR:

NO.	DATE	DESCRIPTION	REVISIONS

GRAPHIC SCALE
 0 20' 40' 80'
 ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER ASSOCIATES ARE VOID. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL INFORMATION AND THE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS SHALL REMAIN WITH THE CONTRACTOR. VERIFICATION OF ANY CHANGES.

DATE: 09/28/2022
 JOB NO: 221130 STR
 SCALE: 1"=40'
 DRAWN BY: JCI
 SHEET 1 OF 1



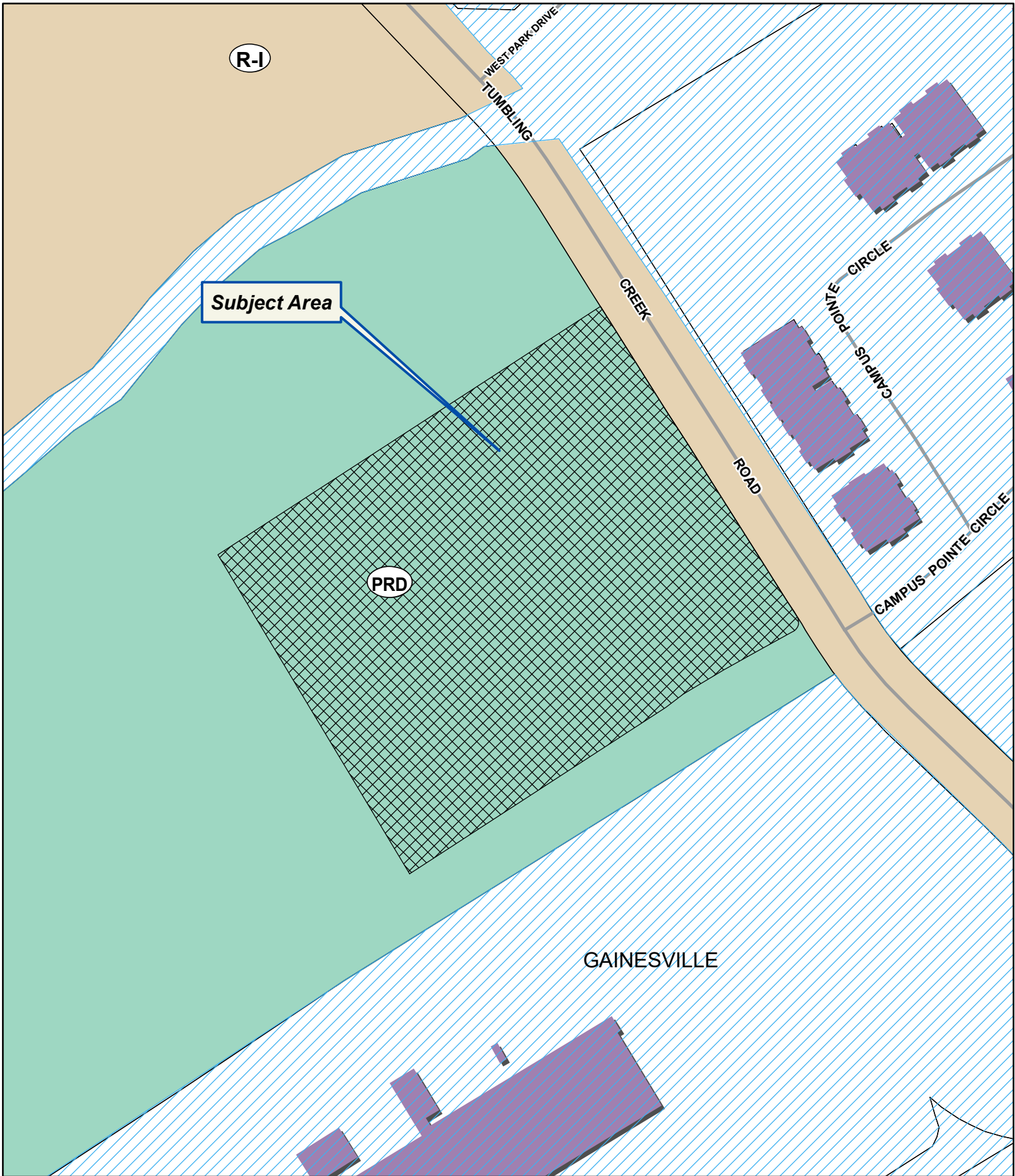
Applicant: ROCHESTER/DCCM

Tax Parcel #: 08026 000005 (pt.)

Location: 3055 TUMBLING CREEK ROAD, GAINESVILLE, GA 30504

Commission District 2

PC Mtg. Date: 01/03/2023



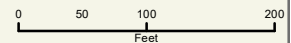
Applicant: ROCHESTER/DCCM

Tax Parcel #: 08026 000005 (pt.)

Location: 3055 TUMBLING CREEK ROAD, GAINESVILLE, GA 30504

Commission District 2

PC Mtg. Date: 01/03/2023



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





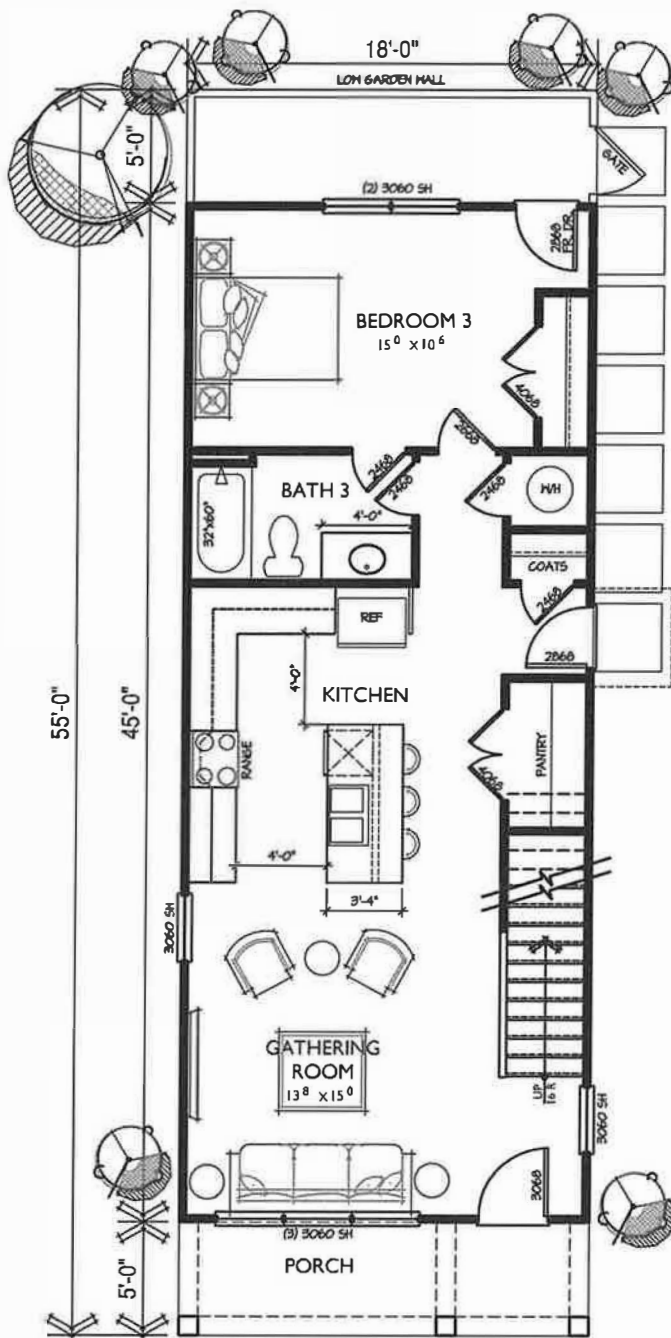
Applicant: ROCHESTER/DCCM

Tax Parcel #: 08026 000005 (pt.)

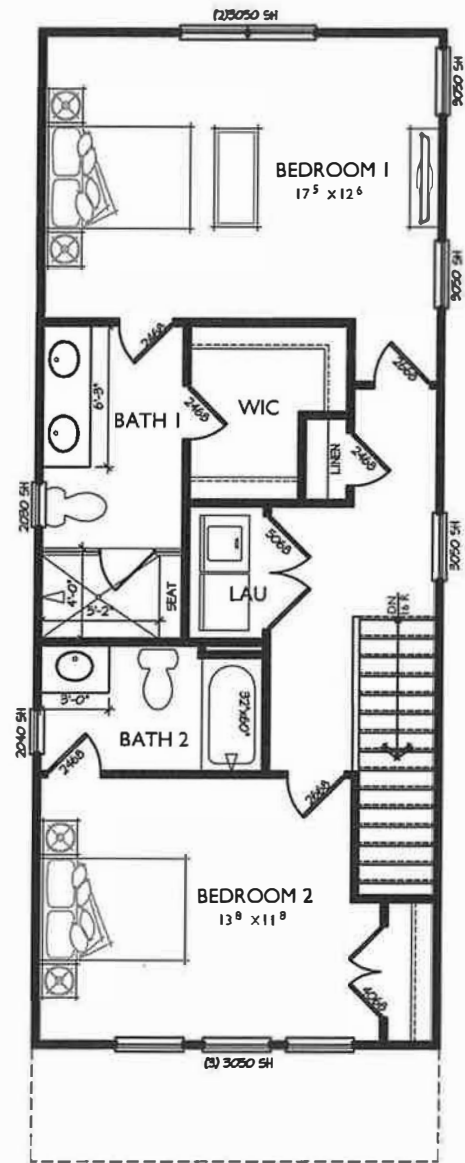
Location: 3055 TUMBLING CREEK ROAD, GAINESVILLE, GA 30504

Commission District 2

PC Mtg. Date: 01/03/2023



first floor



second floor







LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 26 of the 8th District, Hall County, Georgia and being more particularly described as follows:

Commencing at the intersection of the southwestern right of way of Tumbling Creek Road, said right of way being 80 feet in width, and the southeastern right of way of Norfolk Southern Railroad, said right of way varies in width; thence proceed along said southwestern right of way of Tumbling Creek Road in a southeastern direction approximately 1332.6' to the TRUE POINT OF BEGINNING;

From the TRUE POINT OF BEGINNING thus established continue along said southwestern right of way South $32^{\circ}12'40''$ East, 450.01 feet to a point at the intersection of the aforementioned southwestern right of way of Tumbling Creek Road and the northwestern right of way of a proposed road, said proposed right of way being 60 feet in width; thence proceeding along said proposed northwestern right of way South $58^{\circ}03'00''$ West, 575.00 feet to a point; thence leaving said proposed right of way and proceeding thru the property now or formerly of University of North Georgia Real Estate Foundation, Inc. North $32^{\circ}12'40''$ West, 450.01 feet to a point; thence North $58^{\circ}03'00''$ East, 575.00 feet to the TRUE POINT OF BEGINNING.

Said tract contains 5.94 acres.

Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, December 13, 2022 4:01 PM
To: Anael Dominguez (Planning); Randi Doveton (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 1.3.23

Please find Environmental Health comments below:

Item 1, 5385 Winder Hwy, Dell Group: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 2, 6725 Bass Circle, Argento: Environmental Health contacted the applicant on 12.12.22 concerning requirements to move forward with development of the property.

Item 3, 5645 Burke Lane, Claxton: Must meet all Environmental Health residential septic system permitting requirements.

Item 4, 3055 Tumbling Creek, Rochester: No comment. Public sewer.

Item 5, 3814 Bolding Road, Jung/Kim: Must meet all Environmental Health commercial septic system permitting requirements if able to be permitted by Environmental Health. Wastewater treatment and disposal may be required to be permitted through EPD. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan. 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, 6047/6051/6057/6069 Lula Rd, 4927/5051 Cagle Rd, Solidum Holdings: Public sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Items 7 and 8, 3435 Springdale Forrest Blvd, SrisadanOne: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Emily

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Monday, December 19, 2022 7:06 PM
To: Anael Dominguez (Planning); Peevy, Jonathan
Cc: Randi Doveton (Planning); David Webb (Planning); Rebecca Keefer
Subject: RE: Tentative Planning Agenda for January 3, 2023

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.

Thanks for following up Anael, I dropped the ball on this one. Item #6 (Solidum Holdings) will require GDOT coordination.

6. [6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone | from Agricultural- Residential-IV \(AR-IV\) & Suburban-Shopping \(S-S\) to Planned Industrial Development \(PID\) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | Proposed use: commercial & industrial mixed uses | ** Commission District 3 | Solidum Holdings, LLC, applicant.](#)

With deepest apologies for my tardiness,

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: Friday, December 16, 2022 9:52 AM
To: Peevy, Jonathan <jpeevy@dot.ga.gov>; Niebauer, Parker J <PNiebauer@dot.ga.gov>
Cc: Randi Doveton (Planning) <rdoveton@hallcounty.org>; David Webb (Planning) <dwebb@hallcounty.org>; Rebecca Keefer <rkeef@cplteam.com>
Subject: FW: Tentative Planning Agenda for January 3, 2023

Good morning,
I just wanted to check in and make sure you didn't have any comments for the 1-3-2023 tentative agenda below. Comments were due yesterday.

Thank you,
Ana Dominguez
Planning Commission Clerk
Hall County Government
2875 Browns Bridge Road, Gainesville, GA 30504



From: Anael Dominguez (Planning)
Sent: Thursday, December 8, 2022 10:41 AM
Subject: Tentative Planning Agenda for January 3, 2023

Good morning –

Here is the Tentative Agenda and Maps for the **Tuesday, January 3, 2023** 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, December 15th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – December 19, 2022

OLD BUSINESS

1. [5385 Winder Highway | Amend Conditions](#) | of a Planned Commercial Development (PCD) on a 21.20± acre tract located on the north side of Winder Highway at its intersection with Benefield Road | Zoned PCD; Tax Parcel 15028B000015 | **Proposed use: car condos, storage, commercial uses, and retail** | ** Commission District 1 | [The Dell Group, LLC, applicant.](#)

NEW BUSINESS

2. [6725 Bass Circle | Variance](#) | for a setback variance at the southern property line from 15 feet to 4 feet on a .15± acre tract located at the terminus of Bass Circle | Zoned R-I; Tax Parcel 07353 004003 | **Proposed use: single-family home** | * Commission District 2 | [Douglas Argento, applicant.](#)
3. [5645 Burke Lane | Variance](#) | for a left side yard setback variance from 10 feet to 5 feet on a .31± acre tract located at the terminus of Burke Lane | Zoned V-C; Tax Parcel 10012 000019 | **Proposed use: single-family home** | * Commission District 2 | [Anthony R. Claxton, applicant.](#)
4. [3055 Tumbling Creek Road | Amend conditions](#) | of a Planned Residential Development (PRD) on a 5.1± acre tract located on the west side of Tumbling Creek Road at approximately 30 feet from its intersection with Campus Pointe Circle | Zoned PRD; Tax Parcel 08026 000005 (pt.) | **Proposed use: 38-unit residential rental community** | ** Commission District 2 | [Rochester/DCCM, applicant.](#)
5. [3814 Bolding Road | Rezone](#) | from Agricultural-Residential-III (AR-III) to Mobile Home Park (MHP) on a 6.72± acre tract located on the west side of Bolding Road approximately 111 feet from its intersection with Glen Bower

Road | Zoned AR-III; Tax Parcel 15036B000035 | Proposed use: travel trailer park | ** Commission District 1 | Yeon H. Jung & Soyeon Kim, applicants.

6. 6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone | from Agricultural- Residential-IV (AR-IV) & Suburban-Shopping (S-S) to Planned Industrial Development (PID) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 - 000006, 000006A, 000017, 000020 | Proposed use: commercial & industrial mixed uses | ** Commission District 3 | Solidum Holdings, LLC, applicant.
7. 3435 Springdale Forrest Boulevard | Rezone | from Agricultural-Residential-III (AR-III) & Residential-I (R-I) to Residential-I (R-I) on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.
8. 3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval | on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.

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

The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, February 9, 2022** at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, February 9, 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.

Thank you,
Ana Dominguez
Planning Commission Clerk
Hall County Government
2875 Browns Bridge Road, Gainesville, GA 30504
www.hallcounty.org | 770-531-6810



Georgia is a state of natural beauty. And it's a state that spends millions each year cleaning up litter that not only mars that beauty, but also affects road safety, the environment and the economy. Do your part – don't litter. How can you play an active role in protecting the splendor of the Peach State? Find out at <http://keepgaclean.com/>.



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

MEMORANDUM

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

To: Randi Doveton, Director of Planning and Development
From: Srikanth Yamala, Director of Public Works and Utilities
Date: December 14, 2022
Subject: January 3, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 3, 2023 meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. [5385 Winder Highway | Amend Conditions | of a Planned Commercial Development \(PCD\) on a 21.20± acre tract located on the north side of Winder Highway at its intersection with Benefield Road | Zoned PCD; Tax Parcel 15028B000015 | Proposed use: car condos, storage, commercial uses, and retail | ** Commission District 1 | The Dell Group, LLC, applicant.](#)
 - 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 buffers and impervious setback from wrested vegetation not centerline of stream.
 - b) **Traffic:** No comments.
 - c) **Utilities:** No sewer in the area of project; septic proposed requires Health Department Approval.

NEW BUSINESS

2. [6725 Bass Circle | Variance | for a setback variance at the southern property line from 15 feet to 4 feet on a .15± acre tract located at the terminus of Bass Circle | Zoned R-I; Tax Parcel 07353 004003 | Proposed use: single-family home | * Commission District 2 | Douglas Argento, applicant.](#)
 - a) **Engineering:** No Comment
 - b) **Traffic:** No Comment
 - c) **Utilities:** No Comment
3. [5645 Burke Lane | Variance | for a left side yard setback variance from 10 feet to 5 feet on a .31± acre tract located at the terminus of Burke Lane | Zoned V-C; Tax Parcel 10012 000019 | Proposed use: single-family home | * Commission District 2 | Anthony R. Claxton, applicant.](#)
 - a) **Engineering:** No Comment
 - b) **Traffic:** No Comment



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

c) **Utilities:** No Comment

4. [3055 Tumbling Creek Road | Amend conditions | of a Planned Residential Development \(PRD\) on a 5.1± acre tract located on the west side of Tumbling Creek Road at approximately 30 feet from its intersection with Campus Pointe Circle | Zoned PRD; Tax Parcel 08026 000005 \(pt.\) | Proposed use: 38-unit residential rental community | ** Commission District 2 | Rochester/DCCM, applicant.](#)

a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

Buffer change requested does not include stream buffers

Show 75' impervious setback or request a variance.

b) **Traffic:** No comment.

c) **Utilities:** City of Gainesville Sewer District.

5. [3814 Bolding Road | Rezone | from Agricultural-Residential-III \(AR-III\) to Mobile Home Park \(MHP\) on a 6.72± acre tract located on the west side of Bolding Road approximately 111 feet from its intersection with Glen Bower Road | Zoned AR-III; Tax Parcel 15036B000035 | Proposed use: travel trailer park | ** Commission District 1 | Yeon H. Jung & Soyeon Kim, applicants.](#)

a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

Refer to Planning's comments regarding lot lines and subdivision of property.

b) **Traffic:** Driveway to meet Hall County Standards.

c) **Utilities:** City of Oakwood Sewer District

6. [6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone | from Agricultural- Residential-IV \(AR-IV\) & Suburban-Shopping \(S-S\) to Planned Industrial Development \(PID\) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | Proposed use: commercial & industrial mixed uses | ** Commission District 3 | Solidum Holdings, LLC, applicant.](#)

a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

Show buffer and impervious setback from wooded vegetation, not centerline of creek.

North Oconee Watershed District

- b) **Traffic:** Driveway access of Cornelia Highway and Lula Road will need to be permitted through GDOT. Since Cagle Road is not adequate for commercial / industrial traffic, access should be from Cornelia Highway (SR354) and Lula Road (SR52) only. Access via Cagle Road should be restricted or, if considered, the roadway should be improved to County commercial / industrial standards.
- c) **Utilities:** Hall County Sewer District

7. [3435 Springdale Forrest Boulevard | Rezone | from Agricultural-Residential-III \(AR-III\) & Residential-I \(R-I\) to Residential-I \(R-I\) on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.](#)

- a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.

Show buffer and impervious setback from wooded vegetation, not centerline of creek.

Show flood Hall County studied and FEMA.

- b) **Traffic:** Roadways to meet Hall County standards.
- c) **Utilities:** Hall County Sewer District, no gravity sewer available. Proposed septic systems will require Health Department approval.

8. [3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval | on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.](#)

- a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.

Show buffer and impervious setback from wooded vegetation, not centerline of creek.

Show flood Hall County studied and FEMA.

- b) **Traffic:** Roadways to meet Hall County Standards.
- c) **Utilities:** Proposed septic systems will require Environmental Health approval.
No Hall County Sanitary Sewer in area.

Anael Dominguez (Planning)

From: John Hornick (Fire Services)
Sent: Thursday, December 15, 2022 9:50 AM
To: Randi Doveton (Planning)
Cc: Anael Dominguez (Planning)
Subject: Fire Comments

Agenda and Maps for the **Tuesday, January 3, 2023** Hall County Planning Commission Meeting.

1. [3055 Tumbling Creek Road | Amend conditions | of a Planned Residential Development \(PRD\) on a 5.1± acre tract located on the west side of Tumbling Creek Road at approximately 30 feet from its intersection with Campus Pointe Circle | Zoned PRD; Tax Parcel 08026 000005 \(pt.\) | Proposed use: 38-unit residential rental community | ** Commission District 2 | Rochester/DCCM, applicant.](#)

The Hall County Fire Marshal's Office has no comments as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org



Dec 15, 2022 at 2:07:18 PM



Dec 15, 2022 at 2:03:10 PM
3331 Campus Pointe Cir
Gainesville GA 30504
United States





AGENDA ITEM

Planning and Development

REPORT TO: Work Session (02/06/23)

REPORT TO: Voting Meeting (02/09/23)

ITEM NO: 31/2023

SUBJECT: **3814 Bolding Road | Rezone** | from Agricultural-Residential-III (AR-III) to Mobile Home Park (MHP) on a 6.72± acre tract located on the west side of Bolding Road approximately 111 feet from its intersection with Glen Bower Road | Zoned AR-III; Tax Parcel 15036B000035 | **Proposed use: travel trailer park** | Commission District 1 | **Yeon H. Jung & Soyeon Kim, applicant.**

Meetings:

Work Session Date: 02/06/23

Voting Meeting Date: 02/09/23

Executive Summary:

Presenter: RD
Recommendation: Denial.

Purpose of Request: **3814 Bolding Road | Rezone** | from Agricultural-Residential-III (AR-III) to Mobile Home Park (MHP) on a 6.72± acre tract located on the west side of Bolding Road approximately 111 feet from its intersection with Glen Bower Road | Zoned AR-III; Tax Parcel 15036B000035 | **Proposed use: travel trailer park** | Commission District 1 | **Yeon H. Jung & Soyeon Kim, applicant.**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Budget	Finance
AD	RD	EW	WG
Attorney	Administration		Clerk
WLI	CR		JR

Attachments:

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



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Randi Doveton

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

From: Randi Doveton, Director

Date: January 10, 2023

Subject: **3814 Bolding Road | Rezone** | from Agricultural-Residential-III (AR-III) to Mobile Home Park (MHP) | Proposed use: travel trailer park | Yeon H. Jung & Soyeon Kim, applicant.

The request before you is the request of Yeon H. Jung & Soyeon Kim to allow a travel trailer park on 6.72± acres. This item is located within Commission District 1.

At their January 3, 2023 meeting, the Hall County Planning Commission voted to recommend denial **(4-0, Bell absent)**.

There were two **(2) written comments in opposition** submitted in advance of the Planning Commission meeting and **three (3) individuals spoke in opposition during the public hearing.**

Since the Planning Commission took action, the applicants have requested to withdraw their application.



Jason A Kim
Samuel R. Bagwell
Joseph W. Sherman

Phone: 770-538-5160
Fax: 770-538-5155

01/04/2023

Hall County Planning and Zoning
Via email:

rdoveton@hallcounty.org
estill@hallcounty.org
adominguez@hallcounty.org

re: Withdrawal of Re-Zoning Application for 3814 Bolding Rd.

Ms. Doveton:

In conformity with your instructions, the purpose of this letter is to withdraw the zoning application described below:

1. Address: 3814 Bolding Rd., Flowery Branch, GA 30542
2. Hall County Tax Parcel: 15036B000035
3. Date Heard by Planning Commission: 01/03/2023
4. Property Owner: Yeon H. Jung & Soyeon Kim

Thank you for your consideration. If you need anything further to confirm the withdrawal, please let me know. I know that the matter is currently scheduled to be heard before the Board of Commissioners on 02/09/2023. I will plan to attend that hearing simply to be available if the Commissioners have any questions regarding the withdrawal.

Thank you for your assistance,

Samuel R. Bagwell
Attorney for Yeon H. Jung and Soyeon Kim

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

NOV 15 2022

Planning & Zoning Department



ZONING APPLICATION

Applicant (Name & Mailing Address)

Yeon H. Jung + Soyeon Kim
2895 Shumard Oak Dr.
Braselton, GA 30517

Phone 678-858-3447

Email Address alwaysopenrv@gmail.com

Proposed Use Travel Trailer Park

Property Owner (Name & Mailing Address)

Yeon H. Jung + Soyeon Kim
2895 Shumard Oak Dr.
Braselton, GA 30517

Phone 678-858-3447

Email Address alwaysopenrv@gmail.com

Contact Person (Name & Mailing Address)

Samuel R. Bagwell
311 Green St., suite 409
Gainesville, GA 30501

Phone 770-538-5160

Email Address sbagwell@kimandbagwell.com

Tax Parcel Number 150363000035

Location Address 3814 Building Rd., Flower Branch, GA 30542

Status of Applicant

- Owner
- Option to Purchase
- Area Resident
- Other

Requested Action

Existing Zoning: AR III

Rezone to: MHP

Fee: \$ 550.00

Receipt #: 859066

Check #: 5079

Acreage 8 6.77

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

Sign [Signature], [Signature]

Date: 10/31/2022

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

Application Withdrawal: I hereby withdraw the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____

Taken by: _____

Tentative Planning Commission Date: 1/3/23

Tentative County Commission Date: 2/9/23

County Commission District: _____

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have** _____ I have not

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

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

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: 

Date: 10 31 2022

Applicant's/Owner's Name (Printed): YEON HO JUNG

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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**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: *[Signature]*

Date: 10.31.2022

Applicant's/Owner's Name (Printed): SOYEON KIM

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.

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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: 11/15/2022

Applicant's/Owner's Name (Printed): Samuel R. Bagwell

EXISTING AND PROPOSED USE

3814 Bolding Rd., Flowery Branch, GA 30542

The subject property of this application is an 8-acre tract situated between Bolding Rd. and Winder Highway, with currently only a 52-year old single family home on the site. The property is currently zoned AR-III, and is abutted by properties zoned AR-III, A-1, R-1, and C-2.

The Applicants' proposed use of the subject property would be as a private RV campground with spaces for 28 RVs and any vehicle used to pull them. The facility would limit its use to be as a private recreational campground, so there would be no long-term residency. There would be a recreation area for families to utilize, as well as a community shower/restroom facility. There would be a camp-store on site, providing snacks, supplies, basic repair needs for RVs, as well as any other services the guests would find helpful. The property's location provides an ideal "home base" for families wishing to visit Lake Lanier along with easy driving to North Georgia attractions as well. The property would be attractively landscaped with buffers between all adjoining properties. The property would be further governed by all applicable ordinances, including any noise ordinance. Parking for guests would be limited to only those spaces allocated to a given lot rental.

A site plan is included, depicting the proposed location of the lots, recreation area, septic system, and the existing building.



SITE DATA:
 TOTAL AREA: 8 AC
 CURRENT ZONING: AR-III
 CURRENT SETBACKS:
 FRONT: 35'
 SIDE: 10'/20'
 REAR: 40'
 MAX HEIGHT: 40'

PROPOSED PROJECT INFORMATION:

USE: TRAVEL TRAILER PARK.
 RESTRICTED TO LESS THAN 30 DAYS PER STAY/VISIT
 MIN. LOT WIDTH: 25'
 MIN. LOT DEPTH: 100'
 MIN. AREA: 5,000 S.F.
 MINIMUM SPACE BETWEEN TRAILERS: 15'
 ALL TRAILERS ARE SET BACK 10'+ FROM DRIVE/ROW

PROPOSED ZONING INFORMATION:

PROPOSED ZONING: MHP
SETBACKS:
 FRONT: 45' FROM ROW OR 65' FROM CL
 SIDE: 40'
 REAR: 40'

RECREATION AREA:
 REQUIRED: 200 S.F. PER TRAVEL TRAILER
 200 X 28 = 5,600 S.F.
 PROVIDED: 12,000+ S.F.

WATER PROVIDED BY: CITY OF GAINESVILLE
SEWER PROVIDED BY: ON SITE SEPTIC SYSTEMS

SEWAGE FLOW SCHEDULE FOR TRAVEL TRAILER PARK = 150 GAL/DAY PER SPACE
TOTAL FLOW RATE FOR 150 GAL/SPACE = 150x28=4200 GAL/DAY
THREE (3) -1,500-GALLON TANKS RECOMMENDED

PARKING REQUIREMENTS:

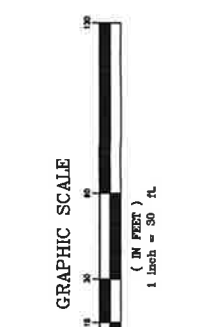
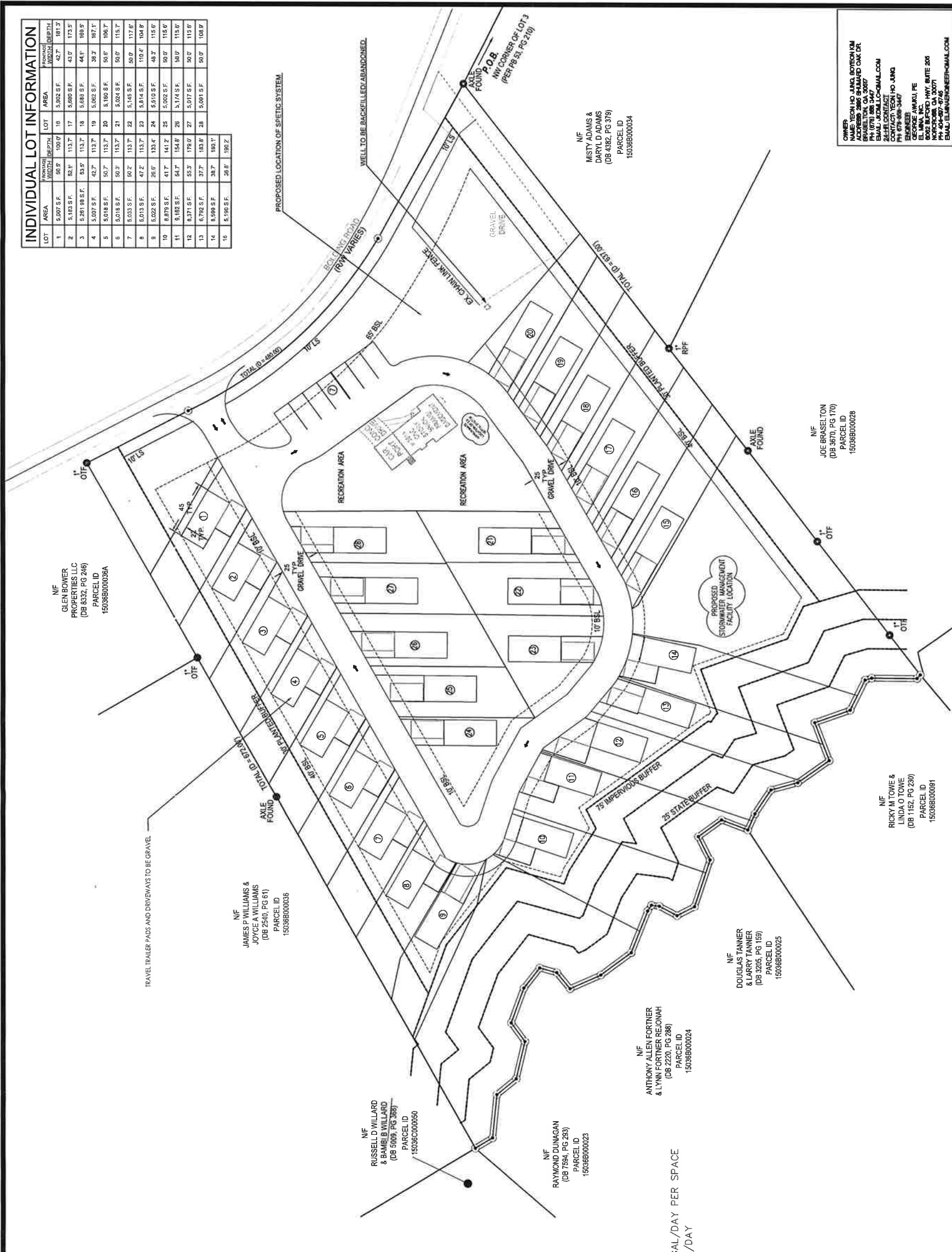
1 SPACE PER TRAVEL TRAILER LOT.
 TRAVEL TRAILER LOTS PROVIDED: 28
 28 SPACES REQUIRED.
 PROVIDED: 37 SPACES

PROPOSED DIMENSIONS:

DRIVEWAY:
 25' IN WIDTH
R.V. PAD:
 45'X22' FOR ALL LOTS
PARKING SPACES:
 28'X15' FOR ALL SPACES

INDIVIDUAL LOT INFORMATION

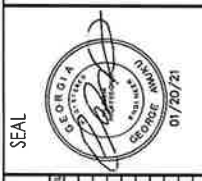
LOT	AREA	FRONT WIDTH	DEPTH	LOT AREA	FRONT WIDTH	DEPTH
1	5,097 S.F.	60.9'	100.0'	5,092 S.F.	42.7'	181.3'
2	5,183 S.F.	82.1'	113.7'	5,680 S.F.	43.0'	173.5'
3	5,261 S.F.	53.5'	113.7'	5,088 S.F.	44.1'	169.5'
4	5,097 S.F.	42.7'	113.7'	5,002 S.F.	38.3'	167.1'
5	5,018 S.F.	50.7'	113.7'	5,190 S.F.	56.8'	106.7'
6	5,018 S.F.	50.3'	113.7'	5,024 S.F.	50.0'	115.7'
7	5,033 S.F.	50.2'	113.7'	5,145 S.F.	50.0'	117.6'
8	5,033 S.F.	47.2'	113.7'	5,814 S.F.	110.4'	104.8'
9	5,022 S.F.	26.6'	133.4'	5,510 S.F.	48.3'	115.6'
10	5,279 S.F.	41.7'	141.2'	5,002 S.F.	58.0'	115.6'
11	5,165 S.F.	64.7'	154.8'	5,174 S.F.	58.0'	115.6'
12	5,371 S.F.	55.3'	179.0'	5,017 S.F.	50.0'	115.6'
13	5,792 S.F.	37.7'	183.8'	5,091 S.F.	50.0'	108.8'
14	5,999 S.F.	38.7'	180.1'			
16	5,190 S.F.	26.8'	190.2'			



REVISIONS

No.	Date	Description
1	01/20/21	ISSUE FOR PERMITTING

HIDEOUT R.V. RESORT
3814 BOLDING ROAD
FLOWERY BRANCH, GA 30542
HALL COUNTY, GEORGIA
 PARCEL # 15036B000035



OWNER:
 JAMES P. WILLIAMS & JOYCE A. WILLIAMS
 6662 BIRCHWOOD HWY. SUITE 205
 NORCROSS, GA 30071
 PH: 404-887-4745
 EMAIL: ELMINA@ELMINA.COM

ARCHITECT:
 EL MINA, INC.
 6662 BIRCHWOOD HWY. SUITE 205
 NORCROSS, GA 30071
 PH: 404-887-4745
 EMAIL: ELMINA@ELMINA.COM

ENGINEER:
 EL MINA, INC.
 6662 BIRCHWOOD HWY. SUITE 205
 NORCROSS, GA 30071
 PH: 404-887-4745
 EMAIL: ELMINA@ELMINA.COM

STORMWATER MANAGEMENT TO BE PROVIDED ON SITE.

eFiled and eRecorded
DATE: 10/04/2022
TIME: 1:59 PM
PLAT BOOK: 882
PAGE: 382 - 382
FILING FEES: \$10.00
PART ID: 1847145616
RECORDED BY: JP
Charles Baker, C.S.C
Hall County, GA

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SURVEY NOTES

- EQUIPMENT USED: TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
- THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
- AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HALL COUNTY, GEORGIA COMMUNITY PANEL NUMBER 11178C01002, THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

CURRENT ZONING

ZONED: AR-III (AGRICULTURAL-RESIDENTIAL-III DISTRICT) (HALL COUNTY)

MIN. YARD ADJACENT TO PUBLIC STREET

FRONT YARD: 40 FEET

SIDE YARD: 15 FEET

REAR YARD: 25 FEET

Creek Line Table			Creek Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N47° 32' 46"W	4.16	L16	N27° 48' 17"E	17.19
L2	N00° 19' 04"E	38.75	L17	N07° 18' 17"E	6.76
L3	N16° 38' 17"W	5.89	L18	N57° 12' 22"W	5.99
L4	N63° 26' 13"W	28.65	L19	N68° 29' 42"W	38.30
L5	N19° 32' 42"W	32.15	L20	N36° 30' 41"W	32.39
L6	S69° 06' 29"W	34.67	L21	N24° 18' 48"W	28.91
L7	N35° 04' 32"W	32.94	L22	N50° 39' 04"E	17.90
L8	N15° 42' 05"W	23.88	L23	N15° 08' 28"E	15.16
L9	N56° 00' 01"W	24.76	L24	N52° 07' 24"W	22.10
L10	N66° 33' 04"W	15.27	L25	N70° 02' 26"W	31.72
L11	N20° 58' 26"E	24.05	L26	S53° 26' 35"W	19.76
L12	N36° 07' 07"W	24.56	L27	N76° 33' 29"W	32.33
L13	S62° 59' 28"W	22.14	L28	N38° 59' 55"W	21.31
L14	N71° 27' 13"W	41.89	L29	N84° 16' 54"W	37.08
L15	N27° 24' 21"W	16.77	L30	N31° 02' 55"W	17.18

AS-BUILT BOUNDARY SURVEY PREPARED FOR:
YEON HO JUNG
 MORGAN DISTRICT, GMD 385, HALL COUNTY, GEORGIA

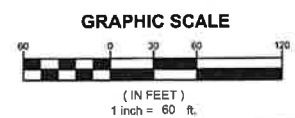
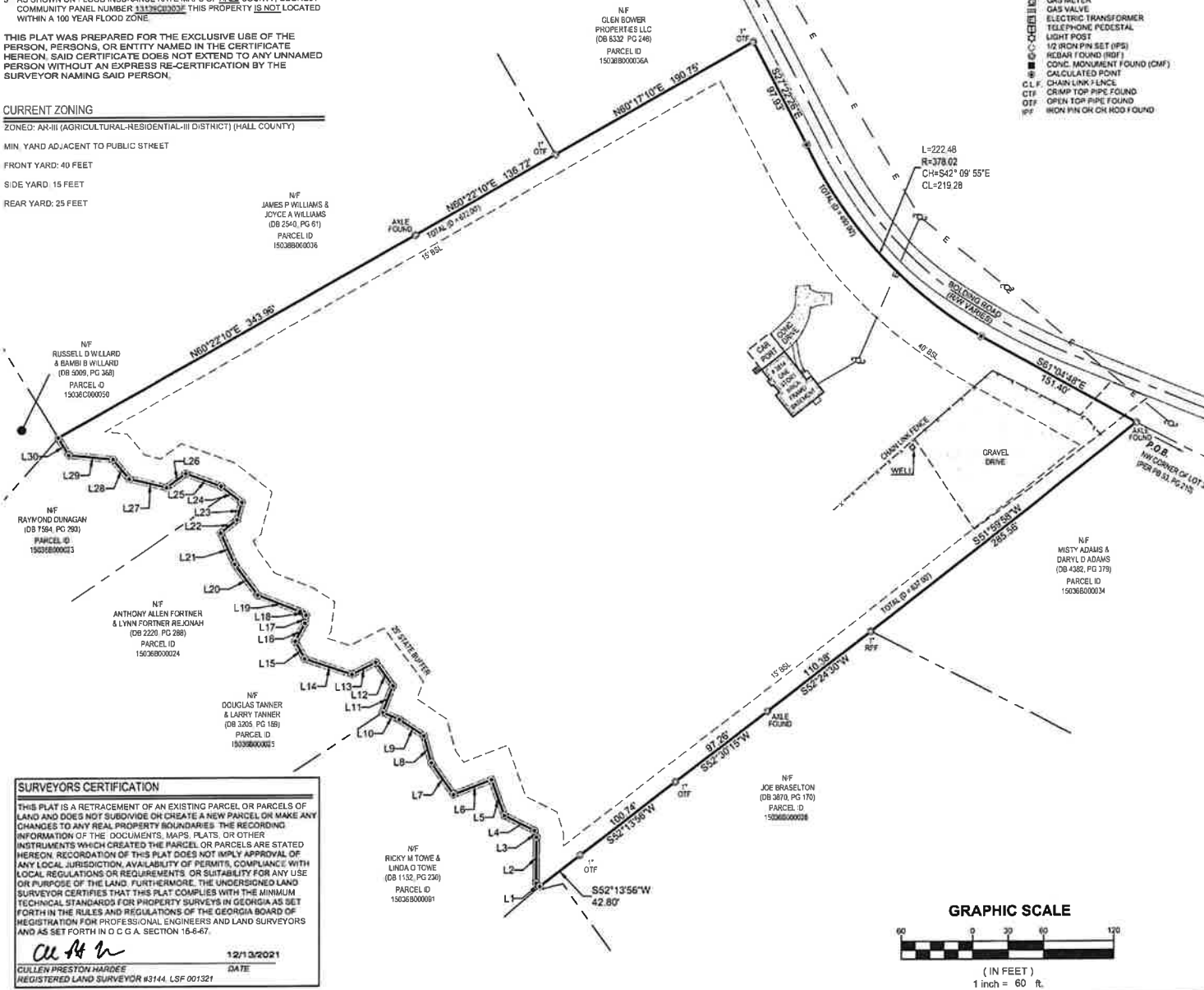
AREA
 295,000 sq.ft.
 6.77 acres



VICINITY MAP
 N.T.S.

LEGEND

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JUNCTION BOX
- SANITARY SCHERMANHOLE
- DROP INLET
- KW MONUMENT
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- HEADWALL
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- LIGHT POST
- 1/2 IRON PIN SET (IPS)
- REDAR FOUND (RF)
- CONC. MONUMENT FOUND (CMF)
- CALCULATED POINT
- C.L.F. CHAIN LINK FENCE
- CTF CRAMP TOP PIPE FOUND
- OTF ORFIN TOP PIPE FOUND
- IPF IRON PIN OR CR. HOD FOUND



SURVEYORS CERTIFICATION
 THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 16-6-67.

Cullen Preston Hardee
 CULLEN PRESTON HARDEE
 REGISTERED LAND SURVEYOR #3144, LSF 001321
 DATE: 12/13/2021

UNITED LAND SURVEYING, L.L.C. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM UNITED LAND SURVEYING, L.L.C. IS EXPRESSLY PROHIBITED.

JOB NUMBER:
 21-972

PLAT DATE: 12/16/2021
FIELD DATE: 11/18/2021
SCALE: 1"=80'
DRAWN BY: J.A.M.
REVIEWED BY: C.P.H.

REVISIONS

1	
2	
3	
4	

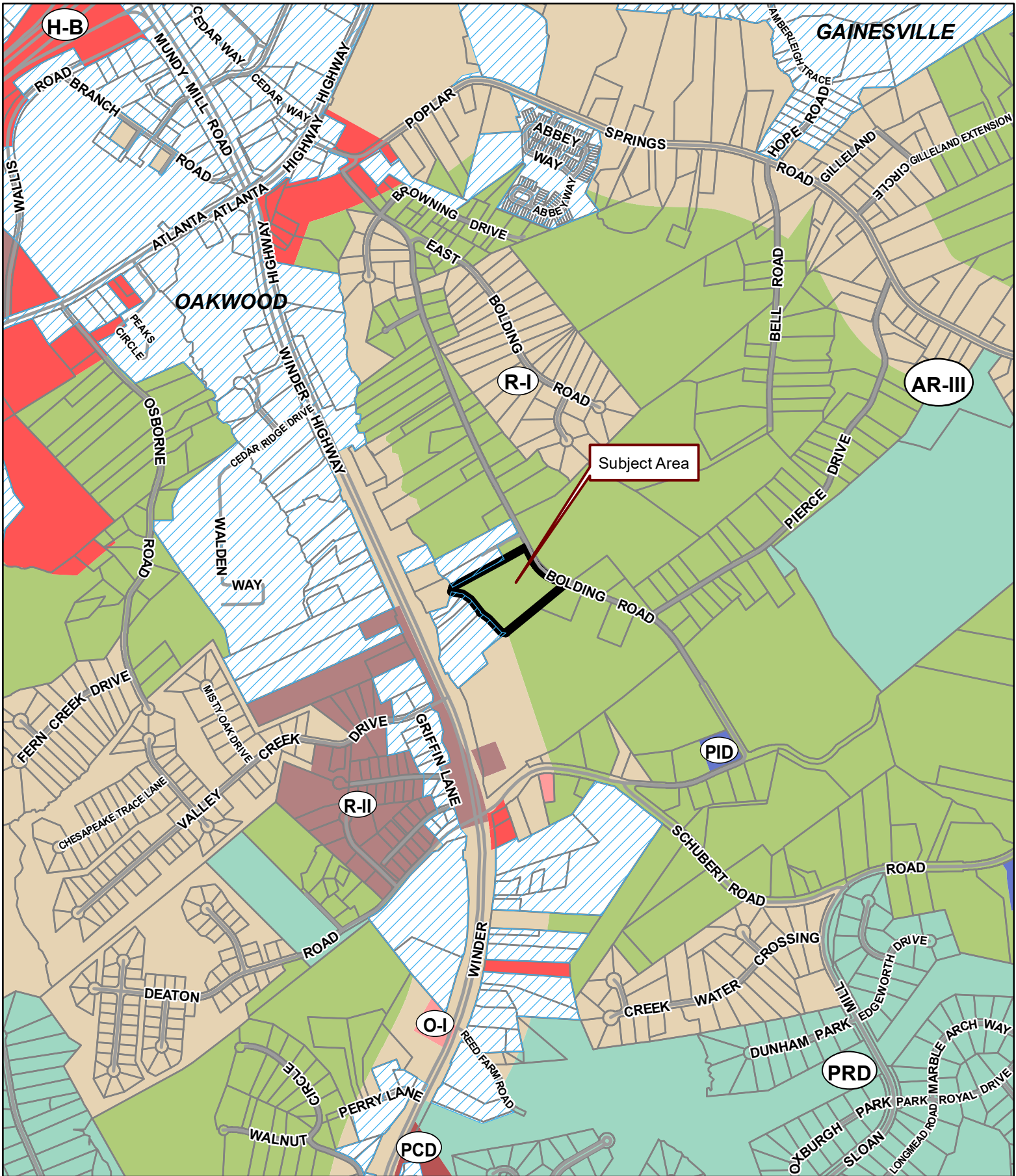
LEGAL REFERENCE:
DEED BOOK: 8714 **PAGE:** 416
PLAT BOOK: — **PAGE:** —

SHEET 1 OF 1

AS-BUILT BOUNDARY SURVEY
YEON HO JUNG
 MORGAN DISTRICT, GMD 385
 HALL COUNTY
 GEORGIA

1228 CONCORD ROAD NE SUITE 103
 ATLANTA, GEORGIA 30349
 Ph: (404) 241-5331
 VISIT US ON OUR WEBSITE!
 www.united-llc.com

UNITED LAND SURVEYING
 COA NO. LSF 001321



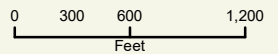
Applicant: YEON H. JUNG & SOYEON KIM

Tax Parcel #: 15036B000035

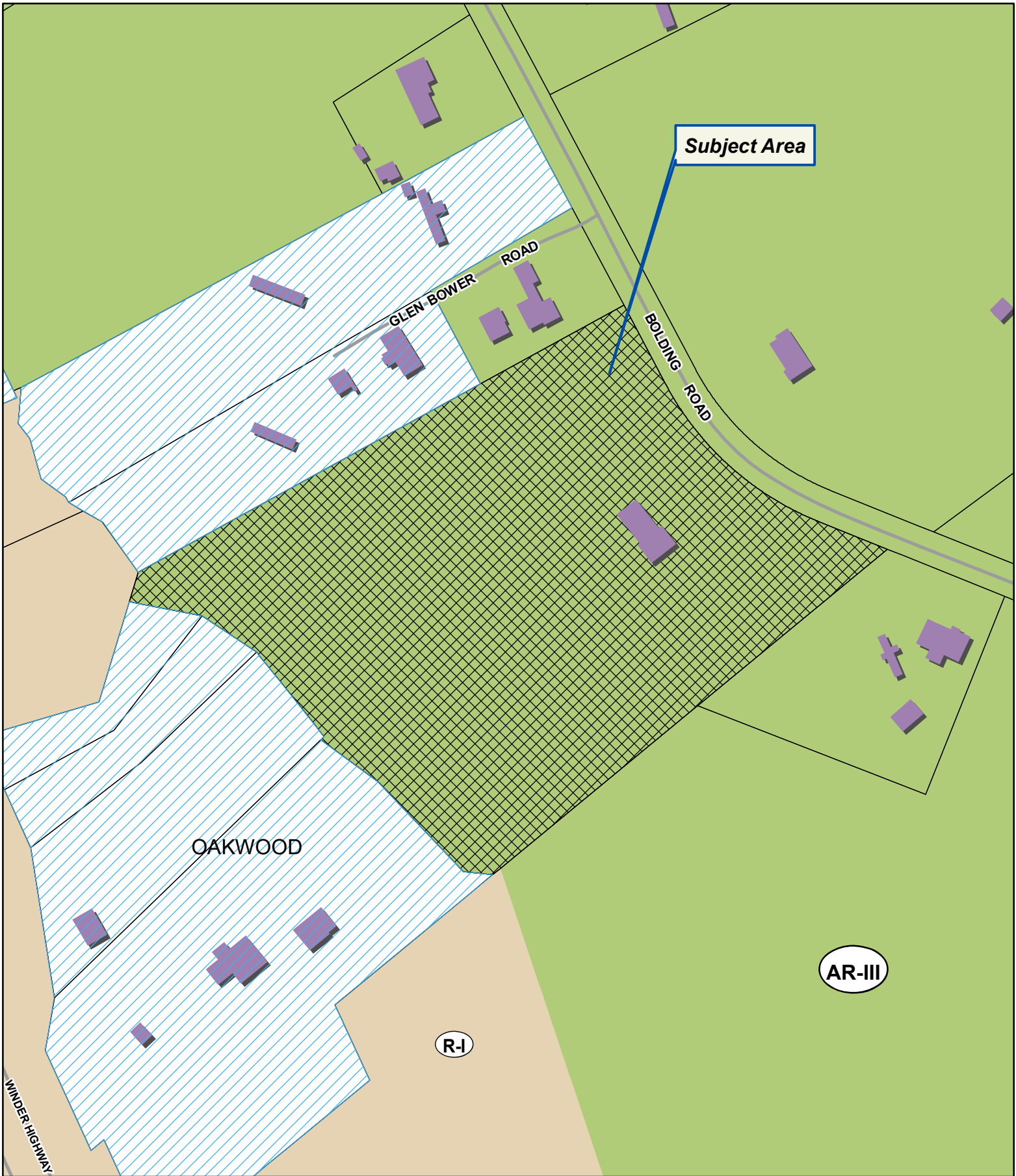
Location: 3814 BOLDING ROAD, FLOWERY BRANCH, GA 30542

Commission District 1

PC Mtg. Date: 01/03/2023



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



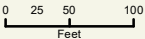
Applicant: YEON H. JUNG & SOYEON KIM

Tax Parcel #: 15036B000035

Location: 3814 BOLDING ROAD, FLOWERY BRANCH, GA 30542

Commission District 1

PC Mtg. Date: 01/03/2023



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





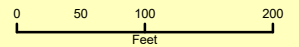
Applicant: YEON H. JUNG & SOYEON KIM




Tax Parcel #: 15036B000035

Location: 3814 BOLDING ROAD, FLOWERY BRANCH, GA 30542

Commission District 1

PC Mtg. Date: 01/03/2023



-  Zoning Boundary
-  City Limits
-  Subject Area



Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, December 13, 2022 4:01 PM
To: Anael Dominguez (Planning); Randi Doveton (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 1.3.23

Please find Environmental Health comments below:

Item 1, 5385 Winder Hwy, Dell Group: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 2, 6725 Bass Circle, Argento: Environmental Health contacted the applicant on 12.12.22 concerning requirements to move forward with development of the property.

Item 3, 5645 Burke Lane, Claxton: Must meet all Environmental Health residential septic system permitting requirements.

Item 4, 3055 Tumbling Creek, Rochester: No comment. Public sewer.

Item 5, 3814 Bolding Road, Jung/Kim: Must meet all Environmental Health commercial septic system permitting requirements if able to be permitted by Environmental Health. Wastewater treatment and disposal may be required to be permitted through EPD. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan. 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, 6047/6051/6057/6069 Lula Rd, 4927/5051 Cagle Rd, Solidum Holdings: Public sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Items 7 and 8, 3435 Springdale Forrest Blvd, SrisadanOne: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Emily

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Monday, December 19, 2022 7:06 PM
To: Anael Dominguez (Planning); Peevy, Jonathan
Cc: Randi Doveton (Planning); David Webb (Planning); Rebecca Keefer
Subject: RE: Tentative Planning Agenda for January 3, 2023

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.

Thanks for following up Anael, I dropped the ball on this one. Item #6 (Solidum Holdings) will require GDOT coordination.

6. [6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone | from Agricultural- Residential-IV \(AR-IV\) & Suburban-Shopping \(S-S\) to Planned Industrial Development \(PID\) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | Proposed use: commercial & industrial mixed uses | ** Commission District 3 | Solidum Holdings, LLC, applicant.](#)

With deepest apologies for my tardiness,

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: Friday, December 16, 2022 9:52 AM
To: Peevy, Jonathan <jpeevy@dot.ga.gov>; Niebauer, Parker J <PNiebauer@dot.ga.gov>
Cc: Randi Doveton (Planning) <rdoveton@hallcounty.org>; David Webb (Planning) <dwebb@hallcounty.org>; Rebecca Keefer <rkeef@cplteam.com>
Subject: FW: Tentative Planning Agenda for January 3, 2023

Good morning,
I just wanted to check in and make sure you didn't have any comments for the 1-3-2023 tentative agenda below. Comments were due yesterday.

Thank you,
Ana Dominguez
Planning Commission Clerk
Hall County Government
2875 Browns Bridge Road, Gainesville, GA 30504



From: Anael Dominguez (Planning)
Sent: Thursday, December 8, 2022 10:41 AM
Subject: Tentative Planning Agenda for January 3, 2023

Good morning –

Here is the Tentative Agenda and Maps for the **Tuesday, January 3, 2023** 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, December 15th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – December 19, 2022

OLD BUSINESS

1. [5385 Winder Highway | Amend Conditions](#) | of a Planned Commercial Development (PCD) on a 21.20± acre tract located on the north side of Winder Highway at its intersection with Benefield Road | Zoned PCD; Tax Parcel 15028B000015 | **Proposed use: car condos, storage, commercial uses, and retail** | ** Commission District 1 | [The Dell Group, LLC, applicant.](#)

NEW BUSINESS

2. [6725 Bass Circle | Variance](#) | for a setback variance at the southern property line from 15 feet to 4 feet on a .15± acre tract located at the terminus of Bass Circle | Zoned R-I; Tax Parcel 07353 004003 | **Proposed use: single-family home** | * Commission District 2 | [Douglas Argento, applicant.](#)
3. [5645 Burke Lane | Variance](#) | for a left side yard setback variance from 10 feet to 5 feet on a .31± acre tract located at the terminus of Burke Lane | Zoned V-C; Tax Parcel 10012 000019 | **Proposed use: single-family home** | * Commission District 2 | [Anthony R. Claxton, applicant.](#)
4. [3055 Tumbling Creek Road | Amend conditions](#) | of a Planned Residential Development (PRD) on a 5.1± acre tract located on the west side of Tumbling Creek Road at approximately 30 feet from its intersection with Campus Pointe Circle | Zoned PRD; Tax Parcel 08026 000005 (pt.) | **Proposed use: 38-unit residential rental community** | ** Commission District 2 | [Rochester/DCCM, applicant.](#)
5. [3814 Bolding Road | Rezone](#) | from Agricultural-Residential-III (AR-III) to Mobile Home Park (MHP) on a 6.72± acre tract located on the west side of Bolding Road approximately 111 feet from its intersection with Glen Bower

Road | Zoned AR-III; Tax Parcel 15036B000035 | Proposed use: travel trailer park | ** Commission District 1 | Yeon H. Jung & Soyeon Kim, applicants.

6. 6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone | from Agricultural- Residential-IV (AR-IV) & Suburban-Shopping (S-S) to Planned Industrial Development (PID) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 - 000006, 000006A, 000017, 000020 | Proposed use: commercial & industrial mixed uses | ** Commission District 3 | Solidum Holdings, LLC, applicant.
7. 3435 Springdale Forrest Boulevard | Rezone | from Agricultural-Residential-III (AR-III) & Residential-I (R-I) to Residential-I (R-I) on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.
8. 3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval | on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.

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

The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, February 9, 2022** at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, February 9, 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.

Thank you,
Ana Dominguez
Planning Commission Clerk
Hall County Government
2875 Browns Bridge Road, Gainesville, GA 30504
www.hallcounty.org | 770-531-6810



Georgia is a state of natural beauty. And it's a state that spends millions each year cleaning up litter that not only mars that beauty, but also affects road safety, the environment and the economy. Do your part – don't litter. How can you play an active role in protecting the splendor of the Peach State? Find out at <http://keepgaclean.com/>.



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

MEMORANDUM

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

To: Randi Doveton, Director of Planning and Development
From: Srikanth Yamala, Director of Public Works and Utilities
Date: December 14, 2022
Subject: January 3, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 3, 2023 meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. [5385 Winder Highway | Amend Conditions | of a Planned Commercial Development \(PCD\) on a 21.20± acre tract located on the north side of Winder Highway at its intersection with Benefield Road | Zoned PCD; Tax Parcel 15028B000015 | Proposed use: car condos, storage, commercial uses, and retail | ** Commission District 1 | The Dell Group, LLC, applicant.](#)
 - 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 buffers and impervious setback from wretched vegetation not centerline of stream.
 - b) **Traffic:** No comments.
 - c) **Utilities:** No sewer in the area of project; septic proposed requires Health Department Approval.

NEW BUSINESS

2. [6725 Bass Circle | Variance | for a setback variance at the southern property line from 15 feet to 4 feet on a .15± acre tract located at the terminus of Bass Circle | Zoned R-1; Tax Parcel 07353 004003 | Proposed use: single-family home | * Commission District 2 | Douglas Argento, applicant.](#)
 - a) **Engineering:** No Comment
 - b) **Traffic:** No Comment
 - c) **Utilities:** No Comment
3. [5645 Burke Lane | Variance | for a left side yard setback variance from 10 feet to 5 feet on a .31± acre tract located at the terminus of Burke Lane | Zoned V-C; Tax Parcel 10012 000019 | Proposed use: single-family home | * Commission District 2 | Anthony R. Claxton, applicant.](#)
 - a) **Engineering:** No Comment
 - b) **Traffic:** No Comment



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

c) **Utilities:** No Comment

4. [3055 Tumbling Creek Road | Amend conditions | of a Planned Residential Development \(PRD\) on a 5.1± acre tract located on the west side of Tumbling Creek Road at approximately 30 feet from its intersection with Campus Pointe Circle | Zoned PRD; Tax Parcel 08026 000005 \(pt.\) | Proposed use: 38-unit residential rental community | ** Commission District 2 | Rochester/DCCM, applicant.](#)

- a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.
Show buffer and impervious setback from wretched vegetation, not centerline of creek.
Buffer change requested does not include stream buffers
Show 75' impervious setback or request a variance.
- b) **Traffic:** No comment.
- c) **Utilities:** City of Gainesville Sewer District.

5. [3814 Bolding Road | Rezone | from Agricultural-Residential-III \(AR-III\) to Mobile Home Park \(MHP\) on a 6.72± acre tract located on the west side of Bolding Road approximately 111 feet from its intersection with Glen Bower Road | Zoned AR-III; Tax Parcel 15036B000035 | Proposed use: travel trailer park | ** Commission District 1 | Yeon H. Jung & Soyeon Kim, applicants.](#)

- a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.
Show buffer and impervious setback from wretched vegetation, not centerline of creek.
Refer to Planning's comments regarding lot lines and subdivision of property.
- b) **Traffic:** Driveway to meet Hall County Standards.
- c) **Utilities:** City of Oakwood Sewer District

6. [6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone | from Agricultural- Residential-IV \(AR-IV\) & Suburban-Shopping \(S-S\) to Planned Industrial Development \(PID\) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | Proposed use: commercial & industrial mixed uses | ** Commission District 3 | Solidum Holdings, LLC, applicant.](#)

- a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

Show buffer and impervious setback from wooded vegetation, not centerline of creek.

North Oconee Watershed District

- b) **Traffic:** Driveway access of Cornelia Highway and Lula Road will need to be permitted through GDOT. Since Cagle Road is not adequate for commercial / industrial traffic, access should be from Cornelia Highway (SR354) and Lula Road (SR52) only. Access via Cagle Road should be restricted or, if considered, the roadway should be improved to County commercial / industrial standards.
- c) **Utilities:** Hall County Sewer District

7. [3435 Springdale Forrest Boulevard | Rezone | from Agricultural-Residential-III \(AR-III\) & Residential-I \(R-I\) to Residential-I \(R-I\) on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.](#)

- a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.

Show buffer and impervious setback from wooded vegetation, not centerline of creek.

Show flood Hall County studied and FEMA.

- b) **Traffic:** Roadways to meet Hall County standards.
- c) **Utilities:** Hall County Sewer District, no gravity sewer available. Proposed septic systems will require Health Department approval.

8. [3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval | on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.](#)

- a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.

Show buffer and impervious setback from wooded vegetation, not centerline of creek.

Show flood Hall County studied and FEMA.

- b) **Traffic:** Roadways to meet Hall County Standards.
- c) **Utilities:** Proposed septic systems will require Environmental Health approval.
No Hall County Sanitary Sewer in area.

Anael Dominguez (Planning)

From: John Hornick (Fire Services)
Sent: Thursday, December 15, 2022 10:08 AM
To: Randi Doveton (Planning)
Cc: Anael Dominguez (Planning)
Subject: Fire Comments

Agenda and Maps for the **Tuesday, January 3, 2023** Hall County Planning Commission Meeting.

[3814 Bolding Road | Rezone](#) | from Agricultural-Residential-III (AR-III) to Mobile Home Park (MHP) on a 6.72± acre tract located on the west side of Bolding Road approximately 111 feet from its intersection with Glen Bower Road | Zoned AR-III; Tax Parcel 15036B000035 | **Proposed use: travel trailer park** | ** Commission District 1 | **Yeon H. Jung & Soyeon Kim, applicants.**

- 1) IFC Section 507.5.1 where a building(s) is constructed and is more than 400' from a fire hydrant on an approved fire access route fire hydrant(s) shall be installed. Fire hydrant(s) may have to be installed inside the development to meet fire code requirements.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org



Print

Planning Commission Comments - January 3, 2023 - Submission #66448

Date Submitted: 12/31/2022

Comments completed in the form below will be submitted into the record for the January 3, 2023 meeting of the Hall County Planning Commission.

First Name*

Brent

Last Name*

Hatcher

Address1*

3811 Bolding Road

Address2

City*

Flowery Branch

State*

GA

Zip*

30542

Zoning Item for Comment*

5. 3814 Bolding Road

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*

Comments in Opposition to the Request to Rezone are set forth in the attached letter.

Please write your comments in the box above.

File Upload

Revised Rezoning Opposition Letter.docx
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?

bhatcher@sgwmfirm.com

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.



SMITH GILLIAM WILLIAMS & MILES

Website: sgwmfirm.com

Phone: 770.536.3381

Fax: 770.531.1481

Mailing Address: P.O. Box 1098
Gainesville, GA 30503

December 31, 2022

VIA ELECTRONIC MAIL

Hall County Planning and Development Department
Hall County Planning Commission
2875 Browns Bridge Road
Gainesville, Georgia 30504

Re: *Opposition to Application to Rezone 3814 Bolding Road from Agricultural-Residential (AR-III) to Mobile Home Park (MHP)*

Dear Planning Department:

My name is Brent Hatcher and I am a resident of Hall County and a partner in the law firm of Smith, Gilliam, Williams & Miles, P.A. in Gainesville. My permanent residence is located at 3811 Bolding Road, Flowery Branch, Georgia 30542, which is located immediately across from the parcel that is the subject of this opposition—3814 Bolding Road (Tax Parcel 15036B000035) (the “Parcel”). My wife (Dr. Sally Evans Hatcher, a Gainesville dentist) and I completed construction of our house in April 2019. Our residence sits on approximately 18.6 acres (Parcel ID 15036A00015), and we purchased the property in reliance on the surrounding zoning being classified as AR-III, A-1 or R-1. We have five children, and it is important that the surrounding properties be relegated to residential and/or agricultural zoning. The owners of the Parcel—Yeon H. Jung and Soyeon Kim (the “Applicants”)—seek to rezone the Parcel from AR-III to MHP. The purpose of this letter is to oppose that Application and request that the Planning Department deny Applicants’ request to rezone the Parcel to MHP.

Current Zoning for Parcel and its Current Use

The Parcel is currently zoned AR-III. There is a single-family residence located on the Parcel, yet that residence has not been occupied since at least 2019. For several months, Applicants have been using the Parcel to store certain travel trailers (pictures will be presented at the scheduled January 3, 2023 hearing). In view of these facts, it appears as though Applicants purchased the Parcel for the purpose of storing travel trailers, or for some other commercial purpose not permitted under the current zoning classification (AR-III).

Applicants’ Request to Rezone Should Be Denied

As referenced above, Applicants seek to rezone the Parcel to MHP, with a proposed use of “travel trailer park.” For several reasons, the Department should deny the Application.

First, a rezoning to MHP would invite multiple permitted uses that are not congruent with the zoning classifications of the surrounding properties. Such permitted uses would include, without limitation, the following: manufactured home parks (with Department site plan approval); and Class A and Class B manufactured homes and industrialized dwelling units on individual lots of five acres or more with 50 feet of

Street Address:

Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

road frontage. The potential for multiple industrialized dwellings is clearly *not* in keeping with the zoning classifications of the surrounding parcels. As stated clearly in the Commission's Staff Report ("Staff Report"): "Based on future land-use plan, staff finds the requested zoning designation inconsistent with the Residential future land use classification as described in the Hall County Comprehensive Plan." See Staff Report at p. 2 (emphasis in original).

Second, the Staff Report provides, in pertinent part, that if the Application is approved "a subsequent application will need to be submitted for consideration by the Planning Commission for approval of the travel trailer park." See *id.* Accordingly, Applicants' plan to open a commercial travel trailer park must satisfy a second level of County scrutiny and approval. If the subsequent application is denied, then the property *would remain zoned as MHP* and thus be subject to multiple permitted uses that are not in line with the residential zoning surrounding the Parcel. Furthermore, even if that subsequent application is approved, should the travel trailer park prove commercially unprofitable, it could cease operations thus *leaving the Parcel zoned as MHP* without the operation or upkeep promised by Applicants in their proposed site plan. As such, given the surrounding residential properties, the Parcel is not suited for the operation of a commercial enterprise that could very well not succeed on a long-term basis.

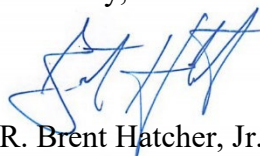
Third, according to the site plan contained in the Staff Report, the only access to the proposed travel trailer park is along Bolding Road. This sole means of access could cause additional traffic along Bolding Road, a street that is surrounded by residential properties. The surrounding parcels have single family dwellings (the overwhelming majority of which are occupied), and children are routinely observed playing and waiting for school buses along Bolding Road. Any commercial use of the Parcel for purposes of leasing and/or parking such travel trailers, is simply not aligned with the uses by owners of surrounding properties. Any such use by Applicants would only serve to increase traffic and potentially diminish the property values of residential lots along Bolding Road.

In sum, as is evident by a review of the pertinent zoning map of the Parcel and the surrounding properties, and as is stated in the Staff Report, the Parcel is not in keeping with the residential nature of the area surrounding Bolding Road, and would create an "isolated district that is unrelated to the surrounding districts." See Staff Report at p. 4. The Parcel, therefore, is not a proper location to build and operate a travel trailer park. The Application should be denied.

Thank you for your attention to this matter.

With cordial regards, I remain

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Brent Hatcher, Jr.", with a stylized flourish at the end.

R. Brent Hatcher, Jr.

c: Dr. Sally Evans Hatcher
M. Tyler Smith, Esq.

Street Address:

Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

12/31/2022

To: Hall County Planning Commission

From: Janet L. Allison
4014 Bolding Road
Flowery Branch, GA 30542

Re: OPPOSITION to Rezoning Application, Agenda Item #5 (Bolding Road) for 1/3/2023 meeting

Here I am again opposing yet another request for a commercial business on Bolding Road in southern Hall County.

I have some of the same concerns that I had in 2019 (grading company), but now I have solid proof those concerns were not only valid, but ignored.

1. **Bolding is not built to accommodate such traffic.** It is narrow and, in this case, RVs will have to maneuver TWO curves (one 90 degrees) in order to get from the proposed campground to Hwy 53. I assume, like before, they will not be allowed to use the portion of Bolding exiting the property to South Hall Middle (Academies of Discovery); therefore, they would travel both curves AND past my property at the 3-way stop.
2. **There are several school bus stops between.**
3. **There is also a grading company (that you allowed – big mistake) between the campground and Hwy 53.**
 - **Will campers be allowed to access Schubert and Sloan Mill roads?** Grading company is not supposed to with the large trucks and heavy equipment, but they do – over, and over, and over. I see it with my own eyes – and it's recorded by my security system.
4. **Will the applicant be allowed to expand again?** There is already a small gravel lot there. I mistakenly thought it was just for parking campers/RVs, but when I have taken that route to the Blackshear Place Trash Compactor several times, there seems to be folks camping there already! How did that happen?
 - The grading company has expanded and continues to park equipment for days and weeks on end on the residential portion. Instead of one tractor trailer cab, he now has about three parking on the rezoned portion. The lot is an eyesore. He spent weeks grading again behind the old garage and storage building at the residence, too. Don't see a permit. I do see there is a dirt road between the back of the residential portion leading to the back of the rezoned portion. Hmmmm.....
5. **Will the applicant have to meet any/all conditions of rezoning, or will he be allowed to do what he wants (with only a few hand slaps) as the grading company has?**
 - A number of the conditions placed on the grading company have still not been met – 3+ years later. Look it up and then ride by, if you don't believe me.

6. This is NOT a commercial area. It is NOT a State highway.

- I've almost been hit backing out of my driveway and at the three-way stop by speeding traffic who also ran the stop signs. The grading company runs the stop sign, too.
- I've almost been hit standing beside, not in the road, my mailbox getting my mail.
- It is a heavily used pathway by residents of Stoney Creek, Sloan Mill Road, and Royal Lakes.
- There are golf carts, ATVs, and UTVs, operated on Bolding, Schubert, and Sloan Mill illegally – and by repeat offenders, including parents and grandparents with small children aboard – sometimes sitting between their legs!
- In one hour (7:05 a.m. – 8:05 a.m.), 164 cars/pickups/SUVs came to the 3-way stop in September, 2019 – 3+ years ago. I'm sure there are more now. That did not include school buses, large trucks hauling heavy equipment, etc. It didn't include the box trucks the landscape company runs in/out of Lanier Nursery – the same landscaping company that has been allowed to park their vehicles there overnight, weekends, holidays. I thought it was approved for Lanier Nursery and Gardens, not another business, too.
- Sure, it appears (and was anticipated) that Hwy 53 is fast becoming heavily commercial, but not the interior roads that are residential and agricultural. *Apparently, many would agree it's a good place to build since approximately 10 new homes have been built/are being built less than a mile from my property – including Mr. Trey Bell's new home.*

7. Will the County repair any/all potholes and shoulders torn up by folks who run off the road onto individual properties?

- I've had to repair the shoulder in front of my house numerous times in the past 3 years. Regular vehicles, pickups, big trucks, heavy equipment, etc., have torn up the shoulder from my driveway to the stop sign. But, it really was minor ... until the grading company showed up. People have a hard time maneuvering their vehicles around these dump trucks, tractor-trailers, and heavy equipment. We already have some large traffic from the small gravel lot already on this guy's property (housing a few travel trailers, RVs).
- Your road maintenance crew said all they could do was tamp it down. They did that once. Every other time – I've had to handle. Will be more than happy to provide pictures of the mess.
- I now have reflectors out there (an eyesore) – and they get knocked down/destroyed and I have to replace those constantly. I don't want them there, but feel I have no other choice.
- Torn up shoulders weren't an issue until big trucks/heavy equipment arrived. And, this traffic is much bigger and more frequent than the old marble company or the old hatchery ever ran. I know – I grew up here. There have been more and more crumbling asphalt and potholes since this heavy equipment arrived. Large campers and RVs will only worsen the situation.

8. Locating a campground here makes no sense.

- When I'm healthy, I am an avid hiker and camper. I have been toying with the idea of getting a small camper van or tow behind. This location doesn't interest me at all for a vacation.
- It will increase traffic even more than we already have to endure.
- The small lot that was approved on the front left of that property makes no sense, either. Unfortunately, I didn't know about that before it happened to express my opposition.

9. **Crime has already ramped up since commercial came here.**

- The nursery has been broken into at least once.
- My truck was entered in May, 2020, and my storage building was entered in August, 2022.
- I know folks have been on my property in the wee hours of the morning several other times – there has been other evidence.
- The grading company has been hit at least twice.
- Another neighbor has been hit at least twice.
- There have been multiple incidences needing HCSO and/or EMS in the past 3-4 years.

10. **Will those of us who oppose and/or report violations be harassed like I have been since I opposed the grading company and/or refused to sell my property to those pushing to get it?**

- I won't name the parties (I'm certain you all know them), but I'm on the verge of filing a report with HCSO if it doesn't stop.

When an inch gets taken, soon they are wanting a mile. Where will it end? Every square inch of southern Hall is being overrun by commercial or large, unaffordable (for the masses) subdivisions. Unaffordable apartments.

It appears businesses trump individual property owners every single time, but some have moved away from southern Hall for this reason – out of control growth.

Also, what is the Comprehensive Plan (with citizen input) even worth these days if there is going to be an exception made for every request brought forward?

Sincerely,

Janet L. Allison



3814

ZONING NOTICE

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

APPLICANT: YEON H. JUNG & SOYEON KIM

REQUEST: REZONE FROM AR-III TO MHP FOR TRAVEL TRAILER PARK

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: JAN. 3, 2023

Time: 5:15 PM

AND

COUNTY COMMISSION

Date: FEB. 9, 2023

Time: 6:00 PM

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

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

APPLICANT:

YEON H. JUNG & SOYEON KIM

REQUEST:

REZONE FROM AR-III TO MHP FOR
TRAVEL TRAILER PARK

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: JAN. 3, 2023

Time: 5:15 PM

AND

COUNTY COMMISSION

Date: FEB. 9, 2023

Time: 6:00 PM

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

FOR MORE INFORMATION CALL: (770) 531-6809



AGENDA ITEM

Planning and Development

REPORT TO: Work Session (02/06/23)

REPORT TO: Voting Meeting (02/09/23)

ITEM NO: 33/2023

SUBJECT: **3435 Springdale Forrest Boulevard | Rezone** | from Agricultural-Residential-III (AR-III) & Residential-I (R-I) to Residential-I (R-I) on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | **Proposed use: 29 single-family detached homes** | Commission District 2 | **SrisadanOne LLC, applicant.**

Meetings:

Work Session Date: 02/06/23

Voting Meeting Date: 02/09/23

Executive Summary:

Presenter: RD
Recommendation: Approval.

Purpose of Request: **3435 Springdale Forrest Boulevard | Rezone** | from Agricultural-Residential-III (AR-III) & Residential-I (R-I) to Residential-I (R-I) on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | **Proposed use: 29 single-family detached homes** | Commission District 2 | **SrisadanOne LLC, applicant.**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Budget	Finance
AD	RD	EW	WG
Attorney	Administration	Clerk	
WLI	CR	JR	

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Updated Site Plan
Original Site Plan
Maps
Legal Description
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign Photos



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Randi Doveton

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

From: Randi Doveton, Director

Date: January 10, 2023

Subject: **3435 Springdale Forrest Boulevard | Rezone** | from Agricultural-Residential-III (AR-III) & Residential-I (R-I) to Residential-I (R-I) | Proposed use: 29 single-family detached homes | SrisadanOne LLC, applicant.

The request before you is the application of SrisadanOne, LLC to allow 29 single-family detached homes on 35.71± acre tract. ***It should be noted that a simultaneous conditional use request accompanies this request but has separate reports and memos. Although you may wish to hear both associated items (rezoning and conditional use) at the same time, please deliberate and vote separately on each.*** This item is located within Commission District 2.

At their January 3, 2023 meeting, the Hall County Planning Commission voted to recommend approval of the rezoning request **(4-0, Bell absent)**.

There were no written comments submitted in advance of the Planning Commission meeting and **seven (7) individuals spoke in opposition** during the public hearing.

Since the Planning Commission took action, the applicant submitted a new site plan received 1-3-2023.

Please note that denial of the rezoning request is an automatic denial of the associated conditional use request but this will need to be stated by the chairman after the rezoning vote, should the rezoning be denied.

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant SrisadanOne LLC

Request Use Subject to County Commission Approval

Proposed Use 29 lot single-family detached development

Size 35.71± acres

Zoning Current: Agricultural Residential III (AR-III, [17.110](#))
and Residential I (R-I, [17.60](#)) | Proposed:
Residential I (R-I, [17.60](#))

Location **3435 Springdale Forrest Boulevard** | Tax Parcel
10062 000001A

Commission District Two

Planning Commission Date January 3, 2023

Staff Recommendation **Approval, as the proposed use is consistent with
the [Comprehensive Plan](#) and the Residential
future land use classification.**

Planning Commission Recommendation.....**Approval, with conditions**
Vote: 3-1 (Bell absent& Varner opposed)

Planning Commission Conditions:

1. *The development shall generally occur as depicted on the conceptual site plan dated 11-17-2022 and submitted to the Hall County Planning staff on 1-3-2023, as modified to limit the total lots to 27. Furthermore, described in the revised project narrative modified for compliance with zoning conditions and Hall County regulations. Revisions to the site plan can be approved by the Planning Director during the Development Review/Land Disturbance Permit process provided that the revisions do not:*
 - a. *Increase the number of lots;*
 - b. *Decrease required greenspace, amenity areas, or buffers;*
 - c. *Change the design or materials of the dwellings;*
 - d. *Decrease the minimum building setbacks;*
 - e. *Reduce required landscaping*
2. *Architectural standards: All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited. Architectural elevations shall*

- be submitted and approved by the Planning Director prior to approval of the Preliminary Plat.*
3. *All costs associated with any required right-of-way improvements shall be the Developer's responsibility.*
 4. *All conditions of zoning shall be made part of any plats created for the property.*
 5. *Standard Hall County plat review process shall be followed.*
 6. *Standard Hall County Development Review and Land Disturbance Permit process shall be followed.*
 7. *Development is subject to Hall County Stormwater Management regulations.*
 8. *The Development must meet Hall County Environmental Health requirements for on-site systems. No system or drain field shall be located within the 75FT impervious stream buffer.*
 9. *No variances in Hall County Development standards are granted.*
 10. *Revise the conceptual prior to BOC meeting to show buffer and impervious setback from wrested vegetation, not centerline of creek and to show Hall County studied and FEMA flood plain.*
 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."*

This application has an associated rezoning request on this agenda. The items can be heard simultaneously but require separate motions since they are two distinct applications and agenda items. Should the rezoning request be denied, the conditional use is automatically denied. The following report is written under the assumption that the rezoning request is approved.

Public Forum:

Lee Luplow, 3323 Springdal Forrest Circle, Gainesville, spoke in opposition. Concerns were traffic and safety.

Bobby Cruise, 3516 Springsdale Forrest Boulevard, Gainesville, spoke in opposition. Concerns were traffic, safety, and acreage of homes.

Kimberly Handl, 3427 Springdale Forrest Circle, Gainesville, spoke in opposition. Concerns were traffic, property, topography, and blind spots.

Kenneth Evans, 3550 Springdale Forrest Circle, Gainesville, spoke in opposition. Concerns were developing, traffic, and safety.

Victoria Leming, 3369 Springdale Forrest Circle, Gainesville, spoke in opposition. Concerns were ordinances, narrow road, safety, and traffic.

Robert Campbell, 3419 Springdale Forrest Circle, Gainesville, spoke in opposition. Concerns were safety, sharp and narrow roads, congestion,

Tracy Handl, 3427 Springdale Forrest Circle, Gainesville, spoke in opposition. Concerns were traffic, safety, differing home styles, and buffers.

Summary Analysis

The applicant is requesting use approval for the County Commission for the purpose of developing a 29 lot single family detached subdivision. Within the Residential I (R-I, [17.60](#)) zoning district, subdivisions are uses permitted subject approval of the County Commission ([17.60.040](#)). There is a concurrent request to rezone the property to Residential I (R-I, [17.60](#)) zoning district for the purpose of developing a 29-lot subdivision.

Per [17.20.1210](#), subdivision means the division of a tract or parcel of land into seven or more lots, building sites, or other divisions for the purposes of sale, legacy, a new street, or a change in existing streets, and includes resubdivision. Where appropriate to the context, subdivision also relates to the process of subdividing or to the land or area subdivided. The term shall also include the opening of a new street or road. The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots meet the standards of the county subdivision regulations is not included within this definition.

The following dimensional standards have been proposed for the development:

Residential Standards	
Minimum Lot Area	35,000 square feet
Minimum Lot Frontage	50 feet
Minimum Lot Width	75 feet
Front setback	55 feet from centerline or 30 feet from property line, whichever is greater
Side Setback	10 feet
Side Setback	10 feet
Rear Setback	10 feet
Maximum Building Height (stories)	3
Accessory Building	
Minimum Side Yard	10 feet
Minimum Rear Yard	10 feet
Maximum Building Height	50 feet
Proposed Gross Density	1.25 units per acre
Maximum Floor Area Ratio	0.20
Maximum Impervious Coverage	80
Parking Ratio	2 per dwelling

No variance were submitted as part of this request or identified by staff in a review of the application.

Based on the future land-use plan, staff finds the *requested use request consistent* with the residential future land use classification in [Comprehensive Plan](#). Residential areas are characterized by moderate-density residential development and neighborhoods. Street networks are defined by curvilinear streets and green space is largely provided on individual lot. Future development will continue to be detached, single-family homes at moderate densities.

Zoning Analysis

The proposed use of a 29-lot subdivision is consistent with the residential future land use classification, which are characterized by moderate-density residential development at density of less than 2 units per acre. **The development is subject to the Hall County stream buffer requirements. The current proposal shows the buffers are located within many if the individual lots, and some of the areas designated as “on-site sewage management area” on the conceptual include a portion of the 75FT impervious stream buffer. On-site systems cannot be located within the stream buffers so these lots may require reconfiguration to meet Environmental Health useable soil area requirements.**

When considering a zoning amendment to the zoning maps, the following items must be considered:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; **The proposed use of a 29-lot subdivision is proposed adjacent to other Residential I (R-I, [17.60](#)) to the south and east, and Agricultural Residential III (AR-III, [17.110](#)) to the west and north. The proposed use is suitable in view of the use and development of adjacent and nearby properties; however, the proposed lot configuration may require revisions to accommodate on-site sewage systems and meet the stream buffer requirements.**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The use proposal should not have an adverse effect on the existing use or usability of adjacent or nearby property. The environmental features on the site necessitate buffers that will protect the streams which bisect the property.**
3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The property appears to be undeveloped and wooded. The property has reasonable economic values as currently zoned; allowable uses within the Agricultural Residential III (AR-III, [17.110](#)) and Residential I (R-I, [17.60](#)).**
4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **The proposed development should not result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities. The density of the development is below the maximum density recommendation of 2 units per acre for the residential future land use classification found in the [Comprehensive Plan](#).**
5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **The proposed use of a 29-lot subdivision is consistent with the residential future land use classification, which are characterized by moderate-density residential development at density of less than 2 units per acre.**
6. The extent to which property values are diminished by the existing zoning restrictions; **Staff has not identified that the existing property values have been impacted by the existing zoning.**
7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is currently undeveloped and appears to have been this way for a number of years.**
10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions that affect the use and development of the property.**
11. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed development is adjacent to other Residential I (R-I, [17.60](#)) zoned parcels**
12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundary is illogically drawn.**
13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The requested use approval is not out of scale with the needs of the county as a whole. While development has trended to smaller lot development recently, the proposed development is consistent with the surrounding development pattern.**
14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support a moderate-density single-family residential uses based on the Future Land Use Map.**
15. Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]; **This request could not be handled by a variance request instead; a subdivision is a use subject to County Commission approval within the R-I district ([17.60.040.I](#)).**
16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process and as a result are subject to local, state, and federal regulations. As a result there should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.**
17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning of the property.**

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health

An email dated December 13, 2022 from Emily McGahee states “All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.”

Hall County Fire Marshal

An email dated December 15, 2022 John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant provided the following preliminary comments:

- 1) IFC Section 507, all buildings must be within the 400' hose lay distance requirements from a fire hydrant as the truck travels. Fire hydrant(s) may have to be installed along the fire access route to meet the hose lay distance requirements.

Hall County Public Works and Utilities

In a memo dated December 14, 2022, from Srikanth Yamala, Director of 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 surface and/or disturbed acreage.

Show buffer and impervious setback from wooded vegetation, not centerline of creek.

Show flood Hall County studied and FEMA.

Traffic:

Roadways to meet Hall County Standards

Utilities

Hall County Sewer District, no gravity sewer available.

Proposed septic systems will require Health Department approval.

City of Gainesville Water Resources

In an email dated November 15, 2022, Nick Swafford, Permitting Services Manager, confirmed availability of water service for the property via a 6-inch water main on Springdale Forrest Boulevard.

Georgia Department of Transportation

No comments from GDOT for this item.

➤ Excerpts from the minutes of the January 3, 2023 meeting

Applicant's Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Joshua Scoggins, 202 Tribble Gap Road, Cumming, presented the request. The applicant addressed that the request was for 27 single-family detached homes, 0.76 units per acre. The homes will be served by septic.

Rebuttal

The applicant stated that the 27 homes will be off county roads and are supported by county road standards. The applicant stated that the roads will be brought to county standards but the existing road problems have been there since before the proposal. The reason the lots are bigger than residential standards is because the lot is in a watershed.

Public Forum:

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Planning Commission Comments:

Mr. Braswell wanted clarification of the rear setback. The applicant stated it is 20 feet. Mr. Braswell questioned if there would be a homeowners association in place. The applicant stated that it could be looked into but it might be a requirement. Mr. Hunt questioned if a homeowners association is a county code. Ms. Doveton stated it is because of the watershed.

Motion: A motion to approve, with conditions was made by Mr. Hunt and seconded by Ms. Pilcher. Vote: 3-1 (Bell absent & Varner opposed)

Conditions:

1. *The development shall generally occur as depicted on the conceptual site plan dated 11-17-2022 and submitted to the Hall County Planning staff on 1-3-2023, as modified to limit the total lots to 27. Furthermore, described in the revised project narrative modified for compliance with zoning conditions and Hall County regulations. Revisions to the site plan can be approved by the Planning Director during the Development Review/Land Disturbance Permit process provided that the revisions do not:
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 - c. *Change the design or materials of the dwellings;*
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2. *Architectural standards: All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall*

- incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited. Architectural elevations shall be submitted and approved by the Planning Director prior to approval of the Preliminary Plat.*
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 6. *Standard Hall County Development Review and Land Disturbance Permit process shall be followed.*
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"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."*

RECEIVED

NOV 15 2022



Planning & Zoning Department HALL COUNTY
We have a plan to Hall

PLANNING AND DEVELOPMENT DEPARTMENT
2075 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30501
MAILING ADDRESS: PO BOX 1435 GAINESVILLE, GA 30501
P: 770-531-6809 F: 770-531-2992

ZONING APPLICATION

Applicant (Name & Mailing Address)

SrisadanOne LLC

990 Peachtree Industrial Blvd. Box 2493

Suwanee, GA 30024

Phone 770-781-4100

Email Address eunderwood@mhtlegal.com / tfisher@mhtlegal.com

Proposed Use 29 Dwellings, Single-Family Detached

Property Owner (Name & Mailing Address)

SrisadanOne LLC

990 Peachtree Industrial Blvd. Box 2493

Suwanee, GA 30024

Phone 770-853-0241

Email Address vrkonda25@gmail.com

Contact Person (Name & Mailing Address)

Miles Hansford & Tallant, LLC - J. Ethan Underwood

202 Tribble Gap Road, Suite 200

Cumming, GA 30040

Phone 770-781-4100

Email Address eunderwood@mhtlegal.com / tfisher@mhtlegal.com

Tax Parcel Number 10062 000001A

Location Address 3435 Springdale Forrest Blvd.

Status of Applicant

Owner

Option to Purchase

Area Resident

Other

Acreage 35.6

Requested Action

Existing Zoning: AR-III

Rezone to: R-I

Fee: \$ 750.00 1000.00

Receipt #: 859068

Check #: 4234

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

Sign K V R Reddy

Date: 11/3/2022

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

Application Withdrawal: I hereby withdraw the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____

Taken by: B.W.

Tentative Planning Commission Date: 1/3/2023

Tentative County Commission Date: 2/9/2023

County Commission District: _____

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30606
MAILING ADDRESS: PO BOX 1838, GAINESVILLE, GA 30604
P: 770-531-6800 | F: 770-531-3902



AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) SrisadanOne LLC

Address 990 Peachtree Industrial Blvd. Box 2493
Suwanee GA 30024

Phone Number 770-853-0241

Name of applicant(s) Same as above.

Address _____

Phone Number _____

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

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

Signature of Owner(s)
K V R Konda
Personally appeared before me
Venkatranga Konda

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

[Signature]
Notary Public

11/03/2022
Date



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



CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have** _____ I have not X

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

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

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: J. G. [Signature], Attorney

Date: 11/16/22

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

Miles Hunstford & Tallant, LLC

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30506
MAILING ADDRESS: PO BOX 1425, GAINESVILLE, GA 30503
(770-531-5809 | 770-531-3992)



CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

I have** I have not

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****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: KVR Reddy
Venkatranga Konda

Date: 11/3/2022

Applicant's/Owner's Name (Printed): SrisadanOne LLC

WRITTEN EVALUATION

Applicant:	SrisadanOne LLC
Subject Property:	35.6 Acres Designated as Hall County Tax Parcel(s): 10062 000001A
Current Zoning:	AR-III- Agricultural Residential III District
Proposed Zoning:	R-I- Residential I District
Proposed Use:	29 Dwellings, Single Family Detached
Application:	Rezoning with Conditional Use
ROW Access:	Springdale Forrest Boulevard
Governing Jurisdiction:	Hall County

This statement is intended to comply with application procedures established by the Governing Jurisdiction, and is intended to set forth a preliminary development plan for the Subject Property, to evaluate the proposed development and new zoning classification, conditional use and variances (if any), based upon factors set forth by the Governing Jurisdiction and is otherwise intended as the Written Evaluation for the Subject Property. The Applicant has provided all required information and has submitted the appropriate application fees. The requested Application meets all judicial and statutory requirements for approval.

The Applicant intends to develop the Subject Property for the Proposed Use, as more fully described in the Application, incorporated herein by this reference. Any zoning request, sketch plat, conditional use permit, and variance applications submitted concurrently with the Application are also incorporated herein by this reference. The zoning request, sketch plat, conditional use permit, and variance applications, along with all supplemental plans and documents are collectively referred to as the "Applicant's Proposal."

INTENDED USE

The Applicant requests to rezone the Subject Property to the Proposed Zoning for the Proposed Use with a Conditional Use Permit for a subdivision pursuant to Hall County Zoning Ordinance § 17.60.040 (I). Specifically, the Subject Property will be developed as a **29-unit, Single Family Detached Subdivision**.

COMPREHENSIVE PLAN

The Governing Jurisdiction's Comprehensive Plan and the Future Development Map incorporated therein designates the Subject Property as located within the Residential Character Area. The zoning proposal is in conformity with the policy and intent of the Comprehensive Plan. The Subject Property is located in the Lake Area Residential Character Area, which provides, "Future development will continue to be detached, single-family homes at low densities." The Proposed Use has a proposed density of 0.81 residential units per acre.

The Applicant's proposed density is in compliance with the Comprehensive Plan's recommendation of up to 1.0 dwellings per acre. *See Comp. Plan p. 29.*

IMPACT ANALYSIS.

When exercising the Governing Jurisdiction's zoning powers, consideration shall be given to the following factors associated with the use. The Applicant's Proposed Use satisfies all of these criteria as described below:

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property.**

The Proposed Use is compatible with the surrounding properties and land use, specifically the residential use by surrounding single family homes. The Proposed Use and proposed density are in keeping with the Comprehensive Plan's recommended zoning categories and proposed density of development.

- 2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**

The Proposed Use will not adversely affect the existing use or usability of adjacent or nearby properties because the Proposed Use will allow for a residential use that is compatible with the surrounding residential uses. The value of the surrounding properties will be enhanced by the Subject Property's residences and site design.

- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The shape, size, and topography of the Subject Property necessitate rezoning of the Subject Property, as its steep topography and streams prevent development using the Current Zoning. With the limited buildable area available on the site, the Proposed Use is the only physically practicable or financially viable use for the Subject Property. There is no other physically practicable or financially viable use for the Subject Property than as proposed by the Applicant.

- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service.**

The Proposed Use will not result in a use that will cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities. The projected impact on schools and utilities will be in keeping with projected growth, and any applicable impact fees from the development will fund infrastructure improvements. The number of car trips and need for transportation facilities will be comparable to surrounding uses, and the developer will make improvements to surrounding rights-of-way as required by applicable regulations for project improvements.

See also the Applicant's Public Impact Analysis Below.

5. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area.

The zoning proposal is in conformity with the policy and intent of the Comprehensive Plan. The Subject Property is located in the Lake Area Residential Character Area, which provides, "Future development will continue to be detached, single-family homes at low densities."

In this regard, the development will provide:

- Low-density residential
- Green Space
- Moderate pedestrian connectivity with sidewalks
- Moderate vehicular connectivity with curvilinear streets

6. The extent to which property values are diminished by the existing zoning restrictions.

The Subject Property does not have a reasonable economic use as currently zoned. The AR-III zoning category requires a minimum lot size of 43,560 square feet. Smaller lot sizes are necessary in order to develop a sufficient number of single-family dwellings at a sufficient price-point to make the project economically viable for redevelopment.

7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public.

A refusal by the Governing Jurisdiction to approve the Application, as requested by the Applicant, will impose a disproportionate hardship on the Applicant and owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property except for development as proposed by the Applicant and there is no benefit to the public by requiring that the Current Zoning be maintained.

8. The relative gain to the public as compared to the hardship imposed upon the individual property owner.

A refusal by the Governing Jurisdiction to approve the Application, as requested by the Applicant, will impose a disproportionate hardship on the Applicant and owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property except for development as proposed by the Applicant and there is no benefit to the public by requiring that the Current Zoning be maintained.

9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property.

The Subject Property is currently zoned for agricultural purposes; however, remains undeveloped.

10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The area surrounding the Subject Property is developing as single-family residential homes, making continued agricultural use of the property increasingly difficult. The Proposed Use is in keeping with the Comprehensive Plan and with the changing use of the surrounding area.

11. Whether the change would create an isolated district unrelated to the surrounding districts, such as "spot zoning."

The area surrounding the Subject Property is developing as single-family residential homes, making continued agricultural use of the property increasingly difficult. The Proposed Use is in keeping with the Comprehensive Plan and with the changing use of the surrounding area.

12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.

The present zoning district boundaries are illogically drawn in relation to existing conditions in the area surrounding the Subject Property. The area surrounding the Subject Property is developing as single-family residential homes, making continued agricultural use of the property more difficult. The Proposed Use is in keeping with the Comprehensive Plan and with the changing use of the surrounding area.

13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood.

The Proposed Use is in keeping with the Comprehensive Plan and with the changing use of the surrounding area. The Proposed Use is in keeping with the scope and scale of development planned for by the Governing Jurisdiction's implementation strategy for public utilities, transportation improvements, and other capital improvement projects, such as parks, public safety, and schools.

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned.

The Subject Property does not have a reasonable economic use as currently zoned.

15. Whether the need for rezoning could be handled instead by a variance request to the zoning board of adjustment.

Approval of a variance will not allow the Proposed Use. Approval of the Application is necessary to allow the Proposed Use.

16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted.

The project should also have a minimal impact on the environment with no negative ecological or pollution impact up the Subject Property or the surrounding area. There should be no impact on air quality. Drainage, soil erosion, and sedimentation controls will be extensively utilized on the site after obtaining all required approvals from the Soil Conservation Service and the Governing Jurisdiction.

The Applicant will submit plans detailing the development for approval by the Governing Jurisdiction, the local Health Department, and any other appropriate governmental agencies, based on conformity with subdivision and zoning requirements, as well as other applicable ordinances, statutes and regulations.

17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property.

The Subject Property was appropriately zoned at the time of original zoning, but changing conditions affecting the use and development of the Subject Property supporting the Proposed Use and approval of the Application, as requested by the Applicant.

IMPACT ON THE LOCAL POPULATION DENSITY PATTERN AND PUBLIC INFRASTRUCTURE

(A) Proposed Construction Phasing Schedule

Construction of the project is anticipated to occur over approximately 36 months. Upon issuance of Land Disturbance Permit, the Applicant anticipates the project will be developed within 12 months thereafter, and houses to be constructed over the following 24 months. During the first 12 months of construction, the site will be developed and platted as residential lots. Home construction will begin immediately upon the platting of the first phase of development and will continue to full build out through month 36.

Based upon the most currently available data, the Applicant estimates there will be 3.05 occupants per unit. Assuming this to be the case, the Applicant expects the population of the new development to be as follows:

Projected Subdivision Population			
Year	New Houses	Total New Households	Population of New Homes
1	0	0	0
2	10	10	31
3	19	29	89

(B) Public Road System

Permanent access to the subdivision will be from the ROW Access. All of the development's interior streets will be publicly-owned and maintained.

Traffic generated from the development will be in keeping with expected growth patterns and access to public thoroughfares will be at a location where sight distance is sufficient. All curb cuts shall be coordinated and approved by the Governing Jurisdiction and acceleration and deceleration lanes will be installed as required. All streets within the development will be constructed to conform to the Governing Jurisdiction's standards. Parking will be provided onsite as required by the Zoning Ordinance.

(C) County School System

The Table below estimates the number of school children expected to be generated by the project, based upon the ratio of the estimated number of school children in the Governing Jurisdiction to the estimated number of households in Hall County, then multiplying the quotient by the number of residential units in the Proposed Use. This factor is calculated to 0.33 students per household.

Projected Student Population Impact: After calculating the first year add that amount to each year thereafter	
Year	Total
1	0
2	4
3	10

The numbers above are a planning factor used to project total student population and plan the need for new school facilities. However, the actual number of students who live in the proposed development may be more or less than the factor above, because the method of calculation uses a total number households countywide, with some households containing more than the average number of children and others comprised of zero children.

(D) Water and Waste Water Systems

The community's water needs will be served by the City of Gainesville. Please refer to the results of the water and sewer pre-application meeting, which has been submitted concurrently with this Written Evaluation. The community's sewer needs will be served through private septic.

(E) Utilities

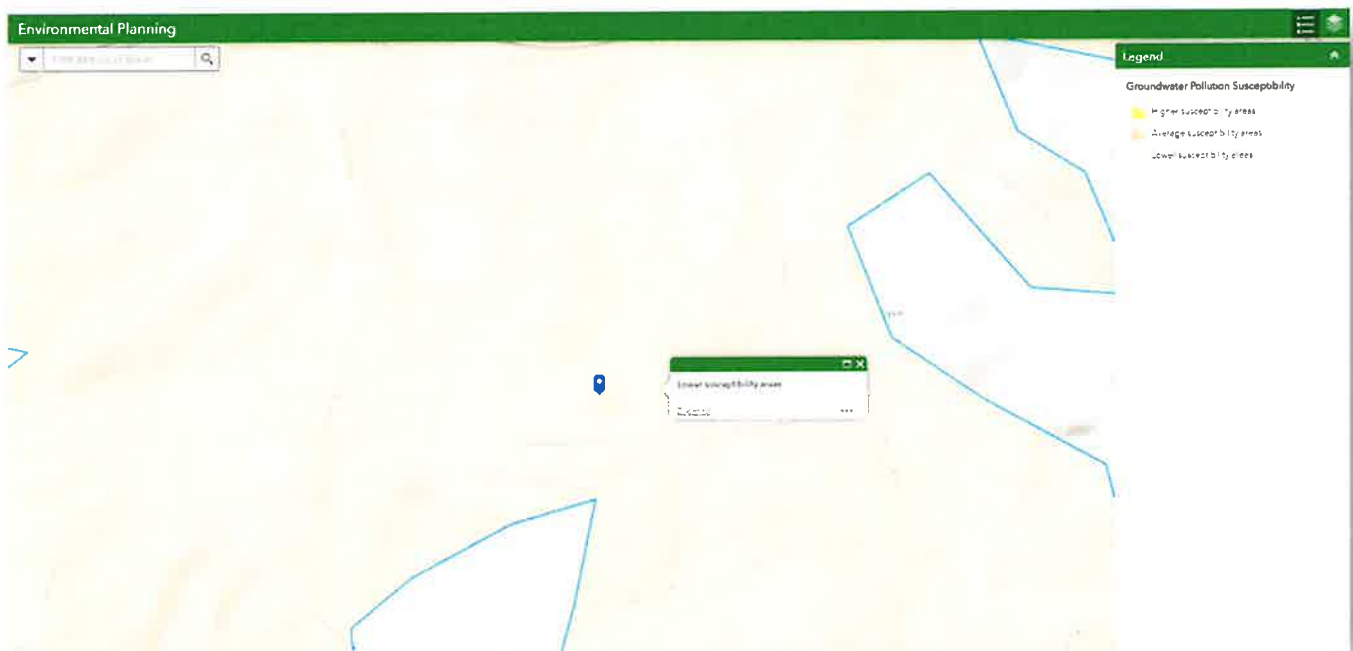
With regard to public utilities, water, sanitary sewer, natural gas, electricity and cable are available to the Subject Property. The impact on public utilities is anticipated to be minimal. The Applicant will install underground utility lines within the development to serve the project on an as-needed basis.

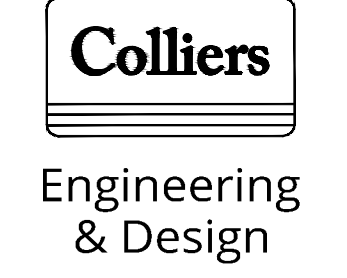
(F) Environmental Impact

The project should also have a minimal impact on the environment. There should be no impact on air quality. Drainage, soil erosion, and sedimentation controls will be extensively utilized on the site after obtaining all required approvals from the Soil Conservation Service and Hall County.

The Applicant will submit plans detailing the development for approval by the Hall County Department of Planning and Development, the Hall County Department of Engineering, the City of Gainesville Department of Water & Sewer, the Hall County Health Department, and any other appropriate governmental agencies, based on conformity with subdivision and zoning requirements, as well as other applicable ordinances, statutes and regulations.

According to the Department of Community Affairs Environmental Planning Map, the Subject Property is located in a lower pollution susceptibility area regarding ground water recharge. Thus, Hall County Code requires the minimum lot size to be increased by 110%. (See Hall County Code of Ordinances § 17.225.080 (F)(3)).





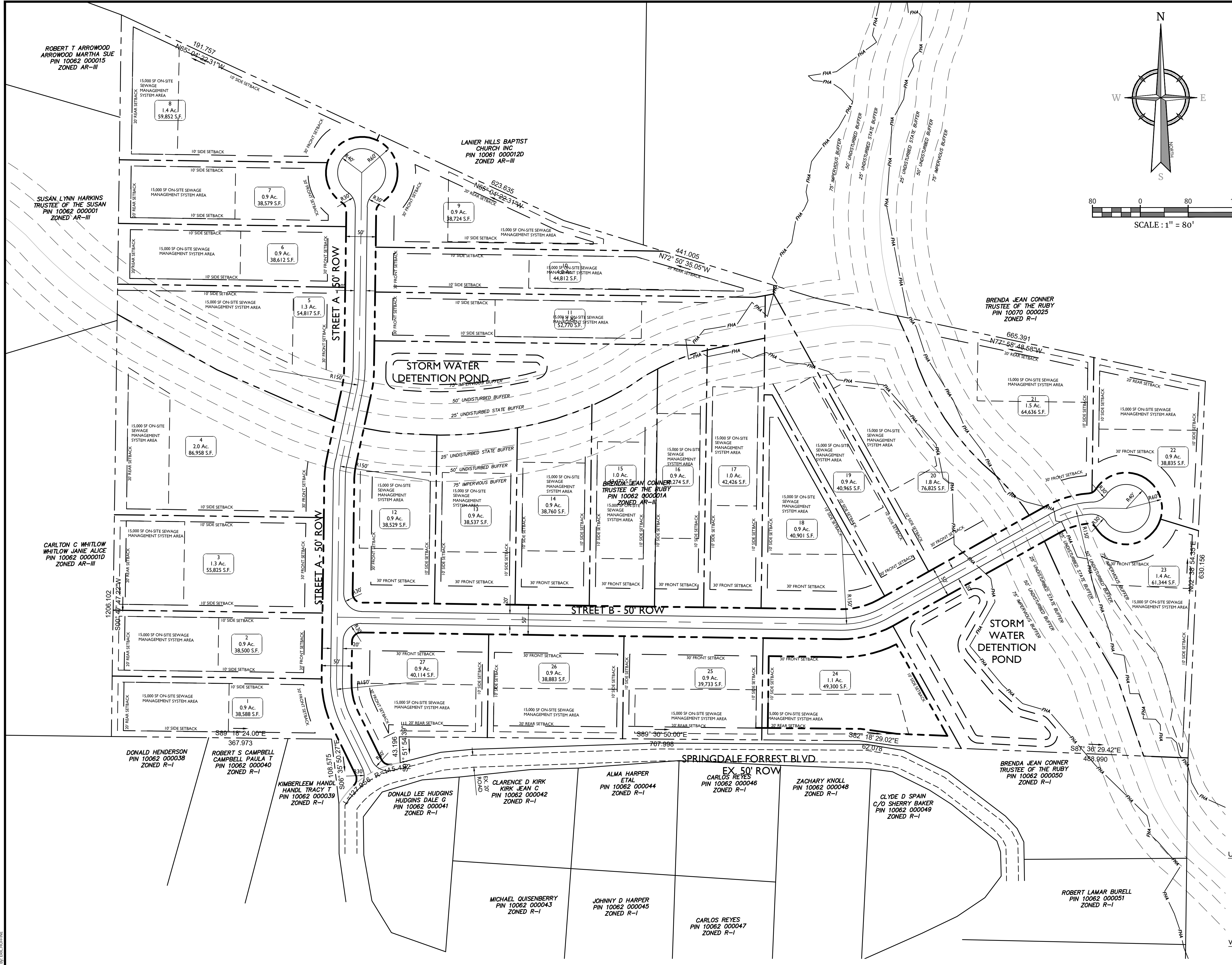
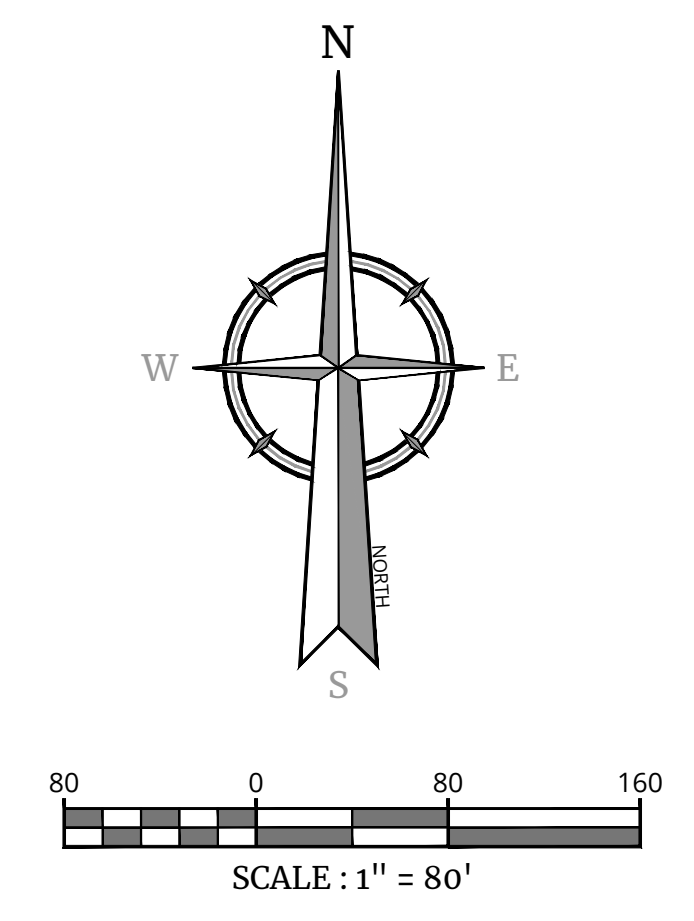
www.colliersengineering.com

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Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

R-I RESIDENTIAL	REQUIRED
MINIMUM LOT AREA	35,000 SF
MINIMUM LOT WIDTH	75 FT
MINIMUM LOT FRONTAGE	50 FT
MINIMUM LOT DEPTH	-----
PRINCIPAL BUILDING	
MINIMUM FRONT YARD	55 FEET FROM CENTER LINE OF ROAD OR 30 FEET FROM PROPERTY LINE, WHICHEVER IS GREATER.
MINIMUM REAR YARD	20 FT
MINIMUM SIDE YARD	10 FT
TOTAL TWO SIDE YARDS	10 FT ON BOTH SIDES
MAX. BLDG HEIGHT (STORIES)	3
ACCESSORY BUILDING	
MINIMUM SIDE YARD	10 Ft
MINIMUM REAR YARD	10 Ft
MAX. BLDG HEIGHT (STORIES)	3
MAX. BLDG HEIGHT	50
MAX. GROSS DENSITY	1.24
PROPOSED DENSITY	0.81
MAX. FLOOR AREA RATIO	0.20
MAX. IMPERVIOUS COVERAGE	80
PARKING	2 PER DWELLING



GENERAL INFORMATION:

THE SUBJECT PROPERTY IS KNOWN AS PARCEL #10062000001A

1. THE PROPERTY IS LOCATED IN AR-III ZONING DISTRICT AND CONTAINS 35.74 ACRES RESPECTIVELY FOR A TOTAL TRACT AREA OF 35.74 +/- ACRES OR 1,556,834.4 +/- SQUARE FEET
OWNER: SRISADANONE LLC
990 PEACHTREE INDUSTRIAL BLVD.
PO BOX 2493
SUWANEE, GA 30024
PHONE: 770-853-0241
EMAIL: VRKONDA25@GMAIL.COM
2. THE SUBJECT PROPERTIES ARE CURRENTLY ZONED AR-III. THE APPLICANT PROPOSES TO REDEVELOP THE PROPERTY AS AN R-1 ZONED 27 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.
3. THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL LAYOUT OF A SINGLE FAMILY RESIDENTIAL SUBDIVISION.
4. HALL COUNTY GIS HAS BEEN UTILIZED TO PREPARE THIS PLAN.
5. THIS PLAN SET IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIERS ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
6. VARIANCES AND/OR DESIGN WAIVERS ARE NOT ANTICIPATED TO BE REQUIRED FOR DEVELOPMENT OF THIS PROJECT.
7. ALL FUTURE DEVELOPMENT SHALL BE SUBJECT TO ALL STANDARDS SET FORTH BY THE HALL COUNTY MUNICIPAL CODE FOR R-1 ZONING AND RESIDENTIAL SUBDIVISIONS; NO VARIANCES TO THESE STANDARDS SHALL BE APPROVED, UNLESS APPROVED BY THE PLANNING COMMISSION AND BOARD OF COMMISSIONERS.
8. ELEVATIONS DEPICTING THE PROPOSED BUILDINGS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL OF THE DIRECTOR DURING THE DEVELOPMENT REVIEW PROCESS. NO BUILDING PERMIT SHALL BE ISSUED FOR THE DEVELOPMENT WITHOUT THE APPROVAL OF SAID ELEVATIONS.
9. ALL CONDITIONS OF ZONING SHALL BE MADE A PART OF ANY PLAT RECORDED FOR THIS PROPERTY.
10. THE MINIMUM LOT AREA OF 38,500 SF IS BASED UPON THE SITE BEING IN THE LOWER SUSCEPTIBILITY AREA OF THE GROUNDWATER POLLUTION SUSCEPTIBILITY MAP AND PER HALL COUNTY CODE OF ORDINANCE 17.225.080-F.3 REQUIRING A LOT AREA OF 110% MINIMUM LOT SIZE.

UTILITY NOTES:

1. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
2. HALL COUNTY GIS INDICATES THERE IS AN EXISTING 6-INCH WATER LINE WITHIN THE SPRINGDALE FOREST CIRCLE ALIGNMENT.

WETLAND NOTES:

1. NO WETLAND OR STATE WATERS DELINEATION HAS BEEN DONE.

FLOOD HAZARD NOTES:

1. BY GRAPHIC PRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD MINIMAL FLOOD HAZARD AS SHOWN ON FLOOD INSURANCE MAPS, COMMUNITY PANEL NO. 175 OF 377 WHICH HAS MAP NUMBER 13139C0175G AND AN EFFECTIVE DATE OF 04/04/2018 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE.
2. THE SUBJECT PROPERTY HOWEVER DOES HAVE A "FUTURE" HALL COUNTY FLOOD ZONE.

PARCELS	PARCEL	AREA (AC)	AREA (SF)
1	0.89	38,588	
2	0.88	38,500	
3	1.28	55,825	
4	2.00	86,958	
5	1.26	54,817	
6	0.89	38,612	

PARCELS	PARCEL	AREA (AC)	AREA (SF)
7	0.89	38,579	
8	1.37	59,852	
9	0.89	38,724	
10	1.03	44,812	
11	1.21	52,770	
12	0.88	38,529	

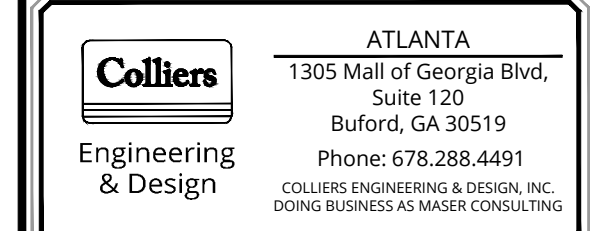
PARCELS	PARCEL	AREA (AC)	AREA (SF)
13	0.88	38,537	
14	0.89	38,760	
15	1.00	43,472	
16	0.92	40,274	
17	0.97	42,426	
18	0.94	40,901	

PARCELS	PARCEL	AREA (AC)	AREA (SF)
19	0.94	40,965	
20	1.76	76,825	
21	1.48	64,636	
22	0.89	38,835	
23	1.41	61,344	
24	1.13	49,300	

PARCELS	PARCEL	AREA (AC)	AREA (SF)
25	0.91	39,733	
26	0.89	38,883	
27	0.92	40,114	

REV	DATE	DRAWN BY	DESCRIPTION

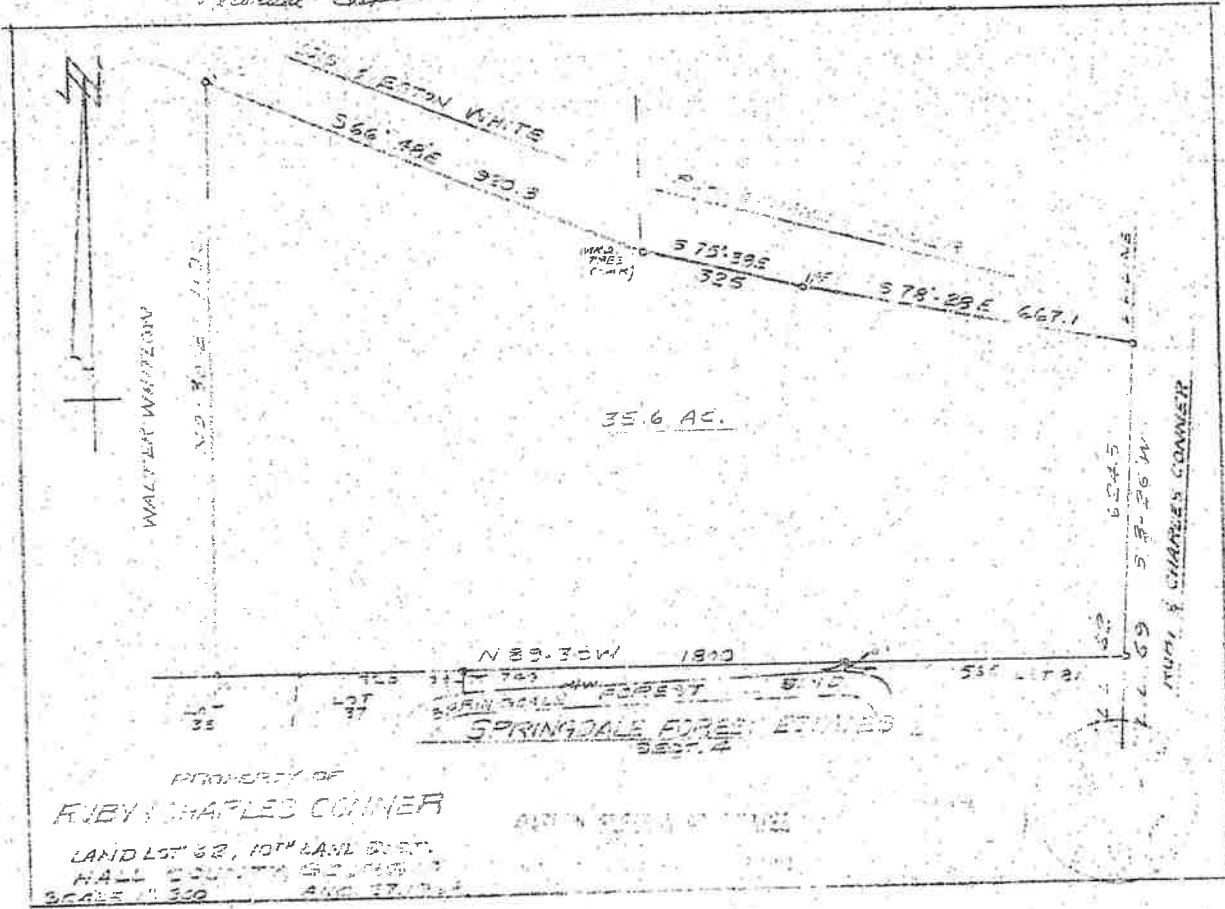
SPRINGDALE FORREST BLVD
FOR
SRISADANONE LLC
3435 SPRINGDALE FOREST BLVD
GAINESVILLE, GA 30506
DISTRICT 01
PIN 10062000001A
CITY OF GAINESVILLE
HALL COUNTY
GEORGIA



ATLANTA
1305 Mail of Georgia Blvd.
Suite 120
Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

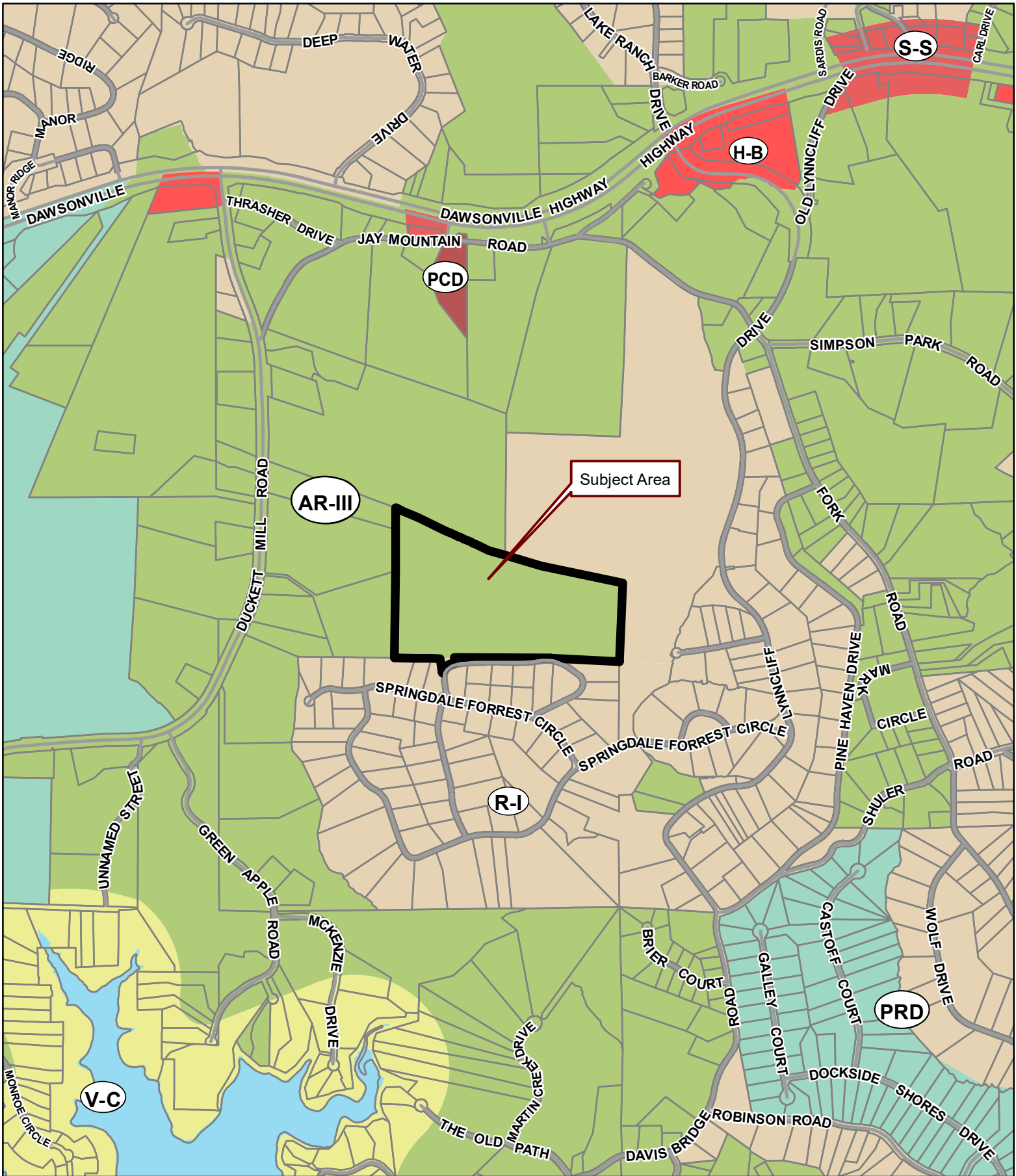
SCALE: AS SHOWN DATE: 11/17/2022 DRAWN BY: EDJ CHECKED BY: EMH
PROJECT NUMBER: 22002572A DRAWING NAME: C-CNPT
SHEET TITLE: REZONING PLAN

Recorded September 19, 1903 - H. Stanley Withers, Clerk



PROPERTY OF
 RUBY CHARLES CORNER
 LAND LOT 32, 10TH LAND DIST.
 HALL COUNTY GEORGIA
 SCALE 1" = 300' AUG 17, 1903

ADJACENT TO...

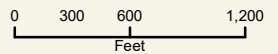






Applicant: SRISADANONE LLC

Tax Parcel #: 10062 00001A

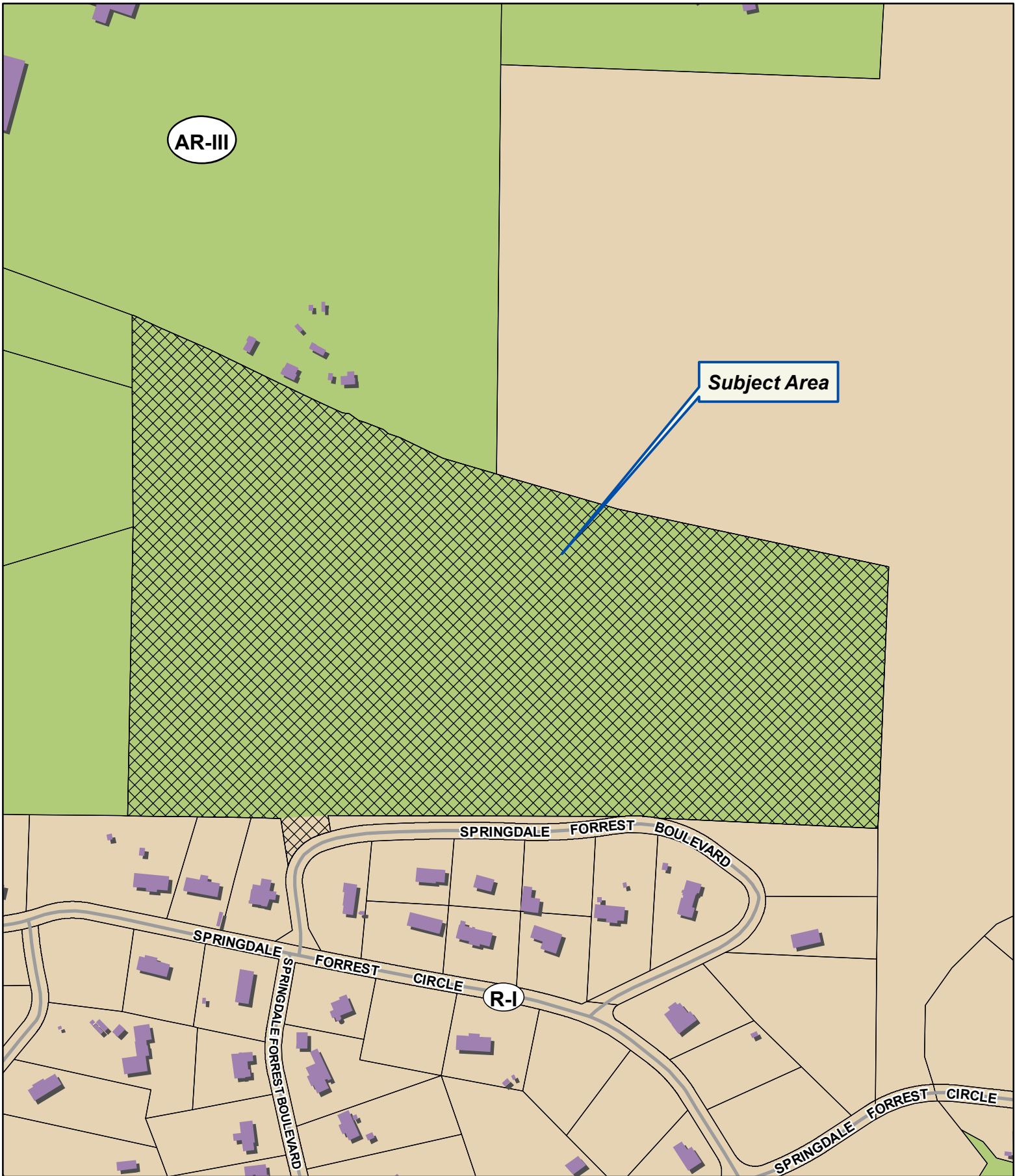
Location: 3435 SPRINGDALE FORREST BOULEVARD, GAINESVILLE, GA 30506

Commission District 2 **PC Mtg. Date:** 01/03/2023



-  Zoning Boundary
-  City Limits
-  Subject Area
-  Structure



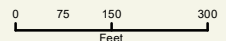


Applicant: SRISADANONE LLC

Tax Parcel #: 10062 000001A

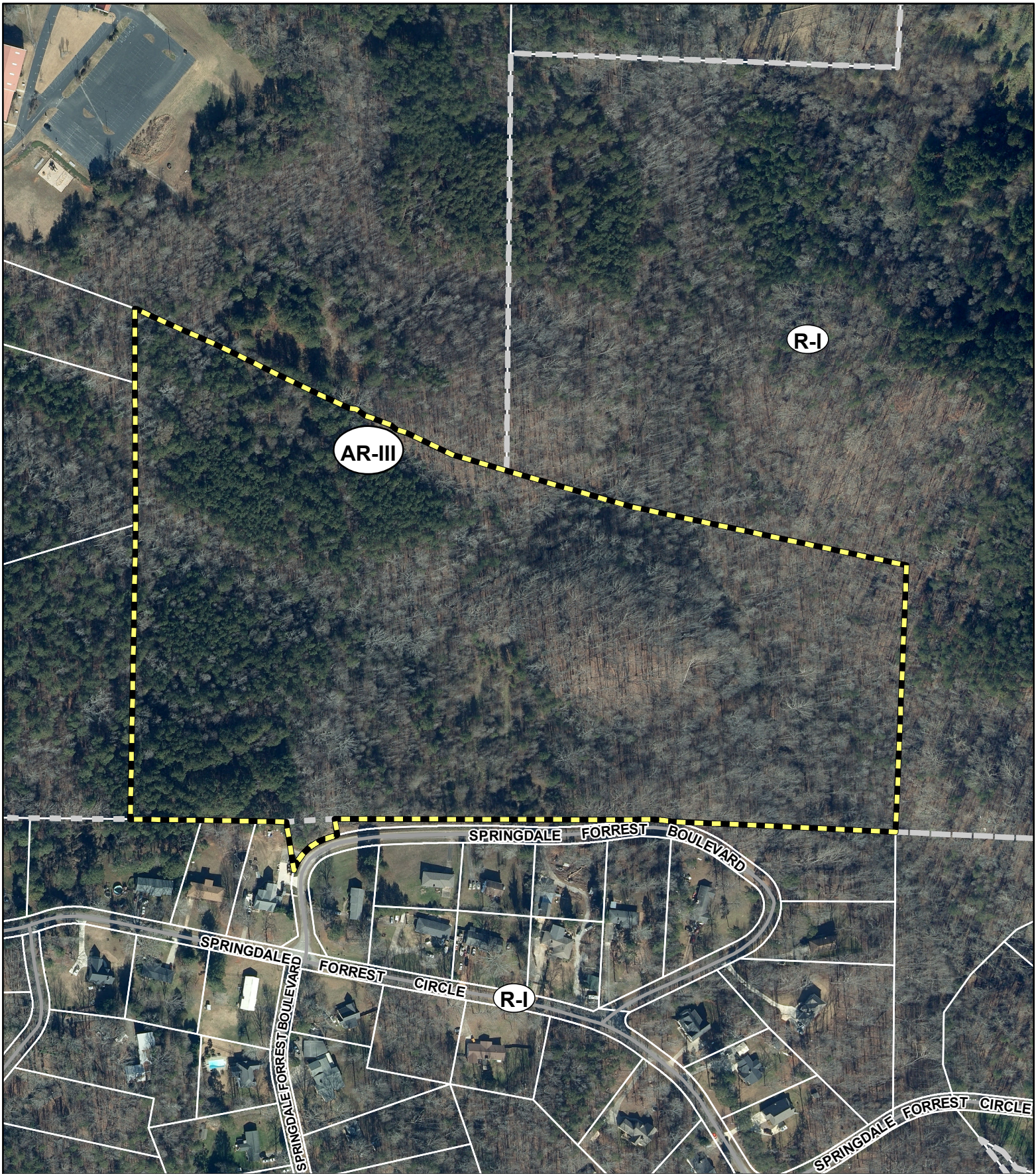
Location: 3435 SPRINGDALE FORREST BOULEVARD, GAINESVILLE, GA 30506

Commission District 2 **PC Mtg. Date:** 01/03/2023



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



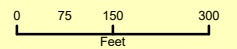





Applicant: SRISADANONE LLC

Tax Parcel #: 10062 000001A

Location: 3435 SPRINGDALE FORREST BOULEVARD, GAINESVILLE, GA 30506

Commission District 2 **PC Mtg. Date:** 01/03/2023



-  Zoning Boundary
-  City Limits
-  Subject Area



Legal Description

All that tract or parcel of land lying and being in Land Lot 62 of the 10th Land District of Hall County Georgia, being identified as 35.6 acres, more or less, on a plat of survey dated August 27, 1968, prepared for Ruby and Charles Conner by Owen Patton, Georgia Registered Land Surveyor No. 1326 and G. Dwight Pless, Georgia Registered Land Surveyor No. 1326, recorded in Plat Book 40, Page 129, Hall County, Georgia Records. Said property is more fully described according to the above referenced plat, which is incorporated herein by reference.

To find the true point of beginning commence from an iron pin located at the intersection of the common boundary line of Land Lots 62 and 69 which is the true point of beginning; run

Thence North 89 degrees 30 minutes West a distance of 1800 to an iron pin found; run

Thence North 0 degrees 30 minutes East a distance of 1190 feet to an iron pin found; run

Thence South 66 degrees 48 minutes East a distance of 920.30 feet to point; run

Thence South 75 degrees 38 minutes East a distance of 325 feet to an iron pin; run

Thence South 78 degrees 28 minutes East a distance of 667.1 feet to an iron pin; run

Thence South 3 degrees 26 minutes West a distance of 624.5 feet; to an iron pin found and the true Point of Beginning.

Said property is more fully described according to the above-referenced plat, which is incorporated herein by this reference.

This legal description is prepared solely for the purpose of facilitating a land use application and should not be relied upon for any other purpose.

Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, December 13, 2022 4:01 PM
To: Anael Dominguez (Planning); Randi Doveton (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 1.3.23

Please find Environmental Health comments below:

Item 1, 5385 Winder Hwy, Dell Group: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 2, 6725 Bass Circle, Argento: Environmental Health contacted the applicant on 12.12.22 concerning requirements to move forward with development of the property.

Item 3, 5645 Burke Lane, Claxton: Must meet all Environmental Health residential septic system permitting requirements.

Item 4, 3055 Tumbling Creek, Rochester: No comment. Public sewer.

Item 5, 3814 Bolding Road, Jung/Kim: Must meet all Environmental Health commercial septic system permitting requirements if able to be permitted by Environmental Health. Wastewater treatment and disposal may be required to be permitted through EPD. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan. 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, 6047/6051/6057/6069 Lula Rd, 4927/5051 Cagle Rd, Solidum Holdings: Public sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Items 7 and 8, 3435 Springdale Forrest Blvd, SrisadanOne: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Emily

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Monday, December 19, 2022 7:06 PM
To: Anael Dominguez (Planning); Peevy, Jonathan
Cc: Randi Doveton (Planning); David Webb (Planning); Rebecca Keefer
Subject: RE: Tentative Planning Agenda for January 3, 2023

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.

Thanks for following up Anael, I dropped the ball on this one. Item #6 (Solidum Holdings) will require GDOT coordination.

6. [6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone | from Agricultural- Residential-IV \(AR-IV\) & Suburban-Shopping \(S-S\) to Planned Industrial Development \(PID\) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | Proposed use: commercial & industrial mixed uses | ** Commission District 3 | Solidum Holdings, LLC, applicant.](#)

With deepest apologies for my tardiness,

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: Friday, December 16, 2022 9:52 AM
To: Peevy, Jonathan <jpeevy@dot.ga.gov>; Niebauer, Parker J <PNiebauer@dot.ga.gov>
Cc: Randi Doveton (Planning) <rdoveton@hallcounty.org>; David Webb (Planning) <dwebb@hallcounty.org>; Rebecca Keefer <rkeef@cplteam.com>
Subject: FW: Tentative Planning Agenda for January 3, 2023

Good morning,
I just wanted to check in and make sure you didn't have any comments for the 1-3-2023 tentative agenda below. Comments were due yesterday.

Thank you,
Ana Dominguez
Planning Commission Clerk
Hall County Government
2875 Browns Bridge Road, Gainesville, GA 30504



From: Anael Dominguez (Planning)
Sent: Thursday, December 8, 2022 10:41 AM
Subject: Tentative Planning Agenda for January 3, 2023

Good morning –

Here is the Tentative Agenda and Maps for the **Tuesday, January 3, 2023** 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, December 15th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – December 19, 2022

OLD BUSINESS

1. [5385 Winder Highway | Amend Conditions](#) | of a Planned Commercial Development (PCD) on a 21.20± acre tract located on the north side of Winder Highway at its intersection with Benefield Road | Zoned PCD; Tax Parcel 15028B000015 | **Proposed use: car condos, storage, commercial uses, and retail** | ** Commission District 1 | [The Dell Group, LLC, applicant.](#)

NEW BUSINESS

2. [6725 Bass Circle | Variance](#) | for a setback variance at the southern property line from 15 feet to 4 feet on a .15± acre tract located at the terminus of Bass Circle | Zoned R-I; Tax Parcel 07353 004003 | **Proposed use: single-family home** | * Commission District 2 | [Douglas Argento, applicant.](#)
3. [5645 Burke Lane | Variance](#) | for a left side yard setback variance from 10 feet to 5 feet on a .31± acre tract located at the terminus of Burke Lane | Zoned V-C; Tax Parcel 10012 000019 | **Proposed use: single-family home** | * Commission District 2 | [Anthony R. Claxton, applicant.](#)
4. [3055 Tumbling Creek Road | Amend conditions](#) | of a Planned Residential Development (PRD) on a 5.1± acre tract located on the west side of Tumbling Creek Road at approximately 30 feet from its intersection with Campus Pointe Circle | Zoned PRD; Tax Parcel 08026 000005 (pt.) | **Proposed use: 38-unit residential rental community** | ** Commission District 2 | [Rochester/DCCM, applicant.](#)
5. [3814 Bolding Road | Rezone](#) | from Agricultural-Residential-III (AR-III) to Mobile Home Park (MHP) on a 6.72± acre tract located on the west side of Bolding Road approximately 111 feet from its intersection with Glen Bower

Road | Zoned AR-III; Tax Parcel 15036B000035 | Proposed use: travel trailer park | ** Commission District 1 | Yeon H. Jung & Soyeon Kim, applicants.

6. 6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone | from Agricultural- Residential-IV (AR-IV) & Suburban-Shopping (S-S) to Planned Industrial Development (PID) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 - 000006, 000006A, 000017, 000020 | Proposed use: commercial & industrial mixed uses | ** Commission District 3 | Solidum Holdings, LLC, applicant.
7. 3435 Springdale Forrest Boulevard | Rezone | from Agricultural-Residential-III (AR-III) & Residential-I (R-I) to Residential-I (R-I) on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.
8. 3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval | on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.

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

The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, February 9, 2022** at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, February 9, 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.

Thank you,
Ana Dominguez
Planning Commission Clerk
Hall County Government
2875 Browns Bridge Road, Gainesville, GA 30504
www.hallcounty.org | 770-531-6810



Georgia is a state of natural beauty. And it's a state that spends millions each year cleaning up litter that not only mars that beauty, but also affects road safety, the environment and the economy. Do your part – don't litter. How can you play an active role in protecting the splendor of the Peach State? Find out at <http://keepgaclean.com/>.



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

MEMORANDUM

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

To: Randi Doveton, Director of Planning and Development
From: Srikanth Yamala, Director of Public Works and Utilities
Date: December 14, 2022
Subject: January 3, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 3, 2023 meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. [5385 Winder Highway | Amend Conditions | of a Planned Commercial Development \(PCD\) on a 21.20± acre tract located on the north side of Winder Highway at its intersection with Benefield Road | Zoned PCD; Tax Parcel 15028B000015 | Proposed use: car condos, storage, commercial uses, and retail | ** Commission District 1 | The Dell Group, LLC, applicant.](#)
 - 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 buffers and impervious setback from wretched vegetation not centerline of stream.
 - b) **Traffic:** No comments.
 - c) **Utilities:** No sewer in the area of project; septic proposed requires Health Department Approval.

NEW BUSINESS

2. [6725 Bass Circle | Variance | for a setback variance at the southern property line from 15 feet to 4 feet on a .15± acre tract located at the terminus of Bass Circle | Zoned R-I; Tax Parcel 07353 004003 | Proposed use: single-family home | * Commission District 2 | Douglas Argento, applicant.](#)
 - a) **Engineering:** No Comment
 - b) **Traffic:** No Comment
 - c) **Utilities:** No Comment
3. [5645 Burke Lane | Variance | for a left side yard setback variance from 10 feet to 5 feet on a .31± acre tract located at the terminus of Burke Lane | Zoned V-C; Tax Parcel 10012 000019 | Proposed use: single-family home | * Commission District 2 | Anthony R. Claxton, applicant.](#)
 - a) **Engineering:** No Comment
 - b) **Traffic:** No Comment



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

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SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

c) **Utilities:** No Comment

4. [3055 Tumbling Creek Road | Amend conditions | of a Planned Residential Development \(PRD\) on a 5.1± acre tract located on the west side of Tumbling Creek Road at approximately 30 feet from its intersection with Campus Pointe Circle | Zoned PRD; Tax Parcel 08026 000005 \(pt.\) | Proposed use: 38-unit residential rental community | ** Commission District 2 | Rochester/DCCM, applicant.](#)

a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

Buffer change requested does not include stream buffers

Show 75' impervious setback or request a variance.

b) **Traffic:** No comment.

c) **Utilities:** City of Gainesville Sewer District.

5. [3814 Bolding Road | Rezone | from Agricultural-Residential-III \(AR-III\) to Mobile Home Park \(MHP\) on a 6.72± acre tract located on the west side of Bolding Road approximately 111 feet from its intersection with Glen Bower Road | Zoned AR-III; Tax Parcel 15036B000035 | Proposed use: travel trailer park | ** Commission District 1 | Yeon H. Jung & Soyeon Kim, applicants.](#)

a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

Refer to Planning's comments regarding lot lines and subdivision of property.

b) **Traffic:** Driveway to meet Hall County Standards.

c) **Utilities:** City of Oakwood Sewer District

6. [6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone | from Agricultural- Residential-IV \(AR-IV\) & Suburban-Shopping \(S-S\) to Planned Industrial Development \(PID\) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | Proposed use: commercial & industrial mixed uses | ** Commission District 3 | Solidum Holdings, LLC, applicant.](#)

a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

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SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

North Oconee Watershed District

- b) **Traffic:** Driveway access of Cornelia Highway and Lula Road will need to be permitted through GDOT. Since Cagle Road is not adequate for commercial / industrial traffic, access should be from Cornelia Highway (SR354) and Lula Road (SR52) only. Access via Cagle Road should be restricted or, if considered, the roadway should be improved to County commercial / industrial standards.
- c) **Utilities:** Hall County Sewer District

7. [3435 Springdale Forrest Boulevard | Rezone | from Agricultural-Residential-III \(AR-III\) & Residential-I \(R-I\) to Residential-I \(R-I\) on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.](#)

- a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

Show flood Hall County studied and FEMA.

- b) **Traffic:** Roadways to meet Hall County standards.
- c) **Utilities:** Hall County Sewer District, no gravity sewer available. Proposed septic systems will require Health Department approval.

8. [3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval | on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.](#)

- a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

Show flood Hall County studied and FEMA.

- b) **Traffic:** Roadways to meet Hall County Standards.
- c) **Utilities:** Proposed septic systems will require Environmental Health approval.
No Hall County Sanitary Sewer in area.

Anael Dominguez (Planning)

From: John Hornick (Fire Services)
Sent: Thursday, December 15, 2022 11:33 AM
To: Randi Doveton (Planning)
Cc: Anael Dominguez (Planning)
Subject: Fire Comments

Agenda and Maps for the **Tuesday, January 3, 2023** Hall County Planning Commission Meeting

1. [3435 Springdale Forrest Boulevard | Rezone | from Agricultural-Residential-III \(AR-III\) & Residential-I \(R-I\) to Residential-I \(R-I\) on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.](#)
1) **IFC Section 507, all buildings must be within the 400' hose lay distance requirements from a fire hydrant as the truck travels. Fire hydrant(s) may have to be installed along the fire access route to meet the hose lay distance requirements.**
2. [3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval | on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.](#)
1) **IFC Section 507, all buildings must be within the 400' hose lay distance requirements from a fire hydrant as the truck travels. Fire hydrant(s) may have to be installed along the fire access route to meet the hose lay distance requirements.**

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org



Dec 16, 2022 at 10:01:32 AM

ZONING NOTICE

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

APPLICANT: **SRISADANONE LLC**

REQUEST: **REZONE FROM AR III & R1 TO R1 FOR
29 SINGLE FAMILY DETACHED HOMES**

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: **JAN. 3, 2023**

Time: **5:15 PM**

AND

COUNTY COMMISSION
Date: **FEB. 9, 2023**

Time: **6:00 PM**

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

FOR MORE INFORMATION CALL: (770) 531-6809

Dec 16, 2022 at 10:05:27 AM

ZONING NOTICE

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

APPLICANT: **SRSADANONE LLC**

REQUEST: **USE SUBJECT TO COUNTY COMMISSION**

APPROVAL FOR 29 SINGLE-FAMILY DETACHED HOMES

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: **JAN. 3, 2023**

Time: **5:15 PM**

AND

COUNTY COMMISSION

Date: **FEB. 9, 2023**

Time: **6:00 PM**

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

FOR MORE INFORMATION CALL: (770) 531-6809

Dec 16, 2022 at 10:06:55 AM

ZONING NOTICE

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

APPLICANT: **SRISADANONE LLC**

REQUEST: **REZONE FROM AR III & R1 TO R1 FOR 29 SINGLE FAMILY DETACHED HOMES**

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION	AND	COUNTY COMMISSION
Date: JAN. 3, 2023		Date: FEB. 9, 2023
Time: 5:15 PM		Time: 6:00 PM

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

FOR MORE INFORMATION CALL: (770) 531-6809



AGENDA ITEM

Planning and Development

REPORT TO: Work Session (02/06/23)

REPORT TO: Voting Meeting (02/09/23)

ITEM NO: 34/2023

SUBJECT: **3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval** | on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | **Proposed use: 29 single-family detached homes** | Commission District 2 | **SrisadanOne LLC, applicant.**

Meetings:

Work Session Date: 02/06/23

Voting Meeting Date: 02/09/23

Executive Summary:

Presenter: RD

Recommendation:

Approval, with conditions:

1. The development shall generally occur as depicted on the conceptual site plan dated 11-17-2022 and submitted to the Hall County Planning staff on 1-3-2023, as modified to limit the total lots to 27. Furthermore, described in the revised project narrative modified for compliance with zoning conditions and Hall County regulations. Revisions to the site plan can be approved by the Planning Director during the Development Review/Land Disturbance Permit process provided that the revisions do not:

- a. Increase the number of lots;
 - b. Decrease required greenspace, amenity areas, or buffers;
 - c. Change the design or materials of the dwellings;
 - d. Decrease the minimum building setbacks;
 - e. Reduce required landscaping
2. Architectural standards: All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited. Architectural elevations shall be submitted and approved by the Planning Director prior to approval of the Preliminary Plat.
3. All costs associated with any required right-of-way improvements shall be the Developer's responsibility.
4. All conditions of zoning shall be made part of any plats created for the property.
5. Standard Hall County plat review process shall be followed.
6. Standard Hall County Development Review and Land Disturbance Permit process shall be followed.
7. Development is subject to Hall County Stormwater Management regulations.
8. The Development must meet Hall County Environmental Health requirements for on-site systems. No system or drain field shall be located within the 75FT impervious stream buffer.
9. No variances in Hall County Development standards are granted.
10. Revise the conceptual prior to BOC meeting to show buffer and impervious setback from wretched vegetation, not centerline of creek and to show Hall County studied and FEMA flood plain.
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."

Purpose of Request:

3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval | on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | **Proposed use: 29 single-family detached homes** | Commission District 2 | **SrisadanOne LLC, applicant.**

History:

Facts and Issues:

Options:

Funding Requested

\$ 0.00

Are funds within current budget?

No

Source of Funds

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

Has it been reviewed by the County Attorney? Yes

Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
AD	RD	EW	WG
Attorney	Administration	Clerk	
WLI	CR	JR	

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Updated Site Plan
- Original Site Plan
- Maps
- Legal Description
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photos



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Randi Doveton

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

From: Randi Doveton, Director

Date: January 10, 2023

Subject: **3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval** | Proposed use: 29 single-family detached homes | SrisadanOne LLC, applicant.

The request before you is the application of SrisadanOne, LLC to allow 29 single-family detached homes on 35.71± acre tract. **It should be noted that a simultaneous rezone request accompanies this request but has separate reports and memos. Although you may wish to hear both associated items (rezoning and conditional use) at the same time, please deliberate and vote separately on each.** This item is located within Commission District 2.

At their January 3, 2023 meeting, the Hall County Planning Commission voted to recommend approval of the conditional use request with eleven (11) conditions **(3-1, Bell absent & Varner opposed)**.

There were no written comments submitted in advance of the Planning Commission meeting and **seven (7) individuals spoke in opposition** during the public hearing.

Since the Planning Commission took action, the applicant submitted a new site plan received 1-3-2023.

Planning Commission Approval Conditions:

1. The development shall generally occur as depicted on the conceptual site plan dated 11-17-2022 and submitted to the Hall County Planning staff on 1-3-2023, as modified to limit the total lots to 27. Furthermore, described in the revised project narrative modified for compliance with zoning conditions and Hall County regulations. Revisions to the site plan can be approved by the Planning Director during the Development Review/Land Disturbance Permit process provided that the revisions do not:
 - a. Increase the number of lots;
 - b. Decrease required greenspace, amenity areas, or buffers;
 - c. Change the design or materials of the dwellings;

- d. Decrease the minimum building setbacks;
 - e. Reduce required landscaping
2. Architectural standards: All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited. Architectural elevations shall be submitted and approved by the Planning Director prior to approval of the Preliminary Plat.
 3. All costs associated with any required right-of-way improvements shall be the Developer's responsibility.
 4. All conditions of zoning shall be made part of any plats created for the property.
 5. Standard Hall County plat review process shall be followed.
 6. Standard Hall County Development Review and Land Disturbance Permit process shall be followed.
 7. Development is subject to Hall County Stormwater Management regulations.
 8. The Development must meet Hall County Environmental Health requirements for on-site systems. No system or drain field shall be located within the 75FT impervious stream buffer.
 9. No variances in Hall County Development standards are granted.
 10. Revise the conceptual prior to BOC meeting to show buffer and impervious setback from wretched vegetation, not centerline of creek and to show Hall County studied and FEMA flood plain.
 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."

Please note that denial of the rezoning request is an automatic denial of the associated conditional use requests but this will need to be stated by the chairman after the rezoning vote.

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant SrisadanOne LLC

Request Use Subject to County Commission Approval

Proposed Use 29 lot single-family detached development

Size 35.71± acres

Zoning Current: Agricultural Residential III (AR-III, [17.110](#))
and Residential I (R-I, [17.60](#)) | Proposed:
Residential I (R-I, [17.60](#))

Location **3435 Springdale Forrest Boulevard** | Tax Parcel
10062 000001A

Commission District Two

Planning Commission Date January 3, 2023

Staff Recommendation **Approval, as the proposed use is consistent with
the [Comprehensive Plan](#) and the Residential
future land use classification.**

Planning Commission Recommendation.....**Approval, with conditions**
Vote: 4-0 (Bell absent)

Planning Commission Conditions:

1. *The development shall generally occur as depicted on the conceptual site plan dated 11-17-2022 and submitted to the Hall County Planning staff on 1-3-2023, as modified to limit the total lots to 27. Furthermore, described in the revised project narrative modified for compliance with zoning conditions and Hall County regulations. Revisions to the site plan can be approved by the Planning Director during the Development Review/Land Disturbance Permit process provided that the revisions do not:*
 - a. *Increase the number of lots;*
 - b. *Decrease required greenspace, amenity areas, or buffers;*
 - c. *Change the design or materials of the dwellings;*
 - d. *Decrease the minimum building setbacks;*
 - e. *Reduce required landscaping*
2. *Architectural standards: All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited. Architectural elevations shall*

- be submitted and approved by the Planning Director prior to approval of the Preliminary Plat.*
3. *All costs associated with any required right-of-way improvements shall be the Developer's responsibility.*
 4. *All conditions of zoning shall be made part of any plats created for the property.*
 5. *Standard Hall County plat review process shall be followed.*
 6. *Standard Hall County Development Review and Land Disturbance Permit process shall be followed.*
 7. *Development is subject to Hall County Stormwater Management regulations.*
 8. *The Development must meet Hall County Environmental Health requirements for on-site systems. No system or drain field shall be located within the 75FT impervious stream buffer.*
 9. *No variances in Hall County Development standards are granted.*
 10. *Revise the conceptual prior to BOC meeting to show buffer and impervious setback from wrested vegetation, not centerline of creek and to show Hall County studied and FEMA flood plain.*
 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."*

This application has an associated rezoning request on this agenda. The items can be heard simultaneously but require separate motions since they are two distinct applications and agenda items. Should the rezoning request be denied, the conditional use is automatically denied. The following report is written under the assumption that the rezoning request is approved.

Public Forum:

Lee Luplow, 3323 Springdal Forrest Circle, Gainesville, spoke in opposition. Concerns were traffic and safety.

Bobby Cruise, 3516 Springsdale Forrest Boulevard, Gainesville, spoke in opposition. Concerns were traffic, safety, and acreage of homes.

Kimberly Handl, 3427 Springdale Forrest Circle, Gainesville, spoke in opposition. Concerns were traffic, property, topography, and blind spots.

Kenneth Evans, 3550 Springdale Forrest Circle, Gainesville, spoke in opposition. Concerns were developing, traffic, and safety.

Victoria Leming, 3369 Springdale Forrest Circle, Gainesville, spoke in opposition. Concerns were ordinances, narrow road, safety, and traffic.

Robert Campbell, 3419 Springdale Forrest Circle, Gainesville, spoke in opposition. Concerns were safety, sharp and narrow roads, congestion,

Tracy Handl, 3427 Springdale Forrest Circle, Gainesville, spoke in opposition. Concerns were traffic, safety, differing home styles, and buffers.

Summary Analysis

The applicant is requesting use approval for the County Commission for the purpose of developing a 29 lot single family detached subdivision. Within the Residential I (R-I, [17.60](#)) zoning district, subdivisions are uses permitted subject approval of the County Commission ([17.60.040](#)). There is a concurrent request to rezone the property to Residential I (R-I, [17.60](#)) zoning district for the purpose of developing a 29-lot subdivision.

Per [17.20.1210](#), subdivision means the division of a tract or parcel of land into seven or more lots, building sites, or other divisions for the purposes of sale, legacy, a new street, or a change in existing streets, and includes resubdivision. Where appropriate to the context, subdivision also relates to the process of subdividing or to the land or area subdivided. The term shall also include the opening of a new street or road. The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots meet the standards of the county subdivision regulations is not included within this definition.

The following dimensional standards have been proposed for the development:

Residential Standards	
Minimum Lot Area	35,000 square feet
Minimum Lot Frontage	50 feet
Minimum Lot Width	75 feet
Front setback	55 feet from centerline or 30 feet from property line, whichever is greater
Side Setback	10 feet
Side Setback	10 feet
Rear Setback	10 feet
Maximum Building Height (stories)	3
Accessory Building	
Minimum Side Yard	10 feet
Minimum Rear Yard	10 feet
Maximum Building Height	50 feet
Proposed Gross Density	1.25 units per acre
Maximum Floor Area Ratio	0.20
Maximum Impervious Coverage	80
Parking Ratio	2 per dwelling

No variance were submitted as part of this request or identified by staff in a review of the application.

Based on the future land-use plan, staff finds the *requested use request consistent* with the residential future land use classification in [Comprehensive Plan](#). Residential areas are characterized by moderate-density residential development and neighborhoods. Street networks are defined by curvilinear streets and green space is largely provided on individual lot. Future development will continue to be detached, single-family homes at moderate densities.

Zoning Analysis

The proposed use of a 29-lot subdivision is consistent with the residential future land use classification, which are characterized by moderate-density residential development at density of less than 2 units per acre. **The development is subject to the Hall County stream buffer requirements. The current proposal shows the buffers are located within many if the individual lots, and some of the areas designated as “on-site sewage management area” on the conceptual include a portion of the 75FT impervious stream buffer. On-site systems cannot be located within the stream buffers so these lots may require reconfiguration to meet Environmental Health useable soil area requirements.**

When considering a zoning amendment to the zoning maps, the following items must be considered:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; **The proposed use of a 29-lot subdivision is proposed adjacent to other Residential I (R-I, [17.60](#)) to the south and east, and Agricultural Residential III (AR-III, [17.110](#)) to the west and north. The proposed use is suitable in view of the use and development of adjacent and nearby properties; however, the proposed lot configuration may require revisions to accommodate on-site sewage systems and meet the stream buffer requirements.**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The use proposal should not have an adverse effect on the existing use or usability of adjacent or nearby property. The environmental features on the site necessitate buffers that will protect the streams which bisect the property.**
3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The property appears to be undeveloped and wooded. The property has reasonable economic values as currently zoned; allowable uses within the Agricultural Residential III (AR-III, [17.110](#)) and Residential I (R-I, [17.60](#)).**
4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **The proposed development should not result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities. The density of the development is below the maximum density recommendation of 2 units per acre for the residential future land use classification found in the [Comprehensive Plan](#).**
5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **The proposed use of a 29-lot subdivision is consistent with the residential future land use classification, which are characterized by moderate-density residential development at density of less than 2 units per acre.**
6. The extent to which property values are diminished by the existing zoning restrictions; **Staff has not identified that the existing property values have been impacted by the existing zoning.**
7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is currently undeveloped and appears to have been this way for a number of years.**
10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions that affect the use and development of the property.**
11. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed development is adjacent to other Residential I (R-I, [17.60](#)) zoned parcels**
12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundary is illogically drawn.**
13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The requested use approval is not out of scale with the needs of the county as a whole. While development has trended to smaller lot development recently, the proposed development is consistent with the surrounding development pattern.**
14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support a moderate-density single-family residential uses based on the Future Land Use Map.**
15. Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]; **This request could not be handled by a variance request instead; a subdivision is a use subject to County Commission approval within the R-I district ([17.60.040.I](#)).**
16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process and as a result are subject to local, state, and federal regulations. As a result there should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.**
17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning of the property.**

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health

An email dated December 13, 2022 from Emily McGahee states “All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.”

Hall County Fire Marshal

An email dated December 15, 2022 John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant provided the following preliminary comments:

- 1) IFC Section 507, all buildings must be within the 400' hose lay distance requirements from a fire hydrant as the truck travels. Fire hydrant(s) may have to be installed along the fire access route to meet the hose lay distance requirements.

Hall County Public Works and Utilities

In a memo dated December 14, 2022, from Srikanth Yamala, Director of 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 surface and/or disturbed acreage.

Show buffer and impervious setback from wooded vegetation, not centerline of creek.

Show flood Hall County studied and FEMA.

Traffic:

Roadways to meet Hall County Standards

Utilities

Hall County Sewer District, no gravity sewer available.

Proposed septic systems will require Health Department approval.

City of Gainesville Water Resources

In an email dated November 15, 2022, Nick Swafford, Permitting Services Manager, confirmed availability of water service for the property via a 6-inch water main on Springdale Forrest Boulevard.

Georgia Department of Transportation

No comments from GDOT for this item.

➤ Excerpts from the minutes of the January 3, 2023 meeting

Applicant's Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Joshua Scoggins, 202 Tribble Gap Road, Cumming, presented the request. The applicant addressed that the request was for 27 single-family detached homes, 0.76 units per acre. The homes will be served by septic.

Rebuttal

The applicant stated that the 27 homes will be off county roads and are supported by county road standards. The applicant stated that the roads will be brought to county standards but the existing road problems have been there since before the proposal. The reason the lots are bigger than residential standards is because the lot is in a watershed.

Public Forum:

Lee Luplow, 3323 Springdal Forrest Circle, Gainesville, spoke in opposition. Concerns were traffic and safety.

Bobby Cruise, 3516 Springsdale Forrest Boulevard, Gainesville, spoke in opposition. Concerns were traffic, safety, and acreage of homes.

Kimberly Handl, 3427 Springdale Forrest Circle, Gainesville, spoke in opposition. Concerns were traffic, property, topography, and blind spots.

Kenneth Evans, 3550 Springdale Forrest Circle, Gainesville, spoke in opposition. Concerns were developing, traffic, and safety.

Victoria Leming, 3369 Springdale Forrest Circle, Gainesville, spoke in opposition. Concerns were ordinances, narrow road, safety, and traffic.

Robert Campbell, 3419 Springdale Forrest Circle, Gainesville, spoke in opposition. Concerns were safety, sharp and narrow roads, congestion,

Tracy Handl, 3427 Springdale Forrest Circle, Gainesville, spoke in opposition. Concerns were traffic, safety, differing home styles, and buffers.

Planning Commission Comments:

Mr. Braswell wanted clarification of the rear setback. The applicant stated it is 20 feet. Mr. Braswell questioned if there would be a homeowners association in place. The applicant stated that it could be looked into but it might be a requirement. Mr. Hunt questioned if a homeowners association is a county code. Ms. Doveton stated it is because of the watershed.

Motion: A motion to approve, with conditions was made by Mr. Hunt and seconded by Ms. Pilcher. Vote: 3-1 (Bell absent & Varner opposed)

Conditions:

1. *The development shall generally occur as depicted on the conceptual site plan dated 11-17-2022 and submitted to the Hall County Planning staff on 1-3-2023, as modified to limit the total lots to 27. Furthermore, described in the revised project narrative modified for compliance with zoning conditions and Hall County regulations. Revisions to the site plan can be approved by the Planning Director during the Development Review/Land Disturbance Permit process provided that the revisions do not:*
 - a. *Increase the number of lots;*
 - b. *Decrease required greenspace, amenity areas, or buffers;*
 - c. *Change the design or materials of the dwellings;*
 - d. *Decrease the minimum building setbacks;*
 - e. *Reduce required landscaping*
2. *Architectural standards: All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall*

incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited. Architectural elevations shall be submitted and approved by the Planning Director prior to approval of the Preliminary Plat.

3. *All costs associated with any required right-of-way improvements shall be the Developer's responsibility.*
4. *All conditions of zoning shall be made part of any plats created for the property.*
5. *Standard Hall County plat review process shall be followed.*
6. *Standard Hall County Development Review and Land Disturbance Permit process shall be followed.*
7. *Development is subject to Hall County Stormwater Management regulations.*
8. *The Development must meet Hall County Environmental Health requirements for on-site systems. No system or drain field shall be located within the 75FT impervious stream buffer.*
9. *No variances in Hall County Development standards are granted.*
10. *Revise the conceptual prior to BOC meeting to show buffer and impervious setback from wrested vegetation, not centerline of creek and to show Hall County studied and FEMA flood plain.*
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."*

RECEIVED

NOV 15 2022

PLANNING AND DEVELOPMENT DEPARTMENT
215 W. WASHINGTON STREET, SUITE 200, GAINESVILLE, GA 30604
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30603
770-531-4300 / 770-531-3542

Planning & Zoning Department



CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)	Property Owner (Name & Mailing Address)
SrisadanOne LLC	SrisadanOne LLC
990 Peachtree Industrial Blvd. Box 2493	990 Peachtree Industrial Blvd. Box 2493
Suwanee, GA 30024	Suwanee, GA 30024
Phone 770-781-4100	Phone 770-853-0241
Email Address eunderwood@mhtlegal.com / tfisher@mhtlegal.com	Email Address vrkonda25@gmail.com
Proposed Use 29 Dwellings, Single-Family Detached	

Contact Person (Name & Mailing Address)	Status of Applicant	Requested Action
Miles Hansford & Tallant, LLC - J. Ethan Underwood	<input checked="" type="checkbox"/> Owner	Permissive Use:
202 Tribble Gap Road, Suite 200	<input type="checkbox"/> Option to Purchase	<input type="checkbox"/> HCPC <input type="checkbox"/> HCC
Cumming, GA 30040	<input type="checkbox"/> Area Resident	Fee: \$ 750.00
Phone 770-781-4100	<input type="checkbox"/> Other	Receipt #: 859069
Email Address eunderwood@mhtlegal.com / tfisher@mhtlegal.com	Zoning: AR-III	Check #: 4234
Tax Parcel Number 10062 000001A	Acreage 35.6	
Location Address 3435 Springdale Forrest Blvd.		

I hereby certify that the above information and all attached information are true and correct.
Sign K V R Reddy Date: 11/3/2022

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

Application Withdrawal: I hereby withdraw the application.
Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ Tentative County Commission Date: _____

County Commission District: _____

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1-435 GAINESVILLE, GA 30503
T 770-531-9800 F 770-531-3902



AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) SrisadanOne LLC

Address 990 Peachtree Industrial Blvd. Box 2493
Suwanee GA 30024

Phone Number 770-853-0241

Name of applicant(s) Same as above.

Address _____

Phone Number _____

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

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

Signature of Owner(s)
K V R Konda
Personally appeared before me
Venkatranga Konda

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

[Signature]
Notary Public

11/03/2022
Date





CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

I have** I have not

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

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

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: KVR Reddy
Venkatranga Konda

Date: 11/3/2022

Applicant's/Owner's Name (Printed): SrisadanOne LLC

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.

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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: J. G. [Signature], Attorney

Date: 11/16/22

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

Miles Hunstford & Tallant, LLC

J. Ethan Underwood
eunderwood@mhtlegal.com

WRITTEN EVALUATION

Applicant: SrisadanOne LLC
Subject Property: 35.6 Acres Designated as Hall County Tax Parcel(s):
10062 000001A
Current Zoning: AR-III- Agricultural Residential III District
Proposed Zoning: R-I- Residential I District
Proposed Use: 29 Dwellings, Single Family Detached
Application: Rezoning with Conditional Use
ROW Access: Springdale Forrest Boulevard
Governing Jurisdiction: Hall County

This statement is intended to comply with application procedures established by the Governing Jurisdiction, and is intended to set forth a preliminary development plan for the Subject Property, to evaluate the proposed development and new zoning classification, conditional use and variances (if any), based upon factors set forth by the Governing Jurisdiction and is otherwise intended as the Written Evaluation for the Subject Property. The Applicant has provided all required information and has submitted the appropriate application fees. The requested Application meets all judicial and statutory requirements for approval.

The Applicant intends to develop the Subject Property for the Proposed Use, as more fully described in the Application, incorporated herein by this reference. Any zoning request, sketch plat, conditional use permit, and variance applications submitted concurrently with the Application are also incorporated herein by this reference. The zoning request, sketch plat, conditional use permit, and variance applications, along with all supplemental plans and documents are collectively referred to as the "Applicant's Proposal."

INTENDED USE

The Applicant requests to rezone the Subject Property to the Proposed Zoning for the Proposed Use with a Conditional Use Permit for a subdivision pursuant to Hall County Zoning Ordinance § 17.60.040 (I). Specifically, the Subject Property will be developed as a **29-unit, Single Family Detached Subdivision**.

COMPREHENSIVE PLAN

The Governing Jurisdiction's Comprehensive Plan and the Future Development Map incorporated therein designates the Subject Property as located within the Residential Character Area. The zoning proposal is in conformity with the policy and intent of the Comprehensive Plan. The Subject Property is located in the Lake Area Residential Character Area, which provides, "Future development will continue to be detached, single-family homes at low densities." The Proposed Use has a proposed density of 0.81 residential units per acre.

The Applicant's proposed density is in compliance with the Comprehensive Plan's recommendation of up to 1.0 dwellings per acre. *See Comp. Plan p. 29.*

IMPACT ANALYSIS.

When exercising the Governing Jurisdiction's zoning powers, consideration shall be given to the following factors associated with the use. The Applicant's Proposed Use satisfies all of these criteria as described below:

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property.**

The Proposed Use is compatible with the surrounding properties and land use, specifically the residential use by surrounding single family homes. The Proposed Use and proposed density are in keeping with the Comprehensive Plan's recommended zoning categories and proposed density of development.

- 2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**

The Proposed Use will not adversely affect the existing use or usability of adjacent or nearby properties because the Proposed Use will allow for a residential use that is compatible with the surrounding residential uses. The value of the surrounding properties will be enhanced by the Subject Property's residences and site design.

- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The shape, size, and topography of the Subject Property necessitate rezoning of the Subject Property, as its steep topography and streams prevent development using the Current Zoning. With the limited buildable area available on the site, the Proposed Use is the only physically practicable or financially viable use for the Subject Property. There is no other physically practicable or financially viable use for the Subject Property than as proposed by the Applicant.

- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service.**

The Proposed Use will not result in a use that will cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities. The projected impact on schools and utilities will be in keeping with projected growth, and any applicable impact fees from the development will fund infrastructure improvements. The number of car trips and need for transportation facilities will be comparable to surrounding uses, and the developer will make improvements to surrounding rights-of-way as required by applicable regulations for project improvements.

See also the Applicant's Public Impact Analysis Below.

5. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area.

The zoning proposal is in conformity with the policy and intent of the Comprehensive Plan. The Subject Property is located in the Lake Area Residential Character Area, which provides, "Future development will continue to be detached, single-family homes at low densities."

In this regard, the development will provide:

- Low-density residential
- Green Space
- Moderate pedestrian connectivity with sidewalks
- Moderate vehicular connectivity with curvilinear streets

6. The extent to which property values are diminished by the existing zoning restrictions.

The Subject Property does not have a reasonable economic use as currently zoned. The AR-III zoning category requires a minimum lot size of 43,560 square feet. Smaller lot sizes are necessary in order to develop a sufficient number of single-family dwellings at a sufficient price-point to make the project economically viable for redevelopment.

7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public.

A refusal by the Governing Jurisdiction to approve the Application, as requested by the Applicant, will impose a disproportionate hardship on the Applicant and owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property except for development as proposed by the Applicant and there is no benefit to the public by requiring that the Current Zoning be maintained.

8. The relative gain to the public as compared to the hardship imposed upon the individual property owner.

A refusal by the Governing Jurisdiction to approve the Application, as requested by the Applicant, will impose a disproportionate hardship on the Applicant and owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property except for development as proposed by the Applicant and there is no benefit to the public by requiring that the Current Zoning be maintained.

9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property.

The Subject Property is currently zoned for agricultural purposes; however, remains undeveloped.

10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The area surrounding the Subject Property is developing as single-family residential homes, making continued agricultural use of the property increasingly difficult. The Proposed Use is in keeping with the Comprehensive Plan and with the changing use of the surrounding area.

11. Whether the change would create an isolated district unrelated to the surrounding districts, such as "spot zoning."

The area surrounding the Subject Property is developing as single-family residential homes, making continued agricultural use of the property increasingly difficult. The Proposed Use is in keeping with the Comprehensive Plan and with the changing use of the surrounding area.

12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.

The present zoning district boundaries are illogically drawn in relation to existing conditions in the area surrounding the Subject Property. The area surrounding the Subject Property is developing as single-family residential homes, making continued agricultural use of the property more difficult. The Proposed Use is in keeping with the Comprehensive Plan and with the changing use of the surrounding area.

13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood.

The Proposed Use is in keeping with the Comprehensive Plan and with the changing use of the surrounding area. The Proposed Use is in keeping with the scope and scale of development planned for by the Governing Jurisdiction's implementation strategy for public utilities, transportation improvements, and other capital improvement projects, such as parks, public safety, and schools.

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned.

The Subject Property does not have a reasonable economic use as currently zoned.

15. Whether the need for rezoning could be handled instead by a variance request to the zoning board of adjustment.

Approval of a variance will not allow the Proposed Use. Approval of the Application is necessary to allow the Proposed Use.

16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted.

The project should also have a minimal impact on the environment with no negative ecological or pollution impact up the Subject Property or the surrounding area. There should be no impact on air quality. Drainage, soil erosion, and sedimentation controls will be extensively utilized on the site after obtaining all required approvals from the Soil Conservation Service and the Governing Jurisdiction.

The Applicant will submit plans detailing the development for approval by the Governing Jurisdiction, the local Health Department, and any other appropriate governmental agencies, based on conformity with subdivision and zoning requirements, as well as other applicable ordinances, statutes and regulations.

17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property.

The Subject Property was appropriately zoned at the time of original zoning, but changing conditions affecting the use and development of the Subject Property supporting the Proposed Use and approval of the Application, as requested by the Applicant.

IMPACT ON THE LOCAL POPULATION DENSITY PATTERN AND PUBLIC INFRASTRUCTURE

(A) Proposed Construction Phasing Schedule

Construction of the project is anticipated to occur over approximately 36 months. Upon issuance of Land Disturbance Permit, the Applicant anticipates the project will be developed within 12 months thereafter, and houses to be constructed over the following 24 months. During the first 12 months of construction, the site will be developed and platted as residential lots. Home construction will begin immediately upon the platting of the first phase of development and will continue to full build out through month 36.

Based upon the most currently available data, the Applicant estimates there will be 3.05 occupants per unit. Assuming this to be the case, the Applicant expects the population of the new development to be as follows:

Projected Subdivision Population			
Year	New Houses	Total New Households	Population of New Homes
1	0	0	0
2	10	10	31
3	19	29	89

(B) Public Road System

Permanent access to the subdivision will be from the ROW Access. All of the development's interior streets will be publicly-owned and maintained.

Traffic generated from the development will be in keeping with expected growth patterns and access to public thoroughfares will be at a location where sight distance is sufficient. All curb cuts shall be coordinated and approved by the Governing Jurisdiction and acceleration and deceleration lanes will be installed as required. All streets within the development will be constructed to conform to the Governing Jurisdiction's standards. Parking will be provided onsite as required by the Zoning Ordinance.

(C) County School System

The Table below estimates the number of school children expected to be generated by the project, based upon the ratio of the estimated number of school children in the Governing Jurisdiction to the estimated number of households in Hall County, then multiplying the quotient by the number of residential units in the Proposed Use. This factor is calculated to 0.33 students per household.

Projected Student Population Impact: After calculating the first year add that amount to each year thereafter	
Year	Total
1	0
2	4
3	10

The numbers above are a planning factor used to project total student population and plan the need for new school facilities. However, the actual number of students who live in the proposed development may be more or less than the factor above, because the method of calculation uses a total number households countywide, with some households containing more than the average number of children and others comprised of zero children.

(D) Water and Waste Water Systems

The community's water needs will be served by the City of Gainesville. Please refer to the results of the water and sewer pre-application meeting, which has been submitted concurrently with this Written Evaluation. The community's sewer needs will be served through private septic.

(E) Utilities

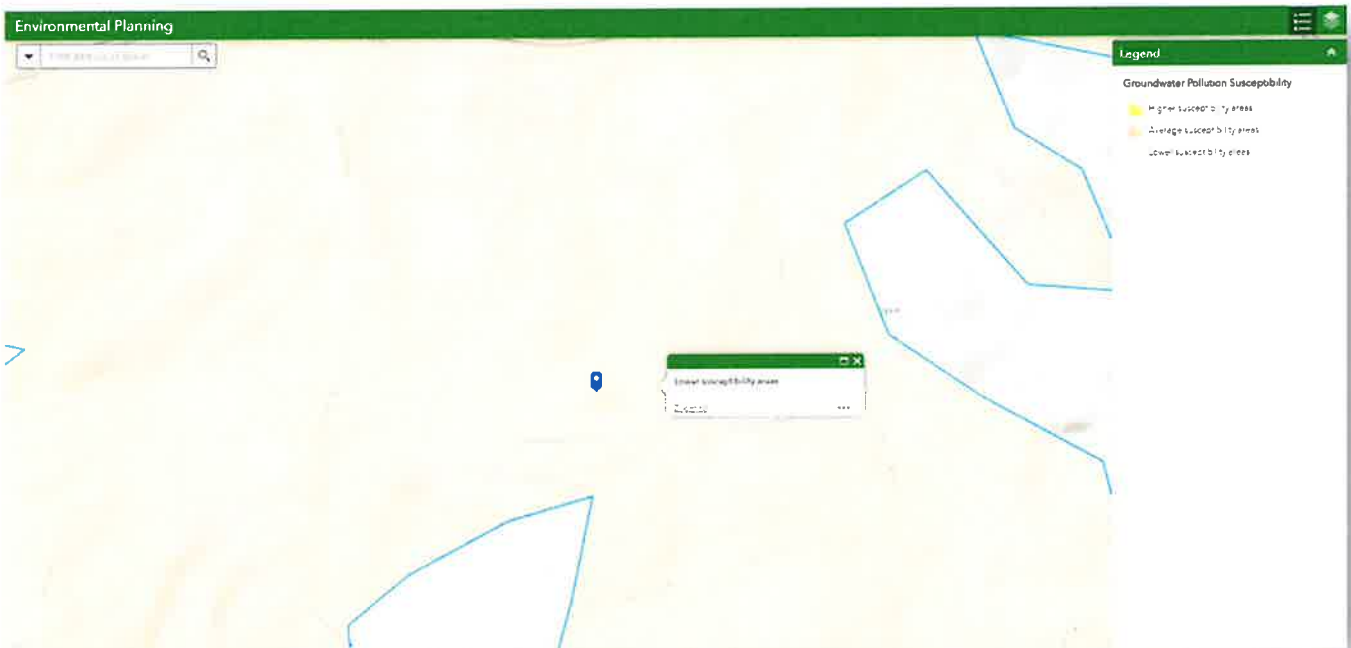
With regard to public utilities, water, sanitary sewer, natural gas, electricity and cable are available to the Subject Property. The impact on public utilities is anticipated to be minimal. The Applicant will install underground utility lines within the development to serve the project on an as-needed basis.

(F) Environmental Impact

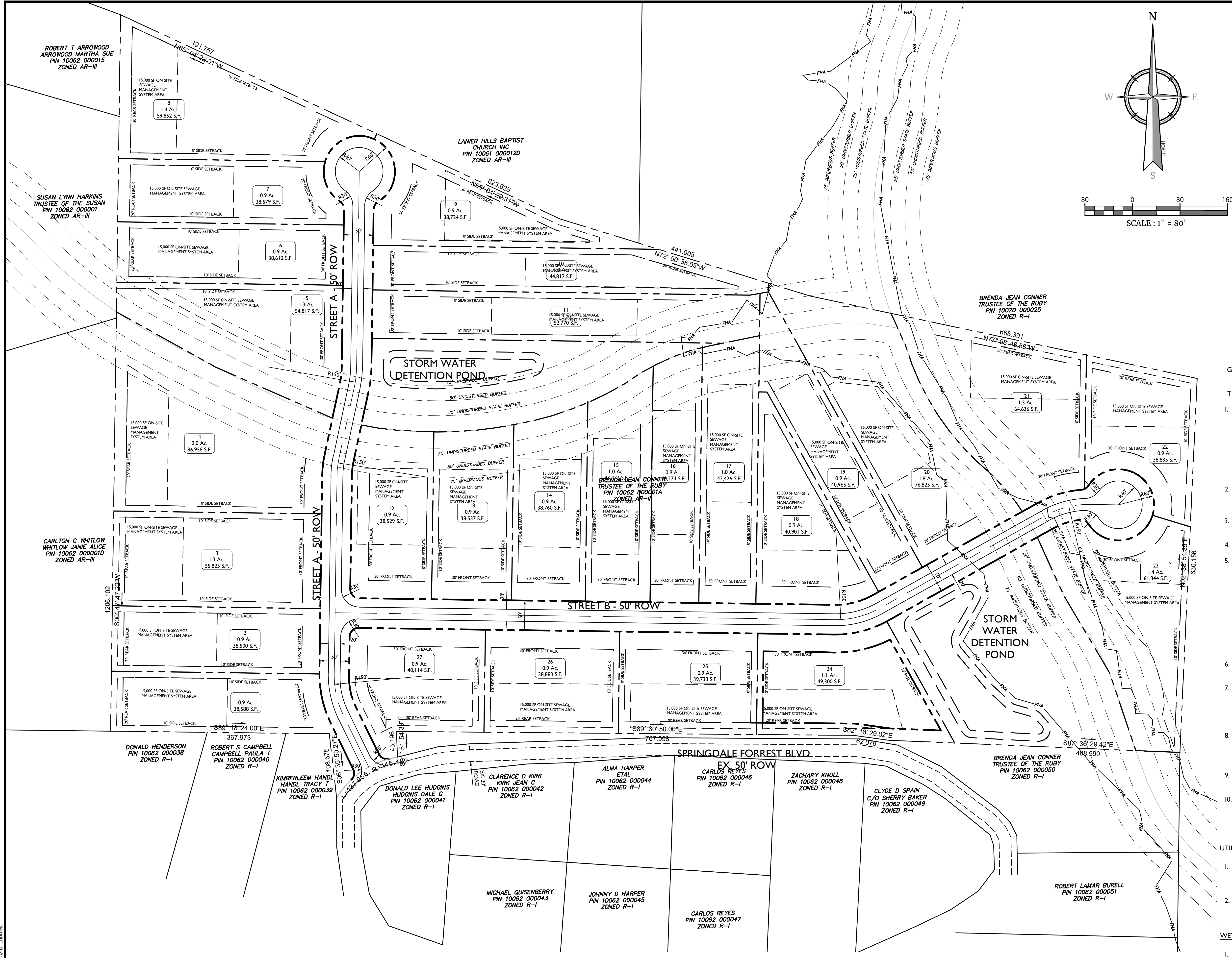
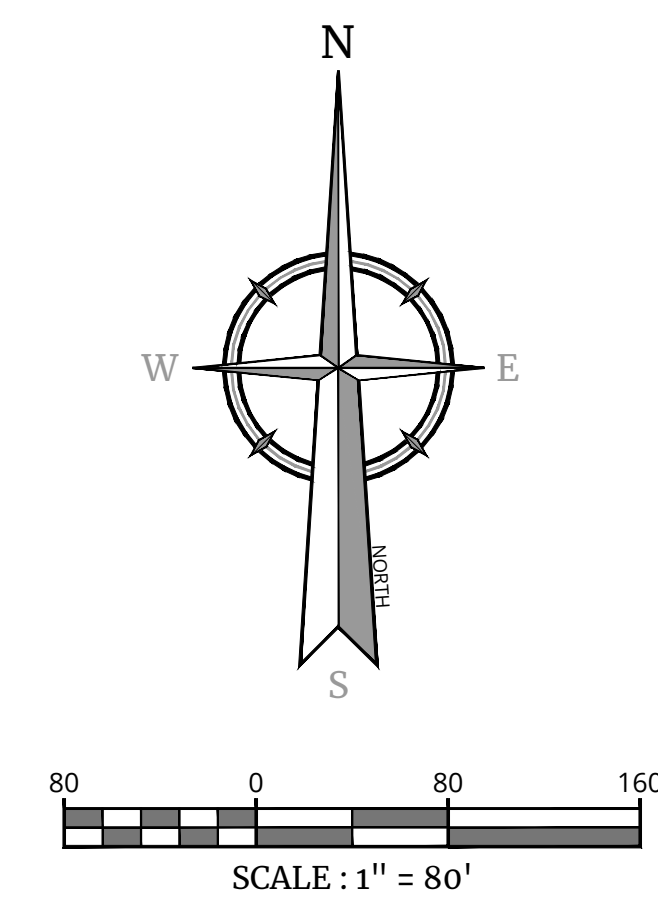
The project should also have a minimal impact on the environment. There should be no impact on air quality. Drainage, soil erosion, and sedimentation controls will be extensively utilized on the site after obtaining all required approvals from the Soil Conservation Service and Hall County.

The Applicant will submit plans detailing the development for approval by the Hall County Department of Planning and Development, the Hall County Department of Engineering, the City of Gainesville Department of Water & Sewer, the Hall County Health Department, and any other appropriate governmental agencies, based on conformity with subdivision and zoning requirements, as well as other applicable ordinances, statutes and regulations.

According to the Department of Community Affairs Environmental Planning Map, the Subject Property is located in a lower pollution susceptibility area regarding ground water recharge. Thus, Hall County Code requires the minimum lot size to be increased by 110%. (See Hall County Code of Ordinances § 17.225.080 (F)(3)).



R-I RESIDENTIAL	REQUIRED
MINIMUM LOT AREA	35,000 SF
MINIMUM LOT WIDTH	75 FT
MINIMUM LOT FRONTAGE	50 FT
MINIMUM LOT DEPTH	-----
PRINCIPAL BUILDING	
MINIMUM FRONT YARD	55 FEET FROM CENTER LINE OF ROAD OR 30 FEET FROM PROPERTY LINE, WHICHEVER IS GREATER.
MINIMUM REAR YARD	20 FT
MINIMUM SIDE YARD	10 FT
TOTAL TWO SIDE YARDS	10 FT ON BOTH SIDES
MAX. BLDG HEIGHT (STORIES)	3
ACCESSORY BUILDING	
MINIMUM SIDE YARD	10 Ft
MINIMUM REAR YARD	10 Ft
MAX. BLDG HEIGHT (STORIES)	3
MAX. GROSS DENSITY	1.24
PROPOSED DENSITY	0.81
MAX. FLOOR AREA RATIO	0.20
MAX. IMPERVIOUS COVERAGE	80
PARKING	2 PER DWELLING



GENERAL INFORMATION:

THE SUBJECT PROPERTY IS KNOWN AS PARCEL #10062000001A

1. THE PROPERTY IS LOCATED IN AR-III ZONING DISTRICT AND CONTAINS 35.74 ACRES RESPECTIVELY FOR A TOTAL TRACT AREA OF 35.74 +/- ACRES OR 1,556,834.4 +/- SQUARE FEET
OWNER: SRISADANONE LLC
990 PEACHTREE INDUSTRIAL BLVD.
PO BOX 2493
SUWANEE, GA 30024
PHONE: 770-853-0241
EMAIL: VRKONDA25@GMAIL.COM
2. THE SUBJECT PROPERTIES ARE CURRENTLY ZONED AR-III. THE APPLICANT PROPOSES TO REDEVELOP THE PROPERTY AS AN R-1 ZONED 27 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.
3. THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL LAYOUT OF A SINGLE FAMILY RESIDENTIAL SUBDIVISION.
4. HALL COUNTY GIS HAS BEEN UTILIZED TO PREPARE THIS PLAN.
5. THIS PLAN SET IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIER'S ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
6. VARIANCES AND/OR DESIGN WAIVERS ARE NOT ANTICIPATED TO BE REQUIRED FOR DEVELOPMENT OF THIS PROJECT.
7. ALL FUTURE DEVELOPMENT SHALL BE SUBJECT TO ALL STANDARDS SET FORTH BY THE HALL COUNTY MUNICIPAL CODE FOR R-1 ZONING AND RESIDENTIAL SUBDIVISIONS; NO VARIANCES TO THESE STANDARDS SHALL BE APPROVED, UNLESS APPROVED BY THE PLANNING COMMISSION AND BOARD OF COMMISSIONERS.
8. ELEVATIONS DEPICTING THE PROPOSED BUILDINGS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL OF THE DIRECTOR DURING THE DEVELOPMENT REVIEW PROCESS. NO BUILDING PERMIT SHALL BE ISSUED FOR THE DEVELOPMENT WITHOUT THE APPROVAL OF SAID ELEVATIONS.
9. ALL CONDITIONS OF ZONING SHALL BE MADE A PART OF ANY PLAT RECORDED FOR THIS PROPERTY.
10. THE MINIMUM LOT AREA OF 38,500 SF IS BASED UPON THE SITE BEING IN THE LOWER SUSCEPTIBILITY AREA OF THE GROUNDWATER POLLUTION SUSCEPTIBILITY MAP AND PER HALL COUNTY CODE OF ORDINANCE 17.225.080-F.3 REQUIRING A LOT AREA OF 110% MINIMUM LOT SIZE.

UTILITY NOTES:

1. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
2. HALL COUNTY GIS INDICATES THERE IS AN EXISTING 6-INCH WATER LINE WITHIN THE SPRINGDALE FOREST CIRCLE ALIGNMENT.

WETLAND NOTES:

1. NO WETLAND OR STATE WATERS DELINEATION HAS BEEN DONE.

FLOOD HAZARD NOTES:

1. BY GRAPHIC PRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD MINIMAL FLOOD HAZARD AS SHOWN ON FLOOD INSURANCE MAPS, COMMUNITY PANEL NO. 175 OF 377 WHICH HAS MAP NUMBER 13139C0175G AND AN EFFECTIVE DATE OF 04/04/2018 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE.
2. THE SUBJECT PROPERTY HOWEVER DOES HAVE A "FUTURE" HALL COUNTY FLOOD ZONE.

PARCELS	PARCEL	AREA (AC)	AREA (SF)
1	0.89	38,588	
2	0.88	38,500	
3	1.28	55,825	
4	2.00	86,958	
5	1.26	54,817	
6	0.89	38,612	

PARCELS	PARCEL	AREA (AC)	AREA (SF)
7	0.89	38,579	
8	1.37	59,852	
9	0.89	38,724	
10	1.03	44,812	
11	1.21	52,770	
12	0.88	38,529	

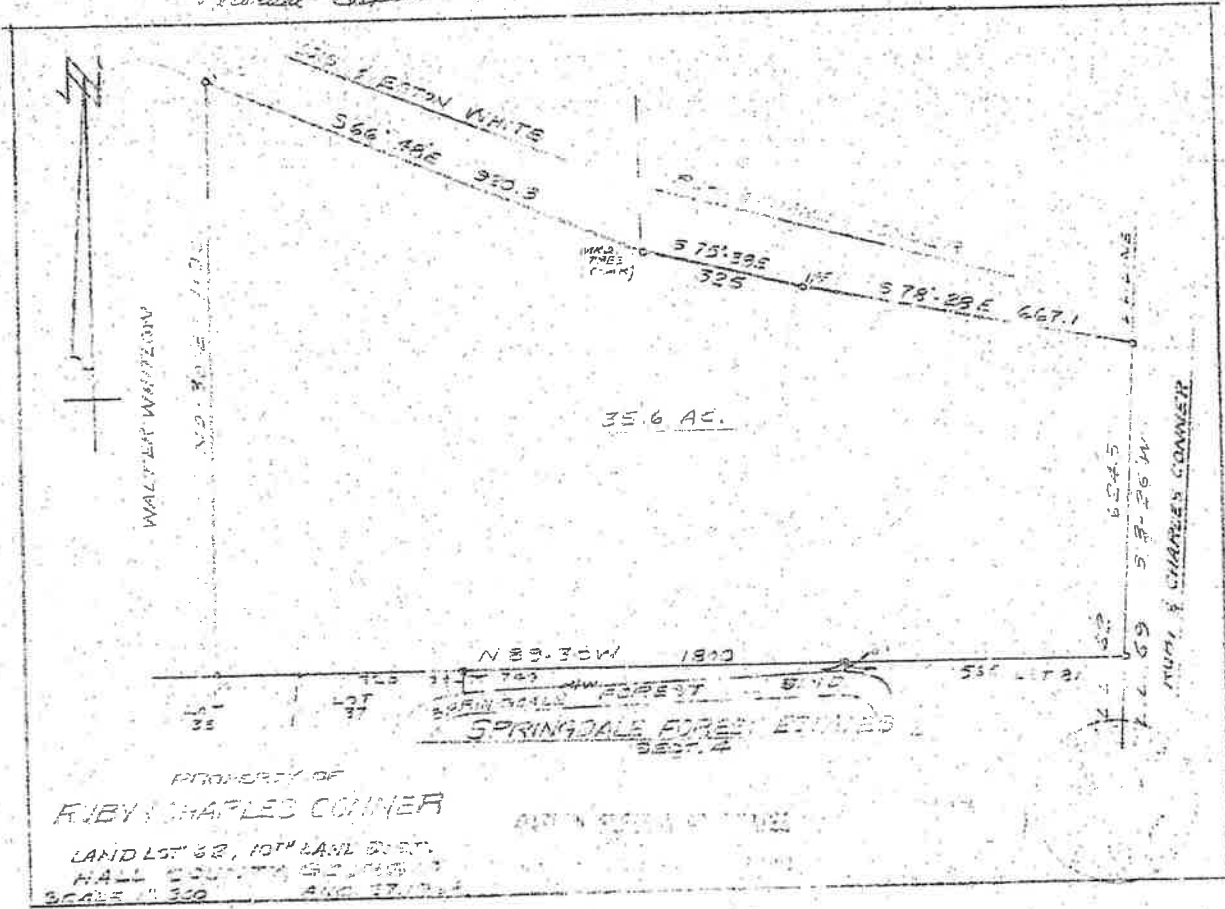
PARCELS	PARCEL	AREA (AC)	AREA (SF)
13	0.88	38,537	
14	0.89	38,760	
15	1.00	43,472	
16	0.92	40,274	
17	0.97	42,426	
18	0.94	40,901	

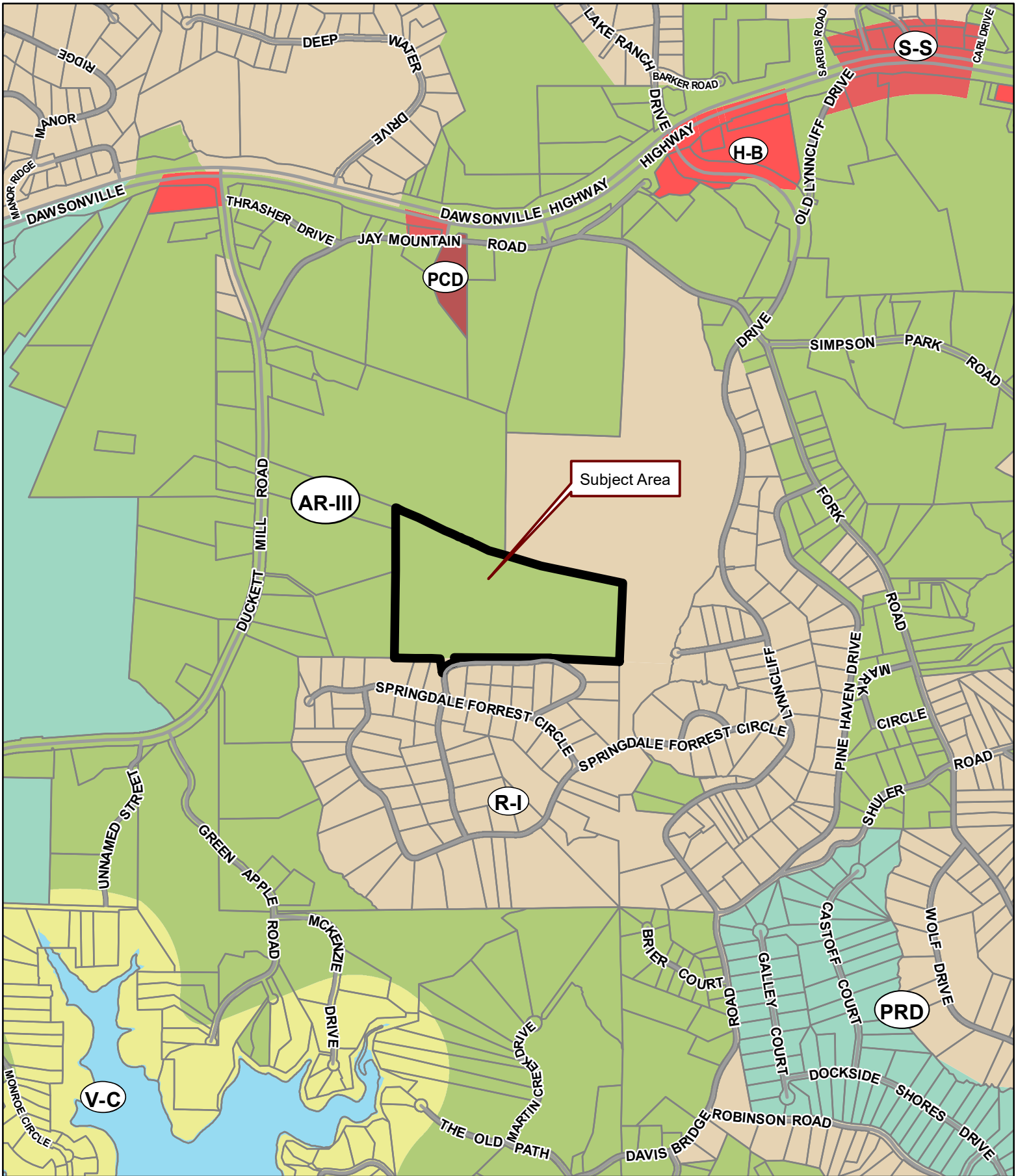
PARCELS	PARCEL	AREA (AC)	AREA (SF)
19	0.94	40,965	
20	1.76	76,825	
21	1.48	64,636	
22	0.89	38,835	
23	1.41	61,344	
24	1.13	49,300	

PARCELS	PARCEL	AREA (AC)	AREA (SF)
25	0.91	39,733	
26	0.89	38,883	
27	0.92	40,114	

SPRINGDALE FORREST BLVD
FOR
SRISADANONE LLC
3435 SPRINGDALE FOREST BLVD
GAINESVILLE, GA 30506
DISTRICT 01
PIN 10062000001A
CITY OF GAINESVILLE
HALL COUNTY
GEORGIA

Recorded September 19, 1903 - H. Stanley Withers, Clerk



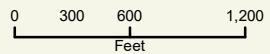


Applicant: SRISADANONE LLC

Tax Parcel #: 10062 00001A

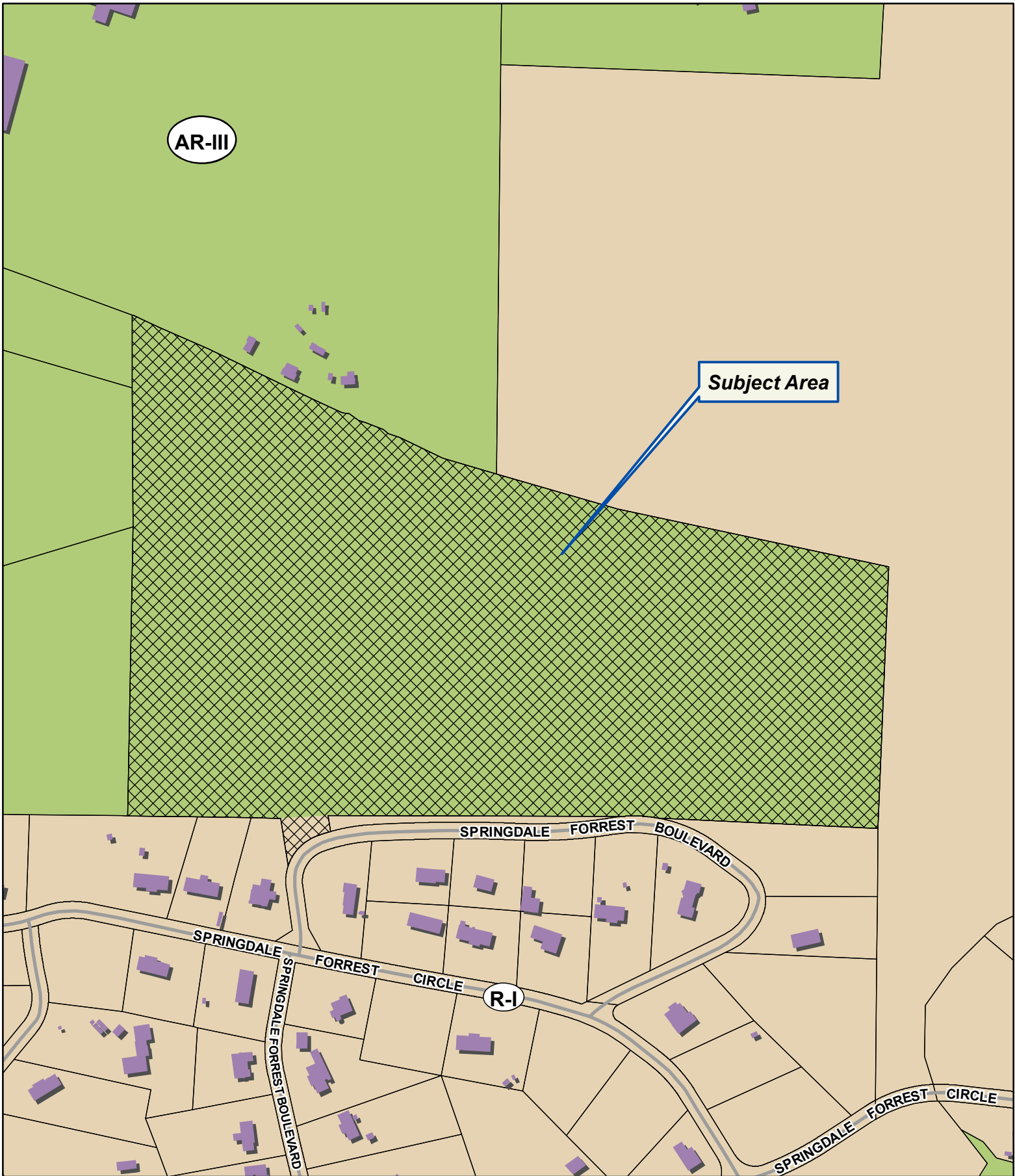
Location: 3435 SPRINGDALE FORREST BOULEVARD, GAINESVILLE, GA 30506

Commission District 2 **PC Mtg. Date:** 01/03/2023



- Zoning Boundary
- City Limits
- Subject Area
- Structure



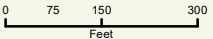


Applicant: SRISADANONE LLC

Tax Parcel #: 10062 000001A

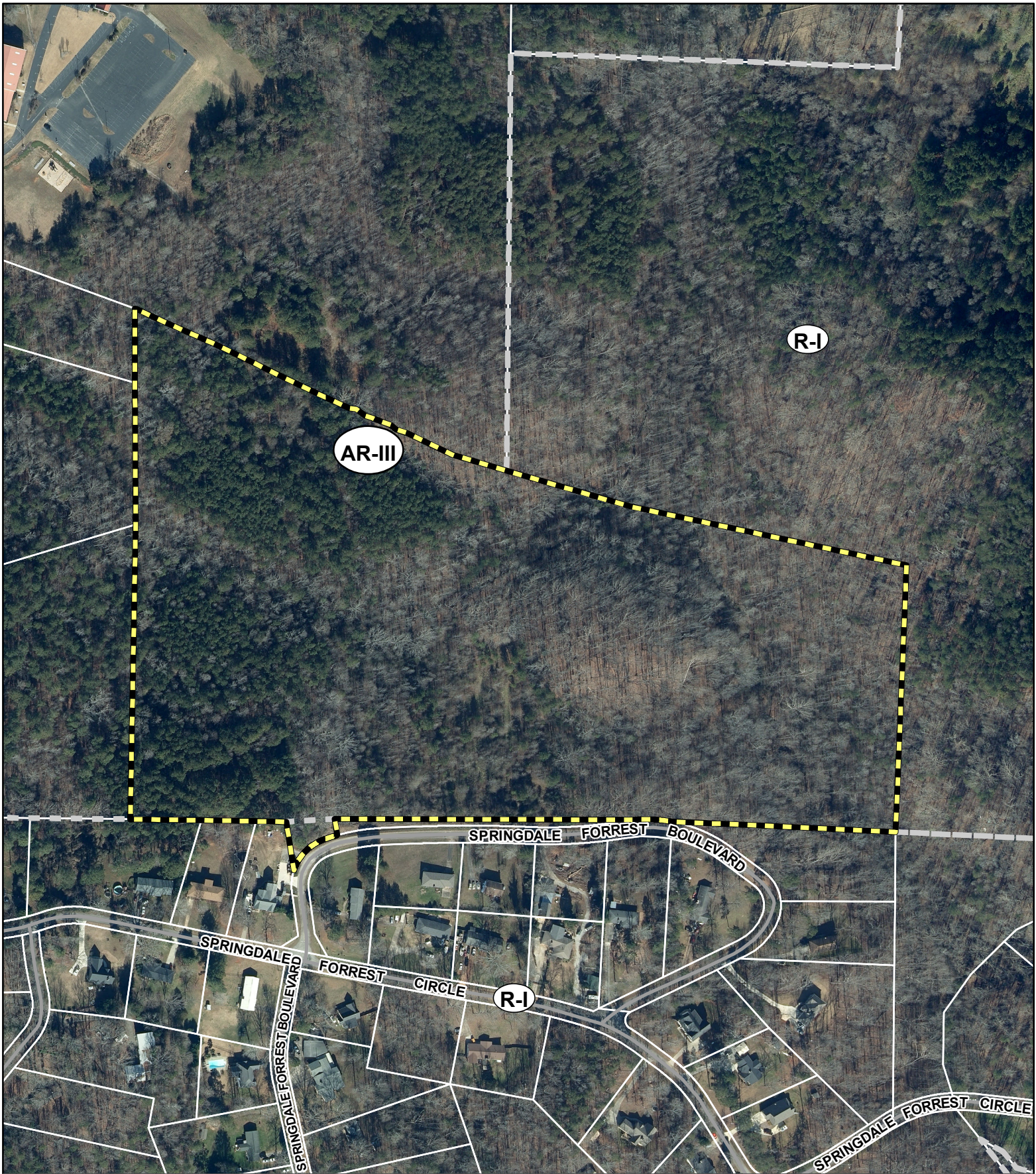
Location: 3435 SPRINGDALE FORREST BOULEVARD, GAINESVILLE, GA 30506

Commission District 2 **PC Mtg. Date:** 01/03/2023



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



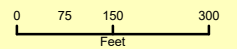


Applicant: SRISADANONE LLC

Tax Parcel #: 10062 000001A

Location: 3435 SPRINGDALE FORREST BOULEVARD, GAINESVILLE, GA 30506

Commission District 2 **PC Mtg. Date:** 01/03/2023



- Zoning Boundary
- City Limits
- Subject Area



Legal Description

All that tract or parcel of land lying and being in Land Lot 62 of the 10th Land District of Hall County Georgia, being identified as 35.6 acres, more or less, on a plat of survey dated August 27, 1968, prepared for Ruby and Charles Conner by Owen Patton, Georgia Registered Land Surveyor No. 1326 and G. Dwight Pless, Georgia Registered Land Surveyor No. 1326, recorded in Plat Book 40, Page 129, Hall County, Georgia Records. Said property is more fully described according to the above referenced plat, which is incorporated herein by reference.

To find the true point of beginning commence from an iron pin located at the intersection of the common boundary line of Land Lots 62 and 69 which is the true point of beginning; run

Thence North 89 degrees 30 minutes West a distance of 1800 to an iron pin found; run

Thence North 0 degrees 30 minutes East a distance of 1190 feet to an iron pin found; run

Thence South 66 degrees 48 minutes East a distance of 920.30 feet to point; run

Thence South 75 degrees 38 minutes East a distance of 325 feet to an iron pin; run

Thence South 78 degrees 28 minutes East a distance of 667.1 feet to an iron pin; run

Thence South 3 degrees 26 minutes West a distance of 624.5 feet; to an iron pin found and the true Point of Beginning.

Said property is more fully described according to the above-referenced plat, which is incorporated herein by this reference.

This legal description is prepared solely for the purpose of facilitating a land use application and should not be relied upon for any other purpose.

Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, December 13, 2022 4:01 PM
To: Anael Dominguez (Planning); Randi Doveton (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 1.3.23

Please find Environmental Health comments below:

Item 1, 5385 Winder Hwy, Dell Group: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 2, 6725 Bass Circle, Argento: Environmental Health contacted the applicant on 12.12.22 concerning requirements to move forward with development of the property.

Item 3, 5645 Burke Lane, Claxton: Must meet all Environmental Health residential septic system permitting requirements.

Item 4, 3055 Tumbling Creek, Rochester: No comment. Public sewer.

Item 5, 3814 Bolding Road, Jung/Kim: Must meet all Environmental Health commercial septic system permitting requirements if able to be permitted by Environmental Health. Wastewater treatment and disposal may be required to be permitted through EPD. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan. 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, 6047/6051/6057/6069 Lula Rd, 4927/5051 Cagle Rd, Solidum Holdings: Public sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Items 7 and 8, 3435 Springdale Forrest Blvd, SrisadanOne: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Emily

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Monday, December 19, 2022 7:06 PM
To: Anael Dominguez (Planning); Peevy, Jonathan
Cc: Randi Doveton (Planning); David Webb (Planning); Rebecca Keefer
Subject: RE: Tentative Planning Agenda for January 3, 2023

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.

Thanks for following up Anael, I dropped the ball on this one. Item #6 (Solidum Holdings) will require GDOT coordination.

6. [6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone | from Agricultural- Residential-IV \(AR-IV\) & Suburban-Shopping \(S-S\) to Planned Industrial Development \(PID\) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | Proposed use: commercial & industrial mixed uses | ** Commission District 3 | Solidum Holdings, LLC, applicant.](#)

With deepest apologies for my tardiness,

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: Friday, December 16, 2022 9:52 AM
To: Peevy, Jonathan <jpeevy@dot.ga.gov>; Niebauer, Parker J <PNiebauer@dot.ga.gov>
Cc: Randi Doveton (Planning) <rdoveton@hallcounty.org>; David Webb (Planning) <dwebb@hallcounty.org>; Rebecca Keefer <rkeef@cplteam.com>
Subject: FW: Tentative Planning Agenda for January 3, 2023

Good morning,
I just wanted to check in and make sure you didn't have any comments for the 1-3-2023 tentative agenda below. Comments were due yesterday.

Thank you,
Ana Dominguez
Planning Commission Clerk
Hall County Government
2875 Browns Bridge Road, Gainesville, GA 30504



From: Anael Dominguez (Planning)
Sent: Thursday, December 8, 2022 10:41 AM
Subject: Tentative Planning Agenda for January 3, 2023

Good morning –

Here is the Tentative Agenda and Maps for the **Tuesday, January 3, 2023** 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, December 15th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – December 19, 2022

OLD BUSINESS

1. [5385 Winder Highway | Amend Conditions](#) | of a Planned Commercial Development (PCD) on a 21.20± acre tract located on the north side of Winder Highway at its intersection with Benefield Road | Zoned PCD; Tax Parcel 15028B000015 | **Proposed use: car condos, storage, commercial uses, and retail** | ** Commission District 1 | [The Dell Group, LLC, applicant.](#)

NEW BUSINESS

2. [6725 Bass Circle | Variance](#) | for a setback variance at the southern property line from 15 feet to 4 feet on a .15± acre tract located at the terminus of Bass Circle | Zoned R-I; Tax Parcel 07353 004003 | **Proposed use: single-family home** | * Commission District 2 | [Douglas Argento, applicant.](#)
3. [5645 Burke Lane | Variance](#) | for a left side yard setback variance from 10 feet to 5 feet on a .31± acre tract located at the terminus of Burke Lane | Zoned V-C; Tax Parcel 10012 000019 | **Proposed use: single-family home** | * Commission District 2 | [Anthony R. Claxton, applicant.](#)
4. [3055 Tumbling Creek Road | Amend conditions](#) | of a Planned Residential Development (PRD) on a 5.1± acre tract located on the west side of Tumbling Creek Road at approximately 30 feet from its intersection with Campus Pointe Circle | Zoned PRD; Tax Parcel 08026 000005 (pt.) | **Proposed use: 38-unit residential rental community** | ** Commission District 2 | [Rochester/DCCM, applicant.](#)
5. [3814 Bolding Road | Rezone](#) | from Agricultural-Residential-III (AR-III) to Mobile Home Park (MHP) on a 6.72± acre tract located on the west side of Bolding Road approximately 111 feet from its intersection with Glen Bower

Road | Zoned AR-III; Tax Parcel 15036B000035 | Proposed use: travel trailer park | ** Commission District 1 | Yeon H. Jung & Soyeon Kim, applicants.

6. 6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone | from Agricultural- Residential-IV (AR-IV) & Suburban-Shopping (S-S) to Planned Industrial Development (PID) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 - 000006, 000006A, 000017, 000020 | Proposed use: commercial & industrial mixed uses | ** Commission District 3 | Solidum Holdings, LLC, applicant.
7. 3435 Springdale Forrest Boulevard | Rezone | from Agricultural-Residential-III (AR-III) & Residential-I (R-I) to Residential-I (R-I) on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.
8. 3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval | on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.

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

The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, February 9, 2022** at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, February 9, 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.

Thank you,
Ana Dominguez
Planning Commission Clerk
Hall County Government
2875 Browns Bridge Road, Gainesville, GA 30504
www.hallcounty.org | 770-531-6810



Georgia is a state of natural beauty. And it's a state that spends millions each year cleaning up litter that not only mars that beauty, but also affects road safety, the environment and the economy. Do your part – don't litter. How can you play an active role in protecting the splendor of the Peach State? Find out at <http://keepgaclean.com/>.



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

MEMORANDUM

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

To: Randi Doveton, Director of Planning and Development
From: Srikanth Yamala, Director of Public Works and Utilities
Date: December 14, 2022
Subject: January 3, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 3, 2023 meeting. Upon review, we provide the following comments.

OLD BUSINESS

- [5385 Winder Highway | Amend Conditions | of a Planned Commercial Development \(PCD\) on a 21.20± acre tract located on the north side of Winder Highway at its intersection with Benefield Road | Zoned PCD; Tax Parcel 15028B000015 | Proposed use: car condos, storage, commercial uses, and retail | ** Commission District 1 | The Dell Group, LLC, applicant.](#)
 - 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 buffers and impervious setback from wretched vegetation not centerline of stream.
 - Traffic:** No comments.
 - Utilities:** No sewer in the area of project; septic proposed requires Health Department Approval.

NEW BUSINESS

- [6725 Bass Circle | Variance | for a setback variance at the southern property line from 15 feet to 4 feet on a .15± acre tract located at the terminus of Bass Circle | Zoned R-I; Tax Parcel 07353 004003 | Proposed use: single-family home | * Commission District 2 | Douglas Argento, applicant.](#)
 - Engineering:** No Comment
 - Traffic:** No Comment
 - Utilities:** No Comment
- [5645 Burke Lane | Variance | for a left side yard setback variance from 10 feet to 5 feet on a .31± acre tract located at the terminus of Burke Lane | Zoned V-C; Tax Parcel 10012 000019 | Proposed use: single-family home | * Commission District 2 | Anthony R. Claxton, applicant.](#)
 - Engineering:** No Comment
 - Traffic:** No Comment



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

c) **Utilities:** No Comment

4. [3055 Tumbling Creek Road | Amend conditions | of a Planned Residential Development \(PRD\) on a 5.1± acre tract located on the west side of Tumbling Creek Road at approximately 30 feet from its intersection with Campus Pointe Circle | Zoned PRD; Tax Parcel 08026 000005 \(pt.\) | Proposed use: 38-unit residential rental community | ** Commission District 2 | Rochester/DCCM, applicant.](#)

a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

Buffer change requested does not include stream buffers

Show 75' impervious setback or request a variance.

b) **Traffic:** No comment.

c) **Utilities:** City of Gainesville Sewer District.

5. [3814 Bolding Road | Rezone | from Agricultural-Residential-III \(AR-III\) to Mobile Home Park \(MHP\) on a 6.72± acre tract located on the west side of Bolding Road approximately 111 feet from its intersection with Glen Bower Road | Zoned AR-III; Tax Parcel 15036B000035 | Proposed use: travel trailer park | ** Commission District 1 | Yeon H. Jung & Soyeon Kim, applicants.](#)

a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

Refer to Planning's comments regarding lot lines and subdivision of property.

b) **Traffic:** Driveway to meet Hall County Standards.

c) **Utilities:** City of Oakwood Sewer District

6. [6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone | from Agricultural- Residential-IV \(AR-IV\) & Suburban-Shopping \(S-S\) to Planned Industrial Development \(PID\) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | Proposed use: commercial & industrial mixed uses | ** Commission District 3 | Solidum Holdings, LLC, applicant.](#)

a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

Show buffer and impervious setback from wooded vegetation, not centerline of creek.

North Oconee Watershed District

- b) **Traffic:** Driveway access of Cornelia Highway and Lula Road will need to be permitted through GDOT. Since Cagle Road is not adequate for commercial / industrial traffic, access should be from Cornelia Highway (SR354) and Lula Road (SR52) only. Access via Cagle Road should be restricted or, if considered, the roadway should be improved to County commercial / industrial standards.
- c) **Utilities:** Hall County Sewer District

7. [3435 Springdale Forrest Boulevard | Rezone | from Agricultural-Residential-III \(AR-III\) & Residential-I \(R-I\) to Residential-I \(R-I\) on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.](#)

- a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.
Show buffer and impervious setback from wooded vegetation, not centerline of creek.
Show flood Hall County studied and FEMA.
- b) **Traffic:** Roadways to meet Hall County standards.
- c) **Utilities:** Hall County Sewer District, no gravity sewer available.
Proposed septic systems will require Health Department approval.

8. [3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval | on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.](#)

- a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.
Show buffer and impervious setback from wooded vegetation, not centerline of creek.
Show flood Hall County studied and FEMA.
- b) **Traffic:** Roadways to meet Hall County Standards.
- c) **Utilities:** Proposed septic systems will require Environmental Health approval.
No Hall County Sanitary Sewer in area.

Anael Dominguez (Planning)

From: John Hornick (Fire Services)
Sent: Thursday, December 15, 2022 11:33 AM
To: Randi Doveton (Planning)
Cc: Anael Dominguez (Planning)
Subject: Fire Comments

Agenda and Maps for the **Tuesday, January 3, 2023** Hall County Planning Commission Meeting

1. [3435 Springdale Forrest Boulevard | Rezone | from Agricultural-Residential-III \(AR-III\) & Residential-I \(R-I\) to Residential-I \(R-I\) on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.](#)
1) **IFC Section 507, all buildings must be within the 400' hose lay distance requirements from a fire hydrant as the truck travels. Fire hydrant(s) may have to be installed along the fire access route to meet the hose lay distance requirements.**
2. [3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval | on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.](#)
1) **IFC Section 507, all buildings must be within the 400' hose lay distance requirements from a fire hydrant as the truck travels. Fire hydrant(s) may have to be installed along the fire access route to meet the hose lay distance requirements.**

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org



Dec 16, 2022 at 9:56:33 AM



ZONING NOTICE

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

APPLICANT: **SRISADAN ONE LLC**

REQUEST: **USE SUBJECT TO COUNTY COMMISSION APPROVAL
FOR 29 SINGLE-FAMILY DETACHED HOMES**

PUBLIC HEARINGS WILL BE HELD ON

PLANNING COMMISSION
Date: **JAN. 3, 2023**
Time: **5:15 PM**

AND

COUNTY COMMISSION
Date: **FEB. 9, 2023**
Time: **6:00 PM**

HALL COUNTY GOVERNMENT CENTER 2875 BROWN BRIDGE ROAD GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

Dec 16, 2022 at 10:01:32 AM

ZONING NOTICE

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

APPLICANT: **SRISADANONE LLC**

REQUEST: **REZONE FROM AR III & R1 TO R1 FOR
29 SINGLE FAMILY DETACHED HOMES**

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: **JAN. 3, 2023**

Time: **5:15 PM**

AND

COUNTY COMMISSION
Date: **FEB. 9, 2023**

Time: **6:00 PM**

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

FOR MORE INFORMATION CALL: (770) 531-6809

Dec 16, 2022 at 10:05:27 AM

ZONING NOTICE

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

APPLICANT: **SRSADANONE LLC**

REQUEST: **USE SUBJECT TO COUNTY COMMISSION**

APPROVAL FOR 29 SINGLE-FAMILY DETACHED HOMES

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: **JAN. 3, 2023**

AND

COUNTY COMMISSION

Date: **FEB. 9, 2023**

Time: **5:15 PM**

Time: **6:00 PM**

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

FOR MORE INFORMATION CALL: (770) 531-6809



AGENDA ITEM

Planning and Development

REPORT TO: Work Session (02/06/23)

REPORT TO: Voting Meeting (02/09/23)

ITEM NO: 32/2023

SUBJECT: **6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone** | from Agricultural- Residential-IV (AR-IV) & Suburban-Shopping (S-S) to Planned Industrial Development (PID) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | **Proposed use: commercial & industrial mixed uses** | Commission District 3 | **Solidum Holdings, LLC, applicant.**

Meetings:

Work Session Date: 02/06/23

Voting Meeting Date: 02/09/23

Executive Summary:

Presenter: RD
Recommendation:

Approval, with conditions:

1. The development shall generally occur as depicted on the site plan and described in the project narrative submitted 1-3-2023, modified for compliance with zoning conditions and Hall County regulations. Both documents are incorporated and adopted as exhibits here in.
 - a. The Planning Director can approve changes in the layout related to engineering constraints or specific requirements of the end user provided the revisions do not create a need for any variances, does not reduce setback requirements, meets GCOD standards, as amended herein, increases the aggregate gross floor area of the development, reduce buffers, or changes the height, design or material of the structures.
 - b. Adult establishments, junk yards, and billboards are prohibited.
2. The standards of the Gateway Corridors Overlay District (GCOD, 17.420) shall apply to any buildings visible from Cornelia Highway / SR 365 and Lula Road / SR 52 with the exception that tilt up concrete construction and TPO roof systems shall be allowed.
3. Alternately, if a 100 foot buffer from the Cornelia Highway / SR 365 and Lula Road / SR 52 is maintained, no GCOD Standards shall apply to these lots.
4. The site may require a stormwater management report shall the site plan indicate the proposed development needs stormwater thresholds, impervious surface, and/or disturbed acreage.
5. All costs associated with the project related to right-of-way improvements recommended by the Keck and Wood traffic study that is part of the application, or as required by zoning conditions imposed by the Hall County Board of Commission shall be the Developer's responsibility and completed no later than the issuance of a CO for the projects improvements on the northeast side of the stream that bisects the property. No system related improvements are required. Truck traffic for the proposed development is not allowed on Cagle Road in any form and signage shall be coordinated.
6. The development shall follow all Hall County Development Review processes and Storm Water requirements for the park infrastructure.
7. The development shall follow standard Hall County plat review standards and process requirements.
8. Each parcel created within the park shall obtain separate land disturbance permits and building permits prior to commencing development.
9. A landscape and lighting plan similar to those required for the Gateway Industrial Centre shall be approved by the Planning Director prior to issuance of land disturbance permits for the individual parcels.
10. Developmental restricted covenants shall be recorded prior to release of the final plat.
11. All conditions of zoning shall be placed on the final plat.
12. Front building setbacks along SR 52 shall be 100 feet from the center line of the street or 75 feet from the property line, whichever is greater.
13. Parking space requirements and parking lot design shall meet Hall County guidelines.

Purpose of Request:

6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road

| **Rezone** | from Agricultural- Residential-IV (AR-IV) & Suburban-Shopping (S-S) to Planned Industrial Development (PID) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | **Proposed use: commercial & industrial mixed uses** | Commission District 3 | **Solidum Holdings, LLC, applicant.**

History:

Facts and Issues:

Options:

Funding Requested

\$ 0.00

Are funds within current budget?

No

Source of Funds

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

No

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
AD	RD	EW	WG
Attorney	Administration	Clerk	
WLI	CR	JR	

Attachments:

- Board Memo
- Recommendation Report RZ
- Recommendation Report VAR
- Application
- Narrative
- Updated Site Plan
- Original Site Plan
- Maps
- Deed
- Legal Description
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Public Comments
- Public Comment (Online - 1)
- Notice Sign Photos



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Randi Doveton

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

From: Randi Doveton, Director

Date: January 10, 2023

Subject: **6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone** | from Agricultural- Residential-IV (AR-IV) & Suburban-Shopping (S-S) to Planned Industrial Development (PID) on a 91.51± acre tract | **Proposed use: commercial & industrial mixed uses | Solidum Holdings, LLC, applicant.**

The request before you is the request of Solidum Holdings, LLC to allow commercial & industrial mixed uses on 91.51± acres. **It should be noted that a simultaneous variance request accompanies this request but has a separate report. The Planning Commission heard and voted on the variance and rezone with one motion, so there is only one memo.** This item is located within Commission District 3.

At their January 3, 2023 meeting, the Hall County Planning Commission voted to recommend approval with thirteen (13) conditions **(3-1, Bell absent & Pilcher opposed)**.

There were **four (4) written comments in opposition** submitted in advance of the Planning Commission meeting and **six (6) individuals spoke in opposition during the public hearing.**

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

Planning Commission Approval Conditions:

1. The development shall generally occur as depicted on the site plan and described in the project narrative submitted 1-3-2023, modified for compliance with zoning conditions and Hall County regulations. Both documents are incorporated and adopted as exhibits here in.
 - a. The Planning Director can approve changes in the layout related to engineering constraints or specific requirements of the end user provided the revisions do not create a need for any variances, does not reduce setback requirements, meets GCOD standards, as amended herein,

increases the aggregate gross floor area of the development, reduce buffers, or changes the height, design or material of the structures.

b. Adult establishments, junk yards, and billboards are prohibited.

2. The standards of the Gateway Corridors Overlay District (GCOD, 17.420) shall apply to any buildings visible from Cornelia Highway / SR 365 and Lula Road / SR 52 with the exception that tilt up concrete construction and TPO roof systems shall be allowed.
3. Alternately, if a 100 foot buffer from the Cornelia Highway / SR 365 and Lula Road / SR 52 is maintained, no GCOD Standards shall apply to these lots.
4. The site may require a stormwater management report shall the site plan indicate the proposed development needs stormwater thresholds, impervious surface, and/or disturbed acreage.
5. All costs associated with the project related to right-of-way improvements recommended by the Keck and Wood traffic study that is part of the application, or as required by zoning conditions imposed by the Hall County Board of Commission shall be the Developer's responsibility and completed no later than the issuance of a CO for the projects improvements on the northeast side of the stream that bisects the property. No system related improvements are required. Truck traffic for the proposed development is not allowed on Cagle Road in any form and signage shall be coordinated.
6. The development shall follow all Hall County Development Review processes and Storm Water requirements for the park infrastructure.
7. The development shall follow standard Hall County plat review standards and process requirements.
8. Each parcel created within the park shall obtain separate land disturbance permits and building permits prior to commencing development.
9. A landscape and lighting plan similar to those required for the Gateway Industrial Centre shall be approved by the Planning Director prior to issuance of land disturbance permits for the individual parcels.
10. Developmental restricted covenants shall be recorded prior to release of the final plat.
11. All conditions of zoning shall be placed on the final plat.
12. Front building setbacks along SR 52 shall be 100 feet from the center line of the street or 75 feet from the property line, whichever is greater.
13. Parking space requirements and parking lot design shall meet Hall County guidelines.

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Solidum Holdings, LLC

Request Rezone from Agricultural Residential IV (AR-IV, [17.120](#)) & Suburban Shopping (S-S, [17.140](#)) to Planned Industrial Development (PID, [17.180.090](#))

Proposed Use Commercial & industrial mixed uses

Size 91.51± acres

Zoning Current: Agricultural Residential IV (AR-IV, [17.120](#)) & Suburban Shopping (S-S, [17.140](#)) / Gateway Corridors Overlay District (GCOD, [17.420](#)) | Proposed: Planned Industrial Development (PID, [17.180.090](#)) / Gateway Corridors Overlay District (GCOD, [17.420](#))

Location **6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road** | Tax Parcels 09084 000004 -000006, 000006A, 000017, 000020

Commission District Three

Planning Commission Date January 3, 2023

Staff Recommendation **Approval, as the proposed use is consistent with the [Comprehensive Plan](#) and the future land use classification of an Employment Activity Center**

Planning Commission Recommendation.....**Approval, with conditions**
Vote: 3-1 (Bell absent & Pilcher opposed)

Planning Commission Conditions:

1. The development shall generally occur as depicted on the site plan and described in the project narrative submitted 1-3-2023, modified for compliance with zoning conditions and Hall County regulations. Both documents are incorporated and adopted as exhibits here in.
 - a. The Planning Director can approve changes in the layout related to engineering constraints or specific requirements of the end user provided the revisions do not create a need for any variances, does not reduce setback requirements, meets GCOD standards, as amended herein, increases the aggregate gross floor area of the

development, reduce buffers, or changes the height, design or material of the structures.

- b. Adult establishments, junk yards, and billboards are prohibited.
2. The standards of the Gateway Corridors Overlay District (GCOD, 17.420) shall apply to any buildings visible from Cornelia Highway / SR 365 and Lula Road / SR 52 with the exception that tilt up concrete construction and TPO roof systems shall be allowed.
3. Alternately, if a 100 foot buffer from the Cornelia Highway / SR 365 and Lula Road / SR 52 is maintained, no GCOD Standards shall apply to these lots.
4. The site may require a stormwater management report shall the site plan indicate the proposed development needs stormwater thresholds, impervious surface, and/or disturbed acreage.
5. All costs associated with the project related to right-of-way improvements recommended by the Keck and Wood traffic study that is part of the application, or as required by zoning conditions imposed by the Hall County Board of Commission shall be the Developer's responsibility and completed no later than the issuance of a CO for the projects improvements on the northeast side of the stream that bisects the property. No system related improvements are required. Truck traffic for the proposed development is not allowed on Cagle Road in any form and signage shall be coordinated.
6. The development shall follow all Hall County Development Review processes and Storm Water requirements for the park infrastructure.
7. The development shall follow standard Hall County plat review standards and process requirements.
8. Each parcel created within the park shall obtain separate land disturbance permits and building permits prior to commencing development.
9. A landscape and lighting plan similar to those required for the Gateway Industrial Centre shall be approved by the Planning Director prior to issuance of land disturbance permits for the individual parcels.
10. Developmental restricted covenants shall be recorded prior to release of the final plat.
11. All conditions of zoning shall be placed on the final plat.
12. Front building setbacks along SR 52 shall be 100 feet from the center line of the street or 75 feet from the property line, whichever is greater.
13. Parking space requirements and parking lot design shall meet Hall County guidelines.

The current request includes a request for variances from GCOD standards. A separate report has been prepared for the necessary variances.

Public Forum:

Wayne Coy, 4900 Cagle Road, Lula, spoke in opposition. Concerns were narrow road and traffic.

Brett Maddox, 4969 Cagle Road, Lula, spoke in opposition. Concerns were safety, traffic, wrecks, commercial visibility, noise, and property values.

Joseph Thomas, 4948 Cagle Road, Lula, spoke in opposition. Concerns were commercial development flood, traffic, and mixed use.

Kayla Maddox, 4960 Cagle Road, Lula, spoke in opposition. Concerns were traffic.

Logan Johnson, 4389 East Hall Road, Gainesville, spoke in opposition. Concerns were commercial development.

Elijah Stuart, 7609 Fern Lane, Lula, spoke in opposition. Concerns were traffic and safety.

Summary Analysis

The applicant is requesting to rezone the subject property from Agricultural Residential IV (AR-IV, [17.120](#)) & Suburban Shopping (S-S, [17.140](#)) to Planned Industrial Development (PID, [17.180.090](#)) on a combined 91.51± acre tract for the purpose of developing a mixed-use business park. The intent is for the park to serve a mixture of industrial, commercial, highway business, and office-institutional uses. The narrative states the property may be developed as “pad ready” sites or sold as undeveloped parcels. The project is expected to be completed by 2033.

The narrative continues that access to the property is planned from Lula Road (SR 52), subject to GDOT approval, and from Cagle Road, subject to Hall County approval. Additionally, direct access from Cornelia Highway (SR 365) will be provided through an existing driveway easement to the property. The adjacent properties to the south and east are zoned Agricultural Residential IV (AR-IV, [17.120](#)) and properties to the west are zoned Planned Commercial Development (PCD, [17.180.080](#)) and Suburban Shopping (S-S, [17.140](#)).

The following dimensional standards have been proposed for the development:

Minimum Lot Area	15,000 square feet
Minimum Lot Frontage	100 feet
Front Setback from Cornelia Highway (SR 365)	50 feet
Front Setback from all other streets	30 feet
Side Setback	20 feet
Rear Setback	10 feet
Maximum Height	75 feet
Total Acreage	91.51
Minimum Open Space	5%
Maximum Floor Area Ration	70%
Maximum Square Footage	1,215,000
Parking Ratio	Per Hall County Guidelines

The applicant has proposed the following uses to be permitted on the property. **Uses 35, 36, and 52 listed below shall be subject to Planning Commission and Board of Commissioners approval:**

1. 24-7 Climate controlled storage facility
2. Advertising agencies.
3. Any commercial use or industrial use which involves manufacturing, processing, or assembly operations or the storage and sale of heavy materials, products, or equipment, but not including uses which may cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard, or other objectionable conditions to nearby areas

4. Any industry which does not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazards or other objectionable conditions. Specifically excluded uses are acid manufacture, fertilizer manufacture, animal reduction, rendering plants and other industries that are found to be obnoxious by the planning commission.
5. Any retail or retail service establishment, including the making of articles sold at retail on the premises providing the conditions of chapter [17.210](#) are met.
6. Artist studios for arts, crafts, dance, drama, music and photography.
7. Automatic teller machine
8. Automobile Repair Garages
9. Baking plant
10. Banks, Credit Unions, and other Financial Services but not including or payday lenders
11. Beverage bottling & distribution plant
12. Brewery or Distillery
13. Broadcasting Studio
14. Building materials sales - wholesale
15. Bus stations.
16. Business incubator
17. Business services.
18. Caretaker and/or employee residences.
19. Clinic
20. Churches and other places of worship.
21. College or University
22. Cold storage/Refrigerated warehousing
23. Commercial greenhouse and indoor plant nursery
24. Construction trailer, provided the conditions of chapter [17.210](#) are met.
25. Contractor's Establishment
26. Convenience store (with or without fuel pumps)
27. Custom Order Shop
28. Data center
29. Day care center.
30. Dental laboratories.
31. Distribution facility, trucking terminal
32. Electronics waste reclamation and processing
33. Federal, state, county, municipal and other public governmental uses.
34. Finance or credit offices, but not including title loan or pawn shops
- 35. Food processing plants involving animals or animal by-products where the processing is limited to the further processing of food previously processed at another location, to include but not be limited to such things as repackaging into smaller units, and which would not be subject to section [17.170.020](#), number 30 ("Other similar uses...").**
- 36. Food processing plants involving animals or animal by-products where the processing is limited to the further processing of food previously processed at another location with no cooking or rendering on site.**
37. Funeral homes.
38. Grocery Store

39. Group day care home.
40. Health Spa
41. Helicopter landing pad
42. Hotels, motels or tourist courts.
43. Industrial parks.
44. Institutional uses, except penal, including those of a religious, educational or philanthropic nature, such as museums, art galleries, libraries, schools.
45. Instrument Assembly
46. Laboratories.
47. Manufacture of paint
48. Municipal Uses
49. Air Separation
50. Storage of gases associated with Manufacturing and Processing
51. Manufacturers showrooms/offices
- 52. Manufacturing, processing or storage in bulk of chemical and pharmaceutical products.**
53. Motels, hotels.
54. Movie studio
55. Nursery schools or kindergartens.
56. Offices and office buildings, with a gross floor area not exceeding 50 percent of lot area.
57. Outdoor storage of materials and inventory, not including uses as included in section [17.170.020](#).
58. Parking Lots
59. Parks for leisure and scenic appeal.
60. Personal Service Establishment
61. Plastics/metals extrusion plant
62. Private directional signs for churches (defined under section [17.270.030](#)) up to 36 square feet in area.
63. Proving Grounds for equipment performance testing
64. Radio and television studios.
65. Recreational and/or cultural uses of a commercial nature.
66. Restaurants.
67. Retail or retail service establishments.
68. Schools - public or private
69. Service stations, provided the conditions of Chapter [17.210](#) are met;
70. Storage yards.
71. Subdivisions (non-residential).
72. Telecommunications facilities, provided the conditions of chapter [17.410](#) are met.
73. Tool/Die making and prototype development
74. Tractor Trailer Parking
75. Truck logistics terminal
76. Utility Substation
77. Wholesaling and warehousing.

The proposal is considered a [Development of Regional Impact \(DRI\)](#) by the [Georgia Department of Community Affairs](#) and as such the development was subject to review by the [Georgia Mountains Regional](#)

[Commission](#) through the DRI review process. Hall County is classified as a metropolitan community and any industrial development with greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres triggers this review.

The Georgia Mountains Regional Commission provided a DRI Review Finding on November 30, 2022 which concluded that ***“the proposed action does not present any potential adverse inter-jurisdictional impacts.”*** The City of Lula and Jackson County both submitted comments as part of the DRI review process. A copy of the DRI Review Findings and associated comments are included with this report.

Finally, the narrative concludes that the development shall be controlled by the Conceptual Master Plan. This 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 of these conditions may be made by the developer or end user, so long as the modifications do not change the land use, increase the overall density of the project, or reduce any established exterior buffers or setbacks.

The submitted site plan shows a 1-story 1,001,000 square foot industrial building with associated parking along the eastern portion of the property, adjacent to both Lula Road / SR 52 and Cagle Road. Three additional 1 story industrial buildings, 30,000, 755,000, and 110,000 square feet in area, on the central and western portions of the proposed development. No parking calculations have been included, but the narrative states parking will be in accordance with Hall County regulations. Per off-street parking ([17.250.020](#)), 1.6 spaces for each 1,000 square feet of gross floor area is required for industrial developments. The current square footage would require 1,944 parking spaces based on a total of 1,215,000 square feet of industrial area.

The property has approximately 550 feet of frontage along Cornelia Highway / SR 365, and as such the development is subject to the standards of the Gateway Corridors Overlay District (GCOD, [17.420](#)). **The applicant has requested a variance to permit tilt-up concrete construction and TPO roof systems. The narrative continues to say that alternatively, if a 100-foot buffer is maintained from the right-of-way of Cornelia Highway / SR 365, then no Gateway Corridors Overlay District (GCOD, [17.420](#)) shall apply. The applicant commits to subjecting the property to similar covenants that have previously been adopted for the Gateway Industrial Centre, located further south along Cornelia Highway / SR 365. NOTE: A copy of the covenants for the Gateway Industrial Centre have been provided and are attached to this report. A Development Review Committee of three (3) individuals who shall review and approve all improvements to the site. The covenants detail design standards including setbacks, site coverage, parking, exterior facades, fencing, screening, signage, lighting, and landscaping requirements.**

Additionally, the applicant has requested a variance from the standards of the Tree Protection ordinance ([17.280](#)). Again, the applicant commits to subjecting the property to similar covenants that have been previously adopted from the Gateway Industrial Centre.

A separate variance report is provided related to these requested variances.

Based on the future land-use plan, staff finds the ***requested zoning designation consistent with the Activity Center future land use classification*** of the [Comprehensive Plan](#). Specifically, the plan identifies the intersection of Cornelia Highway / SR 365 and Lula Road / SR 52 as an Employment Activity Center with primary land uses being mater planned business or industrial parks and mid-rise office developments.

Zoning Analysis

The proposal is consistent with the [Comprehensive Plan](#) and the future land use classification of an Activity Center. Specifically, this intersection is identified as an Employment Activity Center with appropriate primary land uses including mater planned business or industrial parks and mid-rise office developments.

When considering a zoning amendment to the zoning maps, the following items must be considered:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; **The proposed use is suitable in view of the uses and development of adjacent and nearby properties. The intersection is already established with a mixture of commercial uses, with some of the adjoining property zoned as Planned Commercial Development (PCD, [17.180.080](#)) and Suburban Shopping (S-S, [17.140](#)).**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed development should not have an adverse effect on the existing uses or usability of adjacent or nearby property. The proposed use will be subject to all applicable local, state, and federal development regulations.**
3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The property has reasonable economic values as currently zoned; allowable uses within the Agricultural Residential IV (AR-IV, [17.120](#)) & Suburban Shopping (S-S, [17.140](#)) zoning districts.**
4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **The access to the development is proposed from 3 points: access easement from Cornelia Highway / SR 365, Lula Road / SR 52, and Cagle Road. As the end users have not identified it is difficult to determine the frequency and intensity of traffic using the site, but the submitted traffic study concludes that the project is expected to generate a total of 4,095 new trips on a typical weekday. The recommendations of the traffic study will be implemented as part of the development process, which should mitigate some of the impact.**
5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **The proposal is consistent with the [Comprehensive Plan](#) and the future land use classification of an Activity Center. Specifically, this intersection is identified as an Employment Activity Center with appropriate primary land uses including mater planned business or industrial parks and mid-rise office developments.**
6. The extent to which property values are diminished by the existing zoning restrictions; **Staff has not identified that the existing property values have been impacted by the existing zoning.**
7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is currently developed with residential and agricultural structures.**
10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions that affect the use and development of the property.**
11. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning would create an isolated district unrelated to the surrounding districts. There are industrially zoned parcels along Cornelia Highway, but none immediately adjacent.**
12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The proposed use is not out of scale with the needs of the county as a whole. Cornelia Highway is an industrial corridor, as identified on the future land use map and [2022 Comprehensive Plan, page 23](#), which has identified this area as an Activity Center.**
14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support the proposed use based on the Future Land Use Map and existing zoning designations.**
15. Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]; **The request could not be handled alternatively as a variance because it is a rezoning request.**
16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result there should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.**
17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

Planned Industrial Developments (PID, [17.180.090](#)) should consist of land which has been designated for a planned, organized and controlled industrial use or for multiple but compatible industrial uses in a planned industrial park. The standards employed should be designed to encourage the formation and continuance of a compatible environment for the planned industrial uses and the surrounding land uses. Carefully planned office and commercial uses may be incorporated as part of a planned industrial development.

The subject property falls within the Gateway Corridors Overlay District (GCOD, [17.420](#)) with a small portion lying within the North Oconee Water Supply Watershed District ([17.225.030](#)).

[17.380.050](#). - Submission requirements for a rezoning request have been met.

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health

An email dated December 13, 2022 from Emily McGahee states “Public sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.”

Hall County Fire Marshal

An email dated December 15, 2022 John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant provided the following preliminary comments:

- 1) IFC Section D104.1, buildings exceeding three stories or 30 feet in height shall have not fewer than two means of fire apparatus access for each structure.
- 2) IFC Section D104.2, buildings having a gross building area of more than 62,000 SF shall be provided with two separate and approved fire apparatus access roads.
- 3) IFC Section D104.3, where two fire apparatus roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
- 4) IFC Section D105.2, aerial apparatus access roads shall have a minimum unobstructed width of 26' exclusive of shoulders in the immediate vicinity of the building or portion thereof.
- 5) IFC Section D103.4, dead end fire apparatus roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with table D103.4
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8. *Each parcel created within the park shall obtain separate land disturbance permits and building permits prior to commencing development.*
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- 13. Parking space requirements and parking lot design shall meet Hall County guidelines.*

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Solidum Holdings, LLC

Request Variances from Tree Protection ([17.280](#)) and the Gateway Corridors Overlay District (GCOD, [17.420](#))

Proposed Use Commercial & industrial mixed uses

Size 91.51± acres

Zoning Current: Agricultural Residential IV (AR-IV, [17.120](#)) & Suburban Shopping (S-S, [17.140](#)) / Gateway Corridors Overlay District (GCOD, [17.420](#)) | Proposed: Planned Industrial Development (PID, [17.180.090](#)) / Gateway Corridors Overlay District (GCOD, [17.420](#))

Location **6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road** | Tax Parcels 09084 000004 -000006, 000006A, 000017, 000020

Commission District Three

Planning Commission Date January 3, 2023

Staff Recommendation **Denial as the requested variance requests do not meet the requirements of [2.60.030.K](#)**

Planning Commission Recommendation.....**Approval, with conditions**
Vote: 3-1 (Bell absent & Pilcher opposed)

Planning Commission Rezoning Conditions:

1. The development shall generally occur as depicted on the site plan and described in the project narrative submitted 1-3-2023, modified for compliance with zoning conditions and Hall County regulations. Both documents are incorporated and adopted as exhibits here in.
 - a. The Planning Director can approve changes in the layout related to engineering constraints or specific requirements of the end user provided the revisions do not create a need for any variances, does not reduce setback requirements, meets GCOD standards, as amended herein, increases the aggregate gross floor area of the

development, reduce buffers, or changes the height, design or material of the structures.

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3. Alternately, if a 100 foot buffer from the Cornelia Highway / SR 365 and Lula Road / SR 52 is maintained, no GCOD Standards shall apply to these lots.
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6. The development shall follow all Hall County Development Review processes and Storm Water requirements for the park infrastructure.
7. The development shall follow standard Hall County plat review standards and process requirements.
8. Each parcel created within the park shall obtain separate land disturbance permits and building permits prior to commencing development.
9. A landscape and lighting plan similar to those required for the Gateway Industrial Centre shall be approved by the Planning Director prior to issuance of land disturbance permits for the individual parcels.
10. Developmental restricted covenants shall be recorded prior to release of the final plat.
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Wayne Coy, 4900 Cagle Road, Lula, spoke in opposition. Concerns were narrow road and traffic.

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Summary Analysis

The applicant is requesting to rezone the subject property from Agricultural Residential IV (AR-IV, [17.120](#)) & Suburban Shopping (S-S, [17.140](#)) to Planned Industrial Development (PID, [17.180.090](#)) on combined 91.51± acre tract for the purpose of developing a mixed-use business park. As part of the rezoning and conditional use application, the applicant is requesting several variances. The following variances are requested:

- [17.420.050.H.2.C.vi](#)
 - The applicant has requested a variance to allow **tilt-up concrete construction and TPO roof systems**.
 - The narrative continues to say that alternatively, **if a 100-foot buffer is maintained from the right-of-way of Cornelia Highway / SR 365, then no Gateway Corridors Overlay District (GCOD, [17.420](#)) shall apply.**
 - The applicant commits to subjecting the property to similar covenants that have previously been adopted for the Gateway Industrial Centre, located further south along Cornelia Highway / SR 365. **The covenants detail design standards including setbacks, site coverage, parking, exterior facades, fencing, screening, signage, lighting, and landscaping requirements.**

The covenants for the Gateway Industrial Centre include the following standards:

Site Coverage	The building-to-land ratio (the footprint of the building coverage on the land) shall be no less than ten percent (10%) and not more than sixty percent (60%) for any lot.
Subdivision	No owner may subdivide a lot without prior written approval of the Development Review Committee
Loading	All loading or staging areas shall be paved. All loading areas shall be a least one hundred and twenty (120) feet deep.
Exterior Facades	<p>a. The exterior construction of all buildings shall be either brick, brick and glass, pre-case or tilt-wall concrete panels, stone, stucco, and/or painted/stained concrete, excluding expansion walls, windows, door trim, canopies, and architectural accents.</p> <p>b. Except as specifically provided herein, the exterior façade and appearance of any expansion or addition to any existing building shall be consistent with the color, texture, and material of the original building.</p> <p>c. There shall be no “expansion walls” in the front yard of any lot. Otherwise, expansion walls shall (i) be constructed of concrete block and painted to</p>

	<p>match any surrounding brick, (ii) consist of pre-cast or tilt-wall concrete panels matching any surrounding permanent walls, or (iii) consist of insulated metal wall panels or pre-finished metal panel cladding, so long as any such panels and walls are a complementary or similar color to the color of the other exterior walls of the building.</p> <p>d. All down-spouts and gravel stop shall be pre-finished metal and/or shall be painted a color complementary to the wall color.</p>
Screening	<p>a. No truck courts or storage areas shall be visible from any public street or right-of-way and any potentially visible courts or storage areas must be screened by improvements such as berms or site grading, or landscaping consisting of evergreen plants or flora with a minimum installation height of four (4) feet.</p> <p>b. Trash dumpsters, compressors, and other similar equipment shall be located in such a manner as to minimize the visibility from any street or right-of-way and screened by masonry or concrete walls, or landscaping.</p> <p>c. Any ground mounted antennae or receiving dishes must be in rear yards or screened so as to not be visible from any street or right-of-way.</p> <p>d. All screens and visual barriers must be approved by the Development Review Committee.</p> <p>e. Roof mounted antennas or satellites or receiving dishes shall be located in such a manner as to minimize the visibility from any street or right-of-way or screened so as not to be visible from any street or right-of-way.</p>
Fences	<p>Front yard fences or screen walls shall (a) be of masonry or concrete construction similar in design and material to that of the building, or black or green vinyl coated fencing, or decorative aluminum fencing, (b) conform to all setback requirements outlined in this Declaration, and (c) only contained gates of a design approved by the Development Review Committee which consists of fabricated metal painted or colored dark brown, dark green, or black. Vinyl-clad, chain link, or other similar type fences colored dark brown, dark green, or black are permitted in the side and rear yards.</p>
Utilities	<p>a. All utilities shall be installed underground.</p> <p>b. Ground mounted transformers and switching gear shall be visually screened from view by landscaping.</p> <p>c. All street lights and parking lot lights shall be uniform throughout the Property, matching the standard lighting installed by the Declarant.</p>

<p>Landscaping</p>	<ul style="list-style-type: none"> a. The entire unpaved, developed area of any lot containing a building site, including the area between the lot line and the street curb line shall be landscaped. Undeveloped areas are not required to be landscaped. b. All landscaped areas in the front of a completed building must be irrigated, subject to governmental requirements. Automatic sprinkler systems are required for front yards. c. Planting beds shall be mulched with pine straw or hardwood mulch not less than once per year. All landscaped beds are to be maintained weed free and defined for a clean, crisp appearance. d. One tree (minimum of 3 inch caliper) shall be planted along the street for every one hundred (100) feet of street frontage for each lot. All trees and plants shall be selected from the Approved Plant List, attached as Exhibit C. e. All ground cover shall be selected from the Approved Plant List. f. Ditches and swales shall have a minimum side slot of one (1) foot vertical to three (3) feet horizontal. g. All landscaping shall be installed within sixty (60) days of the occupancy or substantial completion of any buildings on a lot, whichever occurs first, as determined by the Development Review Committee in its sole discretion.
<p>Signage and Lighting</p>	<ul style="list-style-type: none"> a. All signs on a lot must be flush mounted on a building façade on the lot or mounted on a ground-set monument on the lot of similar design and material as the building(s) on the lot. b. Façade mounted signs shall be metal, ground lighted or back-lit, and uniform in size and color throughout the property. Any ground-set monument signs shall be ground lighted and appropriately landscaped. c. No portable or temporary signs of any form shall be permitted on any lot, except for “Building For Sale” or “Building For Lease” signs. d. All exterior lighting installed on a lot shall be indirect or of such controlled focus and intensity that it will not disturb the Owners or Occupants of any adjacent lots. e. All monument signage structures shall be consistent throughout the property and subject to approval of the Development Review Committee.

- **17.280** The applicant has requested a variance from the standards of the Tree Protection ordinance. Again, the applicant commits to subjecting the property to similar covenants that have been previously adopted from the Gateway Industrial Centre, as outlined above.

Zoning Analysis

The Planning Commission is hereby authorized to grant variances from the strict application of this Resolution upon proof by a preponderance of the evidence that [2.60.030.J](#) provided the request meets the criteria set forth in [2.60.030.K](#).

1. There are extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **No, there do not appear to be extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography.**
2. The application of the requirements of this [Title 17](#) to this particular piece of property would create an unusual hardship; **The property can be developed without the requested variances.**
3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; and **No, the conditions are not peculiar to the particular piece of property, other properties zoned Planned Industrial Development (PID, [17.180.090](#)) are subject to the requirements of the Tree Protection ([17.280](#)) and the Gateway Corridors Overlay District (GCOD, [17.420](#)).**
4. Such conditions are not the result of any actions of the property owner; and **The applicant is proposing the development standards for the project that require the variance request.**
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of [Title 17](#); provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by [Title 17](#) or for a conditional use which has been denied by the county planning commission. **The requirements of the Tree Protection ([17.280](#)) code and the Gateway Corridors Overlay District (GCOD, [17.420](#)) were adopted by the Hall County Board of Commissioners to ensure aesthetically cohesive and consistent design standards are applied to the gateways throughout Hall County while also protecting the tree canopy and environmentally sensitive areas of the community.**

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health

An email dated December 13, 2022 from Emily McGahee states “Public sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.”

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An email dated December 15, 2022 John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant provided the following preliminary comments:

- 1) IFC Section D104.1, buildings exceeding three stories or 30 feet in height shall have not fewer than two means of fire apparatus access for each structure.
- 2) IFC Section D104.2, buildings having a gross building area of more than 62,000 SF shall be provided with two separate and approved fire apparatus access roads.

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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



ZONING APPLICATION

Applicant (Name & Mailing Address)

Solidum Holdings, LLC

P.O. Box 872

Gainesville, GA 30503

Phone 770-363-1997

Email Address bkdunckel@rochester-assoc.com

Property Owner (Name & Mailing Address)

#1 - Good Will, LLC, 441 E.E. Butler Pkwy, Suite 2, Gainesville, GA 30501
#2 - CBD 52, LLC, 330 Main St., S.W., Gainesville, GA 30501
#3 - PAW 52, LLC, P.O. Box 111, Gainesville, GA 30503

Phone _____

Email Address _____

Proposed Use Mixed Use - Heavy Industrial, Light Industrial, Highway Business & Office-Institutional

Contact Person (Name & Mailing Address)

Bradley Dunckel

425 Oak St.

Gainesville, GA 30501

Phone 770-363-1997

Email Address bkdunckel@rochester-assoc.com

Tax Parcel Number 09084 000006, 09084 000006A, 09084 000017, 09084 000005, 09084 000004, 09084 000020

Location Address 6069, 6057, 6051, 6047 Lula Road & 5051 & 4927 Cagle Road

Status of Applicant

Owner

Option to Purchase

Area Resident

Other

Requested Action

Existing Zoning: AR-IV & S-S

Rezone to: PID

Fee: \$ 1,500.00

Receipt #: _____

Check #: _____

Acreage 91.51 +/- acres

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

Sign Solidum Holdings, LLC by William Sargent, Member Manager Date: 10/6/22

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: _____

Taken by: _____

Tentative Planning Commission Date: 12/05

Tentative County Commission Date: 1/12/23

County Commission District: 3

2022 - 00094

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) CBD 52, LLC

Address 330 Main St. S.W.

Gainesville, GA 30501

Phone Number _____

Name of applicant(s) Solidium Holdings, Inc.

Address P.O. Box 872

Gainesville, GA 30503

Phone Number 678-450-5175

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.

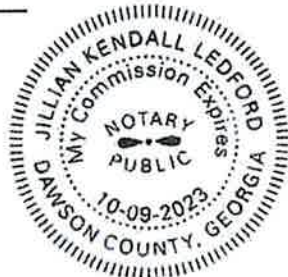
Signature of Owner(s)
CBD

Personally appeared before me
7-13-2022

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

Jillian Ledford
Notary Public

7-13-2022
Date



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



AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) PAW 52, LLC
Address P.O. Box 111
Gainesville, GA 30503
Phone Number 678 316-4498
Name of applicant(s) Solidium Holdings, Inc.
Address P.O. Box 872
Gainesville, GA 30503
Phone Number 678-450-5175

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)

Philip A. Wilbert

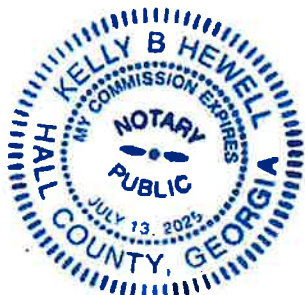
Personally appeared before me

Philip A. Wilbert

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

Kelly B Hewell
Notary Public

Date 8/24/22



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) Good Will, LLC

Address 441 E.E. Butler Pkwy, Suite 2
Gainesville, GA 30501

Phone Number _____

Name of applicant(s) Solidium Holdings, Inc.

Address P.O. Box 872
Gainesville, GA 30503

Phone Number 678-450-5175

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)

Good Will, LLC by William Bagwell, member manager

Personally appeared before me

William A. Bagwell, Jr.

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

Adrienne C Parks

Notary Public

7-15-22
Date

ADRIENNE C PARKS
NOTARY PUBLIC
Hall County
State of Georgia
My Comm. Expires July 7, 2024

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: Solidum Holdings, LLC, by William Maxwell, Jr., Member manager
Date: 10/6/22

Applicant's/Owner's Name (Printed): Solidum Holdings, LLC

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

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****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: CBD

Date: 7-13-2022

Applicant's/Owner's Name (Printed): CBD 52, LLC

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
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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): Keith Cooper, Richard Higgins, Billy Powell, Shelley Echols

Office: County Commission

Dollar Amount: ± 10,000.00 Total

Date of Contribution: ?

Applicant's/Owner's Signature: [Signature]

Date: 8/24/22

Applicant's/Owner's Name (Printed): PAW 52, LLC

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
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I have** I have not

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****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: Good Will, LLC by William Bywaters, Jr. President Manager Date: 7/15/22

Applicant's/Owner's Name (Printed): Goodwill, LLC

Project Narrative for Cagle 52 Business Park

LOCATION – Cornelia Hwy (SR 365), Lula Rd (SR 52) & Cagle Rd., Lula, GA 30554

ACREAGE – 91.51 acres +/-

APPLICANT – Solidium Holdings, LLC

Summary

The accompanying application seeks zoning district change from AR-IV & S-S to PID for 91.51 acres +/- of undeveloped property located on Cornelia Highway (SR 365), Lula Road (SR 52) and Cagle Road in northeast Hall County. The intent is to develop a mixed-use business park that will serve industrial, commercial, highway business and office-institutional uses. The property may be developed as “pad ready” sites or sold as undeveloped parcels. 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 Planned Industrial Development (PID) District. Completion of development is anticipated by 2033.

Site Description

The site has approximately 550 LF of frontage along Cornelia Highway (SR 365), 1650 LF along Lula Road (SR 52) and 3000 LF along Cagle Road. A portion of the site along SR 365 is located within the Gateway Corridor Overlay District. The site is comprised of multiple tax parcels and is irregular in shape. The eastern boundary of the site is primarily Cagle Road while the northern boundary is Lula Road (SR 52). An unnamed tributary of Hagen Creek bisects the site from east to west. The site contains both cleared areas and a random stands of trees with rolling topography. Public water is available through the City of Gainesville and is located in the Lula Road (SR 52) right-of-way. Hall County public sewer is located within the site. 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 to the south and east and PCD and S-S to the west. The parcel to the north (across Lula Road) is being planned as a business park also.

Access

Access to the property is planned from Lula Road (SR 52), subject to GDOT approval, and from Cagle Road, subject to Hall County approval. Additionally, direct access from Cornelia Highway (SR 365) will be provided through an existing driveway and easement to the property.

Proximity to Other Uses

- Nearest distance to undeveloped commercial property – parcel 09084 000006 zoned S-S, at 6069 Lula Rd.

- Nearest distance to developed commercial property – parcel 09085 000008 zoned PCD, at 4436 Old Cornelia Hwy.
- Nearest distance to a single family home – a single family home at 4969 Cagle Rd is located within 330’ of the southeast boundary.
- Nearest distance to a subdivision – The Riley Farm S/D is located approximately one mile south of the property.

Comprehensive Plan Consistency

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

- Cleveland Hwy/Brookton Lula – commercial uses serving local residents and providing employment opportunities; civic buildings/spaces
- Employment Activity Centers: Master planned business park or industrial park, mid-rise office
- Mixed Use Centers: Retail, office, higher density residential (including multi-family), civic uses, open/park space

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 (GCOD)

A small portion of the site (550’) that fronts to SR 365 is within the Hall County Gateway Corridor Overlay District. The Applicant requests a variance from Chapter 17.420 of the Hall County Code of Ordinances to allow the use of tilt-up concrete construction and TPO roof systems. Alternatively, if a 100-foot buffer is maintained from the SR 365 R/W, no GCOD standards shall apply. The Applicant commits to subjecting the property to similar covenants that have previously been adopted for the Gateway Industrial Centre

Hall County Tree Ordinance

The Applicant requests a variance from Chapter 17.280 of the Hall County Code of Ordinances. The Applicant commits to subjecting the property to similar covenants that have been previously adopted for the Gateway Industrial Centre.

Proposed Uses

The project may contain a variety of uses consistent with those allowed in the PID district and specifically as shown in Exhibit “A”.

DRI/Traffic Impact Study

A DRI will be required for the site. A Traffic Impact Study has been completed and submitted as part of this application

Project Dimensional Standards

Cagle 52 Business Park - PID Development Standards	
Planned Industrial Development Standards	
Minimum Lot Area	15,000 sf
Minimum Lot Frontage	100'
Front Setback from Cornelia Highway (SR 365)	50'
Front Setback from all other Streets	30'
Side Setback	20'
Rear Setback	10'
Maximum Height	75'
Total Acreage	91.51
Minimum Open Space	5%
Maximum Floor Area Ratio	70%
Maximum Square Footage	1,215,000
Parking Ratio	Per Hall County Guidelines

Conceptual Master Plan

The development of Cagle 52 Business Park shall be controlled by the Conceptual Master Plan (the "Plan") attached as exhibit "B". 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.

Aerial View



Permitted Uses

1 24-7 Climate controlled storage facility

2 Advertising agencies.

3 Any commercial use or industrial use which involves manufacturing, processing, or assembly operations or the storage and sale of heavy materials, products, or equipment, but not including uses which may cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard, or other objectionable conditions to nearby areas

4 Any industry which does not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazards or other objectionable conditions. Specifically excluded uses are acid manufacture, fertilizer manufacture, animal reduction, rendering plants and other industries that are found to be obnoxious by the planning commission.

5 Any retail or retail service establishment, including the making of articles sold at retail on the premises providing the conditions of chapter 17.210 are met.

6 Artist studios for arts, crafts, dance, drama, music and photography.

7 Automatic teller machine

8 Automobile Repair Garages

9 Baking plant

10 Banks, Credit Unions, and other Financial Services but not including or payday lenders

11 Beverage bottling & distribution plant

12 Brewery or Distillery

13 Broadcasting Studio

14 Building materials sales - wholesale

15 Bus stations.

16 Business incubator

17 Business services.

18 Caretaker and/or employee residences.

19 Clinic

20 Churches and other places of worship.

21 College or University

22 Cold storage/Refrigerated warehousing

23 Commercial greenhouse and indoor plant nursery

24 Construction trailer, provided the conditions of chapter 17.210 are met.

25 Contractor's Establishment

26 Convenience store (with or without fuel pumps)

27 Custom Order Shop

28 Data center

29 Day care center.

30 Dental laboratories.

31 Distribution facility, trucking terminal

32 Electronics waste reclamation and processing

33 Federal, state, county, municipal and other public governmental uses.

34 Finance or credit offices, but not including title loan or pawn shops

- 35 Food processing plants involving animals or animal by-products where the processing is limited to the further processing of food previously processed at another location, to include but not be limited to such things as repackaging into smaller units, and which would not be subject to section 17.170.020, number 30 ("Other similar uses...").
- 36 Food processing plants involving animals or animal by-products where the processing is limited to the further processing of food previously processed at another location with no cooking or rendering on site.
- 37 Funeral homes.
- 38 Grocery Store
- 39 Group day care home.
- 40 Health Spa
- 41 Helicopter landing pad
- 42 Hotels, motels or tourist courts.
- 43 Industrial parks.
- 44 Institutional uses, except penal, including those of a religious, educational or philanthropic nature, such as museums, art galleries, libraries, schools.
- 45 Instrument Assembly
- 46 Laboratories.
- 47 Manufacture of paint
- 48 Municipal Uses
- 49 Air Separation
- 50 Storage of gases associated with Manufacturing and Processing
- 51 Manufacturers showrooms/offices
- 52 Manufacturing, processing or storage in bulk of chemical and pharmaceutical products.
- 53 Motels, hotels.
- 54 Movie studio
- 55 Nursery schools or kindergartens.
- 56 Offices and office buildings, with a gross floor area not exceeding 50 percent of lot area.
- 57 Outdoor storage of materials and inventory, not including uses as included in section 17.170.020.
- 58 Parking Lots
- 59 Parks for leisure and scenic appeal.
- 60 Personal Service Establishment
- 61 Plastics/metals extrusion plant
- 62 Private directional signs for churches (defined under section 17.270.030) up to 36 square feet in area.
- 63 Proving Grounds for equipment performance testing
- 64 Radio and television studios.
- 65 Recreational and/or cultural uses of a commercial nature.
- 66 Restaurants.
- 67 Retail or retail service establishments.
- 68 Schools - public or private
- 69 Service stations, provided the conditions of Chapter 17.210 are met;
- 70 Storage yards.
- 71 Subdivisions (non-residential).

- 72 Telecommunications facilities, provided the conditions of chapter 17.410 are met.
- 73 Tool/Die making and prototype development
- 74 Tractor Trailer Parking
- 75 Truck logistics terminal
- 76 Utility Substation
- 77 Wholesaling and warehousing.

The Permitted Uses 35, 36 & 52, as shown on Exhibit A, shall be subject to Planning Commission and Board of Commissioner's approval

NO.	DATE	DESCRIPTION	REVISIONS

DATE: 08.03.2022
 SCALE: 1"=120'
 JOB NO: C221008.BDY
 DRAWN BY: JCL
 DWG NO: FILE

SHEET 1 OF 1

GRAPHIC SCALE: 0' 60' 120'

SIC DATE

Additional Through Lane System Improvement

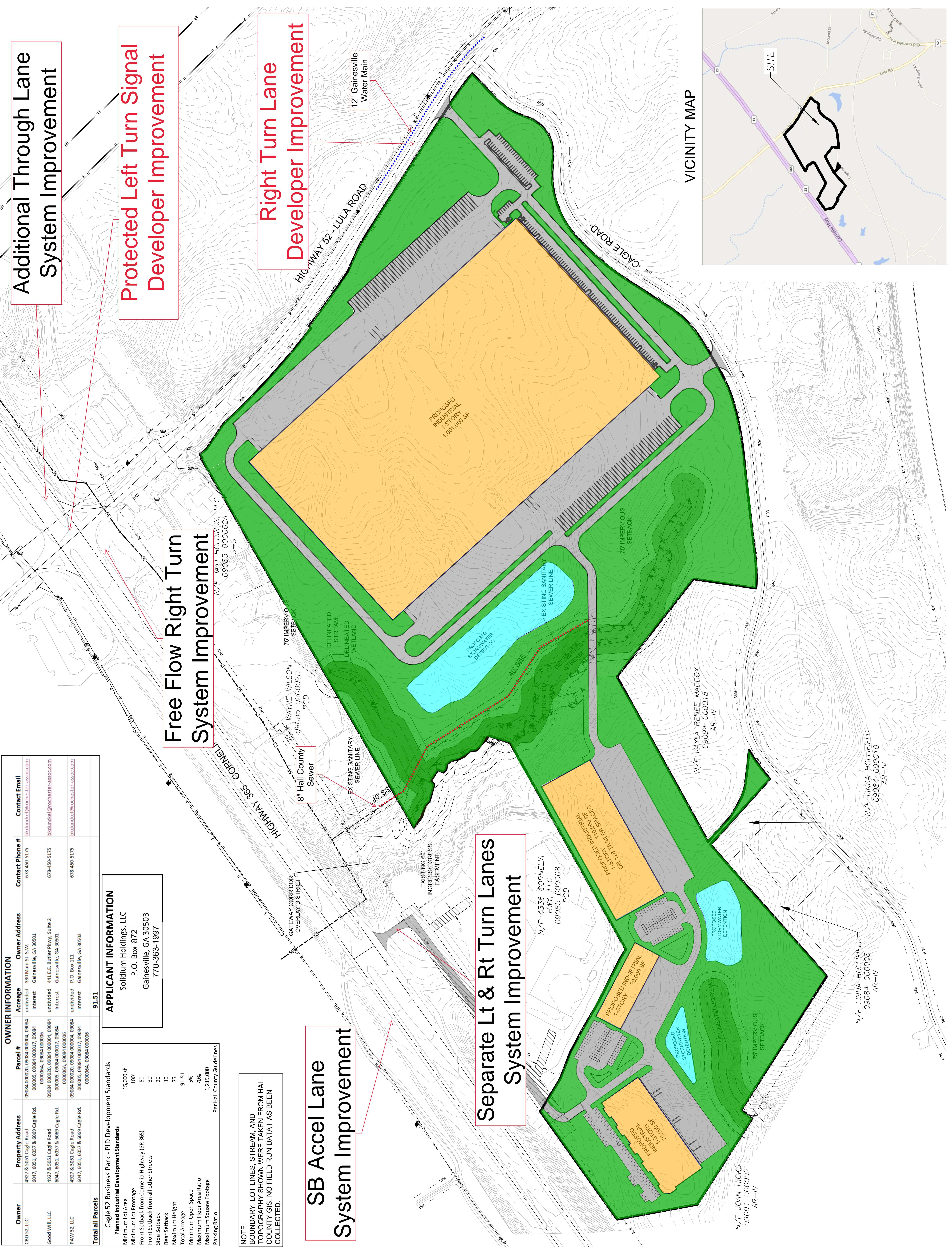
Protected Left Turn Signal Developer Improvement

Right Turn Lane Developer Improvement

Free Flow Right Turn System Improvement

SB Accel Lane System Improvement

Separate Lt & Rt Turn Lanes System Improvement



Owner	Property Address	Parcel #	Acreage	Owner Address	Contact Phone #	Contact Email
CEO 52, LLC	4927 & 5051 Cagle Rd. 6047, 6051, 6057 & 6069 Cagle Rd.	09084 000020, 09084 000004, 09084 000005, 09084 000017, 09084 000006	undivided Interest	330 Main St. S.W. Gainesville, GA 30501	678-450-5175	blaudmcke@rochester-assoc.com
Good Will, LLC	4927 & 5051 Cagle Road 6047, 6051, 6057 & 6069 Cagle Rd.	09084 000020, 09084 000004, 09084 000005, 09084 000017, 09084 000006	undivided Interest	441 E.E. Butler Pkwy, Suite 2 Gainesville, GA 30501	678-450-5175	blaudmcke@rochester-assoc.com
PAW 52, LLC	4927 & 5051 Cagle Road 6047, 6051, 6057 & 6069 Cagle Rd.	09084 000020, 09084 000004, 09084 000005, 09084 000017, 09084 000006	undivided Interest	P.O. Box 111 Gainesville, GA 30503	678-450-5175	blaudmcke@rochester-assoc.com
Total all Parcels			91.51			

APPLICANT INFORMATION
 Solidium Holdings, LLC
 P.O. Box 872:
 Gainesville, GA 30503
 770-363-1997

Planned Industrial Development Standards

Minimum Lot Area	15,000-sf
Minimum Lot Frontage	100'
Front Setback from Cornelia Highway (SR 365)	50'
Front Setback from all other Streets	30'
Side Setback	20'
Rear Setback	10'
Maximum Height	75'
Total Acreage	91.51
Minimum Open Space	5%
Maximum Floor Area Ratio	70%
Maximum Square Footage	1,215,000

Per Hall County Guidelines

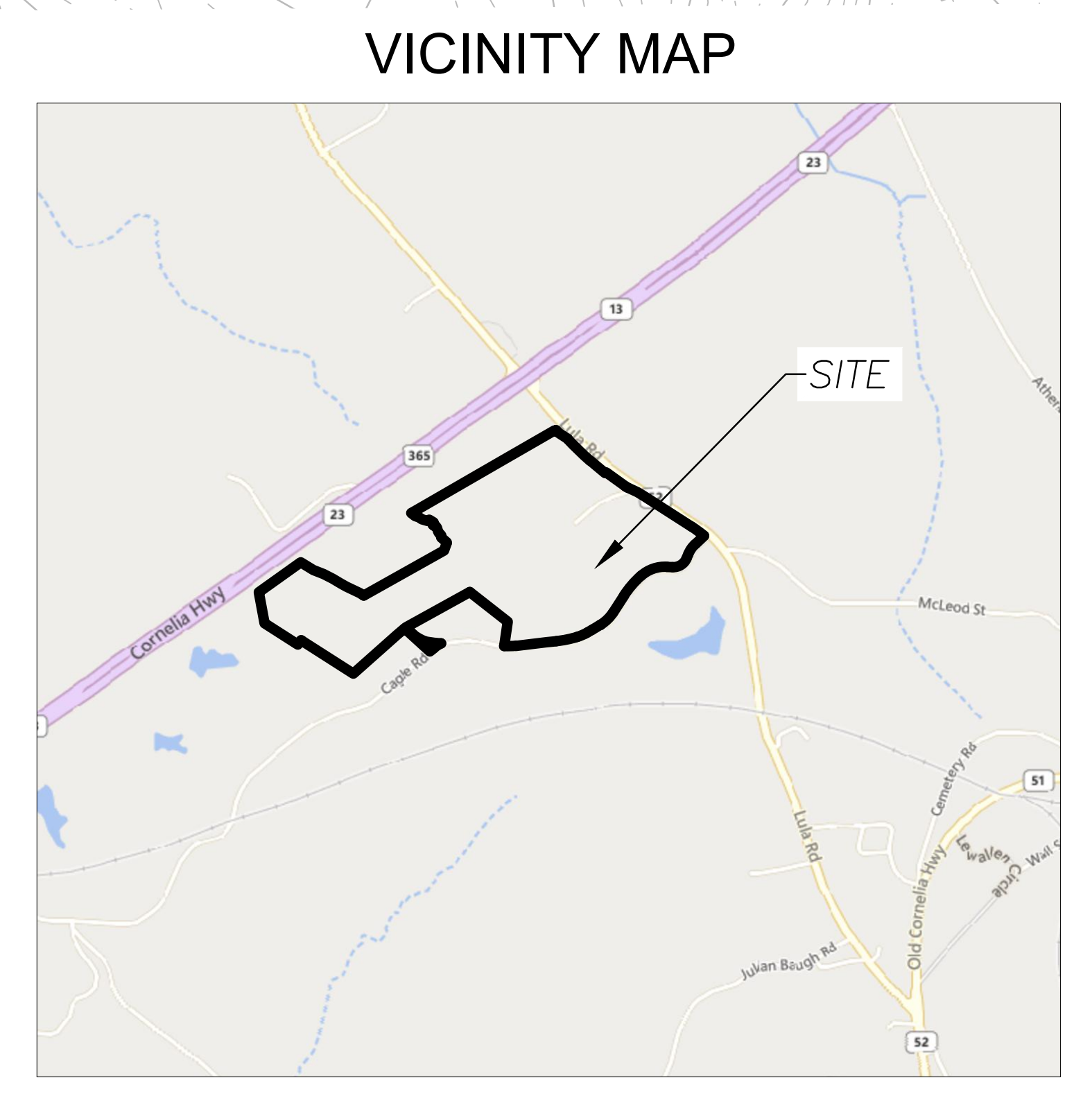
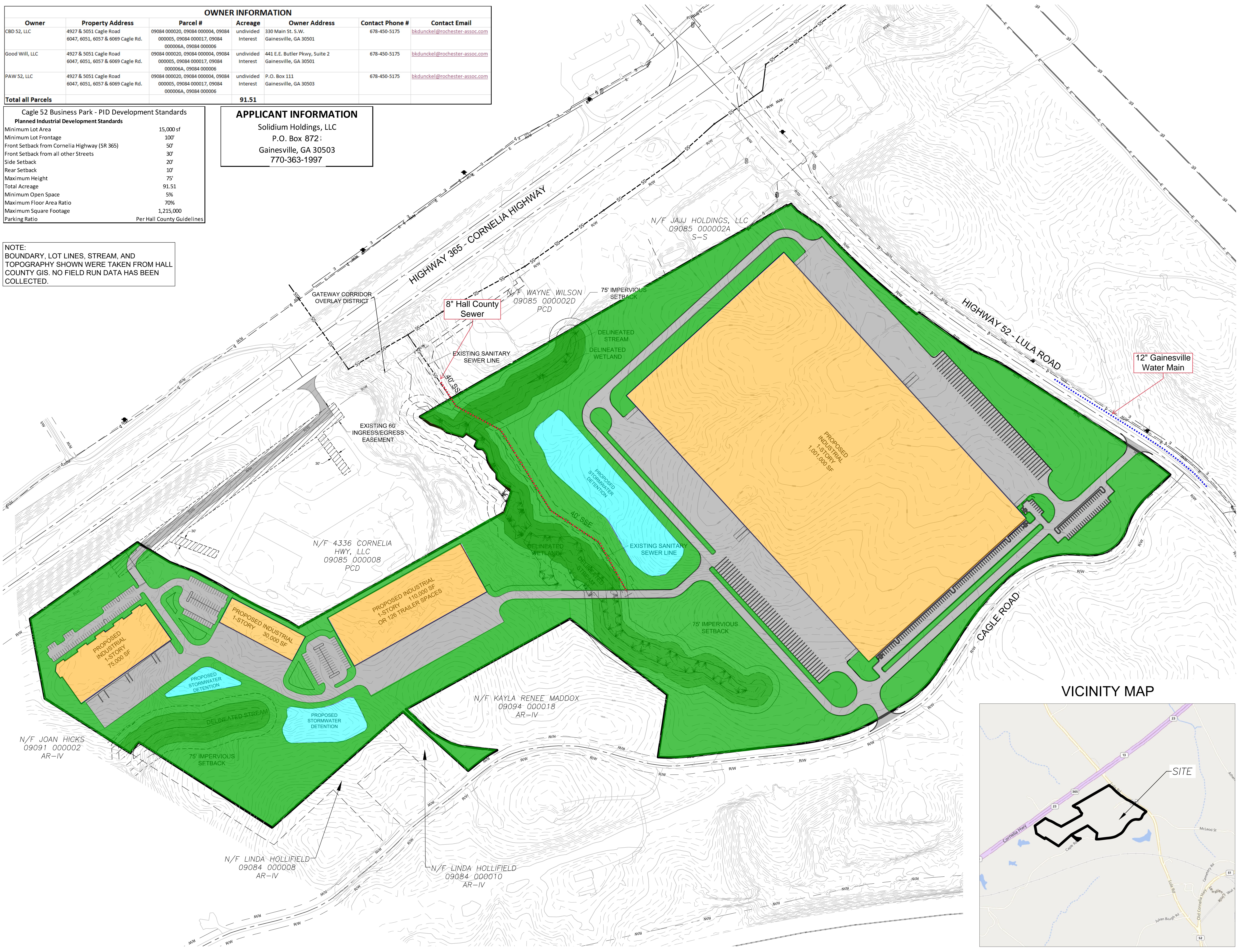
NOTE:
 BOUNDARY, LOT LINES, STREAM, AND TOPOGRAPHY SHOWN WERE TAKEN FROM HALL COUNTY GIS. NO FIELD RUN DATA HAS BEEN COLLECTED.

OWNER INFORMATION						
Owner	Property Address	Parcel #	Acreage	Owner Address	Contact Phone #	Contact Email
CBD 52, LLC	4927 & 5051 Cagle Road 6047, 6051, 6057 & 6069 Cagle Rd.	09084 000020, 09084 000004, 09084 000005, 09084 000017, 09084 000065A, 09084 000066	undivided Interest	330 Main St. S.W. Gainesville, GA 30501	678-450-5175	bkdunckel@rochester-assoc.com
		09084 000020, 09084 000004, 09084 000005, 09084 000017, 09084 000065A, 09084 000066	undivided Interest	441 E.E. Butler Pkwy, Suite 2 Gainesville, GA 30501	678-450-5175	bkdunckel@rochester-assoc.com
		09084 000020, 09084 000004, 09084 000005, 09084 000017, 09084 000065A, 09084 000066	undivided Interest	P.O. Box 111 Gainesville, GA 30503	678-450-5175	bkdunckel@rochester-assoc.com
Total all Parcels			91.51			

Cagle 52 Business Park - PID Development Standards	
Planned Industrial Development Standards	
Minimum Lot Area	15,000 sf
Minimum Lot Frontage	100'
Front Setback from Cornelia Highway (SR 365)	50'
Front Setback from all other Streets	30'
Side Setback	20'
Rear Setback	10'
Maximum Height	75'
Total Acreage	91.51
Minimum Open Space	5%
Maximum Floor Area Ratio	70%
Maximum Square Footage	1,215,000
Parking Ratio	Per Hall County Guidelines

APPLICANT INFORMATION
 Solidium Holdings, LLC
 P.O. Box 872
 Gainesville, GA 30503
 770-363-1997

NOTE:
 BOUNDARY, LOT LINES, STREAM, AND TOPOGRAPHY SHOWN WERE TAKEN FROM HALL COUNTY GIS. NO FIELD RUN DATA HAS BEEN COLLECTED.



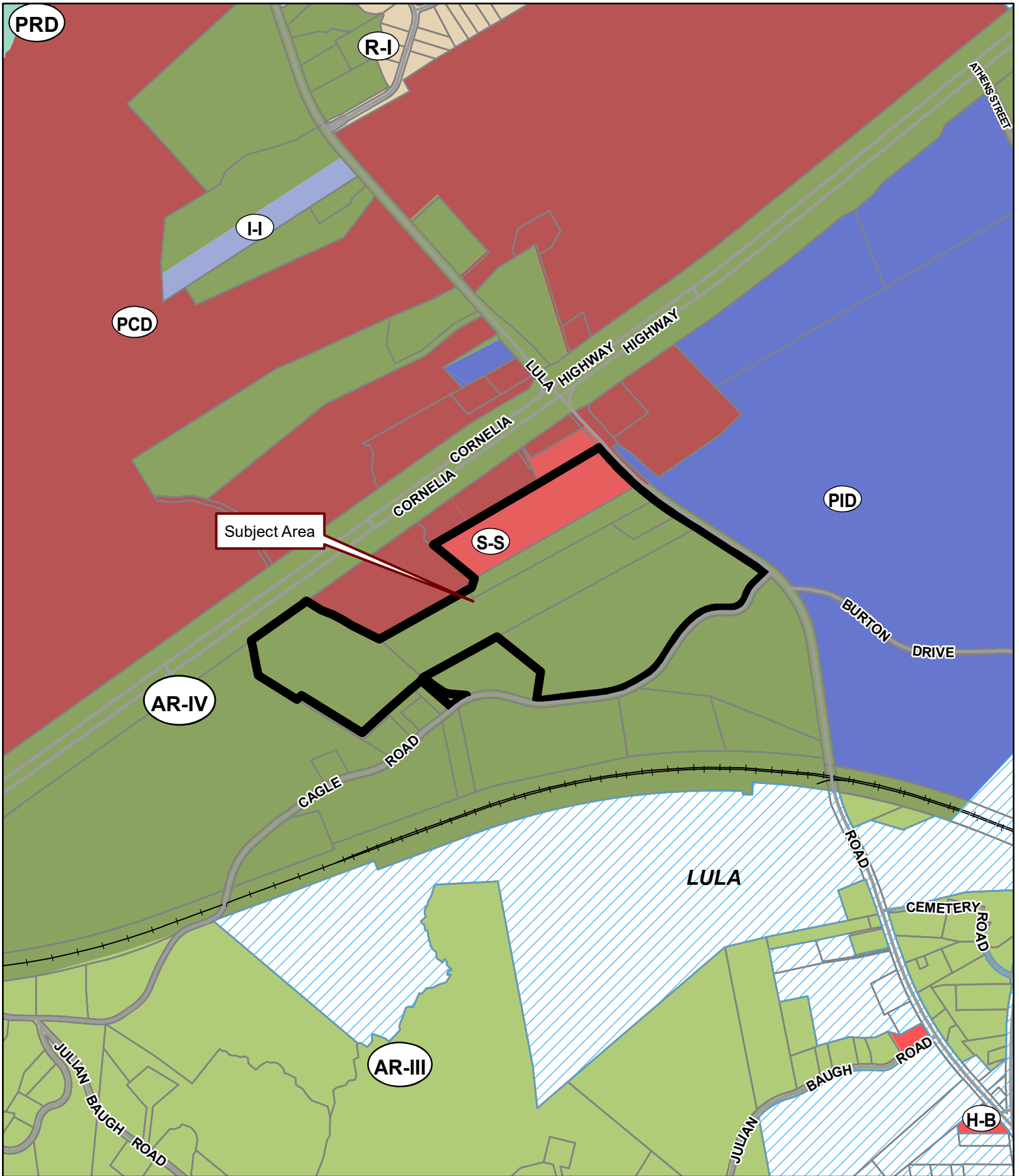
NO.	DATE	DESCRIPTION	REVISIONS

GRAPHIC SCALE: 1" = 120'

SIG_DATE

SHEET 1 OF 1

DATE: 08/03/2022
 SCALE: 1" = 120'
 JOB NO.: G221008.BDY
 DWG. NO.: FILE

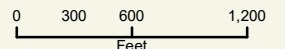


Applicant: SOLIDUM HOLDINGS, LLC

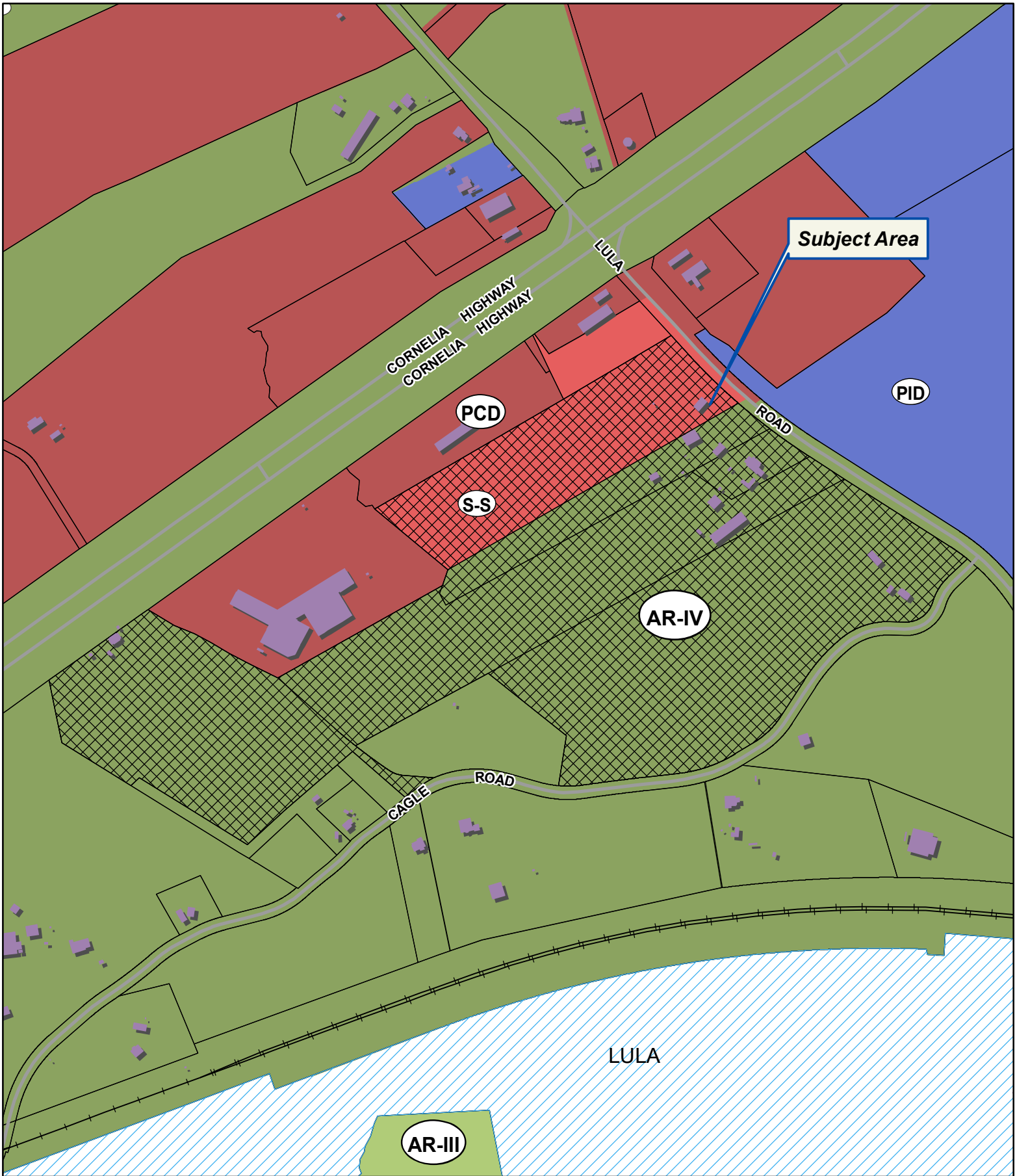
Tax Parcel #: 09084 000004 – 000006, 000006A, 000017, & 000020

Location: 6047, 6051, 6057, & 6069 LULA ROAD, 4927 & 5051 CAGLE ROAD,
LULA, GA 30554

Commission District 3 **PC Mtg. Date:** 01/03/2023



- Zoning Boundary
 - ▨ City Limits
 - ◻ Subject Area
 - Structure
- N
↑



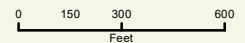
Applicant: SOLIDUM HOLDINGS, LLC

Tax Parcel #: 09084 000004 – 000006, 000006A, 000017, & 000020

Location: 6047, 6051, 6057, & 6069 LULA ROAD, 4927 & 5051 CAGLE ROAD,
LULA, GA 30554

Commission District 3

PC Mtg. Date: 01/03/2023



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





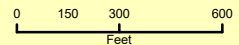
Applicant: SOLIDUM HOLDINGS, LLC




Tax Parcel #: 09084 000004 – 000006, 000006A, 000017, & 000020

Location: 6047, 6051, 6057, & 6069 LULA ROAD, 4927 & 5051 CAGLE ROAD,
LULA, GA 30554

Commission District 3

PC Mtg. Date: 01/03/2023



-  Zoning Boundary
-  City Limits
-  Subject Area



E

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 230.00

Date 10-13-14

By [Signature]
Charles Baker
Superior Court Clerk

PT&I 069- 2014-006572

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT

Filed in office, this 13 day of Oct

20 14 at 11:30 AM. Recorded in Deed

Book 7429 Page(s) 244-245

Charles Baker, Clerk By [Signature]

019547

000244

File
after recording, return to
Scott A. Ball
Stewart, Melvin & Frost LLP
P.O. Box 3280
Gainesville, GA 30503

WARRANTY DEED

THIS INDENTURE is made this 10th day of October, 2014, between

HAROLD D. SAULS
(hereinafter referred to as "Grantor")

and

JEBEHA, LLC
(hereinafter referred to as "Grantee")

("Grantors" and "Grantees" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits)

WITNESSETH

GRANTORS, in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other valuable considerations, have granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantees the following described property, to wit:

All that tract or parcel of land lying and being in Hall County, Georgia, about one mile west of Lula, Georgia, and on the west side of the Lula-Cleveland Road, being all of Tract Number 3, containing 25.07 acres more or less, and Tract Number 4, containing 14 and 61/100 acres more or less, of the R. Martin Estate Subdivision, as more fully shown by a plat made by J.E. Hope, Banks County Surveyor, dated February 18, 1930, and as more particularly described on Exhibit "A" attached here to and made a part hereof by reference. Said property is currently designated as 5051 Cagle Road according to the present system of numbering properties in Hall County, Georgia. Said property is conveyed together with and subject to all easements, covenants and restrictions of record, if any.

TO HAVE AND TO HOLD the 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 Grantees forever in **FEE SIMPLE**

AND GRANTORS WILL WARRANT and forever defend the right and title to the Land unto Grantees against the claims of all persons whomsoever.

EXECUTED under seal as of the date above

Signed, sealed, and delivered
in the presence of

[Signature]
Unofficial Witness

[Signature]
Notary Public

[Signature] (Seal)
HAROLD D. SAULS



000245

EXHIBIT "A"

Description of Property

All that tract or parcel of land lying and being in the County of Hall and State of Georgia, and being about one mile West of Lula, Georgia, and on the West side of the Lula-Cleveland Road, and being all of Tract Number 3, containing 25.07 acres, more or less, of the Subdivision of the R. Martin Estate, as is more fully shown by a Plat made by J. E. Hope, Banks County Surveyor and dated February 18, 1930, and this tract or parcel of land being bounded as follows:

On the North by Lula-Cleveland Road, on the West by Tract Number 2 bought by J. J. Martin, and on the South by the Old Shockley and Gainesville Road, and on the East by Tract Number 4, purchased by T. H. Stephens, and being the same property described and conveyed in Warranty Deed, dated December 2, 1933, executed by N. C. Faulkner to Mrs. U. V. Sauls, recorded in Deed Book 64, Page 335, Office of Clerk, Superior Court, Hall County, Georgia.

ALSO CONVEYED is all that tract or parcel of land, situated and lying and being in the County of Hall, State of Georgia, and being about one mile from Lula, Georgia, on the Lula and Cleveland Road, and being all of Tract Number 4, containing 14 and 61/100 acres, more or less, which is described in a plat, made by Emory Terrell, and bounded as follows:

On the North end by the Lula and Cleveland Public Road, on the South by the Road leading to White Sulphur, Georgia, and the Southern Railroad, on the East by lands of N. C. Faulkner, and on the West. This is known as Tract Number 4, described in a deed made by Roy Martin, as Executor of the Estate of Richard Martin, dated May 28, 1930, and recorded in Deed Book 59, Page 521, Office of Clerk, Superior Court, Hall County, Georgia, and being the same property, described and conveyed in Deed, dated December 31, 1937, executed by T. N. Wright to Mrs. Bonnie Sauls, recorded in Deed Book 76, Page 219, Office of Clerk, Superior Court, Hall County, Georgia.

This being the same property as conveyed by Deed from Mrs. U. V. Sauls, a/k/a Mrs. Bonnie Sauls to Ulmont V. Sauls on October 15, 1973, and shown of record in Deed Book 527, Pages 196-197 of the records of the Clerk of Superior Court of Hall County, Georgia.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 84 of the 9th District of Hall County, Georgia, being 3.254 acres as shown on that plat of survey prepared by Henry G. Jarrard for Mrs. U. V. Sauls Estate, dated September 26, 1997 and recorded October 6, 1997 in Plat Slide 642, Page 1A of the Hall County, Georgia Plat Records, which plat is incorporated herein by reference.

eFiled and eRecorded
DATE: 06/16/2022
TIME: 5:08 PM
DEED BOOK: 9146
PAGE: 546 - 552
FILING FEES: \$25.00
PARTICIPANT ID: 6698194144
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

When recorded return to:

The Weber Firm, LLC
303 Jesse Jewell Parkway
Suite 310
Gainesville, Georgia 30501

MEMORANDUM OF TENANCY-IN-COMMON AGREEMENT

DATE: June 10, 2022

PARTIES: CBD 52, LLC ("CBD")
330 South Main Street, SW
Gainesville, GA 30501

PAW 52, LLC ("PAW")
P.O. Box 111
Gainesville, Georgia 30503

GOOD WILL, LLC ("GW")
P. O. Box 872
Gainesville, Georgia 30503

1. CBD, PAW and GW, each the holder of an undivided one-third (1/3) tenancy in common interest in the real property described on Exhibit "A" attached hereto and incorporated by reference herein (the "Property"), have entered into that Tenancy-in-Common Agreement dated June 10, 2022 (the "TIC Agreement"), with respect to various matters involving their common ownership of the Property, including certain restrictions on transfers and dispositions and encumbrances.

2. All other terms, conditions and agreements contained in the TIC Agreement are fully incorporated herein by reference as if fully set forth herein. Copies of the TIC Agreement are on file at the offices of CBD, PAW, and GW.

3. In the event of a conflict between the terms of this Memorandum of Tenancy-in-Common and the provisions of the TIC Agreement, the terms of the TIC Agreement shall control.

**COUNTERPART SIGNATURE PAGE
TO
MEMORANDUM OF TENANCY IN COMMON AGREEMENT**

IN WITNESS WHEREOF, the parties hereto have hereunto affixed hand and seal as of the date first above written.

Signed, sealed and delivered this
10th day of June, 2022, in
the presence of:

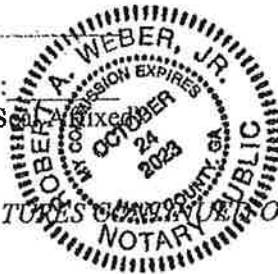
Unofficial Witness

B. Weber

Notary Public

My commission expires:

(Notary Seal)



GOOD WILL, LLC, a Georgia limited liability company

By:

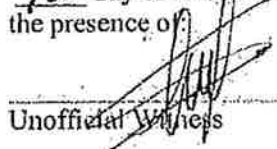
William A. Baywell, Jr. (SEAL)
William A. Baywell, Jr., Member

(Seal)

SIGNATURES CONTINUE ON NEXT SUCCEEDING PAGE

**COUNTERPART SIGNATURE PAGE
TO
MEMORANDUM OF TENANCY IN COMMON AGREEMENT**

Signed, sealed and delivered this
10th day of June, 2022, in
the presence of:


Unofficial Witness


Notary Public

My commission expires
(Notary Seal Affixed)



**CBD 52, LLC, a Georgia limited
liability company**

By:  (SEAL)
C. Brian Daniel, Member

(Seal)

SIGNATURES CONTINUED ON NEXT SUCCEEDING PAGE

**COUNTERPART SIGNATURE PAGE
TO
MEMORANDUM OF TENANCY IN COMMON AGREEMENT**

Signed, sealed and delivered this
18th day of June, 2022, in
the presence of:

Elaine A. Barnett
Unofficial Witness

R. Weber
Notary Public

My commission expires:

(Notary Seal Affixed)



**PAW 52, LLC, a Georgia limited
liability company**

By: Philip A. Wilheit, Sr. (SEAL)
Philip A. Wilheit, Sr., Member

(Seal)

LEGAL DESCRIPTION
FOR
ZONING

All that tract or parcel of land lying and being in Land Lots 81, 84 & 85 of the 9TH District, Hall County, Georgia and being more particularly described as follows:

Commencing at an iron pin found inside a PVC pipe being the apparent Land Lot Corner common to Land Lots 84, 85, 90 & 91; thence North 21 degrees 59 minutes 51 seconds East a distance of 124.03 feet to a concrete monument found on the southeastern right of way of Georgia Highway 365, said right of way varies in width, said concrete monument found also being the TRUE POINT OF BEGINNING;

From the TRUE POINT OF BEGINNING thus established and continuing along said southeastern right of way thence North 54 degrees 31 minutes 27 seconds East a distance of 475.32 feet to an iron pin found with a red plastic cap; thence leaving said right of way and continuing along and old roadbed the following courses and distances: South 58 degrees 42 minutes 33 seconds East a distance of 136.99 feet to a point; South 68 degrees 58 minutes 33 seconds East a distance of 102.16 feet to a point; South 62 degrees 02 minutes 33 seconds East a distance of 93.78 feet to a point; South 59 degrees 37 minutes 33 seconds East a distance of 89.37 feet to a point; South 61 degrees 31 minutes 33 seconds East a distance of 58.06 feet to a point; South 63 degrees 52 minutes 33 seconds East a distance of 138.40 feet to a point; and South 57 degrees 57 minutes 21 seconds East a distance of 41.09 feet to an iron pin set with a yellow plastic cap stamped "Rochester LSF000484"; thence proceeding along the property now or formerly of JD Cantrell Enterprises, LLC North 60 degrees 42 minutes 51 seconds East a distance of 850.93 feet to an iron pin found with a red plastic cap; thence North 18 degrees 43 minutes 58 seconds East a distance of 79.15 feet to a point situated in the center of the creek; thence proceeding along the center of said creek the following courses and distances: North 48 degrees 23 minutes 52 seconds West a distance of 69.85 feet to a point; North 01 degrees 16 minutes 46 seconds West a distance of 19.81 feet to a point; North 43 degrees 05 minutes 25 seconds West a distance of 30.49 feet to a point; North 29 degrees 00 minutes 44 seconds West a distance of 21.06 feet to a point; North 12 degrees 06 minutes 24 seconds West a distance of 29.54 feet to a point; North 36 degrees 35 minutes 40 seconds West a distance of 21.96 feet to a point; North 85 degrees 36 minutes 45 seconds West a distance of 18.38 feet to a point; North 45 degrees 04 minutes 09 seconds West a distance of 13.89 feet to a point; North 23 degrees 02 minutes 07 seconds East a distance of 22.01 feet to a point; North 57 degrees 55 minutes 32 seconds West a distance of 46.98 feet to a point; South 50 degrees 07 minutes 54 seconds West a distance of 17.69 feet to a point; North 74 degrees 36 minutes 11 seconds West a distance of 59.20 feet to a point; North 49 degrees 31 minutes 25 seconds West a distance of 25.42 feet to a point; North 73 degrees 18 minutes 49 seconds West a distance of 41.72 feet to a point; and North 52 degrees 50 minutes 02 seconds West a distance of 46.27 feet to a point in the center of said creek on the Land Lot Line common to Land Lots 84 & 85; thence leaving said creek centerline and proceeding along said Land Lot Line as well as the property now or formerly of Gary Wayne Wilson North 60 degrees 02 minutes 09 seconds East a distance of 968.37 feet to a 5/8 inch rebar found; thence proceeding along the property now or formerly of JAJJ Holdings, LLC North 60 degrees 02 minutes 09 seconds East a distance of 559.50 feet to a 1/2 inch rebar found on the southwestern right of way of State Route 52, said right of way varies in width; thence proceeding along said right of way the following courses and distances: South 38 degrees 14 minutes 32 seconds East a distance of 3.92 feet to a point; North 59 degrees 51 minutes 41 seconds East a distance of 15.31 feet to a point; South 41 degrees 40 minutes 08 seconds East a distance of 32.15 feet to a point; South 55 degrees 57 minutes 41 seconds

East a distance of 104.67 feet to a point; along a curve to the left having a radius of 2924.79 feet and an arc length of 288.51 feet being subtended by a chord of South 45 degrees 52 minutes 07 seconds East for a distance of 288.40 feet to a point; along a curve to the left having a radius of 2924.79 feet and an arc length of 178.70 feet being subtended by a chord of South 50 degrees 26 minutes 42 seconds East for a distance of 178.67 feet to a concrete monument found; North 60 degrees 59 minutes 09 seconds East a distance of 10.88 feet to a concrete monument found; along a curve to the left having a radius of 2914.79 feet and an arc length of 217.93 feet being subtended by a chord of South 54 degrees 25 minutes 17 seconds East for a distance of 217.88 feet to a point; along a curve to the left having a radius of 2914.79 feet and an arc length of 24.39 feet being subtended by a chord of South 56 degrees 48 minutes 11 seconds East for a distance of 24.39 feet to a point; South 66 degrees 06 minutes 43 seconds East a distance of 101.70 feet to a point; South 57 degrees 40 minutes 28 seconds East a distance of 67.13 feet to a point; South 57 degrees 20 minutes 41 seconds East a distance of 524.02 feet to a point; and along a curve to the right having a radius of 1223.76 feet and an arc length of 145.49 feet being subtended by a chord of South 53 degrees 56 minutes 20 seconds East for a distance of 145.41 feet to a point at the intersection of said southwestern right of way of State Route 52 and the northeastern right of way of Cagle Road, said right of way being 50' in width; thence proceeding along said northeastern right of way the following courses and distances: South 46 degrees 59 minutes 11 seconds West a distance of 114.79 feet to a point; along a curve to the left having a radius of 255.54 feet and an arc length of 110.36 feet being subtended by a chord of South 34 degrees 36 minutes 51 seconds West for a distance of 109.50 feet to a point; South 22 degrees 14 minutes 31 seconds West a distance of 43.13 feet to a point; along a curve to the right having a radius of 132.20 feet and an arc length of 163.91 feet being subtended by a chord of South 57 degrees 45 minutes 48 seconds West for a distance of 153.61 feet to a point; North 86 degrees 42 minutes 55 seconds West a distance of 50.49 feet to a point; along a curve to the left having a radius of 331.71 feet and an arc length of 260.32 feet being subtended by a chord of South 70 degrees 48 minutes 10 seconds West for a distance of 253.69 feet to a point; along a curve to the left having a radius of 910.55 feet and an arc length of 243.74 feet being subtended by a chord of South 40 degrees 39 minutes 09 seconds West for a distance of 243.01 feet to a point; South 32 degrees 59 minutes 02 seconds West a distance of 184.07 feet to a point; along a curve to the right having a radius of 368.19 feet and an arc length of 156.20 feet being subtended by a chord of South 45 degrees 08 minutes 14 seconds West for a distance of 155.03 feet to a point; South 57 degrees 17 minutes 27 seconds West a distance of 10.09 feet to a point; along a curve to the right having a radius of 2031.42 feet and an arc length of 141.17 feet being subtended by a chord of South 59 degrees 16 minutes 54 seconds West for a distance of 141.14 feet to a point; along a curve to the right having a radius of 490.59 feet and an arc length of 98.52 feet being subtended by a chord of South 67 degrees 01 minutes 31 seconds West for a distance of 98.35 feet to a point; along a curve to the right having a radius of 1002.15 feet and an arc length of 200.03 feet being subtended by a chord of South 78 degrees 29 minutes 46 seconds West for a distance of 199.69 feet to a point; South 84 degrees 12 minutes 51 seconds West a distance of 83.79 feet to a point; South 83 degrees 17 minutes 51 seconds West a distance of 288.50 feet to a point; and along a curve to the right having a radius of 610.56 feet and an arc length of 112.03 feet being subtended by a chord of South 88 degrees 33 minutes 14 seconds West for a distance of 111.87 feet to a 1/2 inch rebar found; thence leaving said right of way and proceeding along the property now or formerly of Renee Maddox and Brett Matthew Maddox North 08 degrees 23 minutes 44 seconds East a distance of 227.49 feet to a 1/2 inch rebar

found; thence North 51 degrees 56 minutes 51 seconds West a distance of 446.04 feet to a 1/2 inch rebar found; thence South 61 degrees 05 minutes 19 seconds West a distance of 665.33 feet to a flat bar found; thence South 61 degrees 05 minutes 19 seconds West a distance of 11.46 feet to a point thence South 47 degrees 48 minutes 01 seconds East a distance of 119.64 feet to a point; thence South 58 degrees 43 minutes 57 seconds East a distance of 42.90 feet to a point; thence South 61 degrees 59 minutes 17 seconds East a distance of 41.05 feet to a point; thence South 72 degrees 10 minutes 45 seconds East a distance of 33.30 feet to a point; thence South 82 degrees 26 minutes 44 seconds East a distance of 70.45 feet to a point; thence South 84 degrees 16 minutes 25 seconds East a distance of 66.24 feet to a point on the aforementioned northeastern right of way of Cagle Road; thence proceeding along said northeastern right of way the following courses and distances: along a curve to the left having a radius of 371.71 feet and an arc length of 75.72 feet being subtended by a chord of South 56 degrees 59 minutes 23 seconds West for a distance of 75.59 feet to a point; and South 51 degrees 09 minutes 15 seconds West a distance of 52.25 feet to a nail at the base of a 1 inch open top pipe found; thence leaving said right of way and proceeding along the property now or formerly of Lina L. Hollifield North 47 degrees 50 minutes 02 seconds West a distance of 317.32 feet to a 5/8 inch rebar found; thence South 49 degrees 19 minutes 51 seconds West a distance of 90.13 feet to a 1/2 inch crimped top pipe found; thence South 48 degrees 24 minutes 50 seconds West a distance of 541.19 feet to a 5/8 inch rebar found; thence proceeding along the property now or formerly of Johnny T. Long North 57 degrees 21 minutes 10 seconds West a distance of 571.95 feet to a 1-1/2 inch open top pipe found; thence South 37 degrees 40 minutes 55 seconds West a distance of 49.79 feet to a 1-1/2 inch open top pipe; thence proceeding along the property of Alvin P. Hicks and Joan W. Hicks North 57 degrees 27 minutes 17 seconds West a distance of 365.31 feet to a concrete monument found on the Land Lot Line common to Land Lots 84 & 91; thence North 10 degrees 30 minutes 08 seconds West a distance of 292.44 feet to the TRUE POINT OF BEGINNING.

Said tract contains 91.511 acres

Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, December 13, 2022 4:01 PM
To: Anael Dominguez (Planning); Randi Doveton (Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 1.3.23

Please find Environmental Health comments below:

Item 1, 5385 Winder Hwy, Dell Group: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Item 2, 6725 Bass Circle, Argento: Environmental Health contacted the applicant on 12.12.22 concerning requirements to move forward with development of the property.

Item 3, 5645 Burke Lane, Claxton: Must meet all Environmental Health residential septic system permitting requirements.

Item 4, 3055 Tumbling Creek, Rochester: No comment. Public sewer.

Item 5, 3814 Bolding Road, Jung/Kim: Must meet all Environmental Health commercial septic system permitting requirements if able to be permitted by Environmental Health. Wastewater treatment and disposal may be required to be permitted through EPD. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan. 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, 6047/6051/6057/6069 Lula Rd, 4927/5051 Cagle Rd, Solidum Holdings: Public sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Items 7 and 8, 3435 Springdale Forrest Blvd, SrisadanOne: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements.

Emily

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Monday, December 19, 2022 7:06 PM
To: Anael Dominguez (Planning); Peevy, Jonathan
Cc: Randi Doveton (Planning); David Webb (Planning); Rebecca Keefer
Subject: RE: Tentative Planning Agenda for January 3, 2023

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.

Thanks for following up Anael, I dropped the ball on this one. Item #6 (Solidum Holdings) will require GDOT coordination.

6. [6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone | from Agricultural- Residential-IV \(AR-IV\) & Suburban-Shopping \(S-S\) to Planned Industrial Development \(PID\) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | Proposed use: commercial & industrial mixed uses | ** Commission District 3 | Solidum Holdings, LLC, applicant.](#)

With deepest apologies for my tardiness,

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: Friday, December 16, 2022 9:52 AM
To: Peevy, Jonathan <jpeevy@dot.ga.gov>; Niebauer, Parker J <PNiebauer@dot.ga.gov>
Cc: Randi Doveton (Planning) <rdoveton@hallcounty.org>; David Webb (Planning) <dwebb@hallcounty.org>; Rebecca Keefer <rkeef@cplteam.com>
Subject: FW: Tentative Planning Agenda for January 3, 2023

Good morning,

I just wanted to check in and make sure you didn't have any comments for the 1-3-2023 tentative agenda below.

Comments were due yesterday.

Thank you,

Ana Dominguez

Planning Commission Clerk

Hall County Government

2875 Browns Bridge Road, Gainesville, GA 30504



From: Anael Dominguez (Planning)
Sent: Thursday, December 8, 2022 10:41 AM
Subject: Tentative Planning Agenda for January 3, 2023

Good morning –

Here is the Tentative Agenda and Maps for the **Tuesday, January 3, 2023** 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, December 15th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – December 19, 2022

OLD BUSINESS

1. [5385 Winder Highway | Amend Conditions](#) | of a Planned Commercial Development (PCD) on a 21.20± acre tract located on the north side of Winder Highway at its intersection with Benefield Road | Zoned PCD; Tax Parcel 15028B000015 | **Proposed use: car condos, storage, commercial uses, and retail** | ** Commission District 1 | [The Dell Group, LLC, applicant.](#)

NEW BUSINESS

2. [6725 Bass Circle | Variance](#) | for a setback variance at the southern property line from 15 feet to 4 feet on a .15± acre tract located at the terminus of Bass Circle | Zoned R-I; Tax Parcel 07353 004003 | **Proposed use: single-family home** | * Commission District 2 | [Douglas Argento, applicant.](#)
3. [5645 Burke Lane | Variance](#) | for a left side yard setback variance from 10 feet to 5 feet on a .31± acre tract located at the terminus of Burke Lane | Zoned V-C; Tax Parcel 10012 000019 | **Proposed use: single-family home** | * Commission District 2 | [Anthony R. Claxton, applicant.](#)
4. [3055 Tumbling Creek Road | Amend conditions](#) | of a Planned Residential Development (PRD) on a 5.1± acre tract located on the west side of Tumbling Creek Road at approximately 30 feet from its intersection with Campus Pointe Circle | Zoned PRD; Tax Parcel 08026 000005 (pt.) | **Proposed use: 38-unit residential rental community** | ** Commission District 2 | [Rochester/DCCM, applicant.](#)
5. [3814 Bolding Road | Rezone](#) | from Agricultural-Residential-III (AR-III) to Mobile Home Park (MHP) on a 6.72± acre tract located on the west side of Bolding Road approximately 111 feet from its intersection with Glen Bower

Road | Zoned AR-III; Tax Parcel 15036B000035 | Proposed use: travel trailer park | ** Commission District 1 | Yeon H. Jung & Soyeon Kim, applicants.

6. 6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone | from Agricultural- Residential-IV (AR-IV) & Suburban-Shopping (S-S) to Planned Industrial Development (PID) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 - 000006, 000006A, 000017, 000020 | Proposed use: commercial & industrial mixed uses | ** Commission District 3 | Solidum Holdings, LLC, applicant.
7. 3435 Springdale Forrest Boulevard | Rezone | from Agricultural-Residential-III (AR-III) & Residential-I (R-I) to Residential-I (R-I) on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.
8. 3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval | on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.

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

The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, February 9, 2022** at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, February 9, 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.

Thank you,
Ana Dominguez
Planning Commission Clerk
Hall County Government
2875 Browns Bridge Road, Gainesville, GA 30504
www.hallcounty.org | 770-531-6810



Georgia is a state of natural beauty. And it's a state that spends millions each year cleaning up litter that not only mars that beauty, but also affects road safety, the environment and the economy. Do your part – don't litter. How can you play an active role in protecting the splendor of the Peach State? Find out at <http://keepgaclean.com/>.



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

MEMORANDUM

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

To: Randi Doveton, Director of Planning and Development
From: Srikanth Yamala, Director of Public Works and Utilities
Date: December 14, 2022
Subject: January 3, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 3, 2023 meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. [5385 Winder Highway | Amend Conditions | of a Planned Commercial Development \(PCD\) on a 21.20± acre tract located on the north side of Winder Highway at its intersection with Benefield Road | Zoned PCD; Tax Parcel 15028B000015 | Proposed use: car condos, storage, commercial uses, and retail | ** Commission District 1 | The Dell Group, LLC, applicant.](#)
 - 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 buffers and impervious setback from wretched vegetation not centerline of stream.
 - b) **Traffic:** No comments.
 - c) **Utilities:** No sewer in the area of project; septic proposed requires Health Department Approval.

NEW BUSINESS

2. [6725 Bass Circle | Variance | for a setback variance at the southern property line from 15 feet to 4 feet on a .15± acre tract located at the terminus of Bass Circle | Zoned R-1; Tax Parcel 07353 004003 | Proposed use: single-family home | * Commission District 2 | Douglas Argento, applicant.](#)
 - a) **Engineering:** No Comment
 - b) **Traffic:** No Comment
 - c) **Utilities:** No Comment
3. [5645 Burke Lane | Variance | for a left side yard setback variance from 10 feet to 5 feet on a .31± acre tract located at the terminus of Burke Lane | Zoned V-C; Tax Parcel 10012 000019 | Proposed use: single-family home | * Commission District 2 | Anthony R. Claxton, applicant.](#)
 - a) **Engineering:** No Comment
 - b) **Traffic:** No Comment



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
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SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

c) **Utilities:** No Comment

4. [3055 Tumbling Creek Road | Amend conditions | of a Planned Residential Development \(PRD\) on a 5.1± acre tract located on the west side of Tumbling Creek Road at approximately 30 feet from its intersection with Campus Pointe Circle | Zoned PRD; Tax Parcel 08026 000005 \(pt.\) | Proposed use: 38-unit residential rental community | ** Commission District 2 | Rochester/DCCM, applicant.](#)
 - a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.
Show buffer and impervious setback from wretched vegetation, not centerline of creek.
Buffer change requested does not include stream buffers
Show 75' impervious setback or request a variance.
 - b) **Traffic:** No comment.
 - c) **Utilities:** City of Gainesville Sewer District.

5. [3814 Bolding Road | Rezone | from Agricultural-Residential-III \(AR-III\) to Mobile Home Park \(MHP\) on a 6.72± acre tract located on the west side of Bolding Road approximately 111 feet from its intersection with Glen Bower Road | Zoned AR-III; Tax Parcel 15036B000035 | Proposed use: travel trailer park | ** Commission District 1 | Yeon H. Jung & Soyeon Kim, applicants.](#)
 - a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.
Show buffer and impervious setback from wretched vegetation, not centerline of creek.
Refer to Planning's comments regarding lot lines and subdivision of property.
 - b) **Traffic:** Driveway to meet Hall County Standards.
 - c) **Utilities:** City of Oakwood Sewer District

6. [6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone | from Agricultural- Residential-IV \(AR-IV\) & Suburban-Shopping \(S-S\) to Planned Industrial Development \(PID\) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | Proposed use: commercial & industrial mixed uses | ** Commission District 3 | Solidum Holdings, LLC, applicant.](#)
 - a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

Show buffer and impervious setback from wooded vegetation, not centerline of creek.

North Oconee Watershed District

- b) Traffic:** Driveway access of Cornelia Highway and Lula Road will need to be permitted through GDOT. Since Cagle Road is not adequate for commercial / industrial traffic, access should be from Cornelia Highway (SR354) and Lula Road (SR52) only. Access via Cagle Road should be restricted or, if considered, the roadway should be improved to County commercial / industrial standards.
- c) Utilities:** Hall County Sewer District

7. [3435 Springdale Forrest Boulevard | Rezone | from Agricultural-Residential-III \(AR-III\) & Residential-I \(R-I\) to Residential-I \(R-I\) on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.](#)

- a) Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.

Show buffer and impervious setback from wooded vegetation, not centerline of creek.

Show flood Hall County studied and FEMA.

- b) Traffic:** Roadways to meet Hall County standards.
- c) Utilities:** Hall County Sewer District, no gravity sewer available. Proposed septic systems will require Health Department approval.

8. [3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval | on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.](#)

- a) Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.

Show buffer and impervious setback from wooded vegetation, not centerline of creek.

Show flood Hall County studied and FEMA.

- b) Traffic:** Roadways to meet Hall County Standards.
- c) Utilities:** Proposed septic systems will require Environmental Health approval.
No Hall County Sanitary Sewer in area.

Anael Dominguez (Planning)

From: John Hornick (Fire Services)
Sent: Thursday, December 15, 2022 11:15 AM
To: Randi Doveton (Planning)
Cc: Anael Dominguez (Planning)
Subject: Fire Comments

Agenda and Maps for the **Tuesday, January 3, 2023** Hall County Planning Commission Meeting.

1. [6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone | from Agricultural- Residential-IV \(AR-IV\) & Suburban-Shopping \(S-S\) to Planned Industrial Development \(PID\) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 - 000006, 000006A, 000017, 000020 | Proposed use: commercial & industrial mixed uses | ** Commission District 3 | Solidum Holdings, LLC, applicant.](#)

The Hall County Fire Marshal's preliminary comments.

- 1) IFC Section D104.1, buildings exceeding three stories or 30 feet in height shall have not fewer than two means of fire apparatus access for each structure.
- 2) IFC Section D104.2, buildings having a gross building area of more than 62,000 SF shall be provided with two separate and approved fire apparatus access roads.
- 3) IFC Section D104.3, where two fire apparatus roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
- 4) IFC Section D105.2, aerial apparatus access roads shall have a minimum unobstructed width of 26' exclusive of shoulders in the immediate vicinity of the building or portion thereof.
- 5) IFC Section D103.4, dead end fire apparatus roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with table D103.4
- 6) IFC Section 903.2, where required approved automatic sprinkler systems in new buildings shall be provided in the locations described in sections 903.2.1 through 903.2.12
- 7) IFC Section 503, fire apparatus access roads shall be provided and maintained in accordance with section s 503.1.1 through 503.1.3
- 8) **IFC Section 506.1, access controlled gate(s) will require a Knox key switch override device for fire department access.**
- 9) **IFC Section 510, emergency responder radio coverage confirmation will apply to each building**
- 10) **IFC Section 507, all buildings must be with in the 400' hose lay distance requirements from a fire hydrant as the truck travels. Fire hydrant(s) may have to be installed along the fire access route to meet the hose lay distance requirements.**
- 11) **All underground fire line shall be installed to NFPA 24 Standards.**

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

All

#1366

Category: Planning & Zoning
Priority: 3
Assigned To: Stewart Brian
Submitted: 1/7/2023 10:49 PM
Source: Website 172.71.30.41

SUBMITTER

Abbey Stanley
3848 Clubhouse drive
Gainesville, GA 30501



CONTACT

abbeycstanley@yahoo.com
6789978953

5051 Cagle road
Lula, Georgia 30554

REQUEST DETAILS

Description

This plan to build an almost ONE MILLION square foot warehouse is the worst possible thing that someone could bring to Lula, GA. This will not only decrease people's property value; but also bring abundant amount of unnecessary traffic for this location. This is very disappointing as us locals to have to fight for our hometown. It brings so many dangerous safety hazard to the community who has grown up here our entire lives. It truly will impact us and our future generations if this warehouse plan is taken place.

Your Information

Name
Abbey Stanley
Fax Number
Email Address
abbeycstanley@yahoo.com
Preferred Contact Method
email

All

#1365

Category: Planning & Zoning
Priority: 3
Assigned To: Stewart Brian
Submitted: 1/7/2023 4:33 PM
Source: Website 172.71.22.12

SUBMITTER

Candice Stuckey
6869 Duncan Road
Lula, GA 30554

CONTACT

Jandstuckey@gmail.com

5051 Cagle road
Lula, GA 30554

REQUEST DETAILS

Description

I'm tired of having to tell my children to close their eyes when we pass wreck after wreck around our homes. There is too much traffic for the way our roads are set up. It begins to feel like your risking your family's lives trying to go to the grocery store. We cannot have 4,000+ vehicles added to this chaos. Would you like this put next to your house?

Your Information

Name

Candice Stuckey

Fax Number

Email Address

Jandstuckey@gmail.com

Preferred Contact Method

email

All

#1361

Category: Planning & Zoning
Priority: 3
Assigned To: Stewart Brian
Submitted: 1/4/2023 8:19 PM
Source: Website 172.71.82.142

SUBMITTER

Elijah Stuart
7609 Fern Lane
Lula, GA 30554

[View Request](#)

CONTACT

eli_stuart@yahoo.com
4045699629

6047-6069 Lula Road
Lula, GA 30554

REQUEST DETAILS

Description

Hello my name is Elijah Stuart and I would like to complain about the planning/zoning notice on Cagle Road. The warehouse and stores that they are proposing will cause terrible traffics to an area that already has bad traffic. Lula is not looking to become the next New Holland with tons of stores and apartments and this is first stepping stone to do exactly that.

Your Information

Name
Elijah Stuart
Fax Number
Email Address
eli_stuart@yahoo.com
Preferred Contact Method
email

All

#1364

Category: Planning & Zoning
Priority: 3
Assigned To: Stewart Brian
Submitted: 1/7/2023 1:04 PM
Source: Website 172.70.135.143

SUBMITTER

Madison Cloud
5298 Old Mill Road
Lula, GA 30554

[View Request](#)

CONTACT

Madison_brown07@yahoo.com
7705390630

5051 Cagle Road
Lula, Georgia 30554

REQUEST DETAILS

Description

After reading about the request to rezone on Cagle Road, I am extremely concerned about the affects this rezoning and development could cause for our community. The increase in traffic to an already congested area could and will prove to be fatal to an area of this size. We do not need any more traffic or developments in an already small, compact town. Please stop this rezoning and development. As our commissioners, we are counting on you.

Your Information

Name

Madison Cloud

Fax Number

Email Address

Madison_brown07@yahoo.com

Preferred Contact Method

email

Jennifer Rivera (Administration)

From: Jennifer Rivera (Administration)
Sent: Friday, February 3, 2023 11:09 AM
To: 'maryleigh99@hotmail.com'
Subject: FW: New request received

Mary:

Your online comment was received and will be made part of our record regarding the following application:

6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone | from Agricultural- Residential-IV (AR-IV) & Suburban-Shopping (S-S) to Planned Industrial Development (PID) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | **Proposed use: commercial & industrial mixed uses** | Commission District 3 | **Solidum Holdings, LLC, applicant.**

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org



From: Brian Stewart (Administration) <bstewart@hallcounty.org>
Sent: Friday, February 3, 2023 10:12 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Abril Olivas (Administration) <aolivas@hallcounty.org>; Anael Dominguez (Planning) <adominguez@hallcounty.org>
Subject: Fwd: New request received

Good morning,

Not sure to what zoning item this applies, so I'm sending it to the three of y'all. See below.

Thanks,

Brian Stewart
Digital Media Specialist
Hall County Government
(470) 623-0204

From: Hall County Government <do_not_reply@civicplus.com>
Sent: Friday, February 3, 2023 8:01 AM
To: bstewart@hallcounty.org <bstewart@hallcounty.org>
Subject: New request received

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.

Category Planning & Zoning has received a new request.

Here is what we have on file:

All

#1380

Category: Planning & Zoning
Priority: 3
Assigned To: Stewart Brian
Submitted: 2/3/2023 8:01 AM
Source: Website 172.71.26.117

SUBMITTER

Mary McMichael
5429 Whitehall Rdf
Lula, GA 30554

[View Request](#)

CONTACT

maryleigh99@hotmail.com

5051 Cagle Dr
Lula, GA 30554

REQUEST DETAILS

Description

I do not want to see any business developments at this location.

Your Information

Name

Mary McMichael

Fax Number

Email Address

maryleigh99@hotmail.com

Preferred Contact Method

email

Dec 15, 2022 at 3:29:53 PM
6009-6063 Lula Rd
Lula GA 30554
United States

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

APPLICANT: **SOLIDUM HOLDINGS, LLC**
REQUEST: **REZONE FROM AR IV & SS TO PID FOR COMMERCIAL & INDUSTRIAL MIXED USES**

PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: **JAN. 3, 2023** AND Date: **FEB. 9, 2023**
Time: **5:15 PM** AND Time: **6:00 PM**

HALL COUNTY GOVERNMENT CENTER, 275 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Dec 15, 2022 at 3:23:01 PM
4366 Cornelia Hwy
Lula GA 30554
United States

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

APPLICANT: **SOLIDUM HOLDINGS, LLC**
REQUEST: **REZONE FROM AR IV & SS TO PID FOR COMMERCIAL & INDUSTRIAL MIXED USES**

PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: **JAN. 3, 2023** AND Date: **FEB. 9, 2023**
Time: **5:15 PM** AND Time: **6:00 PM**

HALL COUNTY GOVERNMENT CENTER, 275 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809



Dec 15, 2022 at 3:40:19 PM
5801-5921 Lula Rd
Lula GA 30554
United States

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: **SOLIDAM HOLDINGS, LLC**
REQUEST: **REZONE FROM RM 1.5S TO PID FOR COMMERCIAL & INDUSTRIAL MIXED USES**
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION COUNTY COMMISSION
Date: **JAN 3, 2023** AND Date: **FEB 7, 2023**
Time: **5:15 PM** AND Time: **6:00 PM**
HALL COUNTY GOVERNMENT CENTER, 1000 HUNTERS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6899

Dec 15, 2022 at 3:32:35 PM
6051 Lula Rd
Lula GA 30554
United States

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: **SOLIDAM HOLDINGS, LLC**
REQUEST: **REZONE FROM RM 1.5S TO PID FOR COMMERCIAL & INDUSTRIAL MIXED USES**
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION COUNTY COMMISSION
Date: **JAN 3, 2023** AND Date: **FEB 7, 2023**
Time: **5:15 PM** AND Time: **6:00 PM**
HALL COUNTY GOVERNMENT CENTER, 1000 HUNTERS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6899

Dec 15, 2022 at 3:48:19 PM
5051 Cagle Rd
Lula GA 30554
United States

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

APPLICANT: **SOLIDUM HOLDINGS, LLC**

REQUEST: **REZONE FROM AR-IV & SS TO PID FOR COMMERCIAL & INDUSTRIAL MIXED USES**

PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: **JAN 23, 2023** AND Date: **FEB 9, 2023**
Time: **5:15 PM** AND Time: **6:00 PM**

HALL COUNTY GOVERNMENT CENTER, 275 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Dec 15, 2022 at 3:44:56 PM
5801-5921 Lula Rd
Lula GA 30554
United States

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

APPLICANT: **SOLIDUM HOLDINGS, LLC**

REQUEST: **REZONE FROM AR-IV & SS TO PID FOR COMMERCIAL & INDUSTRIAL MIXED USES**

PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: **JAN 23, 2023** AND Date: **FEB 9, 2023**
Time: **5:15 PM** AND Time: **6:00 PM**

HALL COUNTY GOVERNMENT CENTER, 275 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Dec 15, 2022 at 3:58:54 PM
4861-4973 Cagle Rd
Lula GA 30554
United States

ZONING NOTICE

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

APPLICANT: **SOLIDUM HOLDINGS, LLC**

REQUEST: **REZONE FROM AR-M & SS TO I
COMMERCIAL & INDUSTRIAL MIXED USES**

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: **JAN. 3, 2023** AND Date: **JAN. 3, 2023**

Time: **5:15 PM** AND Time: **5:15 PM**

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

FOR MORE INFORMATION CALL: (770) 531-6809

Dec 15, 2022 at 3:51:57 PM
4975-5093 Cagle Rd
Lula GA 30554
United States

ZONING NOTICE

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

APPLICANT: **SOLIDUM HOLDINGS, LLC**

REQUEST: **REZONE FROM AR-III & SS TO PID FOR
COMMERCIAL & INDUSTRIAL MIXED USES**

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: **JAN 3, 2023** AND Date: **FEB 9, 2023**

Time: **5:15 PM** AND Time: **6:00 PM**

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

FOR MORE INFORMATION CALL: (770) 531-6809

Dec 15, 2022 at 3:59:14 PM

4861-4973 Cagle Rd

Lula GA 30554

United States





AGENDA ITEM

Public Works and Utilities

REPORT TO: Work Session (02/06/23)

REPORT TO: Voting Meeting (02/09/23)

ITEM NO: 38/2023

SUBJECT: Approve the request from the Chattahoochee Riverkeeper to utilize Hall County dumpsters and a waiver of Hall County Landfill tipping fees for an approximate 25 tons of trash to be collected (the estimated tipping fees are \$1,500.00) for several events scheduled in 2023. Commission Districts 1, 2, 3, and 4.

Meetings:

Work Session Date: 02/06/23

Voting Meeting Date: 02/09/23

Executive Summary:

Presenter: SY

Recommendation:
Approval

Purpose of Request:
Waiver of landfill tipping fee from the Chattahoochee Riverkeeper for 25 tons of trash.

History:
Hall County has been supporting various clean up events associated with Lake Lanier.

Facts and Issues:
The estimated tipping fees for 25 tons of trash to be collected is \$1,500.00.

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
--------	---------	--------	---------

Submit	Approve	Budget	Finance
SY	SY	EW	WG
Attorney	Administration	Clerk	
WLI	CR	JR	

Attachments:

Landfill Tipping Fees Waiver Request



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

AGENDA ITEM 38/2023

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: SY

Phone: 770-531-6800



CHATTAHOOCHEE RIVERKEEPER®

Headwaters Office

104 Washington St. SE, Gainesville, GA 30501

678-696-8866

www.chattahoochee.org

November 17, 2022

Dear Srikanth Yamala and Hall County Board of Commissioners,

Chattahoochee Riverkeeper (CRK) is a 501(c)3, non-profit organization dedicated to the protection and conservation of the Chattahoochee River – including its lakes, tributaries, and watershed.

We are pleased to host numerous land-based and water-based cleanups throughout the year within the Hall County community. These cleanups bring together hundreds of volunteers each year at numerous access points along the Chattahoochee River and Lake Lanier for the sole purpose of cleaning our waterways.

With an increase in population growth and the recent heavy rains that we anticipate to continue, we have had countless reports of trash issues in and around Lake Lanier. We aim to host a cleanup in Hall County approximately every or every other month throughout the year. We do co-host several cleanups with Keep Hall Beautiful, who has a current partnership with Hall County, and Lake Lanier Association but we do host the majority of our cleanups solely with our volunteers.

Our 2023 calendar of events is currently being created but we are aiming to host approximately 10 cleanups next year. Each cleanup typically collects 0.5-2 tons of trash. However, our annual Sweep the Hooch event (March 25, 2023) typically brings in approximately 15-20 tons of trash within the Lake Lanier watershed! Trash collected may also include large plastic dock floats that have not been appropriately disposed of in addition to other smaller items, such as plastic bottles, unencapsulated Styrofoam, aluminum cans, etc.

We are seeking your support to help cover the tipping fees for up to 25 tons of trash and recyclables at the Hall County Landfill for our trash cleanups hosted throughout 2023 within the local community.

Thank you for your consideration for supporting our efforts! If you would like to learn more about our upcoming events, please visit our website at <https://chattahoochee.org/events/>. Feel free to contact me directly if you all have any additional questions.

Sincerely,

Mallory Pendleton
Headwaters Outreach Manager
Chattahoochee Riverkeeper
205-434-0252 (work cell)

mpendleton@chattahoochee.org

CHATTAHOOCHEE RIVERKEEPER TAX ID #: 58-2095413



AGENDA ITEM

Public Works and Utilities

REPORT TO: Work Session (02/06/23)

REPORT TO: Voting Meeting (02/09/23)

ITEM NO: 27/2023

SUBJECT: Approve the award of IFB #044-43 Tree Cutting, Removal and Stump Grinding Services for twenty-five (25) trees located in Chicopee Village for the Road Maintenance to McAllister Tree Co., LLC, of Cornelia, GA, in the amount of \$88,060.00.

Meetings:

Work Session Date: 02/06/23

Voting Meeting Date: 02/09/23

Executive Summary:

Presenter: SY

Recommendation:

Approve the award of IFB #044-43 Tree Cutting, Removal and Stump Grinding Services for twenty-five (25) trees located in Chicopee Village for the Road Maintenance Division to McAllister Tree Co., LLC, of Cornelia, GA, in the amount of \$88,060.00.

Purpose of Request:

The County owns and is responsible for the maintenance of the sidewalk verge along the streets of Chicopee Village. The trees have overgrown the sidewalks over the last 96 years and have protruding roots that unsettle the sidewalks and present a danger to the community.

History:

Chicopee Village was built in 1927 to house workers at the newly built Chicopee Manufacturing Company mill, a textile factory that Johnson & Johnson acquired during World War I. J&J chose the area because of its proximity to cotton growers that supplied the mill that produced sterile surgical bandages for the war effort.

Facts and Issues:

The purchase recommendation comes as a result of the competitive bid IFB#044-43 which resulted in six (6) bids being received. One of the bids was late and thus not evaluated. The lowest cost bidder was disqualified because of an inability to obtain the required bonds. The next lowest cost bidder, McAllister Tree Service Co. LLC was presented with a NOIA.

Options:

Funding Requested

\$ 88,060.00

Are funds within current budget?

Yes

Source of Funds

Development Services

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

Yes

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

2023-01-30

Approvals:

Buyer	Submit	Approve	Purchasing
AP	SY	SY	AP
Budget	Finance	Attorney	Administration
EW	WG	WLI	CR
Clerk			
JR			

Attachments:

Financial Supplement

Contract

Exhibit C - Mandatory Cost Proposal Worksheet

Chicopee Village Map

NOIA to McAllister Tree Co. LLC

Bid Tabulation Summary



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

AGENDA ITEM 27/2023

Funds Requested: \$ 88,060.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

Development Services

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2023	006 - DEVELOPMENT SERVICES	1131 - ROAD MAINTENANCE-SVS DIST	4708 - OPERATING SERVICES	\$88,060.00

Budget Transfer Items:

Additional Information/Comments:

Budget to be addressed with mid-year amendments within Road Maintenance's budget.

Contact for Questions: JH

Phone: x2330



Hall County Government
FINANCIAL SERVICES

CONTRACT #044-43

For the provision of

TREE CUTTING, REMOVAL

AND STUMP GRINDING SERVICES

Of twenty-five (25) trees located at Chicopee Village, Gainesville, Georgia

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

ARTICLE #101 - INTRODUCTION

This Contract for Augmented Staffing Services for Tree Cutting, Removal And Stump Grinding Services (hereinafter "Services") as entered into on _____ and with an Effective Date of _____, is by and between; **Hall County, Georgia** (hereinafter "County") located at 2875 Browns Bridge Rd, Gainesville, Georgia 30504, and McAllister Tree Co. LLC located at 409 Baldwin Road, Cornelia, GA 30531 (hereinafter "Contractor"). Contractor is an entity that is legally registered and qualified, and holding any such licenses and certifications as may be required to render Services to do business in the State of Georgia. County and Contractor are known individually as a "Party" and collectively as the "Parties".

Whereas, the parties do mutually desire to enter into this Contract to document the provision of Services or other valuable consideration by the Contractor to the County in exchange for payment as compensation.

"This Contract is the result of the competitively bid IFB #044-043, the Contractor's bid response to the competitive bid, the Scope of Work, Exhibits, Attachments, and references are all incorporated herein by reference. Therefore, in consideration of the terms-and-conditions and mutual promises contained herein, the receipt and sufficiency of which are hereby acknowledged by both parties, the parties hereto agree as follows:

ARTICLE #102 – CONTRACT

- A. Contractor agrees to provide the Services to the County as detailed in the **Scope of Work**, and for locations and services as described in Attachment #1 - Chicopee Village Map of Primary Tree Removal, and the bidder's response.
- B. County hereby agrees to the compensation as provided in the attached bidder's response entitled **Exhibit C – Mandatory Cost**

Revised 01/30/2023

Proposal Worksheet, for the total sum of \$88,060.00, paid in arrears of successful completion of the Services, or milestones if arranged, which are herein-incorporated thereof by reference.

ARTICLE #103 - NOTICES:

To the extent that either party to this required to provide notice(s) to the other party in compliance herewith, then the party shall Contract is direct notice(s) to the following persons:

COUNTY PROJECT MANAGER

Jimmy Hightower
Supervisor
Road Maintenance
Enter Street Address
Gainesville, GA 30507
jhightower@hallcounty.org
Enter Phone:

COUNTY ISSUING OFFICER

Andy Penick
Purchasing Manager
Hall County Finance Department
2875 Browns Bridge Rd
Gainesville, GA 30504
apenick@hallcounty.org
Phone (770) 531-4939

CONTRACTOR'S CONTACT INFO

Logan McAllister
McAllister Tree Co., LLC
409 Baldwin Road
Cornelia, GA 30531
mcallistertree@gmail.com
Enter Phone: (706) 778-7527

REMIT-TO ADDRESS

McAllister Tree Co., LLC
P.O. BOX 242
Cornelia, GA 30531

ARTICLE #104 – NON-EXCLUSIVE RIGHTS:

The Contract is not exclusive. The County reserves the right to select other Contractors to provide the Services similar to those described in this Contract, during the term of the Contract should the need arise or the contractor fail to perform.

ARTICLE #105 – CONTRACT TERM:

- A. Initial Contract Term.** This Contract is effective on the date of signature shown in *ARTICLE #101* by all parties unless a future date is so noted on this contract. The term will last until the Services are completed.
- B. Contract Renewal.** Non-Applicable.
- C. Contract Extension.** Non-Applicable

ARTICLE #106 - CONTRACT AMENDMENTS AND MODIFICATION:

This Contract can only be modified, amended, or added to in writing and fully executed by both parties hereto. This Contract document constitutes the sole and entire Contract and understanding between the parties as to the subject matter hereof, and no verbal promises have been made by either party in relation hereto.

ARTICLE # 107 – REMEDIES AND CONTRACT PERFORMANCE:

In the event that either party to this Contract breaches this Contract, including by failure to meet the timetables set forth herein, the non-breaching party shall provide written notice to the breaching party which describes the breach of this Contract. The party whose breach is alleged shall have thirty (30) days from the date of receipt of the written notice to cure the breach or to otherwise negotiate a resolution of the breach.

If the breach has not been cured and the parties hereto have not resolved the issue described in the notice letter by thirty (30) days after receipt of the notice letter, the party authoring the letter shall be entitled to seek any and all remedies allowed by Georgia law, including damages, equitable relief, declaratory relief, specific performance, and/or seeking relief as to any bonds issued hereon. Additional provisions are;

A. **Delay or Impossibility of Performance.** Any failure or delay must be beyond the control of and without the fault or negligence of the Contractor. If the Services to be provided to the County are interrupted by a Force Majeure Event, as defined below, the County will be entitled to an equitable adjustment to the fees and other payments due to the Contractor under this Contract. If delay results from a subcontractor's negligent conduct or failure to perform, the Contractor shall not be excused from compliance with the terms and obligations of the Contract. Epidemics and pandemics are not considered Force Majeure events by the County.

Neither party shall be held liable or responsible to the other party nor be deemed to have defaulted under or breached this Agreement for failure or delay in fulfilling or performing any obligation under this Agreement when such failure or delay is caused by or results from causes beyond the reasonable control of the affected party, including but not limited to fire, floods, embargoes, war, acts of war, insurrections, riots, strikes, lockouts or other labor disturbances, or acts of God; provided, however, that the party so affected shall use reasonable commercial efforts to avoid or remove such causes of nonperformance, and shall continue performance hereunder with reasonable dispatch whenever such causes are removed. Either party shall provide the other party with prompt written notice of any delay or failure to perform that occurs by reason of Force Majeure.

Definition: The term ‘force majeure’ as defined in Black’s Law Dictionary, is ‘an event or effect that can be neither anticipated nor controlled. It is a contractual provision allocating the risk of loss if performance becomes impossible or impracticable, especially as a result of an event that the parties could not have anticipated or controlled.’

- B. Obligations beyond Contract Term.** The Contract shall remain in full force and effect to the end of the specified term or until terminated or canceled pursuant to the Contract.
- C. Transition Cooperation with the County and Cooperation with other Contractors.** Contractor agrees that upon termination of this Contract for any reason, it shall provide sufficient efforts and reasonable cooperation and assistance to the County to ensure an orderly and efficient transition to the County or an alternative Contractor. Further, in the event that the County has entered into or enters into contracts with other Contractors related to the Services, Contractor agrees to cooperate fully with such other Contractors. Contractor shall not engage in any act that will interfere with the performance of work by any other Contractor.

ARTICLE # 108 - TERMINATION:

Either party may terminate this Contract by providing thirty (30) days written notice to the other party at any time. Should either party terminate this Contract prior to the date of automatic termination pursuant to section 4 above, Contractor shall provide the County with all deliverables up to the date of termination (30 days after the notice is provided), and the County shall pay the Contractor for all work properly performed in compliance with the terms of the Contract up to the date of termination.

- A. Termination for Convenience.** Following thirty (30) days written notice, either party may terminate the Contract in whole or in part for any reason without the payment of any penalty or incurring any further obligation to the Contractor.
- B. Termination for Cause.** The occurrence of any one or more of the following events shall constitute cause for the County to declare the Contractor in default of its obligations under the Contract:
 - 1. The Contractor fails to deliver or has delivered nonconforming Services or fails to perform, to the County’s satisfaction, any material requirement of the Contract or is in violation of a material provision of the Contract, including, but without limitation, the express warranties made by the Contractor.
 - 2. The County determines that satisfactory performance of the Contract is substantially endangered or that a default is likely to occur.

3. The Contractor fails to make substantial and timely progress toward performance of the Contract.
4. The Contractor becomes subject to any bankruptcy or insolvency proceeding under federal or state law to the extent allowed by applicable federal or state law including bankruptcy laws; the Contractor terminates or suspends its business; or the County reasonably believes that the Contractor has become insolvent or unable to pay its obligations as they accrue consistent with applicable federal or state law.
5. The Contractor has failed to comply with applicable federal, state and local laws, rules, County ordinances, regulations and orders when performing within the scope of the Contract.
6. The Contractor has engaged in conduct that has or may expose the County or the State to liability, as determined in the County's sole discretion; or a material breach of the terms of the Contract by County upon County's failure to cure such material breach after written notice thereof has been delivered in accordance with ARTICLE #108.C. below constitutes cause for the Contractor to declare that the County is in default of its obligations under the Contract.

C. Notice of Default. If either party causes one or more of the default events set out in ARTICLE #108, then either party shall issue a written Notice-of-Default to the party that causes one or more of the default events, requesting that the breach or noncompliance be remedied within the period of time specified in the party's Notice-of-Default to the Contractor. If the breach or noncompliance is not remedied within the period of time specified in the written notice, the non-breaching party may:

1. Immediately terminate the Contract for default without additional written notice;
2. In the event of a breach by the Contractor, the County may procure substitute Services from another source and charge the difference between the Contract and the substitute Contract to the defaulting Contractor; and/or,
3. Enforce the terms and conditions of the Contract and seek any legal or equitable remedies.

C. Termination Due to Non-Availability of Funds.

This Contract will terminate immediately and absolutely if the County determines that adequate funds are de-appropriated such that the County cannot fulfill its obligations under the Contract, such determination being at the County's sole discretion and conclusive. County agrees to provide prompt written notice to Contractor in the event of any de-appropriation.

D. Termination due to Failure of Contractor to Act.

The County may terminate the Contract for any one or more of the following reasons effective immediately without advance notice:

1. In the event that the Contractor must be certified or licensed as a condition precedent to providing the Services, the revocation or loss of such license or certification may result in immediate termination of the Contract effective as of the date on which the license or certification is no longer in effect.
2. The County determines that the actions, or failure to act, of the Contractor, its agents, employees or sub-Contractors have caused, or reasonably could cause, life, health or safety to be jeopardized.
3. The Contractor furnished any statement, representation, or certification in connection with the Contract or the bidding process, which is materially false, deceptive, criminal activity, incorrect or incomplete.
4. Failure of the Contractor to obtain, provide, maintain, and deliver the Performance and Payment Bonds (if required) as and when required under this Contract, or failure to comply with any requirement pertaining to the appropriate amounts thereof as set forth in ARTICLE #123 - PERFORMANCE AND PAYMENT BOND REQUIREMENT.

E. **Payment Limitation in Event of Termination.** In the event of termination of the Contract for any reason by either party, the County shall pay only those amounts, if any, due and owing to the Contractor for Services actually received and accepted by the County up to and including the date of termination of the Contract and for which the County is obligated to pay pursuant to the Contract.

F. **The Contractor's Termination Duties.** Upon receipt of notice of termination, the Contractor shall:

1. Cease work under the Contract and take all necessary or appropriate steps to limit disbursements and minimize costs and furnish a report within thirty (30) days of the date of notice of termination, describing the status of all work under the Contract, including, without limitation, results accomplished, conclusions resulting therefrom, and any other matters the County may require.
2. Immediately cease using and return to the County, any personal property or materials, whether tangible or intangible, provided by the County to the Contractor.

3. Comply with the County's instructions for the timely transfer of any active files and work product produced by the Contractor under the Contract.
4. Cooperate in good faith with the County, its employees, agents, and Contractors during the transition period between the notification of termination and the substitution of any replacement Contractor; and
5. Immediately return to the County any payments made by the County for goods and services that were not delivered by the Contractor.

ARTICLE # 109 – NO DEFENSE OR INDEMNIFICATION BY COUNTY:

The parties agree that the County shall not be responsible for defending or indemnifying any Contractor from any claim brought by any third party against the Contractor.

ARTICLE #110 - ASSIGNMENT AND DELEGATION BY CONTRACTOR:

The Contractor shall not assign or delegate this Contract, or any performance required by it, in whole or in part, without the prior express written consent of the County.

ARTICLE #111 – USE OF THIRD PARTIES (Sub-Contractors):

This Contract is for the benefit of the parties hereto only and is not intended to benefit any third-party or give rise to any duty or causes of action for any third party. All restrictions, obligations and responsibilities of the Contractor under the Contract shall also apply to third parties such as sub-Contractors, if allowed in writing by the County. Any Contract with a subcontractor must also preserve the rights of the County.

ARTICLE #112 – SUPERSEDES FORMER CONTRACTS

Unless otherwise specified in the Contract, this Contract supersedes all prior Contracts or Agreements between the County and the Contractor for the Services provided in connection with the Contract.

ARTICLE #113 - SEVERABILITY:

If any paragraph, sub-paragraph, sentence, clause, phrase, or portion of this Contract is declared invalid or unconstitutional by any Court of competent jurisdiction or if the provisions of any part of this Contract as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the remaining portions of this Contract not so held to be invalid or the application of this Contract to other circumstances not so held to be invalid.

ARTICLE # 114 - RECORDS:

- A. **Public Records Request.** The Georgia Open Records Act, as provided in O.C.G.A. § 50-18-70 et seq, requires procurement records and all other records received by or prepared or maintained on behalf of the County, shall be made open to public inspection, unless otherwise provided by law.
- B. **Record Retention and Access.** The Contractor shall maintain books, records, and documents in accordance with generally accepted accounting principles and procedures and which sufficiently and properly document and calculate all charges billed to the County throughout the term of the Contract for a period of at least five (5) years following the date of final payment or completion of any required audit, whichever is later. Records to be maintained include both financial records and service records.

ARTICLE # 115 - ADDITIONAL TERMS:

- A. The County shall not be bound by any terms and conditions included in any Contractor's literature, packaging, invoice, catalog, brochure, technical data sheet, on-line representation, warranties or service level agreement or other document which attempts to impose any condition in variance with or in addition to the terms and conditions contained herein.
- B. The County shall not be bound to any Terms and Conditions of the Contractor that are only accessible by hyper-link. All Terms and Conditions must be in print and approved by the County.

ARTICLE # 116 - WAIVER:

The failure of any party hereto to seek a remedy for any alleged breach of this Contract shall not constitute a waiver of any claim, cause of action, or remedy allowed by Georgia law for breach thereof.

ARTICLE # 117 - CONTRACTOR AND COUNTY RIGHTS AND OBLIGATIONS:

- A. The County has the right at any time to require the Contractor to put an immediate stop to any procedure, or the use of any equipment (chemical, material, etc., if applicable) considered by the County to be hazardous (or toxic) to persons, buildings, or surfaces. The Contractor will utilize acceptable substitutes as quickly as possible. In the event of such replacement, Contractor shall notify County of any resulting replacement, (ii) introduce the individual serving as the replacement to County, and (iii) provide County with a résumé and any other information regarding the individual that may be reasonably requested by County.

- B. The County has the right to require the Contractor to reassign or remove any employee or subcontractor's employee from the premises temporarily or permanently when, in the County's sole opinion, the employee is not suitable. The County's decision on this matter shall be final, and Contractor will remove this employee immediately and replace with a person of at least equivalent training, experience and requisite qualifications as quickly as possible, subject to the County's prior approval.
- C. Contractor agrees to obtain prior written approval from the County for the use of sub-Contractors to provide the Services described in *SCOPE OF Work* prior to subcontractor's performance of work.

ARTICLE # 118– INSURANCE REQUIREMENT:

- A. **Insurance Requirements.** The Contractor must maintain and warrant to Hall County insurance policies at the Contractor's own expense and must furnish the County with a Certificate of Insurance (COI) providing evidence of proof of coverage at least in the amounts indicated in this subsection. The insurance certificate must list Hall County, Georgia, Hall County Landfill, as the certificate holder and as an additional insured under the commercial general, automobile and umbrella liability policies as follows: "Hall County Government, its Board of Commissioners, its officers, employees and agents, 2875 Browns Bridge Rd, Gainesville, GA 30504".

The policy must protect the Contractor and the County (as a Certificate Holder and Additional Insured) from any claims for bodily injury, property damage, or personal injury covered by the indemnification obligations set forth herein throughout the duration of the Contract.

The Contractor must maintain the following insurance coverage during the term of the Contract, in at least the minimum amounts set forth below, to cover all loss and liability for damages on account of bodily injury, including death therefrom, and injury to or destruction of property caused by or arising from any and all services carried on and any and all work performed by the Contractor pursuant to this Contract:

1. Workers Compensation Insurance (Occurrence) in the amounts of the statutory limits established by the General Assembly of the State of Georgia (A self-insurer must submit a certificate from the Georgia Board of Workers Compensation stating that the Contractor qualifies to pay its own workers compensation claims.). In addition, the Contractor must require all sub-Contractors occupying the premises or performing work under the Contract to obtain an insurance certificate showing proof of Workers Compensation Coverage with the following minimum coverage:

- a. Bodily injury by accident - per employee \$ 100,000
- b. Bodily injury by disease - per employee \$ 100,000
- c. Bodily injury by disease – policy limit \$ 500,000

2. Commercial General Liability Policy with at least the following minimum coverage:

- a. Each Occurrence Limit \$1,000,000
- b. Personal & Advertising Injury Limit \$1,000,000
- c. General Aggregate Limit \$2,000,000
- d. Products/Completed Ops. Aggregate Limit \$2,000,000

Automobile Liability with at least the minimum coverage: \$1,000,000
 Combined Single Limit to cover Any Vehicle, leased or rented by the Contractor

- 3. Umbrella Liability, Excess Liability per Occurrence \$2,000,000
- Aggregate \$2,000,000

It shall be the responsibility of the Contractor to require all of its sub-Contractors to maintain Commercial General Liability insurance with business automobile liability coverage with companies and limits as stated above, and to provide a certificate evidencing that such insurance is in effect upon request. Endorsement must be provided with the insurance certificate.

B. Insurance Certificates and General Requirements. No Contract performance shall occur unless and until the County receives required insurance certificates.

The insurance certificate must reference the Contract number assigned by the County and document that the liability coverage purchased by the Contractor includes contractual liability coverage to insure the indemnity agreement as stated herein.

C. The Contractor understands and agrees that the foregoing policies will not be canceled, or not renewed or allowed to lapse for any reason until at least thirty (30) days prior written notice has been given to the County, or until such time as other valid and effective insurance coverage acceptable in every respect to the County and providing protection equal to protection called for in the policies referenced in this section shall have been received, accepted, and acknowledged by the County. Certificates of insurance showing such coverage to be in force shall be filed with the County prior to commencement of any work under the Contract. The foregoing policies shall be obtained from insurance companies licensed to do business in Georgia and, unless waived or modified in writing by the County, shall be an insurer with a minimum A.M. Best Rating of "A-". All such coverage shall remain in full force and effect during the term and any renewal or extension thereof. The insurance certificate must be submitted with this Contract.

- D. **Waiver of Subrogation.** There is no waiver of subrogation rights by either Party with respect to insurance.

ARTICLE # 119 – NO WAIVER:

- A. **Authority to Enter into Contract.** The Contractor represents and warrants that it has full authority to enter into and perform its obligations under the Contract and that the Contract constitutes a legal, valid, and binding obligation upon the Contractor in accordance with its terms. The representatives of the parties hereto also represent and warrant that they are authorized to sign this Contract on behalf of each party hereto.”
- B. **Solicitation.** The Contractor warrants that no person or selling agency (except bona fide employees or selling agents maintained for the purpose of securing business) has been employed or retained to solicit and secure the Contract upon an agreement or understanding for commission, percentage, brokerage or contingency.
- C. **Vehicles and Equipment.** **With the exception of specified County Owned Equipment and Vehicles listed in Exhibit X,** Contractor warrants that CDL drives will not use any other County owned vehicles or equipment in the performance of this Contract without express written consent. Contractor shall be responsible for providing all transportation necessary to deliver Services under the Contract.

ARTICLE # 120 – INTELLECTUAL PROPERTY RIGHTS & OWNERSHIP:

Contractor agrees it will not use the name or any intellectual property, including but not limited to, County trademarks or logos in any manner, including commercial advertising or as a business reference, without the expressed prior written consent of the County.

ARTICLE # 121 - COMPENSATION:

- A. The County will pay the Contractor for the Services provided pursuant to this Contract and in accordance with the prices quoted and conditions set forth in the Bidder’s response on **Exhibit C – Mandatory Cost Proposal Worksheet, for the sum of \$88,060.00**, which is attached hereto and incorporated into this Contract as if fully set forth herein. County agrees to pay Contractor in arrears after acceptance that the Contractor has completed Services to the County, and after receipt of undisputed invoice to the County.
- B. Prices quoted shall be firm and fixed throughout the term of this Contract, unless otherwise Amended or Modified by mutual agreement.

- C. Cost may be prorated for Services added or removed under this Contract to align cost with the remaining term of Contract.
- D. It is understood that this bid or proposal is made without collusion or fraud. Contractor understands and acknowledges that collusive bidding is a violation of state and federal law and may result in the cancellation of the Contract.

ARTICLE # 122 - COUNTY PAYMENT TO CONTRACTOR:

- A. The County will issue a Notice to Proceed to the Contractor, and Purchase Order(s) (herein after 'PO'). The terms of this Contract shall be incorporated by reference into any and all PO(s) issued prior to the expiration or termination of this Contract. The County will issue the PO by electronic mail (e-mail) to the Contractor's representative in *ARTICLE #103 - NOTICES*. A PO is considered "issued" when the e-mail containing the PO is sent by the County to the Contractor.

The Contractor shall not deliver any Services, equipment, devices, or components thereof until authorized in writing by the County through issuance of a PO, which shall provide a commencement Notice-to-Proceed date. Any work, including but not limited to travel, preliminary meetings, planning, etc., performed outside of the terms and conditions of and before the issuance of the PO will not be considered for payment. Contractors are not to begin work or ship any product on any verbal communication from within the County. The County will not be liable for payment for any work or product with the issuance of a verbal communication.

The Scope of Services shall remain in effect from the Notice to Proceed to completion of the project. The Parties agree that the County will not pay or otherwise compensate the Contractor for any Services, materials, equipment, devices or components thereof outside of the Scope of Work and/or beyond the term of this Contract, unless specifically authorized in writing as evidenced by an amendment (see *ARTICLE #106 - CONTRACT AMENDMENTS &, MODIFICATION*), a time extension letter, or as otherwise authorized by the County.

B. Invoice/Payment.

1. Contractor shall invoice the County via email solely to accountspayable@hallcounty.org and only after the County inspects and accepts the Services provided. Receipt of the Services does not constitute acceptance. Invoice amounts shall not exceed the Contractor's pricing set forth in *ARTICLE #102*.
2. Each invoice shall include the Contractor's current "Remit to" address; a description of the Services provided; the invoice amount; the Contract number; and the associated PO number issued. Each properly prepared

invoice must be sent in accordance with the instructions listed on the PO. Standard payment terms are net 30 days (N30) in arrears from the date the invoice is accepted, following delivery of the Services.

3. The County does not pay for services not yet received but only in arrears.
4. The Contractor shall be solely responsible for paying all costs, expenses and charges it incurs in connection with its performance under the Contract.

C. Unsatisfactory Performance; Delay of Payment.

1. If the County determines that the quality of the Services provided are deficient, unacceptable, or unsatisfactory, the County's Project Manager identified in *ARTICLE #103* shall issue a written notice to Contractor. Contractor agrees that upon receipt of the written notice, it shall make every effort to correct the deficiency (ies) within the timeframe prescribed therein. If the Contractor fails to timely correct the deficiencies, the County reserves the right to delay payment pursuant to this *ARTICLE #122* or terminate the Contract (*ARTICLE #108 – TERMINATION PROVISIONS*).
2. **Delay of Payment Due to Contractor's Failure.** If the County determines that the Contractor has failed to perform or deliver any Services as required by the Contract, the Contractor shall not be entitled to any compensation under the Contract until such Services are delivered and accepted. In this event, the County may withhold that portion of the Contractor's compensation, which represents payment for Services that were not delivered. To the extent that the Contractor's failure to perform or deliver in a timely manner causes the County to incur costs, the County may deduct the amount of such incurred costs from any amounts payable to Contractor. The County's authority to deduct such incurred costs shall not in any way affect the County's authority to terminate the Contract.

D. Set-Off Against Sums Owed by the Contractor. In the event that the Contractor owes the County any sum under the terms of the Contract, pursuant to any judgment, or pursuant to any law, the County may set off the sum owed by the Contractor against any sum owed to the Contractor, in the County's sole discretion.

E. Final Payment. Contractor shall issue an invoice for final payment to the County no later than thirty (30) days following the expiration or termination date of the Contract.

F. The Contractor must not "Factor or Assign Payments" to another or a financial institution. The County will only pay the party to whom it is contracted with. The County will not in any circumstances pay a third-party.

ARTICLE #123 – PERFORMANCE AND PAYMENT BONDS

The Contractor must furnish to the County a Performance Bond equal to one-hundred percent (100%) of the Contract’s total initial term dollar amount, and additionally a Payment Bond equal to one-hundred percent (100%) of the total initial term dollar amount. After receipt of the bonds, the County will issue a Notice-to-Proceed. Only surety companies licensed to do business in the State of Georgia are acceptable. The Contractor is required to provide new bonds at the issuance of each Renewal Option Term(s) or Extension(s) that follow.

The County must receive all bonding instruments prior to the commencement of any work.

ARTICLE #124 – RETAINAGE (Not required on this contract)

“Retainage (if required) will be withheld by Hall County in compliance with Georgia law. Hall County may hold up to ten-percent (**10%**) **retainage** throughout the entire project and will release said retainage at the point of final completion and final acceptance by the County.”

ARTICLE #125 – VENUE AND GOVERNING LAW

The parties agree that this Contract shall be interpreted, construed, and enforced in accordance with the laws of the State of Georgia. To the extent that either party may bring a legal suit to enforce the terms of this Contract, including suit in equity, the parties agree and consent to file any such suit in the Superior Court of Hall County, Georgia.

ARTICLE # 126 - NOTICE OF INTENT TO LITIGATE

Contractor hereby agrees not to file any civil action of disputes or claims relating to the Contract except after first giving thirty days (30) written notice to the County of the claim and the intent to initiate a civil action.

ARTICLE # 127- GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT:

- A. By signing this Contract, the Contractor certifies that prior to and throughout the performance of all applicable work under this Contract it will remain in full compliance with all federal and state immigration laws, including but not limited to 8 U.S.C. § 1324a and the Georgia Security and Immigration Compliance Act (O.C.G.A. §13-10-90 et seq.), as amended by the Illegal Immigration Reform and Enforcement Act of 2011, regarding the verification of employment eligibility of employees under the Immigration Reform and Control Act of 1986. Contractor will ensure that only persons who are citizens or nationals of the United States or non-citizens authorized under federal immigration laws are employed to perform services under this Contract or any subcontract or sub-subcontract hereunder.

- B. Contractor further certifies its compliance with the aforementioned federal and state immigration laws set forth by signing a sworn affidavit, the Georgia Security and Immigration Compliance Act Affidavit, notarized by an Official Notary Public, and obtaining the same affidavits from any sub-contractor providing services pursuant to this Contract.

ARTICLE # 128 – ORDER OF PRECEDENCE:

In the event of any inconsistency, ambiguity, or conflict among the specific provisions of the Contract and the Contractor’s Response, the order of precedence shall be as follows:

- A. First, any amendments to the Contract, including all Exhibits thereto.
- B. Second, the Contract itself, including all Exhibits thereto.
- C. Third, Attachments appended to the Contract.

ARTICLE # 129– CONTRACT EXHIBITS AND ATTACHMENTS:

The Parties mutually acknowledge that any following Exhibits and Attachments listed below made a part of this Contract, as though expressly written in the RFQ/P documents and the bidder’s response, are-herein-incorporated into this contract by reference.

**EXHIBIT C - Mandatory Cost Proposal Worksheet
Attachment #1 – Chicopee Village Map of Primary Tree Removal**

ARTICLE # 130 - ENTIRE CONTRACT:

This Contract, as executed and approved, shall constitute the entire agreement between the Parties and supersedes all other prior and contemporaneous statements, agreements, and understandings between the Parties. No written or oral statements, agreements, or understandings that are not set out, referenced, or specifically incorporated in this Contract shall in any way be binding or of effect between the Parties.

ARTICLE # 131– VALIDITY

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. The parties hereby declare that this is the intent of the parties to this agreement is to provide for separate and divisible parts.

ARTICLE #132 – SALES TAX EXEMPTION STATUS

The County is exempt from Federal Excise Taxes and from Georgia State and Local Sales and Use Taxes on the Services. The Contractor may request a copy of the County's Georgia Sales and Use Tax Exemption Certificate.

ARTICLE #133 – HOLD HARMLESS AGREEMENT

The successful respondent hereby agrees to indemnify, hold free and harmless, Hall County Government, County Commissioners, its agents, servants, employees, officers, directors and elected officials, or any other person(s) against any loss or expense. This includes attorney fees, because of any liability imposed by law upon the County, except in cases of the County's sole negligence, sustained by any person(s) on account of bodily injury or property damage arising out of or in the consequence of this agreement.

ARTICLE # 134 – CONTRACT TERMS AND CONDITIONS

1. All purchases must comply with The Official Code of Hall County Sections 3.10.010 – 3.10.190.
2. If any conflict or ambiguity arises between the Terms and Conditions herein, and The Official Code of Hall County, the latter will govern.
3. The Terms and Conditions set forth herein shall supersede and govern over all Contractor's Terms and Conditions or Service Level Agreements.
4. Hall County, Georgia, herein referred to as 'The County', retains the right to 'red-line' sections of the Supplier's Terms and Conditions if such are in conflict with the best interest of the County.
5. Acceptance of a Purchase Order (PO) and delivery of Goods or Services serves as the Supplier's full and complete acceptance of The County's Terms and Conditions.
6. The terms; supplier, vendor, bidder, offeror, Contractor, Contractor, designer, distributor, dealer or manufacturer or otherwise purveyor or source of supply or performance of service shall mean one-and-the-same, herein denoted as 'Supplier' for goods and 'Contractor' for services.
7. Furthermore, the terms; goods, materials, commodities, components, drawings, drafts, renderings, plans, physical or digital, software, SaaS, Engineering, Architectural, capital asset equipment, vehicles, heavy earth-moving or other equipment, purchased or leased, or other such deliverables are herein denoted as 'Goods' and shall mean one-and-the-same.
8. 'Services' shall mean all services, either financial, advisory, consultative, labor, staff augmentation, construction, rehabilitation, restoration, repair, support or maintenance, communication, telephony, internet, TV or streaming, pest control, grounds maintenance, custodial and janitorial, street or paved surfaces cleaning, drain cleaning or otherwise where services are offered for consideration.
9. The County's payment terms are Net 30 days. The County may consider Prompt Pay Terms if offered at least five percent (5%) of the total cost and not less than fifteen (15) days terms. A supplier simply offering a discount does not constitute the County's acceptance of such, and the County is not be bound to the offer.
10. The Supplier shall transfer and deliver all goods or services described on the attached PO for the consideration set forth herein.

11. The Supplier shall only deliver goods and services as described on the PO and within the Scope of Work and the Supplier's Bid Response.
12. The County holds no obligation to pay for goods delivered or services rendered unless specified on a written Purchase Order or a Change Order of such.
13. The Supplier shall not construe any verbal consent to purchase goods or services as valid.
14. The County does not accept substitutions of services or goods that do not comply with the Scope of Work or Specifications set forth in the Purchase Order, Contract or Agreement, unless mutually agreed in writing by both parties.
15. The County does not accept automatic renewals with the exception of monthly subscription services.
16. The County only pays for services rendered in arrears. The County does not pay for services not yet rendered.
17. The County does not pay deposits towards goods ordered. Exceptions exist for custom made items (such as window coverings and blinds, or carpet, tile etc.), fabrication, decoration, or otherwise custom designed specifically for the County.
18. The County will accept backorders only if goods are out of stock and with prior written notice. Supplier's shall ship all quantities that it has in stock and hold orders for backorders.
19. The County participates in Cooperative Purchasing Agreements, State of Georgia Statewide Contracts, and other state, local, Intergovernmental Agreements, Memorandums-of-Understanding and other such Agreements.
20. In all cases, the jurisdiction shall be the State of Georgia, County of Hall, for arbitration or other legalities
21. Deliveries go to the ship-to addresses listed on the PO and within the time specified. The Supplier must follow instructions if multiple ship-to address exist on the PO.
22. Risk of loss of the goods shall pass to The County upon inspection and acceptance only.
23. Receipt of goods or services does not constitute acceptance.
24. Title to the goods shall remain with the Supplier until acceptance by The County.
25. The Supplier warrants that the goods are merchantable and that the Supplier has a legal right to deliver the goods and services and as described herein.
26. The County shall have the right to inspect all goods or services at the time and place of delivery.
27. Vendor agrees not to assign in full or part of the Contract to another party without the County's express written consent. Any attempted assignment or delegation shall void and make ineffectual for all purposes unless made in conformity with this paragraph.
28. The County is exempt from Federal Excise Tax and Georgia Sales and Use Tax.
29. This issuance of the PO shall not violate the Code of Ethics and Conflicts of Interest for Public Officers and Employees for Government Service set forth in the 2020 Section 45-1020 *et seq.* of the Official Code of Georgia Annotated and the Official Code of Hall County Section 3.10.070 governing Ethics.
30. All goods and services supplied pursuant to this PO shall, unless otherwise noted, must conform exactly to all of the descriptions, specifications, Exhibits and attachments contained in the Bid Solicitation upon which a PO is based and all the terms, conditions, and specifications of the Bid Solicitation are incorporated herein by reference and made a part hereof.
31. Any-and-all media production, recordings, videos, photography, artwork, plates, engravings, and other printed or digital media materials paid in full by The County is considered County property and shall be delivered to The County upon request.

32. Invoices submitted to The County will reflect the language of the PO with the PO Number printed on each invoice submitted.
33. In the event that a PO has an attached Contract or Agreement, the terms and conditions of the latter shall govern in the event of any conflict with these terms and conditions.
34. The Supplier may be suspended, terminated, or debarred if it is determined that the Supplier has made false certification(s) or has violated such certification(s) by failure to carry out the requirements herein.
35. The Supplier certifies that it and its subcontractors are not been debarred, suspended, or declared ineligible by any agency of the County, or State of Georgia or as defined in the Federal Acquisition Regulation (FAR) 48 C.F.R. Ch. 1 Subpart 9.4.
36. The Supplier certifies that the Supplier is not currently engaged in an active or pending lawsuit or other grievance, injunction, or levy against the County.
37. Goods are Free-On-Board (F.O.B.) destination and freight, shipping and delivery shall be pre-paid and added to the invoice as a separate line item.
38. The County does not pay late fees nor interest charges.
39. The Supplier shall charge the County the exact amount of freight, delivery, handling and insurance charges.
40. The County is not bound to any minimum or maximum quantity or dollar amount set by the Supplier
41. In the event there is a discrepancy between the unit price and extended price, the unit price shall govern.

[Signature Page Follows]

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

COMPANY'S FULL LEGAL NAME

HALL COUNTY, GEORGIA

By: [Signature]

By: _____

Title: Owner / CEO

Richard Higgins, Chairman
Hall County Board of Commissioners

Print Name: McAllister Tree Company

Attestment: _____
County Clerk

Sworn to and subscribed before me this

Sworn to and subscribed before me this

10 Day of Jan, 2023

_____ Day of _____, 2023

Notary Public: [Signature]

Notary Public: _____

Notary commission expires: 9/1/24

Notary commission expires: _____

[Locus Sigilli]

[Locus Sigilli]



APPROVED AS TO FORM:

Van Stephens, County Attorney,
William Linkous, Deputy County
Attorney, Justin Lawhon, Deputy
County Attorney, or designee

EXHIBIT C

Revised Mandatory Cost Proposal Worksheet

Instructions: Input cost PER EACH TREE in column C. The extended totals will automatically calculate total cost per Address. Address numbers correlate to Attachment #001 - CHICOPEE VILLAGE MAP OF PRIMARY TREE REMOVAL. Input cost PER EACH STUMP for stump grinding into Column D. Bid carefully as these prices will be FIRM & FIXED with no cost adjustments after the contract award. The Extended Totals column will automatically compute the totals.

Address	Number of Trees to Cut and Removed / Stumps to Grind	Price PER EACH TREE cutting and removal	Price PER EACH STUMP grinding	Extended Totals
2nd Street (Across From B Avenue)	2	\$3,000 & \$1,800	\$600 & \$800	\$6,200
# 9 - 2nd Street	2	\$1,000 & \$1,500	\$400 & \$400	\$3,300
# 16 - 2nd Street	1	\$2,500	\$720	\$ 3,220.00
# 6 - 3rd Street	1	\$3,200	\$ 760.00	\$ 3,960.00
# 8 - 3rd Street	1	\$3,000	\$ 1,440.00	\$ 4,440.00
# 9 - 3rd Street	2	\$3,500 & \$2,500	\$720 & \$720	\$7,440
# 10 - 3rd Street	1	\$ 2,500.00	\$ 570.00	\$ 3,070.00
# 13 - 3rd Street	1	\$ 800.00	\$ 1,230.00	\$ 2,030.00
# 12 - 6th Street	1	\$2,300	\$ 760.00	\$ 3,060.00
# 17 - 6th Street	2	\$2,800 & \$3,000	\$760 & \$760	\$7,320
# 35 - 6th Street	2	\$3,500 & \$1,800	\$750 & \$750	\$6,800
# 11 - 8th Street	1	\$ 3,000.00	\$ 3,560.00	\$ 6,560.00
# 9 - C Avenue	1	\$ 2,200.00	\$ 2,600.00	\$ 4,800.00
# 15 - C Avenue	1	\$ 1,500.00	\$ 1,830.00	\$ 3,330.00
# 17 - C Avenue	1	\$ 400.00	\$ 730.00	\$ 1,130.00
# 19 - C Avenue	1	\$ 1,300.00	\$ 1,750.00	\$ 3,050.00
# 2 - G Avenue	1	\$ 800.00	\$ 2,500.00	\$ 3,300.00
# 1 - K Avenue	2	\$1,850 & \$2,950	\$1,530 & \$720	\$7,050
# 9 - K Avenue	1	\$ 3,300.00	\$ 4,700.00	\$ 8,000.00
Total # of Trees (Primary)	25	\$ 56,000.00	\$ 32,060.00	\$ 88,060.00

Bidding Company Name:

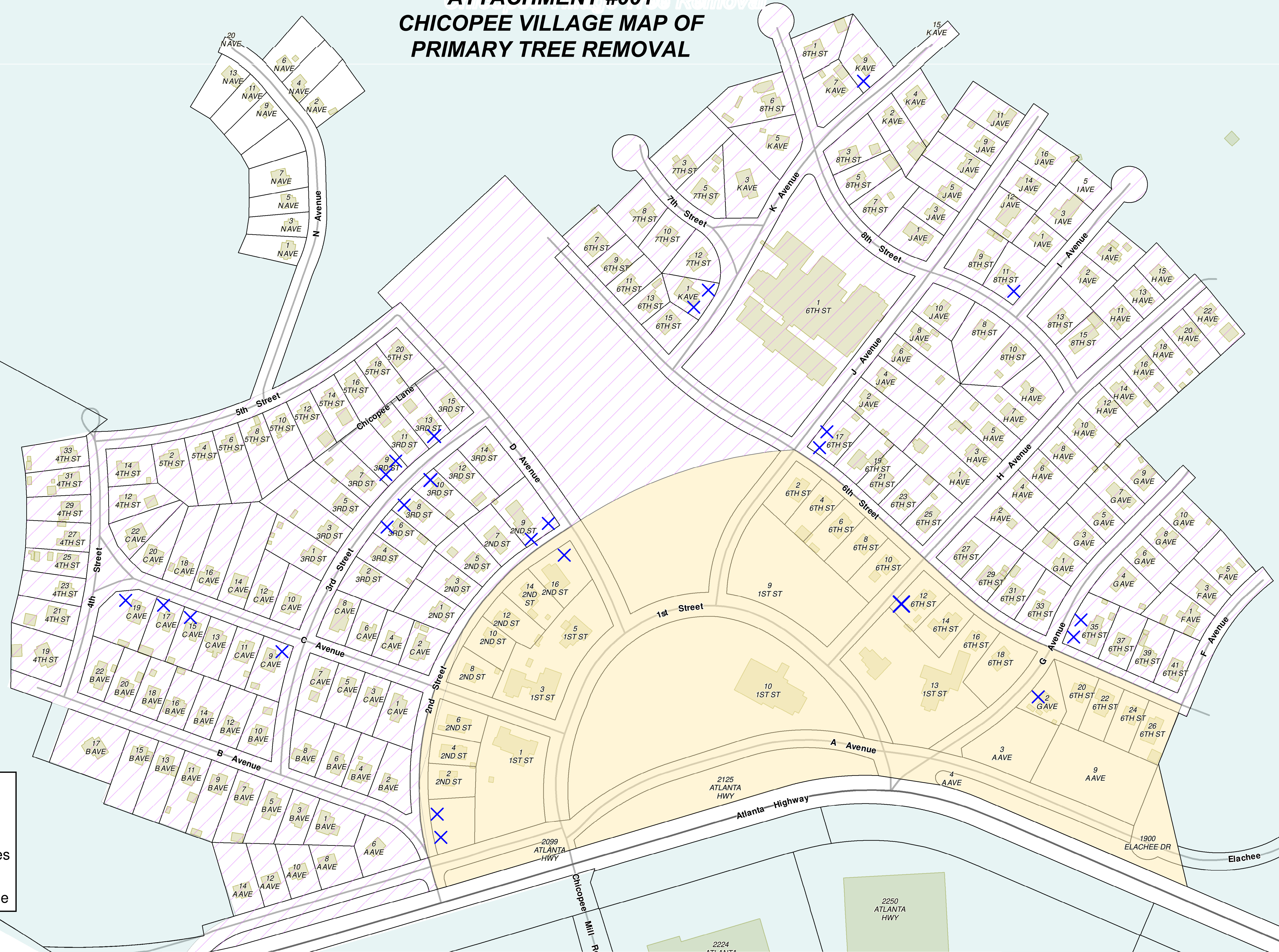
McAlister Tree Company

Signed by:


1/10/23

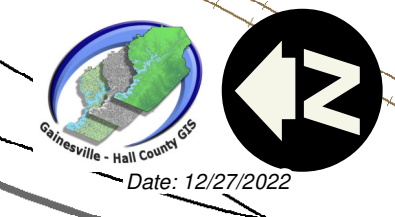
Date:

ATTACHMENT #001 *Tree Removal* CHICOPEE VILLAGE MAP OF PRIMARY TREE REMOVAL



Legend

- Phase 1
- Later Phases
- Parcel Boundaries
- Structures
- City of Gainesville



0 250 500 1,000 1,500 2,000 Feet

INVITATION TO BID IFB #044-43

TREE CUTTING, REMOVAL AND STUMP GRINDING SERVICES
of twenty-five (25) trees located at Chicopee Village, Gainesville, Georgia
Hall County, Georgia

Bid Tabulation Summary

1/26/2023

Bidder's List	Bid Amounts	Location
Matthew & Jody's Tree Service	\$ 77,700.00	Lanett, AL*
McAllister Tree Co	\$ 88,060.00	Gainesville, GA
Canopy Tree & Land	\$ 88,880.00	Claremont, GA
Wilson AKA Tree Service	\$ 104,000.00	Oakwood, GA
Hancock Tree Service, LLC	\$ 209,300.00	Nashville, Tenn

Note - although Matthew & Jody's Tree Service is the lowest cost bidder, they were not able to provide the required Letter of Bondiability, therefore McAllister Tree Co. is the next lowest cost bidder.

Bid Packet Request

Company
AKA Tree Service
Casey Tree Experts, Inc.
COGENT Infotech Corporation
Gordon Pro Tree Service
Hancock Tree Service, LLC
HazelGreens Tree Service & Stump Grinding
John Waldrop & Son Tree Service
M&C Land Services
Matthew & Jody's Tree Service
McAllister Tree Service, LLC
Mondragon Tree Care
Ricks Tree Removal & Stump Grinding, LLC

INVITATION TO BID IFB #044-43

TREE CUTTING, REMOVAL AND STUMP GRINDING SERVICES
of twenty-five (25) trees located at Chicopee Village, Gainesville, Georgia
Hall County, Georgia

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Matthew & Jody's Tree Service
McAllister Tree Service, LLC
Mondragon Tree Care
Ricks Tree Removal & Stump Grinding, LLC



AGENDA ITEM

Public Works and Utilities

REPORT TO: Work Session (02/06/23)

REPORT TO: Voting Meeting (02/09/23)

ITEM NO: 37/2023

SUBJECT: Approve the Task Order #2023-0018 for Design and Construction Phase Architectural Services for Interior Improvements to the Hall County Health Department to Precision Planning, Inc., of Lawrenceville, GA. The estimated cost not to exceed is \$440,550.00.

Meetings:

Work Session Date: 02/06/23

Voting Meeting Date: 02/09/23

Executive Summary:

Presenter: SY

Recommendation:

Approve the purchase of Design and Construction Phase Architectural Services for Interior Improvements to the Hall County Health Department to Precision Planning, Inc. of 400 Pike Boulevard, Lawrenceville, Georgia, 30046 in the not-to-exceed amount of \$440,550.00.

Purpose of Request:

Architectural Services for the redesign and renovations to the Hall County Health Department.

History:

This award is the result of competitively bid Task Order #2023-018 from the Demand Services On-Call proof of Architectural Services Contract #43-001.

Facts and Issues:

All contract holders were sent Task Order #43-001. One declined to bid, one did not respond, and one missed the deadline. Only PPI responded to the Task Order.

Options:

Funding Requested

\$ 440,550.00

Are funds within current budget?

Yes

Source of Funds

American Rescue Plan

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?

2023-01-23

Approvals:

Buyer	Submit	Approve	Purchasing
AP	SY	SY	AP
Budget	Finance	Attorney	Administration
EW	WG	WLI	CR
Clerk			
JR			

Attachments:

Financial Supplement
PPI's Quote Proposal
Notice of Intent to Award



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

AGENDA ITEM 37/2023

Funds Requested: \$ 440,550.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

American Rescue Plan

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2023	018 - American Rescue Plan Act	830 - American Rescue Plan Act	6002 - BUILDINGS	\$440,550.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions:

Phone:



January 20, 2023

Mr. Andy Penick, Purchasing Manager
Hall County Government
2875 Browns Bridge Road, 4th Floor
Gainesville, GA 30504
agpenick@hallcounty.org

Re: Task Order #2023-0018 – Design and Construction Phase Architectural Services for Interior Improvements to the Hall County Health Department

Dear Mr. Penick:

Precision Planning, Inc. (PPI) is pleased to offer Hall County (Client) this proposal for professional design services related to renovations planned at the Hall County Health Department. The scope of services below is based upon your December 20, 2022 request. The project shall be contracted utilizing terms of PPI's Task Order agreement with Hall County dated October 10, 2017, with current hourly rates.

Project Understanding

PPI understands that the Client plans to renovate the existing Hall County Health Department (approximately 33,200 SF) to improve efficiency and expand the functionality of the building. The renovation scope will also include a new drive-through clinic canopy, as well as other miscellaneous exterior building improvements. The façade of the Health Department building and that of the adjacent District Building will be renovated to match a proposed Medical Office Building (MOB) and a proposed Northeast Georgia Physician's Group (NGPG) building to create a "campus" feel. Coordination will be required with the architect responsible for the other proposed facilities, as well as planning of phasing required to keep the facility operational during construction. Civil engineering of the project site is by others. PPI understands that the project will be constructed using the Construction Manager at Risk (CMAR) delivery method. Design services are proposed as outlined below.

Project Scope of Services

I. Schematic Design

- A. PPI will attend a kick-off meeting with the Client to confirm goals and objectives for the project.
- B. PPI will conduct a walk-through of the existing facility to confirm existing conditions.
- C. PPI will update a previously prepared CAD As-Built Floor Plan for design purposes.
- D. PPI will meet with the Client to confirm programming requirements and accuracy of previously prepared Schematic Floor Plan and Site Plan to meet the needs of the Client.
- E. PPI will prepare a final Schematic Design package for submittal to the Client and the selected CMAR for preliminary pricing purposes.

II. Construction Documents (CDs)

- A. After approval of the Schematic Design Package and associated pricing, PPI will prepare Construction Documents (drawings and specifications) suitable for permitting, procurement, and construction of the project. Phased construction shall be indicated on the documents. Disciplines shall include architecture, interior design (finishes and signage), structural engineering (limited to new canopy), mechanical/plumbing/fire protection engineering, and electrical/low voltage engineering.
- B. PPI will attend review meetings at 30%, 60% and 90% completion of the CDs and will coordinate with the CMAR relative to intermediate cost estimating.

- C. One Opinion of Probable Cost (OPC) will be prepared and submitted by PPI if requested.
- D. PPI will assist with permitting of the project, including meeting with plan review agencies to confirm requirements, submittal of the documents for review by agencies, addressing comments as requested, and attending a final walk-through to obtain required approvals.
- E. PPI will issue a final set of CDs to the Client and CMAR in hard copy and electronic media.

III. Procurement and Construction Contract Administration

- A. PPI will assist the CMAR as required during the subcontractor bidding phase, including responding to questions and making clarifications.
- B. PPI will prepare and issue conformed documents to the Client and CMAR.
- C. PPI will attend a pre-construction conference with the Client and CMAR.
- D. PPI will visit the site every other week for up to eighteen (18) months, prepare photographic field reports, and certify the CMAR's Pay Applications.
- E. PPI will attend monthly Owner/Architect/Contractor (OAC) meetings.
- F. PPI will review shop drawings and submittals [no more than two (2) revisions of each are included].
- G. PPI will review the CMAR's Requests for Information and Change Proposal Requests.
- H. PPI will perform a punch list walk-through and will certify Substantial Completion of the project.

Additional Services

The following additional services may be proposed and billed according to the attached Schedule of Standard Hourly Rates:

- 1. Additional meetings or site visits required or requested by the Client not listed above
- 2. Design changes after approval of Schematic Design, or services required due to significant changes in the project including, but not limited to, size, quality, complexity or Client's schedule
- 3. Land Surveying, civil engineering and structural engineering (other than as required for canopy design)
- 4. Furniture design and specification
- 5. LEED Certification

Exclusions and Assumptions

Testing services including geotechnical testing, hazardous materials testing or evaluation, water testing and core sampling are excluded from this scope of services.

Compensation

PPI agrees to perform the services outlined above for a **Lump Sum Fee of \$440,550.00**. Refer to the attached Hall County Standard Hourly Rates for the breakdown of estimated man-hours. Reimbursable expenses are included in this Lump Sum Fee.

Thank you for the opportunity to propose these services to Hall County.

Sincerely,



Elizabeth A. Hudson, RA, NCARB
Executive Vice President, LEED® AP

LH/kb

g:\document\23\23-015\1502\hall county demand services\to 2023-0018 health dept\health department proposal 01202023.doc

Attachments: Hall County Standard Hourly Rates; Standard General Conditions; Task Order Form

HALL COUNTY STANDARD HOURLY RATES

Billing Category	Hourly Rate 2023	Estimated Hours	Total
Principal in Charge	\$185.00	40	\$7,400.00
Sr. Project Architect	\$140.00	60	\$8,400.00
Project Architect	\$120.00		\$0.00
Senior Project Manager	\$150.00		\$0.00
Project Manager	\$125.00	750	\$93,750.00
Job Captain	\$100.00	750	\$75,000.00
Intern Architect	\$90.00	600	\$54,000.00
Interior Designer	\$90.00	N.T.E.	\$33,480.00
CADD Technician	\$80.00	600	\$48,000.00
Senior Civil Engineer	\$140.00		\$0.00
Civil Engineer	\$120.00		\$0.00
Senior Landscape Architect	\$140.00		\$0.00
Landscape Architect	\$90.00		\$0.00
Project Administrator	\$90.00	60	\$5,400.00
Senior Project Assistant	\$80.00	24	\$1,920.00
Project Assistant	\$70.00		\$0.00
Structural Engineer	\$140.00	N.T.E.	\$6,400.00
Mechanical/Plumbing Engineer	\$140.00	N.T.E.	\$35,280.00
Electrical Engineer	\$140.00	N.T.E.	\$36,720.00
Low Voltage Engineer	\$140.00	N.T.E.	\$25,400.00
Cost Estimator	\$110.00	40	\$4,400.00
Senior Survey Manager	\$150.00		\$0.00
Survey Manager	\$130.00		\$0.00
Survey Coordinator	\$100.00		\$0.00
Survey Technician	\$90.00		\$0.00
Registered Surveyor	\$150.00		\$0.00
Surveying Crew	\$175.00		\$0.00
SUB-TOTAL			\$435,550.00
<u>Reimbursable Expenses:</u>			
Printing, mileage, photographs, and other consumable documents			\$5,000.00
TOTAL PROPOSED LUMP SUM FEE:			\$440,550.00



Hall County Government

FINANCIAL SERVICES

Task Order #2023-0018

For the provision of

DESIGN AND CONSTRUCTION PHASE ARCHITECTURAL SERVICES FOR INTERIOR IMPROVEMENTS TO THE HALL COUNTY HEALTH DEPARTMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

PROJECT DESCRIPTION

This task order is for the Hall County Health Department located at 1290 Athens St. Gainesville, GA 30507. The Hall County's Department of Public Works and Utilities is requesting bids for the development of Construction Documents for the Hall County Health Department Interior Improvements project (herein 'Services'). All Terms and Conditions of Demand Services On-Call Contract #43-001 remain intact as written.

SCHEDULE OF EVENTS

Task Order Release Date: December 20, 2022

Mandatory Pre-Bid Site Visit: None Required.

Contractor's Written Questions Due: Friday, January 6, 2022

Address all questions to apenick@hallcounty.org

County's Written Answers Due Date: Friday, January 13, 2022

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

Task Order #2023-018 Bid Due Date: 2:00pm, January 20, 2022

Digital bid responses to apenick@hallcounty.org are acceptable for Task Orders. Bidders must sign, notarized and hold valid for sixty-days (60) from submittal.

Consultants are to bid one (1) lump-sum cost for the Services listed herein. The County seeks the best value in its evaluation process.

BID ON: Construction Documents Development (Design and Construction Phase Services)

TOTAL COST: Lump Sum Fee of \$440,550.00

Attachments:

EXHIBIT A – SCOPE OF SERVICES

EXHIBIT B – CONCEPTUAL DESIGN SCHEMATIC

An officer of the bidding company must sign below in wet ink. If awarded, the County will sign and execute the Task Order #2023-018 and forward a Notice-To-Proceed followed by a Purchase Order.

Revised 12/20/2022 AGP

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

PRECISION PLANNING, INC. _____

HALL COUNTY, GEORGIA _____

By: Elizabeth A. Hudson

By: _____

Title: **Executive Vice President** _____

Richard Higgins, Chairman
Hall County Board of Commissioners

Print Name: **Elizabeth A. Hudson, RA** _____

Attestment: _____
County Clerk

Sworn to and subscribed before me this

Sworn to and subscribed before me this

18th Day of January, 2023

_____ Day of _____, 2023

Notary Public: Kathy F. Barker

Notary Public: _____

Notary commission expires: 4/6/2023

Notary commission expires: _____

[Locus Sigilli]

[Locus Sigilli]



APPROVED AS TO FORM:

Van Stephens, County Attorney,
William Linkous, Deputy County
Attorney, Justin Lawhon, Deputy
County Attorney, or designee



Hall County Government
FINANCIAL SERVICES

Notice of Intent to Award TASK ORDER#2023-018

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

For the provision of:

Design and Construction Phase Architectural Services for
Interior Improvements to the Hall County Health Department

Notice is hereby given whereas Hall County, Georgia, located at 2875 Browns Bridge Road, Gainesville, Georgia 30504, intends to award the competitively bid Task Order #2023-018 to Precision Planning, Inc. located at 400 Pike Boulevard, Lawrenceville, Georgia, 30046, for the provision of Design and Construction Phase Architectural Services for Interior Improvements to the Hall County Health Department in the not-to-exceed sum amount of \$440,550.00.

Andy Penick,
Issuing Officer
Hall County, Georgia
apenick@hallcounty.org
Date: January 23, 2023



AGENDA ITEM

Public Works and Utilities

REPORT TO: Work Session (02/06/23)

REPORT TO: Voting Meeting (02/09/23)

ITEM NO: 28/2023

SUBJECT: Approve the process to initiate the abandonment of 660 linear feet of N. Waterworks Road, all of Seymour Circle consisting of approximately 900 linear feet, and all of Seymour Drive consisting of approximately 760 linear feet. Commission District 2.

Meetings:

Work Session Date: 02/06/23

Voting Meeting Date: 02/09/23

Executive Summary:

Presenter: SY
Recommendation: Approval

Purpose of Request:
Approve the process to initiate the abandonment of 660 linear feet of N. Waterworks Road, all of Seymour Circle consisting of approximately 900 linear feet, and all of Seymour Drive consisting of approximately 760 linear feet. Commission District 2.

History:
The affected property owners have submitted a petition for abandonment.

Facts and Issues:
The abandonment sections of the roadway for the roads are in poor condition and some portions are nonexistent. The development "Waterside" will rebuild roads within the private development to meet current fire department standards.

Options:
Once the Board initiates the process on February 9, 2023, a public hearing shall be conducted on February 23, 2023, to complete the abandonment.

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
SY	SY	EW	WG
Attorney	Administration	Clerk	
WLI	CR	JR	

Attachments:

Petition for Abandonment



Hall County Government
PUBLIC WORKS & UTILITIES
ENGINEERING

PETITION FOR ROAD ABANDONMENT/CLOSING

We, the undersigned property owners, presently own land which abuts Seymour Circle,

POST OFFICE DRAWER 1435 Seymour Dr. & N. Waterworks Rd respectfully request that a portion of N. Waterworks Road and

GAINESVILLE, GA 30503 all of Seymour Dr. and Seymour Cir. be closed and abandoned by Hall County as follows:

t: 770.531.6800 | f: 770.531.3945

(Section or length of road in question)

SRIKANTH YAMALA
Public Works Director

As shown on the attached Exhibit 1, approx .660 linear feet of N. Waterworks Road, all of Seymour Circle, approx. 900 linear feet, and all of Seymour Drive, approx. 760 linear feet.

BILL NASH, P.E.
Asst. Public Works Director

We are making this request for the following reasons:

FRANKLIN P. MILLER, P.E.
County Engineer

1. The roads are in poor condition and some portions nonexistent.
The roads were private 3450 N. Waterside is the only property with access
2. The development "Waterside" will rebuild roads within the private development to meet current fire department standards.

We hereby certify that we represent all of the property owners which abut and have access to this section of:

N. waterworks Rd, Seymour Circle and Seymour Drive
(Road Name)

Name (printed)	DocuSigned by: Signature	Address	Telephone #
x Bob Seagraves	✓ E9693D6BB49F4CF...	3450 Waterworks Road	404-312-9997

Kimley»Horn

Transmittal

Date: 08/17/22 Job Number: 013721005

Project Name: FIDES - Waterside

Hall County Planning & Development Department
 2875 Browns Bridge Rd
 Gainesville, GA 30504

Phone Number: 470-299-7051

We are sending these by

- U.S. Mail FedEx Hand Delivery
 Other _____

We are sending you

Attached Under separate cover via _____ the following items:

Shop drawings Prints/Plans Samples Specifications Change Orders

Other _____

Copies	Date	No.	Description
2	08-17-2022		Initial LDP Plans
1	08-17-2022		Hydrology Report
1	08-17-2022		PDF Set of Initial LDP Plans
3	08-17-2022		Digital CAD File: Site, Grading, Utility Plan, & Hydrology Report
2	08-17-2022		R/W Abandonment Exhibit #1 & Abandonment Form
1	08-17-2022		Plan Review Check
1	08-17-2022		Development Review Application

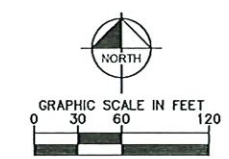
These are transmitted as checked below:

- | | | | |
|--|--------------------------|----------|-------------------------|
| <input checked="" type="checkbox"/> For your use | Approved as submitted | Resubmit | Copies for approval |
| <input checked="" type="checkbox"/> As requested | Approved as noted | Submit | Copies for distribution |
| <input checked="" type="checkbox"/> For review and comment | Returned for corrections | Return | Corrected prints |

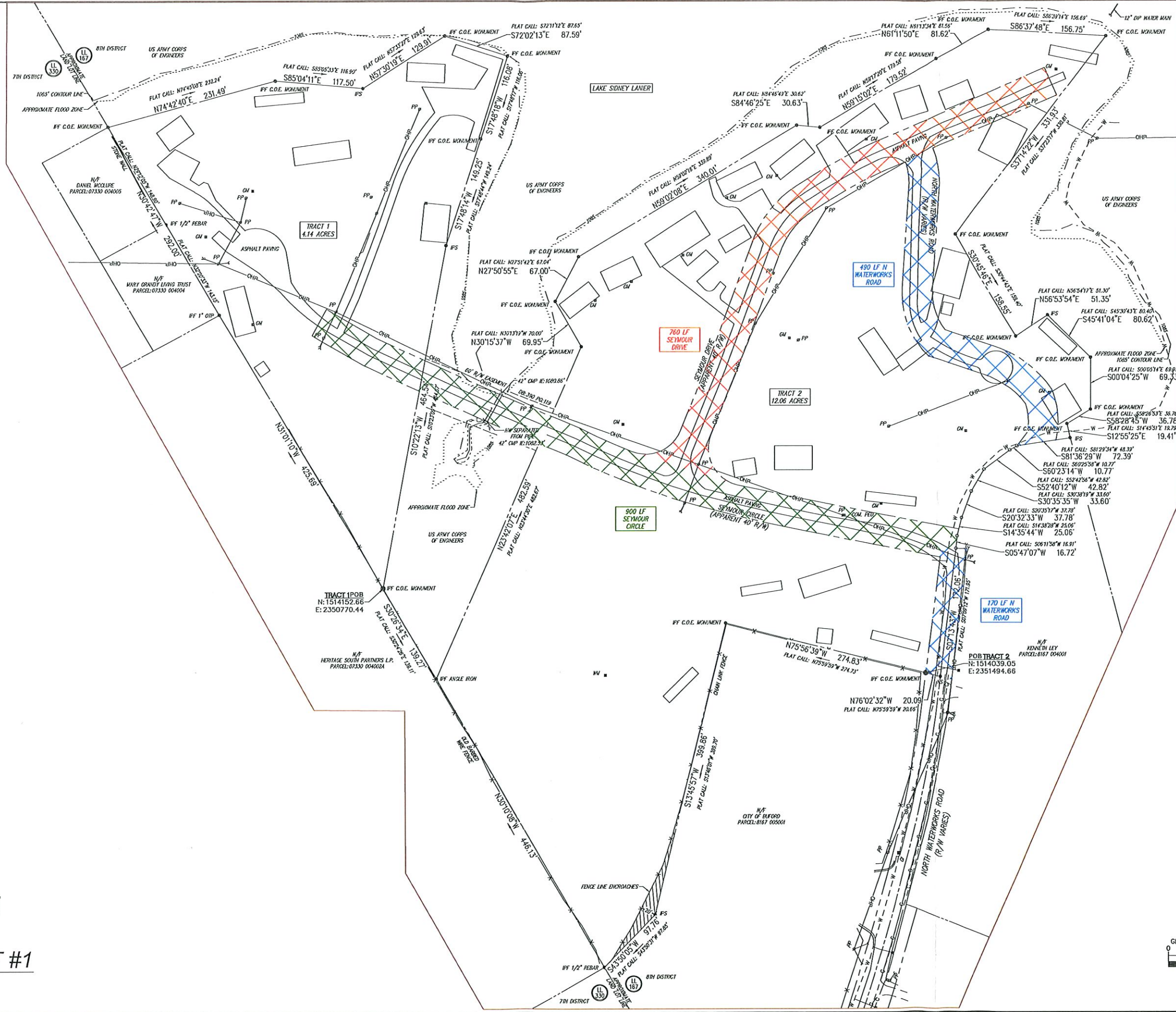
Remarks: *Enclosed please find our plans for your review.*

Copy to: File Signed: Bob Vance

FIDES WATERSIDE RIGHT OF WAY ABANDONMENT EXHIBIT #1



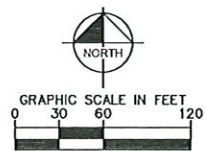
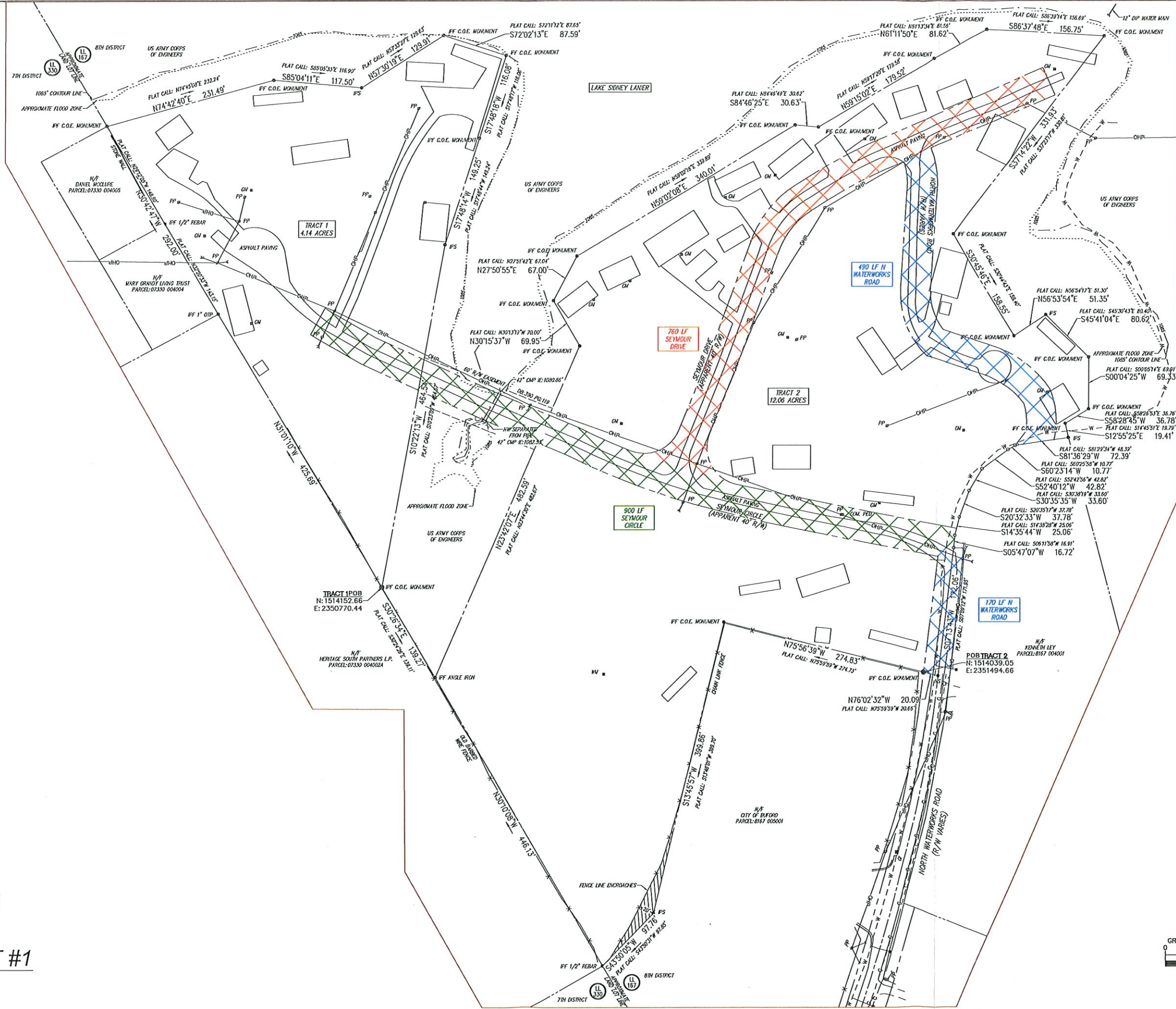
08/17/2022



K:\AUP_140217\21105_1\data\Waterside_Lane_Lantern\CA\CA_Land\Abandonment_Lantern\11\1107\Abandonment_Lantern\11\1107\1107_1107.dwg, Layout1, Aug 17, 2022, 12:28pm, By: Marcus Johnson

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FIDES WATERSIDE RIGHT OF WAY ABANDONMENT EXHIBIT #1



08/17/2022