



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, July 24, 2023 - 03:00 PM

Call to Order

County Attorney

- 1 Approval and authorization for the Chairman to execute a resolution of the Board of Commissioners of Hall County calling for an election on the question whether or not to impose a Transportation Special Purpose Local Option Sales and Use Tax (TSPLOST), subject to Hall County voters' approval of a referendum on November 7, 2023, and authorization for the Chairman to take any and all additional action necessary to effectuate the Resolution, subject to review and approval by the County Attorney. NOTE: Tabled at the July 13, 2023 Voting Meeting until the July 27, 2023 Voting Meeting.

Planning and Development

- 2 Public Hearing for a new Malt Beverage and Wine license for Express Mini Mart located at 3528 Candler Road, Gainesville, GA 30507. Ownership is Adai Legacy Business, Inc. License Holder is Glenda Jackson and the Registered Agent is Beverly Jackson. Commission District 3.
- 3 **5182 Odum Smallwood Road | Use Subject to County Commission Approval |** on a 27.40± acre tract located on the east side of Odum Smallwood Road approximately 480 feet from its intersection with Jess Helton Road | Zoned AR-IV; Tax Parcel 12004 000019 | **Proposed use: telecommunications facility |** Commission District 3 | **Verizon Wireless, applicant.** NOTE: Tabled at the June 21, 2023 Meeting until the July 27, 2023 Voting Meeting.
- 4 **6084 Highway 52 | Use Subject to County Commission Approval |** on a 53.96± acre tract located on the south side of Highway 52 approximately 456 feet from its intersection with Hooper Road | Zoned AR-IV; Tax Parcel 15004 000034 | **Proposed use: telecommunications facility |** Commission District 3 | **Mattaniah S. Jahn P.A. obo VB BTS II, LLC, applicant.** NOTE: Tabled at the June 21, 2023 Meeting until the July 27, 2023 Voting Meeting.
- 5 **1590 & 0 Monroe Drive | Use Subject to County Commission Approval |** on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcels 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD) |** Commission District 4 | **Westwood Sheds, applicant.**

- 6 **1590 & 0 Monroe Drive | Variance |** from the non-residential development standards in the Gateway Corridors Overlay District (GCOD) on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcel 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD) |** Commission District 4 | **Westwood Sheds, applicant.**
- 7 **6060 Old Federal Road | Use Subject to County Commission Approval |** on a 2.942± acre tract located on the north side of Old Federal Road, at its intersection with Jim Crow Road | Zoned V-C; Tax Parcel 08102 001018 | **Proposed use: 3-lot subdivision |** Commission District 2 | **ABE Consulting Inc. / Abe Abouhamdan, PE FASCE, applicant.**
- 8 **5201 Browns Bridge Road | Rezone (Amend Conditions) |** to amend existing conditions of a Planned Commercial Development (PCD) on a 1.47± acre tract located on the south side of Browns Bridge Road at its intersection with Ash Circle | Zoned PCD; Tax Parcel 08080 001001 | **Proposed use: food truck |** Commission District 2 | **Nhan Nguyen, applicant.**

Public Works and Utilities

- 9 Approve the award of RFQ #44-005 On-Call Right-of-Way Services for Public Works & Utilities to BM&K, PC of Braselton, GA, Johnson, Mirmiran & Thompson, Inc. of Kennesaw, GA, Atlas Technical Consultants, LLC of Duluth, GA, THC, Inc. of Duluth, GA and Croy Engineering, Inc. of Marietta, GA. The estimated annual cost is \$315,000.00.
- 10 Approval and authorization for the Chairman to execute a Memorandum of Agreement (MOA) between the Georgia Department of Transportation (GDOT) and Hall County for Preliminary Engineering Oversight for the Spout Springs Phase 2 road-widening project, subject to the review and approval by the County Attorney. The estimated annual cost is \$40,000.00.

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 (07/24/23)

REPORT TO: Voting Meeting (07/27/23)

ITEM NO: 407/2023

SUBJECT: Approval and authorization for the Chairman to execute a resolution of the Board of Commissioners of Hall County calling for an election on the question whether or not to impose a Transportation Special Purpose Local Option Sales and Use Tax (TSPLOST), subject to Hall County voters' approval of a referendum on November 7, 2023, and authorization for the Chairman to take any and all additional action necessary to effectuate the Resolution, subject to review and approval by the County Attorney. NOTE: Tabled at the July 13, 2023 Voting Meeting until the July 27, 2023 Voting Meeting.

Meetings:

Work Session Date: 07/24/23

Voting Meeting Date: 07/27/23

Executive Summary:

Presenter: WL
Recommendation:
Approval

Purpose of Request:

Approval and authorization for the Chairman to execute a Resolution of the Board of Commissioners of Hall County calling for an election on the question whether or not to impose a Transportation Special Purpose Local Option Sales and Use Tax, subject to Hall County voters' approval of a referendum on November 7, 2023, and authorization for the Chairman to take any and all additional action necessary to effectuate the Resolution, subject to review and approval by the County Attorney.

History:

Hall County and its Municipalities have executed an Intergovernmental Agreement concerning the distribution of TSPLOST proceeds, and the Agreement authorizes a tax rate of one percent.

Facts and Issues:

Options:

Georgia law requires the Board of Commissioners to pass a Resolution calling for the imposition of a TSPLOST, subject to voter approval in a Referendum to be conducted on November 7, 2023. Following the Board's action, the Board of Elections must issue and publish the formal Call for the Referendum.

If a majority of Hall County voters approve the Referendum, the TSPLOST will be imposed, and the County and various Municipalities will be authorized to issue general obligation debt to fund various transportation projects.

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
JR	JR	JR	JR
Administration		Clerk	
JR		JR	

Attachments:

Resolution
Exhibit A (TSPLOST IGA)
Exhibit B (Notice of Election)



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

AGENDA ITEM 407/2023

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: WL

Phone: 770-297-2686

STATE OF GEORGIA
COUNTY OF HALL

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF HALL COUNTY CALLING
FOR AN ELECTION ON THE QUESTION WHETHER OR NOT TO IMPOSE A
TRANSPORTATION SPECIAL PURPOSE LOCAL OPTION SALES AND USE TAX,
SUBJECT TO HALL COUNTY VOTERS' APPROVAL OF A REFERENDUM ON
NOVEMBER 7, 2023**

WHEREAS, Hall County and its Municipalities constitute the regional hub for Northeast Georgia with regard to the provision of medical care, banking services, and commerce; and

WHEREAS, the location of Lake Lanier in Hall County has fueled exceptional tourism opportunities within Hall County and its Municipalities; and

WHEREAS, Interstate 985 traverses Hall County and has experienced an unprecedented increase in vehicle trips per day during the last decade, bringing residents from neighboring counties into Hall County and its Municipalities; and

WHEREAS, one of the main railroad lines in the nation traverses Hall County, and Hall County is partnering with the state and federal governments to create an inland port in Hall County along the railroad line; and

WHEREAS, the creation of the inland port will increase the transportation of goods, commodities, and materials through Hall County and its Municipalities; and

WHEREAS, numerous state routes provide connectivity among Hall County, its Municipalities, and major transportation corridors such as Interstate 85 and Georgia 400, and such transportation corridors provide direct access to the Interstate System serving the Southeastern United States; and

WHEREAS, Hall County and its Municipalities are experiencing rapid population growth as new residents determine that Hall County and its Municipalities provide outstanding opportunities to live, work, and play; and

WHEREAS, economic development activities within Hall County and its Municipalities are providing incentives for residents from neighboring counties to seek employment within Hall County and its Municipalities; and

WHEREAS, all of these factors have resulted in the need for Hall County and its Municipalities to explore alternatives to place before their residents regarding transportation improvements; and

WHEREAS, one such alternative is found in Article 5A of Chapter 8 of Title 48 of the Official Code of Georgia Annotated, as amended, which authorizes the imposition of a single county Transportation Special Purpose Local Option Sales and Use Tax (the "TSPLOST") to fund

authorized transportation purposes for the use and benefit of the County and qualified Municipalities within the County; and

WHEREAS, in accordance with Official Code of Georgia Annotated § 48-8-262(a)(1), the County and its Municipalities have determined that the majority of counties in the region have not proposed a Referendum on a regional special district transportation sales and use tax; and

WHEREAS, in accordance with Official Code of Georgia Annotated § 48-8-262(a)(2), the County and its Municipalities have determined that Hall County is not defined as a metropolitan county special district; and

WHEREAS, in accordance with Official Code of Georgia Annotated § 48-8-262(a)(3), the County and its Municipalities have determined that a tax is currently being levied and collected pursuant to Part 1 of Article 3 of Official Code of Georgia Chapter 48-8; and

WHEREAS, the governing authorities of the County and the Municipalities met together on April 25, 2023 to discuss possible Projects and Purposes for inclusion in a Transportation Special Purpose Local Option Sales and Use Tax referendum, and the proposed rate of the tax, in conformity with the requirements of Official Code of Georgia Annotated § 48-8-262(a)(2); and

WHEREAS, the County and its Municipalities have executed an Intergovernmental Agreement in order to place before the voters of Hall County the question whether a Transportation Special Purpose Local Option Sales and Use Tax should be utilized as a tool to help manage transportation challenges; and

WHEREAS, the Intergovernmental Agreement describes the transportation Projects and Purposes of Hall County and its Municipalities to be funded with the proceeds of the Transportation Special Purpose Local Option Sales and Use Tax; and

WHEREAS, Hall County has determined that the County should issue general obligation debt in the amount of up to \$130,000,000 to fund some of the Projects and Purposes defined herein; and

WHEREAS, the Town of Braselton has determined that it should issue general obligation debt in the amount of up to \$3,500,000 to fund some of the Projects and Purposes defined herein; and

WHEREAS, the City of Flowery Branch has determined that it should issue general obligation debt in the amount of up to \$5,000,000 to fund some of the Projects and Purposes defined herein; and

WHEREAS, the City of Gainesville has determined that it should issue general obligation debt in the amount of up to \$40,000,000 to fund some of the Projects and Purposes defined herein; and

WHEREAS, the City of Oakwood has determined that it should issue general obligation debt in the amount of up to \$1,000,000 to fund some of the Projects and Purposes defined herein; and

WHEREAS, the Board of Commissioners of Hall County has determined that it is in the best interest of the citizens of Hall County that a Transportation Special Purpose Local Option Sales and Use Tax be imposed within a Special District co-extensive with Hall County to raise net proceeds of \$325,000,000.00 for the purposes described in this Resolution; and

WHEREAS, pursuant to Georgia law, it is necessary to submit to the qualified voters of the Special District the question whether the Transportation Special Purpose Local Option Sales and Use Tax should be imposed for the purposes described in this Resolution, which question, if approved shall also constitute approval of the issuance of general obligation debt as described in this Resolution and in the ballot question;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF HALL COUNTY DOES HEREBY RESOLVE that, subject to the will of the voters of the Special District of Hall County in a referendum to be held on November 7, 2023, and in order to fund the transportation purposes and projects set forth in the Intergovernmental Agreement among Hall County and all of the Municipalities located wholly or partially within the geographic boundaries of the Special District of Hall County, a Transportation Special Purpose Local Option Sales and Use Tax in the amount of one percent (1%) on all sales and uses in the Special District of Hall County as provided by law is hereby authorized to be levied and collected within the Special District of Hall County as provided by Part 1 of Article 5A of Chapter 8 of Title 48 of the Official Code of Georgia Annotated, which contains Sections 48-8-260 through 48-8-269.6, as amended.

The proceeds of the tax shall be used only for the transportation Projects and Purposes set forth in the Intergovernmental Agreement attached hereto and in this Resolution. The proceeds of the tax may also be used to pay the general obligation debt that may be issued in conjunction with the imposition of the Transportation Special Purpose Local Option Sales and Use Tax. The transportation purposes to be funded by the tax for Hall County and all Municipalities located wholly or partially within Hall County, and the approximate cost of such transportation Purposes, are as follows:

TSPLOST Projects		
Description		Amount
Total Estimated Collections		\$ 325,000,000
Purposes - Construction of roads, bridges, sidewalks, multiuse paths, intersection improvements, traffic safety enhancements, and stormwater projects pertaining to roadway and other transportation projects.		
Major Projects (80% bucket)		
Spout Springs Road Widening Phase II	County	\$40,000,000
McEver Road Widening Phase I	County	58,000,000
Ridge Road Corridor Improvements	Gainesville	40,000,000
Park Hill Drive Intersection Improvements	Gainesville	11,000,000
Hilton Drive Extension	Gainesville	26,000,000
McEver Road Intersection Improvements	County	12,500,000
SR 365 Safety Improvements	County	20,000,000
SR 369/Browns Bridge Road Corridor Improvements/Widening	County	35,846,000
Little Five Points Intersection	County	2,500,000
Mt. Vernon Road and Rilla Road Intersection	County	3,000,000
Mt. Vernon Road and Jim Hood Road Intersection	County	2,500,000
Memorial Park Drive and Atlanta Highway Intersection	County	4,000,000
Old Oakwood Road at Balus Creek Road Culvert Replacement and Road Alignment	Oakwood	1,300,000
Main Street, Flat Creek Road and Old Oakwood Road Intersection Improvements	Oakwood	850,000
Frazer Road Corridor Improvements	Buford	1,504,000
Thompson Mill Road Improvements	Braselton	1,000,000
Total Estimated Cost Major Transportation Projects	80%	\$ 260,000,000

Distribution to Jurisdictions, Local Projects (20% bucket)		
Purposes described by each jurisdiction below.		
Hall County Portion	42.5000%	\$27,625,000
Municipality Portion	57.5000%	\$37,375,000
Unincorporated Hall County	42.5000%	\$27,625,000
Municipality Breakdown		
Braselton	3.9981%	\$2,598,748
Flowery Branch	9.7953%	6,366,932
Gainesville	29.9856%	19,490,609
Buford	3.3984%	2,208,936
Gillsville	0.4998%	324,843
Clermont	1.3993%	909,562
Oakwood	5.3974%	3,508,310
Lula	2.9986%	1,949,061
Rest Haven	0.0277%	18,000
		\$ 37,375,000
Total Estimated Distributions to Jurisdictions, Local Projects	20%	\$ 65,000,000
Total Estimated Cost of TSPLOST Projects		\$ 325,000,000

Hall County Project List

Project Name/Description	Estimated Project Cost
Construction of roads, bridges, sidewalks, multiuse paths, intersection improvements, traffic safety enhancements, and stormwater projects pertaining to roadway and other transportation projects.	
Projects may include: Hog Mountain Road corridor improvements/widening; improving sight distance issues at East Hall Road and Gaines Mill Road, and Hog Mountain and Blackjack Road; 2 foot paved shoulder widening with raised pavement markings and signage upgrades on Williams Road, County Line Road, Gaines Mill Road, Harmony Church Road, Blackjack Road, Bark Camp Road, and Hubert Stephens Road; intersection improvements at Old Cornelia Highway and Joe Chandler Road, Hog Mountain Road and Wade Orr Road, Hog Mountain Road and Capitola Farm Road, and Union Church Road and Elizabeth Lane; signage replacement/upgrades on Chestatee Road and Cool Springs Road; and other related projects.	\$17,625,000
Resurfacing, including full depth reclamation, base and paving, culvert repair, traffic markers, patching, shoulder preparation, and related projects.	
Projects may include: resurfacing of approximately 25 miles of Hall County maintained roads based on the established annual road rating criteria and scoring system; and other related projects.	\$10,000,000
Total Estimated Cost of Hall County Projects	\$27,625,000

Municipalities Project List

Braselton

Project Name/Description	Estimated Project Cost
Construction of roads, bridges, sidewalks, multiuse paths, intersection improvements, traffic safety enhancements, and stormwater projects pertaining to roadway and other transportation projects.	\$2,300,000
Projects may include: Highway 211, Highway 347, Thompson Mill Road, Spout Springs Road, Dunbar Road, and other related projects.	
Resurfacing, including full depth reclamation, base and paving, culvert repair, traffic markers, patching, shoulder preparation, and related projects.	\$298,748
Projects may include: resurfacing of approximately 2 miles of Braselton maintained roads based on the established annual road rating criteria and scoring system; and other related projects.	
Total Estimated Cost of Braselton Projects	\$2,598,748

Buford

Project Name/Description	Estimated Project Cost
Resurfacing, which may include full depth reclamation, base and paving, culvert repair, traffic markers, patching, sidewalks, shoulder preparation; construction of roads, stormwater projects pertaining to roadway and other transportation and related projects.	\$2,208,936
Projects may include: McEver Road/Peachtree Industrial Blvd., Holiday Road, Carter Road, B.U. Bowman Drive, Golden Parkway, Bristol Industrial Way, BelleWood Court, Palmero Court, Lexie Lane, South Waterworks Road, Green Road, Cemetery Road, New Bethany Road, North Waterworks Road, Big Creek Road, Lee Drive, Shoreland Drive, Hutchins Drive, Blackberry Lane, Maple Avenue, Frazer Road and other related projects.	
Total Estimated Cost of Buford Projects	\$2,208,936

Clermont

Project Name/Description	Estimated Project Cost
Construction of roads, sidewalks, and stormwater projects pertaining to roadway and other transportation projects	\$710,000
Projects may include widening, repair and resurfacing of Oxford Road; sidewalk construction; stormwater projects on King Street and Main Street; and other projects.	
Resurfacing, patching and related projects.	\$199,562
Projects may include the repair and resurfacing of various streets in the Town.	
Total Estimated Cost of Clermont Projects	\$909,562

Flowery Branch

Project Name/Description	Estimated Project Cost
Construction of roads, bridges, sidewalks, multiuse paths, pedestrian upgrades (and related amenities), intersection improvements, turning lanes, traffic lights, traffic safety enhancements, and stormwater projects pertaining to roadway and other transportation projects.	\$2,000,000
Projects may include: Intersections at Phil Niekro Blvd. – Mulberry Street, Radford Road – McEver Road, Radford Road – Atlanta Highway. Sidewalks – Phil Niekro Blvd., Mitchell Street, East Main Street, downtown streets, Capitola Farm Road.	
Resurfacing, including full depth reclamation, base and paving, culvert repair, traffic markers, patching, shoulder preparation, sidewalks, multiuse paths, pedestrian upgrades (and related amenities) and similar projects.	\$4,366,932
Projects may include: Portions of Phil Niekro, Lake Crossing Blvd., Mitchell Street (Phase 2), East Main Street, downtown streets, Capitola Road.	
Total Estimated Cost of Flowery Branch Projects	\$6,366,932

Gainesville

Project Name/Description	Estimated Project Cost
Construction of roads, bridges, sidewalks, multiuse paths, pedestrian upgrades (and related amenities), intersection improvements, turning lanes, traffic lights, traffic safety enhancements, and stormwater projects pertaining to roadway and other transportation projects.	\$14,490,608
Projects may include: Memorial Park Drive, Old Flowery Branch Road, Green Hill Circle, West End Avenue, Green Street, Riverside Drive, Enota Drive, Beverly Road, M.L.K. Jr. Blvd., Pearl Nix Pkwy., Sky View Drive, Fullenwider Road, Athens Street, White Sulphur Road, Community Way, Spring Street, Atlanta Hwy., Shallowford Road, Gaines Mill Road, Smallwood Road, Aviation Blvd., Marler Street, Academy Street, East Ave., Limestone Pkwy., Old Cornelia Hwy., Park Hill Drive, Thompson Bridge Road, Browns Bridge Road, Jesse Jewell Pkwy.; and other similar projects.	
Resurfacing, including full depth reclamation, base and paving, culvert repair, traffic markers, patching, shoulder preparation, sidewalks, multiuse paths, pedestrian upgrades (and related amenities) and similar projects.	\$5,000,000
Projects may include: resurfacing of approximately 20 miles of City of Gainesville maintained roads based on the established annual road rating criteria and scoring system; and other similar projects.	
Total Estimated Cost of Gainesville Projects	\$19,490,608

Gillsville

Project Name/Description	Estimated Project Cost
Construction of roads, bridges, sidewalks, multiuse paths, pedestrian upgrades (and related amenities), intersection improvements, turning lanes, traffic lights, traffic safety enhancements, and stormwater projects pertaining to roadway and other transportation projects. Projects may include: Extension of Wilson Dr. Sidewalks from Downtown to the Park, New Parking Lot for Downtown Park	\$210,000
Resurfacing, including full depth reclamation, base and paving, culvert repair, traffic markers, patching, shoulder preparation, sidewalks, multiuse paths, pedestrian upgrades (and related amenities) and similar projects. Projects may include -Resurface of Old Town Parking Lot & Driveway, Widening of Church St. and School St.	\$114,843
Total Estimated Cost of Gillsville Projects	\$324, 843

Lula

Lula Project Name/Description	Estimated Project Cost
Construction of roads, bridges, sidewalks, multiuse paths, intersection improvements, traffic safety enhancements, and stormwater projects pertaining to roadway and other transportation projects. Projects may include any of the 82 roads recognized as within the city and maintained by the city as prioritized by the City Council, and or other related projects.	\$349,061
Resurfacing, including full depth reclamation, base and paving, culvert repair, traffic markers, patching, shoulder preparation, and related projects. Projects may include: resurfacing of approximately 4 miles of city maintained roads based on the established annual road rating criteria and scoring system; and other related projects.	\$1.600,000
Total Estimated Cost of Lula Projects	\$1,949,061

Oakwood

Project Name/Description	Estimated Project Cost
Construction of roads, bridges, sidewalks, multiuse paths, intersection improvements, traffic safety enhancements, and stormwater projects pertaining to roadway and other transportation projects.	\$3,272,000
Projects may include: Installation of sidewalks, sidewalk improvements, sidewalk repair, including curb and gutter installation and repair, on Main Street, Railroad Street, Oakwood Road, Flat Creek Road, Bishops Lane, Fairfax Drive, Fullerton Drive, Rutledge Drive, Nellie Drive; Highlands to Islands Spur connections; Railroad Crossing safety improvements and intersection improvements at Railroad Street, Main Street, Walnut Circle; Intersection improvements at W. White and H. F. Reed Industrial Parkway; Oak Street widening and improvements; and other related projects.	
Resurfacing, including full depth reclamation, base and paving, culvert repair, traffic markers, patching, shoulder preparation, and related projects.	\$236,310
Projects may include: Full depth reclamation of Nellie Drive, Culvert repair and replacement on annual projects list; and other related projects.	
Total Estimated Cost of Oakwood Projects	\$3,508,310

Rest Haven

Project Name/Description	Estimated Project Cost
Resurfacing, which may include full depth reclamation, base and paving, culvert repair, traffic markers, patching, sidewalks, shoulder preparation; construction of roads, stormwater projects pertaining to roadway and other transportation and related projects.	\$18,000
Projects may include: Thunder Road, Ledford Road.	
Total Estimated Cost of Rest Haven Projects	\$18,000

The approximate cost of the transportation Purposes set forth in this Resolution is Three Hundred Twenty-Five Million Dollars (\$325,000,000) which is the estimated net proceeds to be raised by the tax. Since the County and all Municipalities have entered into an Intergovernmental Agreement concerning the Purposes and Projects to be funded by the Transportation Special Purpose Local Option Sales and Use Tax pursuant to Official Code of Georgia Annotated Section 48-8-262(b), the maximum amount of net proceeds to be raised by the tax shall correspond to the period of time the tax shall be imposed as set forth in subparagraph (C) of Official Code of Georgia Annotated Section 48-8-262(d)(2). A copy of the fully-executed Intergovernmental Agreement among Hall County and all Municipalities is attached hereto as Exhibit A and is by this reference made a part hereof.

The maximum period of time for which the tax shall be imposed is five calendar years beginning on April 1, 2024, if approved by the voters of the Special District of Hall County. The rate of the tax shall be one percent (1%).

The ballot question with regard to whether the tax should be approved by the electors of the Special District shall be in substantially the following form:

- “() Yes Shall a special one percent sales and use tax be imposed in the special district consisting of Hall County for a period of time not to exceed five years and for
() No the raising of an estimated amount of \$325,000,000 for transportation purposes?

If imposition of the tax is approved by the voters, such vote shall also constitute approval of the issuance of general obligation debt of Hall County in the principal amount of \$130,000,000 for the above purpose.

If imposition of the tax is approved by the voters, such vote shall also constitute approval of the issuance of general obligation debt of the Town of Braselton in the principal amount of \$3,500,000 for the above purpose.

If imposition of the tax is approved by the voters, such vote shall also constitute approval of the issuance of general obligation debt of the City of Flowery Branch in the principal amount of \$5,000,000 for the above purpose.

If imposition of the tax is approved by the voters, such vote shall also constitute approval of the issuance of general obligation debt of the City of Gainesville in the principal amount of \$40,000,000 for the above purpose.

If imposition of the tax is approved by the voters, such vote shall also constitute approval of the issuance of general obligation debt of the City of Oakwood in the principal amount of \$1,000,000 for the above purpose.”

The question regarding approval of the Transportation Special Purpose Local Option Sales and Use Tax shall be placed on the next scheduled election allowed by law, November 7, 2023. The Board of Commissioners hereby notifies the Election Superintendent of Hall County of the call of this Referendum and directs the County Clerk to hand deliver a copy of this Resolution to the Chairman of the Board of Elections and Registration of Hall County and the Elections Director of Hall County as soon as possible following the approval and execution of this Resolution.

The County Clerk shall maintain the list of transportation Purposes set forth herein, or a digest thereof, in her office for public inspection during the regular business hours of the County Clerk.

The Board of Commissioners further authorizes Hall County's issuance of general obligation debt in an amount up to \$130,000,000 as set forth in the Intergovernmental Agreement and this Resolution. The Board of Commissioners further notes the possible issuance of debt by Braselton, Flowery Branch, Gainesville, and Oakwood as contemplated by Official Code of Georgia Annotated Section 48-8-263 and as set forth in the Intergovernmental Agreement.

The Board of Commissioners requests that the Election Superintendent join in the call of this Referendum for the purpose of submitting to the qualified voters of Hall County the question set forth herein. The Board of Commissioners requests that the Board of Elections conduct the election in the manner authorized by general law. The Board further requests that the Election Superintendent certify the result of the Referendum to the Secretary of State and the State Revenue Commissioner. It is the intent of the Board of Commissioners that this Referendum be conducted in all respects in accordance with the State Elections Code and the provisions of Official Code of Georgia Annotated found in Article 5A of Chapter 48-8.

The Board of Commissioners hereby authorizes and requests that the Board of Elections and Registration of Hall County publish the requisite notice of election in the newspaper in which Sheriff's advertisements are published in Hall County as required by law. The notice of election shall be in substantially the form set forth in Exhibit B which is attached hereto and by this reference made a part hereof. The Board of Commissioners requests that the Board of Elections issue the call for an election at least 90 days prior to the date of the election.

The Board of Commissioners hereby ratifies and approves the Intergovernmental Agreement among the County and its Municipalities in substantially the form attached to this Resolution.

The Board of Commissioners hereby authorizes the County Administrator or his designee to take any and all further actions necessary or proper in connection with the imposition of the Transportation Special Purpose Local Option Sales and Use Tax and the authorization of Hall County debt pursuant to this Resolution and the Intergovernmental Agreement attached hereto.

This Resolution shall become effective immediately upon its adoption.

(Signatures on the following page.)

HALL COUNTY, GEORGIA

By: _____
Richard P. Higgins
Chairman, Board of Commissioners

Attest:

Jennifer Rivera, Clerk

Date

(SEAL)

Approved as to Form:

William J. Linkous, III, County Attorney

STATE OF GEORGIA
COUNTY OF HALL

**TRANSPORTATION SPECIAL PURPOSE LOCAL OPTION SALES TAX
INTERGOVERNMENTAL AGREEMENT**

This Intergovernmental Agreement (the "Agreement") is made this ____ day of July, 2023 by and among Hall County, Georgia (hereinafter the "County"), a political subdivision of the State of Georgia, the Town of Braselton, Georgia, a municipal corporation, the City of Buford, Georgia, a municipal corporation, the Town of Clermont, Georgia, a municipal corporation, the City of Flowery Branch, Georgia, a municipal corporation, the City of Gainesville, Georgia, a municipal corporation, the City of Gillsville, Georgia, a municipal corporation, the City of Lula, Georgia, a municipal corporation, the City of Oakwood, Georgia, a municipal corporation, and the City of Rest Haven, a municipal corporation (hereinafter the "Municipalities"), acting pursuant to validly adopted approvals by their respective governing bodies. The County and the Municipalities do hereby agree as follows:

WITNESSETH:

WHEREAS, Hall County and its Municipalities constitute the regional hub for Northeast Georgia with regard to the provision of medical care, banking services, and commerce; and

WHEREAS, the location of Lake Lanier in Hall County has fueled exceptional tourism opportunities within Hall County and its Municipalities; and

WHEREAS, Interstate 985 traverses Hall County and has experienced an unprecedented increase in vehicle trips per day during the last decade, bringing residents from neighboring counties into Hall County and its Municipalities; and

WHEREAS, one of the main railroad lines in the nation traverses Hall County, and Hall County is partnering with the state and federal governments to create an inland port in Hall County along the railroad line; and

WHEREAS, the creation of the inland port will increase the transportation of goods, commodities, and materials through Hall County and its Municipalities; and

WHEREAS, numerous state routes provide connectivity among Hall County, its Municipalities, and major transportation corridors such as Interstate 85 and Georgia 400, and such transportation corridors provide direct access to the Interstate System serving the Southeastern United States; and

WHEREAS, Hall County and its Municipalities are experiencing rapid population growth as new residents determine that Hall County and its Municipalities provide outstanding opportunities to live, work, and play; and

WHEREAS, economic development activities within Hall County and its Municipalities are providing incentives for residents from neighboring counties to seek employment within Hall

County and its Municipalities; and

WHEREAS, all of these factors have resulted in the need for Hall County and its Municipalities to explore alternatives to place before their residents regarding transportation improvements; and

WHEREAS, one such alternative is found in Article 5A of Chapter 8 of Title 48 of the Official Code of Georgia Annotated, as amended (the "Act"), which authorizes the imposition of a single county Transportation Special Purpose Local Option Sales and Use Tax (the "TSPLOST") to fund authorized transportation Purposes for the use and benefit of the County and qualified Municipalities within the County; and

WHEREAS, in accordance with Official Code of Georgia Annotated § 48-8-262(a)(1), the County and its Municipalities have determined that the majority of counties in the region have not proposed a referendum on a regional special district transportation sales and use tax; and

WHEREAS, the governing authorities of the County and the Municipalities met together on April 25, 2023 to discuss possible projects and purposes for inclusion in the Transportation Special Purpose Local Option Sales and Use Tax referendum in conformity with the requirements of Official Code of Georgia Annotated § 48-8-262(a)(2); and

WHEREAS, the County and its Municipalities desire to execute an Intergovernmental Agreement in order to place before the voters of Hall County the question whether a Transportation Special Purpose Local Option Sales and Use Tax should be utilized as a tool to help manage transportation challenges; and

WHEREAS, Hall County proposes to issue general obligation debt in the amount of up to \$130,000,000 (One Hundred Thirty Million Dollars) to fund some of the Projects and Purposes defined herein; and

WHEREAS, the Town of Braselton proposes to issue general obligation debt in the amount of up to \$3,500,000 (Three Million Five Hundred Thousand Dollars) to fund some of the Projects and Purposes defined herein; and

WHEREAS, the City of Flowery Branch proposes to issue general obligation debt in the amount of up to \$5,000,000 (Five Million Dollars) to fund some of the Projects and Purposes defined herein; and

WHEREAS, the City of Gainesville proposes to issue general obligation debt in the amount of up to \$40,000,000 (Forty Million Dollars) to fund some of the Projects and Purposes defined herein; and

WHEREAS, the City of Oakwood proposes to issue general obligation debt in the amount of up to \$1,000,000 (One Million Dollars) to fund some of the Projects and Purposes defined herein;

NOW THEREFORE, in consideration of the premises and undertakings hereinafter set forth, it is agreed by and among the County and the Municipalities as follows:

Section 1. Representations of the Parties.

Each party hereto makes the following representations and warranties which are specifically relied upon by all other parties as a basis for entering into this Agreement:

- A. The County agrees that it will take all actions necessary to call an election, to be held in all of the voting precincts in Hall County on November 7, 2023, for the purpose of submitting to the qualified voters of the County for their approval the question of whether or not a Transportation Special Purpose Local Option Sales and Use Tax of one percent shall be imposed on all sales and uses subject to the sales and use tax in the special district of Hall County, as authorized by the Act for five years (20 calendar quarters) commencing on April 1, 2024 for the purpose of funding specified Projects (hereinafter more fully referred to and defined), and whether or not the County, Braselton, Flowery Branch, Gainesville, and Oakwood shall be authorized to issue general obligation debt to finance certain of the Projects and Purposes. The amount of net proceeds to be raised by the Transportation Special Purpose Local Option Sales and Use Tax is estimated to be \$325,000,000 (Three Hundred and Twenty-Five Million Dollars).
- B. The Municipalities are legally chartered municipal corporations as defined by law and judicial interpretation. During a public meeting of its governing board, conducted in compliance with the Open Meetings Act, Official Code of Georgia Annotated § 50-14-1, et seq., each of the Municipalities validly approved the execution of this Agreement.
- C. The County is a political subdivision of the State of Georgia created and existing under the Constitution and laws of the State. During a public meeting conducted in compliance with the Open Meetings Act, Official Code of Georgia Annotated § 50-14-1, et seq., the County approved the execution of this Agreement.
- D. It is the intention of the County and the Municipalities to comply in all respects with Official Code of Georgia Annotated § 48-8-260 et seq., and all provisions of this Agreement shall be construed in light of Official Code of Georgia Annotated § 48-8-260, et seq.

Section 2. Conditions Precedent.

The obligations of all parties under this Agreement are contingent upon the following prior events:

- A. The adoption of a Resolution by the Board of Commissioners of Hall County authorizing the imposition of the Transportation Special Purpose Local Option Sales and Use Tax and calling the necessary election in accordance with the provisions of Official Code of Georgia Annotated § 48-8-262(d).

- B. The approval of the Transportation Special Purpose Local Option Sales and Use Tax by a majority of the voters in the County voting in the election (for those purposes) to be held in accordance with the provisions of Official Code of Georgia Annotated § 48-8-263.
- C. This Agreement is further contingent upon the collection of Transportation Special Purpose Local Option Sales and Use Tax revenues by the State of Georgia Department of Revenue and its transfer of the same to the County.

Section 3. Rate of Tax: Estimated Amount; Effective Date and Term of the Tax.

The Transportation Special Purpose Local Option Sales and Use Tax, subject to approval in an election to be held on November 7, 2023, shall be imposed at the rate of one percent (1%). The total estimated dollar amount for the net proceeds of the tax is \$325,000,000 (Three Hundred and Twenty-Five Million Dollars). The maximum period of time for which the tax shall be imposed is five years, beginning on April 1, 2024. The maximum amount of net proceeds to be raised by the Transportation Special Purpose Local Option Sales and Use Tax shall correspond to the period of time that the Transportation Special Purpose Local Option Sales and Use Tax shall be imposed. Hall County and its Municipalities intend for the maximum amount of net proceeds to be raised by the Transportation Special Purpose Local Option Sales and Use Tax to be the maximum amount of net proceeds allowed by law, specifically in accordance with House Bill 934 which became effective on May 2, 2022.

Section 4. Effective Date and Term of This Agreement.

This Agreement shall commence upon the date of its execution by Hall County and all Municipalities and shall terminate upon the latter of:

- A. The official declaration by the Board of Elections and Registration of Hall County of the failure of the election described in this Agreement; or
- B. The expenditure by the County and the Municipalities of the last dollar of money collected from the Transportation Special Purpose Local Option Sales and Use Tax even if such expenditure is made after the expiration of the Transportation Special Purpose Local Option Sales and Use Tax collection period.

Section 5. Purposes and Projects, Priority and Order of Funding.

- A. In recognition of the need for transportation improvements across Hall County and its Municipalities, the parties agree that the estimated total net proceeds (\$325,000,000) shall be utilized for the following transportation purposes (the "Purposes"): roads, streets, bridges, including without limitation road, street, and bridge purposes pursuant to paragraph (1) of subsection (b) of Official Code of Georgia Annotated Section 48-8-121, trails, roundabouts, sidewalks, traffic signals, including new general obligation debt and other multi-year obligations issued to finance such purposes, and all accompanying infrastructure and services necessary to provide access to these transportation facilities.

- B. The transportation Projects to be funded in whole or in part from Transportation Special Purpose Local Option Sales and Use Tax proceeds (the "Projects"), are listed in Exhibit A, which is attached hereto and made part of this Agreement. The parties acknowledge and agree that at least 30% of the estimated revenues are being expended on Projects that are consistent with the Statewide Strategic Transportation Plan as defined in Official Code of Georgia Annotated § 32-2-22.
- C. All transportation Purposes included in this Agreement shall be funded from proceeds from the tax except as otherwise agreed. The Projects and Purposes described herein shall be funded from Transportation Special Purpose Local Option Sales and Use Tax proceeds as provided in this Agreement, and as specified in Exhibit A. Each party shall have the sole discretion to reduce the scope of a Project in the event of a funding shortfall.

Section 6. Transportation Special Purpose Local Option Sales and Use Tax Funds; Separate Accounts; No Commingling.

- A. A special fund or account shall be created by the County and designated as the 2024 Hall County Special District Mass Transportation Special Purpose Local Option Sales and Use Tax Fund (the "County Transportation Special Purpose Local Option Sales and Use Tax Fund"). The County shall select a bank which shall act as a depository and custodian of the County Transportation Special Purpose Local Option Sales and Use Tax Fund upon such terms and conditions as may be acceptable to the County.
- B. Each Municipality shall create a special fund to be designated as the 2024 [Municipality name] Special District Mass Transportation Special Purpose Local Option Sales and Use Tax Fund (each a "Municipal Transportation Special Purpose Local Option Sales and Use Tax Fund"). Each Municipality shall select a bank which shall act as a depository and custodian of the Transportation Special Purpose Local Option Sales and Use Tax proceeds received by each Municipality upon such terms and conditions as may be acceptable to the Municipality.
- C. All Transportation Special Purpose Local Option Sales and Use Tax proceeds shall be maintained by the County and each Municipality in the separate accounts or funds established pursuant to this Section. Transportation Special Purpose Local Option Sales and Use Tax proceeds shall not be commingled with other funds of the County or the Municipalities and shall be used exclusively for the purposes detailed in this Agreement. No funds other than Transportation Special Purpose Local Option Sales and Use Tax proceeds shall be placed in such accounts.

Section 7. Allocation and Disbursement of Transportation Special Purpose Local Option Sales and Use Tax Proceeds.

- A. Upon receipt by the County of Transportation Special Purpose Local Option Sales and Use Tax proceeds collected by the State Department of Revenue, the County shall immediately deposit said proceeds in the Transportation Special Purpose Local Option Sales and Use Tax Fund. The monies in the Transportation Special Purpose Local Option Sales and Use

Tax Fund shall be held and applied to the cost of acquiring, constructing and installing the Projects that have been designated as Major Projects by the County and all Municipalities (hereinafter the “Major Projects”) and the County capital outlay projects listed in Exhibit A and as provided in Paragraph B of this Section. In the event that a Major Project is specifically designated herein to be administered by a specific Municipality, the County shall, within 30 days of receipt of funds from the State Revenue Commissioner, transfer the funds designated for such Major Project to the designated Municipality on a pro-rata basis with Major Projects to be administered by the County and other specifically designated Municipalities according to the amount of proceeds received each month for Major Projects. The following Major Projects have been specifically designated in Exhibit A to be administered by specific Municipalities:

Ridge Road Corridor Improvements – Administered by the City of Gainesville

Park Hill Drive Intersection Improvements – Administered by the City of Gainesville

Hilton Drive Extension – Administered by the City of Gainesville

Old Oakwood Road at Balus Creek Road Culvert Replacement and Road Alignment) – Administered by the City of Oakwood

Main Street, Flat Creek and Old Oakwood Road Intersection – Administered by the City of Oakwood

Frazer Road Corridor Improvements – Administered by the City of Buford

Thompson Mill Road Improvements – Administered by the Town of Braselton

- B. The County, following each monthly deposit of the Transportation Special Purpose Local Option Sales and Use Tax proceeds in the Transportation Special Purpose Local Option Sales and Use Tax Fund, shall reserve \$4,333,333.33 (Four Million Three Hundred Thirty-Three Thousand Three Hundred Thirty-Three and 33/100 Dollars) of the monthly Transportation Special Purpose Local Option Sales and Use Tax proceeds received to pay the cost of the Major Projects to be administered by the County or specifically designated Municipalities as set forth in Exhibit A to this Agreement on a pro rata basis determined by the percentage of the individual Project as a portion of Major Projects. For example, the percentage of the Project known as the Thompson Mill Road Improvements is 0.38 percent compared to the total Major Projects List, as shown on Exhibit A, so each month Hall County would disburse the sum of \$16,666.67 to the Town of Braselton from the Major Projects reserve to facilitate the Town of Braselton’s administration of the construction of the Thompson Mill Road Improvements Project, assuming that at least \$4,333,333.33 is received as TSPLOST proceeds from the State Revenue Commissioner for that month. If at least \$4,333,333.33 is not received for the month, then the distribution by Hall County to the Town of Braselton for that month would be 0.38 percent of the funds received by Hall County from the State Revenue Commissioner for that month. Additionally, if the net proceeds from the Transportation Special Purpose Local Option

Sales Tax exceed the sum of \$4,333,333.33 for the month, the County shall disburse to each Municipality its pro-rata allocation of the remaining monthly Transportation Special Purpose Local Option Sales and Use Tax net proceeds received, within thirty (30) days of the County's receipt of such Transportation Special Purpose Local Option Sales and Use Tax proceeds. The County or the specifically designated Municipality shall expend the monies reserved for Major Projects to construct and install such Major Projects. The County and the Municipalities shall receive a pro-rata allocation of the remaining Transportation Special Purpose Local Option Sales and Use Tax net proceeds, after the allocation for the Major Projects, on a monthly basis in accordance with the table below. The aggregate net remaining Transportation Special Purpose Local Option Sales and Use Tax proceeds are estimated to be \$65,000,000 (Sixty-Five Million Dollars) over the five (5) year period.

Project	County/Municipality	Pro Rata %	Estimated Cost
County Projects (excluding Major Projects)	Unincorporated Hall County	42.5000%	27,625,000
Braselton	Braselton	3.9981%	2,598,748
Flowery Branch	Flowery Branch	9.7953%	6,366,932
Gainesville	Gainesville	29.9856%	19,490,608
Buford	Buford	3.3984%	2,208,936
Gillsville	Gillsville	0.4998%	324,843
Clermont	Clermont	1.3993%	909,562
Oakwood	Oakwood	5.3974%	3,508,310
Lula	Lula	2.9986%	1,949,061
Rest Haven	Rest Haven	0.0277%	18,000
			\$65,000,000

Notwithstanding the foregoing, once the County has deposited the aggregate amount of \$260,000,000 (Two Hundred Sixty Million Dollars) (the total estimated cost of the Major Projects) into the account for the payment of the cost of the Major Projects, the County shall make no further deposits of Transportation Special Purpose Local Option Sales and Use Tax proceeds into such account for Major Projects. As among the Major Projects, the County, or the applicable specifically designated Municipality, may allocate excess proceeds not needed for a particular Major Project, once satisfactorily completed, to one or more other Major Projects as determined by the County, or with regard to Major Projects to be administered by a specifically designated Municipality, the specifically designated Municipality may allocate excess proceeds for such Major Project administered by such Municipality to other Major Projects administered by such Municipality or to Major Projects administered by the County. In the event that the final, actual aggregate cost of the Major Projects is less than \$260,000,000, any excess proceeds designated for Major Projects shall be disbursed in the same manner as the remaining Transportation Special Purpose Local Option Sales and Use Tax proceeds are to be disbursed as set forth in the table above.

Proceeds over and above the amount estimated to be received pursuant to this Referendum (herein, "Excess Proceeds") shall be allocated in accordance with the table above and shall be used

solely for the Purposes listed herein. Each party shall expend its portion (determined using the percentages set forth in the table above) of Excess Proceeds from the Transportation Special Purpose Local Option Sales and Use Tax on one or more of its Projects set forth in Exhibit A of this Agreement.

- C. No Purpose or Project will be given preference in the funding and distribution process in such a way that the monthly distribution formula set forth herein is affected. Each party to this Agreement shall determine the priority or order in which its designated transportation purposes will be fully or partially funded based upon the distribution formula set forth in this Agreement. Each party's determination of the priority or order of funding for its transportation purposes shall be based on the extent to which a Project is ready to be initiated, the most recently updated assessment of the transportation needs of the applicable party, and practical considerations regarding the effect of the Project upon the traffic flow within the jurisdiction. The parties anticipate that projects may be funded concurrently so as to maximize the impact of the Transportation Special Purpose Local Option Sales and Use Tax proceeds on the transportation needs of Hall County and its Municipalities.
- D. Should any Municipality cease to exist as a legal entity before all funds are distributed under this Agreement, that Municipality's share of the funds subsequent to dissolution shall be paid to the County as part of the County's share, unless an act of the Georgia General Assembly makes the defunct Municipality part of another successor municipality. If such an act is passed, the defunct Municipality's share shall be paid to the successor Municipality in addition to all other funds to which the successor Municipality would otherwise be entitled.

Section 8. Project Monitoring, Record Keeping and Reporting, Audits.

- A. All parties to this Agreement shall promptly move forward with the acquisition and construction of the Projects in an efficient and economical manner and at a reasonable cost in conformity with all applicable laws, ordinances, rules and regulations of any governmental authority having jurisdiction over the Projects.
- B. The governing authority of the County and the governing authority of each of the Municipalities shall comply with the requirements of Official Code of Georgia Annotated § 48-8-269.5(a)(2), which requires that the governing authority of each county and the governing authority of each qualified municipality receiving any proceeds from the tax under this part to maintain a record of each and every purpose for which the proceeds of the tax are used. A schedule shall be included in each annual audit which shows for each purpose in the resolution calling for imposition of the tax the original estimated cost, the current estimated cost if it is not the original estimated cost, amounts expended in prior years, and amounts expended in the current year. The auditor shall verify and test expenditures sufficient to provide assurances that the schedule is fairly presented in relation to the financial statements. The auditor's report on the financial statements shall include an opinion, or disclaimer of opinion, as to whether the schedule is presented fairly in all material respects in relation to the financial statements taken as a whole. Certain information must be included in the annual audit of the County or each of the

Municipalities during the term of this Agreement. The distribution and use of all Transportation Special Purpose Local Option Sales and Use Tax proceeds deposited in the County Transportation Special Purpose Local Option Sales and Use Tax Fund and each Municipal Transportation Special Purpose Local Option Sales and Use Tax Fund shall be audited annually by an independent certified public accounting firm. The County and the Municipalities agree to cooperate with the independent certified public accounting firm in any audit by providing all necessary information. Each Municipality shall provide the County a copy of its annual audit.

- C. The governing authority of the County and the governing authority of each of the Municipalities shall comply with the requirements of Official Code of Georgia Annotated § 48-8-269.6, which requires the publication of annual reports concerning expenditures for the Purposes.
- D. The County and Municipalities agree to maintain thorough and accurate records concerning receipt of Transportation Special Purpose Local Option Sales and Use Tax proceeds and expenditures for each Project or Purpose undertaken by the County or respective Municipality as required to fulfill the terms of this Agreement.

Section 9. Completion of Projects.

- A. The County and the Municipalities acknowledge that the costs shown for each Purpose described in Exhibit A are estimated amounts.
- B. When the County or a Municipality, as applicable, confirms that all of its Projects are completed, any excess proceeds held by the confirming County or Municipality shall, for the purposes of this Agreement, be deemed excess funds and disposed of as follows: Excess Proceeds subject to this subsection shall be used solely for the purpose of reducing any indebtedness of the County or the applicable qualified Municipality within the special district other than indebtedness incurred pursuant to this part. If there is no such other indebtedness or if the Excess Proceeds exceed the amount of any such other indebtedness, then the Excess Proceeds shall next be paid into the general fund of such County or the applicable qualified Municipality, it being the intent that any funds so paid into the general fund of such County or applicable qualified Municipality be used for the purpose of reducing ad valorem taxes according to Official Code of Georgia Annotated § 48- 8-269.5(f)(2).

Section 10. Project Management.

The County, or the applicable Municipality for municipal projects to be administered by such Municipality, may contract for Project Management regarding its Major Projects, and Project Management shall be funded from Transportation Special Purpose Local Option Sales and Use Tax proceeds. Project Management shall be performed by one or more persons or entities, and the Project Management function shall work out of the Gainesville-Hall Metropolitan Planning Organization (hereinafter “MPO”) office structure. The total annual compensation for the Project Management function described in this paragraph, including wages and benefits, if applicable,

shall not exceed \$300,000 (Three Hundred Thousand Dollars). Municipalities may request that the Project Management function described in this paragraph be used for certain Municipal Projects which are not designated as Major Projects. In such event, the Municipality shall contract with the Project Management person or entity described in this paragraph for the specific services to be performed.

Section 11. Issuance of Debt by County and/or Municipalities.

County Debt.

- A. The Transportation Special Purpose Local Option Sales and Use Tax election ballot shall contain language required by the Act for the authorization of general obligation County debt in the principal amount of up to \$130,000,000 (One Hundred Thirty Million Dollars).
- B. The County may use the proceeds of its debt for the purpose of funding Major Projects or County Projects, paying capitalized interest (if any), and paying the cost of issuing its debt. The County acknowledges that it is solely responsible for the payment of its debt, including any and all costs, interest, and fees associated therewith.
- C. The County's debt shall be paid first from the proceeds of its portion of the Transportation Special Purpose Local Option Sales and Use Tax or from the proceeds of the Transportation Special Purpose Local Option Sales and Use Tax which have been designated for Major Projects, with the exception of Major Projects which are designated in this Agreement to be administered by a specifically designated Municipality. In the event that there are insufficient Transportation Special Purpose Local Option Sales and Use Tax collections to pay the debt from its portion of the proceeds, the County shall pay any shortfall attributable to the debt from its general funds (the "Debt Service Payments"). The County covenants that, in order to make the Debt Service Payments when due from its general funds to the extent required, it will exercise its power of taxation to the extent necessary to timely pay any amounts required to be paid hereunder and it will make available and use for such payments all taxes levied and collected for that purpose together with funds from any other source. The County further covenants and agrees that in order to make funds available for such purpose, it will, in its general revenue, appropriation, and budgetary measures whereby its tax funds or revenues and the allocation thereof are controlled or provided for, include sums sufficient to timely satisfy such Debt Service Payments that may be required to be made from its general funds, whether or not any other sums are included in such measure, until all payments so required to be made shall have been made in full. The obligation of the County to make any payments that may be required to be made from its general funds shall constitute a general obligation of the County and a pledge of full faith and credit of the County to provide the funds required to timely fulfill any such obligation.
- D. The obligation of the County to make Debt Service Payments and to perform and observe the other agreements on its part contained in this Section 11 shall be absolute and unconditional. Until such time as the principal of and interest on the debt shall have been paid in full or provision for the payment thereof shall have been made, the County (a) will

not suspend or discontinue any payments provided for herein, (b) will perform and observe all of its other agreements contained in this Agreement, and (c) will not terminate this Agreement for any cause, including, without limiting the generality of the foregoing, failure to complete any Project, a defect in any Project, or any failure of any other party to this Agreement to observe, whether express or implied, any duty, liability or obligation arising out of or connected with this Agreement.

- E. The County will be responsible for all facets of the debt issuance and repayment process for its debt as stated herein. The County will select the underwriter, bond counsel and local counsel. The County will endeavor in good faith to be fiscally responsible in minimizing, to the extent possible, the costs and fees associated with the debt issuance process.

Braselton Debt.

- F. The Transportation Special Purpose Local Option Sales and Use Tax election ballot shall contain language required by the Act for the authorization of general obligation Braselton debt in the principal amount of up to \$3,500,000 (Three Million Five Hundred Thousand Dollars).
- G. Braselton may use the proceeds of its debt for the purpose of funding Major Projects or Braselton Projects, paying capitalized interest (if any), and paying the cost of issuing its debt. Braselton acknowledges that it is solely responsible for the payment of its debt, including any and all costs, interest, and fees associated therewith.
- H. Braselton's debt shall be paid first from the proceeds of its portion of the Transportation Special Purpose Local Option Sales and Use Tax or from the proceeds of the Transportation Special Purpose Local Option Sales and Use Tax which have been designated for Major Projects for which Braselton has been specifically designated as administrator within this Agreement. In the event that there are insufficient Transportation Special Purpose Local Option Sales and Use Tax collections to pay the debt from its portion of the proceeds, Braselton shall pay any shortfall attributable to the debt from its general funds (the "Debt Service Payments"). Braselton covenants that, in order to make the Debt Service Payments when due from its general funds to the extent required, it will exercise its power of taxation to the extent necessary to timely pay any amounts required to be paid hereunder and it will make available and use for such payments all taxes levied and collected for that purpose together with funds from any other source. Braselton further covenants and agrees that in order to make funds available for such purpose, it will, in its general revenue, appropriation, and budgetary measures whereby its tax funds or revenues and the allocation thereof are controlled or provided for, include sums sufficient to timely satisfy such Debt Service Payments that may be required to be made from its general funds, whether or not any other sums are included in such measure, until all payments so required to be made shall have been made in full. The obligation of Braselton to make any payments that may be required to be made from its general funds shall constitute a general obligation of Braselton and a pledge of full faith and credit of Braselton to provide the funds required to timely fulfill any such obligation.

- I. The obligation of Braselton to make Debt Service Payments and to perform and observe the other agreements on its part contained in this Section 11 shall be absolute and unconditional. Until such time as the principal of and interest on the debt shall have been paid in full or provision for the payment thereof shall have been made, Braselton (a) will not suspend or discontinue any payments provided for herein, (b) will perform and observe all of its other agreements contained in this Agreement, and (c) will not terminate this Agreement for any cause, including, without limiting the generality of the foregoing, failure to complete any Project, a defect in any Project, or any failure of any other party to this Agreement to observe, whether express or implied, any duty, liability or obligation arising out of or connected with this Agreement.
- J. Braselton will be responsible for all facets of the debt issuance and repayment process for its debt as stated herein. Braselton will select the underwriter, bond counsel and local counsel. Braselton will endeavor in good faith to be fiscally responsible in minimizing, to the extent possible, the costs and fees associated with the debt issuance process.

Flowery Branch Debt.

- K. The Transportation Special Purpose Local Option Sales and Use Tax election ballot shall contain language required by the Act for the authorization of general obligation Flowery Branch debt in the principal amount of up to \$5,000,000 (Five Million Dollars).
- L. Flowery Branch may use the proceeds of its debt for the purpose of funding Flowery Branch Projects, paying capitalized interest (if any), and paying the cost of issuing its debt. Flowery Branch acknowledges that it is solely responsible for the payment of its debt, including any and all costs, interest, and fees associated therewith.
- M. Flowery Branch's debt shall be paid first from the proceeds of its portion of the Transportation Special Purpose Local Option Sales and Use Tax. In the event that there are insufficient Transportation Special Purpose Local Option Sales and Use Tax collections to pay the debt from its portion of the proceeds, Flowery Branch shall pay any shortfall attributable to the debt from its general funds (the "Debt Service Payments"). Flowery Branch covenants that, in order to make the Debt Service Payments when due from its general funds to the extent required, it will exercise its power of taxation to the extent necessary to timely pay any amounts required to be paid hereunder and it will make available and use for such payments all taxes levied and collected for that purpose together with funds from any other source. Flowery Branch further covenants and agrees that in order to make funds available for such purpose, it will, in its general revenue, appropriation, and budgetary measures whereby its tax funds or revenues and the allocation thereof are controlled or provided for, include sums sufficient to timely satisfy such Debt Service Payments that may be required to be made from its general funds, whether or not any other sums are included in such measure, until all payments so required to be made shall have been made in full. The obligation of Flowery Branch to make any payments that may be required to be made from its general funds shall constitute a general obligation of Flowery Branch and a pledge of full faith and credit of Flowery Branch to provide the funds required to timely fulfill any such obligation.

- N. The obligation of Flowery Branch to make Debt Service Payments and to perform and observe the other agreements on its part contained in this Section 11 shall be absolute and unconditional. Until such time as the principal of and interest on the debt shall have been paid in full or provision for the payment thereof shall have been made, Flowery Branch (a) will not suspend or discontinue any payments provided for herein, (b) will perform and observe all of its other agreements contained in this Agreement, and (c) will not terminate this Agreement for any cause, including, without limiting the generality of the foregoing, failure to complete any Project, a defect in any Project, or any failure of any other party to this Agreement to observe, whether express or implied, any duty, liability or obligation arising out of or connected with this Agreement.
- O. Flowery Branch will be responsible for all facets of the debt issuance and repayment process for its debt as stated herein. Flowery Branch will select the underwriter, bond counsel and local counsel. Flowery Branch will endeavor in good faith to be fiscally responsible in minimizing, to the extent possible, the costs and fees associated with the debt issuance process.

Gainesville Debt.

- P. The Transportation Special Purpose Local Option Sales and Use Tax election ballot shall contain language required by the Act for the authorization of general obligation Gainesville debt in the principal amount of up to \$40,000,000 (Forty Million Dollars).
- Q. Gainesville may use the proceeds of its debt for the purpose of funding Major Projects or Gainesville Projects, paying capitalized interest (if any), and paying the cost of issuing its debt. Gainesville acknowledges that it is solely responsible for the payment of its debt, including any and all costs, interest, and fees associated therewith.
- R. Gainesville's debt shall be paid first from the proceeds of its portion of the Transportation Special Purpose Local Option Sales and Use Tax or from the proceeds of the Transportation Special Purpose Local Option Sales and Use Tax which have been designated for Major Projects for which Gainesville has been specifically designated as administrator within this Agreement. In the event that there are insufficient Transportation Special Purpose Local Option Sales and Use Tax collections to pay the debt from its portion of the proceeds, Gainesville shall pay any shortfall attributable to the debt from its general funds (the "Debt Service Payments"). Gainesville covenants that, in order to make the Debt Service Payments when due from its general funds to the extent required, it will exercise its power of taxation to the extent necessary to timely pay any amounts required to be paid hereunder and it will make available and use for such payments all taxes levied and collected for that purpose together with funds from any other source. Gainesville further covenants and agrees that in order to make funds available for such purpose, it will, in its general revenue, appropriation, and budgetary measures whereby its tax funds or revenues and the allocation thereof are controlled or provided for, include sums sufficient to timely satisfy such Debt Service Payments that may be required to be made from its general funds, whether or not any other sums are included in such measure, until all payments so required

to be made shall have been made in full. The obligation of Gainesville to make any payments that may be required to be made from its general funds shall constitute a general obligation of Gainesville and a pledge of full faith and credit of Gainesville to provide the funds required to timely fulfill any such obligation.

- S. The obligation of Gainesville to make Debt Service Payments and to perform and observe the other agreements on its part contained in this Section 11 shall be absolute and unconditional. Until such time as the principal of and interest on the debt shall have been paid in full or provision for the payment thereof shall have been made, Gainesville (a) will not suspend or discontinue any payments provided for herein, (b) will perform and observe all of its other agreements contained in this Agreement, and (c) will not terminate this Agreement for any cause, including, without limiting the generality of the foregoing, failure to complete any Project, a defect in any Project, or any failure of any other party to this Agreement to observe, whether express or implied, any duty, liability or obligation arising out of or connected with this Agreement.
- T. Gainesville will be responsible for all facets of the debt issuance and repayment process for its debt as stated herein. Gainesville will select the underwriter, bond counsel and local counsel. Gainesville will endeavor in good faith to be fiscally responsible in minimizing, to the extent possible, the costs and fees associated with the debt issuance process.

Oakwood Debt.

- U. The Transportation Special Purpose Local Option Sales and Use Tax election ballot shall contain language required by the Act for the authorization of general obligation Oakwood debt in the principal amount of up to \$1,000,000 (One Million Dollars).
- V. Oakwood may use the proceeds of its debt for the purpose of funding Major Projects or Oakwood Projects, paying capitalized interest (if any), and paying the cost of issuing its debt. Oakwood acknowledges that it is solely responsible for the payment of its debt, including any and all costs, interest, and fees associated therewith.
- W. Oakwood's debt shall be paid first from the proceeds of its portion of the Transportation Special Purpose Local Option Sales and Use Tax or from the proceeds of the Transportation Special Purpose Local Option Sales and Use Tax which have been designated for Major Projects for which Oakwood has been specifically designated as administrator within this Agreement. In the event that there are insufficient Transportation Special Purpose Local Option Sales and Use Tax collections to pay the debt from its portion of the proceeds, Oakwood shall pay any shortfall attributable to the debt from its general funds (the "Debt Service Payments"). Oakwood covenants that, in order to make the Debt Service Payments when due from its general funds to the extent required, it will exercise its power of taxation to the extent necessary to timely pay any amounts required to be paid hereunder and it will make available and use for such payments all taxes levied and collected for that purpose together with funds from any other source. Oakwood further covenants and agrees that in order to make funds available for such purpose, it will, in its general revenue, appropriation, and budgetary measures whereby its tax funds or revenues

and the allocation thereof are controlled or provided for, include sums sufficient to timely satisfy such Debt Service Payments that may be required to be made from its general funds, whether or not any other sums are included in such measure, until all payments so required to be made shall have been made in full. The obligation of Oakwood to make any payments that may be required to be made from its general funds shall constitute a general obligation of Oakwood and a pledge of full faith and credit of Oakwood to provide the funds required to timely fulfill any such obligation.

- X. The obligation of Oakwood to make Debt Service Payments and to perform and observe the other agreements on its part contained in this Section 11 shall be absolute and unconditional. Until such time as the principal of and interest on the debt shall have been paid in full or provision for the payment thereof shall have been made, Oakwood (a) will not suspend or discontinue any payments provided for herein, (b) will perform and observe all of its other agreements contained in this Agreement, and (c) will not terminate this Agreement for any cause, including, without limiting the generality of the foregoing, failure to complete any Project, a defect in any Project, or any failure of any other party to this Agreement to observe, whether express or implied, any duty, liability or obligation arising out of or connected with this Agreement.
- Y. Oakwood will be responsible for all facets of the debt issuance and repayment process for its debt as stated herein. Oakwood will select the underwriter, bond counsel and local counsel. Oakwood will endeavor in good faith to be fiscally responsible in minimizing, to the extent possible, the costs and fees associated with the debt issuance process.

Section 12. Citizen Review Committee.

- A. The County and Municipalities agree that the members of the Citizen Review Committee, which is reviewing expenditures for SPLOST VII and SPLOST VIII Projects, shall also review the Projects and Purposes set forth in this Agreement.
- B. The Citizen Review Committee will represent the interests of the citizens of the County and its Municipalities and shall receive and review periodic status reports concerning all Projects and Purposes to be funded from the net proceeds of the Transportation Special Purpose Local Option Sales and Use Tax Program. The Committee shall review Transportation Special Purpose Local Option Sales and Use Tax Projects and Purposes of the County and Municipalities and shall invite the necessary staff, division directors, department heads, administrators, and appropriate third parties to provide Project and Purpose updates to the Committee.
- C. The mission of the Citizen Review Committee is to ensure all Hall County and Municipal Transportation Special Purpose Local Option Sales and Use Tax Program Purposes will be reported and executed in an efficient, transparent, and fully accountable manner in keeping with the purposes of the overall Transportation Special Purpose Local Option Sales and Use Tax Program.

- D. Hall County will provide appropriate staff, technical advisors, and meeting facilities to support the Committee's activities.
- E. The County Administrator and City Managers or designee(s), as applicable, of the County and Municipalities to this Agreement shall appoint any successor members of the Committee based on the following methodology:
 - 1. The Citizen Review Committee is comprised of nine members, five members appointed by the County Administrator; two members appointed by the City Manager of the City of Gainesville; one member appointed by a majority of the City Managers or designees of Buford, Braselton, Flowery Branch, Oakwood and Rest Haven; and one member appointed by a majority of the City Managers or designees of Clermont, Gillsville, and Lula.
 - 2. Each member shall serve a four (4) year term. Each committee member selected to serve shall be appointed, or reappointed, every four years by the County and Municipality officials.
 - 3. No individual who holds state, county, or city elected office shall be eligible to serve as a member of the Citizen Review Committee during the term of such elected office, and the position of any member shall be deemed vacant upon such member qualifying as a candidate for elected public office. A member may be removed from the Citizen Review Committee with cause by the appointing official(s). Vacancies which may occur on the Committee shall be filled for the remainder of the unexpired term in the same manner as original appointments.
 - 4. Citizen Review Committee members are expected to serve with integrity and shall adhere to the highest ethical standards. Members who miss two consecutive meetings without reasonable cause or whose annual attendance drops below 50% shall be deemed to have vacated their seat on the Committee.

Section 13. Default.

The failure of any party to perform its obligations under this Agreement shall constitute an event of default.

Section 14. Liability for Noncompliance.

The County and the Municipalities shall comply with all applicable local, state, and federal statutes, ordinances, rules and regulations. In the event that any Municipality fails to comply with the requirements of the Act (Official Code of Georgia Annotated § 48- 8-260 et seq.), the County shall not be held liable for such noncompliance. No consent or waiver, express or implied, by any party to this Agreement, to any breach of any covenant, condition or duty of another party shall be construed as a consent to, or waiver of, any future breach of the same.

Section 15. Counterparts.

This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

Section 16. Governing Law.

This Agreement and all transactions contemplated hereby shall be governed by, and construed and enforced in accordance with, the laws of the State of Georgia.

Section 17. Severability.

Should any provision of this Agreement or application thereof to any person or circumstance be held invalid or unenforceable, the remainder of this Agreement or the application of such provision to any person or circumstance, other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the full extent permitted by law.

Section 18. Entire Agreement.

This Agreement embodies and sets forth all the provisions and understandings between the parties relative to the Purposes and Projects. There are no provisions, agreements, understandings, representations, or inducements, either oral or written, between the parties other than those hereinabove set forth. Any and all prior provisions, agreements, contracts or understandings, either oral or written, between the parties relative to the Purposes and Projects are hereby rescinded and superseded by this Agreement.

Section 19. Amendments.

This Agreement shall not be amended or modified except by agreement in writing executed by the governing authorities of the County and all of the Municipalities.

Section 20. Notices.

All notices, demands or requests required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been properly given or served and shall be effective three days after having been deposited or placed in the United States mail, postage prepaid to the addresses appearing below, or when delivered by hand to the addresses indicated below:

- A. Town of Braselton
PO Box 306
4982 Highway 53
Braselton, Georgia 30517
Attention: Town Manager

- B. City of Buford
2300 Buford Highway
Buford, Georgia 30518
Attention: City Manager
- C. Town of Clermont
109 King St.
Clermont, Georgia 30527
Attention: Town Clerk
- D. City of Flowery Branch
P.O. Box 757
5410 Pine Street
Flowery Branch, Georgia 30542
Attention: City Manager
- E. City of Gainesville
P.O. Box 2496
300 Henry Ward Way
Gainesville, Georgia 30503
Attention: City Manager
- F. City of Gillsville
P.O. Box 25
6288 GA-52
Gillsville, Georgia 30543-0025
Attention: City Clerk
- G. City of Lula
6055 Main St.
Lula, Georgia 30554
Attention: Mayor
- H. City of Oakwood
P.O. Box 99
4035 Walnut Street
Oakwood, Georgia 30566
Attention: City Manager
- I. City of Rest Haven
428 Thunder Road
Buford, Georgia 30518
Attention: City Clerk

J. Hall County
P.O. Box 1435
2875 Browns Bridge Road
Gainesville, Georgia 30503
Attention: County Administrator

Section 21. Public Facilities.

The County and Municipalities agree that each approved Transportation Special Purpose Local Option Sales and Use Tax Project associated with this Agreement shall be maintained as a public facility and in public ownership.

Section 22. Mediation.

The County and the Municipalities agree to submit any controversy arising under this Agreement to mediation as a part of the dispute resolution process. The parties to the mediation shall mutually select a neutral party to serve as mediator. Costs of mediation shall be shared equally among the parties to the mediation.

IN WITNESS WHEREOF, all parties have executed this Agreement on the date indicated herein.

SIGNATURES ON THE FOLLOWING THREE PAGES

HALL COUNTY, GEORGIA

By: _____
Richard Higgins, Chairman, Board of Commissioners

Attest:

Jennifer Rivera, Clerk

Date

Approved as to Form:

William J. Linkous, III, County Attorney

TOWN OF BRASELTON

By: [Signature]
Honorable Kurt Ward, Mayor



Attest: [Signature]
Jennifer Scott, City Clerk

6-15-2023
Date

Approved as to Form:

Gregory Jay, Town Attorney

CITY OF BUFORD

By: _____
Honorable Phillip Beard, Chairman, Buford City Commission

Attest:

Kim Wolfe, City Clerk

Date

Approved as to Form:

Gregory Jay, City Attorney

TOWN OF CLERMONT

By: [Signature]
Honorable James E. Nix, Mayor

Attest: [Signature]
Amy Lomax, City Clerk

6/15/23
Date

Approved as to Form:

[Signature]
David Syfan, City Attorney



CITY OF FLOWERY BRANCH

By: Edward R. Asbridge
Honorable Ed Asbridge, Mayor

Attest:

Shelia R. Cooper
Shelia Cooper, City Clerk

6/20/2023
Date



Approved as to Form:

Karen G. Thomas
Karen G. Thomas, City Attorney

CITY OF GAINESVILLE

By: W. Sam Couvillon
Honorable W. Sam Couvillon, Mayor

Attest:

Denise O. Jordan
Denise O. Jordan, City Clerk

6/20/2023
Date



Approved as to Form:

Abbott S. Hayes, Jr.
Abbott S. Hayes, Jr., City Attorney

CITY OF GILLSVILLE

By: S. Wade Dale
Honorable Wade Dale, Mayor

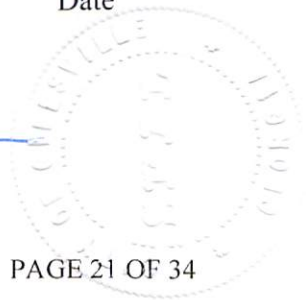
Attest:

Sandra Helton
Sandra Helton, City Clerk

6/19/23
Date

Approved as to Form:

David Syfan
David Syfan, City Attorney



CITY OF LULA

By: _____

Honorable Joe Thomas, Mayor

Attest:

Tangee Puckett, City Clerk

Date 6/28/23

Approved as to Form:

Joey Homans, City Attorney



CITY OF OAKWOOD

By: _____

Honorable Lamar Scroggs, Mayor

Attest:

Mai Chang, City Clerk

Date 6/26/23

Approved as to Form:

Donald Hunt, City Attorney



CITY OF REST HAVEN

By: _____

Honorable Kenneth Waycaster, Mayor

Attest:

Monica Montgomery, City Clerk

Date

Approved as to Form:

Gregory Jay, City Attorney

EXHIBIT A

TSPLOST Projects		
Description		Amount
Total Estimated Collections		\$ 325,000,000
Purposes - Construction of roads, bridges, sidewalks, multiuse paths, intersection improvements, traffic safety enhancements, and stormwater projects pertaining to roadway and other transportation projects.		
Major Projects (80% bucket)		
Spout Springs Road Widening Phase II	County	\$ 40,000,000
McEver Road Widening Phase I	County	58,000,000
Ridge Road Corridor Improvements	Gainesville	40,000,000
Park Hill Drive Intersection Improvements	Gainesville	11,000,000
Hilton Drive Extension	Gainesville	26,000,000
McEver Road Intersection Improvements	County	12,500,000
SR 365 Safety Improvements	County	20,000,000
SR 369/Browns Bridge Road Corridor Improvements/Widening	County	35,846,000
Little Five Points Intersection	County	2,500,000
Mt Vernon Road and Rilla Road Intersection	County	3,000,000
Mt Vernon Road and Jim Hood Road Intersection	County	2,500,000
Memorial Park Drive and Atlanta Highway Intersection	County	4,000,000
Old Oakwood Road at Balus Creek Road Culvert Replacement and Road Alignment	Oakwood	1,300,000
Main Street, Flat Creek Road and Old Oakwood Road Intersection Improvements	Oakwood	850,000
Frazer Road Corridor Improvements	Buford	1,504,000
Thompson Mill Road Improvements	Braselton	1,000,000
Total Estimated Cost Major Transportation Projects	80%	\$ 260,000,000

Distribution to Jurisdictions, Local Projects (20% bucket)		
Purposes described by each jurisdiction below.		
Hall County Portion	42.5000%	\$27,625,000
Municipality Portion	57.5000%	\$37,375,000
Unincorporated Hall County	42.5000%	\$27,625,000
Municipality Breakdown		
Braselton	3.9981%	2,598,748
Flowery Branch	9.7953%	6,366,932
Gainesville	29.9856%	19,490,609
Buford	3.3984%	2,208,936
Gillsville	0.4998%	324,843
Clermont	1.3993%	909,562
Oakwood	5.3974%	3,508,310
Lula	2.9986%	1,949,061
Rest Haven	0.0277%	18,000
		\$ 37,375,000
Total Estimated Distributions To Jurisdictions, Local Projects	20%	\$ 65,000,000
Total Estimated Cost of T-SPLOST Projects		\$ 325,000,000

Hall County Project List

Project Name/Description	Estimated Project Cost
Construction of roads, bridges, sidewalks, multiuse paths, intersection improvements, traffic safety enhancements, and stormwater projects pertaining to roadway and other transportation projects.	\$17,625,000
Projects may include: Hog Mountain Road corridor improvements/widening; improving sight distance issues at East Hall Road and Gaines Mill Road, and Hog Mountain and Blackjack Road; 2 foot paved shoulder widening with RPMs and signage upgrades on Williams Road, County Line Road, Gaines Mill Road, Harmony Church Road, Blackjack Road, Bark Camp Road, and Hubert Stephens Road; intersection improvements at Old Cornelia Highway and Joe Chandler Road, Hog Mountain Road and Wade Orr Road, Hog Mountain Road and Capitola Farm Road, and Union Church Road and Elizabeth Lane; signage replacement/upgrades on Chestatee Road and Cool Springs Road; and other related projects.	
Resurfacing, including full depth reclamation, base and paving, culvert repair, traffic markers, patching, shoulder preparation, and related projects.	\$10,000,000
Projects may include: resurfacing of approximately 25 miles of Hall County maintained roads based on the established annual road rating criteria and scoring system; and other related projects.	
Total Estimated Cost of Hall County Projects	\$27,625,000

Municipalities Project List

Braselton

Project Name/Description	Estimated Project Cost
Construction of roads, bridges, sidewalks, multiuse paths, intersection improvements, traffic safety enhancements, and stormwater projects pertaining to roadway and other transportation projects.	\$2,300,000
Projects may include: Highway 211, Highway 347, Thompson Mill Road, Spout Springs Road, Dunbar Road, and other related projects.	
Resurfacing, including full depth reclamation, base and paving, culvert repair, traffic markers, patching, shoulder preparation, and related projects.	\$298,748
Projects may include: resurfacing of approximately 2 miles of Braselton maintained roads based on the established annual road rating criteria and scoring system; and other related projects.	
Total Estimated Cost of Braselton Projects	\$2,598,748

Buford

Project Name/Description	Estimated Project Cost
Resurfacing, which may include full depth reclamation, base and paving, culvert repair, traffic markers, patching, sidewalks, shoulder preparation; Construction of roads, stormwater projects pertaining to roadway and other transportation and related projects. Projects may include: McEver Road/Peachtree Industrial Blvd., Holiday Road, Carter Road, B.U. Bowman Drive, Golden Parkway, Bristol Industrial Way, BelleWood Court, Palmero Court, Lexie Lane, South Waterworks Road, Green Road, Cemetery Road, New Bethany Road, North Waterworks Road, Big Creek Road, Lee Drive, Shoreland Drive, Hutchins Drive, Blackberry Lane, Maple Avenue, Frazer Road and other related projects.	\$2,208,936
Total Estimated Cost of Buford Projects	\$2,208,936

Clermont

Project Name/Description	Estimated Project Cost
Construction of roads, sidewalks, and stormwater projects pertaining to roadway and other transportation projects	\$710,000
Projects may include widening, repair and resurfacing of Oxford Road; sidewalk construction; stormwater projects on King Street and Main Street; and other projects.	
Resurfacing, patching and related projects.	\$199,562
Project may include the repair and resurfacing of various streets in the Town.	
Total Estimated Cost of Clermont Projects	\$909,562

Flowery Branch

Project Name/Description	Estimated Project Cost
Construction of roads, bridges, sidewalks, multiuse paths, pedestrian upgrades (and related amenities), intersection improvements, turning lanes, traffic lights, traffic safety enhancements, and stormwater projects pertaining to roadway and other transportation projects.	\$2,000,000
Projects may include: Intersections at Phil Niekro Blvd – Mulberry Street, Radford Road – McEver Road, Radford Road – Atlanta Highway. Sidewalks – Phil Niekro Blvd, Mitchell Street, East Main Street, downtown streets, Capitola Farm Road.	
Resurfacing, including full depth reclamation, base and paving, culvert repair, traffic markers, patching, shoulder preparation, sidewalks, multiuse paths, pedestrian upgrades (and related amenities) and similar projects.	\$4,366,932
Projects may include: Portions of Phil Niekro, Lake Crossing Blvd, Mitchell Street (Phase 2), East Main, downtown roads, Capitola Road.	
Total Estimated Cost of Flowery Branch Projects	\$6,366,932

Gainesville

Project Name/Description	Estimated Project Cost
Construction of roads, bridges, sidewalks, multiuse paths, pedestrian upgrades (and related amenities), intersection improvements, turning lanes, traffic lights, traffic safety enhancements, and stormwater projects pertaining to roadway and other transportation projects.	\$14,490,608
Projects may include: Memorial Park Drive, Old Flowery Branch Road, Green Hill Circle, West End Avenue, Green Street, Riverside Drive, Enota Drive, Beverly Road, M.L.K. Jr Blvd, Pearl Nix Pkwy, Sky View Drive, Fullenwider Road, Athens Street, White Sulphur Road, Community Way, Spring Street, Atlanta Hwy, Shallowford Road, Gaines Mill Road, Smallwood Road, Aviation Blvd, Marler Street, Academy Street, East Ave, Limestone Pkwy, Old Cornelia Hwy, Park Hill Drive, Thompson Bridge Road, Browns Bridge Road, Jesse Jewell Pkwy; and other similar projects.	
Resurfacing, including full depth reclamation, base and paving, culvert repair, traffic markers, patching, shoulder preparation, sidewalks, multiuse paths, pedestrian upgrades (and related amenities) and similar projects.	\$5,000,000
Projects may include: resurfacing of approximately 20 miles of City of Gainesville maintained roads based on the established annual road rating criteria and scoring system; and other similar projects.	
Total Estimated Cost of Gainesville Projects	\$19,490,608

Gillsville

Project Name/Description	Estimated Project Cost
<p>Construction of roads, bridges, sidewalks, multiuse paths, pedestrian upgrades (and related amenities), intersection improvements, turning lanes, traffic lights, traffic safety enhancements, and stormwater projects pertaining to roadway and other transportation projects.</p> <p>Projects may include: Extension of Wilson Dr. Sidewalks from Downtown to the Park, New Parking Lot for Downtown Park</p>	<p>\$210,000</p>
<p>Resurfacing, including full depth reclamation, base and paving, culvert repair, traffic markers, patching, shoulder preparation, sidewalks, multiuse paths, pedestrian upgrades (and related amenities) and similar projects.</p> <p>Projects may include -Resurface of Old Town Parking Lot & Driveway, Widening of Church St. and School St.</p>	<p>\$114,843</p>
<p>Total Estimated Cost of Gillsville Projects</p>	<p>\$324, 843</p>

Lula

Lula Project Name/Description	Estimated Project Cost
Construction of roads, bridges, sidewalks, multiuse paths, intersection improvements, traffic safety enhancements, and stormwater projects pertaining to roadway and other transportation projects.	\$349,061
Projects may include any of the 82 roads recognized as within the city and maintained by the city as prioritized by the City Council, and or other related projects.	
Resurfacing, including full depth reclamation, base and paving, culvert repair, traffic markers, patching, shoulder preparation, and related projects.	\$1,600,000
Projects may include: resurfacing of approximately 4 miles of city maintained roads based on the established annual road rating criteria and scoring system; and other related projects.	
Total Estimated Cost of Lula Projects	\$1,949,061

Oakwood

Project Name/Description	Estimated Project Cost
Construction of roads, bridges, sidewalks, multiuse paths, intersection improvements, traffic safety enhancements, and stormwater projects pertaining to roadway and other transportation projects.	\$3,272,000
Projects may include: Installation of sidewalks, sidewalk improvements, sidewalk repair, including curb and gutter installation and repair, on Main Street, Railroad Street, Oakwood Road, Flat Creek Road, Bishops Lane, Fairfax Drive, Fullerton Drive, Rutledge Drive, Nellie Drive; Highlands to Island Spur connections; Railroad Crossing safety improvements and intersection improvements at Railroad Street, Main Street, Walnut Circle; Intersection improvements at W. White and H. F Reed Industrial Parkway; Oak Street widening and improvements; and other related projects.	
Resurfacing, including full depth reclamation, base and paving, culvert repair, traffic markers, patching, shoulder preparation, and related projects.	\$236,310
Projects may include: Full Depth Reclamation of Nellie Drive, Culvert repair and replacement on annual projects list; and other related projects.	
Total Estimated Cost of Oakwood Projects	\$3,508,310

Rest Haven

Project Name/Description	Estimated Project Cost
Resurfacing, which may include full depth reclamation, base and paving, culvert repair, traffic markers, patching, sidewalks, shoulder preparation; Construction of roads, stormwater projects pertaining to roadway and other transportation and related projects. Projects may include: Thunder Road, Ledford Road.	\$18,000
Total Estimated Cost of Rest Haven Projects	\$18,000

EXHIBIT B

STATE OF GEORGIA

COUNTY OF HALL

NOTICE OF ELECTION

TO THE QUALIFIED VOTERS OF HALL COUNTY, GEORGIA

NOTICE IS HEREBY GIVEN that a special election has been called and will be held on Tuesday, November 7, 2023 in all of the elections districts of Hall County, Georgia, at which time there will be submitted to the qualified voters of Hall County, Georgia for their determination the question whether a special one percent (1%) sales and use tax shall be imposed in the special district of Hall County for a period of time not to exceed five (5) years and for the raising of an estimated amount of \$325,000,000 for the purpose of funding transportation Purposes and Projects in Hall County, the Town of Braselton, the City of Buford, the Town of Clermont, the City of Flowery Branch, the City of Gainesville, the City of Gillsville, the City of Lula, the City of Oakwood, and the City of Rest Haven.

If the imposition of the sales and use tax is approved by the voters of Hall County in the referendum described in this notice, such vote shall also constitute approval of the issuance of general obligation debt (in the form of general obligation bonds, promissory notes, or other instruments, as the Board of Commissioners of Hall County may approve) of Hall County in the aggregate principal amount of \$130,000,000 in conjunction with the imposition of the sales and use tax, to be payable first from a separate account in which are placed Hall County's share of the proceeds from the sales and use tax and then from the general funds of Hall County, for the purpose of providing funds to pay the cost of the Hall County projects. Such general obligation debt, if so authorized, shall be dated as of the date of delivery or such other date(s) as the Board of Commissioners shall approve, shall be in such denomination or denominations as the Board of Commissioners shall approve, shall bear interest from such date at such rate or rates as the Board of Commissioners shall approve but not exceeding seven percent (7 %) per annum in any year. The principal of such general obligation debt shall mature (on the dates and by the scheduled maturity or by mandatory redemption, as the Board of Commissioners may approve) in the years and in the amounts as follows:

<u>Year</u>	<u>Amount</u>
2025	\$24,000,000
2026	\$24,960,000
2027	\$25,960,000
2028	\$27,000,000
2029	\$28,080,000

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The general obligation debt of Hall County may be issued in one or more series, and on one or more dates of issuance as the Board of Commissioners may approve; provided, however, that the aggregate principal amount of such general obligation debt shall not exceed \$130,000,000. The general obligation debt of Hall County may be made subject to redemption prior to maturity, to the extent provided by law, upon terms and conditions to be determined by the Board of Commissioners.

If the imposition of the sales and use tax is approved by the voters in the Referendum described in this notice, such vote shall also constitute approval of the issuance of general obligation debt (in the form of general obligation bonds, promissory notes, or other instruments, as the Town of Braselton may approve) of the Town of Braselton in the aggregate principal amount of \$3,500,000 in conjunction with the imposition of the sales and use tax, to be payable first from a separate account in which are placed the proceeds received by the Town of Braselton from the sales and use tax and then from the general funds of the Town of Braselton, for the purpose of providing funds to pay the cost of the Braselton projects. Such general obligation debt, if so authorized, shall be dated as of the date of delivery or such other date(s) as the Town of Braselton shall approve, shall be in such denomination or denominations as the Town of Braselton shall approve, shall bear interest from such date at such rate or rates as the Town of Braselton shall approve but not exceeding seven percent (7 %) per annum in any year. The principal of such general obligation debt shall mature (on the dates and by the scheduled maturity or by mandatory redemption, as the Town of Braselton may approve) in the years and in the amounts as follows:

<u>Year</u>	<u>Amount</u>
2025	\$645,000
2026	\$670,000
2027	\$700,000
2028	\$725,000
2029	\$760,000

The general obligation debt of the Town of Braselton may be issued in one or more series, and on one or more dates of issuance as the Town of Braselton may approve; provided, however, that the aggregate principal amount of such general obligation debt shall not exceed \$3,500,000. The general obligation debt of the Town of Braselton may be made subject to redemption prior to maturity, to the extent provided by law, upon terms and conditions to be determined by the Town of Braselton.

If the imposition of the sales and use tax is approved by the voters in the Referendum described in this notice, such vote shall also constitute approval of the issuance of general obligation debt (in the form of general obligation bonds, promissory notes, or other instruments, as the City of Flowery Branch may approve) of the City of Flowery Branch in the aggregate principal amount of \$5,000,000 in conjunction with the imposition of the sales and use tax, to be payable first from a separate account in which are placed the proceeds received by the City of Flowery Branch from

EXHIBIT B

the sales and use tax and then from the general funds of the City of Flowery Branch, for the purpose of providing funds to pay the cost of the Flowery Branch projects. Such general obligation debt, if so authorized, shall be dated as of the date of delivery or such other date(s) as the City of Flowery Branch shall approve, shall be in such denomination or denominations as the City of Flowery Branch shall approve, shall bear interest from such date at such rate or rates as the City of Flowery Branch shall approve but not exceeding seven percent (7 %) per annum in any year. The principal of such general obligation debt shall mature (on the dates and by the scheduled maturity or by mandatory redemption, as the City of Flowery Branch may approve) in the years and in the amounts as follows:

<u>Year</u>	<u>Amount</u>
2025	\$925,000
2026	\$960,000
2027	\$1,000,000
2028	\$1,040,000
2029	\$1,075,000

The general obligation debt of the City of Flowery Branch may be issued in one or more series, and on one or more dates of issuance as the City of Flowery Branch may approve; provided, however, that the aggregate principal amount of such general obligation debt shall not exceed \$5,000,000. The general obligation debt of the City of Flowery Branch may be made subject to redemption prior to maturity, to the extent provided by law, upon terms and conditions to be determined by the City of Flowery Branch.

If the imposition of the sales and use tax is approved by the voters in the referendum described in this notice, such vote shall also constitute approval of the issuance of general obligation debt (in the form of general obligation bonds, promissory notes, or other instruments, as the City of Gainesville may approve) of the City of Gainesville in the aggregate principal amount of \$40,000,000 in conjunction with the imposition of the sales and use tax, to be payable first from a separate account in which are placed the proceeds received by the City of Gainesville from the sales and use tax and then from the general funds of the City of Gainesville, for the purpose of providing funds to pay the cost of the Gainesville projects. Such general obligation debt, if so authorized, shall be dated as of the date of delivery or such other date(s) as the City of Gainesville shall approve, shall be in such denomination or denominations as the City of Gainesville shall approve, shall bear interest from such date at such rate or rates as the City of Gainesville shall approve but not exceeding seven percent (7 %) per annum in any year. The principal of such general obligation debt shall mature (on the dates and by the scheduled maturity or by mandatory redemption, as the City of Gainesville may approve) in the years and in the amounts as follows:

EXHIBIT B

<u>Year</u>	<u>Amount</u>
2025	\$7,385,000
2026	\$7,680,000
2027	\$7,990,000
2028	\$8,305,000
2029	\$8,640,000

The general obligation debt of the City of Gainesville may be issued in one or more series, and on one or more dates of issuance as the City of Gainesville may approve; provided, however, that the aggregate principal amount of such general obligation debt shall not exceed \$40,000,000. The general obligation debt of the City of Gainesville may be made subject to redemption prior to maturity, to the extent provided by law, upon terms and conditions to be determined by the City of Gainesville.

If the imposition of the sales and use tax is approved by the voters in the referendum described in this notice, such vote shall also constitute approval of the issuance of general obligation debt (in the form of general obligation bonds, promissory notes, or other instruments, as the City of Oakwood may approve) of the City of Oakwood in the aggregate principal amount of \$1,000,000 in conjunction with the imposition of the sales and use tax, to be payable first from a separate account in which are placed the proceeds received by the City of Oakwood from the sales and use tax and then from the general funds of the City of Oakwood, for the purpose of providing funds to pay the cost of the Oakwood projects. Such general obligation debt, if so authorized, shall be dated as of the date of delivery or such other date(s) as the City of Oakwood shall approve, shall be in such denomination or denominations as the City of Oakwood shall approve, shall bear interest from such date at such rate or rates as the City of Oakwood shall approve but not exceeding seven percent (7 %) per annum in any year. The principal of such general obligation debt shall mature (on the dates and by the scheduled maturity or by mandatory redemption, as the City of Oakwood may approve) in the years and in the amounts as follows:

<u>Year</u>	<u>Amount</u>
2025	\$185,000
2026	\$190,000
2027	\$200,000
2028	\$210,000
2029	\$215,000

The general obligation debt of the City of Oakwood may be issued in one or more series, and on one or more dates of issuance as the City of Oakwood may approve; provided, however, that the aggregate principal amount of such general obligation debt shall not exceed \$1,000,000. The general obligation debt of the City of Oakwood may be made subject to redemption prior to

EXHIBIT B

maturity, to the extent provided by law, upon terms and conditions to be determined by the City of Oakwood.

The ballot question with regard to whether the tax should be approved by the electors of the Special District shall be in substantially the following form:

- “() Yes Shall a special one percent sales and use tax be imposed in the special district consisting of Hall County for a period of time not to exceed five years and for
() No the raising of an estimated amount of \$325,000,000 for transportation purposes?

If imposition of the tax is approved by the voters, such vote shall also constitute approval of the issuance of general obligation debt of Hall County in the principal amount of \$130,000,000 for the above purpose.

If imposition of the tax is approved by the voters, such vote shall also constitute approval of the issuance of general obligation debt of the Town of Braselton in the principal amount of \$3,500,000 for the above purpose.

If imposition of the tax is approved by the voters, such vote shall also constitute approval of the issuance of general obligation debt of the City of Flowery Branch in the principal amount of \$5,000,000 for the above purpose.

If imposition of the tax is approved by the voters, such vote shall also constitute approval of the issuance of general obligation debt of the City of Gainesville in the principal amount of \$40,000,000 for the above purpose.

If imposition of the tax is approved by the voters, such vote shall also constitute approval of the issuance of general obligation debt of the City of Oakwood in the principal amount of \$1,000,000 for the above purpose.”

Voters desiring to vote for the imposition of the sales and use tax shall do so by voting “Yes” and voters desiring to vote against the imposition of the sales and use tax shall do so by voting “No” as to the question propounded.

Any brochures, listings, or other advertisements issued by Hall County and such Municipalities, or by any other person, firm, corporation, or association with the knowledge and consent of Hall County and such Municipalities, shall be deemed to be a statement of intention of Hall County and such Municipalities concerning the use of the proceeds of the general obligation debt to be issued in connection with the sales and use tax for transportation Purposes.

The several places for holding the election shall be in the regular and established precincts of Hall County, and all polls will be open from 7:00 a.m. to 7:00 p.m. on November 7, 2023, the date fixed for the election. Advance voting will be conducted in accordance with law.

EXHIBIT B

The last day to register to vote in this election is October 9, 2023, through 5:00 p.m.

Those qualified to vote at the election shall be determined in all respects in accordance with the Constitution and statutes of the United States of America and the laws of the State of Georgia.

This Notice is given pursuant to a Resolution of the Board of Commissioners of Hall County adopted on July ____, 2023 calling for an election on the question whether or not to impose a Transportation Special Purpose Local Option Sales and Use Tax, subject to Hall County voters' approval of a referendum on November 7, 2023. A copy of the Resolution is available for public inspection in the office of the County Clerk of Hall County during regular business hours.

This the ____ day of July, 2023.

Lori Wurtz, Hall County Elections Director,
On behalf of the Board of Elections and Registration
Of Hall County, Georgia



AGENDA ITEM

Planning and Development

REPORT TO: Work Session (07/24/23)

REPORT TO: Voting Meeting (07/27/23)

ITEM NO: 392/2023

SUBJECT: Public Hearing for a new Malt Beverage and Wine license for Express Mini Mart located at 3528 Candler Road, Gainesville, GA 30507. Ownership is Adai Legacy Business, Inc. License Holder is Glenda Jackson and the Registered Agent is Beverly Jackson. Commission District 3.

Meetings:

Work Session Date: 07/24/23

Voting Meeting Date: 07/27/23

Executive Summary:

Presenter: RD

Recommendation:
Approve

Purpose of Request:

Public Hearing for a new Malt Beverage and Wine license for Express Mini Mart located at 3528 Candler Road, Gainesville, GA 30507. Ownership is Adai Legacy Business, Inc. License Holder is Glenda Jackson and the Registered Agent is Beverly Jackson. Commission District 3.

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
--------	---------	----------	----------------

Submit	Approve	Attorney	Administration
BS	RD	WLI	CR
Clerk			
JR			

Attachments:

Recommendation Memo
Map



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
BUSINESS LICENSE DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6815 | f: 770.531.4953

DIRECTOR
Srikanth Yamala

PLANNING AND DEVELOPMENT
DIRECTOR
Randi Doveton

BUSINESS LICENSE DIRECTOR
Brandi Smith

To: Randi Doveton, Planning Director

From: Brandi Smith, Business License Director

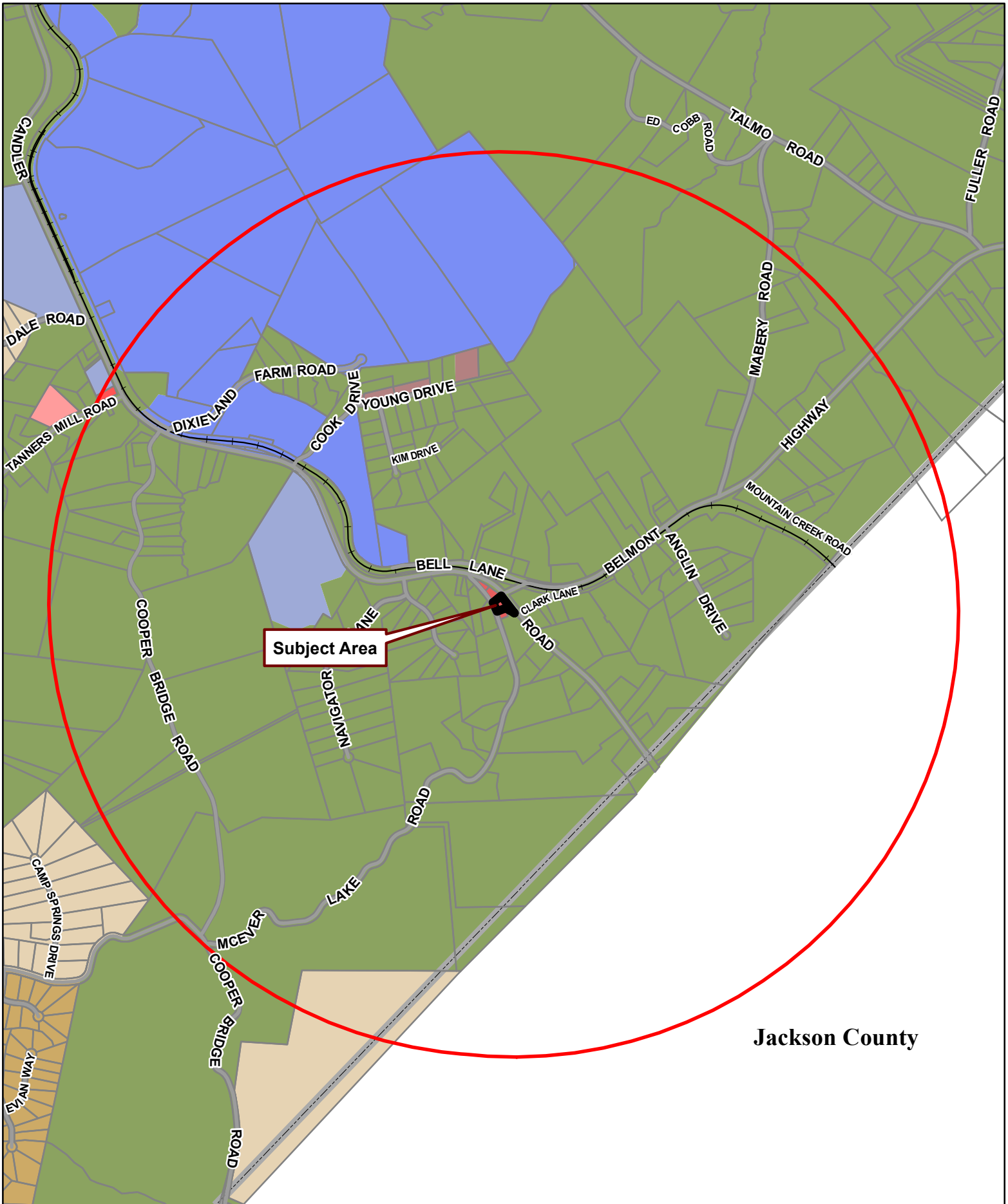
Date: 06/30/2023

Subject: Express Mini Mart

New Alcohol Application for Express Mini Mart located at 3528
Candler Road, Gainesville, GA 30507.

- Managing Agent – Glenda Jackson of Winder, GA
- Registered Agent – Beverly Jackson of Gainesville, GA
- Owner – Adai Legacy Business, Inc
- Commission District 3

It is my recommendation to approve the application.



Subject Property: 3528 Candler Road, Gainesville, GA 30507

0 500 1,000 2,000 3,000 Feet

- Zoning Boundary
- City Limits
- Church

- Active Alcohol Licenses
- 1 Mile Buffer
- Subject Area



Date: 6/27/2023



AGENDA ITEM

Planning and Development

REPORT TO: Work Session (07/24/23)

REPORT TO: Voting Meeting (07/27/23)

ITEM NO: 377/2023

SUBJECT: **5182 Odum Smallwood Road | Use Subject to County Commission Approval** | on a 27.40± acre tract located on the east side of Odum Smallwood Road approximately 480 feet from its intersection with Jess Helton Road | Zoned AR-IV; Tax Parcel 12004 000019 | **Proposed use: telecommunications facility** | Commission District 3 | **Verizon Wireless, applicant.** NOTE: Tabled at the June 21, 2023 Meeting until the July 27, 2023 Voting Meeting.

Meetings:

Work Session Date: 07/24/23

Voting Meeting Date: 07/27/23

Executive Summary:

Presenter:
Recommendation: RD

Approval, with conditions: 1. The proposed tower shall be located as shown on the site plan and as described in the narrative that was submitted.

2. The applicant shall notify the county of any construction, tower, or site modifications that would be different from what is submitted for consideration. Of particular interest to the county are changes in height, structure, tower lighting, and ground facilities that would have any impact on the sites ability to support other users or affect the surrounding neighborhood.

3. The applicant shall provide tower and foundation design prior to the issuance of a building permit.

4. The height of the tower and all appurtenances, including lightning rods, shall be limited to 195 feet as shown on the proposed construction drawings included with the 2019 application.

5. All plans and plats created for this development shall reference the conditions of zoning approval.

6. Site must meet the requirements of Section 17.410.060. The items required by this section must be shown on all plans.

7. Collocations of additional antennae and carriers must follow standard permitting process.

8. No variances or exceptions are granted other than those specifically granted herein:

a. The tower shall be no closer than 372 feet from the closest off-site residential structure and 298 feet from the closest property line as shown on the site plan submitted.

9. Development shall follow the standard Hall County Development Review and construction permitting process.

Purpose of Request:

5182 Odum Smallwood Road | Use Subject to County

Commission Approval | on a 27.40± acre tract located on the east side of Odum Smallwood Road approximately 480 feet from its intersection with Jess Helton Road | Zoned AR-IV; Tax Parcel 12004 000019 | **Proposed use: telecommunications facility** | Commission District 3 | **Verizon Wireless, 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	Attorney	Administration
AD	RD	WLI	CR
Clerk			
JR			

Attachments:

Revised Board Memo
Board Memo
Recommendation Report
Application
Narrative
Narrative Supplemental
Site Plan
Maps

Deed
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Tax Assessors Comments
Notice Sign Photos
Updated Notice Signs



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PLANNING AND DEVELOPMENT

POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Srikanth Yamala

PLANNING AND DEVELOPMENT
DIRECTOR
Randi Doveton

To: Richard Higgins, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: July 10, 2023

Subject: **5182 Odum Smallwood Road | Use Subject to County Commission Approval | on a 27.40± acre tract | Proposed use: telecommunications facility | Verizon Wireless, applicant.**

The request before you is the request of Verizon Wireless for a use subject to County Commission approval for a telecommunications facility. This item is located within Commission District 3.

This item was tabled by the Board of Commissioners at the June 21, 2023 voting meeting. No changes to the proposal have occurred since that meeting. The Planning Commission's recommended conditions and voting information are listed below.

At their May 15, 2023 meeting, the Hall County Planning Commission voted to recommend approval with nine (9) conditions **(5-0)**.

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 proposed tower shall be located as shown on the site plan and as described in the narrative that was submitted.
2. The applicant shall notify the county of any construction, tower, or site modifications that would be different from what is submitted for consideration. Of particular interest to the county are changes in height, structure, tower lighting, and ground facilities that would have any impact on the sites ability to support other users or affect the surrounding neighborhood.
3. The applicant shall provide tower and foundation design prior to the issuance of a building permit.

4. The height of the tower and all appurtenances, including lightning rods, shall be limited to 195 feet as shown on the proposed construction drawings included with the 2019 application.
5. All plans and plats created for this development shall reference the conditions of zoning approval.
6. Site must meet the requirements of Section 17.410.060. The items required by this section must be shown on all plans.
7. Collocations of additional antennae and carriers must follow standard permitting process.
8. No variances or exceptions are granted other than those specifically granted herein:
 - a. The tower shall be no closer than 372 feet from the closest off-site residential structure and 298 feet from the closest property line as shown on the site plan submitted.
9. Development shall follow the standard Hall County Development Review and construction permitting process.



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PLANNING AND DEVELOPMENT

POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

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DIRECTOR
Srikanth Yamala

PLANNING AND DEVELOPMENT
DIRECTOR
Randi Doveton

To: Richard Higgins, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: June 5, 2023

Subject: **5182 Odum Smallwood Road | Use Subject to County Commission Approval | on a 27.40± acre tract | Proposed use: telecommunications facility | Verizon Wireless, applicant.**

The request before you is the request of Verizon Wireless for a use subject to County Commission approval for a telecommunications facility. This item is located within Commission District 3.

At their May 15, 2023 meeting, the Hall County Planning Commission voted to recommend approval with nine (9) conditions **(5-0)**.

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 proposed tower shall be located as shown on the site plan and as described in the narrative that was submitted.
2. The applicant shall notify the county of any construction, tower, or site modifications that would be different from what is submitted for consideration. Of particular interest to the county are changes in height, structure, tower lighting, and ground facilities that would have any impact on the sites ability to support other users or affect the surrounding neighborhood.
3. The applicant shall provide tower and foundation design prior to the issuance of a building permit.
4. The height of the tower and all appurtenances, including lightning rods, shall be limited to 195 feet as shown on the proposed construction drawings included with the 2019 application.
5. All plans and plats created for this development shall reference the conditions of zoning approval.
6. Site must meet the requirements of Section 17.410.060. The items required by this section must be shown on all plans.

7. Collocations of additional antennae and carriers must follow standard permitting process.
8. No variances or exceptions are granted other than those specifically granted herein:
 - a. The tower shall be no closer than 372 feet from the closest off-site residential structure and 298 feet from the closest property line as shown on the site plan submitted.
9. Development shall follow the standard Hall County Development Review and construction permitting process.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant Verizon Wireless

Request Use Subject to County Commission Approval

Proposed Use Telecommunication facility

Size 27.40± acres

Zoning Agricultural Residential IV (AR-IV, [17.120](#))

Location **5182 Odum Smallwood Road** | Tax Parcel 12004
000019

Commission District Three

Planning Commission Date May 15, 2023

Staff Recommendation **Approval, with conditions, based on the intended use and prior approvals, the requested conditional use request is appropriate.**

Planning Commission Recommendation..... **Approval, with conditions**

Vote: 5-0

Planning Commission Conditions:

1. The proposed tower shall be located as shown on the site plan and as described in the narrative that was submitted.
2. The applicant shall notify the county of any construction, tower, or site modifications that would be different from what is submitted for consideration. Of particular interest to the county are changes in height, structure, tower lighting, and ground facilities that would have any impact on the sites ability to support other users or affect the surrounding neighborhood.
3. The applicant shall provide tower and foundation design prior to the issuance of a building permit.
4. The height of the tower and all appurtenances, including lightning rods, shall be limited to 195 feet as shown on the proposed construction drawings included with the 2019 application.
5. All plans and plats created for this development shall reference the conditions of zoning approval.
6. Site must meet the requirements of Section 17.410.060. The items required by this section must be shown on all plans.
7. Collocations of additional antennae and carriers must follow standard permitting process.
8. No variances or exceptions are granted other than those specifically granted herein:

- a. The tower shall be no closer than 372 feet from the closest off-site residential structure and 298 feet from the closest property line as shown on the site plan submitted.
9. Development shall follow the standard Hall County Development Review and construction permitting process.

Public Forum:

There were no comments in support or opposition.

Summary Analysis

The applicant is requesting conditional use approval from the Hall County Board of Commissioners to construct a new telecommunication tower for Verizon Wireless. The subject property is 27.40 ± acres in size and is zoned Agricultural Residential IV (AR-IV, [17.120](#)). Within the AR-IV district, telecommunication facilities require conditional use approval.

The Hall County Board of Commissioners approved, with conditions, an identical conditional use permit on December 12, 2019 for a telecommunication tower for Verizon Wireless. The tower was never constructed, and as a result the conditional use approval for the tower expired 12 months from the date of approval as no action was taken by the applicant to implement the use, per [17.380.130](#).

Per the 2019 Staff Report:

The applicant is requesting approval to construct a 190 foot tall monopole communications tower with a 5 foot lightning rod (total of 195 feet in height) inside a 60 foot by 60 foot fenced compound that will include corresponding ground equipment. The leased area measures 100 feet by 100 feet with a 30 foot ingress-egress/fiber/utility easement. The proposed location has been studied extensively by the applicant, Verizon, in an effort to improve service in the area by offloading capacity traffic and enhancing coverage. Verizon first investigated co-location with existing structures but found the area to be lacking those structures.

Submitted information with the application includes various maps and plans, an engineering statement of need, construction drawings, notification lists and residential waivers, a partially-executed lease agreement and deed, airspace study and TOWAIR (software used by the Federal Communications Commission [FCC] to determine compliance of structures with regulations), and balloon test results.

The application details the compliance and conformance with Hall County Development Codes; goals of safeguarding the public's health, safety, and welfare; land use selection criteria; and how this project aligns with Federal Telecommunications Act objectives.

The proposed location is zoned Agricultural-Residential-IV (AR-IV), and the surrounding properties are primarily zoned AR-IV also. The applicant acknowledges that the proposed site is deemed a "disfavored location" due to the residential zoning classification and that the tower will not be four tower lengths (780 feet) from seven residential structures (five property owners). The applicant has, however, obtained

notarized waivers from two of the five affected property owners, and these waivers are included with the application.

The proposed location is 298 feet from the closest property line (Odum Smallwood Road is to the west), 600 feet from the northern boundary, 645 feet from the eastern boundary, and 430 feet from the southern boundary. According to the letter of intent, the closest off-site residential structure is 372 feet away and owned by the subject property owner who has submitted a waiver. The second, third, and fourth closest off-site residential structures are 678-749 feet away and are all owned by the subject property owner's brother and sister-in-law, who have also submitted a waiver. The remaining three residential structures are 723-778 feet away, instead of the required 780 feet.

The proposed security fence is designed to be 6 feet tall with 1 foot of barbed wire, will surround the telecommunications compound, and will be approximately 60 feet by 60 feet in size. The access road is directly off a public roadway and will not cross any hazardous or environmentally sensitive land. The proposed tower location is approximately 350 feet from the public right-of-way. There will be a 12 foot gravel road providing access to the area.

The facility will be unmanned and will not create traffic, produce noise, or produce odor. Storm water runoff will be negligible because the compound is to consist of gravel.

One objective of the Federal Telecommunications Act is to foster competition by encouraging the expansion of service coverage area and technology. The proposed location, type of tower, and height allow a facility that accommodates multiple wireless carriers. The height allows the signal to carry over a larger area of rural property and reduces the need for additional tower sites. The design of the tower facility allows for the necessary antenna array spacing and the ground space to accommodate the equipment of multiple carriers. The technical justification report identified the current service coverage gap; this proposed facility will provide the opportunity for multiple carriers to improve and keep up with the competition's coverage foot print and level of service. By creating a competitive environment, consumers in rural areas have more choices at a more affordable cost.

Another objective of the Federal Telecommunications Act is to encourage community economic development. Economist and Urban Planning Studies show that access to communication services strengthens and grows communities. This factor is more evident in rural parts of the country. The proposed infrastructure provides desirable connectivity to institutions, government, industry, and other communities. This type of telecommunications development promotes community sustainability which in turn advances the public welfare with little or no negative impact to the current community resources.

The last objective listed of the Federal Telecommunications Act is to provide reliable and quality communication networks for emergency response. Citizens are dependent on wireless phones for emergency alerts. First responders rely on wireless communications to save lives and meet challenges of catastrophes.

Based on the future land-use plan, staff finds the conditional use request inconsistent with the future land use classification of Rural Residential in the [Comprehensive Plan](#).

Zoning Analysis

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 proposed site is considered a disfavored location, per [17.410.40](#), which is defined as any residentially zoned property or residentially occupied structure, or sites within four tower lengths of a residentially zoned property shall be a disfavored site for the location of telecommunications facilities. The proposed tower is within 4 tower lengths of 7 residences.**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed use should not have a negative effect on the existing uses or usability of adjacent or nearby properties. If approved, the site will be developed in accordance with applicable development regulations.**
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **Yes, the property has reasonable economic use as currently zoned, Agricultural Residential IV (AR-IV, [17.120](#)), but the telecommunication tower cannot be constructed as described without conditional use approval from the Board of Commissioners.**
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 should not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection public 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 parcel falls within the Rural Residential character area of the Comprehensive Plan. The intent of the Rural Residential character area is to preserve and the established residential/rural character and create a transition between Rural Area and development in Residential Areas. The Rural Residential Areas are characterized by low-density single-family residential uses with deep setbacks from the road. Future development should continue to reflect lower density detached single-family residential uses, and neighborhood design should incorporate a high percentage of open space (i.e. 'Conservation Subdivision' design). The proposed use is not consistent with the Comprehensive Plan.**
6. The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**
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 developed with a single-family residence, constructed in 1930, per the [property tax records](#).**
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; **There are no known changing conditions affecting the use or development of the property.**
11. Whether the change would create an isolated district unrelated to the surrounding districts; **There are no proposed changes to the underlying zoning classification, as such, this criteria is not applicable.**
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; **No, the request is not out of scale with the needs of the county as a whole.**
14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **As telecommunication towers require Board of Commissioner approval within any of the zoning districts in which they are permitted, it is impossible to find an adequate site for the proposed use already appropriately zoned.**
15. Whether the need for rezoning could be handled instead by a variance request to the [planning commission]; **No, the request could not be handled instead by a variance.**
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.**

[17.380.050](#). - Submission requirements

- 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 the Hall County Planning Commission.**

- 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]. **The applicant has submitted a narrative and site plan but has not explicitly addressed the criteria listed in [17.350.120](#).**
 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. **The applicant submitted the site plan drawn to scale.**
- C. For any application for a slow rate land treatment system (see [chapter 17.20](#)), the following additional requirements apply. **This standard is not applicable as the site will not have restroom facilities.**
- D. 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. **As there are not 100 or more residential dwelling units proposed, this criteria is not applicable.**

Development Support and Constraints / Departmental Comments

Hall County Environmental Health

In an email dated May 2, 2023, Emily McGahee states "No comment."

Hall County Fire Marshal

An email dated April 28, 2023, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated: "Engineered site plans required for review and approval."

Hall County Public Works and Utilities

In a memo dated May 1, 2023, from Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:

The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not center line of stream

Traffic:

No comment.

Utilities

No comment.

Georgia Department of Transportation

In an email dated April 28, 2023 from Parker Niebauer, Traffic Operations Supervisor, confirmed that the project will not require GDOT coordination.

➤ **Excerpts from the minutes of the May 15, 2023 meeting**

Applicant's Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Patton Hahn, 1901 6th Avenue North, Birmingham, Alabama, presented the request. The applicant stated they are in agreement with staff conditions.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell gave clarification of the radius.

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

Conditions:

1. The proposed tower shall be located as shown on the site plan and as described in the narrative that was submitted.
2. The applicant shall notify the county of any construction, tower, or site modifications that would be different from what is submitted for consideration. Of particular interest to the county are changes in height, structure, tower lighting, and ground facilities that would have any impact on the sites ability to support other users or affect the surrounding neighborhood.
3. The applicant shall provide tower and foundation design prior to the issuance of a building permit.

4. The height of the tower and all appurtenances, including lightning rods, shall be limited to 195 feet as shown on the proposed construction drawings included with the 2019 application.
5. All plans and plats created for this development shall reference the conditions of zoning approval.
6. Site must meet the requirements of Section 17.410.060. The items required by this section must be shown on all plans.
7. Collocations of additional antennae and carriers must follow standard permitting process.
8. No variances or exceptions are granted other than those specifically granted herein:
 - a. The tower shall be no closer than 372 feet from the closest off-site residential structure and 298 feet from the closest property line as shown on the site plan submitted.
9. Development shall follow the standard Hall County Development Review and construction permitting process.

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



CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Property Owner (Name & Mailing Address)

Verizon Wireless Co Baker Donelson
1901 Sixth Ave N, Ste 2600
Birmingham, AL 35203

Jimmy Leon Clark
5166 Odum Smallwood Rd
Gainesville, GA 30506

Phone (205) 328-0480

Phone (770) 983-7057

Email Address mpalmer@bakerdonelson.com

Email Address na

Proposed Use wireless telecommunications facility

Contact Person (Name & Mailing Address)

Status of Applicant

Requested Action

Mary Palmer Co Baker Donelson
1901 Sixth Ave N, Ste 2600
Birmingham, AL 35203

☐ Owner

Permissive Use:

☐ Option to Purchase

☐ HCPC ☐ HCC

☐ Area Resident

Fee: \$1250⁰⁰

☒ Other leasehold

Receipt #:

Phone (205) 250-8353

Email Address mpalmer@bakerdonelson.com

Zoning: AR-IV

Check #: 801753

Tax Parcel Number 12004 00019

Acreage

Location Address Odum Smallwood Rd, Gainesville, GA

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

Sign Mary S. Palmer

Date: 3/13/2023

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:



**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)

Jimmy L. Clark

Address

5166 Odum Smallwood Road
Gainesville, Georgia 30506

Phone Number

(770) 983-7057

Name of applicant(s)

Verizon Wireless / Attorney for Verizon Wireless
Baker Donelson

Address

420 North 20th Street, Suite 1400
Birmingham, AL 35203

Phone Number

(205) 250-8353

Purpose of Permit

Construction of a wireless telecommunications
facility

Site Address

5166 Odum Smallwood Road

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)

Jimmy Leon Clark

Personally appeared before me

Jasmine Hurley

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.

Notary Public Signature

3/4/2023

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) Jimmy L. Clark
Address 5166 Odum Smallwood Road
Gainesville, GA 30506
Phone Number (770) 983-7057

Name of applicant(s) Vernon Wicks / Baker Donelson
Address 420 N. 20th St, Ste 1400
Birmingham, AL 35203
Phone Number (205) 250-8353

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) Jimmy Leon Clark

Personally appeared before me

Jasmine Hurley

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



3-4-2023
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): n/a Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Jimmy Leon Clark Date: _____

Applicant's/Owner's Name (Printed): Jimmy Leon CLARK

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): -NA- Office: -NA-

Dollar Amount: -NA- Date of Contribution: -NA-

Applicant's/Owner's Signature: Mattie Hantley Date: 4.12.2023

Applicant's/Owner's Name (Printed): MATTIE HANTLEY

COMPLIANCE LETTER
FOR NEW TELECOMMUNICATION FACILITY

Verizon Wireless acknowledges compliance with the Telecommunication Ordinance and all applicable regulations.

The proposed Wireless Telecommunications Facility:

- 1) shall at all times and without exception, be maintained in a safe manner, and in compliance with all conditions of all permits and authorizations.
- 2) shall at all times be operated and maintained in compliance with all federal, State and local laws, codes, ordinances, rules and regulations, including but not limited to those related to electrical powering limits and RF emissions.
- 3) shall be located, fenced or otherwise be made inaccessible to individuals and constructed or shielded in such a manner that they cannot be climbed into or run into.
- 4) shall furnish written certification that the Wireless Telecommunication facilities are grounded and bonded so as to protect persons and property and installed with appropriate surge protectors after construction and prior to receiving a Certificate of Completion.

Verizon Wireless certifies that the telecommunication facility, foundation and attachments are designed and will be constructed ("as built") to meet all local, County, State and Federal structural requirements for loads, including wind and ice loads prior to issuance of the Certificate of Completion.

Verizon Wireless will furnish after construction and prior to receiving a Certificate of Completion, written certification that the Wireless Telecommunication facilities are grounded and bonded so as to protect persons and property and installed with appropriate surge protectors after construction and prior to receiving a Certificate of Completion

Verizon Wireless will expeditiously remedy any physical or RF interference with other telecommunications or wireless devices or services; and

Verizon Wireless will provide Tower maintenance and inspection procedures and related system of records in application for co-location prior to issuance of the Certificate of Completion.

Verizon Wireless proposed work is legally permissible, including, but not limited to the fact that the Verizon Wireless is authorized to do business in the State.

Signed by: Matt D. Hartley being authorized to sign for and legally commit the applicant.

Print Name: Matt D. Hartley

Date: 1.9.2023



Verizon Wireless
10300 Old Alabama Connector Road
Alpharetta, GA 30022-1117

June 22, 2023

Randi Doveton
Director of Planning and Development
Hall County, GA
2875 Browns Bridge Road
3rd Floor
Gainesville, GA 30504

Subject: Verizon Wireless Tower – Hallway, 5182 Odum Smallwood Road
Item # 326/2023

To Whom It May Concern:

Upon construction, the facility will be visited on average once per month for routine maintenance purposes and will not emit noise or glare.

It will be constructed and maintained in compliance with all federal, state and local building codes and standards, and will be compliant with Enhanced 911, a federally-mandated program to improve the reliability of E911 service to the surrounding area.

In the meantime, if you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, reading "Matthew C. Hartley", with a long horizontal flourish extending to the right.

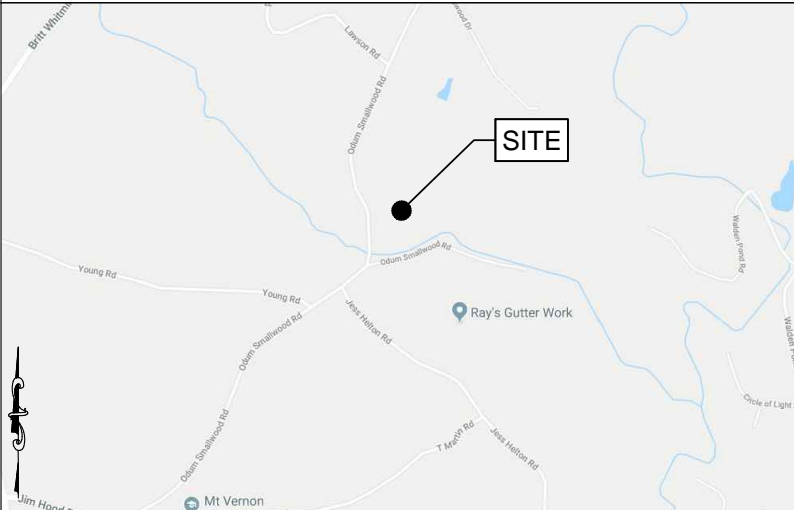
Matthew Hartley
Sr Manager Real Estate
Network Engineering
O 678 277 3612
M 770 880 0649
matthew.hartley@verizonwireless.com

Drawing name: C:\Users\tgibson\OneDrive - Foresite Group, Inc\Desktop\In Progress\1010.001 - PM&A\318965 - Hallway - NSB CD Most Recent.dwg T-1 Feb 07, 2020 10:27am by: tgibson

LOCATION MAP



VICINITY MAP



DRIVING DIRECTIONS

~DEPART FROM VERIZON WIRELESS OFFICE AT:
10300 OLD ALABAMA ROAD, ALPHARETTA, GA 30022
~GET ON GA-400 N/US-19 N FROM MANSELL RD AND HAYNES BRIDGE RD
~MERGE ONTO GA-400 N/US-19 N
~TAKE EXIT 17 FOR GA-306 TOWARD GAINESVILLE
~USE THE RIGHT 2 LANES TO TURN RIGHT ONTO GA-306 E
~TURN RIGHT ONTO HWY 53 E
~TURN LEFT ONTO SARDIS RD
~TURN LEFT TO STAY ON SARDIS RD
~AT THE TRAFFIC CIRCLE, TAKE THE 1ST EXIT ONTO LEDAN RD/LEDAN EXT
~TURN LEFT ONTO GA-60 N
~TURN RIGHT ONTO GA-283 N
~TURN RIGHT ONTO JIM HOOD RD
~TURN LEFT ONTO ODUM SMALLWOOD RD, KEEP LEFT AT THE FORK SITE IS ON THE RIGHT IN .09 MILES

DEPARTMENT	NAME/SIGNATURE	DATE
LAND/TOWER OWNER		
SITE ACQU. AGENT		
ZONING/PERMITTING AGENT		
A&E MANAGER		
CONSTRUCTION MANAGER		
RF MANAGER		

PREPARED FOR:

verizon

PROJECT DESCRIPTION:

RAW LAND NSB

SITE NAME:

HALLWAY

VERIZON LOCATION CODE:

318965



Know what's below
Call before you dig

*** CAUTION ***

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FOR EMERGENCIES CALL: 911

PROJECT INFORMATION

SITE ADDRESS:	5182 ODUM SMALLWOOD RD GAINESVILLE, GA 30506
LATITUDE:	34° 25' 48.75" (NAD 83)
LONGITUDE:	-83° 49' 52.11" (NAD 83)
PARCEL ID:	12004 000019
JURISDICTION:	HALL COUNTY
ZONING CLASSIFICATION:	AR-IV
PROPERTY OWNER:	JIMMY LEON CLARK
PROPERTY OWNER PHONE:	(678) 617-9556
APPLICANT:	VERIZON WIRELESS 10300 OLD ALABAMA ROAD ALPHARETTA, GA 30022
ENGINEER:	FORESITE GROUP, LLC 3740 DAVINCI CT, SUITE 100 PEACHTREE CORNERS, GA 30092
POWER:	JACKSON EMC
TELCO:	AT&T
DESIGN DATA:	
DESIGN CODE:	INTERNATIONAL BUILDING CODE: 2012 EDITION WITH 2014, 2015, 2017 & 2018 GEORGIA AMENDMENTS & TIA/EIA TIA-222-H
BASIC:	115 MPH (PER 2012 IBC)
EXPOSURE CATEGORY:	C
RISK CATEGORY:	II

SHEET INDEX

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET	0
T-2	CONSTRUCTION NOTES	0
T-3	SITE SIGNAGE	0
V-1	SURVEY	0
V-2	SURVEY	0
C-0	TOWER SETBACK AERIAL	0
C-1	OVERALL SITE PLAN	0
C-1.1	CATTLE GATE DETAIL	0
C-2	ENLARGED SITE PLAN	0
C-3	GRADING & EROSION CONTROL PLAN	0
C-3.1	GRADING & EROSION CONTROL PLAN	0
C-3.2	EROSION CONTROL DETAILS	0
C-3.3	EROSION CONTROL DETAILS	0
C-3.4	EROSION CONTROL DETAILS	0
C-3.5	EROSION CONTROL DETAILS	0
C-3.6	EROSION CONTROL DETAILS	0
C-3.7	EROSION CONTROL DETAILS	0
C-4	EQUIPMENT DETAILS	0
C-5	TOWER ELEVATION & ANTENNA ORIENTATION	0
C-6	FOUNDATION & ACCESS DRIVE DETAILS	0
C-7	ICE BRIDGE DETAILS	0
C-8	FENCE DETAILS	0
C-9	GENERATOR DETAILS	0
E-1	ELECTRICAL NOTES	0
E-2	ONE-LINE DIAGRAM & PANEL SCHEDULE	0
E-3	SITE SERVICE ROUTING & COMPOUND GROUNDING PLAN	0
E-4	SITE SERVICE ROUTING & EQUIPMENT GROUNDING PLAN	0
E-5	GROUNDING DETAILS	0
E-6	GROUNDING DETAILS	0
E-7	GROUNDING DETAILS	0
E-8	UTILITY H-FRAME DETAILS	0

verizon

FORESITE
group

Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
w | www.fg-inc.net
o | 770.368.1399
f | 770.368.1944

SEAL:



PROJECT:

HALLWAY
318965

LOCATED AT:
5182 ODUM SMALLWOOD RD
GAINESVILLE, GA 30506

APPROVALS

CARRIER _____

LANDLORD _____

LEASING _____

CONSTRUCTION _____

REVISIONS _____ DATE _____

ISSUED FOR: _____ PERMIT/CONSTRUCTION

PROJECT MANAGER: _____ MWM

DRAWING BY: _____ ALK

DATE: _____ 02/07/20

TITLE:

TITLE SHEET

SHEET NUMBER: _____ T-1

JOB/FILE NUMBER: _____ 1010.001

Drawing name: C:\Users\tgibson\OneDrive - Foresite Group, Inc\Desktop\In Progress\1010.001 - PM&A\318965 - Hallway - NSB CD Most Recent.dwg T-2 Feb 07, 2020 10:27am by: tgibson

GENERAL NOTES:

1. FOR THE PURPOSE OF THE CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)
TOWER OWNER – VERIZON WIRELESS
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
4. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWNGS.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE ENGINEER.
8. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER, FIBER, AND GROUNDING CABLES SHOWN ON THE POWER & GROUNDING DRAWINGS.
9. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR’S EXPENSE TO THE SATISFACTION OF THE OWNER.
10. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.
11. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
12. CONTRACTOR SHALL HAVE A PRECONSTRUCTION MEETING WITH OWNER TO DISCUSS ALL ASPECTS OF THE CONSTRUCTION SCOPE OF THIS DRAWING TO ENSURE HE IS FAMILIAR AND UNDERSTANDS ALL REQUIREMENTS AND INTENT OF EACH ACTIVITY.
13. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS BEFORE STARTING WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.
14. IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORMWORK, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
15. THE CONTRACTOR SHALL USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS, AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK.
16. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONSAND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT. ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION.

SITE WORK GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATION OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF OWNER AND/OR LOCAL UTILITIES.
6. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
7. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
8. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
9. THE SUB GRADE UNDER THE PROPOSED EQUIPMENT PAD SHALL BE COMPACTED TO 98% PROCTOR AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
10. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
11. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

STRUCTURAL STEEL NOTES:

1. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC “MANUAL OF STEEL CONSTRUCTION”. PAINTED OR GALVANIZED SURFACES SHALL BE TOUCHED UP.
2. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301, ACI 318, ACI 336, ASTM A184
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE; SLUMP: 2” MIN./4” MAX; AIR ENTRAINMENT: 45 TO 6% BY VOLUME; MAXIMUM COARSE AGGREGATE SIZE SHALL BE 1”.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE REINFORCEMENT UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS “B” AND ALL HOOKS SHALL BE STANDARD, UNLESS NOTED OTHERWISE.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH.....3”
CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 AND LARGER.....3”
#5 AND SMALLER & WWF.....3”
CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT
CAST AGAINST THE GROUND:
SLAB AND WALL.....1½”
BEAMS AND COLUMNS.....1½”
5. A CHAMFER OF 3/4” SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301.
6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER’S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER’S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. IF DRILLING IN EXISTING CONCRETE, NO EXISTING REBAR WILL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL.
7. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
8. ALL CONCRETE SHALL BE READY–MIXED IN ACCORDANCE WITH ASTM C94. MAINTAIN TEMPERATURE OF CAST IN PLACE CONCRETE AT BETWEEN 50 DEGREES AND 90 DEGREES FARENHEIT.
9. DO NOT USE RETEMPERED CONCRETE, OR ADD WATER TO READY–MIX CONCRETE AT THE JOBSITE.
10. FOUNDATION INSTALLER SHALL INSURE THAT ALL PROTRUDING THREADS OF PROPOSED ANCHOR BOLTS SHALL BE MAINTAINED CLEAN AND FREE OF CONCRETE.
11. FOUNDATION DESIGN IS BASED ON SOIL WITH 2000 PSF BEARING CAPACITY. IF EXISTING SOIL DOES NOT HAVE A MINIMUM 2000 PSF BEARING CAPACITY CONTRACTOR SHALL EXTEND PERIMETER BEAM TO REACH SOIL WITH MINIMUM 2000 PSF BEARING CAPACITY.



Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092

w | www.fg-inc.net
o | 770.368.1399
f | 770.368.1944

SEAL:



PROJECT:

HALLWAY
318965

LOCATED AT:
5182 ODUM SMALLWOOD RD
GAINESVILLE, GA 30506

APPROVALS

CARRIER _____

LANDLORD _____

LEASING _____

CONSTRUCTION _____

REVISIONS _____ DATE _____

ISSUED FOR: PERMIT/CONSTRUCTION

PROJECT MANAGER: MWM

DRAWING BY: ALK

DATE: 02/07/20

TITLE:

CONSTRUCTION NOTES

SHEET NUMBER: T–2

JOB/FILE NUMBER: 1010.001

Drawing name: C:\Users\tgibson\OneDrive - Foresite Group, Inc\Desktop\In Progress\1010.001 - PM&A\318965 - Hallway\DWG\318965 - Hallway - NSB CD Most Recent.dwg T-3 Feb 07, 2020 10:27am by: tgibson

verizon

TOWER OWNER'S NAME: TBD

SITE NAME: HALLWAY

ADDRESS: 10300 OLD ALABAMA ROAD
ALPHARETTA, GA 30022

FCC REGISTRATION NUMBER: TBD

FOR LEASING INFORMATION 1-800-852-2671

IN CASE OF EMERGENCY 1-800-852-2671

NO TRESPASSING

POSTING OF THE SIGN REQUIRED BY LAW

12"

OWNER CONTACT SIGN

WHITE BACKGROUND, BLACK LETTERING.
MOUNTING LOCATION: GATE
QUANTITY: 2

NOTICE

AUTHORIZED
PERSONNEL
ONLY

10"

AUTHORIZED PERSONNEL SIGN

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING.
MOUNTING LOCATION: GATE & BASE OF TOWER.
QUANTITY: 1
WHERE ACCESS GATE INSTALLED (QTY. 2)

INFORMATION

Federal Communications Commission
Tower Registration Number

1 2 3 4 5 6 7

Posted in accordance with Federal Communications
Commission rules on antenna tower registration
47CFR 17.4(g).

8"

FCC REGISTRATION SIGN

WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING.
MOUNTING LOCATION: GATE & BASE OF TOWER.
QUANTITY: 2

DANGER

NO
TRESPASSING

10"

DANGER NO TRESPASSING SIGN

WHITE/BLACK BACKGROUND, WHITE/BLACK LETTERING.
MOUNTING LOCATION: GATE & BASE OF TOWER.
QUANTITY: 1
WHERE ACCESS GATE INSTALLED (QTY. 2)

NOTICE

BEYOND THIS POINT:
RADIO FREQUENCY ENVIRONMENT AREA
AUTHORIZED PERSONNEL ONLY
BEYOND THIS POINT

Personnel proceeding beyond this point must obey all
posted signs, site guidelines and Federal Regulations
for working in radio frequency environments

In accordance with Federal Regulations on radio frequency emissions

NOTICE RF SIGN (BLUE)

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING.
MOUNTING LOCATION: GATE & CENTERLINE OF FENCING
AROUND SITE. (QTY. 4)
WHERE ACCESS GATE INSTALLED (QTY. 5)

verizon

FORESITE
group

Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092

w | www.fg-inc.net
o | 770.368.1399
f | 770.368.1944

SEAL:



PROJECT:

HALLWAY
318965

LOCATED AT:
5182 ODUM SMALLWOOD RD
GAINESVILLE, GA 30506

APPROVALS

CARRIER _____

LANDLORD _____

LEASING _____

CONSTRUCTION _____

REVISIONS _____ DATE _____

ISSUED FOR: PERMIT/CONSTRUCTION

PROJECT MANAGER: MWM

DRAWING BY: ALK

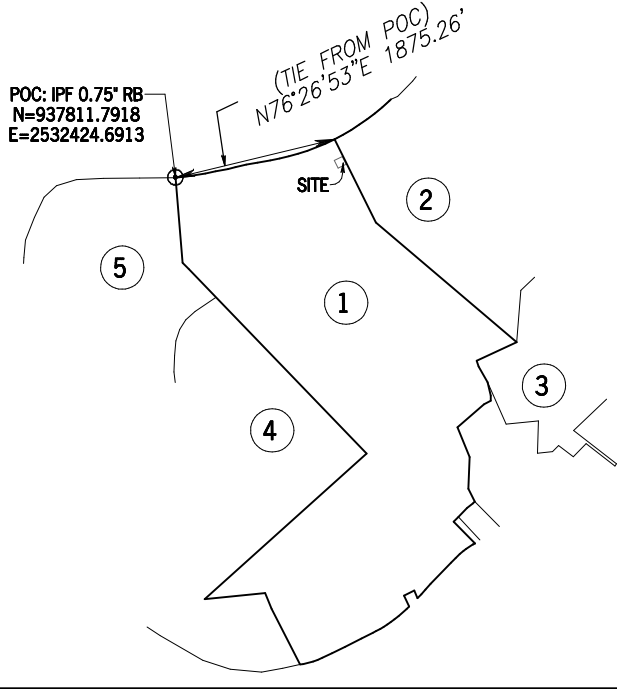
DATE: 02/07/20

TITLE: _____

SITE SIGNAGE

SHEET NUMBER: T-3

JOB/FILE NUMBER: 1010.001



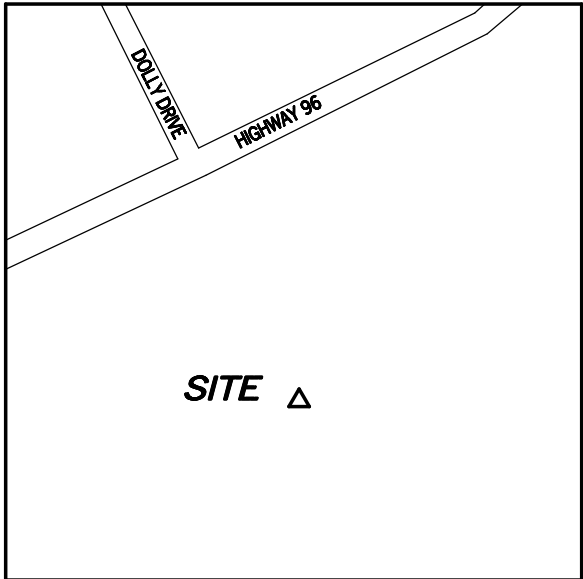
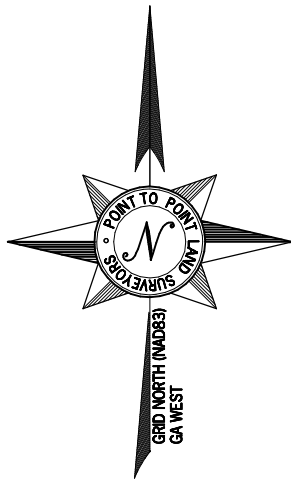
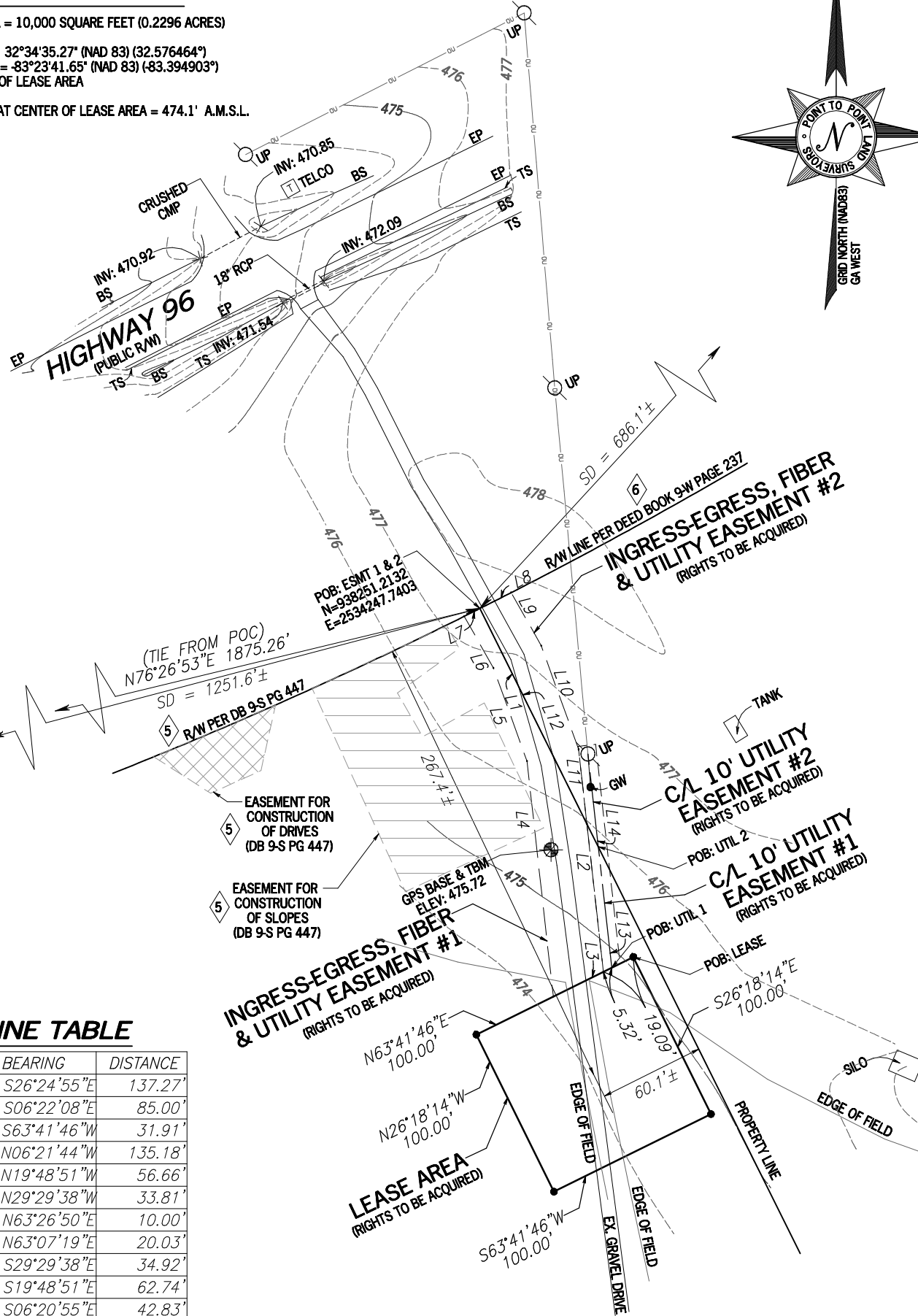
SITE INFORMATION

LEASE AREA = 10,000 SQUARE FEET (0.2296 ACRES)

LATITUDE = 32°34'35.27" (NAD 83) (32.576464°)
LONGITUDE = -83°23'41.65" (NAD 83) (-83.394903°)
AT CENTER OF LEASE AREA

ELEVATION AT CENTER OF LEASE AREA = 474.1' A.M.S.L.

SPEED LIMIT
55 MPH



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

THIS EXHIBIT SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS EXHIBIT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF VERIZON WIRELESS AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE PROPOSED LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

THE FIELD DATA UPON WHICH THIS EXHIBIT SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35. (DATE OF LAST FIELD VISIT: 11-07-2018)

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS EXHIBIT SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID 12B) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS EXHIBIT SURVEY ARE BASED ON GRID NORTH (NAD 83) GA WEST.

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13289C0225B DATED 12/17/2010.

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS EXHIBIT SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

CERTIFICATE OF AUTHORIZATION: LSF000843

SUBJECT PROPERTY

OWNER: MONICA FAULK PADGETT F/K/A MONICA F. RHODES AND MARK SHINE FAULK

SITE ADDRESS: HIGHWAY 96, JEFFERSONVILLE, GA 31044

PARCEL ID: T087 044

AREA: 256.22 ACRES (PER TAX ASSESSOR)

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS

REFERENCES: DEED BOOK T PAGE 156

PARCEL INFORMATION

#	OWNER	PID	REFERENCE
1	MONICA FAULK PADGETT	T087 044	DB T PG 156
2	MARK B FAULK	T087 045	DB RR PG 278
3	CHARLES ROY ASBELL & GLEN RAY ASBELL	T106 001	DB 61 PG 453
4	GLADYS B FAULK ESTATE	T088 023	DB 4L PG 299
5	MONICA F. RHODES & MARK S. FAULK	T087 042	DB 4L PG 299

GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

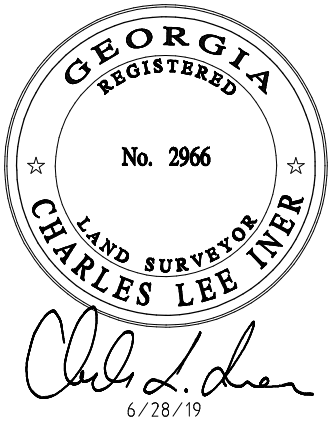
POSITIONAL ACCURACY: 0.06 FEET (HORZ) 0.12 FEET (VERT)
TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY
TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE
DATES OF SURVEY: 11-07-2018
DATUM / EPOCH: NAD_83(2011)EPOCH:2010.00000
PUBLISHED / FIXED CONTROL USE: DN7486, DE9144, DH4140
GEOID MODEL: 12B
COMBINED GRID FACTOR(S): 0.99994624 CENTERED ON THE GPS BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 00°24'55.86"

LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
IPS IRON PIN SET
IPF IRON PIN FOUND
CMF CONCRETE MONUMENT FOUND
UP UTILITY POLE
GW GUY WIRE
TS TOP OF SLOPE
BS BOTTOM OF SLOPE
SD SIGHT DISTANCE
RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
INV INVERT
EP EDGE OF PAVEMENT
TBM TEMPORARY BENCH MARK

LINE TABLE

LINE	BEARING	DISTANCE
L1	S26°24'55"E	137.27'
L2	S06°22'08"E	85.00'
L3	S63°41'46"W	31.91'
L4	N06°21'44"W	135.18'
L5	N19°48'51"W	56.66'
L6	N29°29'38"W	33.81'
L7	N63°26'50"E	10.00'
L8	N63°07'19"E	20.03'
L9	S29°29'38"E	34.92'
L10	S19°48'51"E	62.74'
L11	S06°20'55"E	42.83'
L12	N26°24'55"W	137.27'
L13	N06°22'08"W	69.49'
L14	N06°22'08"W	53.21'



NO.	DATE	REVISION
1	02/14/19	LANGUAGE ESMT-AKG
2	06/28/19	ADDED TITLE - NRW

EXHIBIT SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS

1010 Pennsylvania Avenue
McDonough, GA 30253
(p) 678.565.4440
(f) 678.565.4497
(w) pointtopointsurvey.com



EXHIBIT SURVEY PREPARED FOR:

verizon

10300 OLD ALABAMA ROAD CONNECTOR
ALPHARETTA, GA 30022

FAULK LAKE

25TH DISTRICT
TWIGGS COUNTY, GEORGIA

DRAWN BY: AKG

CHECKED BY: JKL

APPROVED: C. INER

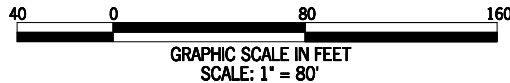
DATE: NOVEMBER 28, 2018.

P2P JOB #: 184454GA

SHEET:

1

OF 2



SURVEY NOT VALID WITHOUT SHEET 2 OF 2

E:\Dropbox (Point To Point)\P2P Current Jobs\2018\184454GA-FAULK LAKE\184454GA.dwg

INGRESS-EGRESS, FIBER & UTILITY EASEMENT #1

TOGETHER WITH AN INGRESS-EGRESS, FIBER AND UTILITY EASEMENT LYING AND BEING IN 25TH LAND DISTRICT, TWIGGS COUNTY, GEORGIA, AND BEING PART OF THE LANDS OWNED BY GLADYS B. FAULK ESTATE, TWIGGS COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 0.75-INCH REBAR FOUND AT THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 96, SAID REBAR FOUND HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF NORTH: 937811.7918, EAST: 2532424.6913 MARKING THE NORTHWEST CORNER OF SAID LANDS; THENCE RUNNING ALONG A TIE LINE, NORTH 76°26'53" EAST, 1875.26 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE AND HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF NORTH: 938251.2132, EAST: 2534247.7403 AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING ALONG THE WEST LINE OF THE LANDS OWNED BY MARK B. FAULK, AS RECORDED IN DEED BOOK RR PAGE 278, SOUTH 26°24'55" EAST, 137.27 FEET TO A POINT; THENCE, SOUTH 06°22'08" EAST, 85.00 FEET TO A POINT ON THE LEASE AREA; THENCE RUNNING ALONG SAID LEASE AREA, SOUTH 63°41'46" WEST, 31.91 FEET TO A POINT; THENCE LEAVING SAID LEASE AREA AND RUNNING, NORTH 06°21'44" WEST, 135.18 FEET TO A POINT; THENCE, NORTH 19°48'51" WEST, 56.66 FEET TO A POINT; THENCE, NORTH 29°29'38" WEST, 33.81 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, NORTH 63°26'50" EAST, 10.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS ARE BASED ON GEORGIA GRID NORTH, NAD83, WEST ZONE.

SAID TRACT CONTAINS 0.1056 ACRES (4,600 SQUARE FEET), MORE OR LESS.

INGRESS-EGRESS, FIBER & UTILITY EASEMENT #2

TOGETHER WITH AN INGRESS-EGRESS, FIBER AND UTILITY EASEMENT LYING AND BEING IN 25TH LAND DISTRICT, TWIGGS COUNTY, GEORGIA, AND BEING PART OF THE LANDS OWNED BY MARK B. FAULK, AS RECORDED IN DEED BOOK RR PAGE 278, TWIGGS COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 0.75-INCH REBAR FOUND AT THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 96, SAID REBAR FOUND HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF NORTH: 937811.7918, EAST: 2532424.6913 MARKING THE NORTHWEST CORNER OF THE LANDS OWNED BY GLADYS B. FAULK ESTATE; THENCE RUNNING ALONG A TIE LINE, NORTH 76°26'53" EAST, 1875.26 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE AND HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF NORTH: 938251.2132, EAST: 2534247.7403 AND THE TRUE POINT OF BEGINNING; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, NORTH 63°07'19" EAST, 20.03 FEET TO A POINT; THENCE, SOUTH 29°29'38" EAST, 34.92 FEET TO A POINT; THENCE, SOUTH 19°48'51" EAST, 62.74 FEET TO A POINT; THENCE, SOUTH 06°20'55" EAST, 42.83 FEET TO A POINT ON THE EAST LINE OF THE LANDS OWNED BY GLADYS B. FAULK ESTATE; THENCE RUNNING ALONG SAID EAST LINE, NORTH 26°24'55" WEST, 137.27 FEET TO A POINT ON SAID RIGHT-OF-WAY AND THE POINT OF BEGINNING.

BEARINGS ARE BASED ON GEORGIA GRID NORTH, NAD83, WEST ZONE.

SAID TRACT CONTAINS 0.0497 ACRES (2,166 SQUARE FEET), MORE OR LESS.

LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN 25TH LAND DISTRICT, TWIGGS COUNTY, GEORGIA, AND BEING PART OF THE LANDS OWNED BY GLADYS B. FAULK ESTATE, TWIGGS COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 0.75-INCH REBAR FOUND AT THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 96, SAID REBAR FOUND HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF NORTH: 937811.7918, EAST: 2532424.6913 MARKING THE NORTHWEST CORNER OF SAID LANDS; THENCE RUNNING ALONG A TIE LINE, NORTH 76°26'53" EAST, 1875.26 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE AND HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF NORTH: 938251.2132, EAST: 2534247.7403; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING THROUGH THE LANDS OWNED BY MARK B. FAULK, AS RECORDED IN DEED BOOK RR PAGE 278, LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING ALONG THE WEST LINE OF THE LANDS OWNED BY MARK B. FAULK, AS RECORDED IN DEED BOOK RR PAGE 278, SOUTH 26°24'55" EAST, 137.27 FEET TO A POINT; THENCE, SOUTH 06°22'08" EAST, 85.00 FEET TO A POINT ON THE LEASE AREA; THENCE RUNNING ALONG SAID LEASE AREA, NORTH 63°41'46" EAST, 19.09 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, SOUTH 26°18'14" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 63°41'46" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 26°18'14" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 63°41'46" EAST, 100.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS ARE BASED ON GEORGIA GRID NORTH, NAD83, WEST ZONE.

SAID TRACT CONTAINS 0.2296 ACRES (10,000 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION SHEET

10' UTILITY EASEMENT #1

TOGETHER WITH A 10-FOOT WIDE UTILITY EASEMENT (LYING 5 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN 25TH LAND DISTRICT, TWIGGS COUNTY, GEORGIA, AND BEING PART OF THE LANDS OWNED BY GLADYS B. FAULK ESTATE, TWIGGS COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 0.75-INCH REBAR FOUND AT THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 96, SAID REBAR FOUND HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF NORTH: 937811.7918, EAST: 2532424.6913 MARKING THE NORTHWEST CORNER OF SAID LANDS; THENCE RUNNING ALONG A TIE LINE, NORTH 76°26'53" EAST, 1875.26 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE AND HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF NORTH: 938251.2132, EAST: 2534247.7403; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING THROUGH THE LANDS OWNED BY MARK B. FAULK, AS RECORDED IN DEED BOOK RR PAGE 278, SOUTH 26°24'55" EAST, 137.27 FEET TO A POINT; THENCE, SOUTH 06°22'08" EAST, 85.00 FEET TO A POINT ON THE LEASE AREA; THENCE RUNNING ALONG SAID LEASE AREA, NORTH 63°41'46" EAST, 5.32 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LEASE AREA AND RUNNING, NORTH 06°22'08" WEST, 69.49 FEET TO THE ENDING AT A POINT ON WEST LINE OF THE LANDS OWNED BY MARK B. FAULK, AS RECORDED IN DEED BOOK RR PAGE 278.

BEARINGS ARE BASED ON GEORGIA GRID NORTH, NAD83, WEST ZONE.

10' UTILITY EASEMENT #2

TOGETHER WITH A 10-FOOT WIDE UTILITY EASEMENT (LYING 5 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN 25TH LAND DISTRICT, TWIGGS COUNTY, GEORGIA, AND BEING PART OF THE LANDS OWNED BY MARK B. FAULK, AS RECORDED IN DEED BOOK RR PAGE 278, TWIGGS COUNTY RECORDS, TWIGGS COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 0.75-INCH REBAR FOUND AT THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 96, SAID REBAR FOUND HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF NORTH: 937811.7918, EAST: 2532424.6913 MARKING THE NORTHWEST CORNER OF THE LANDS OWNED BY GLADYS B. FAULK ESTATE; THENCE RUNNING ALONG A TIE LINE, NORTH 76°26'53" EAST, 1875.26 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE AND HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF NORTH: 938251.2132, EAST: 2534247.7403; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING THROUGH THE LANDS OWNED BY MARK B. FAULK, AS RECORDED IN DEED BOOK RR PAGE 278, SOUTH 26°24'55" EAST, 137.27 FEET TO A POINT; THENCE, SOUTH 06°22'08" EAST, 85.00 FEET TO A POINT ON THE LEASE AREA; THENCE RUNNING ALONG SAID LEASE AREA, NORTH 63°41'46" EAST, 5.32 FEET TO A POINT; THENCE LEAVING SAID LEASE AREA AND RUNNING, NORTH 06°22'08" WEST, 69.49 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE RUNNING THROUGH SAID LANDS, NORTH 06°22'08" WEST, 53.21 FEET TO THE ENDING AT A POINT.

BEARINGS ARE BASED ON GEORGIA GRID NORTH, NAD83, WEST ZONE.

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY THE LAW FIRM OF HODGES & BELL, EFFECTIVE DATE OF MARCH 7, 2019, BEING FILE NO. H936.020, FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

2. RELINQUISHMENT OF ACCESS RIGHTS (EXCEPT AS DESIGNATED BY THE DOT) AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM MONICA FAULK PADGETT F/K/A MONICA FAULK RHODES TO DEPARTMENT OF TRANSPORTATION, DATED NOVEMBER 29, 1994, FILED MAY 23, 1995 AND RECORDED IN DEED BOOK 4-W, PAGE 644, RECORDS OF THE SUPERIOR COURT OF TWIGGS COUNTY, GEORGIA.

[THIS ITEM DOES NOT AFFECT THE LEASE AREA, INGRESS-EGRESS, FIBER & UTILITY EASEMENTS, OR THE UTILITY EASEMENTS].

3. EASEMENT FOR MAINTENANCE OF OUTFULL DITCH AND RELINQUISHMENT OF ACCESS RIGHTS (EXCEPT AS DESIGNATED BY THE DOT), AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM MONICA FAULK PADGETT, F/K/A MONICA FAULK RHODES & MARK S. FAULK TO DEPARTMENT OF TRANSPORTATION, DATED NOVEMBER 29, 1994, FILED MAY 23, 1995 AND RECORDED IN DEED BOOK 4-W, PAGE 647, AFORESAID RECORDS.

[THIS ITEM DOES NOT AFFECT THE LEASE AREA, INGRESS-EGRESS, FIBER & UTILITY EASEMENTS, OR THE UTILITY EASEMENTS].

4. RELINQUISHMENT OF ACCESS RIGHTS (EXCEPT AS DESIGNATED BY THE DOT) AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM MONICA F. PADGETT F/K/A MONICA F. RHODES TO DEPARTMENT OF TRANSPORTATION, DATED AUGUST 10, 2015, FILED AUGUST 13, 2015 AND RECORDED IN DEED BOOK 9-S, PAGE 397, AFORESAID RECORDS.

[THIS ITEM DOES NOT AFFECT THE LEASE AREA, INGRESS-EGRESS, FIBER & UTILITY EASEMENTS, OR THE UTILITY EASEMENTS].

5. RELINQUISHMENT OF ACCESS RIGHTS (EXCEPT AS DESIGNATED BY THE DOT) AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM MONICA F. PADGETT AND MARK SHINE FAULK TO DEPARTMENT OF TRANSPORTATION, DATED AUGUST 10, 2015, FILED AUGUST 21, 2015 AND RECORDED IN DEED BOOK 9-S, PAGE 447, AFORESAID RECORDS.

[PLOTTABLE ITEMS SHOWN HEREON. UNABLE TO DETERMINE AREAS OF LIMITED ACCESS].

6. CERTAIN EASEMENTS RIGHTS EFFECTIVE THROUGH JANUARY 1, 2020 AS CONTAINED IN ORDER AND JUDGMENT; RE: DOCKET NO. 2016-V-125, SUPERIOR COURT OF TWIGGS COUNTY, GEORGIA; STYLED DEPARTMENT OF TRANSPORTATION VS. 4.807 ACRES OF LAND AND CERTAIN EASEMENTS, MONICA FAULK RHODES, A/K/A MONICA PADGETT, ET AL., FILED JUNE 13, 2016 AND RECORDED JUNE 13, 2016 IN DEED BOOK 9-W, PAGE 237, AFORESAID RECORDS.

[PLOTTABLE ITEMS SHOWN HEREON].

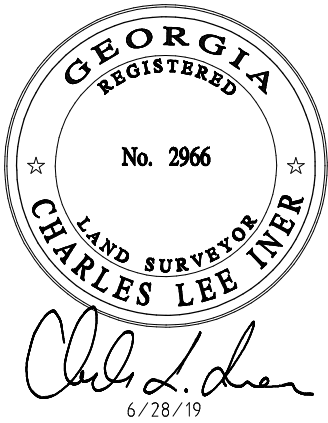
14. POWER OF ATTORNEY FROM MARK SHINE FAULK TO MONICA F. PADGETT, DATED OCTOBER 6, 2005, FILED NOVEMBER 4, 2005 AND RECORDED IN DEED BOOK 7-Q, PAGE 58, AFORESAID RECORDS.

[NOT A SURVEY RELATED ITEM].

15. AS A MATTER OF INFORMATION ONLY: THE FOLLOWING INSTRUMENT WAS FOUND OF RECORD AND PROPERTY CITED THEREIN APPEARS TO BE SLIGHTLY WEST OF SUBJECT PROPERTY:

MEMORANDUM OF OPTION AND GROUND LEASE AGREEMENT BETWEEN MONICA FAULK PADGETT, F/K/A MONICA FAULK RHODES, BC PADGETT AND CANDICE SHUGART AND COMMUNICATIONS INFRASTRUCTURE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED SEPTEMBER 15, 2010, FILED OCTOBER 5, 2010 AND RECORDED IN DEED BOOK 8-V, PAGE 10, AFORESAID RECORDS.

[THIS ITEM APPEARS TO AFFECT PARCEL NO. T087 045. DOCUMENT DOES NOT PROVIDE A PLOTTABLE DESCRIPTION OF THE LESAE AREA OR ACCESS].



NO.	DATE	REVISION
1	02/14/19	LANGUAGE ESMT-AKG
2	06/28/19	ADDED TITLE - NRW

EXHIBIT SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS

1010 Pennsylvania Avenue
McDonough, GA 30253
(p) 678.565.4440
(f) 678.565.4497
(w) pointtopointsurvey.com



EXHIBIT SURVEY PREPARED FOR:

verizon

10300 OLD ALABAMA ROAD CONNECTOR
ALPHARETTA, GA 30022

FAULK LAKE

25TH DISTRICT
TWIGGS COUNTY, GEORGIA

DRAWN BY: AKG
CHECKED BY: JKL
APPROVED: C. INER
DATE: NOVEMBER 28, 2018.
P2P JOB #: 184454GA

SHEET:

2

OF 2

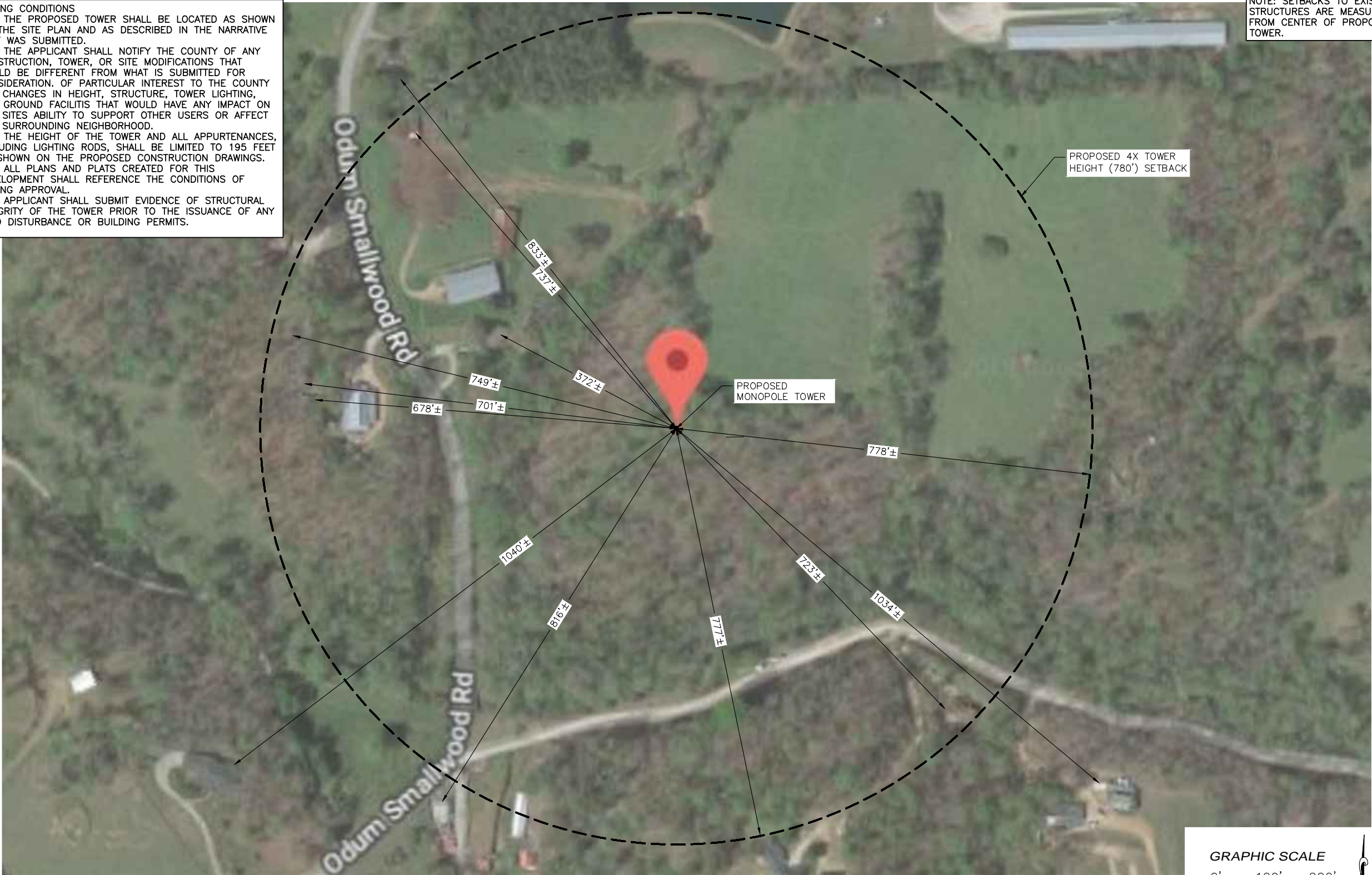
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EXISTING CONDITIONS ARE BASED ON A GOOGLE AERIAL IMAGERY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ZONING CONDITIONS
1. THE PROPOSED TOWER SHALL BE LOCATED AS SHOWN ON THE SITE PLAN AND AS DESCRIBED IN THE NARRATIVE THAT WAS SUBMITTED.
2. THE APPLICANT SHALL NOTIFY THE COUNTY OF ANY CONSTRUCTION, TOWER, OR SITE MODIFICATIONS THAT WOULD BE DIFFERENT FROM WHAT IS SUBMITTED FOR CONSIDERATION. OF PARTICULAR INTEREST TO THE COUNTY ARE CHANGES IN HEIGHT, STRUCTURE, TOWER LIGHTING, AND GROUND FACILITIS THAT WOULD HAVE ANY IMPACT ON THE SITES ABILITY TO SUPPORT OTHER USERS OR AFFECT THE SURROUNDING NEIGHBORHOOD.
3. THE HEIGHT OF THE TOWER AND ALL APPURTENANCES, INCLUDING LIGHTING RODS, SHALL BE LIMITED TO 195 FEET AS SHOWN ON THE PROPOSED CONSTRUCTION DRAWINGS.
4. ALL PLANS AND PLATS CREATED FOR THIS DEVELOPMENT SHALL REFERENCE THE CONDITIONS OF ZONING APPROVAL.
5. APPLICANT SHALL SUBMIT EVIDENCE OF STRUCTURAL INTEGRITY OF THE TOWER PRIOR TO THE ISSUANCE OF ANY LAND DISTURBANCE OR BUILDING PERMITS.

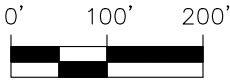
NOTE: THERE ARE NO EXISTING TOWERS WITHIN 1,500' OF PROPOSED TOWER.

NOTE: SETBACKS TO EXISTING STRUCTURES ARE MEASURED FROM CENTER OF PROPOSED TOWER.



TOWER SETBACK AERIAL

GRAPHIC SCALE



(SCALE IN FEET)

11x17 SCALE: 1"=200'

24x36 SCALE: 1"=100'

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Suite 100 f | 770.368.1944
Peachtree Corners, GA 30092

SEAL:



PROJECT:

HALLWAY
318965

LOCATED AT:
5182 ODUM SMALLWOOD RD
GAINESVILLE, GA 30506

APPROVALS

CARRIER _____

LANDLORD _____

LEASING _____

CONSTRUCTION _____

REVISIONS _____ DATE _____

ISSUED FOR: PERMIT/CONSTRUCTION

PROJECT MANAGER: MWM

DRAWING BY: ALK

DATE: 02/07/20

TITLE:

TOWER
SETBACK AERIAL

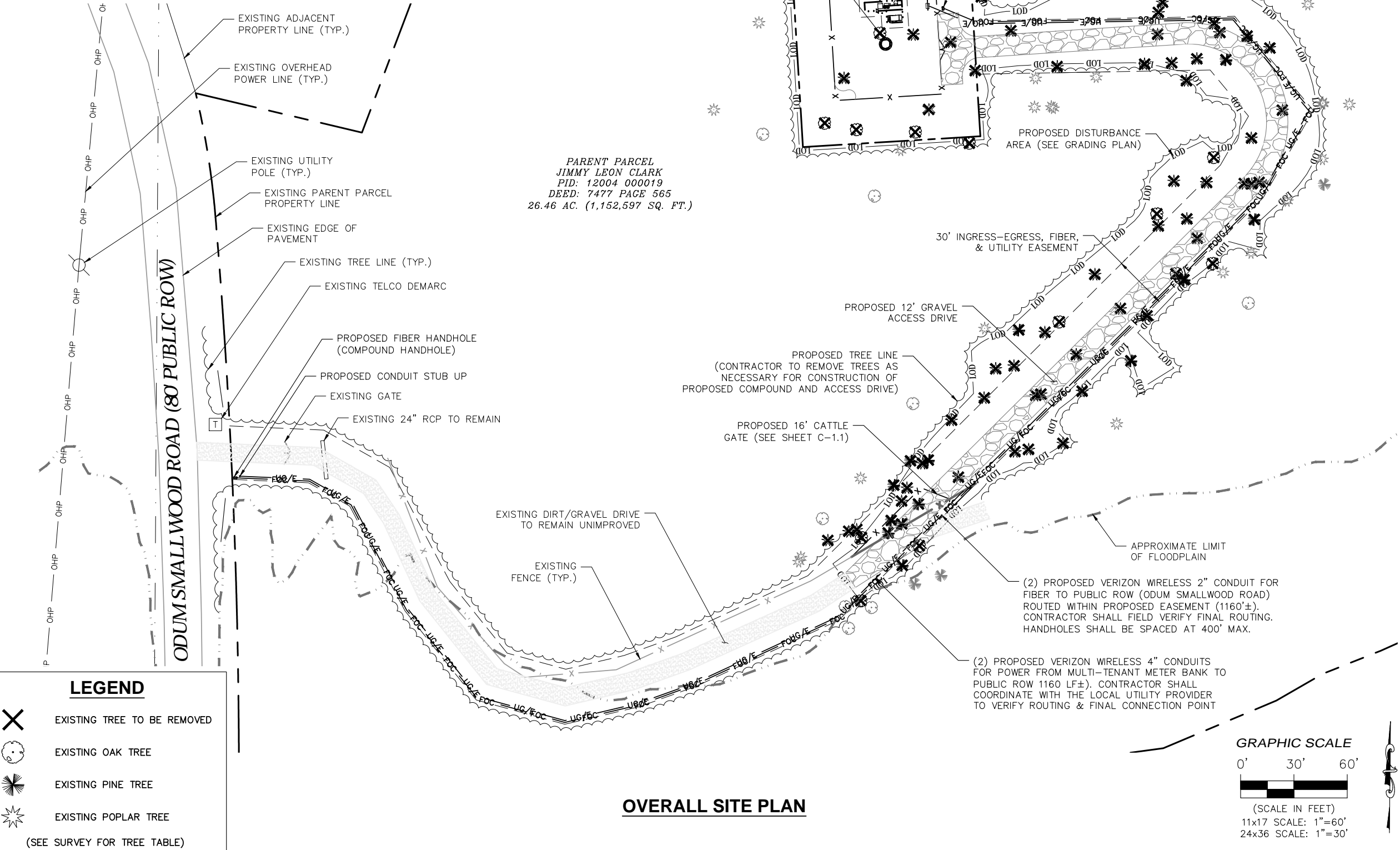
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EXISTING CONDITIONS ARE BASED ON A SITE WALK COMPLETED FOR FORESITE GROUP DATED 04/09/2018 AND SURVEY PREPARED BY POINT TO POINT LAND SURVEYORS, DATED 10/17/2019. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

PROPOSED LANDSCAPE BUFFER NOT REQUIRED DUE TO EXISTING FOLIAGE SURROUNDING PROPOSED CELL TOWER



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DRAWING BY: ALK

DATE: 02/07/20

TITLE:

OVERALL SITE PLAN

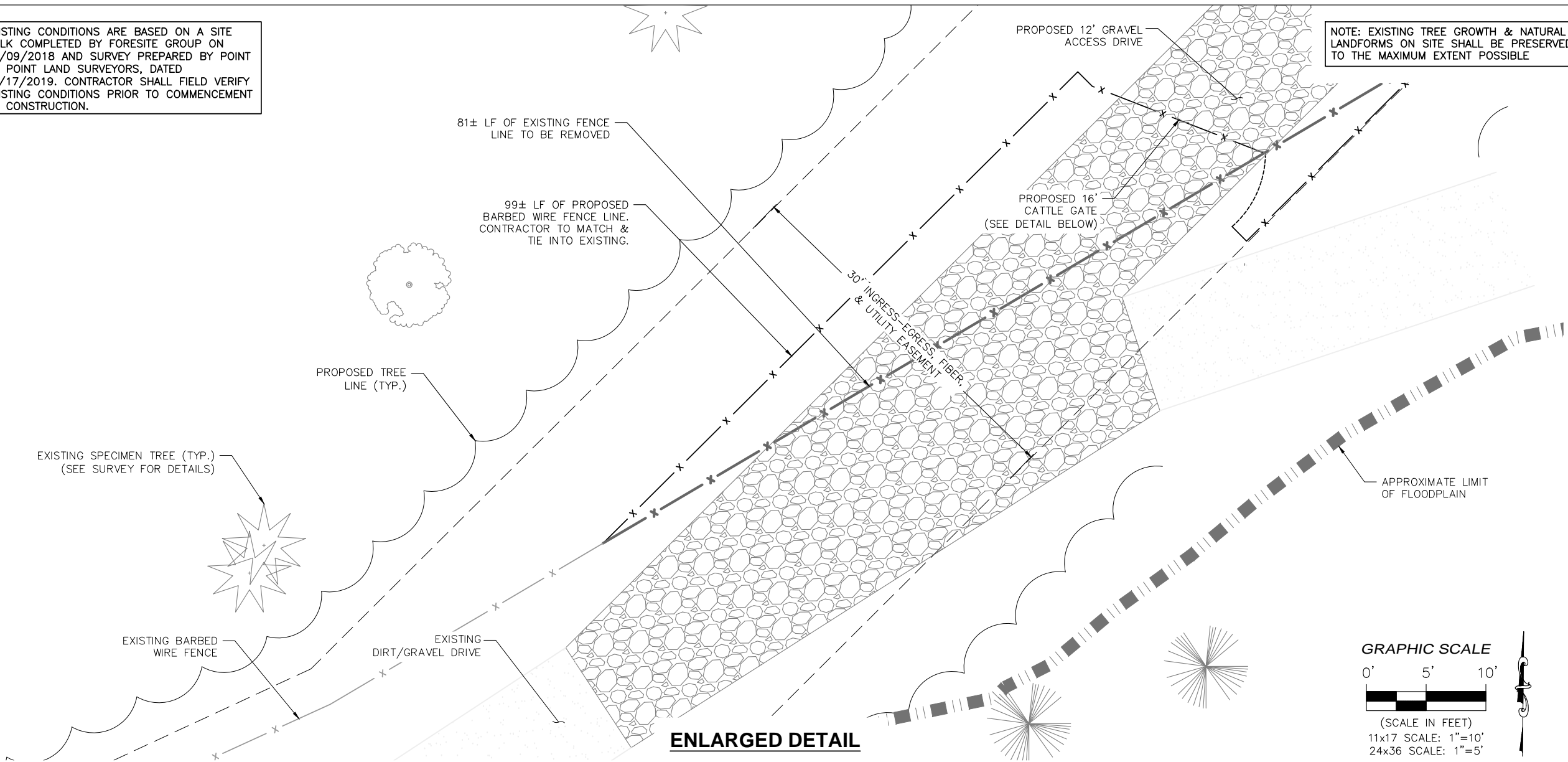
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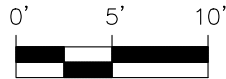
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NOTE: EXISTING TREE GROWTH & NATURAL LANDFORMS ON SITE SHALL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE



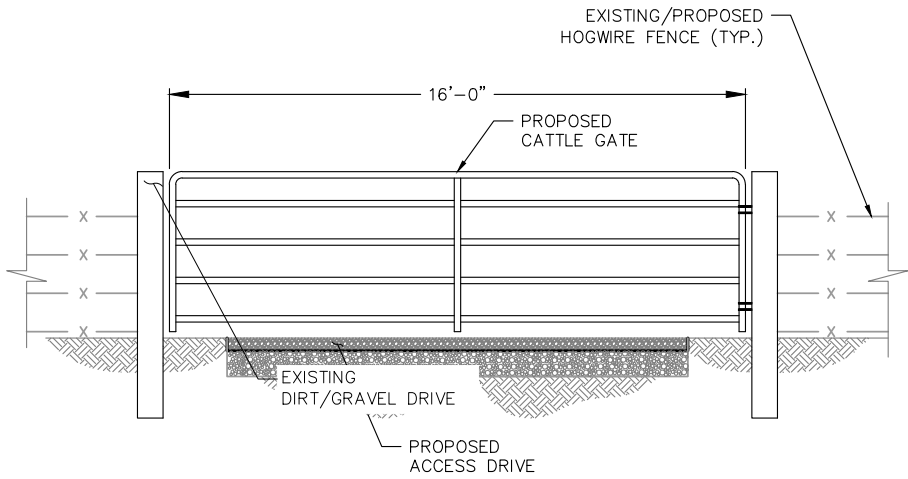
GRAPHIC SCALE



(SCALE IN FEET)

11x17 SCALE: 1"=10'

24x36 SCALE: 1"=5'



CATTLE GATE DETAIL

NOT TO SCALE

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ISSUED FOR: PERMIT/CONSTRUCTION

PROJECT MANAGER: MWM

DRAWING BY: ALK

DATE: 02/07/20

TITLE:

ENLARGED CATTLE
GATE DETAIL

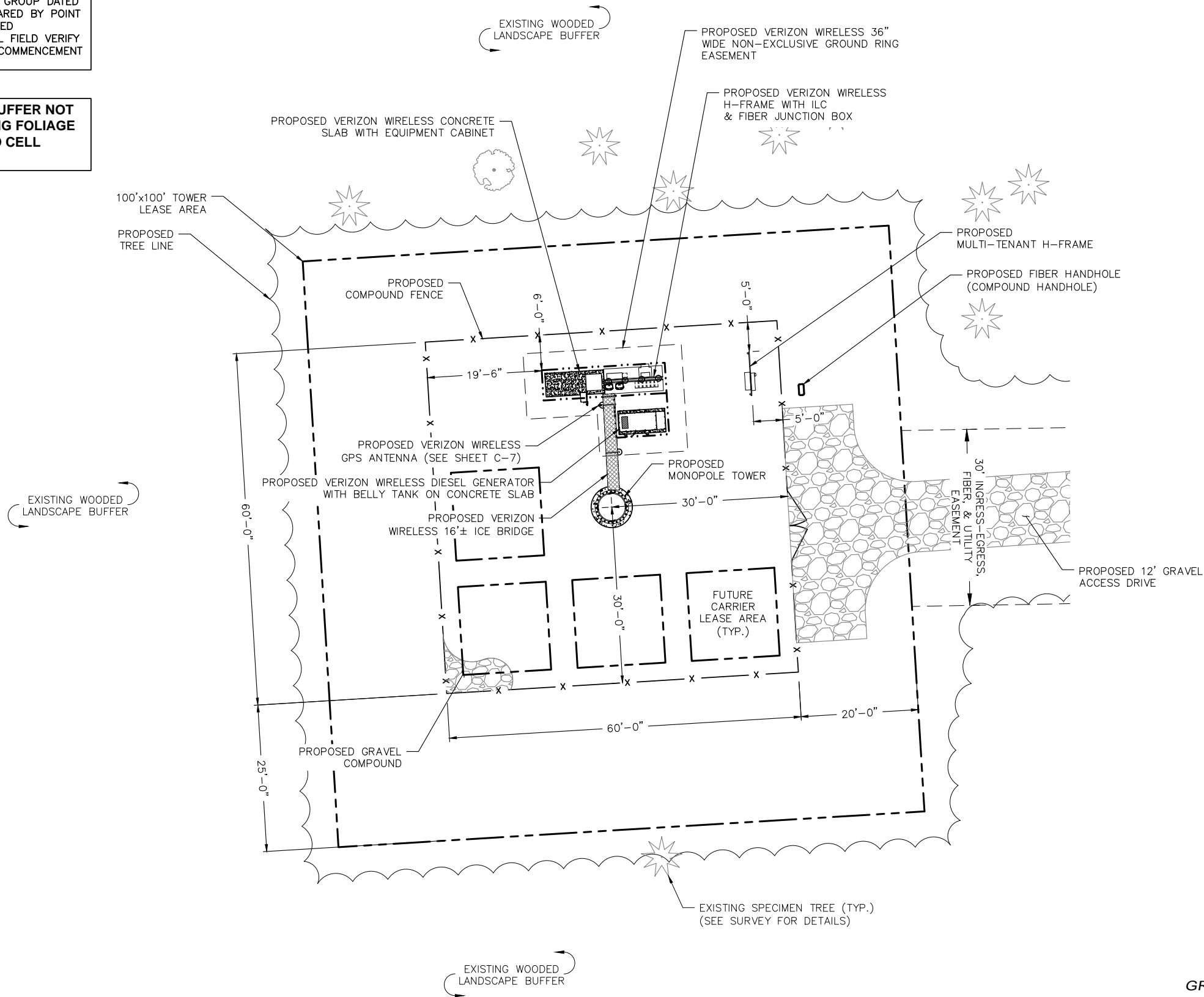
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JOB/FILE NUMBER: 1010.001

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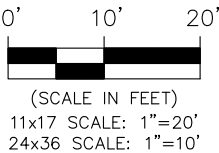
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PROPOSED LANDSCAPE BUFFER NOT REQUIRED DUE TO EXISTING FOLIAGE SURROUNDING PROPOSED CELL TOWER



ENLARGED SITE PLAN

GRAPHIC SCALE



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PROJECT MANAGER: MWM

DRAWING BY: ALK

DATE: 02/07/20

TITLE:

ENLARGED SITE PLAN

SHEET NUMBER: C-2

JOB/FILE NUMBER: 1010.001

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LEGEND

- SF

PROPOSED SILT FENCE
- xxx

EXISTING MINOR CONTOUR
- xxx

EXISTING MAJOR CONTOUR
- xxx

PROPOSED CONTOUR
- LOD

LOD

LIMITS OF DISTURBANCE
- DIRECTION OF WATER FLOW
- xxx.x'

PROPOSED SPOT ELEVATION
- Co

CONSTRUCTION ENTRANCE
- Ds1

DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
- Ds2

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
- Ds3

DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- Du

DUST CONTROL ON DISTURBED AREAS
- Sd1-s

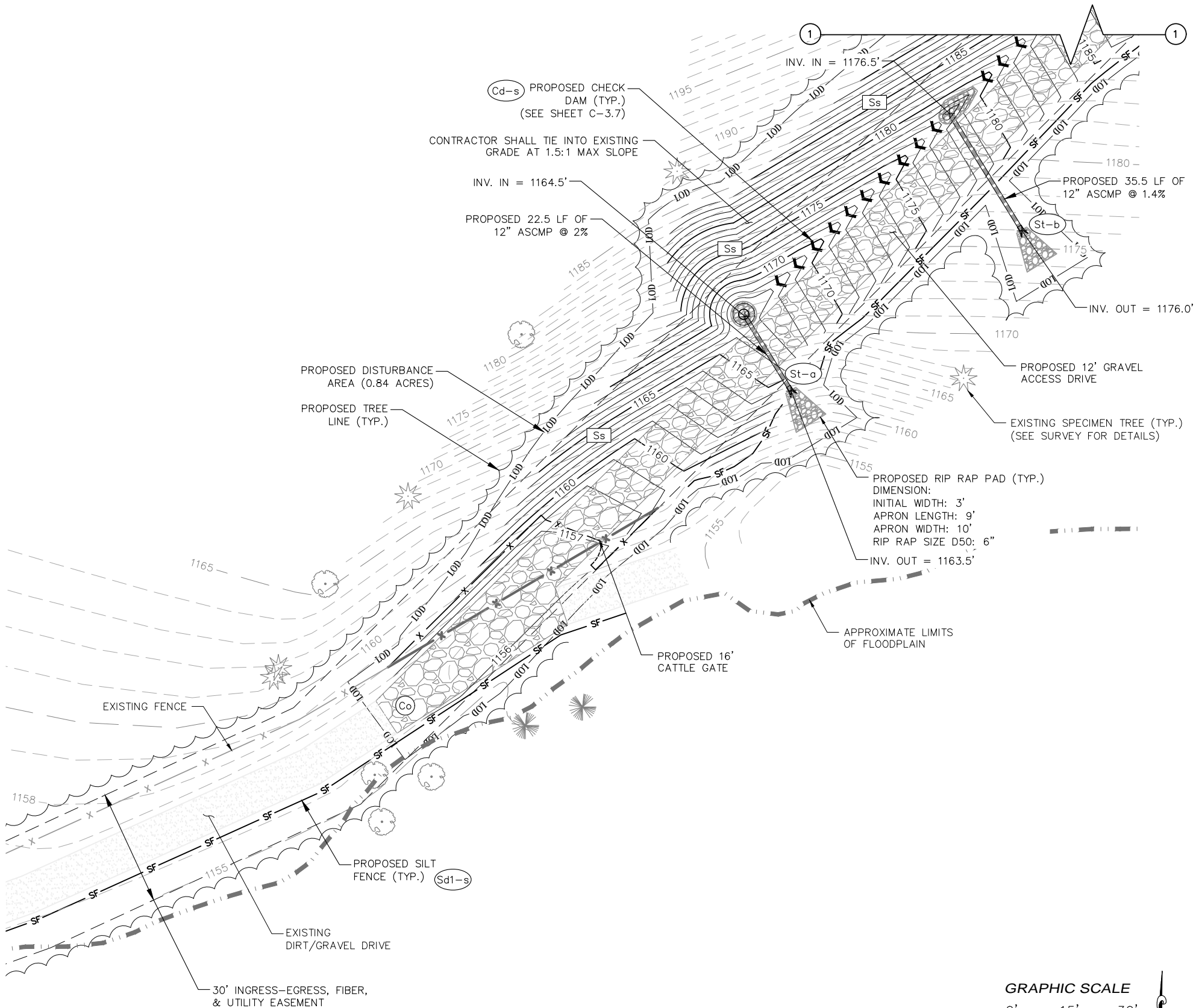
SILT FENCE
- Ss

SLOPE STABILIZATION
- Cd-s

STONE CHECK DAM
- St

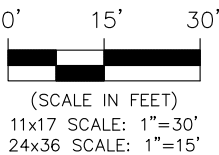
STORM OUTLET PROTECTION

PROPOSED PROJECT DISTURBED AREA (0.84 AC; INCLUDING PROPOSED TOWER LEASE AREA AND EASEMENTS) IS DESIGNED TO NOT EXCEED 1 AC (TOTAL). PRIOR TO CONSTRUCTION, CONTRACTOR TO NOTIFY ENGINEER IF ADDITIONAL IMPROVEMENTS WILL BE REQUIRED WHICH RESULT IN GREATER THAN 1 AC TOTAL DISTURBED AREA.



GRADING & EROSION CONTROL PLAN

GRAPHIC SCALE



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CONSTRUCTION _____

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ISSUED FOR: PERMIT/CONSTRUCTION

PROJECT MANAGER: MWM

DRAWING BY: ALK

DATE: 02/07/20

TITLE:

GRADING & EROSION
CONTROL PLAN

SHEET NUMBER: C-3.0

JOB/FILE NUMBER: 1010.001

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LEGEND

- SF

PROPOSED SILT FENCE
- XXX

EXISTING MINOR CONTOUR
- XXX

EXISTING MAJOR CONTOUR
- XXX

PROPOSED CONTOUR
- LOD

LOD

LIMITS OF DISTURBANCE
- DIRECTION OF WATER FLOW
- XXX.X'

PROPOSED SPOT ELEVATION
- Co

CONSTRUCTION ENTRANCE
- Ds1

DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
- Ds2

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
- Ds3

DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- Du

DUST CONTROL ON DISTURBED AREAS
- Sd1-s

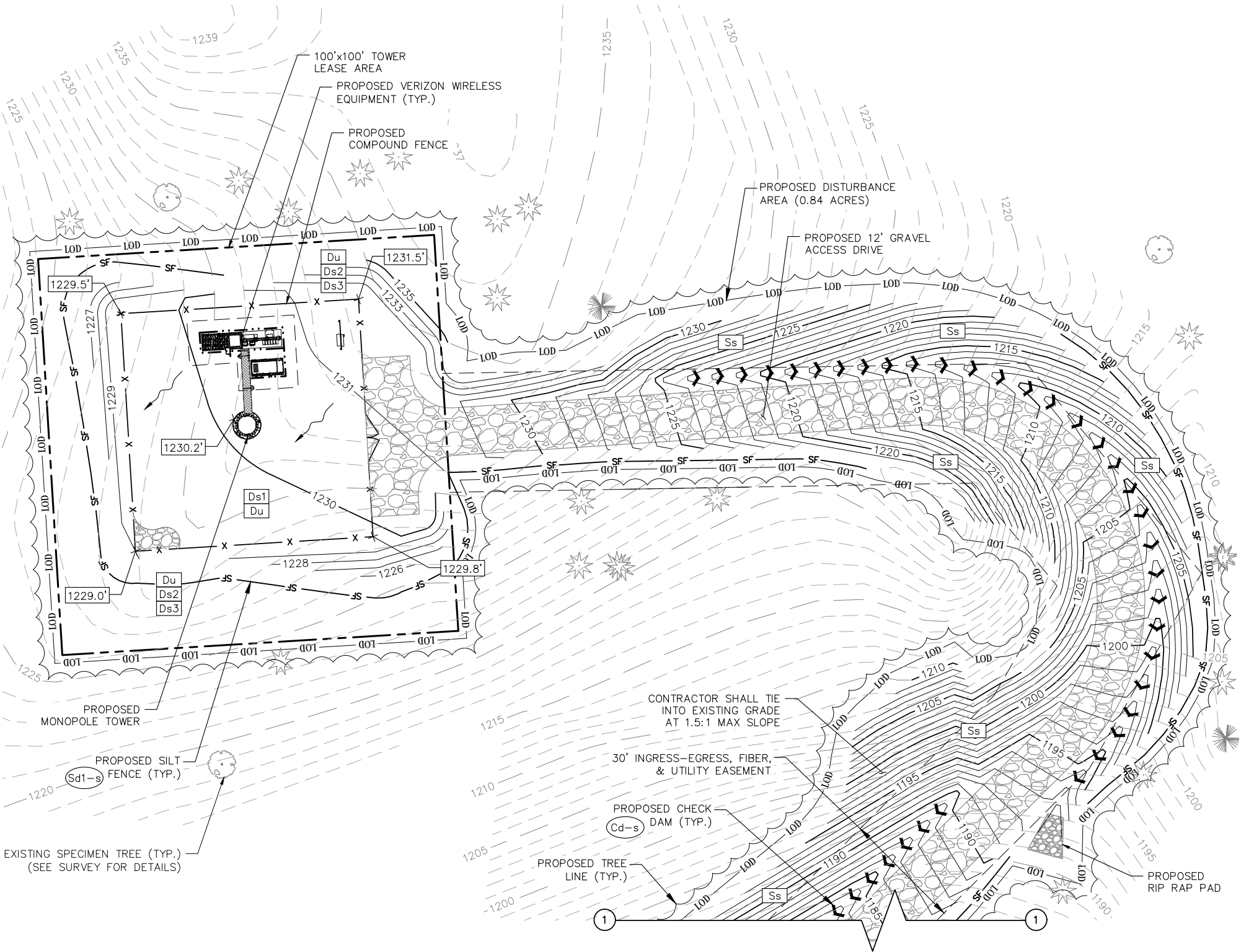
SILT FENCE
- Ss

SLOPE STABILIZATION
- Cd-s

STONE CHECK DAM
- St

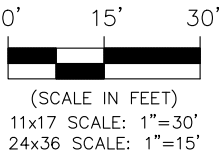
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GRADING & EROSION CONTROL PLAN

GRAPHIC SCALE



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CONTROL PLAN

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Du

DUST CONTROL ON DISTURBED AREAS

REFER TO THE POLLUTION CONTROL NOTES FOR RECOMMENDED SEQUENCE AND PRACTICE OF DUST CONTROL MEASURES.

TEMPORARY METHODS

- 1. APPLICATION OF MULCH (SEE Ds1)
- 2. TEMPORARY VEGETATIVE COVER (SEE Ds2)
- 3. SPRAY ON ADHESIVES (SEE Tac)
- 4. TILLAGE – THE ROUGHENING OF SOIL AND BRING CLODS TO THE SURFACE. IT SHOULD BE USED AS AN EMERGENCY MEASURE BEFORE HIGH WIND EROSION POTENTIAL.
- 5. IRRIGATION – SPRINKLE WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.
- 6. BARRIERS – SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, BALES OF HAY, AND SIMILAR MATERIALS TO BE PLACED TO RIGHT ANGLES OF PREVAILING CURRENTS. TO BE EFFECTIVE, BARRIERS MUST BE AT INTERVALS OF APPROX. 15 TIMES THEIR HEIGHT.
- 7. CALCIUM CHLORIDE APPLICATION – APPLY AS NEEDED TO KEEP SURFACE MOIST.

PREMANENT METHODS

- 1. PERMANENT VEGETATION – (SEE Ds3)
- 2. TOPSOILING – COVER WITH LESS EROSION TOPSOIL
- 3. STONE – COVER AREAS SUBJECT TO WIND EROSION AND HIGH TRAFFIC AREAS WITH CRUSHED STONE OR COARSE GRAVEL.

Ds1

MULCHING FOR TEMPORARY STABILIZATION WITHOUT VEGETATION

WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.

SITE PREPARATION

- 1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
- 2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS.
- 3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

APPLICATION

- 1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
- 2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, ADD 20–30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT.

ANCHORING MULCH

- 1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK." DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION.
- 2. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER–TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE–5 OR SS–1. THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION TB – TACKIFERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 3. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
- 4. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

MULCH MATERIALS AND APPLICATION RATES	
MATERIAL	RATE
STRAW OR HAY	2–4" DEEP
WOOD WASTE, CHIPS, SAW DUST, OR BARK	2–3" DEEP (ABOUT 6–9 TONS/ACRE)
MATTING OR NETTING	ACCORDING TO MANUFACTURER RECOMMENDATIONS
POLYETHYLENE FILM	CAN BE LAID OVER SENSITIVE AREAS AND STOCKPILES, MUST BE SECURED.

Ds2

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

GRADING AND SHAPING

- 1. EXCESSIVE WATER RUNOFF SHALL BE REDUCED BY PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, AND OTHERS
- 2. NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND–SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

SEEDBED PREPARATION

- 1. WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED. WHEN USING CONVENTIONAL OR HAND–SEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL.
- 2. WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.

LIME AND FERTILIZER

- 1. SOIL TESTS MUST BE PERFORMED DETERMINE THE REQUIRED AMOUNTS OF FERTILIZER, LIME, AND OTHER AMENDMENTS. SOIL TESTS SHOULD INCLUDE RECOMMENDATIONS FOR APPLICATION RATES.
- 2. APPLY AGRICULTURAL LIME AT A RATE DETERMINED BY SOIL TEST FOR PH. QUICK ACTING LIME SHOULD BE INCORPORATED TO MODIFY PH DURING THE GERMINATION PERIOD.
- 3. ALL GRADED AREAS REQUIRE LIME APPLICATION UNLESS SOIL TEST INDICATE OTHERWISE.
- 4. BIOSTIMULANTS SHOULD ALSO BE CONSIDERED WHEN THERE IS LESS THAN 3% ORGANIC MATTER IN THE SOIL.
- 5. FERTILIZER SHOULD BE APPLIED BEFORE SEEDBED PREPARATION AND INCORPORATED WITH A DISK, RIPPER, OR CHISEL. ON SLOPES TOO STEEP FOR, OR INACCESSIBLE TO EQUIPMENT, FERTILIZER SHALL BE HYDRAULICALLY APPLIED, PREFERABLY IN THE FIRST PASS WITH SEED AND SOME HYDRAULIC MULCH, THEN TOPPED WITH THE REMAINING REQUIRED APPLICATION RATE.
- 6. FOR LOW FERTILITY SOILS, AGRICULTURAL LIME & FERTILIZER REQUIRED UNLESS SOIL TESTS SHOW IT IS NOT REQUIRED AND THAT SOILS ARE REASONABLY FERTILE. FOR LOW FERTILITY SOILS, APPLY 10–10–10 FERTILIZER AT 500–700 LB/ACRE. APPLY AGRICULTURAL LIME AT 1 TON PER ACRE.

SEEDING

SELECT A GRASS OR GRASS–LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR. SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER–SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). DRILL OR CULTIPACKER–SEEDERS SHOULD NORMALLY PLACE SEED ONE–QUARTER TO ONE–HALF INCH DEEP. APPROPRIATE DEPTH OF PLANTING IS TEN TIMES THE SEED DIAMETER. SOIL SHOULD BE 'RAKED' LIGHTLY TO COVER SEED WITH SOIL IF SEEDED BY HAND.

MULCHING

TEMPORARY VEGETATION CAN, IN MOST CASES, BE ESTABLISHED WITHOUT THE USE OF MULCH, PROVIDED THERE IS LITTLE TO NO EROSION POTENTIAL. HOWEVER, THE USE OF MULCH CAN OFTEN ACCELERATE AND ENHANCE GERMINATION AND VEGETATION ESTABLISHMENT. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION. REFER TO DS1 – DISTURBED AREA STABILIZATION (Ds1).

IRRIGATION

DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL INSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN NEEDED.

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)						
SPECIES		SEEDING RATE PER 1,000 S.F.	SEEDING RATE PER ACRE*	PLANTING DATES		
				MTNS./ LIMESTONE	PIEDMONT	COASTAL
BARLEY	(ALONE) (IN MIXTURE)	3.3 LBS. 0.6 LBS.	3 bu. 1/2 bu.	9/1–10/31	9/15–11/15	10/1–12/31
RYE	(ALONE) (IN MIXTURE)	3.9 LBS. 0.6 LBS.	3 bu. 1/2 bu.	8/15–10/31	9/15–11/30	10/1–12/31
ANNUAL RYEGRASS	ALONE	0.9 LBS.	40 LBS.	8/15–11/15	9/1–12/15	9/15–12/31
ANNUAL LESPEDEZA	(ALONE) (IN MIXTURE)	0.9 LBS. 0.2 LBS.	40 LBS. 10 LBS.	3/1–3/31	3/1–3/31	2/1–2/28
WEeping LOVEGRASS	(ALONE) (IN MIXTURE)	0.1 LBS. 0.05 LBS.	4 LBS. 2 LBS.	4/1–5/31	4/1–5/31	3/1–5/31
SUDANGRASS		1.4 LBS.	60 LBS.	5/1–7/31	5/1–7/31	4/1–7/31
BROWN TOP MILLET	(ALONE) (IN MIXTURE)	0.9 LBS. 0.2 LBS.	40 LBS. 10 LBS.	4/15–6/15	4/15–6/60	4/15–6/30
WHEAT	(ALONE) (IN MIXTURE)	4.1 LBS. 0.7 LBS.	3 bu. 1/2 bu.	9/15–11/30	10/1–12–15	10/15–12/31
1. UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES. 2. SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS. 3. SEE "THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA, SIXTH EDITION" FOR MAJOR LAND RESOURCE AREAS. 4. SEEDING RATES ARE BASED ON PURE LIVE SEED. (PLS)						



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LANDLORD _____

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CONSTRUCTION _____

REVISIONS _____ DATE _____

ISSUED FOR: PERMIT/CONSTRUCTION

PROJECT MANAGER: MWM

DRAWING BY: ALK

DATE: 02/07/20

TITLE:

EROSION
CONTROL DETAILS

SHEET NUMBER: C–3.2

JOB/FILE NUMBER: 1010.001

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Ds3

DISTURBED AREA STABILIZATION **(WITH PERMANENT VEGETATION)**

NOTE THAT IN THE CASE OF DISCREPANCIES BETWEEN ANY OF THE INFORMATION BELOW AND THE INFORMATION CONTAINED IN TREE REPLACEMENT AND LANDSCAPE PLANS & DETAILS, THE LATTER SHALL BE USED.

GRADING AND SHAPING

1. GRADING AND SHAPING MAY NOT BE WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.
2. WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE WHERE SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING AND MAINTENANCE OF THE VEGETATION.
3. CONCENTRATIONS OF WATER THAT WILL CAUSE EXCESSIVE SOIL EROSION SHALL BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES SHALL CONFORM WITH THE APPROPRIATE STANDARDS AND SPECIFICATIONS

LIME AND FERTILIZER RATES

1. AGRICULTURAL LIME IS REQUIRED AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE. ALL GRADED AREAS REQUIRE LIME APPLICATION UNLESS SOIL TEST INDICATE OTHERWISE. IF LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING PERMANENT PERENNIAL VEGETATION, ADDITIONAL LIME IS NOT REQUIRED. AGRICULTURAL LIME SHALL BE WITHIN THE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF AGRICULTURE.
2. AGRICULTURAL LIME IS GENERALLY NOT REQUIRED WHERE ONLY TREES AND SOME LANDSCAPING IS PLANTED, REFER TO TREE PROTECTION AND LANDSCAPE PLANS FOR LIME REQUIREMENTS IN AREAS OF TREES AND SHRUBS.
3. REFER TO THE TABLE ON THIS SHEET OR TABLE 6-5.1 OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GA, SIXTH EDITION, FOR FERTILIZER REQUIREMENTS BY PLANTING SPECIES.

LIME AND FERTILIZER APPLICATION

1. WHEN HYDRAULIC SEEDING EQUIPMENT IS USED, THE INITIAL FERTILIZER SHALL BE MIXED WITH SEED, INNOCULANT (IF NEEDED), AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH AND APPLIED IN A SLURRY. THE INNOCULANT, IF NEEDED, SHALL BE MIXED WITH THE SEED PRIOR TO BEING PLACED INTO THE HYDRAULIC SEEDER. THE SLURRY MIXTURE WILL BE AGITATED DURING APPLICATION TO KEEP THE INGREDIENTS THOROUGHLY MIXED. THE MIXTURE WILL BE SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER BEING PLACED IN THE HYDROSEEDER.
2. FINELY GROUND LIMESTONE CAN BE APPLIED IN THE MULCH SLURRY OR IN COMBINATION WITH THE TOP DRESSING.
3. WHEN CONVENTIONAL PLANTING IS TO BE DONE, LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY IN ONE OF THE FOLLOWING WAYS:
 - a. APPLY BEFORE LAND PREPARATION SO THAT IT WILL BE MIXED WITH THE SOIL DURING SEEDBED PREPARATION.
 - b. MIX WITH THE SOIL USED TO FILL THE HOLES, DISTRIBUTE IN FURROWS.
 - c. BROADCAST AFTER STEEP SURFACES ARE SCARIFIED, PITTED OR TRENCHED.
 - d. A FERTILIZER PELLET SHALL BE PLACED AT ROOT DEPTH IN THE CLOSING HOLE BESIDE EACH PINE TREE SEEDLING.

PLANT SELECTION

1. PLANT AND LANDSCAPE SPECIES TO BE AS INDICATED ON THE TREE REPLACEMENT PLAN AND LANDSCAPE PLANS. IN THE EVENT NO SUCH PLAN HAS BEEN PREPARED, AND SPECIES IS NOT CALLED OUT SPECIFICALLY ON THE PERMANENT VEGETATION PLAN, SPECIES ARE TO BE SELECTED BASED ON THE TABLES SHOWN ON THIS SHEET OR FROM TABLES 6-4.1, 6-5.2, 6-5.3, OR 6.5-4 OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA, SIXTH EDITION, AND APPROVED IN WRITING BY THE OWNER.

RYEGRASS SHALL NOT BE USED IN ANY SEEDING MIXTURES CONTAINING PERENNIAL SPECIES DUE TO ITS ABILITY TO OUT-COMPETE DESIRED SPECIES CHOSEN FOR PERMANENT PERENNIAL COVER.

SEEDBED PREPARATION

SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED (BUT IS STRONGLY RECOMMENDED FOR ANY SEEDING PROCESS, WHEN POSSIBLE). WHEN CONVENTIONAL SEEDING IS TO BE USED, SEEDBED PREPARATION WILL BE DONE AS FOLLOWS:

BROADCAST PLANTINGS

1. TILLAGE, AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE LIME AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A DISK IS TO BE USED.
2. TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.
3. TILLAGE SHOULD BE DONE ON THE CONTOUR WHERE FEASIBLE.
4. ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE TWO PLACES 6 TO 8 INCHES APART IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

INDIVIDUAL PLANTS

1. ALL INDIVIDUAL PLANTINGS SHOULD BE PERFORMED IN ACCORDANCE WITH LANDSCAPE OR TREE REPLACEMENT PLANS.

INNOCULANTS

1. ALL LEGUME SEED SHALL BE INNOCULATED WITH APPROPRIATE NITROGEN-FIXING BACTERIA. THE INNOCULANT SHALL BE A PURE CULTURE PREPARED SPECIFICALLY FOR THE SEED SPECIES AND USED WITHIN THE DATES ON THE CONTAINER.
2. A MIXING MEDIUM RECOMMENDED BY THE MANUFACTURER SHALL BE USED TO BOND THE INNOCULANT TO THE SEED. FOR CONVENTIONAL SEEDING, USE TWICE THE AMOUNT OF INNOCULANT RECOMMENDED BY THE MANUFACTURER. FOR HYDRAULIC SEEDING, FOUR TIMES THE AMOUNT OF INNOCULANT RECOMMENDED BY THE MANUFACTURER SHALL BE USED.
3. ALL INNOCULATED SEED SHALL BE PROTECTED FROM THE SUN AND HIGH TEMPERATURES AND SHALL BE PLANTED THE SAME DAY INNOCULATED. NO INNOCULATED SEED SHALL REMAIN IN THE HYDROSEEDER LONGER THAN ONE HOUR.

PLANTING

HYDRAULIC SEEDING

MIX THE SEED (INNOCULATED IF NEEDED), FERTILIZER, AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER AND APPLY IN A SLURRY UNIFORMLY OVER THE AREA TO BE TREATED. APPLY WITHIN ONE HOUR AFTER THE MIXTURE IS MADE.

CONVENTIONAL SEEDING

SEEDING WILL BE DONE ON A FRESHLY PREPARED AND FIRMED SEEDBED. FOR BROADCAST PLANTING, USE A CULTIPACKER-SEEDER, DRILL, ROTARY SEEDER, OTHER MECHANICAL SEEDER, OR HAND SEEDING TO DISTRIBUTE THE SEED UNIFORMLY OVER THE AREA TO BE TREATED. COVER THE SEED LIGHTLY WITH 1/8 TO 1/4 INCH OF SOIL FOR SMALL SEED AND 1/2 TO 1 INCH FOR LARGE SEED WHEN USING A CULTIPACKER OR OTHER SUITABLE EQUIPMENT.

NO-TILL SEEDING

NO-TILL SEEDING IS PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERMANENT (PERENNIAL) SPECIES. NO-TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO-TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH.

MULCHING

MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% TO 100% SOIL COVER. PERMANENT MULCH COVER SELECTION WHERE VEGETATION IS NOT APPLIED SHOULD BE PLACED AS INDICATED ON TREE REPLACEMENT AND/OR LANDSCAPING PLANS, OR AT THE DIRECTION OR APPROVAL OF THE OWNER. MULCH SELECTION FOR TEMPORARY COVER OF PERMANENT VEGETATION SHALL BE BASED ON SELECTION GUIDELINES IN THE "MULCH REQUIREMENTS FOR PERMANENT STABILIZATION" TABLE ON THIS SHEET.

WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY SHALL BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING. APPLYING MULCH

APPLYING MULCH

STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING AND/OR PLANTING. THE MULCH MAY BE SPREAD BY BLOWER-TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE..

WOOD CELLULOSE OR WOOD FIBER MULCH SHALL BE APPLIED UNIFORMLY WITH HYDRAULIC SEEDING EQUIPMENT.

ANCHORING MULCH

ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION BY ONE OF THE FOLLOWING METHODS:

1. HAY AND STRAW MULCH SHALL BE PRESSED INTO THE SOIL IMMEDIATELY AFTER THE MULCH IS SPREAD. A SPECIAL "PACKER DISK" OR DISK HARROW WITH THE DISKS SET STRAIGHT MAY BE USED. THE DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISKS SHALL BE DULL ENOUGH TO PRESS THE MULCH INTO THE GROUND WITHOUT CUTTING IT, LEAVING MUCH OF IT IN AN ERECT POSITION. MULCH SHALL NOT BE PLOWED INTO THE SOIL.
2. SYNTHETIC TACKIFIERS, BINDERS OR HYDRAULIC MULCH SPECIFICALLY DESIGNED TO TACK STRAW, SHALL BE APPLIED IN CONJUNCTION WITH OR IMMEDIATELY AFTER THE MULCH IS SPREAD. SYNTHETIC TACKIFIERS SHALL BE MIXED AND APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. ALL TACKIFIERS, BINDERS OR HYDRAULIC MULCH SPECIFICALLY DESIGNED TO TACK STRAW SHOULD BE VERIFIED NONTOXIC THROUGH EPA 2021.0 TESTING. REFER TO TACKIFIERS-TAC.
3. RYE OR WHEAT CAN BE INCLUDED WITH FALL AND WINTER PLANTINGS TO STABILIZE THE MULCH. THEY SHALL BE APPLIED AT A RATE OF ONE-QUARTER TO ONE-HALF BUSHEL PER ACRE.
4. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH MAY BE NEEDED TO ANCHOR STRAW OR HAY MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW AREAS. THESE MATERIALS SHALL BE INSTALLED AND ANCHORED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

BEDDING MATERIAL

MULCH SHALL BE APPLIED TO ORNAMENTAL BEDS, AROUND SHRUBS, AND ON BARE AREAS ON LAWNS. WHEN BEDDING MATERIALS ARE NOT SPECIFIED ON THE LANDSCAPE AND/OR TREE REPLACEMENT PLANS, THE CONTRACTOR SHALL SELECT AND SEEK PRIOR APPROVAL OF THE OWNER TO PLACE BEDDING MATERIAL SHOWN IN THE "MULCH REQUIREMENTS FOR PERMANENT STABILIZATION" TABLE ON THIS SHEET.

IRRIGATION

WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION.

TOPDRESSING

TOPDRESSING WILL BE APPLIED ON ALL TEMPORARY AND PERMANENT (PERENNIAL) SPECIES PLANTED ALONE OR IN MIXTURES WITH OTHER SPECIES. RECOMMENDED RATES OF APPLICATION ARE LISTED ON THIS. SHEET AND IN TABLE 6-5.1. OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GA, SIXTH EDITION.

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PROJECT:

HALLWAY
318965

LOCATED AT:
5182 ODUM SMALLWOOD RD
GAINESVILLE, GA 30506

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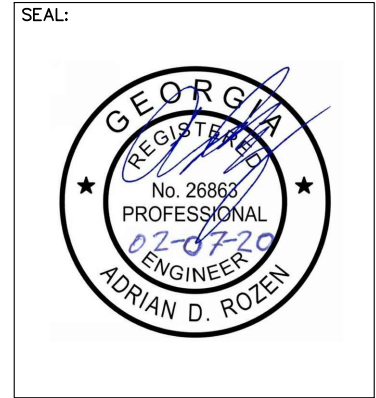
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SEE TABLES ON SHEET C-3.4

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PLANTING AND FERTILIZER SCHEDULE FOR PERMANENT GRASSING											
SPECIES	PURE LIVE SEED (PLS) PER 1,000 S.F.	RATE PER ACRE	PLANTING DATES			YEARS TO APPLY FERTILIZER	FERTILIZER ANALYSIS			FERTILIZER RATE (lb/Ac)	N TOP DRESSING RATE
			MTNS./ LIMESTONE	PIEDMONT	COASTAL		N	P	K		
WEeping LOVEGRASS AND VIRGATA OR SERICEA LESPEDEZA	0.1 LBS.	4 LBS.	3/15 – 6/15	3/1 – 6/15	2/1 – 6/15	FIRST	6	12	12	1500	50
	1.4 LBS.	40 LBS.	3/15 – 6/15	3/1 – 6/15	2/15 – 6/1	SECOND	0	10	10	1000	–
SERICEA LESPEDEZA SEEDBEARING HAY WITH OVERSEEDED WEeping LOVEGRASS	138 LBS.	3 TONS	10/1 – 3/1	10/1 – 3/1	10/15 – 2/1	FIRST	6	12	12	1500	50
	0.05 LBS.	2 LBS.	3/1 – 6/15	3/1 – 6/15	2/1 – 6/15	SECOND	0	10	10	1000	–
HULLED COMMON BERMUDAGRASS AND SERICEA LESPEDEZA	0.2 LBS.	10 LBS.	N/A	2/15 – 7/1	2/15 – 6/15	FIRST	6	12	12	1500	50
	1.4 LBS.	60 LBS.	N/A	3/1 – 6/15	2/15 – 6/15	SECOND	0	10	10	1000	–
UNHULLED COMMON BERMUDAGRASS AND VIRGATA OR SERICEA LESPEDEZA SEED HAY	0.2 LBS.	10 LBS.	N/A	11/1 – 2/1		FIRST	6	12	12	1500	50
	1.4 LBS.	40 LBS.	N/A	3/1 – 6/15		SECOND	0	10	10	1000	–
	140 LBS.	3 TONS	N/A	10/1 – 3/1	10/15 – 2/1						
TALL FESCUEGRASS AND CLEAN COMBINE RUN VIRGATA OR SERICEA LESPEDEZA	0.7 LBS	30 LBS	8/1 – 11/1	8/15 – 11/1	2/15 – 6/1	FIRST	6	12	12	1500	50(1)
	1.4 LBS.	40 LBS.	3/1–4/15 (3/15–5/1 FOR LESPEDEZA)	3/1 – 6/15		SECOND	0	10	10	1000	–
TALL FESCUEGRASS (ALONE) FESTUCA ARUNDINACEA	1.1 LBS	50LBS	3/1–5/1, 8/15–11/1	9/1–11/1	N/A	FIRST	6	12	12	1500	0–50(1),(2)
						SECOND	6	12	12	1000	–
COMMON BERMUDA, HULLED ALONE CYNODON DACTYLON	0.2 LBS.	10 LBS.	N/A	4/1–4/31	3/15–5/31	FIRST	6	12	12	1500	50–100
						SECOND	6	12	12	800	50–100
COMMON BERMUDA, UNHULLED CYNODON DACTYLON (PLANT WITH WINTER ANNUALS)	0.2 LBS.	10 LBS.	N/A	10/1–3/1	11/1–2/1	FIRST	6	12	12	1500	50–100
						SECOND	6	12	12	800	50–100
1 – APPLY IN SPRING FOLLOWING SEEDING 2 – APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED 3 – APPLY IN 3 SPLIT APPLICATIONS				4 – APPLY WHEN PLANTS ARE PRUNED 5 – APPLY TO GRASS SPECIES ONLY 6 – APPLY WHEN PLANTS GROW TO A HEIGHT OF 2–4 INCHES.							

MULCH REQUIREMENTS FOR PERMANENT STABILIZATION		
MATERIAL	RATE	WHERE TO USE
DRY STRAW	2 TONS/ACRE	TEMPORARY COVER IN SEEDED AREAS
DRY HAY	2–1/2 TONS/ACRE	
WOOD CELLULOSE MULCH OR WOOD PULP FIBER	500 LB/ACRE	HYDRAULIC APPLICATIONS (REQUIRES STRAW OR HAY APPLICATION NOTED ABOVE FOLLOWING HYDRAULIC SEEDING)
WOOD CELLULOSE OR WOOD PULP FIBER W/ TACKIFIER	1,000 LB/ACRE	USE FOR HYDRAULIC SEEDING ON SLOPES 3/4:1 AND GREATER
SERICEA LESPEDEZA HAY (CONTAINING MATURE SEED)	3 TONS/ACRE	USE ON AREAS WHERE SERICEA LESPEDEZA IS MAY BE ESTABLISHED
GRAIN STRAW	4” TO 6”	FOR AREAS WHERE ORNAMENTALS OR GROUND COVERS ARE PLANTED AND NO LANDSCAPE/TREE REPLACEMENT PLANS HAVE BEEN PREPARED THAT SPECIFY OTHERWISE. REQUIRES ADVANCE APPROVAL OF OWNER. NOT APPROPRIATE FOR GRASS SEEDING APPLICATIONS.
GRASS HAY	4” TO 6”	
PINE NEEDLES	3” TO 5”	
CHIPPED WOOD MULCH	4” TO 6”	
PINE BARK	4” TO 6”	



PROJECT:

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318965**

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GAINESVILLE, GA 30506

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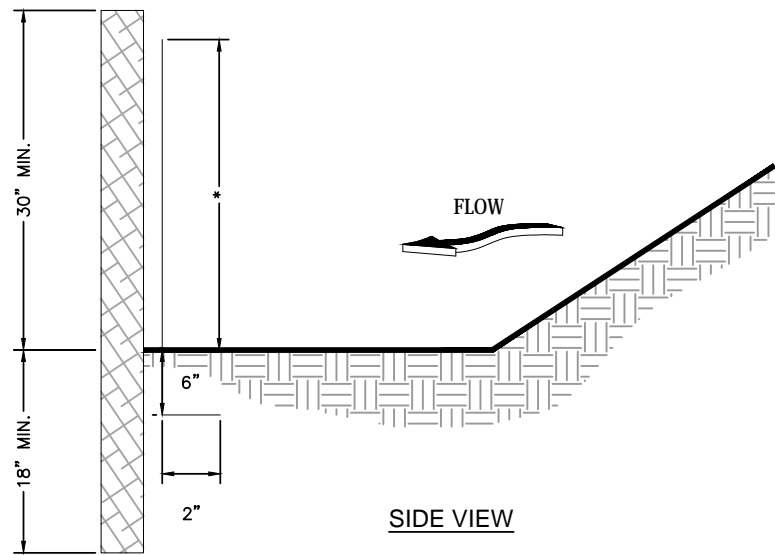
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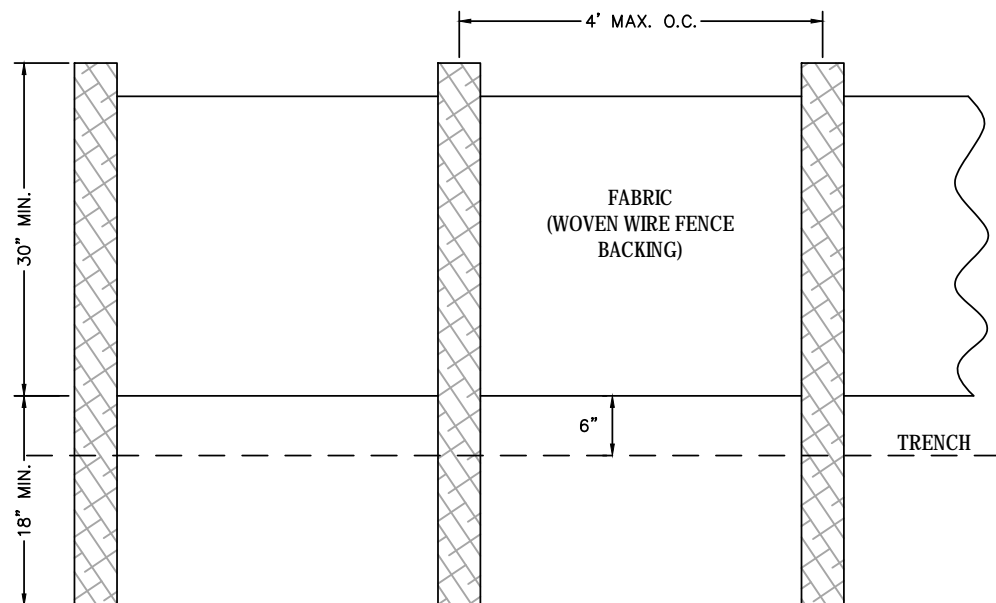
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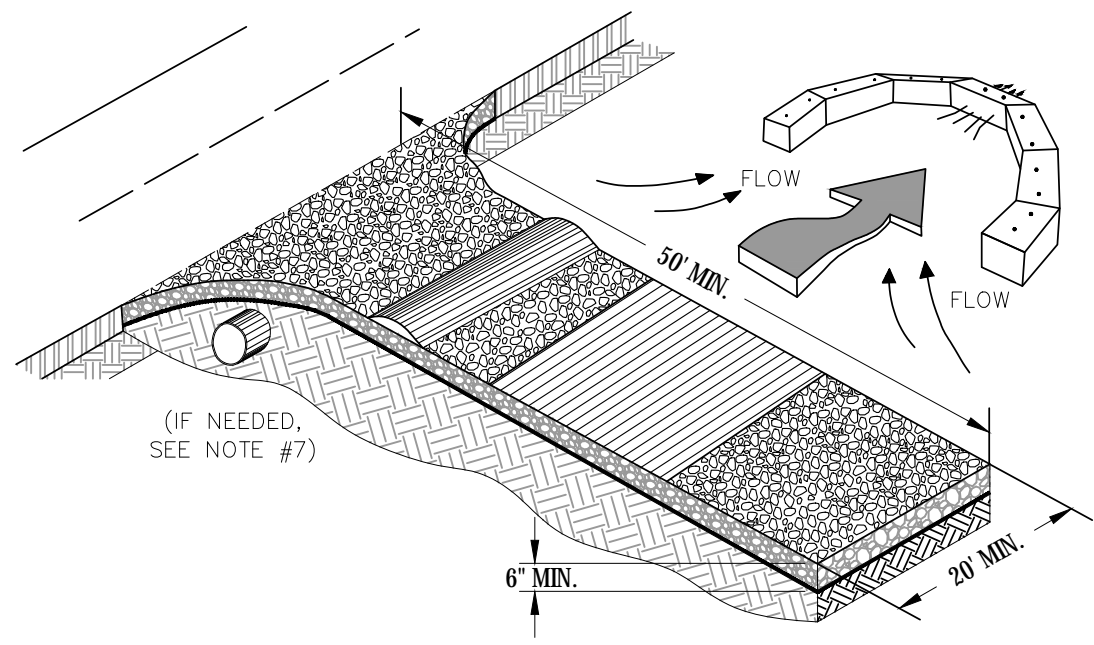
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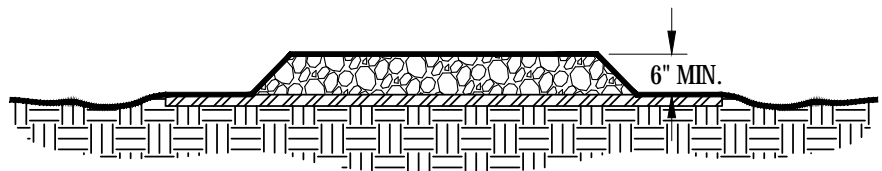
FRONT VIEW

- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Sd1-S SILT FENCE -TYPE SENSITIVE
NOT TO SCALE



EXIT DIAGRAM



ENTRANCE ELEVATION

- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Co CRUSHED STONE CONSTRUCTION EXIT



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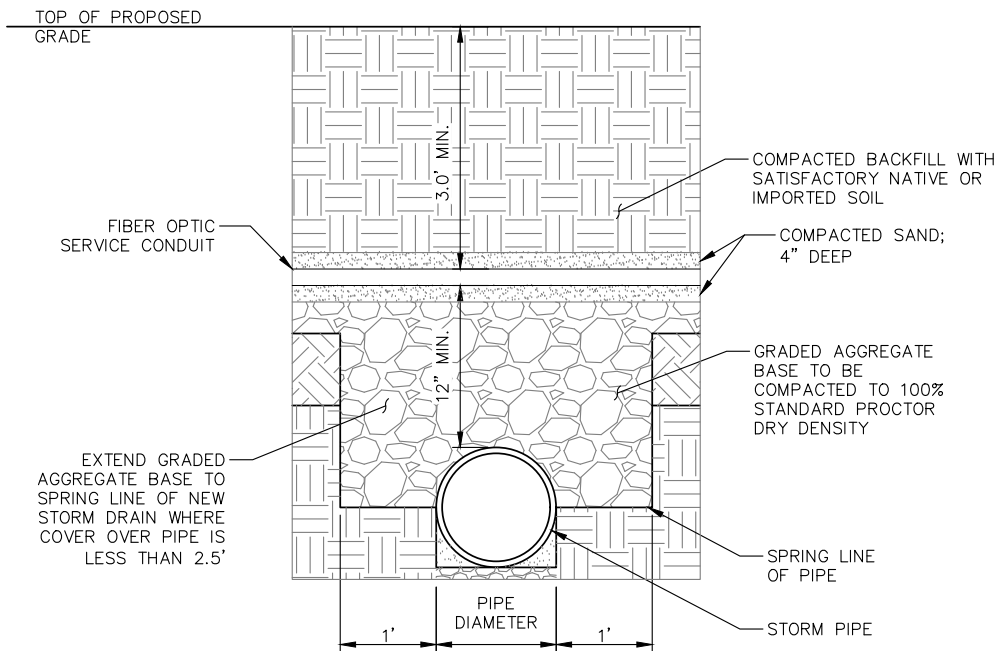
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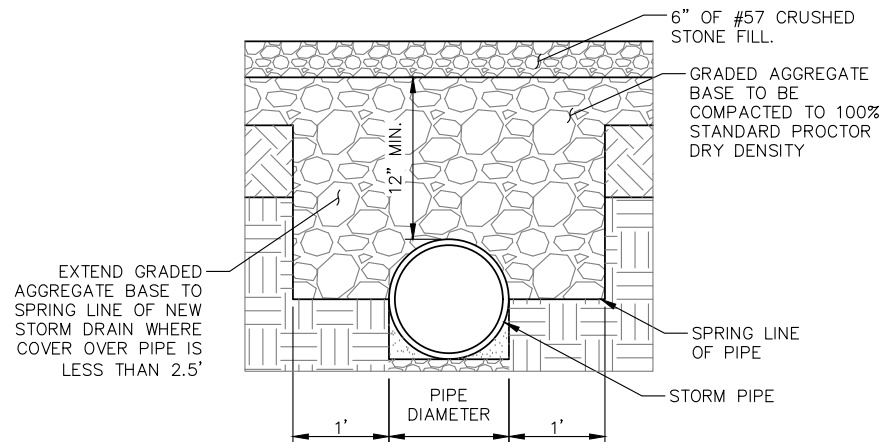
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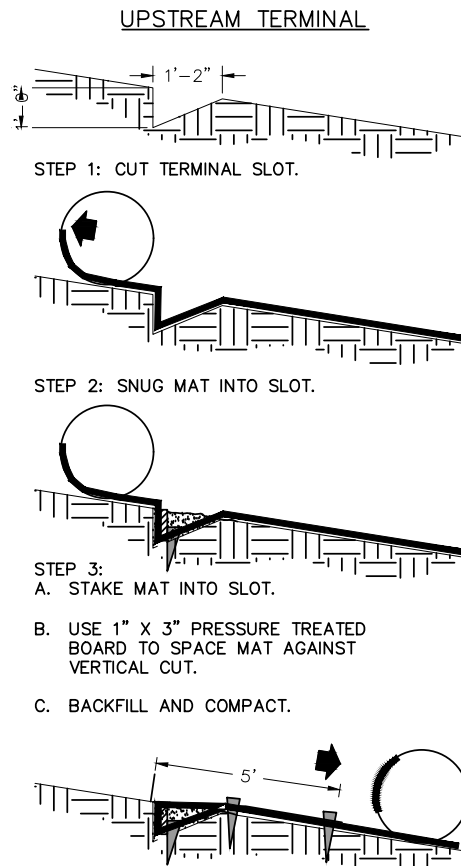
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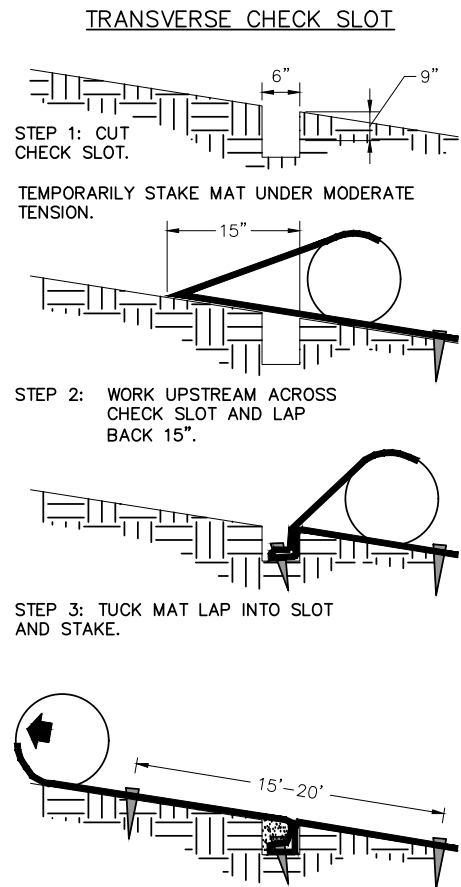
UTILITY & STORM PIPE CROSSING DETAIL
NOT TO SCALE



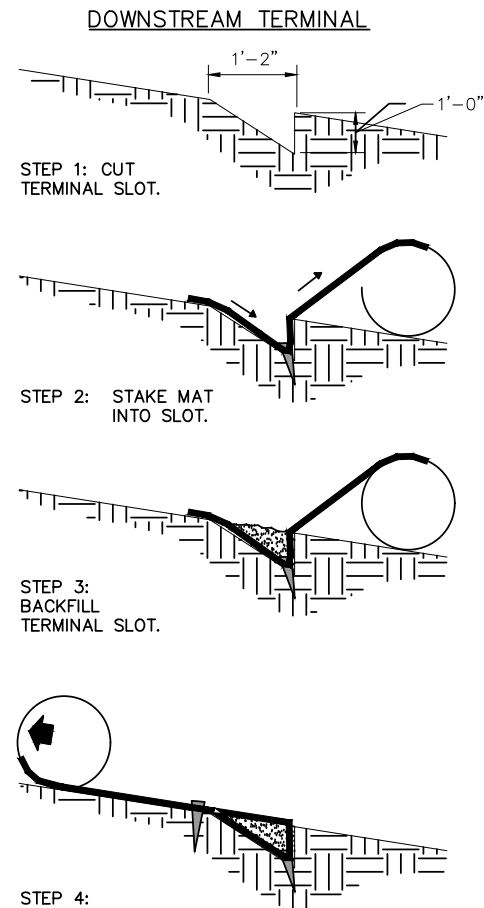
TYPICAL PIPE COVER DETAIL
NOT TO SCALE



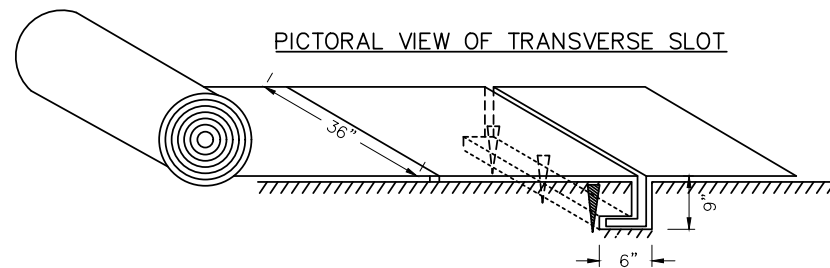
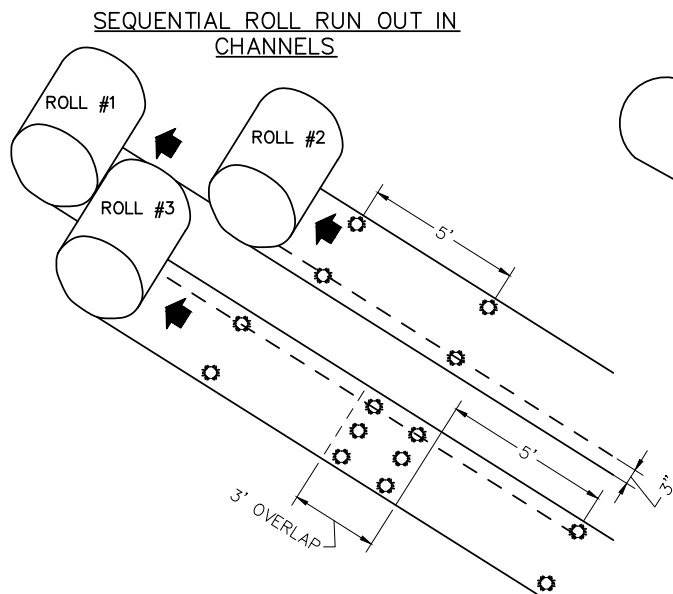
- STEP 4:
- A. REVERSE MAT ROLL DIRECTION TO OVERLAY CHECK LOT.
 - B. STAKE MAT TO ANCHOR TERMINAL.



- STEP 4:
- A. BACKFILL AND PROGRESS UPSTREAM
 - B. PULL OUT TEMPORARY STAKES WHEN NO LONGER NEEDED FOR TENSIONING.



- STEP 4:
- A. ROLL MAT UP-STREAM OVER REFILLED TERMINAL.
 - B. STAKE MAT DOWN TO ANCHOR TERMINAL.
 - C. PROGRESS UPSTREAM WITH ROLL.



- NOTES:
1. START AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
 2. FIRST ROLL IS CENTERED LONGITUDINALLY IN MID-CHANNEL AND PINNED WITH TEMPORARY STAKES TO MAINTAIN ALIGNMENT.
 3. SUBSEQUENT ROLLS FOLLOW IN STAGGERED SEQUENCE BEHIND THE FIRST ROLL. USE THE CENTER ROLL FOR ALIGNMENT TO THE CHANNEL CENTER.
 4. WORK OUTWARDS FROM THE CHANNEL CENTER TO THE EDGE.
 5. USE 3" OVERLAPS AND STAKE AT 5' INTERVALS ALONG THE SEAMS.
 6. USE 3' OVERLAPS AND SHINGLE DOWNSTREAM TO CONNECT THE LINING AT THE ROLL ENDS.

Ss SLOPE STABILIZATION
NOT TO SCALE

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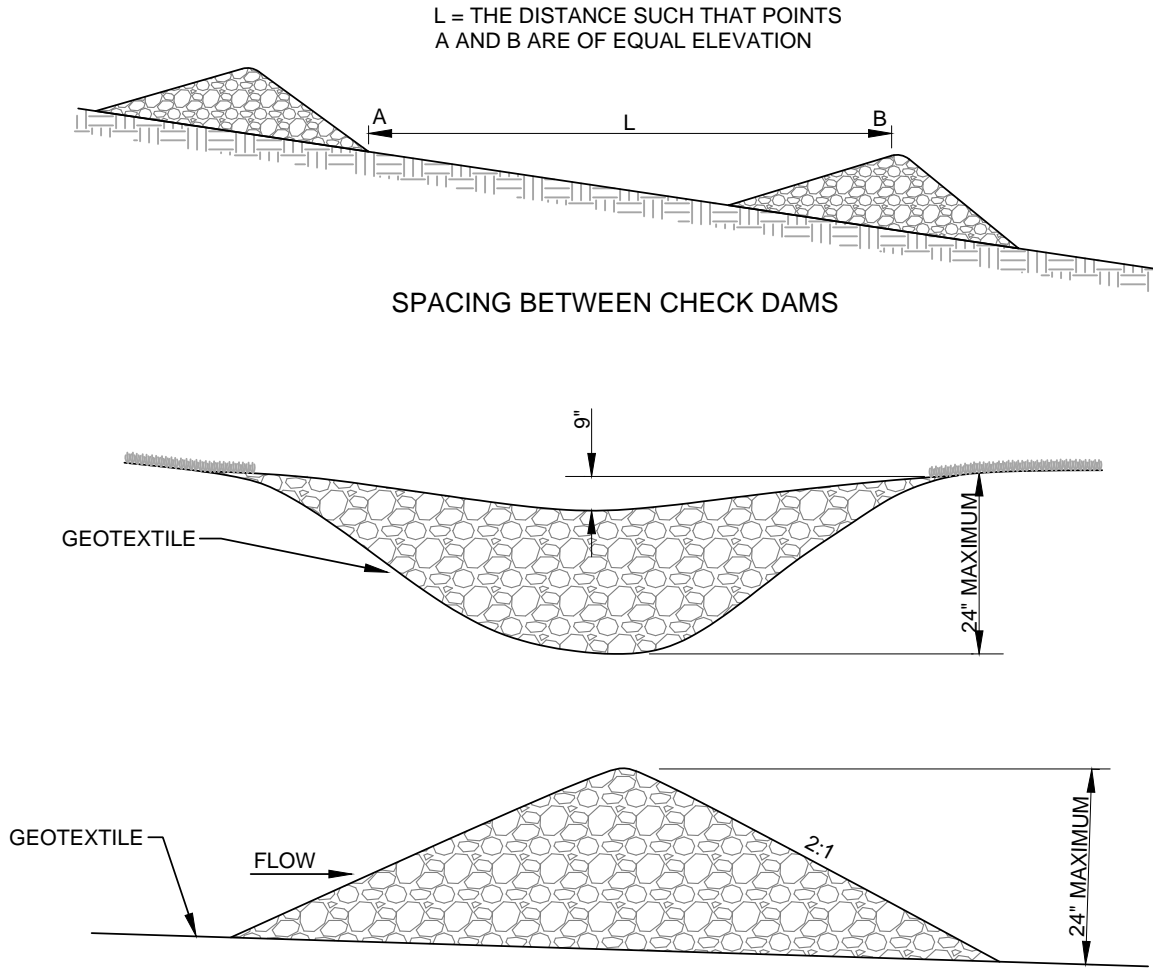
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CONTROL DETAILS

SHEET NUMBER: C-3.6

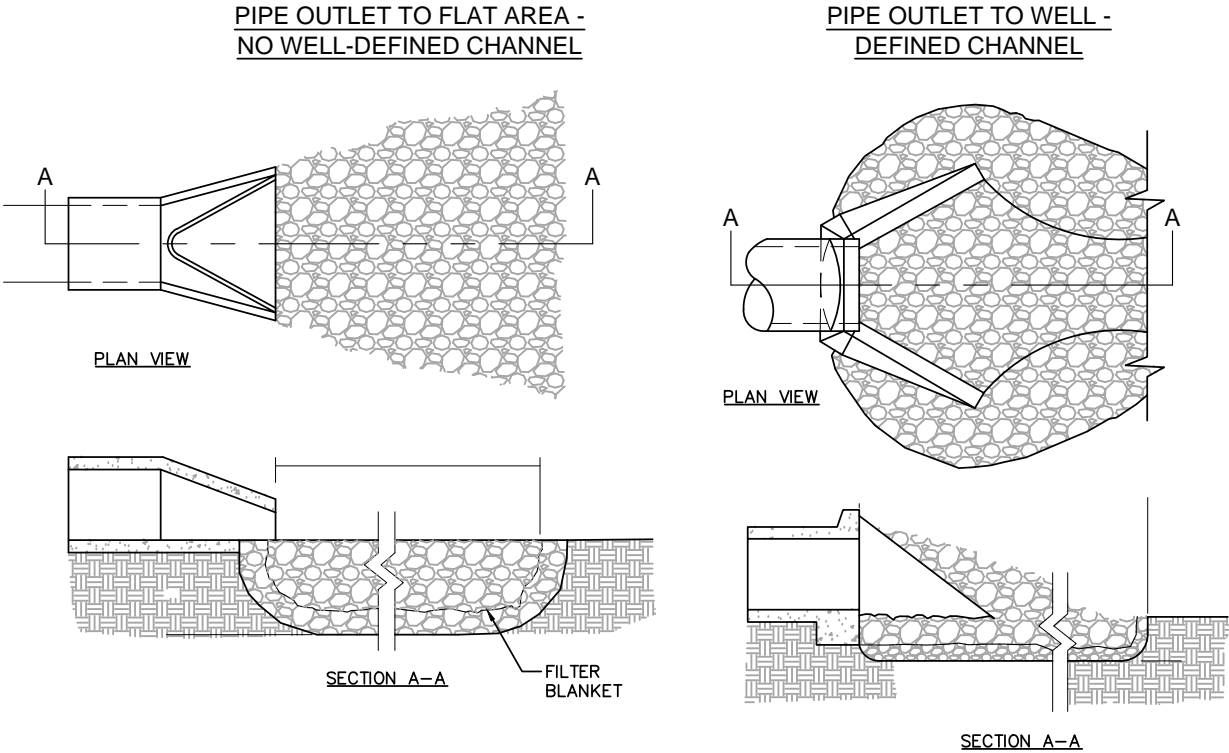
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Cd-s STONE CHECK DAM

- NOTES:
1. L_a IS THE LENGTH OF THE RIPRAP APRON.
 2. D= 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
 3. IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE TOP OF PIPE OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
 4. A FILTER BLANKET OR FILTER FABRIC SHELL BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.
 5. GRADED RIPRAP STONE (MIN. 50 LB. STONE) NSA. NO. R-4 - 12" mix. 6" ave
 6. FILTER STONE NO. FS-2
 7. SEE PLANS FOR DIMENSIONS OF EACH INDIVIDUAL OUT PROTECTION RIP RAP PAD



St STORM OUTLET PROTECTION
NOT TO SCALE

verizon

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SEAL:



PROJECT:

HALLWAY
318965

LOCATED AT:
5182 ODUM SMALLWOOD RD
GAINESVILLE, GA 30506

APPROVALS

CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

REVISIONS _____ DATE _____

ISSUED FOR: PERMIT/CONSTRUCTION
PROJECT MANAGER: MWM
DRAWING BY: ALK
DATE: 02/07/20
TITLE:

EROSION
CONTROL DETAILS

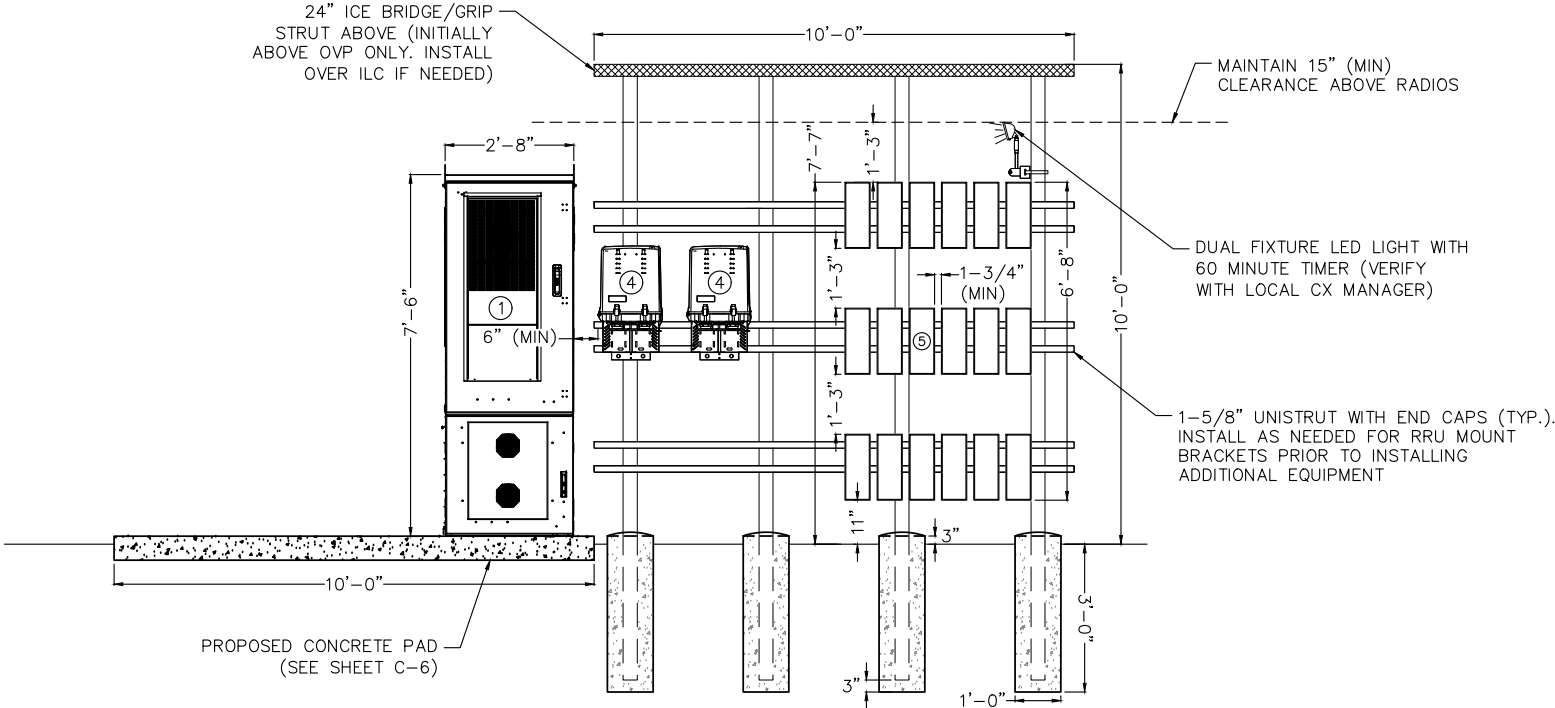
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JOB/FILE NUMBER: 1010.001

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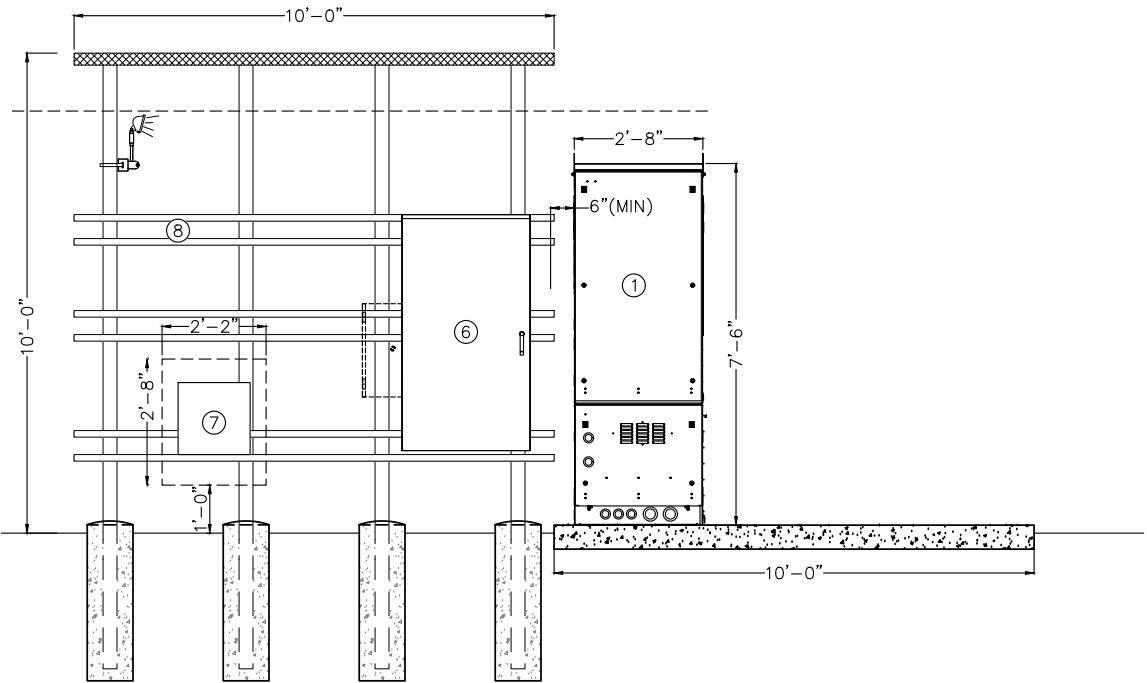
LEGEND

- ① PRIMARY CABINET
- ② (NOT USED)
- ③ (NOT USED)
- ④ OVP-12 (PROPOSED & FUTURE AS NEEDED)
- ⑤ ERICSSON RRH 2212 (STACKED 6x3) (RESERVE SPACE FOR FUTURE GROUND RADIOS)
- ⑥ ILC CABINET (WITHOUT CAMLOCK IF NEEDED)
- ⑦ DARK FIBER JUNCTION BOX (RESERVE SPACE FOR CHARLES TELCO CABINET IF NECESSARY)
- ⑧ RESERVED DIPLEXER AREA

NOTE:
1. WHEN EQUIPMENT FRAME IS INSTALLED ADJACENT TO CABINET PAD, INTERCONNECTING CONDUITS SHALL BE INSTALLED AT OR ABOVE GRADE.



EQUIPMENT ELEVATION - FRONT



EQUIPMENT ELEVATION - REAR



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SEAL:



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TITLE:

EQUIPMENT DETAILS

SHEET NUMBER: C-4

JOB/FILE NUMBER: 1010.001

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TOWER NOTES:

1. THE PROPOSED TOWER, FOUNDATION, ANTENNA MOUNTS, AND ANTENNAS WERE DESIGNED BY OTHERS.

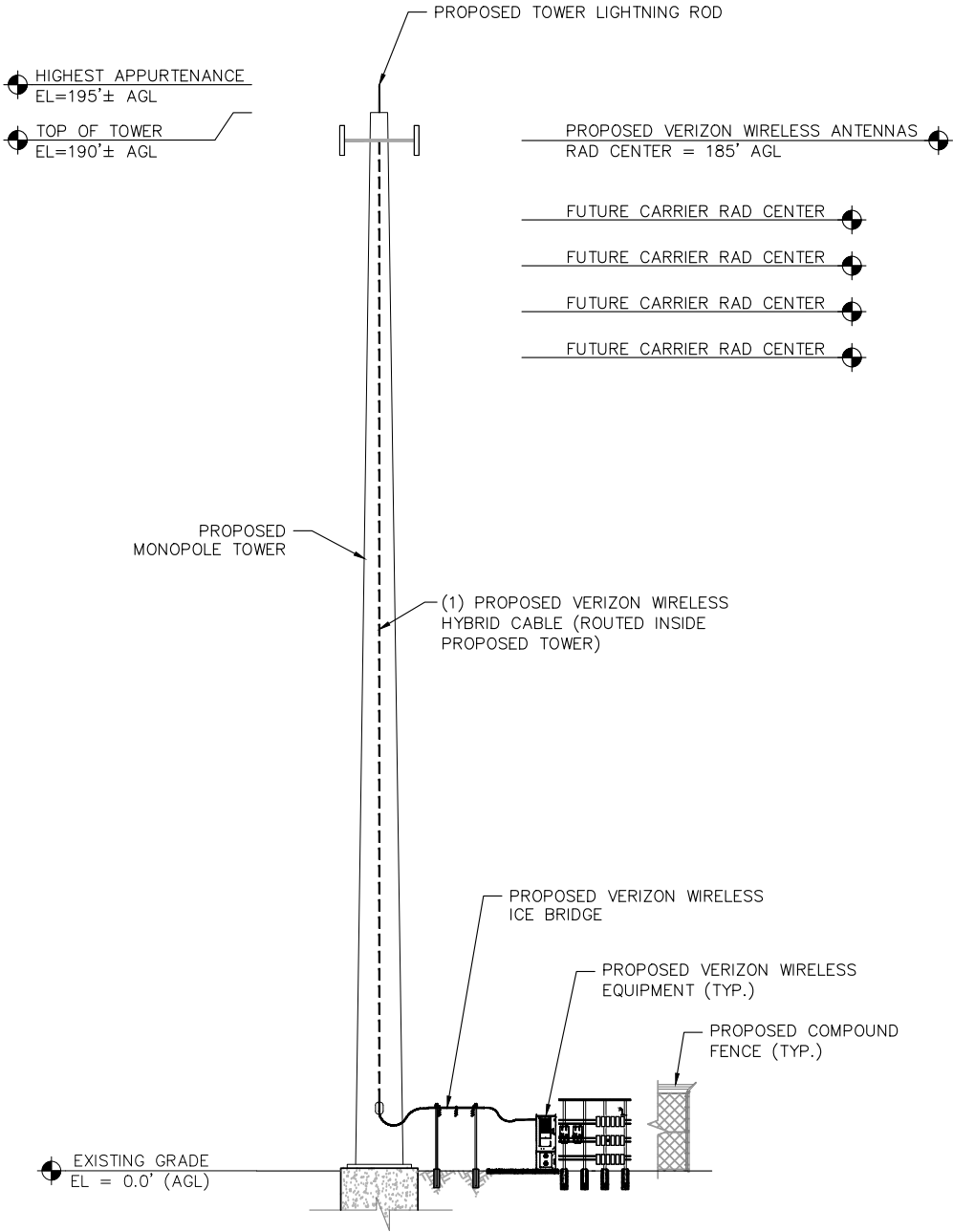
2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.

3. CONTRACTOR TO REFER TO FINAL TOWER DRAWINGS FOR DETAILS ON REQUIRED ANTENNA MOUNTING LAYOUT, COAX ROUTING AND ANY OTHER MODIFICATIONS THAT COULD AFFECT THE OVERALL TOWER STRUCTURAL CAPACITY.

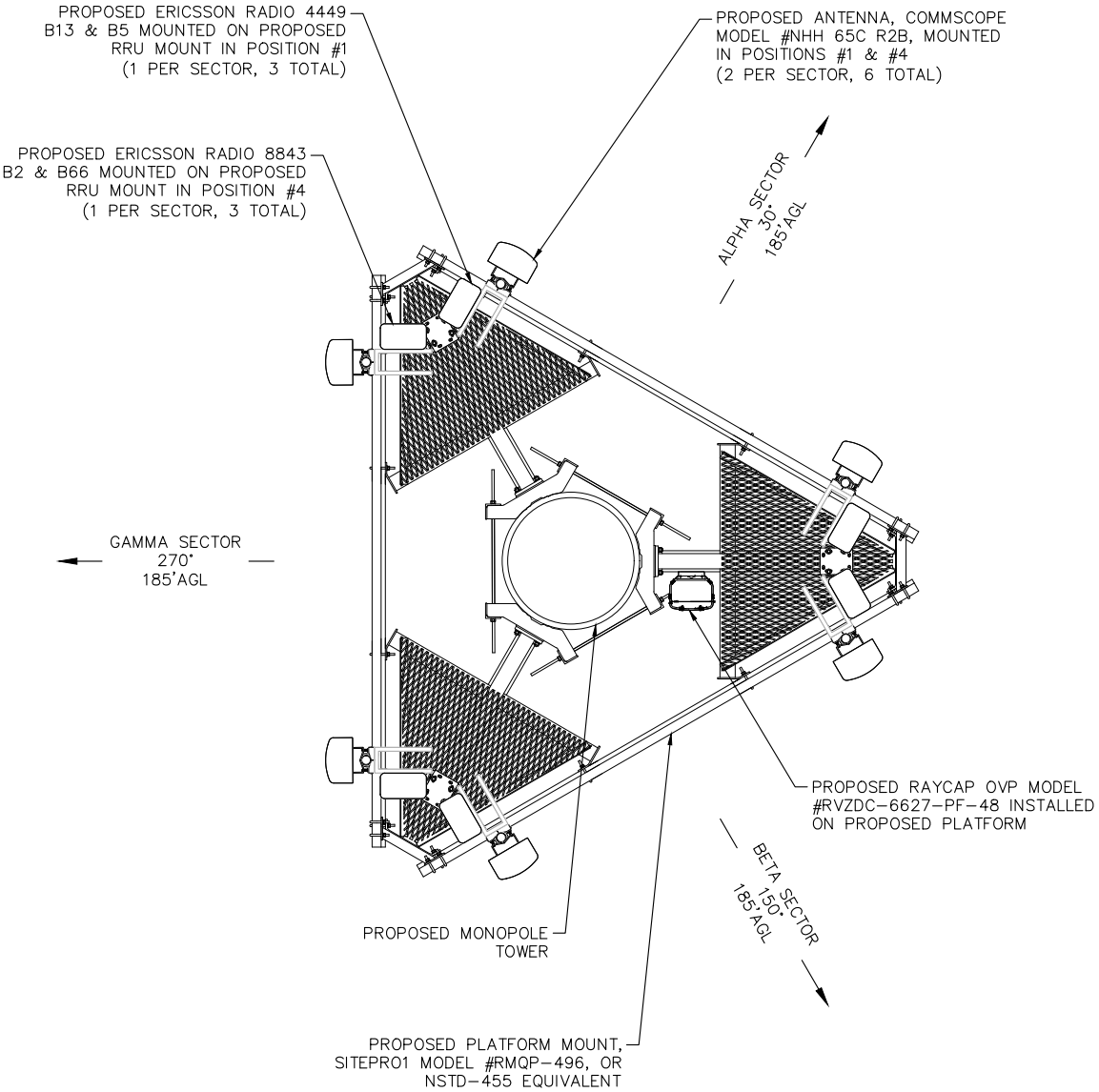
4. CONTRACTOR TO FIELD VERIFY ANTENNA MOUNT CONFIGURATION AND PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED ANTENNAS. ALL ANTENNAS AND MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER STATE BUILDING CODE & TIA/EIA STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS ANTENNA SUPPORTING STRUCTURES AND BASIC WIND SPEED AS LISTED ON SHEET T-1.
5. RF INFORMATION SHOWN ON THESE PLANS IS BASED ON LATEST RFDS PROVIDED BY VERIZON WIRELESS. CONTRACTOR TO OBTAIN RFDS FROM VERIZON WIRELESS AT TIME OF CONSTRUCTION FOR FINAL DESIGN AND ADVISE ENGINEER OF DEVIATIONS (IF ANY).

6. CENTERLINE OF THE ANTENNAS TO BE WITHIN 6" (VERTICALLY) OF THE CENTERLINE OF EACH SECTOR MOUNT, UNLESS SPECIFIED BY ENGINEER.

NOTE:
GENERAL CONTRACTOR TO
VERIFY ALL AZIMUTHS WITH
MOST UP TO DATE RFDS.



TOWER ELEVATION
NOT TO SCALE



PROPOSED ANTENNA ORIENTATION DETAIL
NOT TO SCALE



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PROJECT:

HALLWAY
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GAINESVILLE, GA 30506

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TITLE:

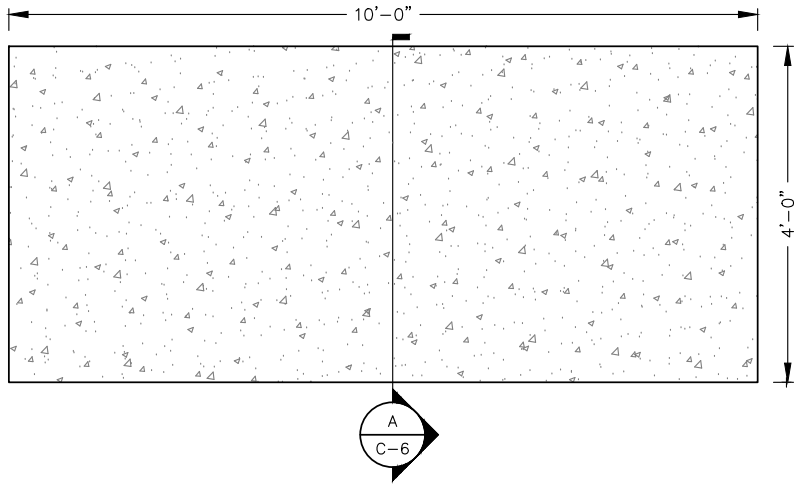
TOWER ELEVATION AND
ANTENNA ORIENTATION

SHEET NUMBER: C-5

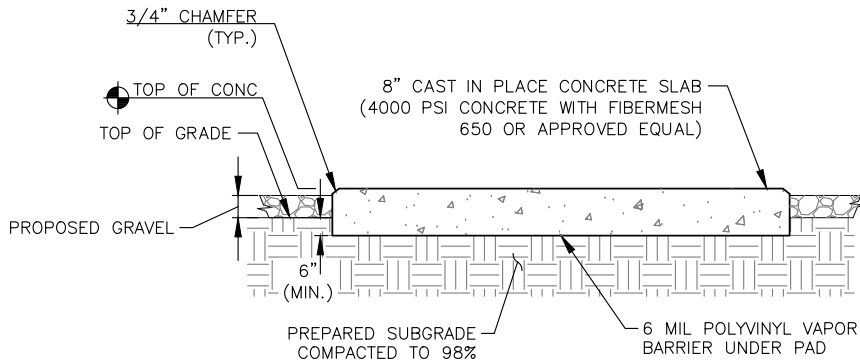
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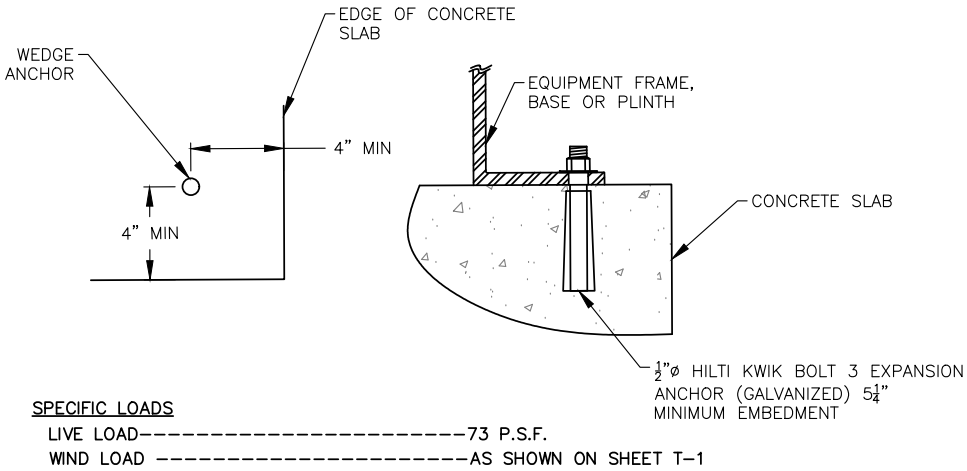
NOTE:
THIS DETAIL FOR REFERENCE
ONLY. CONTRACTOR TO REFER TO
SITE PLAN FOR ACTUAL
ORIENTATION OF EQUIPMENT SLAB.



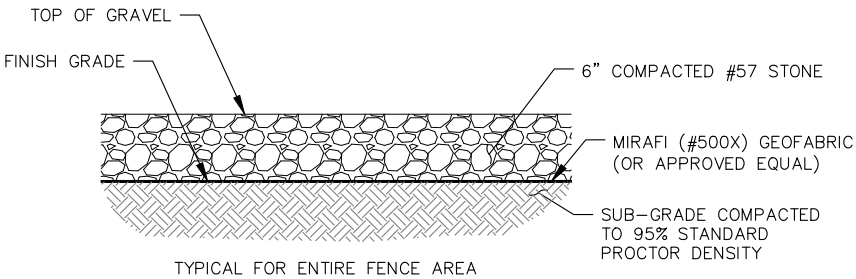
SLAB DETAIL
NOT TO SCALE



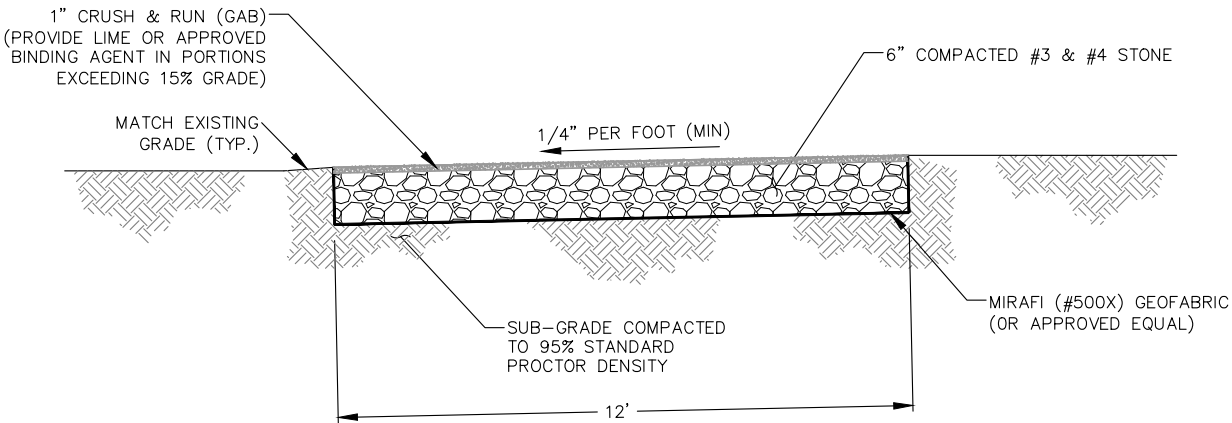
SECTION A
NOT TO SCALE



EQUIPMENT ANCHOR BOLT DETAIL
NOT TO SCALE



COMPOUND BASE DETAIL
NOT TO SCALE



APRON/ACCESS DRIVE DETAIL
NOT TO SCALE

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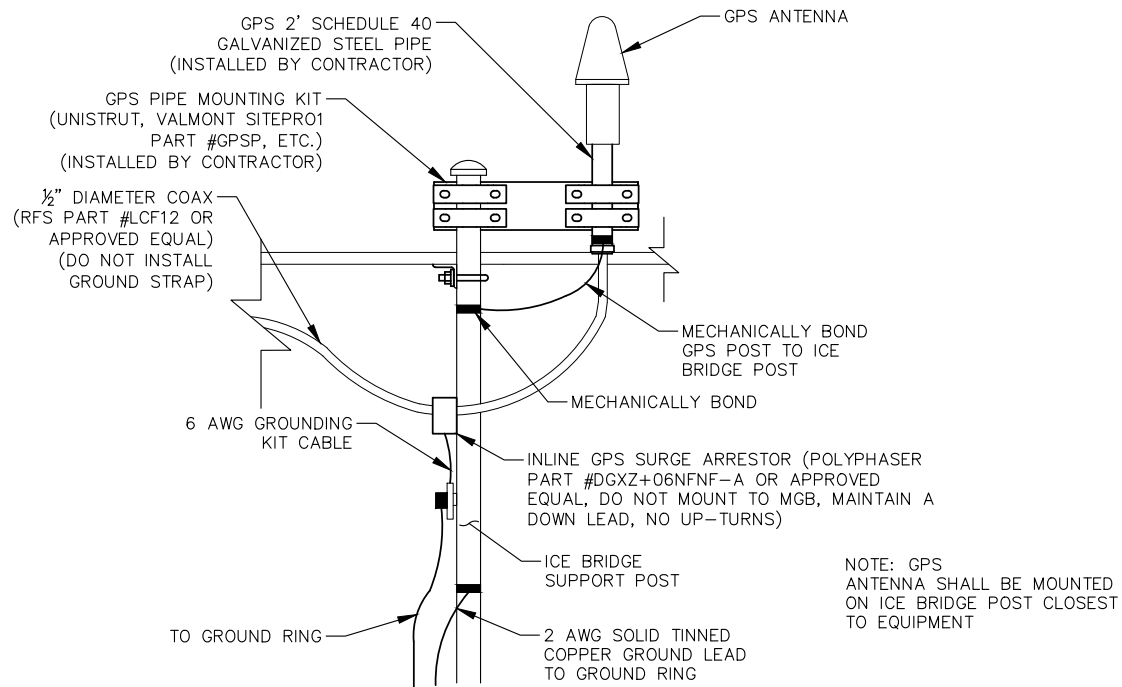
TITLE:

FOUNDATION &
ACCESS DRIVE DETAILS

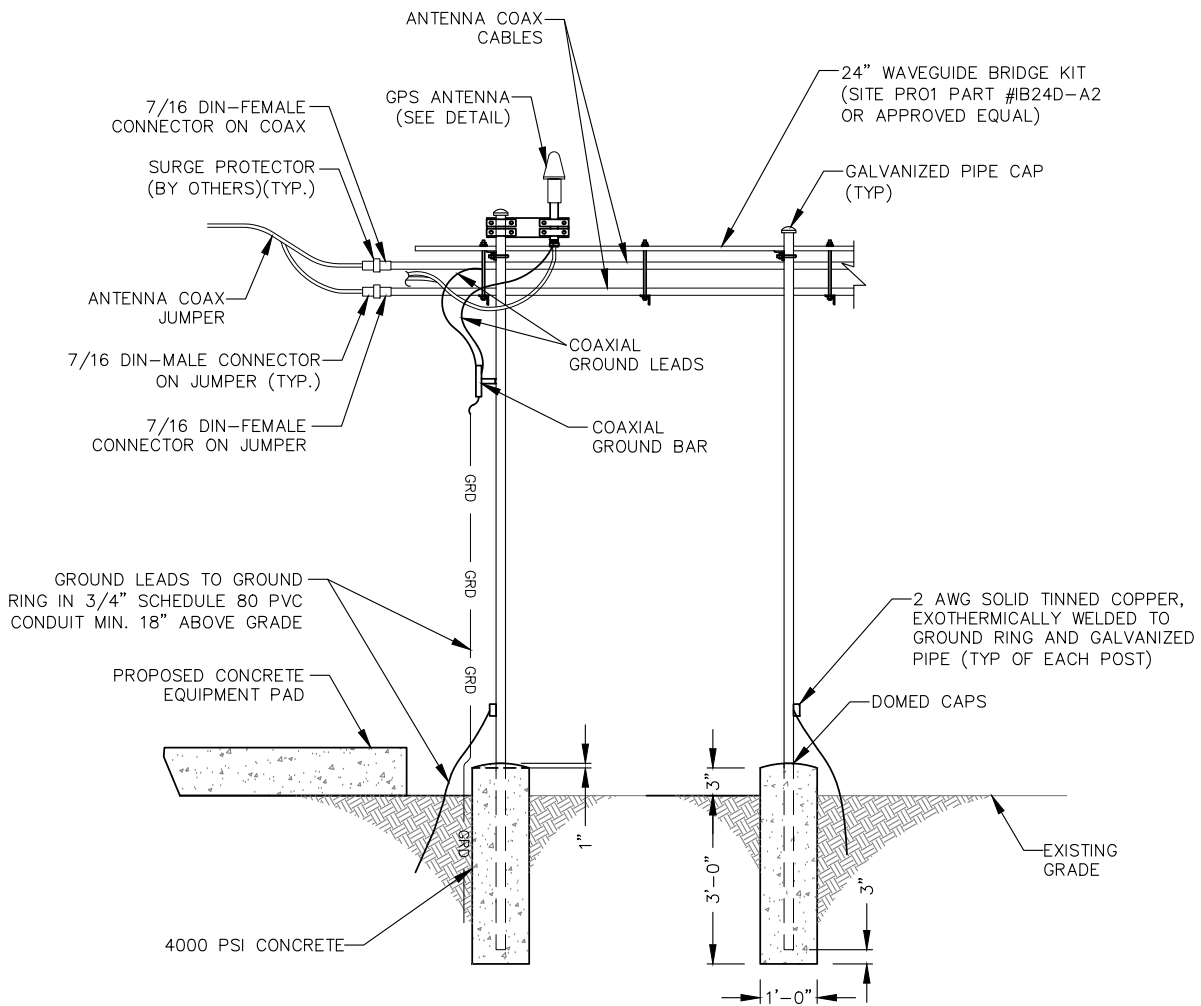
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GPS MOUNTING DETAIL
NOT TO SCALE



ICE BRIDGE ELEVATION
NOT TO SCALE

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SEAL:



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**HALLWAY
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ISSUED FOR: _____ PERMIT/CONSTRUCTION

PROJECT MANAGER: _____ MWM

DRAWING BY: _____ ALK

DATE: _____ 02/07/20

TITLE: _____

ICE BRIDGE DETAILS

SHEET NUMBER: _____ C-7

JOB/FILE NUMBER: _____ 1010.001

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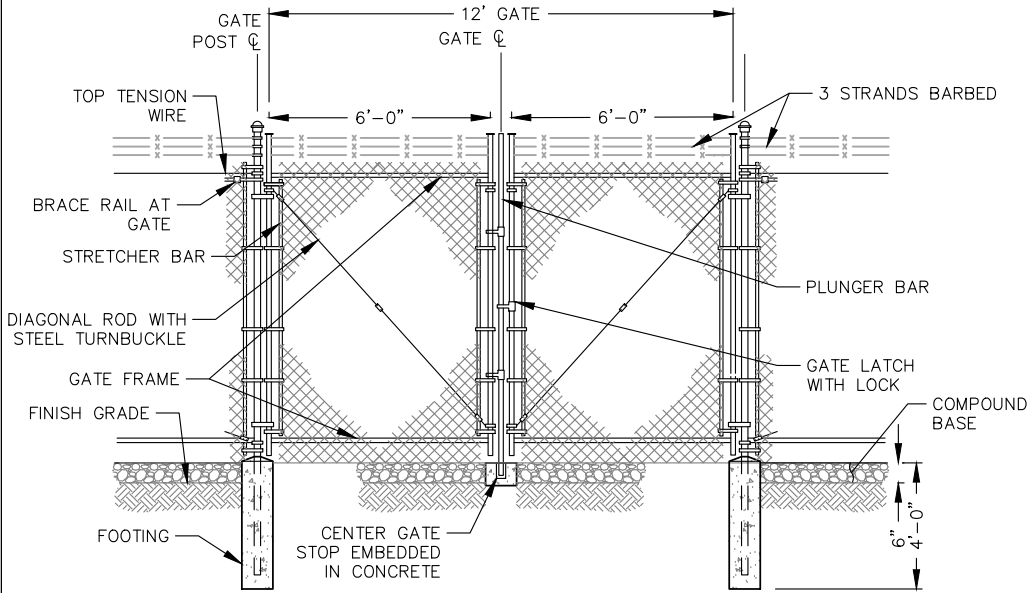
FENCE NOTES:

(INSTALL FENCING PER ASTM F-567, SWING GATES PER ASTM F- 900)

1. GATE POST: 3½" DIA. SCHEDULE 40 PER ASTM-F 1083.
2. CORNER AND TERMINAL OR PULL POST: 3" DIA. SCHEDULE 40 PER ASTM-F 1083.
3. LINE POST: 2" DIA. SCHEDULE 40 PIPE PER ASTM-F 1083.
4. GATE FRAME: 1½" DIA. SCHEDULE 40 PIPE PER ASTM-F 1083.
5. TOP RAIL AND BRACE RAIL: 1½" DIA. SCHEDULE 40 PIPE PER ASTM-F 1083.
6. FABRIC: 9 GA. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
7. TIE WIRE: MINIMUM 9 GA. GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAXIMUM 24" INTERVALS.
8. TENSION WIRE: 6 GA. GALVANIZED STEEL.
9. BARBED WIRE DOUBLE STRAND 12-½" GA. TWISTED WIRE TO MATCH WITH FABRIC 14 GA., 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
10. GATE LATCH: 1-¾" O.D. PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEYED ALIKE FOR ALL SITES IN A GIVEN MTA.
11. COMPLY WITH ANY LOCAL ORDINANCES REQUIRING PERMITS FOR PLACEMENT OF BARBED WIRE.
12. WARNING SIGNS USING THE INTERNATIONAL SYMBOL OF ELECTRICAL SHOCK HAZARD SHALL BE FURNISHED AND INSTALLED ON THE EXTERIOR OF ALL SIDES OF THE MAIN PERIMETER FENCE AND THE GATE. ADDITIONALLY, SIGNS SHALL BE FURNISHED AND INSTALLED THAT STATE "NO TRESPASSING" IN ENGLISH. THE SIGNS SHALL BE IMPERVIOUS TO WEATHERING AND BE MOUNTED TO AVOID EASE OF REMOVAL BY VANDALS.

TYPICAL WOVEN WIRE FENCING NOTES

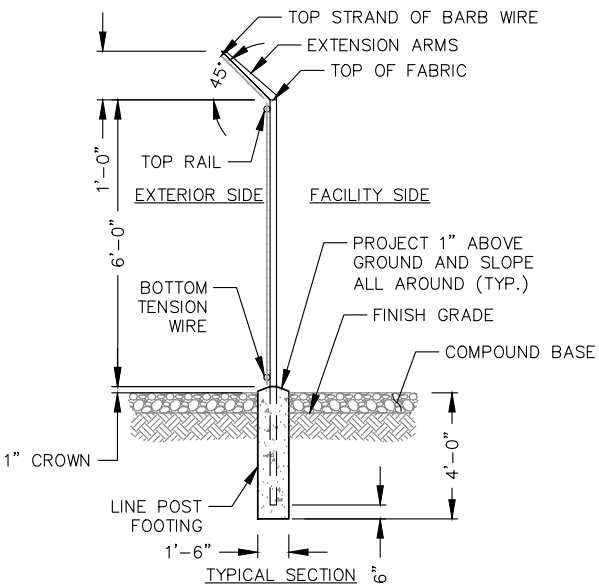
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NOTE:
SEE NOTES THIS SHEET

DOUBLE SWING GATE DETAIL

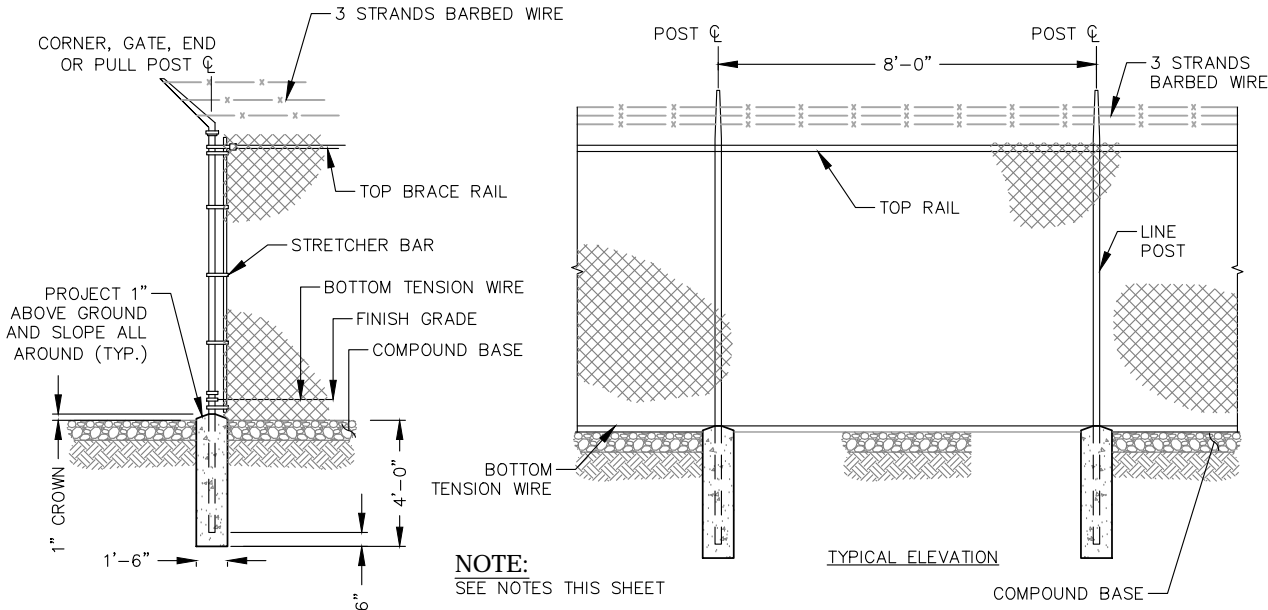
NOT TO SCALE



NOTE:
SEE NOTES THIS SHEET

WOVEN WIRE FENCE DETAIL

NOT TO SCALE



NOTE:
SEE NOTES THIS SHEET

TYPICAL ELEVATION

WOVEN WIRE CORNER, GATE, END OR PULL POST DETAIL

NOT TO SCALE

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PROJECT:

HALLWAY
318965

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GAINESVILLE, GA 30506

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PROJECT MANAGER: MWM

DRAWING BY: ALK

DATE: 02/07/20

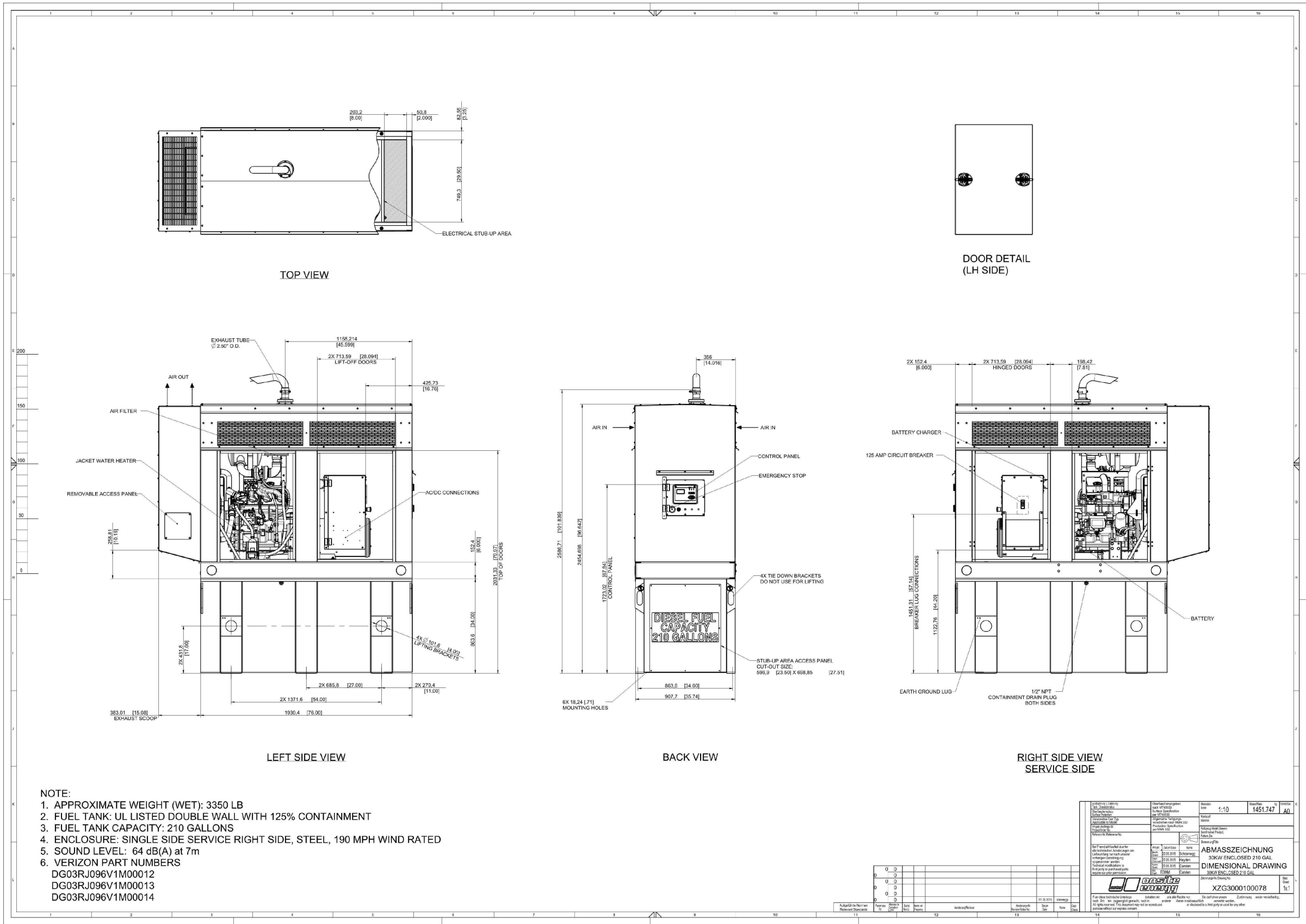
TITLE:

FENCE DETAILS

SHEET NUMBER: C-8

JOB/FILE NUMBER: 1010.001

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ELECTRICAL INSTALLATION NOTES

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
2. ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE U.L. APPROVED OR LISTED.
3. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
4. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
5. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
6. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
7. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, ½ INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NE & OSHA.
8. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (IE., PANELBOARD AND CIRCUIT ID’S).
9. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 OR XHHW-2, STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
11. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE USE-2 CABLE (314 AWG OR LARGER), 600 V, OIL RESISTANT RHW-2 OR XHHW-2, STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
12. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 90°C.
13. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
14. ELECTRICAL METALLIC TUBING (EMT) OR RIGID METALLIC CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID METALLIC CONDUIT (RMC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
16. RIGID NON-METALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR IN ARES OF HEAVY VEHICLE TRAFFIC, GALVANIZED RIGID CONDUIT SHALL BE USED.
17. ALL OUTDOOR EXPOSED CONDUIT SHALL BE RMC AND SHALL BE SUPPORTED ADEQUATELY.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LTM) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED. LFMC SHALL CONFORM TO NEC ARTICLE 350.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
21. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
22. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
23. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
24. NON-METALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. CONTRACTOR SHALL APPLY FOR ELECTRICAL SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS, SERVICE ROUTING, AND METER SOCKET TYPE WITH LOCAL POWER COMPANY.

ELECTRICAL INSTALLATION NOTES (CONT.)

26. CONTRACTOR SHALL APPLY FOR TELEPHONE SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS AND SERVICE ROUTING WITH TELEPHONE COMPANY.
27. CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY PERMIT FEES, AND SCHEDULE INSPECTIONS.
28. ALL SAFETY SWITCHES SHALL BE NEMA 1 FOR INDOOR, NEMA 3R FOR OUTDOOR, UL LISTED 200K SCCR RATED, REJECTION TYPE, WITH RK1 FUSES. FUSES SHALL HAVE AN AIR OF 200K AND SHALL HAVE A LIMITING RATING AS SHOWN IN THESE DRAWINGS. EQUIPMENT AND ACCESSORIES SHALL BE RATED FOR 75 DEGREES CELSIUS OR HIGHER.
29. ALL LOAD CENTERS SHALL BE 42 SPACE UNLESS NOTED OTHERWISE, NEMA 1 FOR INDOOR, NEMA 3R FOR OUTDOOR, MCB WITH CONVERTIBLE MAINS, UL LISTED 22K 1A OR HIGHER SCCR, WITH 22K AIR BREAKERS, BREAKERS AND LOAD CENTER SHALL BE RATED FOR 75 DEGREES CELSIUS OR HIGHER. BREAKERS SHALL HAVE A LIMITING RATING AS SPECIFIED ON THESE DRAWINGS.
30. CONTRACTOR SHALL LABEL ELECTRICAL EQUIPMENT IN ACCORDANCE WITH NEC 110.16 AND 110.24.
31. CONTRACTOR SHALL VERIFY THAT THE MAIN BONDING JUMPER AND GROUNDING ELECTRODE CONDUCTOR IS INSTALLED PROPERLY AT SERVICE ENTRANCE.
32. CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS TO PREVENT MOISTURE PENETRATION OR VERMIN INFESTATIONS.
33. DURING TRENCH BACK-FILLING FOR EACH UNDERGROUND ELECTRICAL, TELEPHONE, SIGNAL AND COMMUNICATIONS LINE, PROVIDE A CONTINUOUS UNDERGROUND WARNING TAPE TWELVE INCHES BELOW FINISHED GRADE.

GROUNDING NOTES

1. ALL GROUNDING CONNECTIONS SHALL BE MADE USING EXOTHERMIC WELDING PROCESS (CAD WELD OR EQUAL) EXCEPT FOR EQUIPMENT THAT MAY BE MECHANICALLY FASTENED. ALL LUGS SHALL BE TWO HOLE, LONG BARREL TYPE, FOR COPPER, UNLESS OTHERWISE NOTED.
2. ALL GROUND PLATES SHALL BE INSTALLED AT 30" BELOW GRADE PER MANUFACTURER’S SPECIFICATIONS. UNDERGROUND GROUNDING CONDUCTORS SHALL BE 30" BELOW GRADE.
3. ALL GROUND CONDUCTORS SHALL BE MIN. #2 AWG SOLID TINNED COPPER WIRE BARE. EQUIPMENT GROUND CONDUCTORS SHALL BE MIN. #6 GREEN INSULATED, UNLESS OTHERWISE NOTED.
4. GROUND PLATES FOR GROUND RING SHALL BE LOCATED 5’-0" APART.
5. ANY METAL OBJECT WITHIN 6 FEET OF THE TOWER OR EQUIPMENT GROUND RING SHALL BE BONDED DIRECTLY TO THE RING.
6. THE MINIMUM BENDING RADIUS FOR ALL GROUNDING CONDUCTORS #6 AWG OR LARGER SHALL BE 24".
7. ALL ABOVE GRADE GROUND CONDUCTORS SHALL BE ROUTED DOWNWARD TOWARD EARTH AND HORIZONTAL ONLY WHERE NECESSARY.
8. ALL CONDUCTORS SHALL BE ROUTED SUCH THAT THERE ARE NO INCLUSIVE ANGLES OF LESS THAN 90 DEGREES.
9. THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A RECOMMENDED TEST RESULT OF 5 OHMS OR LESS.
10. ALL GROUNDING SHALL COMPLY WITH THE N.E.C. AND NFPA 780, "LIGHTING PROTECTION CODE".
11. ALL GROUNDING COMPONENTS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR.
12. ANY METAL CONDUIT MOUNTED ON THE TOWER SHALL BE BONDED TO THE TOWER AT EACH END.
13. ALL EXPOSED GROUNDING SHALL BE IN NON-METALLIC FLEX CONDUIT AND SECURED AS NECESSARY.
14. WHEN BONDING TO EQUIPMENT, REMOVE PAINT TO BARE STEEL AND PROTECT WITH A COATING OF NO-OX.
15. APPROVED ANTIOXIDANT COATINGS SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. BOND ICE BRIDGE SECTIONS TOGETHER EXOTHERMICALLY OR WITH 2 HOLE LUGS. BOND ICE BRIDGE TO SUPPORT POSTS.
17. THESE NOTES ARE NOT ALL-ENCOMPASSING. REFER TO VERIZON STANDARDS FOR COMPLETE GROUNDING GUIDELINES



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SEAL:



PROJECT:

HALLWAY
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APPROVALS

CARRIER _____

LANDLORD _____

LEASING _____

CONSTRUCTION _____

REVISIONS _____ DATE _____

ISSUED FOR: _____ PERMIT/CONSTRUCTION

PROJECT MANAGER: _____ MWM

DRAWING BY: _____ ALK

DATE: _____ 02/07/20

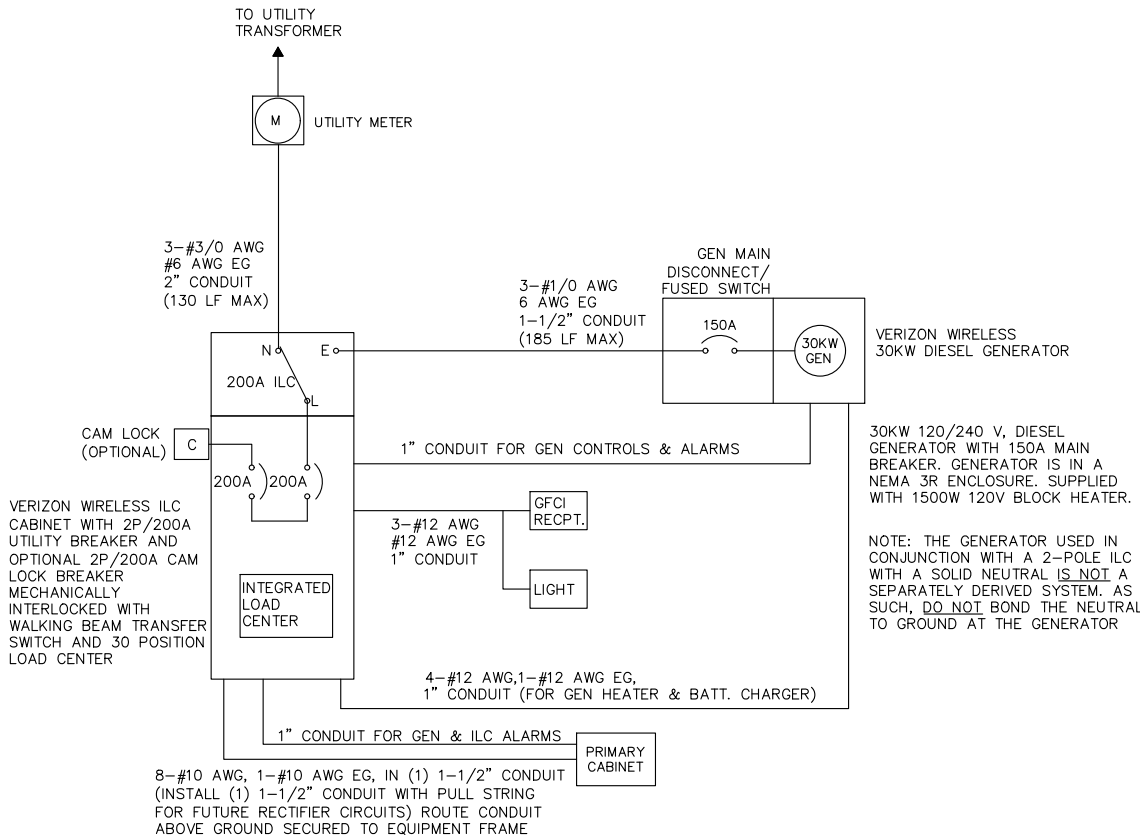
TITLE: _____

ELECTRICAL NOTES

SHEET NUMBER: _____ E-1

JOB/FILE NUMBER: _____ 1010.001

NOTE:
PANEL SCHEDULE AND SINGLE LINE DIAGRAM REPRESENT A SITE WITH A NEW GE POWER PLANT, 30 KW DIESEL GENERATOR, AND TWO SOURCE ILC (THREE SOURCE ILC OPTIONAL AS NEEDED). ADJUST AS NECESSARY PER LOCAL SITE CONDITIONS.













ELECTRICAL SINGLE LINE DIAGRAM

- NOTES:
- ALL EQUIPMENT SHALL BE NEMA 3R RATED.
 - ALL EQUIPMENT SHALL BE LIGHTNING PROTECTED IN ACCORDANCE WITH TIA-222-H AND VERIZON WIRELESS STANDARDS.
 - CONDUCTOR SIZES AND DISTANCES HAVE BEEN SIZED FOR 3% MAX VOLTAGE DROP (TOTAL SYSTEM VOLTAGE DROP ON BOTH FEEDERS AND BRANCH CIRCUITS TO THE FARTHEST DEMAND SHALL NOT EXCEED 5%)
 - WIRE SIZING AND MAXIMUM DISTANCE FROM GENERATOR TO ILC ASSUMES POWER FACTOR OF 0.9.
 - BELOW GRADE CONDUIT SHALL BE SCHEDULE 80 PVC. ABOVE GRADE CONDUIT SHALL BE GALVANIZED RIGID CONDUIT. BELOW GRADE PVC CONDUIT SHALL TRANSITION TO GRC PRIOR TO RISING ABOVE GRADE. ALL BENDS SHALL HAVE A MINIMUM 24" RADIUS. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. VERIFY CONDUIT TYPE WITH LOCAL CONSTRUCTION MANAGER AND ADJUST IF NECESSARY. ALL CONDUIT SHALL MET NEC, STATE, AND LOCAL CODE REQUIREMENTS AS REQUIRED.

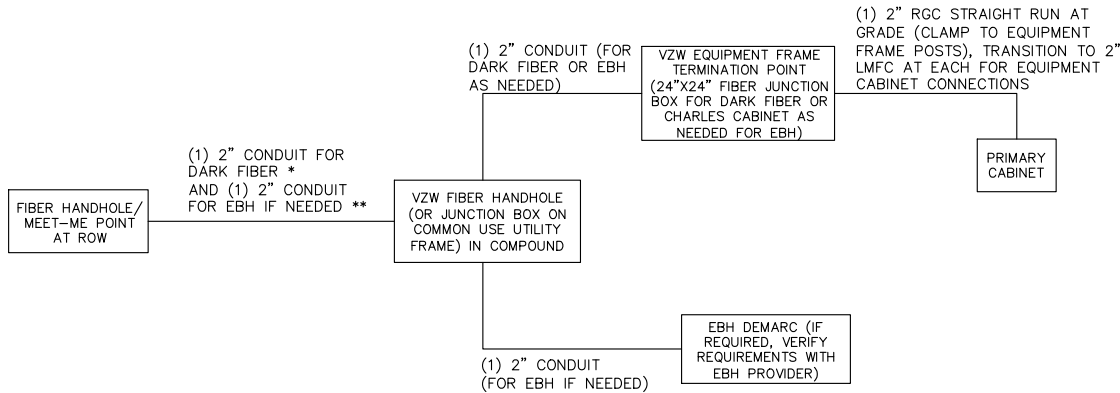
LOAD CALCULATION

LOAD	AMPS
PROPOSED LOAD:	140.0
TOTAL DEMAND:	140.0
VOLTAGE: 120/240V SINGLE PHASE 3W 200A	

PANEL NAME:		VZW ILC			MODEL NUMBER:		ASCO D300L SERIES									
RATED VOLTAGE:		240	120	VOLTS		PHASE/WIRE:		1	3							
MAIN BREAKER:		200	AMPS			BUS RATING:		200		KEY DOOR LATCH:		YES				
MOUNT:		SURFACE			NEUTRAL BAR:		YES		HENGED DOOR:		YES					
ENCLOSURE TYPE:		NEMA 3R			AIC:		65K									
POS	USAGE FACTOR	BUS AMPS		LOAD	POLES	AMPS	L1	L2	AMPS	POLES	LOAD	BUS AMPS		USAGE FACTOR	POS	
		L1	L2									L1	L2			
1	1	18		RECTIFIER	2	30A			30A	2	FUTURE RECTIFIER	18		1	2	
3	1		18										18	1	4	
5	1	18		RECTIFIER	2	30A			30A	2	FUTURE RECTIFIER	18		1	6	
7	1		18										18	1	8	
9	1	18		RECTIFIER	2	30A								1	10	
11	1		18											1	12	
13	1	18		RECTIFIER	2	30A									14	
15	1		18												16	
17	1.25	16		GFI RECEPT. /LIGHT	1	20A									18	
19	1		16	BLOCK HEATER	1	20A									20	
21	1	16		BATT. CHARGER	1	20A									22	
23															24	
25															26	
27															28	
29															30	
		104	88	:SUB TOTAL AMPS								SUB TOTAL AMPS:		36	36	
												FACTORED TOTAL AMPS:		140	124	

- NOTES:
- ALL CONDUCTORS ARE TYPE THWN (75°C) COPPER.
 - MAXIMUM LENGTH OF RUN FOR RECTIFIER CIRCUITS IS 50FT.
 - ASCO INTEGRATED LOAD CENTER INCLUDES 200 AMP MAIN DISCONNECT AND TRANSFER SWITCH FOR PORTABLE OR PERMANENT GENERATOR.
 - RECTIFIER LOADS ARE CONSIDERED TO BE NON-CONTINUOUS.
 - IF ADDITIONAL FUTURE LOADS ARE ADDED WHICH CAUSE TOTAL DEMAND TO EXCEED GENERATOR BREAKER SIZE, BACKUP POWER SYSTEM SHALL BE EVALUATED AND UPGRADED AS NECESSARY.

PANEL SCHEDULE



FIBER SINGLE LINE DIAGRAM

- NOTES:
- ** ADD (1) ADDITIONAL 2" CONDUIT FOR DARK FIBER (2 TOTAL) IF REQUIRED BY LOCAL MARKET FACILITIES, VERIFY PRIOR TO CONSTRUCTION. (ADD 2 PULL STRINGS TO EACH CONDUIT)
 - ** VERIFY EBH REQUIREMENTS WITH TELCO PROVIDER PRIOR TO CONSTRUCTION. (ADD 2 PULL STRINGS TO EACH CONDUIT)

verizon

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3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092

w | www.fg-inc.net
o | 770.368.1399
f | 770.368.1944

SEAL:



PROJECT:

HALLWAY
318965

LOCATED AT:
5182 ODUM SMALLWOOD RD
GAINESVILLE, GA 30506

APPROVALS

CARRIER _____

LANDLORD _____

LEASING _____

CONSTRUCTION _____

REVISIONS _____ DATE _____

ISSUED FOR: PERMIT/CONSTRUCTION

PROJECT MANAGER: MWM

DRAWING BY: ALK

DATE: 02/07/20

TITLE:

ONE-LINE DIAGRAM &
PANEL SCHEDULE

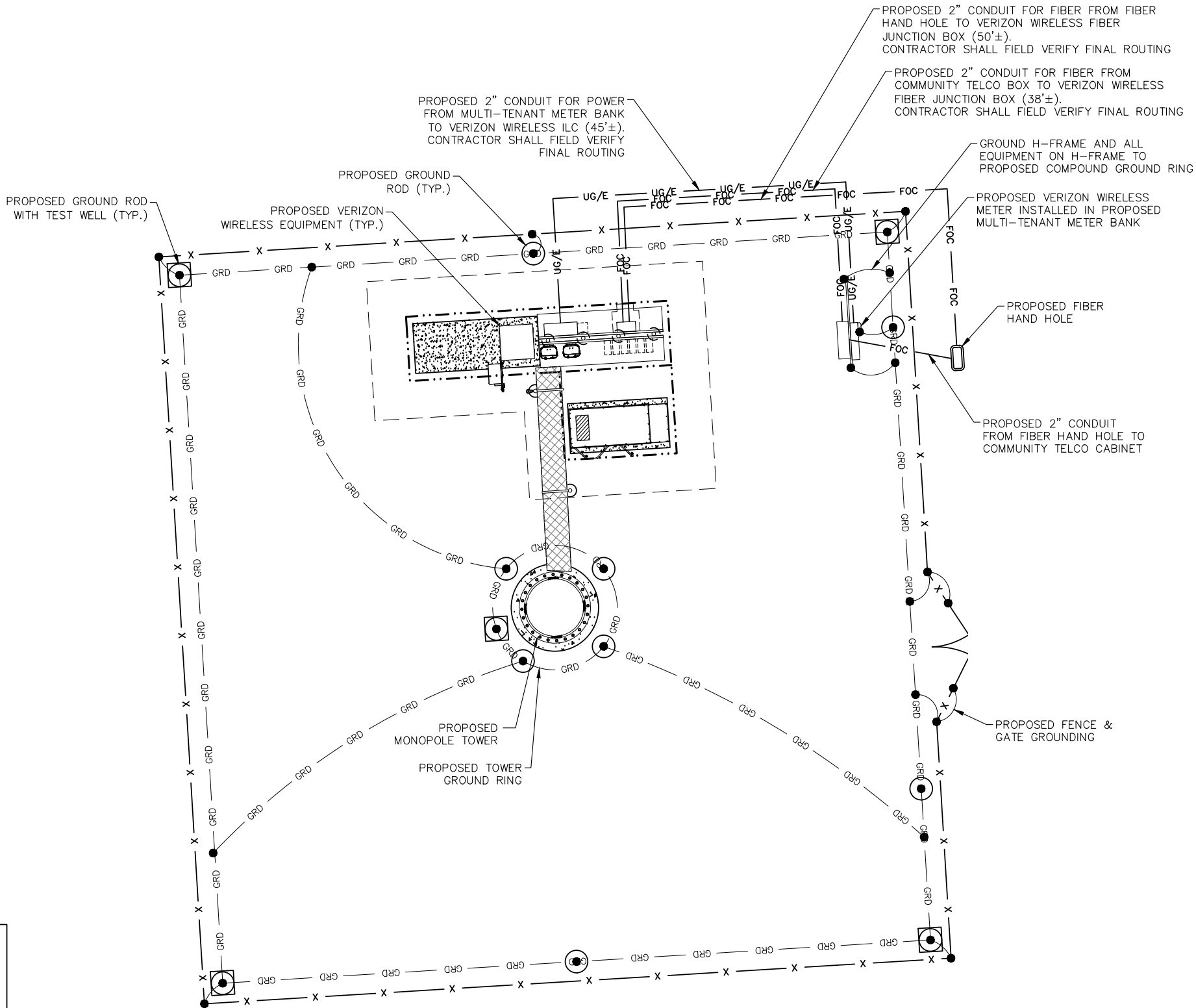
SHEET NUMBER: E-2

JOB/FILE NUMBER: 1010.001

ELECTRICAL DETAILS

Drawing name: C:\Users\tgibson\OneDrive - Foresite Group, Inc\Desktop\In Progress\1010.001 - PM&A\318965 - Hallway - NSB CD Most Recent.dwg E-3 Feb 07, 2020 10:29am by: tgibson

- NOTES:
1. CONTRACTOR TO INSTALL GROUND RODS AS NEEDED TO PROVIDE RECOMMENDED RESISTIVITY. REFER TO ELECTRICAL & GROUNDING NOTES ON SHEET E-1.
 2. ALL GROUNDING CONDUCTORS ARE #2 AWG SOLID TINNED COPPER WIRE BARE, UNLESS NOTED OTHERWISE.
 3. CONTRACTOR TO INSTALL HANDHOLES AS NECESSARY PER LOCAL UTILITY REQUIREMENTS.



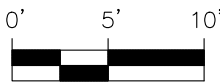
LEGEND:

(SEE GROUNDING DETAILS ON SHEET E-5)

- | | |
|---------------------------------------|----------|
| PROPOSED GROUND ROD TEST WELL | |
| PROPOSED GROUND ROD | |
| PROPOSED EXOTHERMIC WELD | |
| PROPOSED MECHANICAL GROUND CONNECTION | |
| PROPOSED GROUND BUSS BAR | |
| PROPOSED GROUNDING SYSTEM | — GRD — |
| PROPOSED POWER ROUTING | — UG/E — |
| PROPOSED TELCO ROUTING | — FOC — |

SITE SERVICE ROUTING & COMPOUND GROUNDING PLAN

GRAPHIC SCALE



(SCALE IN FEET)
11x17 SCALE: 1"=10'
24x36 SCALE: 1"=5'

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SEAL:



PROJECT:

HALLWAY
318965

LOCATED AT:
5182 ODUM SMALLWOOD RD
GAINESVILLE, GA 30506

APPROVALS

CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

REVISIONS _____ DATE _____

ISSUED FOR: PERMIT/CONSTRUCTION
PROJECT MANAGER: MWM
DRAWING BY: ALK
DATE: 02/07/20
TITLE:

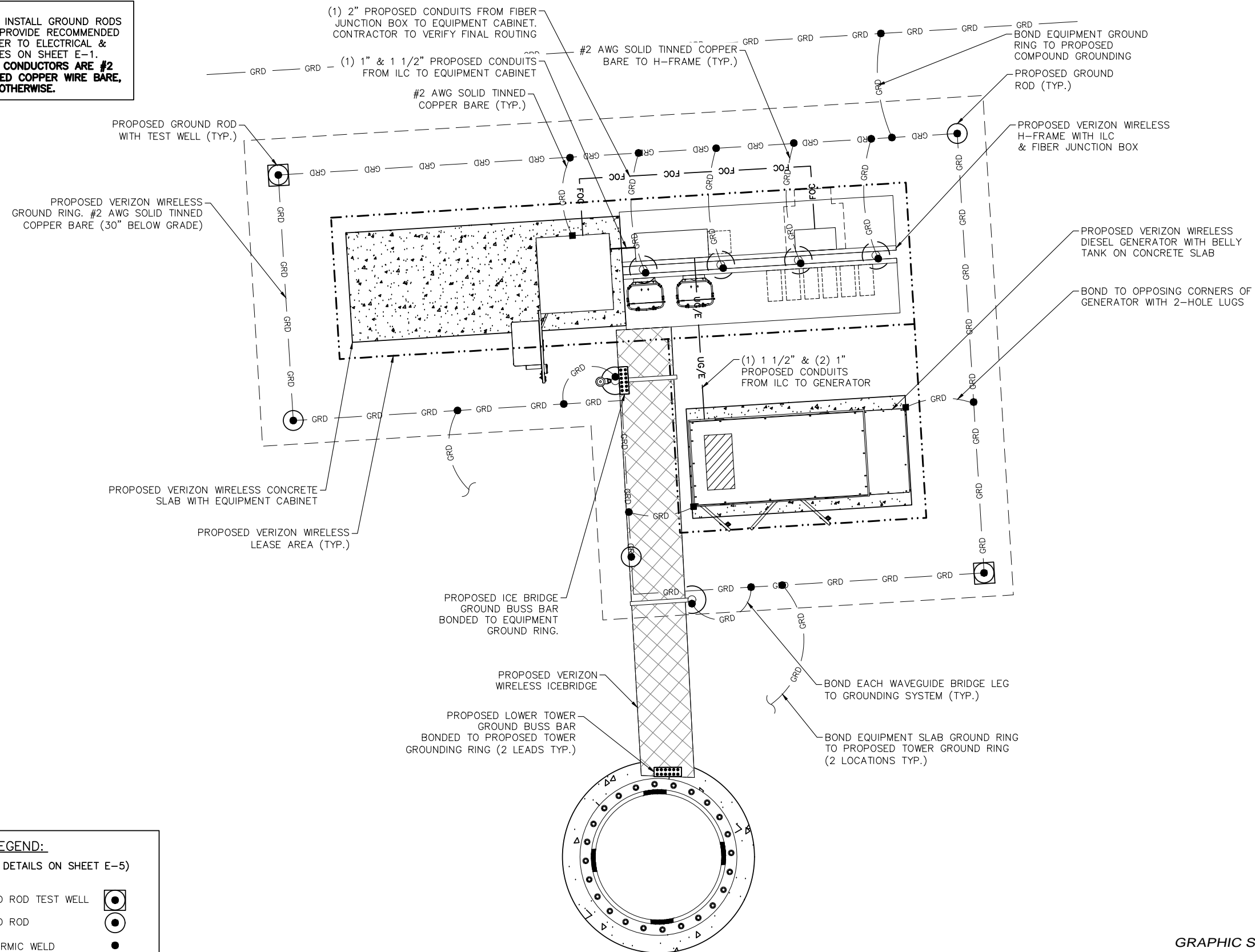
SITE SERVICE ROUTING
& COMPOUND
GROUNDING PLAN

SHEET NUMBER: E-3

JOB/FILE NUMBER: 1010.001

NOTES:

1. CONTRACTOR TO INSTALL GROUND RODS AS NEEDED TO PROVIDE RECOMMENDED RESISTIVITY. REFER TO ELECTRICAL & GROUNDING NOTES ON SHEET E-1.
2. **ALL GROUNDING CONDUCTORS ARE #2 AWG SOLID TINNED COPPER WIRE BARE, UNLESS NOTED OTHERWISE.**



LEGEND:

(SEE GROUNDING DETAILS ON SHEET E-5)

PROPOSED GROUND ROD TEST WELL

PROPOSED GROUND ROD

PROPOSED EXOTHERMIC WELD

PROPOSED MECHANICAL GROUND CONNECTION

PROPOSED GROUND BUSS BAR

PROPOSED GROUNDING SYSTEM

PROPOSED POWER ROUTING

PROPOSED TELCO ROUTING

SITE SERVICE ROUTING & EQUIPMENT GROUNDING PLAN

GRAPHIC SCALE



(SCALE IN FEET)

11x17 SCALE: 1"=4'



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SEAL:

PROJECT:

HALLWAY
318965

LOCATED AT:
5182 ODUM SMALLWOOD RD
GAINESVILLE, GA 30506

APPROVALS

CARRIER _____

LANDLORD _____

LEASING	
---------	--

CONSTRUCTION _____

REVISIONS	DATE
-----------	------

ISSUED FOR:

PROJECT MANAGER: MWM

DRAWING BY: _____ ALK

DATE: 02/07/20

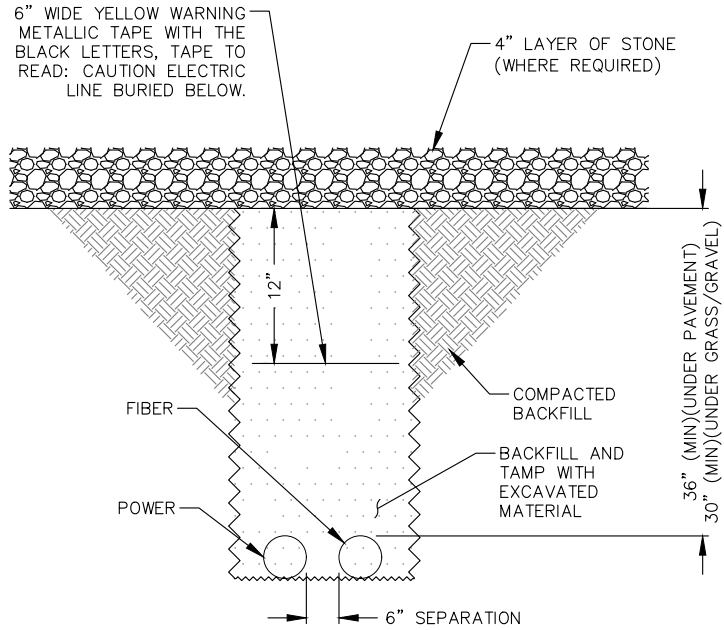
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SITE SERVICE ROUTING & EQUIPMENT GROUNDING PLAN

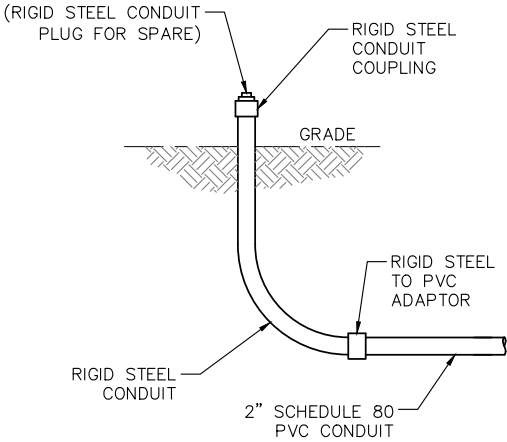
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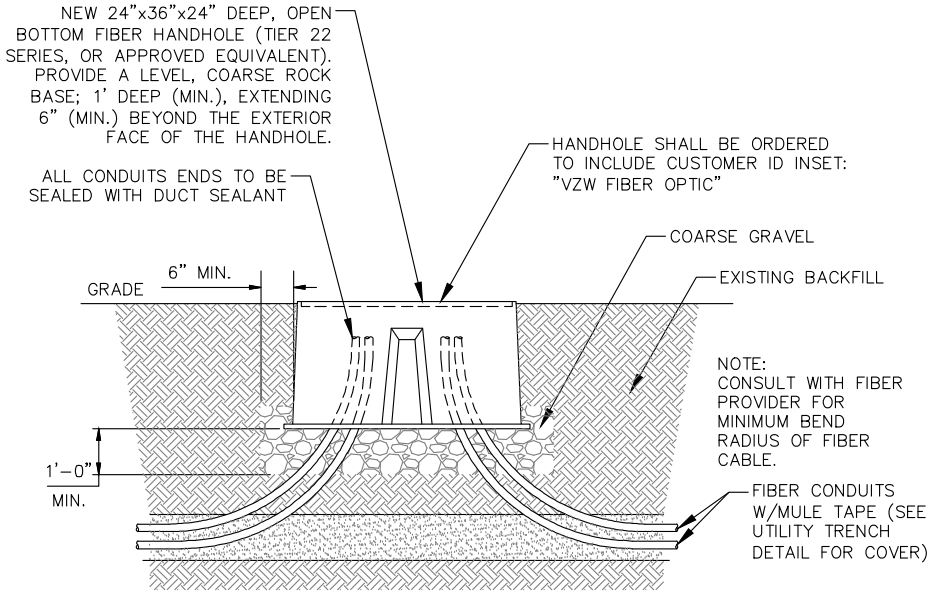
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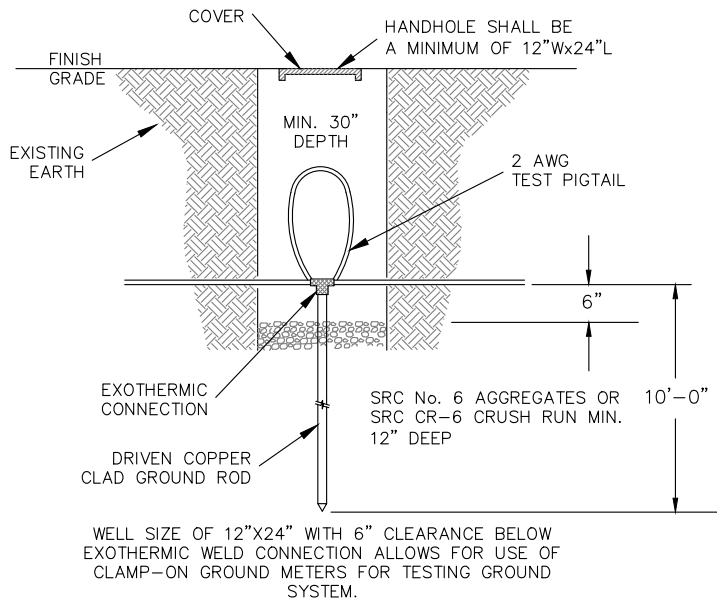
UTILITY TRENCH DETAIL
NOT TO SCALE



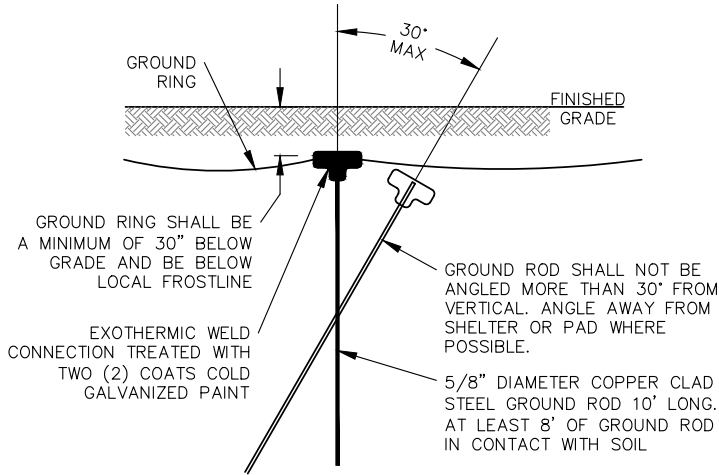
UNDERGROUND CONDUIT STUB-UP
NOT TO SCALE



FIBER HANDHOLE DETAIL
NOT TO SCALE



GROUND ROD TEST WELL DETAIL
NOT TO SCALE



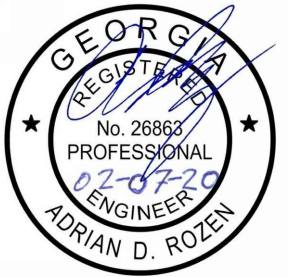
GROUND ROD DETAIL
NOT TO SCALE

verizon

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PROJECT:

HALLWAY
318965

LOCATED AT:
5182 ODUM SMALLWOOD RD
GAINESVILLE, GA 30506

APPROVALS

CARRIER _____

LANDLORD _____

LEASING _____

CONSTRUCTION _____

REVISIONS _____ DATE _____

ISSUED FOR: PERMIT/CONSTRUCTION

PROJECT MANAGER: MWM

DRAWING BY: ALK

DATE: 02/07/20

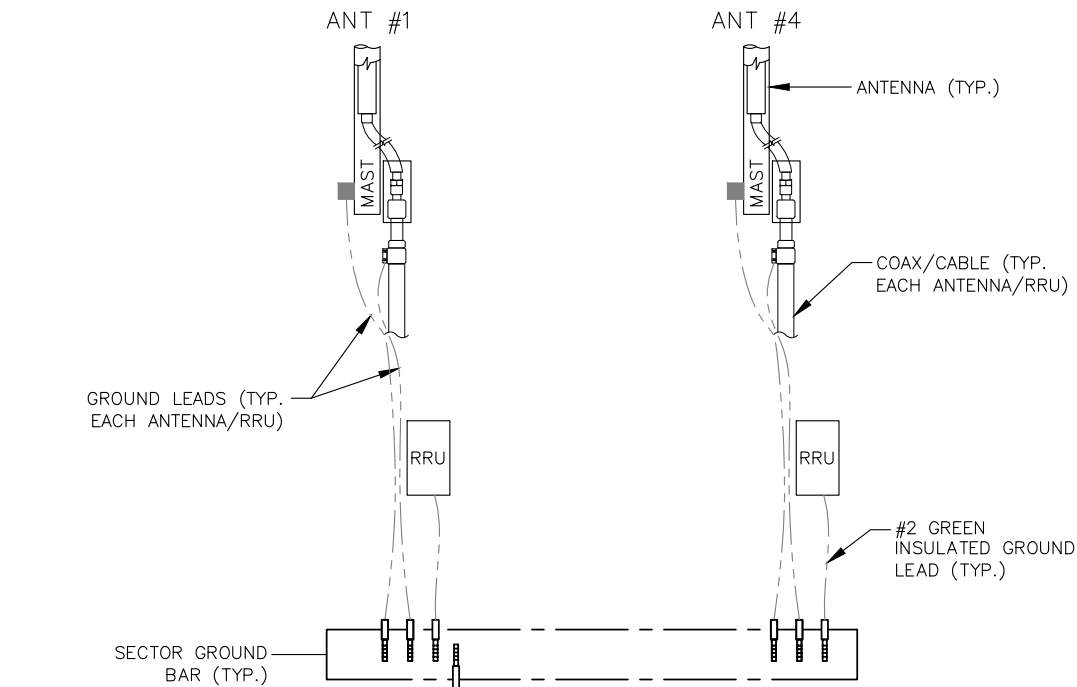
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GROUNDING DETAILS

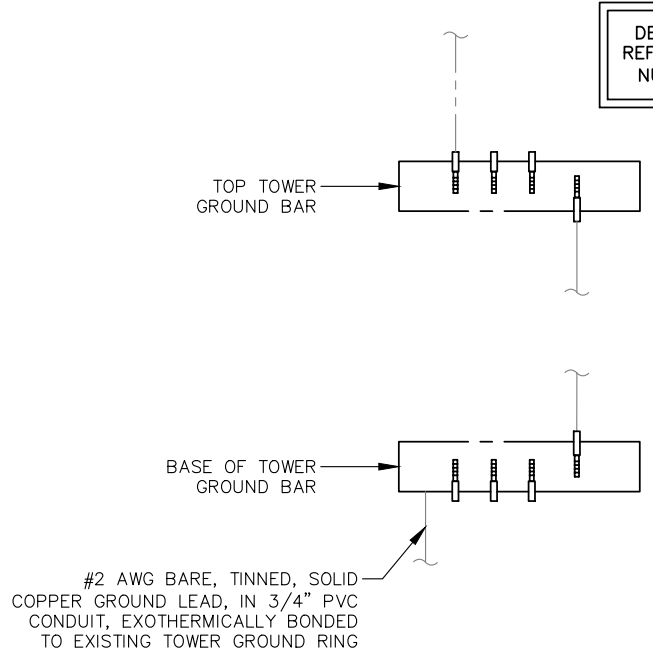
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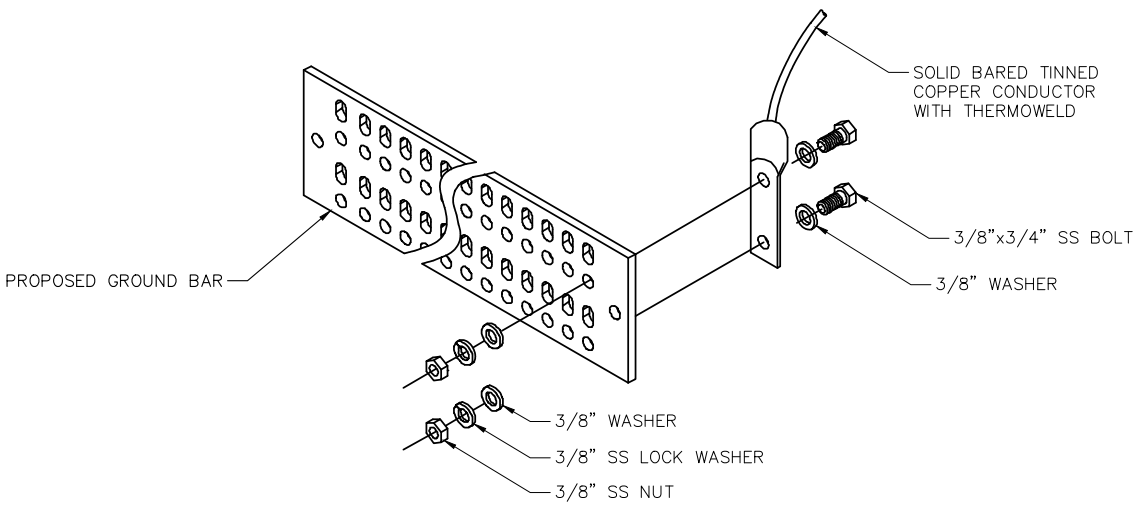
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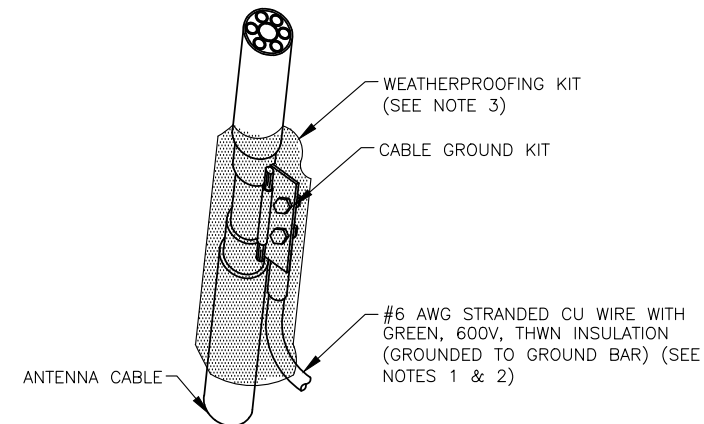
DETAIL SCHEMATIC IN NATURE ONLY.
REFERENCE CURRENT RFDS FOR EXACT
NUMBER OF ANTENNAS, RRU's, ETC.



ANTENNA GROUNDING DETAIL
NOT TO SCALE



TYP. GROUND BAR CONNECTION DETAIL
NOT TO SCALE



- NOTES:**
- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 - GROUNING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
 - WEATHERPROOFING SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.

CONNECTION OF GROUND KIT TO ANTENNA CABLE
NOT TO SCALE



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SEAL:



PROJECT:

**HALLWAY
318965**

LOCATED AT:
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APPROVALS

CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

REVISIONS _____ DATE _____

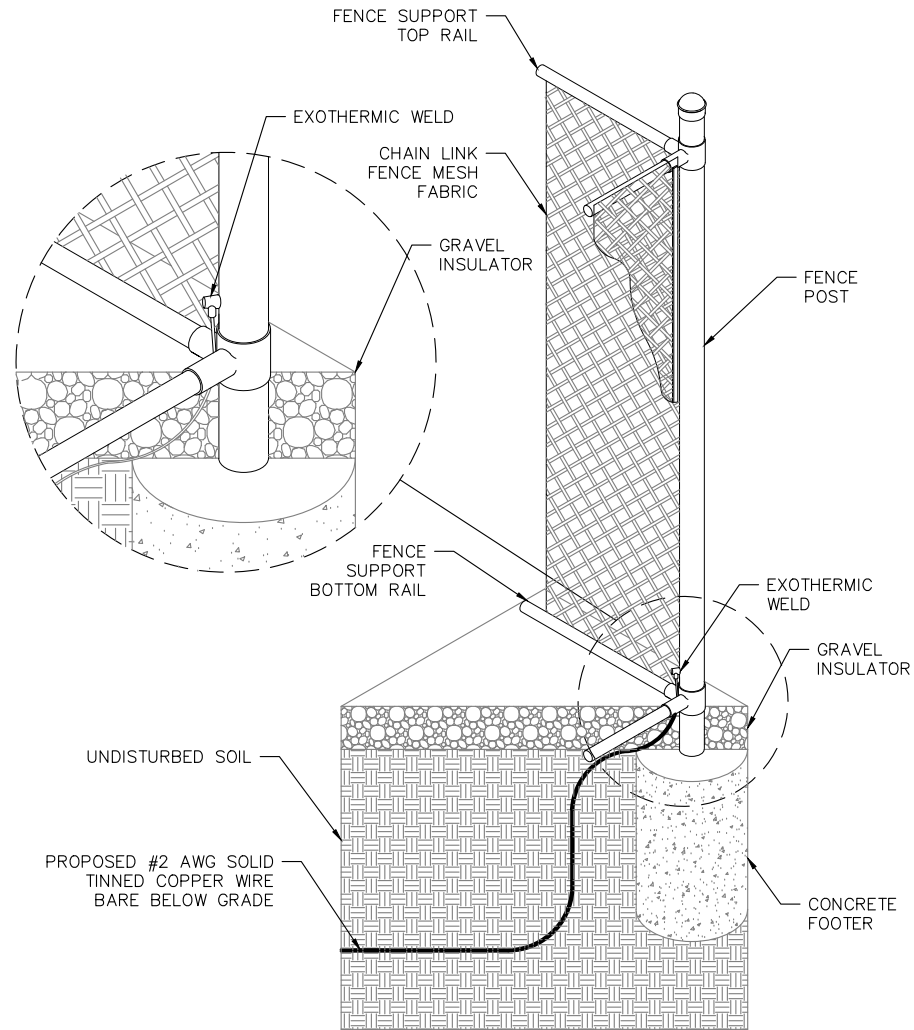
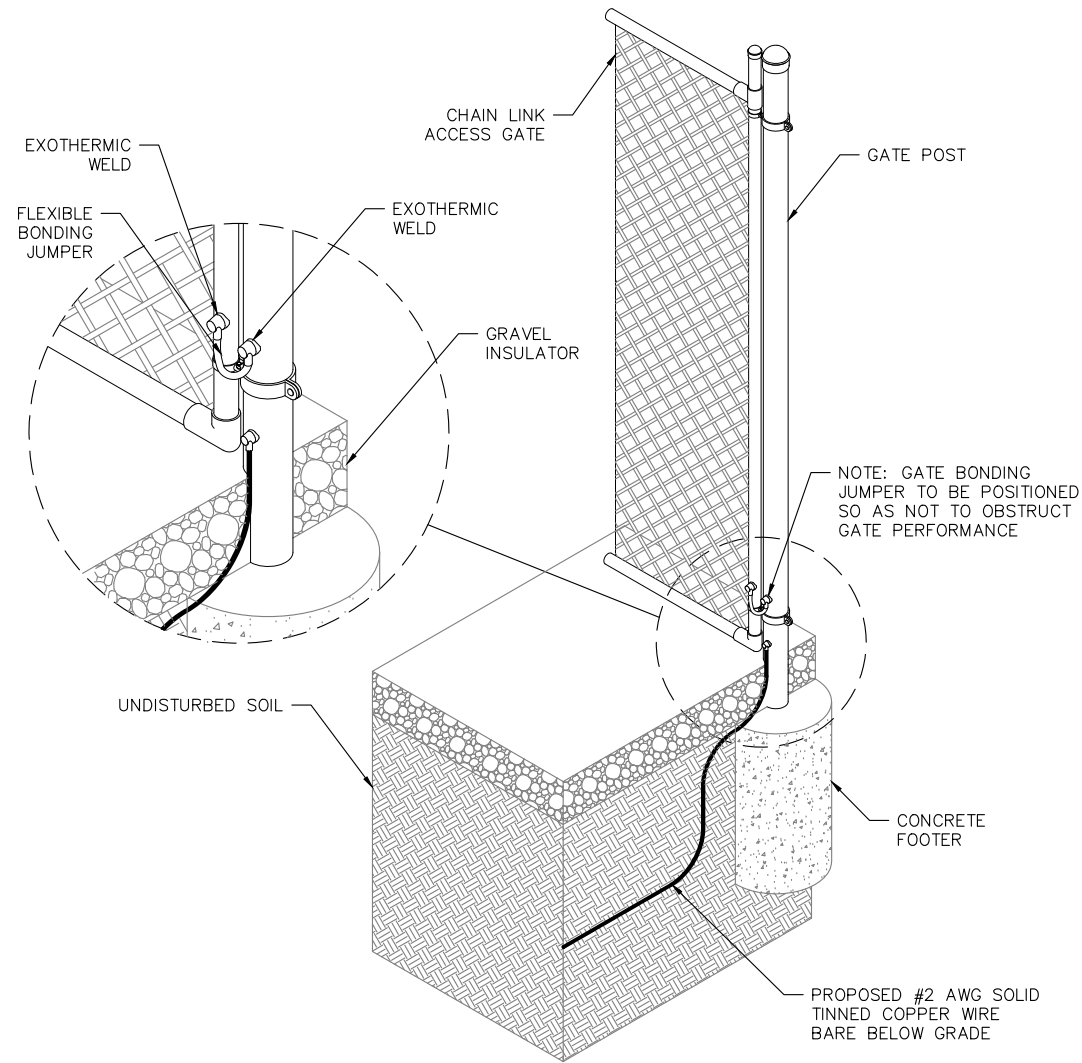
ISSUED FOR: PERMIT/CONSTRUCTION
PROJECT MANAGER: MWM
DRAWING BY: ALK
DATE: 02/07/20
TITLE:

GROUNDING DETAILS

SHEET NUMBER: E-6

JOB/FILE NUMBER: 1010.001

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FENCE AND GATE GROUNDING DETAIL
NOT TO SCALE

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PROJECT:

HALLWAY
318965

LOCATED AT:
5182 ODUM SMALLWOOD RD
GAINESVILLE, GA 30506

APPROVALS

CARRIER _____

LANDLORD _____

LEASING _____

CONSTRUCTION _____

REVISIONS _____ DATE _____

ISSUED FOR: _____ PERMIT/CONSTRUCTION

PROJECT MANAGER: _____ MWM

DRAWING BY: _____ ALK

DATE: _____ 02/07/20

TITLE: _____

GROUNDING DETAILS

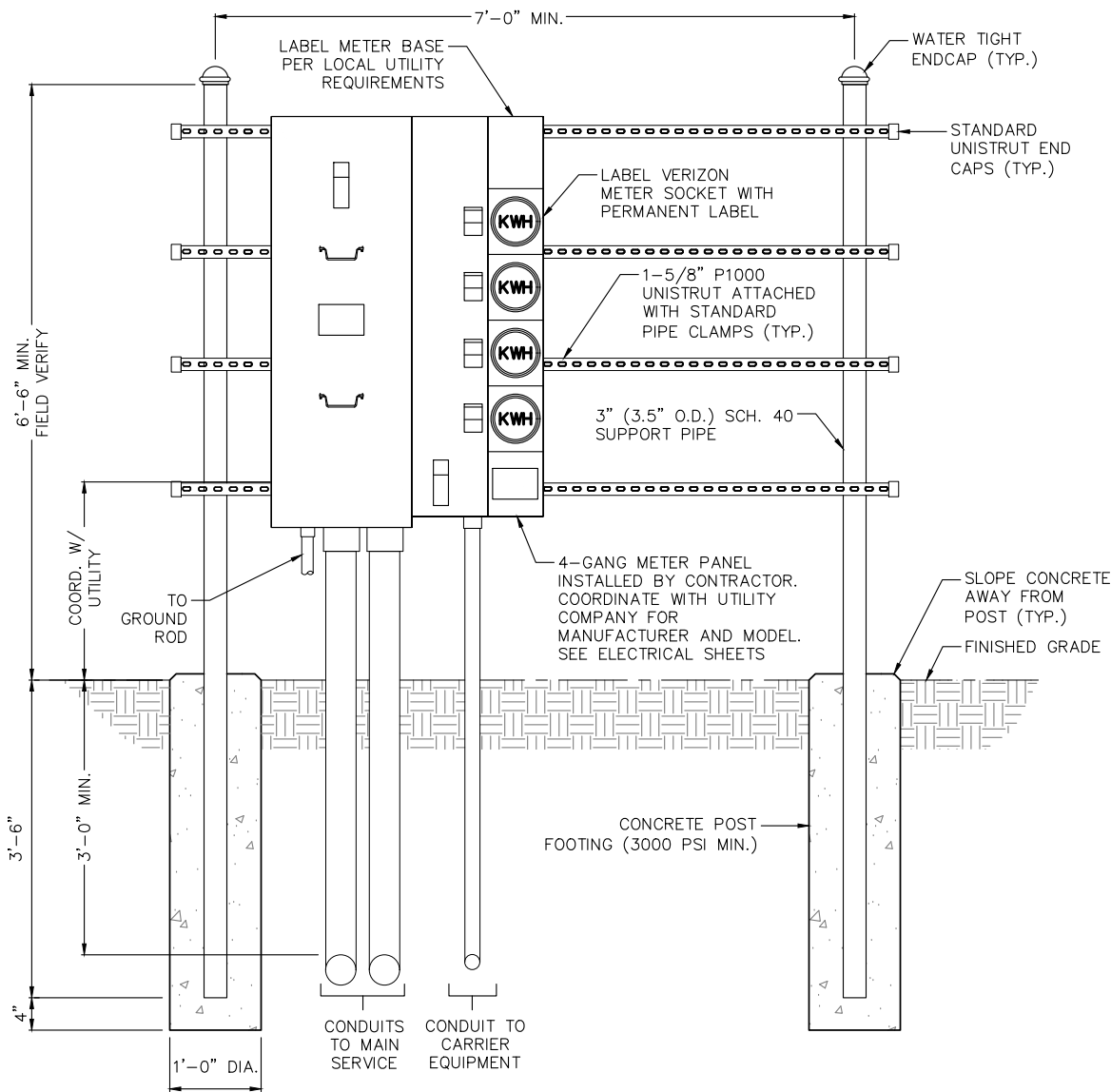
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JOB/FILE NUMBER: _____ 1010.001

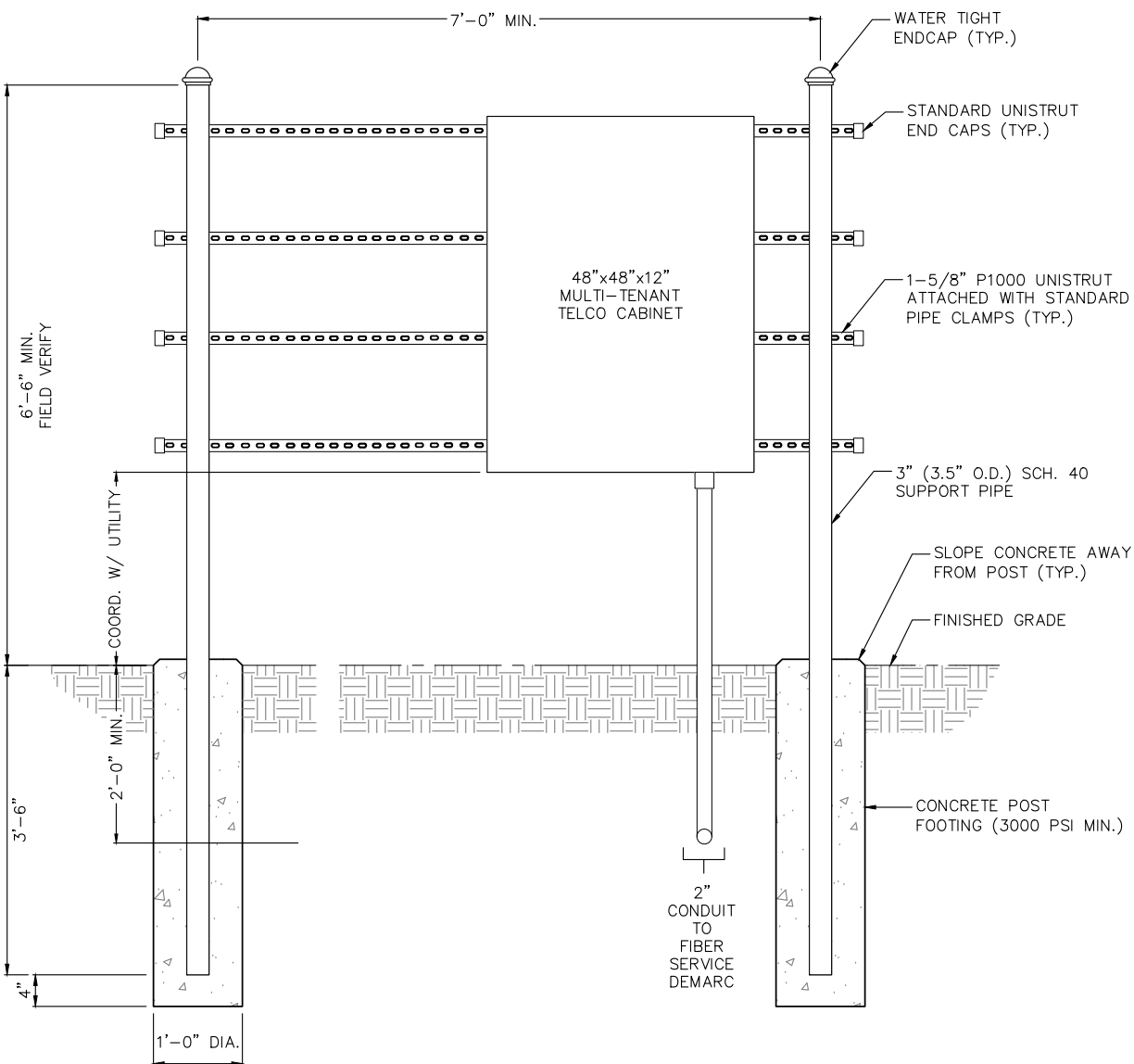
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NOTES:

1. CONTRACTOR TO FIELD LOCATE THE METER PEDESTAL AS SHOWN ON SITE PLAN. INSTALL THE METER PEDESTAL NEAR THE PERIMETER OF THE FENCED COMPOUND WITH THE METERS FACING AS SHOWN.
2. THE CONTRACTOR SHALL COORDINATE THE THE LOCAL UTILITY COMPANY FOR THE CONDUIT RUN TO THE MAIN SERVICE CONNECTION OR TRANSFORMER.
3. THE CONTRACTOR SHALL COORDINATE THE THE LOCAL UTILITY COMPANY FOR GROUND ROD REQUIREMENTS. IF REQUIRED, THE CONTRACTOR SHALL ORDER AND PAY FOR NECESSARY GROUND TESTS.
4. SUPPORT POST AND UNISTRUT SHALL BE GALVANIZED. PIPE CLAMPS AND HARDWARE SHALL BE GALVANIZED OR STAINLESS STEEL.
5. TELCO CABINET SHALL BE A 48"x48"x12" HOFFMAN OR EQUIVALENT. PROVIDE 3/4" PLYWOOD BACKBOARD INSIDE THE MULTI-TENANT TELCO CABINET.
6. ADJUSTMENTS TO THE METER PEDESTAL DESIGN MAY BE REQUIRED DEPENDING ON THE EXACT METER PANEL INSTALLED. CONTRACTOR SHALL FIELD COORDINATE ADJUSTMENTS AND INFORM THE ENGINEER IF ANY UNUSUAL CONDITIONS ARE FOUND TO EXIST.



UTILITY H-FRAME DETAIL (GANG METER)
NOT TO SCALE



UTILITY H-FRAME DETAIL (TELCO)
NOT TO SCALE

verizon

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SEAL:



PROJECT:

**HALLWAY
318965**

LOCATED AT:
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GAINESVILLE, GA 30506

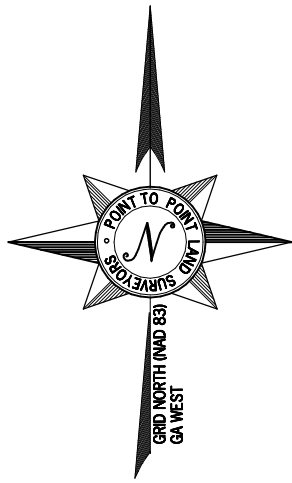
APPROVALS

CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

REVISIONS _____ DATE _____

ISSUED FOR: PERMIT/CONSTRUCTION
PROJECT MANAGER: MWM
DRAWING BY: ALK
DATE: 02/07/20
TITLE:

UTILITY
H-FRAME DETAILS
SHEET NUMBER: E-8
JOB/FILE NUMBER: 1010.001



GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.04 FEET
TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE
DATES OF SURVEY: 08-28-2019
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 12B
COMBINED GRID FACTOR(S): 0.99985724

SUBJECT PROPERTY

OWNER: JIMMY LEON CLARK

SITE ADDRESS: ODUM SMALLWOOD ROAD, GAINESVILLE, GA 30506

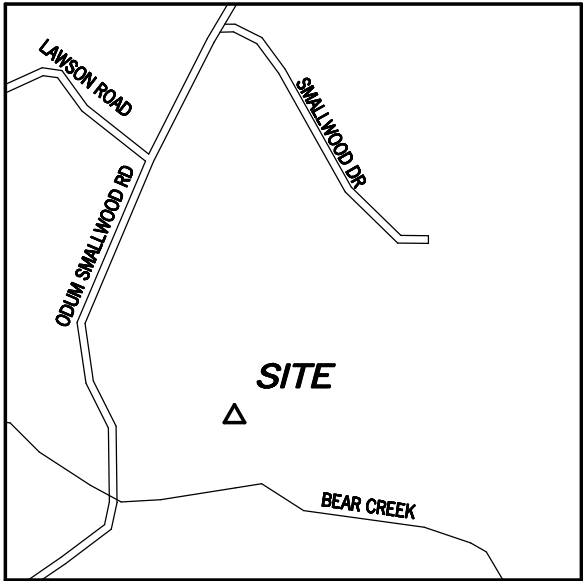
PARCEL ID: 12004 000019

AREA: 26.46 ACRES (PER TAX ASSESSOR)

ZONED: AR-IV

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS

REFERENCE: DEED BOOK 7477 PAGE 565



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

THIS EXHIBIT SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS EXHIBIT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF VERIZON WIRELESS AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE PROPOSED LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

THE FIELD DATA UPON WHICH THIS EXHIBIT SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35. (DATE OF LAST FIELD VISIT: 08-29-2019)

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS EXHIBIT SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID 12B) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS EXHIBIT SURVEY ARE BASED ON GRID NORTH (NAD 83) GA WEST.

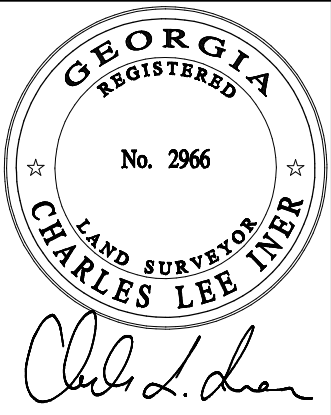
A PORTION OF THIS PROPERTY AND THE 30' EASEMENT IS LOCATED IN A SPECIAL FLOOD AREA "ZONE A" (WITHOUT BASE FLOOD ELEVATION) PER F.I.R.M. COMMUNITY PANEL NO. 13139C0087G DATED 04/04/2018.

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS EXHIBIT SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

CERTIFICATE OF AUTHORIZATION: LSF000843



NO.	DATE	REVISION
1	06/08/2018	ADDED TITLE - NRW
2	06/10/2019	DIMENSIONS - NRW
3	09/04/2019	TREE LOCATION

EXHIBIT SURVEY PREPARED BY:

**POINT TO POINT
LAND SURVEYORS**

100 Governors Trace, Suite 103
Peachtree City, GA 30269
(p) 678.565.4440
(f) 678.565.4497
(w) pointtopointsurvey.com



EXHIBIT SURVEY PREPARED FOR:

verizon
10300 OLD ALABAMA ROAD CONNECTOR
ALPHARETTA, GA 30022

HALLWAY

LAND LOT 4, 12TH DISTRICT
HALL COUNTY, GEORGIA

DRAWN BY: RMR

CHECKED BY: JKL

APPROVED: C. INER

DATE: MAY 7, 2018

P2P JOB #: 194051GA

SHEET:

1

OF 2

SURVEY NOT VALID WITHOUT SHEET 2 OF 2

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY JAMES E. MCGUIRE LLC, EFFECTIVE DATE OF MAY 11, 2018, BEING FILE NO. 1114-2276 (TS FILE NO. 248170.001375), FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

1. Easement from J. J. Clark to Georgia Power Company, dated May 20, 1953, recorded in Deed Book 140, page 391, Hall County, Georgia Records.

[THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY].

2. Easement from Elbert Leon Clark a/k/a Leon Clark to Georgia Power Company, dated May 19, 2008, recorded in Deed Book 6427, page 289, aforesaid records.

[THIS ITEM IS PLOTTED HEREON].

3. Application and Questionnaire for Current Use Assessment of Bona Fide Agricultural Property by Jimmy Leon Clark, dated March 15, 2016, recorded in Deed Book 7707, page 418, aforesaid records.

[THIS ITEM AFFECTS THE SUBJECT PROPERTY].

4. Application and Questionnaire for Current Use Assessment of Bona Fide Agricultural by Leon Clark, dated May 1, 2012, recorded in Deed Book 7004, page 126, aforesaid records.

[THIS ITEM AFFECTS THE SUBJECT PROPERTY].

LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
IPS IRON PIN SET
IPF IRON PIN FOUND
CMF CONCRETE MONUMENT FOUND
UP UTILITY POLE
LP LIGHT POLE
FP FLAG POLE
SSMH SANITARY SEWER MANHOLE
SDMH STORM DRAIN MANHOLE
INV INVERT
FH FIRE HYDRANT
EP EDGE OF PAVEMENT
TC TOP OF CURB
BC BACK OF CURB
TW TOP OF WALL
BW BOTTOM OF WALL
OU OVERHEAD UTILITY
UE UNDERGROUND UTILITY
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE PIPE
GW GUY WIRE ANCHOR
TR TRANSFORMER
JB JUNCTION BOX
SWCB SINGLE WING CATCH BASIN
DWCB DOUBLE WING CATCH BASIN
CLF CHAIN LINK FENCE
WV WATER VALVE
WM WATER METER
CO SEWER CLEAN-OUT
GV GAS VALVE
N/F NOW OR FORMERLY
IB ICE BRIDGE
IBP ICE BRIDGE POLE

SUBJECT PROPERTY

(AS PROVIDED IN TITLE REPORT FILE NO. 1114-2276)

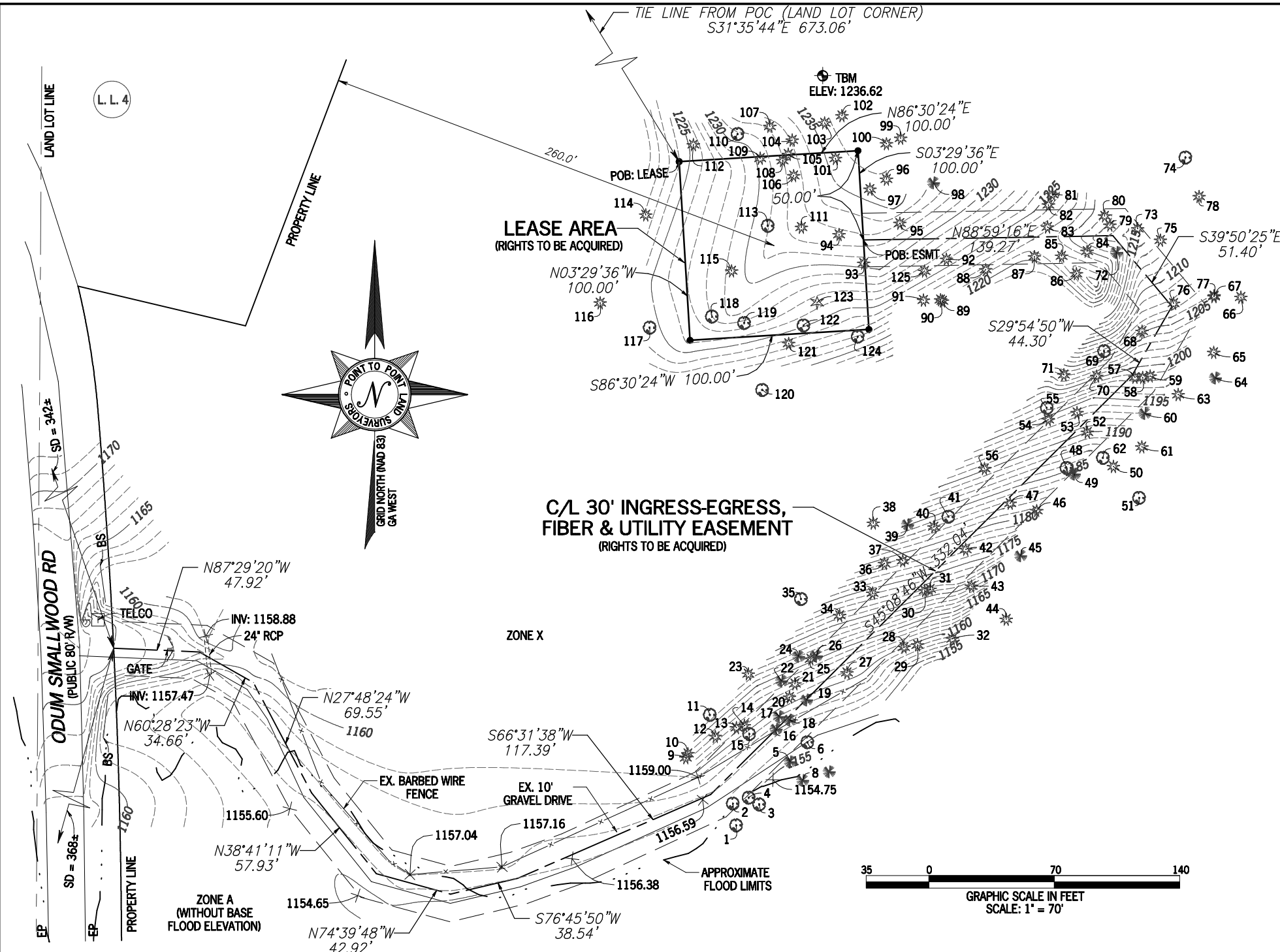
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 8 AND 9 OF THE 11TH DISTRICT AND LAND LOT 4 OF THE 12TH DISTRICT OF HALL COUNTY, GEORGIA, AND CONTAINING 26.46 ACRES, ACCORDING TO THE HALL COUNTY TAX ASSESSOR (THE "ASSESSOR"), AND BEING MORE PARTICULARLY DESIGNATED BY THE ASSESSOR AS PARCEL ID 120040000019 AND HAVING A PARCEL ID ADDRESS OF 5182 ODUM SMALLWOOD ROAD. SAID PARCEL ID, SUBJECT TO SURVEY CERTIFICATION, APPEARS TO BE A PORTION OF THE BELOW DESCRIBED THREE TRACTS OF REAL ESTATE, AS FOLLOWS:

TRACT ONE: THIRTY EIGHT AND ONE HALF ACRES OF LAND WITH ALL IMPROVEMENTS THEREON LOCATED IN QUILLIAN'S DISTRICT OF HALL COUNTY, GEORGIA IN THE 11TH LAND DISTRICT OF SAID COUNTY, THE SAME BEING PARTS OF LOT NOS. 4 AND 5 IN SAID DISTRICT AND MORE FULLY DESCRIBED IN A DEED FROM S. A. TRUELOVE TO J. J. AND MRS. J. J. CLARK DATED MARCH 14, 1942 AND RECORDED IN HALL COUNTY DEED RECORDS IN DEED BOOK 91, PAGE 273, REFERENCE TO WHICH IS MADE FOR A MORE COMPLETE DESCRIPTION.

TRACT TWO: FIFTEEN ACRES, MORE OR LESS, WITH ALL IMPROVEMENTS THEREON IN THE 11TH LAND DISTRICT OF HALL COUNTY, GEORGIA, QUILLIAN'S DISTRICT, THE SAME BEING MORE FULLY DESCRIBED IN A DEED FROM J. J. WILSON TO J. J. CLARK, DATED NOVEMBER 29, 1932 AND RECORDED IN HALL COUNTY DEED RECORDS IN DEED BOOK 63, PAGE 390, REFERENCE TO WHICH IS MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY CONVEYED - LESS AND EXCEPT THEREFROM TWO SMALL PARCELS WHICH HAVE HERETOFORE BEEN CONVEYED BY THE GRANTOR, J. J. CLARK, TO RICHARD CLARK AND JIMMY CLARK AS WILL APPEAR FROM DEEDS ON RECORD IN HALL COUNTY, GEORGIA DEED RECORDS.

TRACT THREE: TWENTY FIVE ACRES, MORE OR LESS, IN QUILLIAN'S DISTRICT OF HALL COUNTY, GEORGIA AND BEING APART OF LOT 8 IN THE 11TH LAND DISTRICT OF HALL COUNTY, GEORGIA, THE SAME BEING MORE FULLY DESCRIBED IN A DEED FROM D. W. FAULKNER TO JESSE CLARK, DATED DECEMBER 14, 1929 AND RECORDED IN HALL COUNTY DEED RECORDS IN DEED BOOK 58 PAGE 210, REFERENCE TO WHICH IS MADE FOR A MORE COMPLETE DESCRIPTION OF THE TRACT HEREBY CONVEYED.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED BY RIGHT OF WAY DEED FROM LEON CLARK TO HALL COUNTY, GEORGIA, DATED SEPTEMBER 26, 1989, RECORDED IN DEED BOOK 1408, PAGE 156, HALL COUNTY, GEORGIA RECORDS.



- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPS IRON PIN SET
 - IPF IRON PIN FOUND
 - CMF CONCRETE MONUMENT FOUND
 - UP UTILITY POLE
 - LP LIGHT POLE
 - FP FLAG POLE
 - SSMH SANITARY SEWER MANHOLE
 - SMH STORM DRAIN MANHOLE
 - INV INVERT
 - FH FIRE HYDRANT
 - EP EDGE OF PAVEMENT
 - TC TOP OF CURB
 - BC BACK OF CURB
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - OE OVERHEAD UTILITY
 - UE UNDERGROUND UTILITY
 - CMF CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - GW GUY WIRE ANCHOR
 - TR TRANSFORMER
 - JB JUNCTION BOX
 - SWCB SINGLE WING CATCH BASIN
 - DWCB DOUBLE WING CATCH BASIN
 - CLF CHAIN LINK FENCE
 - WV WATER VALVE
 - WM WATER METER
 - CO SEWER CLEANOUT
 - GV GAS VALVE
 - N/F NOW OR FORMERLY
 - IB ICE BRIDGE
 - IBP ICE BRIDGE POLE

LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 4, LAND DISTRICT 12, HALL COUNTY, GEORGIA, AND BEING PART OF THE LANDS OWNED BY JIMMY LEON CLARK, AS RECORDED IN DEED BOOK 7477 PAGE 565, HALL COUNTY RECORDS, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 2-INCH OPEN TOP PIPE FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 4, 5, 8 AND 9 AND BEING THE SOUTHWESTERN MOST CORNER OF THE LANDS OWNED BY MELVIN DILLS, AS RECORDED IN DEED BOOK 3233 PAGE 345; THENCE RUNNING ALONG A TIE LINE, SOUTH 31°35'44" EAST, 673.06 FEET TO A POINT ON THE LEASE AREA AND THE TRUE POINT OF BEGINNING; THENCE RUNNING ALONG SAID LEASE AREA, NORTH 86°30'24" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 03°29'36" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 86°30'24" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 03°29'36" WEST, 100.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD 83), WEST ZONE.

SAID TRACT CONTAINS 0.2296 ACRES (10,000 SQUARE FEET), MORE OR LESS.

30' INGRESS-EGRESS, FIBER & UTILITY EASEMENT

TOGETHER WITH A 30-FOOT WIDE INGRESS-EGRESS, FIBER AND UTILITY EASEMENT (LYING 15 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN LAND LOT 4, LAND DISTRICT 12, HALL COUNTY, GEORGIA, AND BEING PART OF THE LANDS OWNED BY JIMMY LEON CLARK, AS RECORDED IN DEED BOOK 7477 PAGE 565, HALL COUNTY RECORDS, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT 2-INCH OPEN TOP PIPE FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 4, 5, 8 AND 9 AND BEING THE SOUTHWESTERN MOST CORNER OF THE LANDS OWNED BY MELVIN DILLS, AS RECORDED IN DEED BOOK 3233 PAGE 345; THENCE RUNNING ALONG A TIE LINE, SOUTH 31°35'44" EAST, 673.06 FEET TO A POINT ON THE LEASE AREA; THENCE RUNNING ALONG SAID LEASE AREA, NORTH 86°30'24" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 03°29'36" EAST, 50.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LEASE AREA AND RUNNING, NORTH 88°59'16" EAST, 139.27 FEET TO A POINT; THENCE, SOUTH 39°50'25" EAST, 51.40 FEET TO A POINT; THENCE, SOUTH 29°54'50" WEST, 44.30 FEET TO A POINT; THENCE, SOUTH 45°08'46" WEST, 332.04 FEET TO A POINT; THENCE, SOUTH 66°31'38" WEST, 117.39 FEET TO A POINT; THENCE, SOUTH 76°45'50" WEST, 38.54 FEET TO A POINT; THENCE, NORTH 74°39'48" WEST, 42.92 FEET TO A POINT; THENCE, NORTH 38°41'11" WEST, 57.93 FEET TO A POINT; THENCE, NORTH 27°48'24" WEST, 69.55 FEET TO A POINT; THENCE, NORTH 03°29'36" WEST, 34.66 FEET TO A POINT; THENCE, NORTH 87°29'20" WEST, 47.92 FEET TO AN ENDING POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ODUM SMALLWOOD ROAD (HAVING 80 FEET OF RIGHT-OF-WAY).

BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD 83), WEST ZONE.

SITE INFORMATION

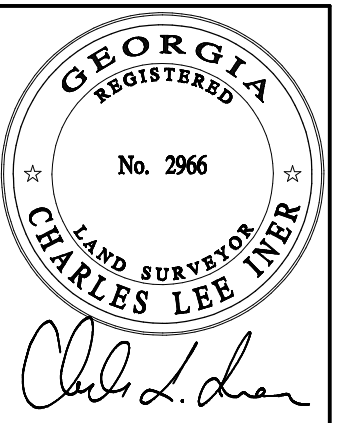
LEASE AREA = 10,000 SQUARE FEET (0.2296 ACRES)

LATITUDE = 34°25'48.75" (NAD 83)
LONGITUDE = -83°49'52.11" (NAD 83)
AT CENTER LEASE AREA

ELEVATION AT CENTER OF LEASE AREA = 1231.6' A.M.S.L.

TREE TABLE

#	DIAMETER / TREE TYPE	#	DIAMETER / TREE TYPE	#	DIAMETER / TREE TYPE
1	9" WATER OAK	51	26" OAK	101	13" POPLAR
2	8" OAK	52	28" POPLAR	102	17" POPLAR
3	14" OAK TREE	53	12" POPLAR	103	16" POPLAR
4	12" OAK TREE	54	15" POPLAR	104	10" POPLAR
5	15" PINE	55	14" HARDWOOD	105	16" POPLAR
6	14" WATER OAK	56	18" POPLAR	106	18" POPLAR
7	14" PINE	57	15" POPLAR	107	18" POPLAR
8	13" PINE	58	12" POPLAR	108	9" POPLAR
9	8" POPLAR	59	15" POPLAR	109	13" POPLAR
10	13" POPLAR	60	9" PINE	110	16" OAK
11	16" TRIPPLE OAK	61	13" POPLAR	111	20" POPLAR
12	14" POPLAR	62	12" OAK	112	11" POPLAR
13	20" POPLAR	63	14" POPLAR	113	13" OAK
14	9" POPLAR	64	16" PINE	114	30" POPLAR
15	12" OAK	65	15" POPLAR	115	12" POPLAR
16	8" PINE	66	18" POPLAR	116	18" POPLAR
17	17" PINE	67	14" POPLAR	117	17" OAK
18	14" PINE	68	16" POPLAR	118	13" OAK
19	15" PINE	69	16" OAK	119	15" OAK
20	16" POPLAR	70	23" POPLAR	120	17" OAK
21	8" POPLAR	71	9" POPLAR	121	10" POPLAR
22	13" PINE	72	16" PINE	122	9" OAK
23	13" POPLAR	73	16" TWIN POPLAR	123	10" HOLLY
24	18" PINE	74	23" OAK	124	17" OAK
25	8" POPLAR	75	24" POPLAR	125	12" POPLAR
26	13" PINE	76	8" POPLAR		
27	42" (QUAD) POPLAR	77	14" POPLAR		
28	14" POPLAR	78	14" POPLAR		
29	17" POPLAR	79	9" POPLAR		
30	14" POPLAR	80	23" POPLAR		
31	14" POPLAR	81	14" POPLAR		
32	20" POPLAR	82	30" POPLAR		
33	12" POPLAR	83	16" POPLAR		
34	14" POPLAR	84	15" POPLAR		
35	30" OAK	85	11" POPLAR		
36	15" POPLAR	86	10" POPLAR		
37	15" POPLAR	87	16" POPLAR		
38	15" POPLAR	88	15" POPLAR		
39	10" PINE	89	9" POPLAR		
40	8" POPLAR	90	13" POPLAR		
41	17" OAK	91	15" POPLAR		
42	14" POPLAR	92	20" POPLAR		
43	14" POPLAR	93	26" POPLAR		
44	24" POPLAR	94	17" POPLAR		
45	20" PINE	95	11" POPLAR		
46	32" POPLAR	96	30" POPLAR		
47	14" POPLAR	97	11" POPLAR		
48	17" OAK	98	18" PINE		
49	13" PINE	99	13" POPLAR		
50	12" POPLAR	100	20" POPLAR		



NO.	DATE	REVISION
1	06/08/2018	ADDED TITLE - NRW
2	06/10/2019	DIMENSIONS - NRW
3	09/04/2019	TREE LOCATION

EXHIBIT SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
100 Governors Trace, Suite 103
Peachtree City, GA 30269
(p) 678.565.4440
(f) 678.565.4497
(w) pointtopointsurvey.com



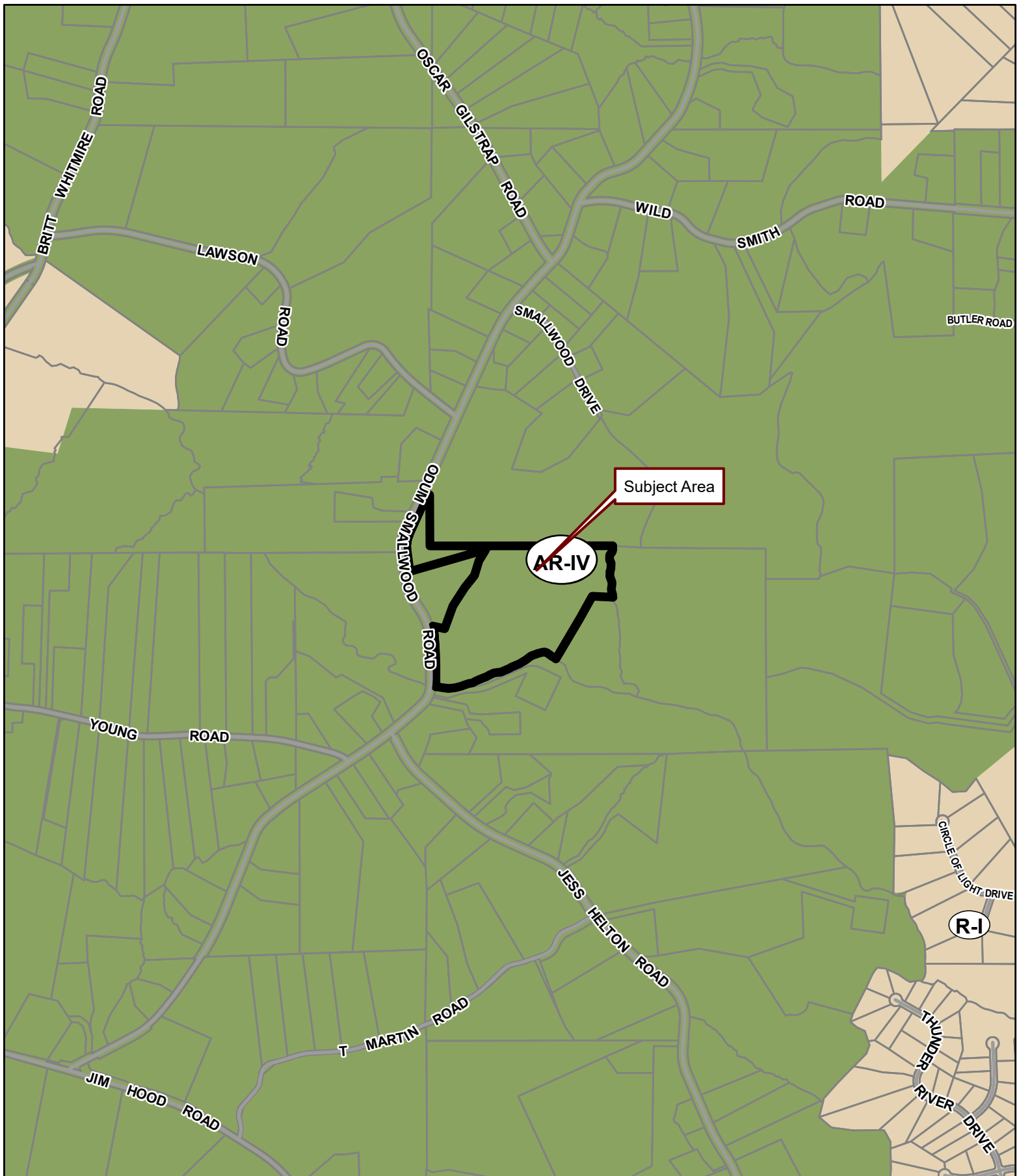
EXHIBIT SURVEY PREPARED FOR:



HALLWAY
LAND LOT 4, 12TH DISTRICT
HALL COUNTY, GEORGIA

DRAWN BY: RMR
CHECKED BY: JKL
APPROVED: C. INER
DATE: MAY 7, 2018
P2P JOB #: 194051GA

SHEET:
2
OF 2



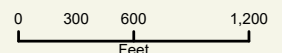
Applicant: VERIZON WIRELESS

Tax Parcel #: 12004 000019

Location: 5182 ODUM SMALLWOOD ROAD, GAINESVILLE, GA 30506

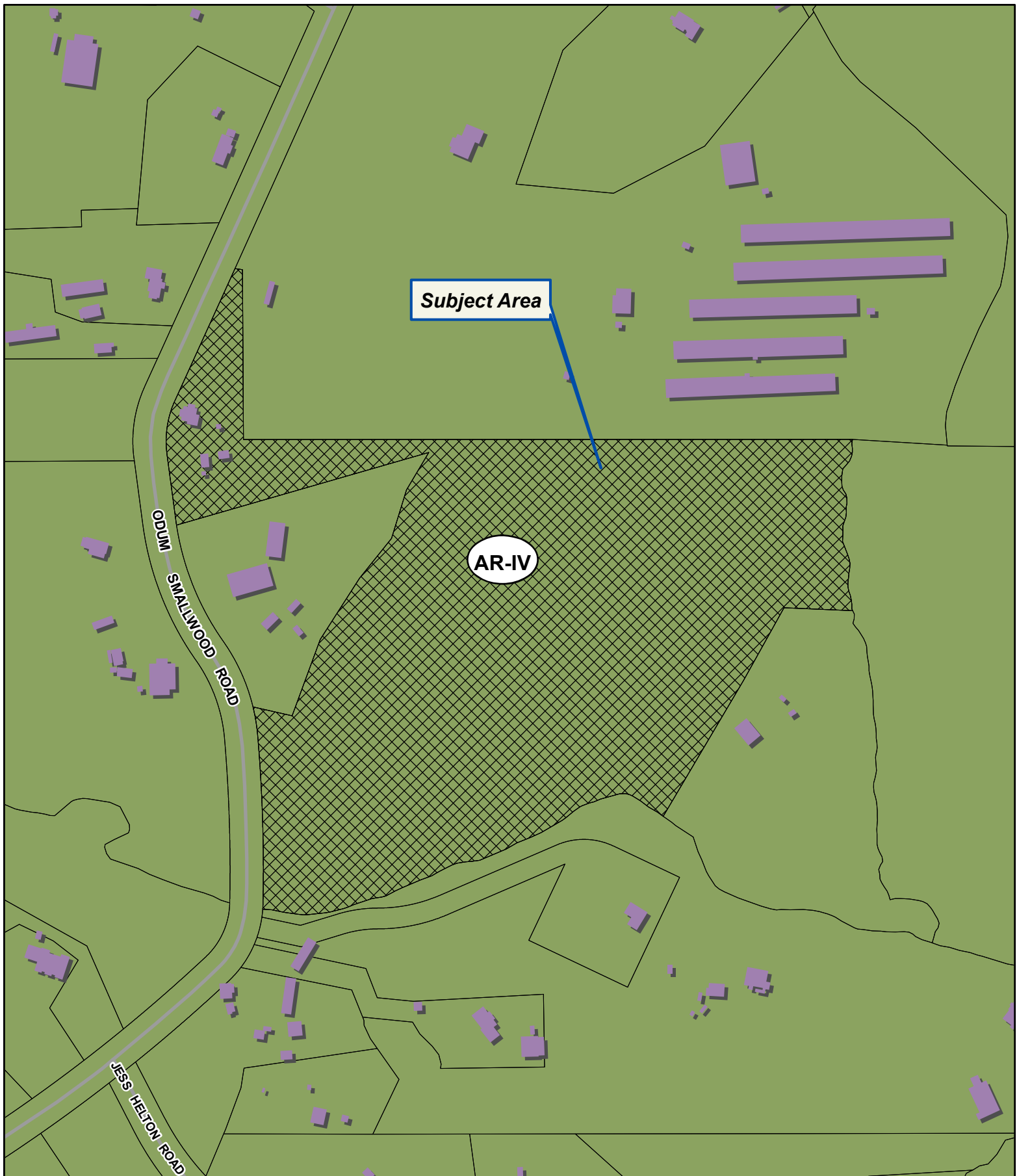
Commission District 3

PC Mtg. Date: 05/15/2023



- Zoning Boundary
- City Limits
- Subject Area
- Structure





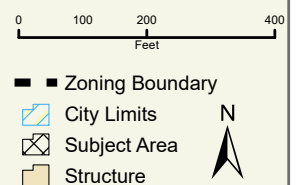
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Commission District 3

PC Mtg. Date: 05/15/2023





Applicant: VERIZON WIRELESS

Tax Parcel #: 12004 000019

Location: 5182 ODUM SMALLWOOD ROAD, GAINESVILLE, GA 30506

Commission District 3

PC Mtg. Date: 05/15/2023

0 75 150 300
Feet

— Zoning Boundary
— City Limits
— Subject Area



18

JIMMY CLARK

TO

JIMMY CLARK AKA JIMMY
L. CLARK

AFFIDAVIT IN EXPLANATION AND SUPPORT OF
THE TITLE OF JIMMY L. CLARK, PRE-
SENT OWNER, IN AND TO PROPERTY MORE FULLY
DESCRIBED IN A WARRANTY DEED FROM
MR. & MRS J.J. CLARK TO JIMMY CLARK
DATED THE SIXTEENTH DAY OF SEPTEMBER,
1975 AND RECORDED IN DEED BOOK
594, PAGE 352 OF THE HALL COUN-
TY, GEORGIA DEED RECORDS.

GEORGIA, HALL COUNTY

Personally appeared before the undersigned attesting offi-
cer, duly authorized to administer oaths, JIMMY CLARK of Hall
County, Georgia, who, after first being duly sworn, deposes and
says:

I am 37 years of age and have been familiar for the past 37
years with the possession and ownership of the following de-
scribed tract of land:

All that tract or parcel of land lying and being in Land Lot 4
of the 12th Land District and Land Lot 9 of the 11th Land Dis-
trict of Hall County, Georgia and being 4.17 acres as shown on
a plat of the property of Jimmy Clark, prepared by H. G. Jar-
rard, registered surveyor, dated September 11, 1975 and being
described according to said survey as follows:

BEGINNING at an iron pin set on the Easterly right-of-way of
Smallwood Road, said iron pin being South 38 deg 51 min West
262.40 feet from a point on the Land Lot lines common to Land
Lots 5 and 4 in the 12th Land District and the Land Lot lines
of Land Lots 6 and 9 in the 12th Land District; thence North 74
deg 31 min East 633.01 feet to a point in the centerline of a
branch; thence along the centerline of said branch the follow-
ing courses and distances: South 31 deg 29 min West 104.67 feet
to a point; South 17 deg 38 min West 122.24 feet to a point;
South 39 deg 26 min West 122.26 feet to a point; South 33 deg
18 min West 175.29 feet to a point; South 20 deg 45 min West
195.59 feet to an iron pin; thence North 76 deg 40 min West
96.12 feet to an iron pin on the Easterly right-of-way of
Smallwood Road; thence along the Easterly right-of-way of
Smallwood Road the following courses and distances: North 17

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deg 53 min West 66.32 feet to a point; North 25 deg 23 min West 43.98 feet to a point; thence North 30 deg 54 min West 155.56 feet to a point; North 22 deg 20 min West to a point; North 13 deg 02 min West 117.12 feet to the point of beginning.

Which is now owned by and in possession of JIMMY CLARK AKA JIMMY L. CLARK.

For the past 37 years, the said JIMMY CLARK AKA JIMMY L. CLARK and his/her predecessors in title have been in the open notorious, adverse, public, continuous, exclusive, uninterrupted and peaceable possession in their own right and good faith of said land. Mr. and Mrs. J.J. Clark obtained title to said property by virtue of a warranty deed from S. A. Truelove to them dated March 3, 1942 and recorded in Deed Book 91 Page 273 of the Hall County, Georgia Deed Records.

The possession of said lands as aforesaid has been actual in evidence as follows: fencing of the land, cultivation of the land, harvesting of the crops and construction of permanent dwelling houses.

The respective ownership, use, possession and occupancy of said lands by JIMMY CLARK AKA JIMMY L. CLARK and his/her predecessors in title has been so notorious as to attract the attention of every adverse claimant and so exclusive as to prevent actual occupation by another.

The woman who was Mrs. J. J. Clark in 1942, when title to the property was obtained from S. A. Truelove is the same Mrs. J. J. Clark who conveyed the property the property to Jimmy Clark in 1975.

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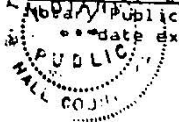
The above stated facts are true and correct to the best of
my knowledge and belief.

x Jimmy L. Clark

Sworn to and subscribed before me
this 31st day of October

19 89

Notary Public, Hall County, Georgia
My Commission Expires Oct. 18, 1992.



FILED IN OFFICE
CLERK SUPERIOR COURT
HALL COUNTY, GA
NOV 9 3 18 PM '89
REGISTERED
BOOK 16-20
DATE 10-10-1989
DWIGHT S. ANDERSON

72-420

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, May 2, 2023 8:53 AM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 5.15.23

Please find Environmental Health comments below:

Item 1, 3621 Reece Circle, Whitlow: Must meet all Environmental Health residential septic system permitting requirements.

Item 2, 3432/0 Cleveland Hwy, 3572 Casper Drive, Carter: No comment.

Item 3, 4601 Old Cornelia Hwy, Jones: Any proposed additions must meet all residential permitting requirements. All proposed structures must meet required setbacks to existing septic system. Further determination will be made at time of application.

Item 4, 5860 Gailey Drive, Oswald: No comment.

Item 5, 5351 Lanier Islands Pkwy, Bell: A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items such as a 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. ON-SITE SEWAGE MANAGEMENT SYSTEMS RULES 511-3-1-.03 General Requirements for On-Site Sewage Management Systems. (1) If public or community sewage treatment systems are not available, the owner of a building, residence, or property that is designed or intended for human occupancy or congregation shall provide an approved on-site sewage management system sufficient for the number of persons normally expected to use or frequent the building, residence or other property for two hours or more. (2) No person may begin the physical development of a lot or structure where an on-site sewage management system will be utilized, nor install an on-site sewage management system or component thereof, without having first obtained from the County Health Department a construction permit for the installation of an onsite sewage management system. And (1)(a) Connection shall be made to a public or community sewage treatment system if such system is available within two hundred feet (200') of the property line, or available in a public right-of-way abutting the property.

Item 6, 3724 Roy Parks Road, Egan: No comment.

Item 7, 6084 Hwy 52, Jahn: No comment.

Item 8, 5182 Odum Smallwood, Verizon: No comment.

Items 9 & 10, 3675/3745 Friendship Road, Ossa: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review.

Items 11 & 12, 6034 Lanier Islands Pkwy, Over Under Storage: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

Items 13 & 14, 6515 New Bethany Road, Genuine Mapping: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

Item 15, 3271/3270 Buffington Farm Road, Arabella Capital: No comment, public sewer.

Item 16, 3293/3341 Buffington Farm Road, Arabella Capital: No comment, public sewer.

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 (CDI: Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Friday, April 28, 2023 4:27 PM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Cc: Peevy, Jonathan; Chavers, Veronica E
Subject: RE: Tentative Planning Agenda for May 15, 2023
Attachments: 6034-Lanier-Islands-RZ---Over-Under---Tentative.pdf; 23010 - Carter Road Tract - GIS Exhibit 03.24.23_Comments.pdf

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

WARNING: This communication has been detected as containing an attachment - Proceed with caution

2. John Carter – coordinate with GDOT Area Office if new or upgraded residential drive is needed.
3. Kenneth Alexander Jones – coordinate with GDOT Area Office if new or upgraded residential drive is needed
5. Keith D and Chad Bell – Applicant is in the process of coordinating with GDOT, please see attached concept review comments.
7. Mattaniah S. Jahn P.A. obo VB BTS II, LLC – Coordinate with GDOT Area Office if any special construction access requirements
- 9 & 10. Yelitza Ossa-OSAS Concrete – Applicant has corresponded with D1 Traffic Ops. D1 Traffic Ops responded “Looking at these addresses, it doesn’t appear that the existing driveways are commercial driveways, but residential drives. For commercial drives, we required radius drives with asphalt at least to the R/W line. We also have requirements on commercial driveway/side road spacing. Both of these requirements are safety driven.” Additionally, I would recommend a right turn lane for this driveway.
- 11 & 12. Over Under Storage, LLC, - GDOT coordination required. See attached comments.

Let us know if you have any questions

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 (CDI: Planning) <adominguez@hallcounty.org>

Sent: Wednesday, April 26, 2023 2:36 PM

To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Bill Nash (CDI: Public Works) <bnash@hallcounty.org>; Bill Schmid <weschmid@rochester-assoc.com>; Brandi Smith (CDI: Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@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 (CDI: Planning) <estill@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (CDI: Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (CDI: Engineering) <jskarda@hallcounty.org>; Jeremy Wills (jeremy.wills@gainesvillega.gov) <jeremy.wills@gainesvillega.gov>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Karen Martinez (CDI: Public Works - Sewer) <kmartinez@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; Pam Cravero <Pam.Cravero@hallco.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett <spuckett@hallcounty.org>; Srikanth Yamala (CDI) <syamala@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (CDI: Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Wanda Sutton (CDI: Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>

Subject: Tentative Planning Agenda for May 15, 2023

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, May 15th, 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 the end of the day **Friday, April 28th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org). **The deadline for comments is a bit shorter since there was an unexpected delay. If you are unable to provide comments by the deadline please reach out and let me know.**

Thank you!

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – May 1, 2023

NEW BUSINESS

1. [3621 Reece Circle | Annual Review of the previously approved hardship mobile home on a 1.01± acre tract located on the south side of Reece Circle at its intersection with A L Mangum Road | Zoned R-II; Tax Parcel 15014 000056A | Proposed use: hardship mobile home | * Commission District 3 | Henry Whitlow, applicant.](#)
2. [3432 & 0 Cleveland Highway & 3572 Casper Drive | Variance | for a left side yard setback variance from 15 feet to 13 feet on a 8.16± acre tract located on the east side of Cleveland Highway at approximately 297 feet from](#)

its intersection with Casper Drive | Zoned AR-III; Tax Parcel 10144 000032, 000007, & 000009A | **Proposed use: to bring an existing shed into compliance** | * Commission District 3 | **John Carter, applicant.**

3. **4601 Old Cornelia Highway | Variance** | for a right side yard setback variance from 15 feet to 4 feet on a 1.15± acre tract located on the north side of Old Cornelia Highway at its intersection with Highway 52 | Zoned AR-III; Tax Parcel 15007 000009K | **Proposed use: construct a garage** | * Commission District 3 | **Kenneth Alexander Jones, applicant.**
4. **5860 Gailey Drive | Use Subject to Planning Commission Approval** | on a 2.66± acre tract located on the south side of Gailey Drive approximately 1,220 feet from its intersection with Cleveland Highway | Zoned AR-IV; Tax Parcel 12056 000023 | **Proposed use: rural business** | * Commission District 3 | **R. Mike Oswald, applicant.**
5. **5351 Lanier Islands Parkway | Use Subject to County Commission Approval** | on a 17.14± acre tract located on the north side of Lanier Islands Parkway approximately 568 feet from its intersection with Carter Road | Zoned AR-III; Tax Parcel 08169 003011 (pt.) | **Proposed use: agri-entertainment** | ** Commission District 1 | **Keith D. & Chad Bell, applicant.**
6. **3724 Roy Parks Road | Use Subject to County Commission Approval** | on an 87.38± acre tract located on the north side of Roy Parks Road approximately 829 feet from its intersection with Talmo Road | Zoned AR-IV; Tax Parcel 15024 000019 | **Proposed use: equestrian center** | ** Commission District 3 | **Patricia M. Egan, applicant.**
7. **6084 Highway 52 | Use Subject to County Commission Approval** | on a 53.96± acre tract located on the south side of Highway 52 approximately 456 feet from its intersection with Hooper Road | Zoned AR-IV; Tax Parcel 15004 000034 | **Proposed use: telecommunications facility** | ** Commission District 3 | **Mattaniah S. Jahn P.A. obo VB BTS II, LLC, applicant.**
8. **5182 Odum Smallwood Road | Use Subject to County Commission Approval** | on a 27.40± acre tract located on the east side of Odum Smallwood Road approximately 480 feet from its intersection with Jess Helton Road | Zoned AR-IV; Tax Parcel 12004 000019 | **Proposed use: telecommunications facility** | ** Commission District 3 | **Verizon Wireless, applicant.**
9. **3675 & 3745 Friendship Road | Rezone** | from Agricultural-Residential-III (AR-III) & Highway-Business (H-B) to Light Industrial (I-I) on a 2.11± acre tract located on the east side of Friendship Road approximately 628 feet from its intersection with Swansey Road | Zoned H-B & AR-III; Tax Parcel 15048 000025D & 000025B | **Proposed use: landscape supply business** | ** Commission District 1 | **Yelitza Ossa-OSAS Concrete, applicant.**
10. **3675 & 3745 Friendship Road | Use Subject to County Commission Approval** | on a 2.11± acre tract located on the east side of Friendship Road approximately 628 feet from its intersection with Swansey Road | Zoned H-B & AR-III; Tax Parcel 15048 000025D & 000025B | **Proposed use: outdoor storage within Gateway Corridors Overlay District** | ** Commission District 1 | **Yelitza Ossa-OSAS Concrete, applicant.**
11. **6034 Lanier Islands Parkway | Rezone** | from Agricultural-Residential-III (AR-III) to Light Industrial (I-I) on a 7.67± acre tract located on the west side of Lanier Islands Parkway approximately 592 feet from its intersection with North Waterworks Road | Zoned AR-III; Tax Parcel 07330 001005 | **Proposed use: enclosed boat & RV storage** | ** Commission District 2 | **Over Under Storage, LLC, applicant.**
12. **6034 Lanier Islands Parkway | Use Subject to County Commission Approval** | on a 7.67± acre tract located on the west side of Lanier Islands Parkway approximately 592 feet from its intersection with North Waterworks Road | Zoned AR-III; Tax Parcel 07330 001005 | **Proposed use: self-storage warehouse within Gateway Corridors Overlay District** | ** Commission District 2 | **Over Under Storage, LLC, applicant.**
13. **6515 New Bethany Road | Rezone** | from Highway-Business (H-B) to Light-Industrial (I-I) on a 1.86± acre tract located on the east side of New Bethany at its intersection with Old Lanier Islands Drive | Zoned H-B; Tax Parcel 07330 001006B | **Proposed use: Light Industrial** | ** Commission District 2 | **Genuine Mapping & Design, LLC, applicant.**

14. **6515 New Bethany Road | Use Subject to County Commission Approval | on a 1.86± acre tract located on the east side of New Bethany Road at its intersection with Old Lanier Islands Drive | Zoned H-B; Tax Parcel 07330 001006B | Proposed use: Boat RV outdoor Storage and Boat Sales & Repairs | ** Commission District 2 | Genuine Mapping & Design, LLC, applicant.**
15. **3271 & 3270 Buffington Farm Road | Rezone | from Agricultural-Residential-III (AR-III) and Vacation-Cottage (V-C) to Planned Residential Development (PRD) on a 55.54± acre tract located on the north side of Buffington Farm Road at its intersection with Cagle Road | Zoned AR-III & V-C; Tax Parcels 09106 000001A & 000005 (pt.) | Proposed use: 216-lot subdivision | ** Commission District 3 | Arabella Capital, LLC, applicant.**
16. **3293 & 3341 Buffington Farm Road & Haselton On Lanier Subdivision, Phase 1 | Amend Conditions of PRD | on a 108.13± acre tract located on the west side of Buffington Farm Road at its intersection with Cagle Road | Zoned PRD; Tax Parcels 09105 000001, 09108 000107 - 000109, & 09106 000003, 000003A, 000007, 000013-000025 | Proposed use: 121-lot subdivision | ** Commission District 3 | Arabella Capital, 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, June 22, 2023** 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, June 22, 2023. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Ana Dominguez
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 | www.hallcounty.org



Human trafficking touches every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.



POST OFFICE DRAWER 1435
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DIRECTOR
Srikanth Yamala

PUBLIC WORKS AND
UTILITIES DIRECTOR
Bill Nash, P.E.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Randi Doveton, Director of Planning and Development
From: Bill Nash, Director of Public Works and Utilities
Date: May 1, 2023
Subject: May 15, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 15, 2023 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [3621 Reece Circle | Annual Review of the previously approved hardship mobile home on a 1.01± acre tract located on the south side of Reece Circle at its intersection with A L Mangum Road | Zoned R-II; Tax Parcel 15014 000056A | Proposed use: hardship mobile home | * Commission District 3 | Henry Whitlow, applicant.](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment
2. [3432 & 0 Cleveland Highway & 3572 Casper Drive | Variance | for a left side yard setback variance from 15 feet to 13 feet on a 8.16± acre tract located on the east side of Cleveland Highway at approximately 297 feet from its intersection with Casper Drive | Zoned AR-III; Tax Parcel 10144 000032, 000007, & 000009A | Proposed use: to bring an existing shed into compliance | * Commission District 3 | John Carter, applicant.](#)
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 - 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 FEMA and Hall County studied Flood plains present on site.
Show stream buffer and impervious setback from wrested vegetation not center line of stream
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

5. [5351 Lanier Islands Parkway | Use Subject to County Commission Approval | on a 17.14± acre tract located on the north side of Lanier Islands Parkway approximately 568 feet from its intersection with Carter Road | Zoned AR-III; Tax Parcel 08169 003011 \(pt.\) | Proposed use: agri-entertainment | ** Commission District 1 | Keith D. & Chad Bell, applicant.](#)
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Buffington Farm Rezoning

Reviewed by Franklin P. Miller, P.E. 5/2/2023

Traffic Study on file dated 2/2022 "Buffington Farm Road Phase 3 Tract" is not sufficient and does not address the number of lots in Phase 3. It is recommended that a new comprehensive traffic study be performed and submitted to determine the impact of all phases of the development. This would include ADT on Cagle Road and and Buffington Road as well as the impact to the intersection at Buffington and Cagle. Also, the study should address the new roadway projects and intersections created with the White Sulphur and Cagle Road projects which is now underway.

A sanitary sewer study should also be including illustrating how the effluent from the entire development will be pumped from each of the phases to the existing Hall County sewer system and the impact it will have on the receiving lift station.

- b. **Traffic:** Traffic Study
Bring Buffington Farm Road up to County standards including a cul-de-sac at the end.
All lots will have internal access only.

- c. **Utilities:** Review and approved sanitary sewer prior to LDP submittal.

16. [3293 & 3341 Buffington Farm Road & Haselton On Lanier Subdivision, Phase 1 | Amend Conditions of PRD | on a 108.13± acre tract located on the west side of Buffington Farm Road at its intersection with Cagle Road | Zoned PRD; Tax Parcels 09105 000001, 09108 000107 - 000109, & 09106 000003, 000003A, 000007, 000013-000025 | Proposed use: 121-lot subdivision | ** Commission District 3 | Arabella Capital, LLC, applicant.](#)

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All lots will have internal access only.
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Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Friday, April 28, 2023 11:41 AM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comments

Monday, May 15th, 2023 Hall County Planning Commission Meeting.

1. [5182 Odum Smallwood Road | Use Subject to County Commission Approval | on a 27.40± acre tract located on the east side of Odum Smallwood Road approximately 480 feet from its intersection with Jess Helton Road | Zoned AR-IV; Tax Parcel 12004 000019 | Proposed use: telecommunications facility | ** Commission District 3 | Verizon Wireless, applicant.](#)
2. **Hall County Fire Rescue Comment: Engineered site plans required for review and approval**

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



Anael Dominguez (CDI: Planning)

From: Tracy Gilreath (Tax Assessors)
Sent: Tuesday, May 2, 2023 9:07 AM
To: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Subject: FW: Tentative Planning Agenda for May 15, 2023

Hey all !! Please see Nicole's comments below. If you have any questions please let me know.

Respectfully,

Tracy Gilreath
Hall County Tax Assessors
Specialized Assessment Manager
770-531-6752
770-531-6754 fax
www.hallcounty.org



From: Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>
Sent: Wednesday, April 26, 2023 3:04 PM
To: Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>
Cc: Lisa Niles (Tax Assessors) <liniles@hallcounty.org>
Subject: FW: Tentative Planning Agenda for May 15, 2023

8 - 15004 000034 Is in conservation. It just renewed this year. It looks like they are building a telecom station

#15 09106 000001A was in conservation. Looks to have expired Dec 2022 and has not renewed per win gap.

Nicole Griffin
Appraisal Systems Coordinator
Hall County Tax Assessors Office

Hall County Government
(Office) 770-718-5712
Nicole.Griffin@Hallcounty.org



From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Wednesday, April 26, 2023 2:36 PM
To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Bill Nash (CDI: Public Works) <bnash@hallcounty.org>; Bill Schmid <weschmid@rochester-assoc.com>; Brandi Smith (CDI: Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Dan Barnes <Daniel.C.Barnes@usace.army.mil>; Ellis Still (CDI: Planning) <estill@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (CDI: Engineering) <fmiller@hallcounty.org>; Jason Dykes <jdikes@dot.ga.gov>; Jason Skarda (CDI: Engineering) <jskarda@hallcounty.org>; Jeremy Wills (jeremy.wills@gainesvillega.gov) <jeremy.wills@gainesvillega.gov>; John Hornick (Fire Services) <jhornick@hallcounty.org>; jpeevy <jpeevy@dot.ga.gov>; Karen Martinez (CDI: Public Works - Sewer) <kmartinez@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; Pam Cravero <Pam.Cravero@hallco.org>; PNiebauer <PNiebauer@dot.ga.gov>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett (CDI: Engineering) <spuckett@hallcounty.org>; Srikanth Yamala (CDI) <syamala@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (CDI: Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Wanda Sutton (CDI: Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>
Subject: Tentative Planning Agenda for May 15, 2023

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, May 15th, 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 the end of the day **Friday, April 28th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org). **The deadline for comments is a bit shorter since there was an unexpected delay. If you are unable to provide comments by the deadline please reach out and let me know.**

Thank you!

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – May 1, 2023

NEW BUSINESS

1. **3621 Reece Circle | Annual Review of the previously approved hardship mobile home on a 1.01± acre tract located on the south side of Reece Circle at its intersection with A L Mangum Road | Zoned R-II; Tax Parcel 15014 000056A | Proposed use: hardship mobile home | * Commission District 3 | Henry Whitlow, applicant.**
2. **3432 & 0 Cleveland Highway & 3572 Casper Drive | Variance | for a left side yard setback variance from 15 feet to 13 feet on a 8.16± acre tract located on the east side of Cleveland Highway at approximately 297 feet from its intersection with Casper Drive | Zoned AR-III; Tax Parcel 10144 000032, 000007, & 000009A | Proposed use: to bring an existing shed into compliance | * Commission District 3 | John Carter, applicant.**
3. **4601 Old Cornelia Highway | Variance | for a right side yard setback variance from 15 feet to 4 feet on a 1.15± acre tract located on the north side of Old Cornelia Highway at its intersection with Highway 52 | Zoned AR-III; Tax Parcel 15007 000009K | Proposed use: construct a garage | * Commission District 3 | Kenneth Alexander Jones, applicant.**
4. **5860 Gailey Drive | Use Subject to Planning Commission Approval | on a 2.66± acre tract located on the south side of Gailey Drive approximately 1,220 feet from its intersection with Cleveland Highway | Zoned AR-IV; Tax Parcel 12056 000023 | Proposed use: rural business | * Commission District 3 | R. Mike Oswald, applicant.**
5. **5351 Lanier Islands Parkway | Use Subject to County Commission Approval | on a 17.14± acre tract located on the north side of Lanier Islands Parkway approximately 568 feet from its intersection with Carter Road | Zoned AR-III; Tax Parcel 08169 003011 (pt.) | Proposed use: agri-entertainment | ** Commission District 1 | Keith D. & Chad Bell, applicant.**
6. **3724 Roy Parks Road | Use Subject to County Commission Approval | on an 87.38± acre tract located on the north side of Roy Parks Road approximately 829 feet from its intersection with Talmo Road | Zoned AR-IV; Tax Parcel 15024 000019 | Proposed use: equestrian center | ** Commission District 3 | Patricia M. Egan, applicant.**
7. **6084 Highway 52 | Use Subject to County Commission Approval | on a 53.96± acre tract located on the south side of Highway 52 approximately 456 feet from its intersection with Hooper Road | Zoned AR-IV; Tax Parcel 15004 000034 | Proposed use: telecommunications facility | ** Commission District 3 | Mattaniah S. Jahn P.A. obo VB BTS II, LLC, applicant.**
8. **5182 Odum Smallwood Road | Use Subject to County Commission Approval | on a 27.40± acre tract located on the east side of Odum Smallwood Road approximately 480 feet from its intersection with Jess Helton Road | Zoned AR-IV; Tax Parcel 12004 000019 | Proposed use: telecommunications facility | ** Commission District 3 | Verizon Wireless, applicant.**
9. **3675 & 3745 Friendship Road | Rezone | from Agricultural-Residential-III (AR-III) & Highway-Business (H-B) to Light Industrial (I-I) on a 2.11± acre tract located on the east side of Friendship Road approximately 628 feet from its intersection with Swansey Road | Zoned H-B & AR-III; Tax Parcel 15048 000025D & 000025B | Proposed use: landscape supply business | ** Commission District 1 | Yelitza Ossa-OSAS Concrete, applicant.**
10. **3675 & 3745 Friendship Road | Use Subject to County Commission Approval | on a 2.11± acre tract located on the east side of Friendship Road approximately 628 feet from its intersection with Swansey Road | Zoned H-B & AR-III; Tax Parcel 15048 000025D & 000025B | Proposed use: outdoor storage within Gateway Corridors Overlay District | ** Commission District 1 | Yelitza Ossa-OSAS Concrete, applicant.**
11. **6034 Lanier Islands Parkway | Rezone | from Agricultural-Residential-III (AR-III) to Light Industrial (I-I) on a 7.67± acre tract located on the west side of Lanier Islands Parkway approximately 592 feet from its intersection**

with North Waterworks Road | Zoned AR-III; Tax Parcel 07330 001005 | **Proposed use: enclosed boat & RV storage** | ** Commission District 2 | **Over Under Storage, LLC, applicant.**

12. **6034 Lanier Islands Parkway | Use Subject to County Commission Approval** | on a 7.67± acre tract located on the west side of Lanier Islands Parkway approximately 592 feet from its intersection with North Waterworks Road | Zoned AR-III; Tax Parcel 07330 001005 | **Proposed use: self-storage warehouse within Gateway Corridors Overlay District** | ** Commission District 2 | **Over Under Storage, LLC, applicant.**
13. **6515 New Bethany Road | Rezone** | from Highway-Business (H-B) to Light-Industrial (I-I) on a 1.86± acre tract located on the east side of New Bethany at its intersection with Old Lanier Islands Drive | Zoned H-B; Tax Parcel 07330 001006B | **Proposed use: Light Industrial** | ** Commission District 2 | **Genuine Mapping & Design, LLC, applicant.**
14. **6515 New Bethany Road | Use Subject to County Commission Approval** | on a 1.86± acre tract located on the east side of New Bethany Road at its intersection with Old Lanier Islands Drive | Zoned H-B; Tax Parcel 07330 001006B | **Proposed use: Boat RV outdoor Storage and Boat Sales & Repairs** | ** Commission District 2 | **Genuine Mapping & Design, LLC, applicant.**
15. **3271 & 3270 Buffington Farm Road | Rezone** | from Agricultural-Residential-III (AR-III) and Vacation-Cottage (V-C) to Planned Residential Development (PRD) on a 55.54± acre tract located on the north side of Buffington Farm Road at its intersection with Cagle Road | Zoned AR-III & V-C; Tax Parcels 09106 000001A & 000005 (pt.) | **Proposed use: 216-lot subdivision** | ** Commission District 3 | **Arabella Capital, LLC, applicant.**
16. **3293 & 3341 Buffington Farm Road & Haselton On Lanier Subdivision, Phase 1 | Amend Conditions of PRD** | on a 108.13± acre tract located on the west side of Buffington Farm Road at its intersection with Cagle Road | Zoned PRD; Tax Parcels 09105 000001, 09108 000107 - 000109, & 09106 000003, 000003A, 000007, 000013-000025 | **Proposed use: 121-lot subdivision** | ** Commission District 3 | **Arabella Capital, 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, June 22, 2023** 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, June 22, 2023. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Ana Dominguez
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 | www.hallcounty.org





ZONING NOTICE

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

APPLICANT: **VERTIZON WIRELESS**

REQUEST: **USE SUBJECT TO COUNTY COMMISSION**

APPROVAL FOR A TELECOMMUNICATIONS FACILITY

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION		COUNTY COMMISSION
Date: MAY 12, 2023	&	Date: JUNE 21, 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

ZONING NOTICE

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

APPLICANT: **VERIZON WIRELESS**

REQUEST: **USE SUBJECT TO COUNTY COMMISSION**

APPROVAL FOR A TELECOMMUNICATIONS

PUBLIC HEARINGS WILL BE HELD ON: **FACILITY**

PLANNING COMMISSION

Date: **MAY 15, 2023**

Time: **5:15 pm**

&

COUNTY COMMISSION

Date: **JUNE 21, 2023**

Time: **6:00 pm**

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

FOR MORE INFORMATION CALL: (770) 531-6809

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APPLICANT: **VERIZON WIRELESS**

REQUEST: **USE SUBJECT TO COUNTY COMMISSION**

APPROVAL FOR A TELECOMMUNICATIONS FACILITY

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION			
Date: MAY 15, 2023	&	Date: JULY 27, 2023	
Time: 5:15pm		Time: 6:00pm	

HALL COUNTY GOVERNMENT CENTER, 2875 BROWN'S BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

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THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: **VERIZON WIRELESS**

REQUEST: **USE SUBJECT TO COUNTY COMMISSION**

APPROVAL FOR A TELECOMMUNICATIONS

PUBLIC HEARINGS WILL BE HELD ON: **FACILITY**

PLANNING COMMISSION

Date: **MAY 15, 2023**

Time: **5:15 PM**

COUNTY COMMISSION

Date: **JULY 27, 2023**

Time: **6:00 PM**

HALL COUNTY GOVERNMENT CENTER, 2875 BROWN'S BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6888



AGENDA ITEM

Planning and Development

REPORT TO: **Work Session (07/24/23)**

REPORT TO: **Voting Meeting (07/27/23)**

ITEM NO: 376/2023

SUBJECT: **6084 Highway 52 | Use Subject to County Commission Approval |** on a 53.96± acre tract located on the south side of Highway 52 approximately 456 feet from its intersection with Hooper Road | Zoned AR-IV; Tax Parcel 15004 000034 | **Proposed use: telecommunications facility |** Commission District 3 | **Mattaniah S. Jahn P.A. obo VB BTS II, LLC, applicant.** NOTE: Tabled at the June 21, 2023 Meeting until the July 27, 2023 Voting Meeting.

Meetings:

Work Session Date: 07/24/23

Voting Meeting Date: 07/27/23

Executive Summary:

Presenter: RD
Recommendation:

Approval, with conditions: 1. The proposed tower shall be located as shown on the site plan with revision date of January 26, 2023, and as described in the narrative that was submitted.

2. The applicant shall notify the county of any construction, tower, or site modifications that would be different from what is submitted for consideration. Of particular interest to the county are changes in height, structure, tower lighting, and ground facilities that would have any impact on the site's ability to support other users or affect the surrounding neighborhood.

3. The applicant shall provide tower and foundation design prior to the issuance of a building permit.

4. The height of the tower and all appurtenances shall be limited to 255 feet as describe in the application materials.

5. All plans and plats created for this development shall include the conditions of zoning approval.

6. Site must meet the requirements of [Section 17.410.060](#). The items required by this section must be shown on all plans.

7. Collocations of additional antennae and carriers must follow standard permitting process.

8. No variances or exceptions are granted other than those specifically granted herein:

a. Height shall not exceed 255FT.

b. Tower may have lattice construction.

9. Development shall follow the standard Hall County Development Review and construction permitting process.

Purpose of Request:

6084 Highway 52 | Use Subject to County Commission

Approval | on a 53.96± acre tract located on the south side of Highway 52 approximately 456 feet from its intersection with Hooper Road | Zoned AR-IV; Tax Parcel 15004 000034 | **Proposed use: telecommunications facility** | Commission District 3 | **Mattaniah S. Jahn P.A. obo VB BTS II, LLC, applicant.**

History:

Facts and Issues:

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?

Options:

Approvals:

Submit	Approve	Attorney	Administration
AD	RD	WLI	CR
Clerk			
JR			

Attachments:

Revised Board Memo
Board Memo
Recommendation Report
Application
Narrative
Site Plan
Maps

Renderings
Deed
Legal Description
Balloon Test
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign Photos
Updated Notice Signs



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PLANNING AND DEVELOPMENT

POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Srikanth Yamala

PLANNING AND DEVELOPMENT
DIRECTOR
Randi Doveton

To: Richard Higgins, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: June 5, 2023

Subject: **6084 Highway 52 | Use Subject to County Commission Approval | on a 53.96± acre tract | Proposed use: telecommunications facility | Mattaniah S. Jahn P.A. obo VB BTS II, LLC, applicant.**

The request before you is the request of Mattaniah S. Jahn P.A. obo VB BTS II, LLC for a use subject to County Commission approval for a telecommunications facility. This item is located within Commission District 3.

This item was tabled by the Board of Commissioners at the June 21, 2023 voting meeting. No changes to the proposal have occurred since that meeting. The Planning Commission's recommended conditions and voting information are listed below.

At their May 15, 2023 meeting, the Hall County Planning Commission voted to recommend approval with nine (9) conditions **(5-0)**.

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 proposed tower shall be located as shown on the site plan with revision date of January 26, 2023, and as described in the narrative that was submitted.
2. The applicant shall notify the county of any construction, tower, or site modifications that would be different from what is submitted for consideration. Of particular interest to the county are changes in height, structure, tower lighting, and ground facilities that would have any impact on the site's ability to support other users or affect the surrounding neighborhood.
3. The applicant shall provide tower and foundation design prior to the issuance of a building permit.

4. The height of the tower and all appurtenances shall be limited to 255 feet as describe in the application materials.
5. All plans and plats created for this development shall include the conditions of zoning approval.
6. Site must meet the requirements of Section 17.410.060. The items required by this section must be shown on all plans.
7. Collocations of additional antennae and carriers must follow standard permitting process.
8. No variances or exceptions are granted other than those specifically granted herein:
 - a. Height shall not exceed 255FT.
 - b. Tower may have lattice construction.
9. Development shall follow the standard Hall County Development Review and construction permitting process.



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PLANNING AND DEVELOPMENT

POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Srikanth Yamala

PLANNING AND DEVELOPMENT
DIRECTOR
Randi Doveton

To: Richard Higgins, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: June 5, 2023

Subject: **6084 Highway 52 | Use Subject to County Commission Approval | on a 53.96± acre tract | Proposed use: telecommunications facility | Mattaniah S. Jahn P.A. obo VB BTS II, LLC, applicant.**

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 - b. Tower may have lattice construction.
9. Development shall follow the standard Hall County Development Review and construction permitting process.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant Mattaniah S. Jahn P.A. obo VB BTS II, LLC

Request Use Subject to County Commission Approval

Proposed Use Telecommunication facility

Size 53.96± acres

Zoning Agricultural Residential IV (AR-IV, [17.120](#))

Location **6084 Highway 52** | Tax Parcel 15004 000034

Commission District Three

Planning Commission Date May 15, 2023

Staff Recommendation **Approval, with conditions, as the application meets the purpose and intent of [17.410, Standards for Telecommunication Antennas and Towers](#).**

Planning Commission Recommendation..... **Approval, with conditions**

Vote: 5-0

Planning Commission Conditions:

1. The proposed tower shall be located as shown on the site plan with revision date of January 26, 2023, and as described in the narrative that was submitted.
2. The applicant shall notify the county of any construction, tower, or site modifications that would be different from what is submitted for consideration. Of particular interest to the county are changes in height, structure, tower lighting, and ground facilities that would have any impact on the site’s ability to support other users or affect the surrounding neighborhood.
3. The applicant shall provide tower and foundation design prior to the issuance of a building permit.
4. The height of the tower and all appurtenances shall be limited to 255 feet as describe in the application materials.
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6. Site must meet the requirements of [Section 17.410.060](#). The items required by this section must be shown on all plans.
7. Collocations of additional antennae and carriers must follow standard permitting process.
8. No variances or exceptions are granted other than those specifically granted herein:

- a. Height shall not exceed 255FT.
 - b. Tower may have lattice construction.
9. Development shall follow the standard Hall County Development Review and construction permitting process.

Public Forum:

There were no comments in support or opposition.

Summary Analysis

The applicant is requesting conditional use approval from the Hall County Board of Commissioners to construct a new telecommunication tower for T-Mobile. The subject property is 53.96± acres in size and is zoned Agricultural Residential IV (AR-IV, [17.120](#)). Within the AR-IV district, telecommunication facilities require conditional use approval.

The applicant is requesting approval to construct a 255 foot tall self-support lattice communication tower inside an 80 foot by 80 foot leased area that will include corresponding ground equipment. The leased area will be accessed by a 30 foot ingress-egress/fiber/utility easement from Highway 52. The proposed location has been studied extensively by the applicant, T-Mobile, in an effort to improve in-vehicle coverage along Highway 52 and in-building residential coverage for users in the City of Gillsville and the surrounding area. T-Mobile first investigated co-location with existing structures and on publicly-used structures but found there were no existing or publicly-used structures available at a sufficient height.

The application details the compliance and conformance with Hall County Development Codes; goals of safeguarding the public's health, safety, and welfare; land use selection criteria; and how this project aligns with Federal Telecommunications Act objectives.

The proposed location is zoned Agricultural Residential IV (AR-IV, [17.120](#)), and the surrounding properties are a mixture of properties within the city limits of Gillsville, and unincorporated Hall County parcels zoned AR-IV and Planned Commercial Farm District (PCFD, [17.180.100](#)).

The proposed location is 523 feet from the closest property line (south), 1,796 feet from the northern boundary, 679 feet from the eastern boundary, and 535 feet from the southern boundary. The regulations require all telecommunication towers to be set back from any residential structure a minimum of four tower lengths, which is 1,020 feet for this request. The applicant confirmed that there are no residential structures within four tower lengths.

The applicant has requested relief from two of the standards of [17.410, Standards for Telecommunication Antennas and Towers](#). Specifically, the applicant is requesting relief from the maximum tower height in the AR-III and AR-IV zones shall be 195 feet. The proposed tower is 255 feet in height. If restricted to 195 feet T-Mobile would have to install multiple towers to achieve the coverage and capacity that will occur with a 255 foot tower instead.

Proposed tower height = 255FT

Maximum height allowed by Code = 195FT

Height exceeding the code = 60FT

Additionally, the applicant is proposing a **lattice style tower** *instead* of a **monopole tower**, as required by [17.410](#). The code provides that where special circumstances suggest that the construction of a tower of a different design would specifically further the intent of this chapter, the planning commission may recommend, and the county commission may approve, a tower of a design other than monopole construction.

Based on the future land-use plan, staff finds the conditional use request is inconsistent with the future land use classification of Rural Residential in the Comprehensive Plan but it meets the purpose and intent [17.410, Standards for Telecommunication Antennas and Towers](#).

Zoning Analysis

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 proposed tower meets the requirements of [17.410, Standards for Telecommunication Antennas and Towers](#), with the exception that the tower exceeds the maximum height and is not of a monopole style. The tower meets all setback requirements from residential structures and property lines.**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed use should not have a negative effect on the existing uses or usability of adjacent or nearby properties. If approved, the site will be developed in accordance with applicable development regulations.**
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **Yes, the property has reasonable economic use as currently zoned, Agricultural Residential IV (AR-IV, [17.120](#)), but the telecommunication tower cannot be constructed as described without conditional use approval from the Board of Commissioners.**
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 should not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection public 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 parcel falls within the Rural Residential character area of the Comprehensive Plan. The intent of the Rural Residential character area is to preserve the**

established residential/rural character and create a transition between Rural Area and development in Residential Areas. The Rural Residential Areas are characterized by low-density single-family residential uses with deep setbacks from the road. Future development should continue to reflect lower density detached single-family residential uses, and neighborhood design should incorporate a high percentage of open space (i.e. 'Conservation Subdivision' design).The proposed use is not consistent with the Comprehensive Plan.

6. The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**
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 developed with a chicken house, constructed in 1978, and a pole barn, constructed in 1992, per the [property tax records](#).**
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; **There are no known changing conditions affecting the use or development of the property.**
11. Whether the change would create an isolated district unrelated to the surrounding districts; **There are no proposed changes to the underlying zoning classification, as such, this criteria is not applicable.**
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; **No, the request is not out of scale with the needs of the county as a whole.**
14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **As telecommunication towers require Board of Commissioner approval within any of the zoning districts in which they are permitted, it is impossible to find an adequate site for the proposed use already appropriately zoned.**
15. Whether the need for rezoning could be handled instead by a variance request to the [planning commission]; **No, the request could not be handled instead by a variance because the request is for**

a use subject to County Commission. The request does include a request for relief from the height and construction type of the proposed tower.

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.**

17.380.050. - Submission requirements

- 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 the Hall County Planning Commission.**
- 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]. **The applicant has submitted a narrative and site plan but has not explicitly addressed the criteria listed in [17.350.120](#).**
 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. **The applicant submitted the site plan drawn to scale.**
- C. For any application for a slow rate land treatment system (see [chapter 17.20](#)), the following additional requirements apply. **This standard is not applicable as the site will be not have restroom facilities.**
- D. 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. **Since no dwellings are proposed, this criteria is not applicable.**

Development Support and Constraints / Departmental Comments

Hall County Environmental Health

In an email dated May 2, 2023, Emily McGahee states “No comment.”

Hall County Fire Marshal

An email dated April 28, 2023, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated: “Engineered site plans required for review and approval.”

Hall County Public Works and Utilities

In a memo dated May 1, 2023, from Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:

The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Show stream buffer and impervious setback from wrested vegetation not center line of stream

Traffic:

No comment.

Utilities

No comment.

Georgia Department of Transportation

In an email dated April 28, 2023 from Parker Niebauer, Traffic Operations Supervisor, confirmed that the project will require coordination if any special construction access is needed.

➤ **Excerpts from the minutes of the May 15, 2023 meeting**

Applicant's Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Mattaniah Jahn, 235 Main Street, Safety Harbor, Florida, presented the request. The applicant stated that the cell towers require the proposed height to cover the needed radius.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell requested clarification on the maps provided. The applicant presented various maps included in the packet for clarification.

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

Conditions:

1. The proposed tower shall be located as shown on the site plan with revision date of January 26, 2023, and as described in the narrative that was submitted.
2. The applicant shall notify the county of any construction, tower, or site modifications that would be different from what is submitted for consideration. Of particular interest to the county are changes in height, structure, tower lighting, and ground facilities that would have any impact on the site's ability to support other users or affect the surrounding neighborhood.
3. The applicant shall provide tower and foundation design prior to the issuance of a building permit.
4. The height of the tower and all appurtenances shall be limited to 255 feet as describe in the application materials.
5. All plans and plats created for this development shall include the conditions of zoning approval.
6. Site must meet the requirements of [Section 17.410.060](#). The items required by this section must be shown on all plans.
7. Collocations of additional antennae and carriers must follow standard permitting process.
8. No variances or exceptions are granted other than those specifically granted herein:
 - a. Height shall not exceed 255FT.
 - b. Tower may have lattice construction.
9. Development shall follow the standard Hall County Development Review and construction permitting process.

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



CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Mattaniah S. Jahn P.A. obo VB BTS II, LLC
935 Main St., Safety Harbor, FL 34695

Phone 727-773-2221

Email Address mjahn@thelawmpowered.com;
mscicchitano@thelawmpowered.com

Proposed Use Construct a 250' AGL self-support tower and support facilities

Contact Person (Name & Mailing Address)

Mattaniah S. Jahn, P.A.
935 Main St., Safety Harbor, FL 34695

Phone 727-773-2221

Email Address mjahn@thelawmpowered.com; mscicchitano@thelawmpowered.com

Tax Parcel Number 15004 000034

Location Address 6084 Highway 52, Gillsville, GA 30543

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

Sign [Signature] Date: 03/17/23

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.

Property Owner (Name & Mailing Address)

Mattaniah S. Jahn, P.A. obo Mary Alice Segars
935 Main St., Safety Harbor, FL 34695

Phone 727-773-2221

Email Address mjahn@thelawmpowered.com;
mscicchitano@thelawmpowered.com

Status of Applicant

☐ Owner

☐ Option to Purchase

☐ Area Resident

☒ Other

Zoning AR-IV

Acreage 62.5 Ac

Requested Action

Permissive Use:

☐ HCPC ☐ HCC

Fee: \$

Receipt #:

Check #:

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
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t: 770-531-6809 f: 770-531-3902



VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Mattaniah S. Jahn P.A. obo VB BTS II, LLC

935 Main St., Suite C4

Safety Harbor, FL 34695

Phone 727-773-2221

mjahn@thelawmpowered.com;
Email Address mscicchitano@thelawmpowered.com

Location of Property 6084 Highway 52, Gillsville, GA 30543

Present Zoning AR-IV Existing Structures Chicken House

Property Owner (Name and Mailing Address)

Mattaniah S. Jahn, P.A. obo Mary Alice Segars

935 Main St., Suite C4

Safety Harbor, FL 34695

Phone 727-773-2221

mjahn@thelawmpowered.com;
Email Address mscicchitano@thelawmpowered.com

Type of Appeal:

- ☐ Setback Variance
☐ Road Frontage Variance
☐ Sign Variance
☐ Hardship Mobile Home

- ☐ Front Yard
☐ Right Side Yard
☐ Left Side Yard
☐ Rear Yard
☐ Road Frontage
☐ Sign Area
☐ Sign Height
☐ Doctor's Letter

- From ☐ ft. to ☐ ft.
From ☐ ft. to ☐ ft.
From ☐ ft. to ☐ ft.
From ☐ ft. to ☐ ft.
From ☐ ft. to ☐ ft.
From ☐ ft. to ☐ ft.
From ☐ ft. to ☐ ft.
☐ Terms Agreement

Supporting Documents: ☐ Plat of Property ☒ Site Plan
☒ Deed of Property ☐ Floor Plans
☐ Hardship Statement ☒ Other

Fee (Must be paid for application to be complete): \$ 350.00

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Sign Mattaniah S. Jahn

Date 03/17/23

I hereby withdraw this application.

Sign _____

Date _____

Staff Use Only

Application Date: _____

Taken by: _____

Tentative Planning Commission Date: _____

If Appealed County Commission Date: _____

County Commission District: _____

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.

X Name of owner(s) Mary Alice Segars
X Address 6084 Hwy 52
Gillsville, GA 30543
X Phone Number 770-869-3921

Name of applicant(s) _____
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.

X Signature of Owner(s)
Mary Alice Segars

Personally appeared before me
[Signature]

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

Roy Turpin
Notary Public

Date 10/23/2022

Roy Turpin
NOTARY PUBLIC
Hall County, GEORGIA
My Commission Expires 12/26/2025

PLANNING AND DEVELOPMENT DEPARTMENT
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t: 770-531-6809 | f: 770-531-3902



CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

I have** _____ I have not ☒

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: Matthew S. John Date: 03/17/23

Applicant's/Owner's Name (Printed): Matthew S. John

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA. 30504
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- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

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

I have** _____

I have not ☒

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: Mary Alice J. Segars Date: 11-12-2022

Applicant's/Owner's Name (Printed): Mary Alice J. Segars

STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property 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).

Please see the enclosed narrative.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

Please see the enclosed narrative.

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.

Please see the enclosed narrative.

4. Such conditions are not the result of any actions of the property owner.

Please see the enclosed narrative.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

Please see the enclosed narrative.

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

Applicant

Date

03/17/23



935 Main Street, Suite C4
Safety Harbor, FL 34695
Telephone: (727) 773-2221
Facsimile: (727) 773-2616

SENT VIA ACCELA UPLOAD

March 17, 2023

Planning and Development Department
2875 Browns Bridge Road
Gainesville, GA 30503

RE: VB BTS II, LLC

Site Name: Gillsville: Site Number: US-GA-5321

Conditional Use and Variance Application and Supporting Documentation

To Whom It May Concern:

On behalf of my client, VB BTS II, LLC (Vertical Bridge), please find enclosed Conditional Use and Variance applications to allow a 255' AGL self-support lattice style communication tower and related facilities upon Parcel #15004 000034 with the address 6084 Highway 52 in Hall County.

- Applications
 - Conditional Use Application
 - Variance Application
 - Campaign Contribution Disclosure Form
 - Authorization of Property Owners
- Application Check # in the amount of \$1,350.00 (Sent under separate cover.)
- Agent Of Record
 - Mary Alice Segars to Mattaniah S. Jahn, P.A.
 - Vertical Bridge ERIT, LLC to Mattaniah S. Jahn, P.A.
- Warranty Deed
- Memorandum of Lease
- Property Card
- Property Card – Aerial
 - Tax Assessor's Aerial
- Legal Description
- Names and Addresses of Owners within 1,500' of Parcel #15004 000034
- Map of Owners within 1,500'
- Hall County 2022 Emergency Call Statistics
- RF Justification Package
- NCC NEPA Environmental Checklist Report
- Phase I Environmental Site Assessment
- FAA Proposed Construction or Alteration Repots

- FCC Antenna Structure Registration
- Vertical Bridge, REIT Colocations Affidavit
- Colocation Offer Letters
 - AT&T Invitation Letter
 - AT&T Proof of Mailing
 - Dish Network Invitation Letter
 - Dish Network Proof of Mailing
 - Verizon Invitation Letter
 - Verizon Proof of Mailing
- PhotoSimulations
- Title Commitment
- FCC Tower Inventory in Hall County
- Fall Zone Letter
 - Signed and Sealed at 11.5x8 PDF
- Structural Analysis
 - Signed and Sealed at 8.5x11 PDF
- Site Survey
 - Signed and Sealed 11x17 PDF
- Construction Drawings – with Landscape Plan Bound within
 - Signed and Sealed 24x36 PDF

Summary of Request

Vertical Bridge respectfully requests a Conditional Use and Variance approval for Parcel #15004 000034 to allow a 255’ AGL self-support lattice style communication tower (“Lattice) and support facility. The Lattice will be able to support T-Mobile’s equipment and 4 additional carriers for a total of 5 colocations and will be placed in the wooded and undeveloped portion of the 62.5 Ac. parent parcel. The parcel’s current zoning is Agriculture Residential (AR-IV) with a future land use designation is Rural Residential (RR). Vertical additionally respectfully requests a Variance for height.

Applicable Land Development Code (LDC) Sections

17.410.40. Basic criteria for the location, size and design of telecommunications facilities.

- A. Micro telecommunication facilities shall be allowed in all zoning districts as a use by right following administrative review by the planning department and receipt of a building permit from the building official.

N/A

- B. The placement and installation of all other telecommunications facilities shall be restricted to the AR-III, AR-IV, S-S, H-B, I-I, and I-II zoning districts and shall be subject to county commission approval.

Vertical Bridge respectfully proposes to locate the Lattice upon parcel #15004 000034, which is zoned (AR-IV). Please see Sheet the Enclosed Sheet T-1, and Survey Sheet 1.

- C. Preferred location sites. It is the expressed intent to require the installation of micro telecommunication facilities at preferred location sites, rather than permitting the construction of new towers. An exception should be made only when it is clearly demonstrated that no suitable preferred location site exists.
1. *Co-location sites.* Any existing telecommunications towers currently being used for transmitting and/or receiving analog, digital, microwave, cellular, telephone, personal wireless service or similar forms of electronic communication shall be a preferred location site regardless of the underlying zoning designation of the site; provided, however, that locations which meet this criteria shall be subject to the design and siting components of this chapter and co-location sites shall not become an "antenna farm" or otherwise be deemed by the director or the county commission to be visually obtrusive.

T-Mobile conducted an extensive search of the area to solve a significant gap in-vehicle coverage along GA Hwy 53 and in-building residential coverage for users in the City of Gillsville and surrounding areas. T-Mobile determined that an antenna centerline height of 250' ACL was necessary to achieve the coverage footprint to solve the gap. There are no telecommunication towers within the search area that would meet T-Mobile's objectives. Please see enclosed T-Mobile's RF Justification Package.

2. *Publicly-used structures.* Publicly-used structures are preferred locations throughout Hall County because they appear in virtually all neighborhoods, are dispersed throughout Hall County, and due to their institutional or infrastructure uses are generally similar in appearance to, or readily adaptable for micro telecommunications facilities. Therefore, antennae should be less noticeable when affixed to publicly used structures, such as police or fire stations, libraries, community centers, civic centers, courthouses, utility structures, water towers, elevated roadways, bridges, flag poles, and schools, than when placed on commercial or residential structures.

There are no publicly used structures of sufficient height, located within T-Mobile's search area, that would meet T-Mobile's RF objectives. Please see enclosed T-Mobile's RF Justification Package.

3. *Industrial and commercial structures.* Wholly industrial and commercial structures, located in zoning districts permitting telecommunication facilities as defined in section 17.410.040 above, such as warehouse factories, retail outlets, supermarkets, banks, garages, or service stations shall be preferred locations particularly where existing visual obstructions or clutter on the roof or along a roof line can and will be removed as part of the installation of the telecommunications facility.

There are no industrial and commercial structures that meet T-Mobile's RF objectives. Please see enclosed T-Mobile's RF Justification Package.

4. *Alternative structures.* Installation on existing alternative structures such as electric transmission towers or billboards, or construction of alternative structures appropriate to the proposed location context such as bell towers, church steeples or flagpoles.

There are no other towers or tall structures of sufficient height, located within T-Mobile's search area, which T-Mobile could collocate upon. Please see enclosed T-Mobile's RF Justification Package.

- D. *Disfavored location sites.* Any residentially zoned property or residentially occupied structure, or sites within four tower lengths of a residentially zoned property shall be a disfavored site for the location of telecommunications facilities. Any site having a negative visual impact on historically significant structures or designated scenic views.

There are no residential structures within 1,060' of the proposed tower. Please see enclosed Sheets 1, C-1, and L-1.

- E. *Setbacks.* Multiple towers that are otherwise justified under the criteria of this chapter may be permitted on the same site provided they meet all setback and separation requirements. The following setback requirements shall apply to all towers:
 1. Telecommunications towers within the AR-III or AR-IV zoning districts shall be set back a minimum of two tower lengths from the base of the tower to all property lines.

The 255' AGL Lattice will be constructed on a parcel zoned AR-IV. As such, the required setback for the Lattice will be 510'. The setbacks will be as follows:

	Required	Provided
North:	510'	1,796'-6"
South:	510'	523'-1"
East:	510'	679'-6"
West:	510'	535'-7"

Therefore, the Lattice will exceed the required setbacks to the North, South, East, and West. Please see enclosed Sheet 1, and C-1.

2. Telecommunications towers in commercial or industrial districts shall be set back a minimum of two tower lengths from the base of the tower to any residentially zoned property (including the AR-III and AR-IV zones) and a minimum distance equal to the height of the tower from any other property line.

N/A

3. All telecommunications towers shall be set back from any residential structure either a minimum of four tower lengths from the base of the tower or 500 feet from the base of the tower, whichever is greater. For residential structures on the same property as the tower, the setback shall be one tower length from the base of the tower to the structure.

The 255' AGL Lattice requires 1,020' of separation from any residential structure. There are no residential structures within 1,020' of the proposed Lattice. Please see Sheets 1, C-1, and L-1.

4. Due to circumstances unique to the specific location; the county commission may approve a reduction or increase of any required set back based upon the finding(s) that the adjacent land, including its future development pursuant to zoning and the Comprehensive Plan, will or will not be impacted in an adverse manner.

Noted.

5. All accessory buildings and facilities to a telecommunications facility installation shall meet the minimum zoning district setback requirements for such buildings or facilities.

The compound setbacks are as follows:

	Required	Provided
North:	50'	1,774'-9"
South:	25'	494'-5"
East:	15'	641'-10"
West:	15'	508'-1"

Therefore, the compound will exceed the minimum setback requirements. Please see Sheet C-1.

[Continued on Next Page]

- F. *Tower height, design and provisions for co-location.* When a new tower is being requested, the following height and configuration requirements must be met through the appropriate approval process.
1. *Tower height.* Maximum tower height in the AR-III and AR-IV zones shall be 195 feet. There is no maximum height in other permitted zones, as long as the height is justified as the lowest possible in order to meet the intent of this chapter, and the design criteria of this chapter are met.

Vertical Bridge respectfully requests a Variance to allow an additional 60' so that T-Mobile can meet its RF objectives. A 195' AGL tower would, in this instance, effectuate a hardship upon both T-Mobile and the public as multiple towers would be needed to achieve coverage and capacity characteristics of the Lattice. A shorter tower would also be counter to the Codes sound planning objective of minimizing the overall number of towers in Hall County contained in Sec. 17.401.010 (3). Please see Sheets C-1, and RF Package.

2. *Tower design criteria.*
 - a. All new towers shall be of monopole design. Where special circumstances suggest that the construction of a tower of a different design would specifically further the intent of this chapter, the planning commission may recommend and the county commission may approve a tower of a design other than monopole construction.

Vertical Bridge respectfully requests that a Lattice tower be approved as a monopole is not possible to construct at that height. As discussed above, a shorter tower would fail to meet T-Mobile's RF objective and would require multiple towers to do the job of the Lattice. Please see T-Mobile's RF Justification Package.

- b. Towers and antenna support arms shall be of a galvanized steel finish or, subject to any applicable standards of the FAA or other applicable federal or state agency, may be painted a neutral color or color to match the visual background.

The Lattice will be galvanized, which will allow it to better blend with the background sky. Please see Sheet C-1.

- c. No illumination is permitted on telecommunications facilities unless required by the FCC, FAA or other state or federal agency of competent jurisdiction, or unless necessary for air traffic safety. Any required lighting shall be restricted to dual lights (medium intensity white strobe lights daylight mode and red obstruction lights nighttime mode) unless the FAA or state aeronautics division requires some other form of lighting.

The Lattice will have minimal lighting to meet FAA safety regulations. Please see Sheet C-1.

- d. No advertising is permitted on telecommunications facilities. However, an antenna installation may be allowed on any legally permitted permanent billboard or outdoor advertising sign as long as the other requirements of this chapter are met.

Vertical Bridge will comply. Please see signs and locations on Sheet C-3.

3. Provisions for co-location. All new tower installations of 150 feet in height or less shall provide antenna and support space for at least three (3) carriers. All new tower installations of over 150 feet in height shall provide antenna and support space for at least five (5) carriers. Tower installations of less than 195 feet shall be structurally designed to be extended to a height of 195 feet.

The Lattice will be designed to support up to 5 carriers. Colocation offer letters were mailed to AT&T, Dish Network, Version Wireless on November 8, 2022. Please see enclosed Colocation Offer Letters, Fall Zone Letter as well as Sheet C-1.

G. *Design criteria for antenna installation on existing structures.*

....

17.410.050. Approval process.

- A. County commission approval. All new telecommunication facility installations shall be considered a use subject to county commission approval, except as outlined below.
 1. Application for a use subject to county commission approval shall be made to the director by the person, company or organization that will own and operate the telecommunications facility. The application shall be processed in accordance with the special use provision of section 17.380 of the Official Code of Hall County, Georgia. The Board of Commissioners of Hall County may issue a special use permit under this section provided it shall be determined that all of the requirements of this chapter have been satisfied.

Vertical respectfully requests a Conditional Use and Variance approvals to allow a 255' AGL Lattice for T-Mobile. Please see enclosed application packet.

2. In order to cover the actual cost to Hall County of obtaining expert opinion and studies, fees in addition to those established in section 17.30.010 are established for those telecommunications facility applications requiring county commission approval. An initial deposit of \$1,000.00 shall be paid to Hall County to review the application. If the actual cost to Hall County is greater than this deposit, the applicant shall be billed for the difference and payment shall be made prior to the hearing before the county commission. In no case shall the maximum total charge exceed \$3,000.00. If the actual cost is less than the initial deposit, the difference will be refunded to the applicant within 20 days following the county commission hearing.

Noted.

3. In granting a special use permit, the board of commissioners of Hall County may impose additional zoning conditions to the extent determined necessary to buffer or otherwise minimize adverse effects of the proposed tower or antenna on surrounding properties or lessen the overall impact of the applicant's towers on the county.

Noted.

4. Along with the other requirements of this chapter, the board of commissioners shall consider the following factors in acting upon a new tower construction application under the provisions of this article:
 - a. The height and setbacks of the proposed tower;

The 255' AGL Lattice will be constructed on a parcel zoned AR-IV. The setbacks will be as follows:

	Required	Provided
North:	510'	1,796'-6"
South:	510'	523'-1"
East:	510'	679'-6"
West:	510'	535'-7"

Therefore, the Lattice will exceed the required setbacks to the North, South, East, and West. The Lattice will exceed all code required setbacks. Please see enclosed Sheet 1, and C-1.

- b. The proximity of the tower to residential structures and residential district boundaries;

The 255' AGL Lattice requires 1,060' of separation from any residential structure. There are no residential structures within 1,060' of the proposed tower. Please see Sheets 1, C-1, and L-1.

- c. The nature of uses on adjacent and nearby properties;

The Lattice will be located in the middle of the southern half of the 62.5 Ac property, which is currently zoned Agricultural-Residential (AR-IV) and developed with a chicken house upon it. The area to the north is also zoned Agricultural Residential with the Northeast, South and East zoned as a Planned Industrial Development (PID). To the west is the Planned Commercial Farm District (PCFD).

- d. The surrounding topography;

The area is generally composed of hills and dells. The Lattice exists roughly 90' down a slope of highest portion of the parent parcel. Hills exist to the Northeast, East, and West of the Lattice.

- e. The surrounding tree coverage and foliage;

The surrounding area is marked by a mixture of smaller pastures and heavily wooded area. Mature trees and vegetation exist at most property lines while the wooded areas tend to exist on the area's hills, functionally increasing their height for buffering purposes. These mature trees and vegetation work together to break up view sheds and help buffer the Lattice from surrounding uses. Please see Sheet L-1, as well as the enclosed Tax Assessor's Aerial and Photosimulations.

- f. The design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;

The Lattice's design, with open iron works that allow light to pass through and no guy wires, will minimize the facility's presence. T-Mobile requires a 255' AGL tower in order to meet its coverage objective in the area. As such, the overall height of the Lattice is the minimum amount necessary. The Lattice will have a dull gray finish and will be illuminated to the minimum amount necessary to meet FAA safety regulations. These design factors, taken together, will minimize the Lattice's visual presence as much as possible while still meeting T-Mobile's RF objectives. Please see Sheet C-1 as well as the enclosed Photosimulations and RF packet.

- g. The proposed ingress and egress;

The Lattice will be accessed from Highway 52 from a drive way that crosses parcels #15004 000033 and parcel #15004 000034. Please see the enclosed Sheets 1, C-1, and L-1.

- h. The availability of suitable existing towers or other structures for antenna co-location; and

There are no towers or existing structures of sufficient height in the area to meet T-Mobile's RF objectives. Please see the enclosed RF Package.

[Continued on Next Page]

- i. The impact of the proposed tower upon scenic views and visual quality of the surrounding area.

The Lattice will be located in the middle of the southern half of the 62.5 Ac property, which is currently zoned Agricultural-Residential (AR-IV) and developed with a chicken house upon it. The area to the north is also zoned Agricultural Residential with the Northeast, South and East zoned as a Planned Industrial Development (PID). To the west is the Planned Commercial Farm District (PCFD). The area is generally composed of hills and dells. The Lattice exists roughly 90' down a slope of highest portion of the parent parcel. Hills exist to the Northeast, East, and West of the Lattice. The surrounding area is marked by a mixture of smaller pastures and heavily wooded area. Mature trees and vegetation exist at most property lines while the wooded areas tend to exist on the area's hills, functionally increasing their height for buffering purposes. These mature trees and vegetation work together to break up view sheds and help buffer the Lattice from surrounding uses.

Further, the Lattice's design, with open iron works that allow light to pass through and no guy wires, will minimize the facility's presence. T-Mobile requires a 255' AGL tower in order to meet its coverage objective in the area. As such, the overall height of the Lattice is the minimum amount necessary. The Lattice will have a dull gray finish and will be illuminated to the minimum amount necessary to meet FAA safety regulations. When the surrounding buffering, the siting, and the structural design are taken together, the Lattice will have the smallest visual impact possible while still meeting T-Mobile's RF objectives. Please see Sheets C-1 and L-1 as well as the enclosed Tax Assessor's Aerial, Photo Simulations, and RF Package.

B. ...

C. *Application information.* The applicant shall provide the following information for all proposed telecommunications installations. Applications will not be considered until they are complete.

1. A survey, site plan, and elevation drawings, drawn to scale, showing the location of the tower or other structure, antenna locations, equipment buildings and/or other accessory uses, utilities and drainage lines, access, parking, fences, landscaped areas, and adjacent utilities, ownership, structures and land uses. The plan shall include labeled dimensions of setbacks to property lines, adjacent residential structures and zoning boundaries.

Please see enclosed Survey, and Site Plan Set.

2. A landscape plan, drawn to scale, showing existing vegetation proposed to be retained on the site, and indicating size, spacing and type of new plantings required in this chapter.

Vertical Bridge respectfully proposes to use the existing mature vegetation on the Parent Parcel in lieu of juvenile plantings. Please see enclosed Sheet L-1.

3. A full description of the environment surrounding the proposed telecommunications facility, including adjacent residential structures and districts, structures and sites of historic significance, streetscapes or scenic view corridors.

Please see Sec 17.410.050(4)(d) above as well as the enclosed Photosimulations.

4. The findings from the state historic preservation officer, based on review of a study conducted by the applicant of the proposed site and structure's impact on historic properties.

There Lattice will not have any impact on historic properties. Please see the enclosed FCC NEPA Environmental Checklist Report's email on page 61.

5. A description of anticipated maintenance needs for the telecommunications facility, including frequency of service, personnel and equipment needs, and traffic, noise or safety impacts of such maintenance.

The Lattice will be served by 1 trip per carrier per month in a pickup truck sized vehicle. The compound will be occupied with air-conditioned computerized cabinets and backup generators. All equipment will comply with the Hall County Noise Ordinance. Please see Sheet N-1.

6. An estimate of the cost of tower removal and site restoration, should the tower be abandoned.

Vertical Bride estimates that the cost for tower removal would be approximately \$72,500.

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7. A report from a qualified, independent engineer licensed in the State of Georgia, documenting the following:
 - a. Height and design of the tower or other structure, including technical, engineering, and other pertinent factors governing selection of the proposed design;
 - b. Total anticipated capacity of the tower or other structure, including number and types of antennae which can be accommodated;
 - c. Evidence of structural integrity of the tower structure; and
 - d. Structural failure characteristics of the tower or other structure and demonstration that site and setbacks are of adequate size to contain debris.

Please see enclosed Signed and Sealed Structural Analysis.

8. A complete discussion of the need and intended service area for the facility, including: a map showing the specific area being served, the proposed site and the nearest or associated telecommunications facility sites within the network; how the proposed location covers the intended service area, and whether nearby facilities may be modified after installation of the proposed facility; whether the facility is needed for coverage or capacity; and any anticipated nearby future installations that would further support the network.

T-Mobile is currently experiencing a significant gap in coverage in and around the Hwy 52/Gillsville area. T-Mobile is collocated on all the surrounding towers in the area. However, they are too far away to reach the gap. Please see enclosed RF Package.

9. Letters of intent, lease agreements or other documentation from other carriers with interest in co-locating on the proposed structure.

Vertical Bridge mailed colocation offer letters to AT&T, Dish Network, and Version Wireless on November 8, 2022. Please see enclosed Colocation Affidavit, Offer and Proof of Mailing.

10. The identity of a community liaison officer appointed by the applicant to resolve issues of concern to neighbors and residents relating to the construction and operation of the facility. Including name, address, telephone number, facsimile number and electronic mail address, if applicable.

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11. Verification that the proposed tower meets one of the location preferences identified in this chapter. If the proposed location is not a preferred location, or is a disfavored site, the applicant shall provide the following: (a) a list of co-location sites or other preferred location sites are located within the geographic service area; (b) an explanation of good faith efforts and measures taken to secure each of these preferred location sites and why each such site was not technologically, legally or economically feasible; (c) how and why the proposed site is essential to meet service demands for the geographic service area and county wide network.

The nearest communication tower is 5.44 miles to the West, Southwest, which T-Mobile is already collocated upon. There are no existing publicly or privately used structures of sufficient height within T-Mobile's search area to meet T-Mobile's RF objectives. Please see the enclosed RF Package.

12. Antenna inventory. Each application shall include an inventory of all antenna installations and towers in Hall County or within one mile of Hall County owned by the carrier, or towers or other structures on which the applicant plans to locate an antenna in the future. The inventory must include the following information for each site:
 - a. The name and contact information for the owner of the structure, latitude and longitude of the antenna, and street address, if applicable; Assessor's block and lot or other applicable ad valorem tax identification number; and zoning district;
 - b. Type of structure supporting the antenna and relevant details of installation (i.e. on monopole tower, on legs of water tower, flush with facade of 5-story office building, inside church steeple); the number of existing and planned antennas at the site; and the names of carriers with antennas at the site.
 - c. The height from grade to the top of the tower or structure, and to each antenna installation.

Please see the enclosed Inventory of FCC Registered towers in Hall County. Additionally, T-Mobile has listed all its handoff towers around the gap in the RF Package.

[Continued on Next Page]

13. Additional information requirements for proposed towers or structures.

- a. If the proposed site is zoned AR-III, AR-IV, S-S or H-B and there are alternative sites in the I-I or I-II zoning districts, the applicant must justify why those alternate sites have not been proposed. The county commission will review with special care justifications that rely only upon undue expense and/or undue difficulties in entering into a lease agreement. The county commission shall carefully weigh such claims, and the evidence presented in favor of them, against a facility's negative impacts at the proposed site and on the surrounding area.

The Lattice is proposed on parcel #15004 000034, which is zoned AR-IV. The majority of the properties in the area are smaller lots, zoned AR-IV. Land zoned Planned Commercial Farm District exists to the West and South. However, moving the Lattice to one of those parcels would place the Lattice further away from Gillsville, which is the primary source of traffic loading for the gap. Finally, three I-I zoned parcels exist on the North side of HWY 52 and one PID zoned parcel exists to the Northwest, just past the Gillsville Hwy intersection. None of those parcels would be able to meet either the tower setback or residential separation requirements under the Code. Please see the enclosed Site Plan Set as well as the enclosed Hall County Zoning Map and Tax Assessor's Aerial.

- a. Applicants must identify all existing towers and all towers for which there are applications currently on file with the planning department which are located within or near the applicant's search area. Applicant must provide evidence of the lack of space on all suitable existing towers to locate the proposed antenna and of the lack of space on existing tower sites to construct a tower for the proposed antenna. If co-location of any such towers would result in less visual impact than the visual impact of the proposed tower, applicant must justify why such co-location is not being proposed. If co-location on any such tower would increase negative visual impact, then the applicant must so state and demonstrate. The county commission will review with special care, justifications that rely only upon undue expense and/or undue difficulties in entering into a lease agreement. The county commission shall carefully weigh such claims, and the evidence presented in favor of them, against a project's negative impacts at the proposed site and on the surrounding area.

Please see the enclosed Inventory of FCC Registered towers in Hall County.

- c. In all zoning districts, applicants must demonstrate that they cannot provide personal wireless communication service without the use of a new tower.

Please see the enclosed RF Package.

14. The applicant must provide any other information that may be reasonably requested by the director to fully evaluate and review the application and the potential impact of the proposed telecommunications facility.

Noted.

- D. *Public notice requirements.* All telecommunications facilities to be reviewed as uses subject to county commission approval shall have public notice requirements in addition to those requirements of Section 17.380 of the Hall County Zoning Ordinance. The applicant shall provide the planning department with the names and addresses of all abutting property owners and all owners of property lying in whole or in part within a distance of six tower lengths from the proposed tower, or 500 feet from the property line of the parcel on which the tower is to be constructed, whichever is greater. The owners of record shall be as shown on the Hall County Tax Assessor's records. The planning department shall send these property owners a letter postmarked no later than fifteen days prior to the public hearing by the planning commission informing them of the time and place of the public hearing and a general description of the application.

Noted.

- E. *Visual simulation.* For all towers, the applicant shall contract with a company to fly a balloon at proposed tower height for a period of 4 hours, during normal daylight hours on a Saturday, prior to the planning commission meeting. The applicant will be responsible for notifying the planning commission, county commission, & officially noticed area residents of the date and time of the simulation. The applicant shall provide third party certification to verify the correct location and height was used. The applicant shall provide color photos prior to the planning commission meeting showing a rendering of the proposed tower at the proper height from four locations demonstrating the most significant impact on the view of nearby residents or the traveling public in each general direction from the tower.

Please see the enclosed Photo Simulations.

17.410.060. Additional general requirements for all telecommunications facilities.

- A. *Building codes and safety standards.* To ensure the structural integrity of telecommunications facilities, the owner of such a facility shall ensure that it is maintained in compliance with standards contained in applicable local building and safety codes for telecommunications facilities, as amended from time to time.

The Lattice will comply with all applicable building codes. Please see enclosed Sheet T-1.

- B. *Regulatory compliance.* All telecommunications facilities must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the state or federal government with the authority to regulate telecommunications facilities. If such standards and regulations are changed, to the extent required by any such regulations, then the owners of the telecommunications facilities governed by this chapter shall bring such telecommunications facilities into compliance with such revised standards and regulations within the date established by the agency promulgating the standards or regulations.

Vertical will comply with all FAA and FCC state or federal regulations.

- C. *Security.* All towers and supporting equipment shall be enclosed by fencing not less than six feet in height and shall also be equipped with appropriate anti-climbing devices. Fencing shall be of chain link, wood or other approved alternative and must include a secure gate and lock. Each tower shall have posted on the gate a metal sign 12" X 12", black letter, white background identifying owner's name, address, and telephone number. The sign shall be immediately updated for any changes and maintained for legibility.

The Lattice will be enclosed by a compound with a 6' tall chain link fence with 3 barbed wires mounted on top. The compound shall be accessed securely by a locked gate. Please see enclosed Sheets C-1 and C-3.

- D. *Landscaping and buffering.* landscaping shall be used to effectively screen the view of the equipment shelters or cabinets from adjacent public ways, public property and residential property. Native vegetation on the site shall be preserved to the greatest practical extent. The applicant shall provide a site plan showing existing significant vegetation to be removed, and vegetation to be planted so as to, at a minimum, meet the buffer requirements for outdoor retail activities. The county commission may waive or modify the landscaping requirement where lesser requirements are desirable for adequate visibility for security purposes, for continued operation of existing bona fide agricultural or forest uses such as farms, nurseries and tree farms, or where an antenna is placed on an existing structure. In certain locations where the visual impact of the tower would be minimal, such as remote agricultural or rural locations or developed heavy industrial areas, the landscaping requirement may be modified or waived by the county commission.

Vertical Bridge respectfully proposes to use the nature native trees around the Lattice in lieu of removing them to plant a juvenile buffer. Please see the enclosed Sheet L-1 and Photosimulations.

- E. *Maintenance impacts.* Equipment at a telecommunications facility shall be automated to the greatest extent possible to reduce traffic and congestion. Access to the site shall be provided off of the adjacent street with the lowest functional classification.

The Lattice will typically require no more than one trip per carrier per month trip typically in a pickup truck sized vehicle. A parking space will be provided in Vertical Bridge's access easement.

F. *Principal, accessory and joint uses.*

1. Accessory structures may be installed in direct support of a telecommunications facility, but the site shall not be used for offices, vehicle storage or other outdoor storage. Mobile or immobile equipment not used in direct support of a telecommunications facility shall not be stored or parked on the site of the telecommunications facility.

Noted.

2. Telecommunications facilities may be located on sites containing another principal use in the same buildable area.

Noted.

17.410.070. Additional general requirements for towers.

- A. Site location and development shall preserve the preexisting character of the surrounding buildings and land uses, and the zoning district as much as possible. Towers shall be integrated through location and design to blend in with existing characteristics of the site to the extent practical.

The parent parcel is 62.5 acres and is zoned AR-IV with a future land use designation of Rural Residential (AR-IV). The proposed Lattice will be located in the South-central portion surrounded by existing dense mature vegetation on all four sides of the compound. Please see the enclosed sheet L-1.

- B. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area.

The Lattice will be located at the edge of a small clearing and make use of existing access road on the property. Therefore, the tower and compound will impact a minimal amount of vegetation and topography. Please see enclosed Survey and Topographical Sheet as well as Sheet L-1.

- C. At a tower site the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening and landscaping that will blend the tower and related facilities to the natural setting and built environment.

The Lattice will have a galvanized steel finish and located in a stand of trees. Please see enclosed Sheets C-1 and C-3 as well as the enclosed PhotSimulations.

- D. With the exception of those towers to be located on the same parcel of property, towers shall not be located any closer than 1500 feet from an existing tower unless technologically required or visually preferable, or if the tower has insufficient antennae mounting space or insufficient structural capacity to accommodate co-location.

The closest tower is 5.44 miles to the Southeast. Please see enclosed RF Package.

- E. Towers shall not be sited where they will negatively affect historic or scenic view corridors as designated by the governing body or any state or federal law or agency, or where they will create visual clutter.

The Lattice will not negatively affect historic or scenic view corridors as designated by the governing body or any state or federal law or agency nor will it create a visible clutter. Please see NEPA as well as PhotoSimulations.

- F. When two or more towers are proposed on the same site, they may be located as close to each other as technically feasible, provided tower failure characteristics of the towers on the site will not lead to multiple failures in the event that one fails. The clustering of new towers on the same parcel near existing telecommunications facilities is encouraged.

N/A

- G. Towers shall be located in a manner such that all ice-fall or debris from the tower structure or guy wires will not fall outside the parcel under the ownership or control of the applicant and on which the tower is located.

The Lattice will be setback as follows:

	Required	Provided
North:	510'	1,796'-6"
South:	510'	523'-1"
East:	510'	679'-6"
West:	510'	535'-7"

Therefore, the Lattice will not cause ice or debris to fall outside the parent parcel. Please see Sheet C-1.

- H. The use of strobe lights or other visibility lighting shall be the least number and shortest duration of use as required by the Federal Aviation Administration or any other agency of the state or federal government with the authority to regulate telecommunications facilities.

The Lattice will be illuminated to the minimum amount necessary to comply with FAA requirements. Please see the enclosed Sheet C-1 and the FAA Proposed Construction or Alteration Report.

- I. The county shall have the right to co-locate its own antennas on any approved tower, at no cost, if such installation does not interfere with existing or proposed antennas.

Noted.

17.410.080. Appeals.

Appeals from any decision of the director or building official may be taken by any person aggrieved or any official of Hall County affected by the decision of the director or building official. Such appeal shall be made pursuant to section 17.360.020 of the Official Code of Hall County, Georgia. Appeals from any decision of the governing body shall be made to the superior court within 30 days of the decision. Any decision by the director or the building official denying a request to place, construct, or modify a telecommunications facility shall be in writing and supported by substantial evidence in a written record. Any decision by the governing body denying or approving a request to place, construct, or modify a telecommunications facility shall be in writing and supported by substantial evidence in a written record.

Noted.

17.410.090. Nuisances.

Telecommunications facilities, including, without limitation, power source, ventilation and cooling, shall be operated at all times within the limits of the Hall County Noise Resolution as set out in the Official Code of Hall County, Georgia, chapter 8.80, and shall not be operated so as to cause the generation of heat that adversely affects a building occupant and shall not be maintained or operated in such a manner as to be a nuisance.

Noted.

17.410.100. Removal of antennae and towers.

- A. The facility owner shall post a bond prior to building permit issuance to cover the costs of tower removal and site restoration. The size of the bond shall be calculated to account for cost escalations, and shall be automatically renewable every five years.

Noted.

- B. All telecommunications facilities shall be maintained in compliance with standards contained in applicable building and technical codes so as to ensure the structural integrity of such facilities. If upon inspection by the building official any such telecommunications facility is determined not to comply with the code standards or to constitute a danger to persons or property then upon notice being provided to the owner of the facility and the owner of the property if such owner is different, such owners shall have 30 days to bring such facility into compliance, provided the owner of the facility shall have such extended period as may be required beyond the 30 days if the nature of the cure is such that it reasonably requires more than 30 days and the owner of the facility commences the cure within the 30 day period and thereafter continuously and diligently pursues the cure to completion. In the event such telecommunications facility is not brought into compliance within the required time period, Hall County may provide notice to the owners requiring the telecommunications facility to be removed. In the event such telecommunications facility is not removed within 30 days of receipt of such notice, Hall County may remove such facility and place a lien upon the property for the costs of removal. Delay by Hall County in taking such action shall not in any way waive Hall County's right to take action. Hall County may pursue all legal remedies available to it to insure that telecommunications facilities not in compliance with the code standards or which constitute a danger to persons or property are brought into compliance or removed. Hall County may seek to have the telecommunications facility removed regardless of the owner's or operator's intent to operate the tower or antenna and regardless of any permits, federal, state or otherwise, which may have been granted.

Please see sheet C-1, Abandonment Note.

17.410.120. Pre-existing towers/non-conforming uses.

A. ...

17.410.130. Penalty for violation.

Any person, firm, corporation, association or partnership violating any provision of this chapter as the same exists or as it may hereinafter be amended, or shall fail to do anything required by this chapter as the same exists or as it may hereafter be amended, shall be guilty of a misdemeanor, amenable to the process of the Magistrate Court of Hall County, and, upon conviction, be punished as provided in the Official Code of Hall County, Georgia section 1.50.020 for each violation in the discretion of the court. Each separate violation and each day of any continued violation shall be considered a separate offense.

Noted.

17.410.140. Coordination with federal law.

Whenever the governing authority finds that the application of this chapter would unreasonably discriminate among providers of functionally equivalent personal wireless services or prohibit or have the effect of prohibiting the provision of personal wireless services, a conditional use permit waiving any or all of the provisions of this chapter may be granted.

Noted.

17.410.110. Abandoned towers.

- A. Any telecommunications facility that is not operated for a continuous period of 12 months shall be considered abandoned, whether or not the owner or operator intends to make use of it or any part of it. The owner of a telecommunications facility and the owner of the property where the facility is located shall be under a duty to remove the abandoned telecommunications facility. If such antenna and/or tower is not removed within 60 days of receipt of notice from Hall County notifying the owner(s) of such abandonment, Hall County may remove such tower and/or antenna and redeem the bond maintained for such removal and place a lien upon the property for any additional unrecovered costs of removal. Hall County may pursue all legal remedies available to it to insure that abandoned telecommunications facilities are removed. Delay by Hall County in taking action shall not in any way waive Hall County's right to take action. Hall County may seek to have the telecommunications facility removed regardless of the owner's or operator's intent to operate the tower or antenna and regardless of any permits, federal, state or otherwise, which may have been granted.

Please see sheet C-1, Abandonment Note.

- B. If the owner of an abandoned tower or antenna wishes to use such abandoned tower or antenna, the owner first must apply for and receive all applicable permits and meet all of the conditions of this chapter as if such tower or antenna were a new tower or antenna.

Please see Sheet C-1, Abandonment Note.

15.80.060. Variance Procedures

...

- I. Any person requesting a variance shall, from the time of the request until the time the request is acted upon, submit such information and documentation as the Hall County Engineer and the Hall County Planning Commission shall deem necessary to the consideration of the request.

Noted.

- J. Upon consideration of the factors listed above and the purposes of this chapter, the Hall County Engineer and the Hall County Planning Commission may attach such conditions to the granting of variances as they deem necessary or appropriate, consistent with the purposes of this chapter.

Noted.

K. Variances shall not be issued "after the fact."

Vertical Bridge respectfully requests the variance for a proposed Lattice style communication tower, which will support antennas for T-Mobile.

17.2.60.030. Powers and duties.

.....

- J. To authorize upon appeal in specific cases such variances as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of Title 17 will, in an individual case, result in unnecessary hardship and so that the spirit of Title 17 shall be observed, public safety and welfare secured, and substantial justice done. In cases involving requests for variances from the building setback standards, a plat or survey of the property is required. In cases involving setback variances for commercial or industrial uses of land, a site plan of the property in question prepared by a registered land surveyor, architect, landscape architect or engineer shall be required. The authority to grant such variances shall be limited to variances from the following requirements:
1. Setbacks from property lines.
 2. Planted buffers and vision clearance requirements.
 3. Off-street parking space requirements.
 4. Other requirements where the granting of a variance is specifically authorized.
- K. Such variances may be granted in such individual cases of unnecessary hardship upon a finding of the board that:
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);

The location of the parent parcel relative to the gap, combined with the vegetation and topography created exceptional conditions which necessitate the relief in this instance. The height of the Lattice is directly linked to the RF propagations of T-Mobile's cellular signal, which is largely determined by the conditions of the land. Further, the requested relief minimizes the overall number of variance requests by meeting both the tower setback and residential separation requirements under the Code. Most parcels in the area are smaller than the parent parcel and would not be able to provide the code required setbacks and residential separations. Please see Sheets C-1 and L-1, as well as the enclosed Tax Assessor's Aerial and RF Package.

2. The application of the requirements of this Title 17 to this particular piece of property would create an unusual hardship;

As discussed above, the strict application of Title 17 in this instance would create an unusual hardship to T-Mobile as they would both be unable to solve a significant gap in coverage to the area around Gillsville/Hwy 52. Further, strict application of Title 17 would run in opposition to the Code's sound planning objective of minimizing the overall number of towers in Hall County. Finally, as the coverage gap would persist in if the Lattice is denied, denial of the requested relief would likely lead to future applications, situated on smaller lots around Gillsville, which would necessitate additional variances. Please see Sheets C-1 and L-1, as well as the enclosed Tax Assessor's Aerial and RF Package.

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; and

As discussed above and below, the conditions for the requested relief are peculiar to the parent parcel. Locating the Lattice upon other parcels, would likely change the physical requirements for the tower. Such variances could be for a significantly taller tower to compensate for lower topography or relief from setbacks and residential separation requirements. Please see Sheets C-1 and L-1, as well as the enclosed Tax Assessor's Aerial and RF Package.

4. Such conditions are not the result of any actions of the property owner; and

The conditions giving rise to the requested relief did not result from any action of the property owner. Rather, they base in the physics of RF propagation, given the topography and vegetation patterns, both on the parent parcel and in the area, combined with the usage patterns of the County's Citizens. Please see the enclosed RF Package.

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 requested relief to the tower height and design requirements would not cause a substantial detriment to the public good or impair the intent of Title 17. Rather, the relief would support the public good by providing reliable wireless coverage to the area in and around Gillsville and Hwy 52. Further, the relief would further the sound planning objective of Title 17, at 17.410.40.C.1 to minimize the overall number of communication towers within the county as a 60' shorter tower would not be able to cover the entire gap area. Please see the enclosed RF Package.

Chapter 17.350. Conditional Uses Subject to Approval of Planning Commission or Zoning Board of Adjustments

.....

17.350.050. Review criteria.

A conditional use or permitted use may be granted when the planning commission or zoning board of adjustment finds from a preponderance of the evidence produced at the public hearing that the proposed use is suitable for the subject property considering the general lines of inquiry established under section 17.380.060.C.

Please see the enclosed analysis of 17.380.060.C, below.

17.350.070. Conditions of approval.

The planning commission or zoning board of adjustment may place any reasonable conditions or stipulations upon any approved use as deemed necessary (such as hours of operation, parking, maximum building size, lot size, outside displays, signs, landscape and buffer improvements, screens, etc.) to further insure the orderly operation of the proposed use and its compatibility with the surrounding properties.

Noted.

17.380.060. Planning commission and Hall County Commission consideration and decision.

A. ...

C. 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.

With the exception of the tower height and design relief, the Lattice will meet or exceed all the requirements the Code uses to determine whether a communication tower is suitable, given the development and zoning of the surrounding properties.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

The Lattice will not adversely affect the existing use or usability of adjacent or nearby properties. Rather, the Lattice will support their use and usability by providing reliable wireless coverage to them. Please see the enclosed RF Package.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

N/A, Vertical Bridge is not requesting to change the zoning designation of the parent parcel. Rather, the Lattice is proposed to solve a gap in wireless service in the area.

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 Lattice will be unstaffed, located in a secured compound, and typically serviced by one pickup truck sized vehicle per carrier per month. The Lattice will only require power and telco connections. As such, the Lattice will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities, or emergency medical service. Please see the enclosed site plan set.

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 Tower Code is the implementation of the future land use plan for all communication towers in all parts of Hall County. As discussed above, with the exception of relief from tower height and design, the Lattice will meet or exceed all of the requirements of the Tower Code. Finally, the requested relief.

6. The extent to which property values are diminished by the existing zoning restrictions.

N/A, the zoning designation of the parent parcel will not change as a result of this conditional use application.

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.

N/A, the zoning designation of the parent parcel will not change as a result of this conditional use application. Additionally, the Lattice will support the health, safety, morals, and general welfare of the public by providing reliable wireless coverage in the area for all calls, including E911 calls. Please see the enclosed RF Package.

8. The relative gain to the public as compared to the hardship imposed upon the individual property owner.

N/A. Additionally, the Lattice will support the public by providing reliable wireless coverage in the area for all calls, including E911 calls. Please see the enclosed RF Package.

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.

N/A. The need for the Lattice turns upon the public's use of wireless services, not whether the parent parcel is vacant.

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.

As discussed above, the size, location, topography, and vegetation both on and surrounding the parent parcel create conditions that help minimize the Lattice's visibility as much as possible will still meeting T-Mobile's RF objectives. Please see Sheet L-1, as well as the enclosed Photo Simulations and RF Package.

11. Whether the change would create an isolated district unrelated to the surrounding districts, such as "spot zoning."

N/A, the zoning designation of the parent parcel will not change as a result of this application.

12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.

N/A, the zoning designation of the parent parcel will not change as a result of this application.

13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood.

As discussed above, the size, location, topography, and vegetation both on and surrounding the parent parcel create conditions that help minimize the Lattice's visibility as much as possible will still meeting T-Mobile's RF objectives. Please see Sheet L-1, as well as the enclosed Photo Simulations and RF Package.

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned.

As discussed above, applying on most of the other parcels in the area would run in opposition to the Code's sound planning objective of minimizing the overall number of towers in Hall County or prevent T-Mobile from solving the gap in coverage. As the gap would persist in if the Lattice is denied, denial of the application would likely lead to future applications, situated on smaller lots around Gillsville, which would necessitate additional variances. Please see Sheets C-1 and L-1, as well as the enclosed Tax Assessor's Aerial and RF Package.

15. Whether the need for rezoning could be handled instead by a variance request to the zoning board of adjustment.

N/A, the zoning designation of the parent parcel will not change as a result of this application.

16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted.

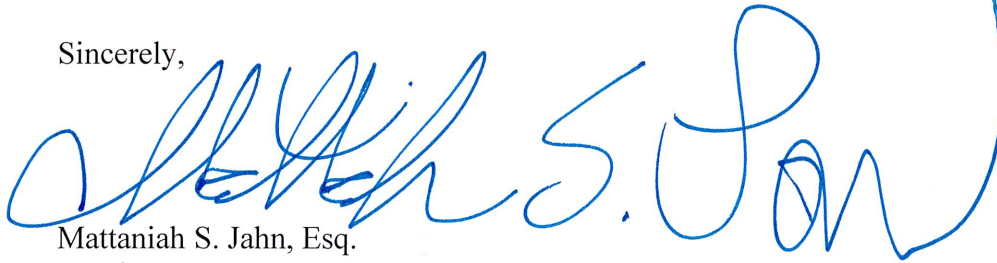
The Lattice will be unstaffed and located within a small clearing on the parent parcel, avoiding removal of the surrounding wooded areas. As such, the Lattice will not create an ecological or pollution impact.

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.

N/A.

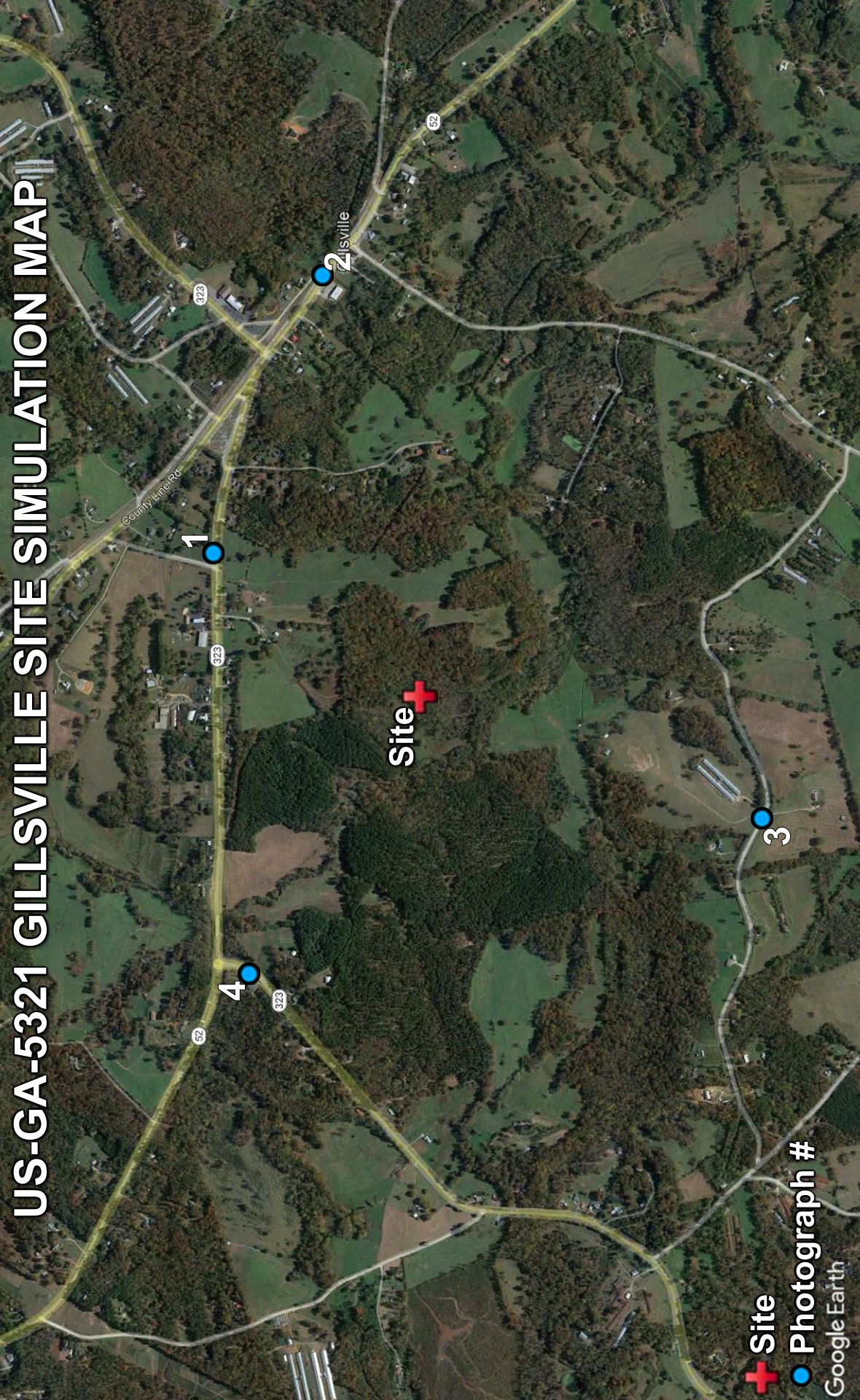
Thank you for your assistance in this matter. Please do not hesitate to contact me if I am able to provide you with additional information.

Sincerely,



Mattaniah S. Jahn, Esq.
MSJ/mms

Enclosures



US-GA-5321 GILLSVILLE SITE SIMULATION MAP

 Site

 Photograph #

Google Earth

Existing View



verticalbridge


US-GA-5321 GILLSVILLE
6084 Highway 52, Gillsville, GA 30543

**255FT. SELF SUPPORT
TOWER SIMULATION**

View #1 from Highway 52
approximately 2,560ft. northeast of site

Existing View





US-GA-5321 GILLSVILLE
6084 Highway 52, Gillsville, GA 30543

**255FT. SELF SUPPORT
TOWER SIMULATION**

View #2 from Highway 52
approximately 4,500ft. east of site

Existing View



verticalbridge

US-GA-5321 GILLSVILLE
6084 Highway 52, Gillsville, GA 30543

**255FT. SELF SUPPORT
TOWER SIMULATION**

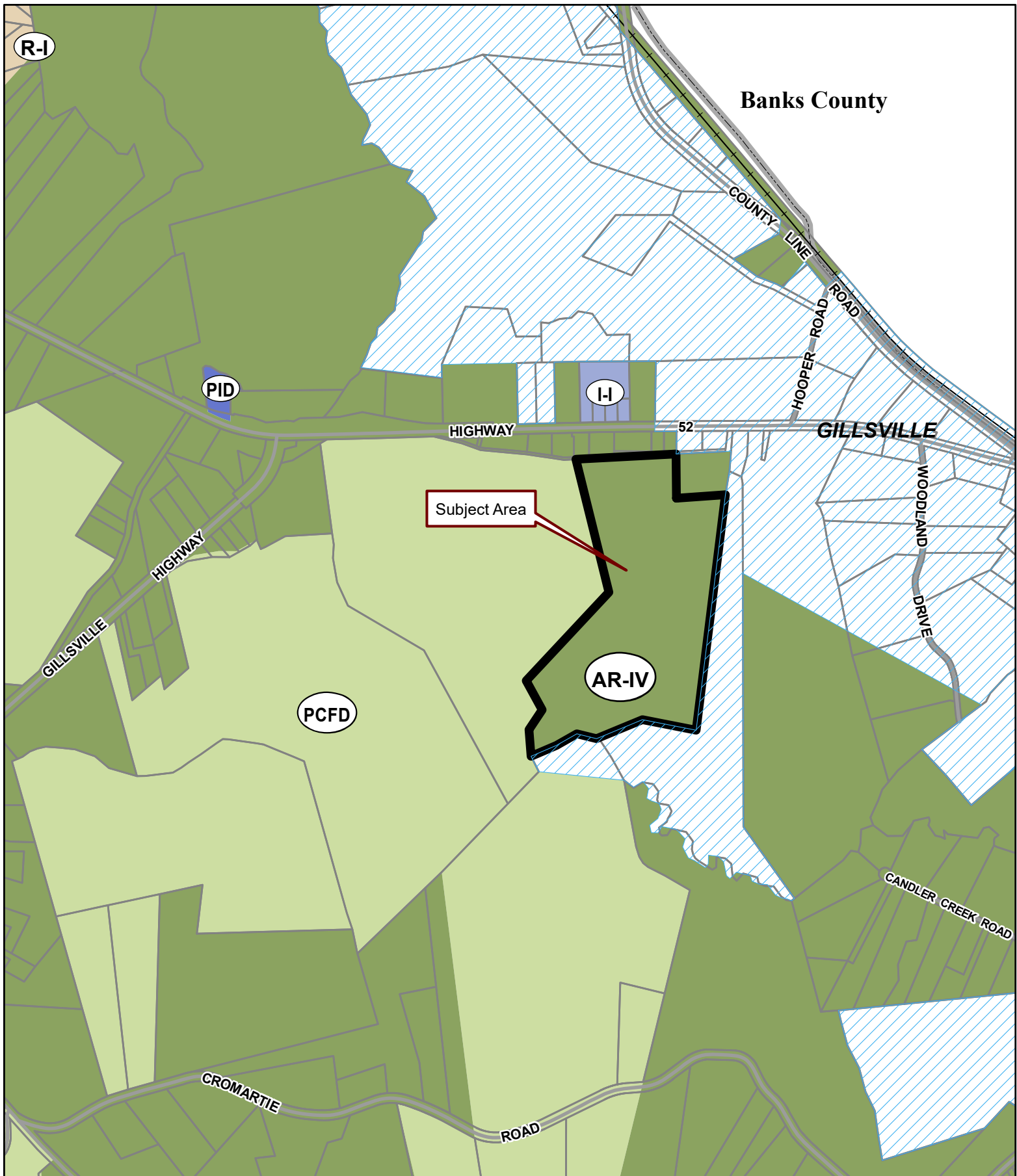
View #3 from Cromartie Road
approx. 3,825ft. south-southwest of site



Existing View



US-GA-5321 GILLSVILLE
6084 Highway 52, Gillsville, GA 30543
**255FT. SELF SUPPORT
TOWER SIMULATION**
View #4 from Highway 323
approximately 3,360ft. northwest of site



Applicant: MATTANIAH S. JAHN P.A. OBO VB BTS II, LLC

Tax Parcel #: 15004 000034

Location: 6084 HIGHWAY 52, GILLSVILLE, GA 30543

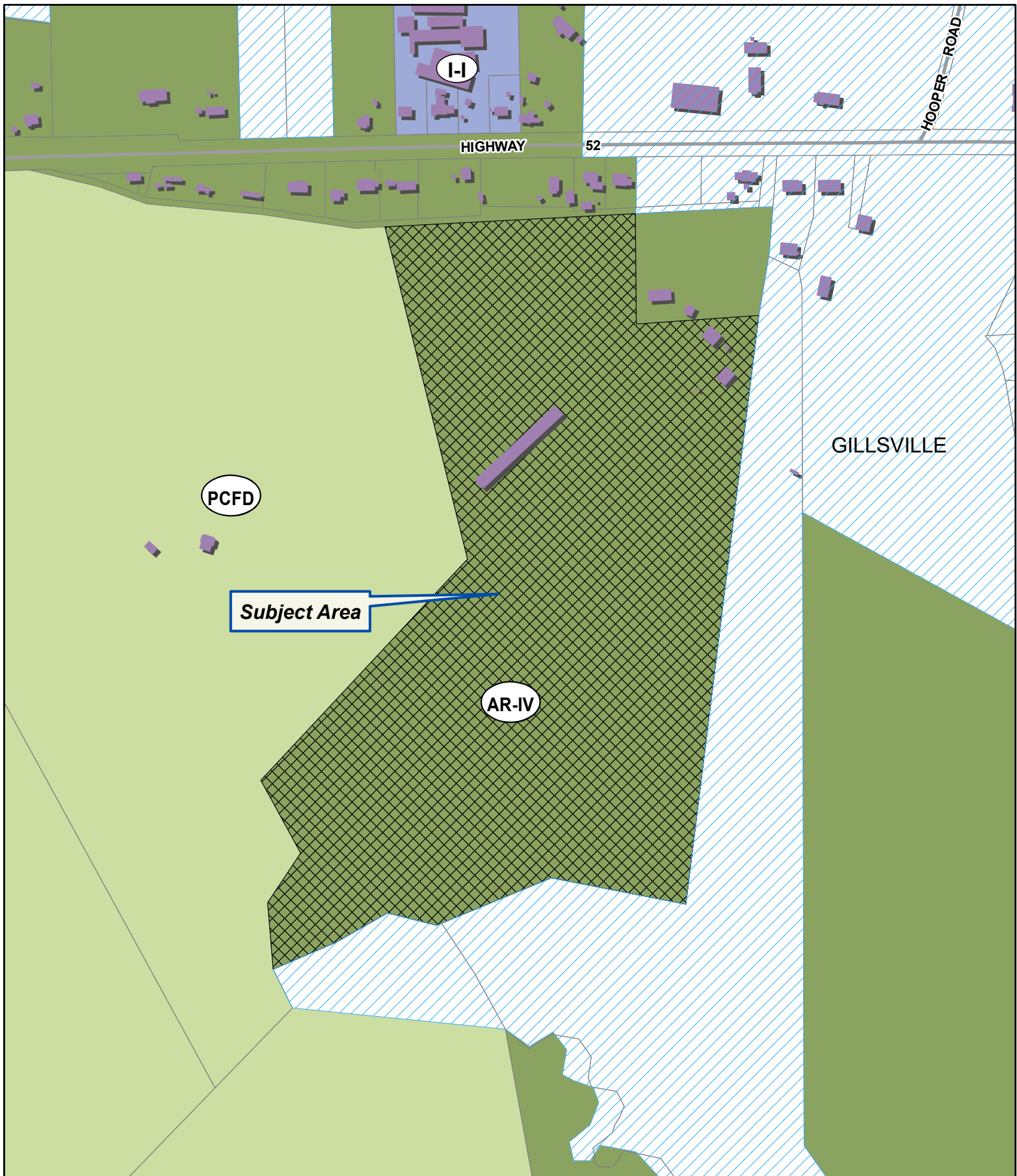
Commission District 3

PC Mtg. Date: 05/15/2023

0 300 600 1,200
Feet

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





Applicant: MATTANIAH S. JAHN P.A. OBO VB BTS II, LLC

Tax Parcel #: 15004 000034

Location: 6084 HIGHWAY 52, GILLSVILLE, GA 30543

Commission District 3

PC Mtg. Date: 05/15/2023

0 100 200 400
Feet

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





Applicant: MATTANIAH S. JAHN P.A. OBO VB BTS II, LLC

Tax Parcel #: 15004 000034

Location: 6084 HIGHWAY 52, GILLSVILLE, GA 30543

Commission District 3

PC Mtg. Date: 05/15/2023

0 100 200 400
Feet

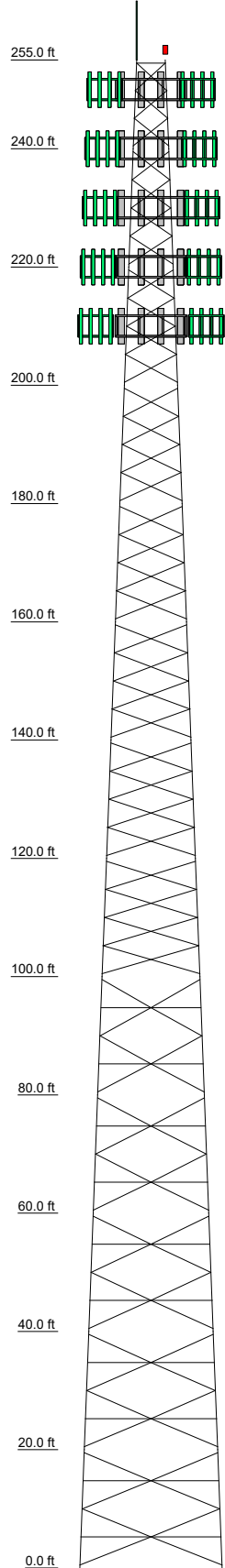
— Zoning Boundary

City Limits

Subject Area



Section	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	
Legs	SR 1 3/4	SR 2 1/4	SR 2 3/4	SR 3	SR 3 1/4	SR 3 1/2	SR 3 3/4	SR 4	SR 4 1/4	SR 4 1/2	SR 4 3/4			
Leg Grade	A529-50													
Diagonals	L3x3x3/16													
Diagonal Grade	A36M-50													
Top Girts	N.A.													
Horizontals	N.A.													
Inner Bracing	L1 3/4x1 3/4x3/16													
Face Width (ft)	24													
# Panels @ (ft)														
Weight (K)	49.5													



DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
Lightning Rod 1"x10"	255	Sector2(CaAa=13333.33 Sq.in)No Ice (Carrier 3)	230
Top Beacon	255	Sector3(CaAa=13333.33 Sq.in)No Ice (Carrier 3)	230
Sector1(CaAa=13333.33 Sq.in)No Ice (Carrier 1)	250	Sector1(CaAa=10000 Sq.in)No Ice (Carrier 4)	220
Sector2(CaAa=13333.33 Sq.in)No Ice (Carrier 1)	250	Sector2(CaAa=10000 Sq.in)No Ice (Carrier 4)	220
Sector3(CaAa=13333.33 Sq.in)No Ice (Carrier 1)	250	Sector2(CaAa=10000 Sq.in)No Ice (Carrier 5)	210
Sector2(CaAa=10000 Sq.in)No Ice (Carrier 2)	240	Sector3(CaAa=10000 Sq.in)No Ice (Carrier 4)	220
Sector3(CaAa=10000 Sq.in)No Ice (Carrier 2)	240	Sector1(CaAa=10000 Sq.in)No Ice (Carrier 5)	210
Sector2(CaAa=10000 Sq.in)No Ice (Carrier 2)	240	Sector2(CaAa=10000 Sq.in)No Ice (Carrier 5)	210
Sector3(CaAa=10000 Sq.in)No Ice (Carrier 2)	240	Sector3(CaAa=10000 Sq.in)No Ice (Carrier 5)	210
Sector1(CaAa=13333.33 Sq.in)No Ice (Carrier 3)	230		

SYMBOL LIST

MARK	SIZE	MARK	SIZE
A	2L2 1/2x2 1/2x1/4x3/8	C	2L1 3/4x1 3/4x3/16x3/8
B	L1 3/4x1 3/4x3/16	D	2L2 1/2x2 1/2x3/16x3/8

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A529-50	50 ksi	65 ksi	A36M-50	50 ksi	65 ksi

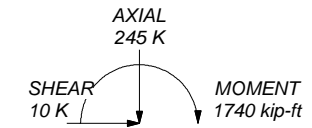
TOWER DESIGN NOTES

1. Tower is located in Hall County, Georgia.
2. Tower designed for Exposure C to the TIA-222-H Standard.
3. Tower designed for a 107 mph basic wind in accordance with the TIA-222-H Standard.
4. Tower is also designed for a 30 mph basic wind with 1.50 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Risk Category II.
7. Topographic Category 1 with Crest Height of 0.000 ft
8. Please see feedline plan for proper feedline placement. Deviation from plan may reduce tower capacity.

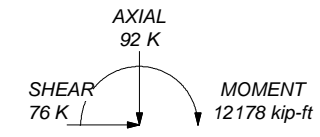
ALL REACTIONS
ARE FACTORED

MAX. CORNER REACTIONS AT BASE:
DOWN: 617 K
SHEAR: 45 K

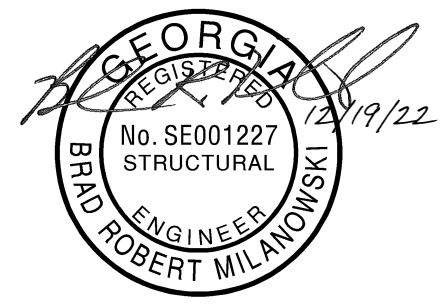
UPLIFT: -539 K
SHEAR: 42 K



TORQUE 3 kip-ft
30 mph WIND - 1.500 in ICE



TORQUE 38 kip-ft
REACTIONS - 107 mph WIND

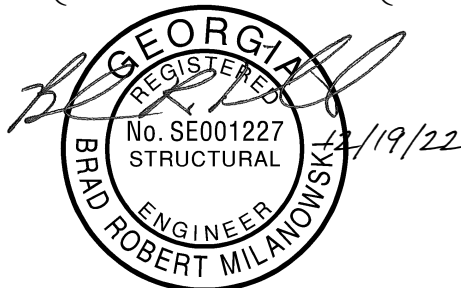
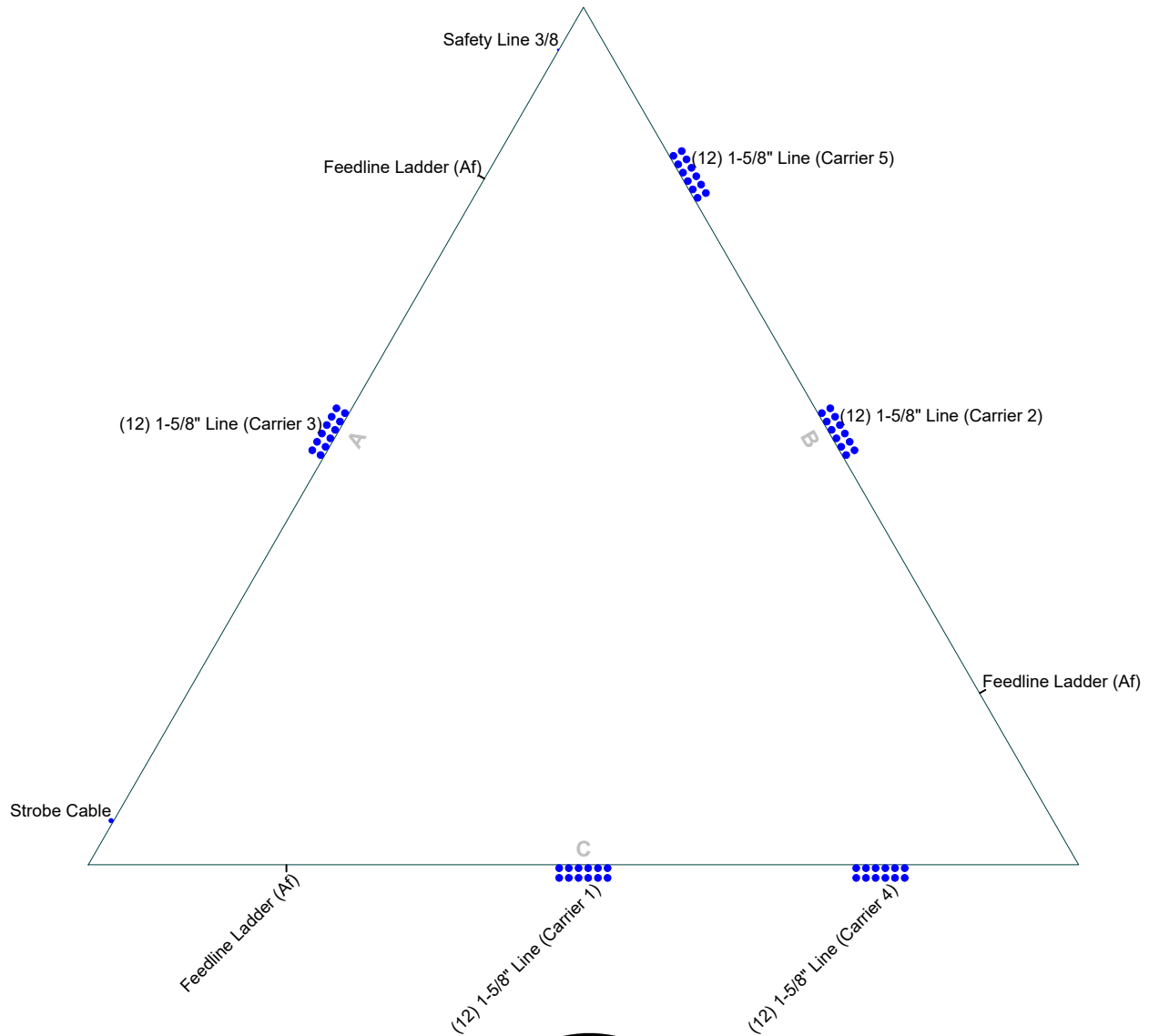


B+T Group
1717 S Boulder Ave, Suite 300
Tulsa, OK 74119
Phone: (918) 587-4630
FAX: (918) 295-0265

Job: ATS 9832 - Gillsville (Site# US-GA-5321)		
Project: 255' SST/34.305869, -83.649236		
Client: Vertical Bridge	Drawn by: christopher.guidry	App'd:
Code: TIA-222-H	Date: 12/19/22	Scale: NTS
Path:		Dwg No. E-1

Feed Line Plan

Round Flat App In Face App Out Face



ARCOSA
TELECOM STRUCTURES



B+T Group
1717 S Boulder Ave, Suite 300
Tulsa, OK 74119
Phone: (918) 587-4630
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Job: ATS 9832 - Gillsville (Site# US-GA-5321)		
Project: 255' SST/34.305869, -83.649236		
Client: Vertical Bridge	Drawn by: christopher.guidry	App'd:
Code: TIA-222-H	Date: 12/19/22	Scale: NTS
Path:	Dwg No. E-7	

S:\Projects\Arcosa Telecom Structures\165527_9832_Gillsville\Engineering\Drawings\00165527_001_01_255SST_Gillsville.dwg

<i>tnxTower</i> <i>B+T Group</i> 1717 S Boulder Ave, Suite 300 Tulsa, OK 74119 Phone: (918) 587-4630 FAX: (918) 295-0265	Job ATS 9832 - Gillsville (Site# US-GA-5321)	Page 1 of 33
	Project 255' SST/34.305869, -83.649236	Date 15:51:53 12/19/22
	Client Vertical Bridge	Designed by christopher.guidry

Tower Input Data

The main tower is a 3x free standing tower with an overall height of 255.000 ft above the ground line.

The base of the tower is set at an elevation of 0.000 ft above the ground line.

The face width of the tower is 4.875 ft at the top and 24.000 ft at the base.

This tower is designed using the TIA-222-H standard.

The following design criteria apply:

Tower is located in Hall County, Georgia.

Tower base elevation above sea level: 913.000 ft.

Basic wind speed of 107 mph.

Risk Category II.

Exposure Category C.

Simplified Topographic Factor Procedure for wind speed-up calculations is used.

Topographic Category: 1.

Crest Height: 0.000 ft.

Nominal ice thickness of 1.500 in.

Ice thickness is considered to increase with height.

Ice density of 56.000 pcf.

A wind speed of 30 mph is used in combination with ice.

Temperature drop of 50.000 °F.

Deflections calculated using a wind speed of 60 mph.

Please see feedline plan for proper feedline placement. Deviation from plan may reduce tower capacity..

A non-linear (P-delta) analysis was used.

Pressures are calculated at each section.

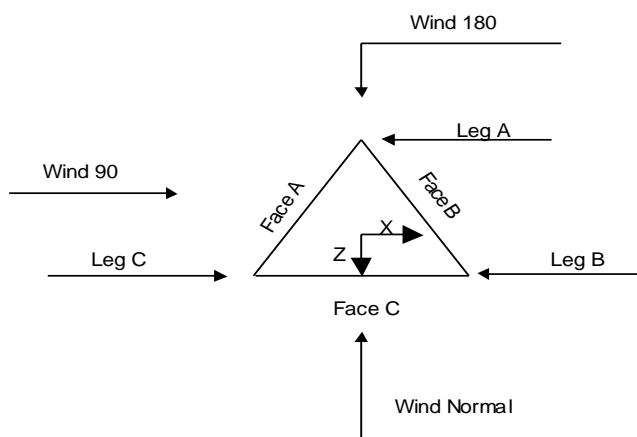
Stress ratio used in tower member design is 1.

Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

Options

Consider Moments - Legs	Distribute Leg Loads As Uniform	Use ASCE 10 X-Brace Ly Rules
Consider Moments - Horizontals	Assume Legs Pinned	√ Calculate Redundant Bracing Forces
Consider Moments - Diagonals	√ Assume Rigid Index Plate	Ignore Redundant Members in FEA
Use Moment Magnification	√ Use Clear Spans For Wind Area	√ SR Leg Bolts Resist Compression
√ Use Code Stress Ratios	√ Use Clear Spans For KL/r	All Leg Panels Have Same Allowable
√ Use Code Safety Factors - Guys	Retension Guys To Initial Tension	Offset Girt At Foundation
Escalate Ice	√ Bypass Mast Stability Checks	√ Consider Feed Line Torque
Always Use Max Kz	√ Use Azimuth Dish Coefficients	√ Include Angle Block Shear Check
Use Special Wind Profile	√ Project Wind Area of Appurt.	Use TIA-222-H Bracing Resist. Exemption
√ Include Bolts In Member Capacity	Autocalc Torque Arm Areas	Use TIA-222-H Tension Splice Exemption
√ Leg Bolts Are At Top Of Section	Add IBC .6D+W Combination	Poles
√ Secondary Horizontal Braces Leg	√ Sort Capacity Reports By Component	Include Shear-Torsion Interaction
Use Diamond Inner Bracing (4 Sided)	Triangulate Diamond Inner Bracing	Always Use Sub-Critical Flow
SR Members Have Cut Ends	Treat Feed Line Bundles As Cylinder	Use Top Mounted Sockets
SR Members Are Concentric	Ignore KL/ry For 60 Deg. Angle Legs	Pole Without Linear Attachments
		Pole With Shroud Or No Appurtenances
		Outside and Inside Corner Radii Are
		Known

tnxTower B+T Group 1717 S Boulder Ave, Suite 300 Tulsa, OK 74119 Phone: (918) 587-4630 FAX: (918) 295-0265	Job ATS 9832 - Gillsville (Site# US-GA-5321)	Page 2 of 33
	Project 255' SST/34.305869, -83.649236	Date 15:51:53 12/19/22
	Client Vertical Bridge	Designed by christopher.guidry



Triangular Tower

Tower Section Geometry

Tower Section	Tower Elevation	Assembly Database	Description	Section Width	Number of Sections	Section Length
	<i>ft</i>			<i>ft</i>		<i>ft</i>
T1	255.000-240.000			4.875	1	15.000
T2	240.000-220.000			6.000	1	20.000
T3	220.000-200.000			7.500	1	20.000
T4	200.000-180.000			9.000	1	20.000
T5	180.000-160.000			10.500	1	20.000
T6	160.000-140.000			12.000	1	20.000
T7	140.000-120.000			13.500	1	20.000
T8	120.000-100.000			15.000	1	20.000
T9	100.000-80.000			16.500	1	20.000
T10	80.000-60.000			18.000	1	20.000
T11	60.000-40.000			19.500	1	20.000
T12	40.000-20.000			21.000	1	20.000
T13	20.000-0.000			22.500	1	20.000

Tower Section Geometry (cont'd)

Tower Section	Tower Elevation	Diagonal Spacing	Bracing Type	Has K Brace End Panels	Has Horizontals	Top Girt Offset	Bottom Girt Offset
	<i>ft</i>	<i>ft</i>				<i>in</i>	<i>in</i>
T1	255.000-240.000	4.667	X Brace	No	No	6.000	6.000
T2	240.000-220.000	4.750	X Brace	No	No	6.000	6.000

<i>tnxTower</i> <i>B+T Group</i> 1717 S Boulder Ave, Suite 300 Tulsa, OK 74119 Phone: (918) 587-4630 FAX: (918) 295-0265	Job	ATS 9832 - Gillsville (Site# US-GA-5321)	Page	3 of 33
	Project	255' SST/34.305869, -83.649236	Date	15:51:53 12/19/22
	Client	Vertical Bridge	Designed by	christopher.guidry

<i>Tower Section</i>	<i>Tower Elevation</i>	<i>Diagonal Spacing</i>	<i>Bracing Type</i>	<i>Has K Brace End Panels</i>	<i>Has Horizontals</i>	<i>Top Girt Offset</i>	<i>Bottom Girt Offset</i>
	<i>ft</i>	<i>ft</i>				<i>in</i>	<i>in</i>
T3	220.000-200.000	4.750	X Brace	No	No	6.000	6.000
T4	200.000-180.000	4.750	X Brace	No	No	6.000	6.000
T5	180.000-160.000	4.750	X Brace	No	No	6.000	6.000
T6	160.000-140.000	4.750	X Brace	No	No	6.000	6.000
T7	140.000-120.000	4.750	X Brace	No	No	6.000	6.000
T8	120.000-100.000	4.750	X Brace	No	No	6.000	6.000
T9	100.000-80.000	4.750	Double K	No	Yes	6.000	6.000
T10	80.000-60.000	4.750	Double K	No	Yes	6.000	6.000
T11	60.000-40.000	4.750	Double K	No	Yes	6.000	6.000
T12	40.000-20.000	4.750	Double K	No	Yes	6.000	6.000
T13	20.000-0.000	4.750	Double K	No	Yes	6.000	6.000

Tower Section Geometry (cont'd)

<i>Tower Elevation</i>	<i>Leg Type</i>	<i>Leg Size</i>	<i>Leg Grade</i>	<i>Diagonal Type</i>	<i>Diagonal Size</i>	<i>Diagonal Grade</i>
<i>ft</i>						
T1	Solid Round	1 3/4	A529-50 (50 ksi)	Equal Angle	L1 3/4x1 3/4x3/16	A36M-50 (50 ksi)
255.000-240.000						
T2	Solid Round	2 1/4	A529-50 (50 ksi)	Equal Angle	L1 3/4x1 3/4x3/16	A36M-50 (50 ksi)
240.000-220.000						
T3	Solid Round	2 3/4	A529-50 (50 ksi)	Equal Angle	L2x2x1/4	A36M-50 (50 ksi)
220.000-200.000						
T4	Solid Round	3	A529-50 (50 ksi)	Equal Angle	L2 1/2x2 1/2x3/16	A36M-50 (50 ksi)
200.000-180.000						
T5	Solid Round	3 1/4	A529-50 (50 ksi)	Equal Angle	L2 1/2x2 1/2x3/16	A36M-50 (50 ksi)
180.000-160.000						
T6	Solid Round	3 1/2	A529-50 (50 ksi)	Equal Angle	L2 1/2x2 1/2x1/4	A36M-50 (50 ksi)
160.000-140.000						
T7	Solid Round	3 3/4	A529-50 (50 ksi)	Equal Angle	L3x3x3/16	A36M-50 (50 ksi)
140.000-120.000						
T8	Solid Round	4	A529-50 (50 ksi)	Equal Angle	L3x3x1/4	A36M-50 (50 ksi)
120.000-100.000						
T9	Solid Round	4 1/4	A529-50 (50 ksi)	Double Equal Angle	2L2x2x1/4x3/8	A36M-50 (50 ksi)
100.000-80.000						
T10	Solid Round	4 1/4	A529-50 (50 ksi)	Double Equal Angle	2L2 1/2x2 1/2x3/16x3/8	A36M-50 (50 ksi)
80.000-60.000						
T11	Solid Round	4 1/2	A529-50 (50 ksi)	Double Equal Angle	2L2 1/2x2 1/2x3/16x3/8	A36M-50 (50 ksi)
60.000-40.000						
T12	Solid Round	4 3/4	A529-50 (50 ksi)	Double Equal Angle	2L2 1/2x2 1/2x1/4x3/8	A36M-50 (50 ksi)
40.000-20.000						
T13	Solid Round	4 3/4	A529-50 (50 ksi)	Double Equal Angle	2L3x3x3/16x3/8	A36M-50 (50 ksi)
20.000-0.000						

Tower Section Geometry (cont'd)

<i>Tower Elevation</i>	<i>Top Girt Type</i>	<i>Top Girt Size</i>	<i>Top Girt Grade</i>	<i>Bottom Girt Type</i>	<i>Bottom Girt Size</i>	<i>Bottom Girt Grade</i>
<i>ft</i>						
T1	Equal Angle	L1 3/4x1 3/4x3/16	A36M-50 (50 ksi)	Solid Round		A36M-50 (50 ksi)
255.000-240.000						

<i>tnxTower</i> <i>B+T Group</i> 1717 S Boulder Ave, Suite 300 Tulsa, OK 74119 Phone: (918) 587-4630 FAX: (918) 295-0265	Job	ATS 9832 - Gillsville (Site# US-GA-5321)	Page	4 of 33
	Project	255' SST/34.305869, -83.649236	Date	15:51:53 12/19/22
	Client	Vertical Bridge	Designed by	christopher.guidry

Tower Section Geometry (cont'd)

<i>Tower Elevation</i>	<i>No. of Mid Girts</i>	<i>Mid Girt Type</i>	<i>Mid Girt Size</i>	<i>Mid Girt Grade</i>	<i>Horizontal Type</i>	<i>Horizontal Size</i>	<i>Horizontal Grade</i>
<i>ft</i>							
T9 100.000-80.000	None	Flat Bar		A36 (36 ksi)	Double Angle	2L1 3/4x1 3/4x3/16x3/8	A36M-50 (50 ksi)
T10 80.000-60.000	None	Flat Bar		A36 (36 ksi)	Double Equal Angle	2L2x2x3/16x3/8	A36M-50 (50 ksi)
T11 60.000-40.000	None	Flat Bar		A36 (36 ksi)	Double Equal Angle	2L2x2x3/16x3/8	A36M-50 (50 ksi)
T12 40.000-20.000	None	Flat Bar		A36 (36 ksi)	Double Equal Angle	2L2x2x1/4x3/8	A36M-50 (50 ksi)
T13 20.000-0.000	None	Flat Bar		A36 (36 ksi)	Double Equal Angle	2L2 1/2x2 1/2x3/16x3/8	A36M-50 (50 ksi)

Tower Section Geometry (cont'd)

<i>Tower Elevation</i>	<i>Secondary Horizontal Type</i>	<i>Secondary Horizontal Size</i>	<i>Secondary Horizontal Grade</i>	<i>Inner Bracing Type</i>	<i>Inner Bracing Size</i>	<i>Inner Bracing Grade</i>
<i>ft</i>						
T9 100.000-80.000	Solid Round		A36M-50 (50 ksi)	Single Angle	L1 3/4x1 3/4x3/16	A36M-50 (50 ksi)
T10 80.000-60.000	Solid Round		A36M-50 (50 ksi)	Single Angle	L1 3/4x1 3/4x3/16	A36M-50 (50 ksi)
T11 60.000-40.000	Solid Round		A36M-50 (50 ksi)	Single Angle	L1 3/4x1 3/4x3/16	A36M-50 (50 ksi)
T12 40.000-20.000	Solid Round		A36M-50 (50 ksi)	Single Angle	L1 3/4x1 3/4x3/16	A36M-50 (50 ksi)
T13 20.000-0.000	Solid Round		A36M-50 (50 ksi)	Single Angle	L1 3/4x1 3/4x3/16	A36M-50 (50 ksi)

Tower Section Geometry (cont'd)

<i>Tower Elevation</i>	<i>Gusset Area (per face)</i>	<i>Gusset Thickness</i>	<i>Gusset Grade</i>	<i>Adjust. Factor A_f</i>	<i>Adjust. Factor A_r</i>	<i>Weight Mult.</i>	<i>Double Angle Stitch Bolt Spacing Diagonals</i>	<i>Double Angle Stitch Bolt Spacing Horizontals</i>	<i>Double Angle Stitch Bolt Spacing Redundants</i>
<i>ft</i>	<i>ft²</i>	<i>in</i>					<i>in</i>	<i>in</i>	<i>in</i>
T1 255.000-240.000	0.000	0.375	A36M-50 (50 ksi)	1	1	1	36.000	36.000	36.000
T2 240.000-220.000	0.000	0.375	A36M-50 (50 ksi)	1	1	1	36.000	36.000	36.000
T3 220.000-200.0	0.000	0.375	A36M-50 (50 ksi)	1	1	1	36.000	36.000	36.000

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	Project	255' SST/34.305869, -83.649236	Date	15:51:53 12/19/22
	Client	Vertical Bridge	Designed by	christopher.guidry

<i>Tower Elevation</i>	<i>Gusset Area (per face)</i>	<i>Gusset Thickness</i>	<i>Gusset Grade</i>	<i>Adjust. Factor A_f</i>	<i>Adjust. Factor A_r</i>	<i>Weight Mult.</i>	<i>Double Angle Stitch Bolt Spacing Diagonals in</i>	<i>Double Angle Stitch Bolt Spacing Horizontals in</i>	<i>Double Angle Stitch Bolt Spacing Redundants in</i>
<i>ft</i>	<i>ft²</i>	<i>in</i>							
00 T4 200.000-180.0	0.000	0.375	A36M-50 (50 ksi)	1	1	1	36.000	36.000	36.000
00 T5 180.000-160.0	0.000	0.375	A36M-50 (50 ksi)	1	1	1	36.000	36.000	36.000
00 T6 160.000-140.0	0.000	0.375	A36M-50 (50 ksi)	1	1	1	36.000	36.000	36.000
00 T7 140.000-120.0	0.000	0.375	A36M-50 (50 ksi)	1	1	1	36.000	36.000	36.000
00 T8 120.000-100.0	0.000	0.375	A36M-50 (50 ksi)	1	1	1	36.000	36.000	36.000
00 T9 100.000-80.0	0.000	0.375	A36M-50 (50 ksi)	1	1	1	Mid-Pt	Mid-Pt	36.000
0 T10 80.000-60.000	0.000	0.375	A36M-50 (50 ksi)	1	1	1	Mid-Pt	Mid-Pt	36.000
T11 60.000-40.000	0.000	0.375	A36M-50 (50 ksi)	1	1	1	Mid-Pt	Mid-Pt	36.000
T12 40.000-20.000	0.000	0.375	A36M-50 (50 ksi)	1	1	1	Mid-Pt	Mid-Pt	36.000
T13 20.000-0.000	0.000	0.375	A36M-50 (50 ksi)	1	1	1	Mid-Pt	Mid-Pt	36.000

Tower Section Geometry (cont'd)

<i>Tower Elevation</i>	<i>Calc K Single Angles</i>	<i>Calc K Solid Rounds</i>	<i>Legs</i>	<i>K Factors¹</i>						
				<i>X Brace Diags</i>	<i>K Brace Diags</i>	<i>Single Diags</i>	<i>Girts</i>	<i>Horiz.</i>	<i>Sec. Horiz.</i>	<i>Inner Brace</i>
				<i>X Y</i>	<i>X Y</i>	<i>X Y</i>	<i>X Y</i>	<i>X Y</i>	<i>X Y</i>	<i>X Y</i>
ft										
T1 255.000-240.0	No	No	1	1 1	1 1	1 1	1 1	1 1	1 1	1 1
00 T2 240.000-220.0	No	No	1	1 1	1 1	1 1	1 1	1 1	1 1	1 1
00 T3 220.000-200.0	No	No	1	1 1	1 1	1 1	1 1	1 1	1 1	1 1
00 T4 200.000-180.0	No	No	1	1 1	1 1	1 1	1 1	1 1	1 1	1 1
00 T5 180.000-160.0	No	No	1	1 1	1 1	1 1	1 1	1 1	1 1	1 1
00 T6 160.000-140.0	No	No	1	1 1	1 1	1 1	1 1	1 1	1 1	1 1
00 T7	No	No	1	1	1	1	1	1	1	1

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Tower Elevation ft	Leg		Diagonal		Top Girt		Bottom Girt		Mid Girt		Long Horizontal		Short Horizontal	
	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U
T9 100.000-80.000	0.000	1	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75
T10 80.000-60.000	0.000	1	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75
T11 60.000-40.000	0.000	1	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75
T12 40.000-20.000	0.000	1	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75
T13 20.000-0.000	0.000	1	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75

Tower Elevation ft	Redundant Horizontal		Redundant Diagonal		Redundant Sub-Diagonal		Redundant Sub-Horizontal		Redundant Vertical	Redundant Hip		Redundant Hip Diagonal	
	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	Net Width Deduct in	U	Net Width Deduct in	U
T1 255.000-240.000	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.000	0.75	0.000	0.75
T2 240.000-220.000	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.000	0.75	0.000	0.75
T3 220.000-200.000	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.000	0.75	0.000	0.75
T4 200.000-180.000	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.000	0.75	0.000	0.75
T5 180.000-160.000	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.000	0.75	0.000	0.75
T6 160.000-140.000	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.000	0.75	0.000	0.75
T7 140.000-120.000	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.000	0.75	0.000	0.75
T8 120.000-100.000	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.000	0.75	0.000	0.75
T9 100.000-80.000	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.000	0.75	0.000	0.75
T10 80.000-60.000	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.000	0.75	0.000	0.75
T11 60.000-40.000	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.000	0.75	0.000	0.75
T12 40.000-20.000	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.000	0.75	0.000	0.75
T13 20.000-0.000	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.000	0.75	0.000	0.75

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Tower Section Geometry (cont'd)

Tower Elevation ft	Leg Connection Type	Leg		Diagonal		Top Girt		Bottom Girt		Mid Girt		Long Horizontal		Short Horizontal	
		Bolt Size in	No.	Bolt Size in	No.	Bolt Size in	No.	Bolt Size in	No.	Bolt Size in	No.	Bolt Size in	No.	Bolt Size in	No.
T1 255.000-240.000	Flange	0.000 A325N	0	0.625 A325X	1	0.625 A325X	1	0.000 A325X	0	0.625 A325N	0	0.000 A325X	0	0.625 A325N	0
T2 240.000-220.000	Flange	0.750 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.000 A325X	0	0.625 A325N	0
T3 220.000-200.000	Flange	0.750 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.000 A325X	0	0.625 A325N	0
T4 200.000-180.000	Flange	1.000 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.000 A325X	0	0.625 A325N	0
T5 180.000-160.000	Flange	1.000 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.000 A325X	0	0.625 A325N	0
T6 160.000-140.000	Flange	1.000 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.000 A325X	0	0.625 A325N	0
T7 140.000-120.000	Flange	1.250 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.000 A325X	0	0.625 A325N	0
T8 120.000-100.000	Flange	1.250 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.000 A325X	0	0.625 A325N	0
T9 100.000-80.000	Flange	1.250 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.625 A325X	1	0.625 A325N	0
T10 80.000-60.000	Flange	1.250 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.625 A325X	1	0.625 A325N	0
T11 60.000-40.000	Flange	1.500 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.625 A325X	1	0.625 A325N	0
T12 40.000-20.000	Flange	1.500 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.625 A325X	1	0.625 A325N	0
T13 20.000-0.000	Flange	1.500 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.625 A325X	1	0.625 A325N	0

Feed Line/Linear Appurtenances - Entered As Round Or Flat

Description	Face or Leg	Allow Shield	Exclude From Torque Calculation	Component Type	Placement ft	Face Offset in	Lateral Offset (Frac FW)	#	# Per Row	Clear Spacing in	Width or Diameter in	Perimeter in	Weight klf
1-5/8" Line (Carrier 1) *	C	No	No	Ar (CaAa)	250.000 - 10.000	0.000	0	12	6	0.750	1.980		0.001
1-5/8" Line (Carrier 2) *	B	No	No	Ar (CaAa)	240.000 - 10.000	0.000	0	12	6	0.750	1.980		0.001

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Description	Face or Leg	Allow Shield	Exclude From Torque Calculation	Component Type	Placement ft	Face Offset in	Lateral Offset (Frac FW)	#	# Per Row	Clear Spacing in	Width or Diameter in	Perimeter in	Weight klf
1-5/8" Line (Carrier 3) *	A	No	No	Ar (CaAa)	230.000 - 10.000	0.000	0	12	6	0.750	1.980		0.001
1-5/8" Line (Carrier 4) **	C	No	No	Ar (CaAa)	220.000 - 10.000	0.000	-0.3	12	6	0.750	1.980		0.001
1-5/8" Line (Carrier 5) *	B	No	No	Ar (CaAa)	210.000 - 10.000	0.000	-0.3	12	6	0.750	1.980		0.001
Safety Line 3/8	A	No	No	Ar (CaAa)	255.000 - 10.000	0.000	0.45	1	1	0.375	0.375		0.000
Strobe Cable **	A	No	No	Ar (CaAa)	255.000 - 10.000	0.000	-0.45	1	1	1.250	1.250		0.001
Feedline Ladder (Af)	C	No	No	Af (CaAa)	250.000 - 10.000	0.000	0.3	1	1	3.000	0.250		0.008
Feedline Ladder (Af)	B	No	No	Af (CaAa)	240.000 - 10.000	0.000	0.3	1	1	3.000	0.250		0.008
Feedline Ladder (Af) **	A	No	No	Af (CaAa)	230.000 - 10.000	0.000	0.3	1	1	3.000	0.250		0.008

Feed Line/Linear Appurtenances - Entered As Area

Description	Face or Leg	Allow Shield	Exclude From Torque Calculation	Component Type	Placement ft	Total Number	C _A A _A ft ² /ft	Weight klf
**								

Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A _R ft ²	A _F ft ²	C _A A _A In Face ft ²	C _A A _A Out Face ft ²	Weight K
T1	255.000-240.000	A	0.000	0.000	2.438	0.000	0.014
		B	0.000	0.000	0.000	0.000	0.000
		C	0.000	0.000	24.177	0.000	0.182
T2	240.000-220.000	A	0.000	0.000	27.427	0.000	0.201
		B	0.000	0.000	48.353	0.000	0.365
		C	0.000	0.000	48.353	0.000	0.365
T3	220.000-200.000	A	0.000	0.000	51.603	0.000	0.383
		B	0.000	0.000	72.113	0.000	0.463
		C	0.000	0.000	95.873	0.000	0.562
T4	200.000-180.000	A	0.000	0.000	51.603	0.000	0.383
		B	0.000	0.000	95.873	0.000	0.562
		C	0.000	0.000	95.873	0.000	0.562
T5	180.000-160.000	A	0.000	0.000	51.603	0.000	0.383
		B	0.000	0.000	95.873	0.000	0.562
		C	0.000	0.000	95.873	0.000	0.562

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<i>Tower Section</i>	<i>Tower Elevation ft</i>	<i>Face</i>	<i>A_R</i> <i>ft²</i>	<i>A_F</i> <i>ft²</i>	<i>C_AA_A</i> <i>In Face ft²</i>	<i>C_AA_A</i> <i>Out Face ft²</i>	<i>Weight K</i>
T6	160.000-140.000	A	0.000	0.000	51.603	0.000	0.383
		B	0.000	0.000	95.873	0.000	0.562
		C	0.000	0.000	95.873	0.000	0.562
T7	140.000-120.000	A	0.000	0.000	51.603	0.000	0.383
		B	0.000	0.000	95.873	0.000	0.562
		C	0.000	0.000	95.873	0.000	0.562
T8	120.000-100.000	A	0.000	0.000	51.603	0.000	0.383
		B	0.000	0.000	95.873	0.000	0.562
		C	0.000	0.000	95.873	0.000	0.562
T9	100.000-80.000	A	0.000	0.000	51.603	0.000	0.383
		B	0.000	0.000	95.873	0.000	0.562
		C	0.000	0.000	95.873	0.000	0.562
T10	80.000-60.000	A	0.000	0.000	51.603	0.000	0.383
		B	0.000	0.000	95.873	0.000	0.562
		C	0.000	0.000	95.873	0.000	0.562
T11	60.000-40.000	A	0.000	0.000	51.603	0.000	0.383
		B	0.000	0.000	95.873	0.000	0.562
		C	0.000	0.000	95.873	0.000	0.562
T12	40.000-20.000	A	0.000	0.000	51.603	0.000	0.383
		B	0.000	0.000	95.873	0.000	0.562
		C	0.000	0.000	95.873	0.000	0.562
T13	20.000-0.000	A	0.000	0.000	25.802	0.000	0.192
		B	0.000	0.000	47.937	0.000	0.281
		C	0.000	0.000	47.937	0.000	0.281

Feed Line/Linear Appurtenances Section Areas - With Ice

<i>Tower Section</i>	<i>Tower Elevation ft</i>	<i>Face or Leg</i>	<i>Ice Thickness in</i>	<i>A_R</i> <i>ft²</i>	<i>A_F</i> <i>ft²</i>	<i>C_AA_A</i> <i>In Face ft²</i>	<i>C_AA_A</i> <i>Out Face ft²</i>	<i>Weight K</i>
T1	255.000-240.000	A	1.835	0.000	0.000	13.447	0.000	0.192
		B		0.000	0.000	0.000	0.000	0.000
		C		0.000	0.000	30.387	0.000	0.723
T2	240.000-220.000	A	1.821	0.000	0.000	48.137	0.000	0.972
		B		0.000	0.000	60.632	0.000	1.438
		C		0.000	0.000	60.632	0.000	1.438
T3	220.000-200.000	A	1.805	0.000	0.000	78.147	0.000	1.679
		B		0.000	0.000	86.659	0.000	1.981
		C		0.000	0.000	112.862	0.000	2.532
T4	200.000-180.000	A	1.787	0.000	0.000	77.813	0.000	1.665
		B		0.000	0.000	112.553	0.000	2.515
		C		0.000	0.000	112.553	0.000	2.515
T5	180.000-160.000	A	1.767	0.000	0.000	77.446	0.000	1.651
		B		0.000	0.000	112.215	0.000	2.497
		C		0.000	0.000	112.215	0.000	2.497
T6	160.000-140.000	A	1.745	0.000	0.000	77.038	0.000	1.634
		B		0.000	0.000	111.838	0.000	2.477
		C		0.000	0.000	111.838	0.000	2.477
T7	140.000-120.000	A	1.720	0.000	0.000	76.577	0.000	1.616
		B		0.000	0.000	111.413	0.000	2.454
		C		0.000	0.000	111.413	0.000	2.454
T8	120.000-100.000	A	1.692	0.000	0.000	76.048	0.000	1.595
		B		0.000	0.000	110.925	0.000	2.428
		C		0.000	0.000	110.925	0.000	2.428
T9	100.000-80.000	A	1.658	0.000	0.000	75.425	0.000	1.571
		B		0.000	0.000	110.350	0.000	2.398
		C		0.000	0.000	110.350	0.000	2.398
T10	80.000-60.000	A	1.617	0.000	0.000	74.661	0.000	1.542

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Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A _R ft ²	A _F ft ²	C _{AA} In Face ft ²	C _{AA} Out Face ft ²	Weight K
T11	60.000-40.000	B	1.564	0.000	0.000	109.646	0.000	2.361
		C		0.000	0.000	109.646	0.000	2.361
		A		0.000	0.000	73.669	0.000	1.504
		B		0.000	0.000	108.732	0.000	2.313
T12	40.000-20.000	C	1.486	0.000	0.000	108.732	0.000	2.313
		A		0.000	0.000	72.226	0.000	1.450
		B		0.000	0.000	107.402	0.000	2.245
		C		0.000	0.000	107.402	0.000	2.245
T13	20.000-0.000	A	1.331	0.000	0.000	34.681	0.000	0.673
		B		0.000	0.000	52.384	0.000	1.056
		C		0.000	0.000	52.384	0.000	1.056

Feed Line Center of Pressure

Section	Elevation ft	CP _x in	CP _z in	CP _x Ice in	CP _z Ice in
T1	255.000-240.000	-1.006	3.077	-2.585	1.983
T2	240.000-220.000	0.773	-2.422	-0.286	-1.275
T3	220.000-200.000	5.433	-5.104	3.171	-3.286
T4	200.000-180.000	5.997	-8.313	3.806	-5.969
T5	180.000-160.000	6.541	-9.068	4.179	-6.556
T6	160.000-140.000	7.027	-9.745	4.520	-7.092
T7	140.000-120.000	6.993	-9.735	4.674	-7.358
T8	120.000-100.000	7.345	-10.231	4.950	-7.786
T9	100.000-80.000	9.754	-13.419	6.087	-9.463
T10	80.000-60.000	9.637	-13.321	6.249	-9.730
T11	60.000-40.000	10.049	-13.893	6.589	-10.224
T12	40.000-20.000	10.422	-14.412	6.952	-10.732
T13	20.000-0.000	6.135	-8.557	4.391	-6.747

Shielding Factor Ka

Tower Section	Feed Line Record No.	Description	Feed Line Segment Elev.	K _a No Ice	K _a Ice
T1	1	1-5/8" Line	240.00 - 250.00	0.6000	0.6000
T1	11	Safety Line 3/8	240.00 - 255.00	0.6000	0.6000
T1	12	Strobe Cable	240.00 - 255.00	0.6000	0.6000
T1	14	Feedline Ladder (Af)	240.00 - 250.00	0.6000	0.6000
T2	1	1-5/8" Line	220.00 - 240.00	0.6000	0.6000
T2	3	1-5/8" Line	220.00 - 240.00	0.6000	0.6000
T2	5	1-5/8" Line	220.00 - 230.00	0.6000	0.6000
T2	11	Safety Line 3/8	220.00 - 240.00	0.6000	0.6000

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<i>Tower Section</i>	<i>Feed Line Record No.</i>	<i>Description</i>	<i>Feed Line Segment Elev.</i>	<i>K_a No Ice</i>	<i>K_a Ice</i>
T2	12	Strobe Cable	220.00 - 240.00	0.6000	0.6000
T2	14	Feedline Ladder (Af)	220.00 - 240.00	0.6000	0.6000
T2	15	Feedline Ladder (Af)	220.00 - 240.00	0.6000	0.6000
T2	16	Feedline Ladder (Af)	220.00 - 230.00	0.6000	0.6000
T3	1	1-5/8" Line	200.00 - 220.00	0.6000	0.6000
T3	3	1-5/8" Line	200.00 - 220.00	0.6000	0.6000
T3	5	1-5/8" Line	200.00 - 220.00	0.6000	0.6000
T3	7	1-5/8" Line	200.00 - 220.00	0.6000	0.6000
T3	9	1-5/8" Line	200.00 - 210.00	0.6000	0.6000
T3	11	Safety Line 3/8	200.00 - 220.00	0.6000	0.6000
T3	12	Strobe Cable	200.00 - 220.00	0.6000	0.6000
T3	14	Feedline Ladder (Af)	200.00 - 220.00	0.6000	0.6000
T3	15	Feedline Ladder (Af)	200.00 - 220.00	0.6000	0.6000
T3	16	Feedline Ladder (Af)	200.00 - 220.00	0.6000	0.6000
T4	1	1-5/8" Line	180.00 - 200.00	0.6000	0.6000
T4	3	1-5/8" Line	180.00 - 200.00	0.6000	0.6000
T4	5	1-5/8" Line	180.00 - 200.00	0.6000	0.6000
T4	7	1-5/8" Line	180.00 - 200.00	0.6000	0.6000
T4	9	1-5/8" Line	180.00 - 200.00	0.6000	0.6000
T4	11	Safety Line 3/8	180.00 - 200.00	0.6000	0.6000
T4	12	Strobe Cable	180.00 - 200.00	0.6000	0.6000
T4	14	Feedline Ladder (Af)	180.00 - 200.00	0.6000	0.6000
T4	15	Feedline Ladder (Af)	180.00 - 200.00	0.6000	0.6000
T4	16	Feedline Ladder (Af)	180.00 - 200.00	0.6000	0.6000
T5	1	1-5/8" Line	160.00 - 180.00	0.6000	0.6000
T5	3	1-5/8" Line	160.00 - 180.00	0.6000	0.6000
T5	5	1-5/8" Line	160.00 - 180.00	0.6000	0.6000
T5	7	1-5/8" Line	160.00 - 180.00	0.6000	0.6000
T5	9	1-5/8" Line	160.00 - 180.00	0.6000	0.6000
T5	11	Safety Line 3/8	160.00 - 180.00	0.6000	0.6000
T5	12	Strobe Cable	160.00 - 180.00	0.6000	0.6000

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<i>Tower Section</i>	<i>Feed Line Record No.</i>	<i>Description</i>	<i>Feed Line Segment Elev.</i>	<i>K_a No Ice</i>	<i>K_a Ice</i>
T5	14	Feedline Ladder (Af)	160.00 - 180.00	0.6000	0.6000
T5	15	Feedline Ladder (Af)	160.00 - 180.00	0.6000	0.6000
T5	16	Feedline Ladder (Af)	160.00 - 180.00	0.6000	0.6000
T6	1	1-5/8" Line	140.00 - 160.00	0.6000	0.6000
T6	3	1-5/8" Line	140.00 - 160.00	0.6000	0.6000
T6	5	1-5/8" Line	140.00 - 160.00	0.6000	0.6000
T6	7	1-5/8" Line	140.00 - 160.00	0.6000	0.6000
T6	9	1-5/8" Line	140.00 - 160.00	0.6000	0.6000
T6	11	Safety Line 3/8	140.00 - 160.00	0.6000	0.6000
T6	12	Strobe Cable	140.00 - 160.00	0.6000	0.6000
T6	14	Feedline Ladder (Af)	140.00 - 160.00	0.6000	0.6000
T6	15	Feedline Ladder (Af)	140.00 - 160.00	0.6000	0.6000
T6	16	Feedline Ladder (Af)	140.00 - 160.00	0.6000	0.6000
T7	1	1-5/8" Line	120.00 - 140.00	0.6000	0.6000
T7	3	1-5/8" Line	120.00 - 140.00	0.6000	0.6000
T7	5	1-5/8" Line	120.00 - 140.00	0.6000	0.6000
T7	7	1-5/8" Line	120.00 - 140.00	0.6000	0.6000
T7	9	1-5/8" Line	120.00 - 140.00	0.6000	0.6000
T7	11	Safety Line 3/8	120.00 - 140.00	0.6000	0.6000
T7	12	Strobe Cable	120.00 - 140.00	0.6000	0.6000
T7	14	Feedline Ladder (Af)	120.00 - 140.00	0.6000	0.6000
T7	15	Feedline Ladder (Af)	120.00 - 140.00	0.6000	0.6000
T7	16	Feedline Ladder (Af)	120.00 - 140.00	0.6000	0.6000
T8	1	1-5/8" Line	100.00 - 120.00	0.6000	0.6000
T8	3	1-5/8" Line	100.00 - 120.00	0.6000	0.6000
T8	5	1-5/8" Line	100.00 - 120.00	0.6000	0.6000
T8	7	1-5/8" Line	100.00 - 120.00	0.6000	0.6000
T8	9	1-5/8" Line	100.00 - 120.00	0.6000	0.6000
T8	11	Safety Line 3/8	100.00 - 120.00	0.6000	0.6000
T8	12	Strobe Cable	100.00 - 120.00	0.6000	0.6000
T8	14	Feedline Ladder (Af)	100.00 - 120.00	0.6000	0.6000

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<i>Tower Section</i>	<i>Feed Line Record No.</i>	<i>Description</i>	<i>Feed Line Segment Elev.</i>	<i>K_a No Ice</i>	<i>K_a Ice</i>
T8	15	Feedline Ladder (Af)	100.00 - 120.00	0.6000	0.6000
T8	16	Feedline Ladder (Af)	100.00 - 120.00	0.6000	0.6000
T9	1	1-5/8" Line	80.00 - 100.00	0.6000	0.6000
T9	3	1-5/8" Line	80.00 - 100.00	0.6000	0.6000
T9	5	1-5/8" Line	80.00 - 100.00	0.6000	0.6000
T9	7	1-5/8" Line	80.00 - 100.00	0.6000	0.6000
T9	9	1-5/8" Line	80.00 - 100.00	0.6000	0.6000
T9	11	Safety Line 3/8	80.00 - 100.00	0.6000	0.6000
T9	12	Strobe Cable	80.00 - 100.00	0.6000	0.6000
T9	14	Feedline Ladder (Af)	80.00 - 100.00	0.6000	0.6000
T9	15	Feedline Ladder (Af)	80.00 - 100.00	0.6000	0.6000
T9	16	Feedline Ladder (Af)	80.00 - 100.00	0.6000	0.6000
T10	1	1-5/8" Line	60.00 - 80.00	0.6000	0.6000
T10	3	1-5/8" Line	60.00 - 80.00	0.6000	0.6000
T10	5	1-5/8" Line	60.00 - 80.00	0.6000	0.6000
T10	7	1-5/8" Line	60.00 - 80.00	0.6000	0.6000
T10	9	1-5/8" Line	60.00 - 80.00	0.6000	0.6000
T10	11	Safety Line 3/8	60.00 - 80.00	0.6000	0.6000
T10	12	Strobe Cable	60.00 - 80.00	0.6000	0.6000
T10	14	Feedline Ladder (Af)	60.00 - 80.00	0.6000	0.6000
T10	15	Feedline Ladder (Af)	60.00 - 80.00	0.6000	0.6000
T10	16	Feedline Ladder (Af)	60.00 - 80.00	0.6000	0.6000
T11	1	1-5/8" Line	40.00 - 60.00	0.6000	0.6000
T11	3	1-5/8" Line	40.00 - 60.00	0.6000	0.6000
T11	5	1-5/8" Line	40.00 - 60.00	0.6000	0.6000
T11	7	1-5/8" Line	40.00 - 60.00	0.6000	0.6000
T11	9	1-5/8" Line	40.00 - 60.00	0.6000	0.6000
T11	11	Safety Line 3/8	40.00 - 60.00	0.6000	0.6000
T11	12	Strobe Cable	40.00 - 60.00	0.6000	0.6000
T11	14	Feedline Ladder (Af)	40.00 - 60.00	0.6000	0.6000
T11	15	Feedline Ladder (Af)	40.00 - 60.00	0.6000	0.6000
T11	16	Feedline Ladder (Af)	40.00 - 60.00	0.6000	0.6000
T12	1	1-5/8" Line	20.00 - 40.00	0.6000	0.6000
T12	3	1-5/8" Line	20.00 - 40.00	0.6000	0.6000
T12	5	1-5/8" Line	20.00 - 40.00	0.6000	0.6000
T12	7	1-5/8" Line	20.00 - 40.00	0.6000	0.6000
T12	9	1-5/8" Line	20.00 - 40.00	0.6000	0.6000
T12	11	Safety Line 3/8	20.00 - 40.00	0.6000	0.6000
T12	12	Strobe Cable	20.00 - 40.00	0.6000	0.6000
T12	14	Feedline Ladder (Af)	20.00 - 40.00	0.6000	0.6000
T12	15	Feedline Ladder (Af)	20.00 - 40.00	0.6000	0.6000
T12	16	Feedline Ladder (Af)	20.00 - 40.00	0.6000	0.6000
T13	1	1-5/8" Line	10.00 - 20.00	0.6000	0.6000
T13	3	1-5/8" Line	10.00 - 20.00	0.6000	0.6000
T13	5	1-5/8" Line	10.00 - 20.00	0.6000	0.6000
T13	7	1-5/8" Line	10.00 - 20.00	0.6000	0.6000
T13	9	1-5/8" Line	10.00 - 20.00	0.6000	0.6000
T13	11	Safety Line 3/8	10.00 - 20.00	0.6000	0.6000
T13	12	Strobe Cable	10.00 - 20.00	0.6000	0.6000
T13	14	Feedline Ladder (Af)	10.00 - 20.00	0.6000	0.6000
T13	15	Feedline Ladder (Af)	10.00 - 20.00	0.6000	0.6000
T13	16	Feedline Ladder (Af)	10.00 - 20.00	0.6000	0.6000

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Discrete Tower Loads

<i>Description</i>	<i>Face or Leg</i>	<i>Offset Type</i>	<i>Offsets: Horz Lateral Vert ft ft ft</i>	<i>Azimuth Adjustment °</i>	<i>Placement ft</i>		<i>C_AA_A Front ft²</i>	<i>C_AA_A Side ft²</i>	<i>Weight K</i>
Lightning Rod 1"x10'	C	From Leg	0.000 0.000 5.000	0.000	255.000	No Ice 1/2" Ice 1" Ice 2" Ice	1.000 2.017 3.050 5.148	1.000 2.017 3.050 5.148	0.040 0.049 0.065 0.116
Top Beacon	B	From Leg	0.000 0.000 1.000	0.000	255.000	No Ice 1/2" Ice 1" Ice 2" Ice	2.700 3.100 3.500 4.300	2.700 3.100 3.500 4.300	0.050 0.070 0.090 0.130
**									
Sector1(CaAa=13333.33 Sq.in)No Ice (Carrier 1)	A	From Leg	4.000 0.000 0.000	0.000	250.000	No Ice 1/2" Ice 1" Ice 2" Ice	92.600 115.750 138.900 185.200	62.040 77.550 93.060 124.080	0.700 1.400 2.100 3.500
Sector2(CaAa=13333.33 Sq.in)No Ice (Carrier 1)	B	From Leg	4.000 0.000 0.000	0.000	250.000	No Ice 1/2" Ice 1" Ice 2" Ice	92.600 115.750 138.900 185.200	62.040 77.550 93.060 124.080	0.700 1.400 2.100 3.500
Sector3(CaAa=13333.33 Sq.in)No Ice (Carrier 1)	C	From Leg	4.000 0.000 0.000	0.000	250.000	No Ice 1/2" Ice 1" Ice 2" Ice	92.600 115.750 138.900 185.200	62.040 77.550 93.060 124.080	0.700 1.400 2.100 3.500
**									
Sector1(CaAa=10000 Sq.in)No Ice (Carrier 2)	A	From Leg	4.000 0.000 0.000	0.000	240.000	No Ice 1/2" Ice 1" Ice 2" Ice	69.440 86.800 104.160 138.880	46.525 58.156 69.787 93.050	0.700 1.400 2.100 3.500
Sector2(CaAa=10000 Sq.in)No Ice (Carrier 2)	B	From Leg	4.000 0.000 0.000	0.000	240.000	No Ice 1/2" Ice 1" Ice 2" Ice	69.440 86.800 104.160 138.880	46.525 58.156 69.787 93.050	0.700 1.400 2.100 3.500
Sector3(CaAa=10000 Sq.in)No Ice (Carrier 2)	C	From Leg	4.000 0.000 0.000	0.000	240.000	No Ice 1/2" Ice 1" Ice 2" Ice	69.440 86.800 104.160 138.880	46.525 58.156 69.787 93.050	0.700 1.400 2.100 3.500
**									
Sector1(CaAa=13333.33 Sq.in)No Ice (Carrier 3)	A	From Leg	4.000 0.000 0.000	0.000	230.000	No Ice 1/2" Ice 1" Ice 2" Ice	92.600 115.750 138.900 185.200	62.040 77.550 93.060 124.080	0.700 1.400 2.100 3.500
Sector2(CaAa=13333.33 Sq.in)No Ice (Carrier 3)	B	From Leg	4.000 0.000 0.000	0.000	230.000	No Ice 1/2" Ice 1" Ice 2" Ice	92.600 115.750 138.900 185.200	62.040 77.550 93.060 124.080	0.700 1.400 2.100 3.500
Sector3(CaAa=13333.33 Sq.in)No Ice (Carrier 3)	C	From Leg	4.000 0.000 0.000	0.000	230.000	No Ice 1/2" Ice 1" Ice 2" Ice	92.600 115.750 138.900 185.200	62.040 77.550 93.060 124.080	0.700 1.400 2.100 3.500
**									
Sector1(CaAa=10000 Sq.in)No Ice (Carrier 4)	A	From Leg	4.000 0.000 0.000	0.000	220.000	No Ice 1/2" Ice 1" Ice 2" Ice	69.440 86.800 104.160 138.880	46.525 58.156 69.787 93.050	0.700 1.400 2.100 3.500
Sector2(CaAa=10000 Sq.in)No Ice	B	From Leg	4.000 0.000	0.000	220.000	No Ice 1/2" Ice	69.440 86.800	46.525 58.156	0.700 1.400

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Description	Face or Leg	Offset Type	Offsets: Horz Lateral Vert ft ft ft	Azimuth Adjustment °	Placement ft	CAAA Front ft ²	CAAA Side ft ²	Weight K
(Carrier 4)			0.000			1" Ice 104.160 2" Ice 138.880	69.787 93.050	2.100 3.500
Sector3(CaAa=10000 Sq.in)No Ice (Carrier 4)	C	From Leg	4.000 0.000 0.000	0.000	220.000	No Ice 69.440 1/2" Ice 86.800 1" Ice 104.160 2" Ice 138.880	46.525 58.156 69.787 93.050	0.700 1.400 2.100 3.500
**								
Sector1(CaAa=10000 Sq.in)No Ice (Carrier 5)	A	From Leg	4.000 0.000 0.000	0.000	210.000	No Ice 69.440 1/2" Ice 86.800 1" Ice 104.160 2" Ice 138.880	46.525 58.156 69.787 93.050	0.700 1.400 2.100 3.500
Sector2(CaAa=10000 Sq.in)No Ice (Carrier 5)	B	From Leg	4.000 0.000 0.000	0.000	210.000	No Ice 69.440 1/2" Ice 86.800 1" Ice 104.160 2" Ice 138.880	46.525 58.156 69.787 93.050	0.700 1.400 2.100 3.500
Sector3(CaAa=10000 Sq.in)No Ice (Carrier 5)	C	From Leg	4.000 0.000 0.000	0.000	210.000	No Ice 69.440 1/2" Ice 86.800 1" Ice 104.160 2" Ice 138.880	46.525 58.156 69.787 93.050	0.700 1.400 2.100 3.500

Load Combinations

Comb. No.	Description
1	Dead Only
2	1.2 Dead+1.0 Wind 0 deg - No Ice
3	0.9 Dead+1.0 Wind 0 deg - No Ice
4	1.2 Dead+1.0 Wind 30 deg - No Ice
5	0.9 Dead+1.0 Wind 30 deg - No Ice
6	1.2 Dead+1.0 Wind 60 deg - No Ice
7	0.9 Dead+1.0 Wind 60 deg - No Ice
8	1.2 Dead+1.0 Wind 90 deg - No Ice
9	0.9 Dead+1.0 Wind 90 deg - No Ice
10	1.2 Dead+1.0 Wind 120 deg - No Ice
11	0.9 Dead+1.0 Wind 120 deg - No Ice
12	1.2 Dead+1.0 Wind 150 deg - No Ice
13	0.9 Dead+1.0 Wind 150 deg - No Ice
14	1.2 Dead+1.0 Wind 180 deg - No Ice
15	0.9 Dead+1.0 Wind 180 deg - No Ice
16	1.2 Dead+1.0 Wind 210 deg - No Ice
17	0.9 Dead+1.0 Wind 210 deg - No Ice
18	1.2 Dead+1.0 Wind 240 deg - No Ice
19	0.9 Dead+1.0 Wind 240 deg - No Ice
20	1.2 Dead+1.0 Wind 270 deg - No Ice
21	0.9 Dead+1.0 Wind 270 deg - No Ice
22	1.2 Dead+1.0 Wind 300 deg - No Ice
23	0.9 Dead+1.0 Wind 300 deg - No Ice
24	1.2 Dead+1.0 Wind 330 deg - No Ice
25	0.9 Dead+1.0 Wind 330 deg - No Ice
26	1.2 Dead+1.0 Ice+1.0 Temp
27	1.2 Dead+1.0 Wind 0 deg+1.0 Ice+1.0 Temp

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<i>Comb. No.</i>	<i>Description</i>
28	1.2 Dead+1.0 Wind 30 deg+1.0 Ice+1.0 Temp
29	1.2 Dead+1.0 Wind 60 deg+1.0 Ice+1.0 Temp
30	1.2 Dead+1.0 Wind 90 deg+1.0 Ice+1.0 Temp
31	1.2 Dead+1.0 Wind 120 deg+1.0 Ice+1.0 Temp
32	1.2 Dead+1.0 Wind 150 deg+1.0 Ice+1.0 Temp
33	1.2 Dead+1.0 Wind 180 deg+1.0 Ice+1.0 Temp
34	1.2 Dead+1.0 Wind 210 deg+1.0 Ice+1.0 Temp
35	1.2 Dead+1.0 Wind 240 deg+1.0 Ice+1.0 Temp
36	1.2 Dead+1.0 Wind 270 deg+1.0 Ice+1.0 Temp
37	1.2 Dead+1.0 Wind 300 deg+1.0 Ice+1.0 Temp
38	1.2 Dead+1.0 Wind 330 deg+1.0 Ice+1.0 Temp
39	Dead+Wind 0 deg - Service
40	Dead+Wind 30 deg - Service
41	Dead+Wind 60 deg - Service
42	Dead+Wind 90 deg - Service
43	Dead+Wind 120 deg - Service
44	Dead+Wind 150 deg - Service
45	Dead+Wind 180 deg - Service
46	Dead+Wind 210 deg - Service
47	Dead+Wind 240 deg - Service
48	Dead+Wind 270 deg - Service
49	Dead+Wind 300 deg - Service
50	Dead+Wind 330 deg - Service

Maximum Member Forces

<i>Section No.</i>	<i>Elevation ft</i>	<i>Component Type</i>	<i>Condition</i>	<i>Gov. Load Comb.</i>	<i>Axial K</i>	<i>Major Axis Moment kip-ft</i>	<i>Minor Axis Moment kip-ft</i>
T1	255 - 240	Leg	Max Tension	15	12.934	1.028	-0.001
			Max. Compression	2	-14.871	0.508	-0.001
			Max. Mx	2	-14.869	-1.108	0.002
			Max. My	4	-1.209	0.003	0.678
			Max. Vy	2	-3.231	0.508	-0.001
			Max. Vx	12	1.979	-0.003	-0.098
		Diagonal	Max Tension	8	3.200	0.000	0.000
			Max. Compression	8	-2.986	0.000	0.000
			Max. Mx	34	0.252	0.021	-0.002
			Max. My	20	-2.979	0.004	0.008
			Max. Vy	36	0.023	0.020	0.002
			Max. Vx	20	-0.002	0.000	0.000
		Top Girt	Max Tension	22	0.803	0.000	0.000
			Max. Compression	11	-0.693	0.000	0.000
			Max. Mx	26	0.086	-0.037	0.000
			Max. My	28	0.084	0.000	0.001
			Max. Vy	26	0.030	0.000	0.000
			Max. Vx	28	0.001	0.000	0.000
		Leg	Max Tension	15	57.649	2.334	0.000
			Max. Compression	2	-64.383	1.271	-0.008
			Max. Mx	2	-15.724	2.859	-0.003
			Max. My	4	-3.812	0.035	1.662
			Max. Vy	2	-8.173	1.271	-0.008
			Max. Vx	4	3.672	0.003	-0.174
		Diagonal	Max Tension	4	7.410	0.000	0.000
			Max. Compression	2	-6.973	0.000	0.000
			Max. Mx	2	1.339	0.036	-0.001
			Max. My	8	-5.350	0.003	-0.033
			Max. Vy	32	0.029	0.028	-0.003
			Max. Vx	8	0.009	0.000	0.000

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	Project	255' SST/34.305869, -83.649236	Date	15:51:53 12/19/22
	Client	Vertical Bridge	Designed by	christopher.guidry

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft
T3	220 - 200	Leg	Max Tension	15	119.097	4.215	-0.036
			Max. Compression	2	-131.987	1.063	-0.018
			Max. Mx	2	-65.250	6.051	-0.020
			Max. My	4	-4.627	-0.048	-2.756
			Max. Vy	2	-12.628	1.063	-0.018
			Max. Vx	4	5.632	-0.000	-0.297
		Diagonal	Max Tension	24	10.676	0.000	0.000
			Max. Compression	24	-9.933	0.000	0.000
			Max. Mx	2	2.219	0.053	0.002
			Max. My	8	-9.489	0.000	-0.041
			Max. Vy	34	0.040	0.042	-0.004
			Max. Vx	8	0.009	0.000	0.000
T4	200 - 180	Leg	Max Tension	15	176.702	4.465	-0.076
			Max. Compression	2	-193.740	1.065	-0.025
			Max. Mx	2	-132.008	7.349	-0.098
			Max. My	4	-7.006	-0.067	-3.118
			Max. Vy	2	-13.549	1.065	-0.025
			Max. Vx	4	5.641	-0.067	-3.118
		Diagonal	Max Tension	24	10.349	0.000	0.000
			Max. Compression	24	-10.862	0.000	0.000
			Max. Mx	32	1.651	0.060	-0.004
			Max. My	24	-10.852	-0.009	-0.030
			Max. Vy	28	0.050	0.059	0.006
			Max. Vx	24	0.006	0.000	0.000
T5	180 - 160	Leg	Max Tension	15	227.591	4.647	-0.107
			Max. Compression	2	-249.293	1.161	-0.037
			Max. Mx	2	-193.763	7.811	-0.168
			Max. My	16	-8.675	-0.059	3.148
			Max. Vy	2	-14.276	1.161	-0.037
			Max. Vx	16	-5.555	-0.009	0.622
		Diagonal	Max Tension	24	10.327	0.000	0.000
			Max. Compression	24	-10.707	0.000	0.000
			Max. Mx	28	0.566	0.073	0.007
			Max. My	2	-10.569	-0.016	-0.019
			Max. Vy	28	0.057	0.073	0.007
			Max. Vx	2	0.004	0.000	0.000
T6	160 - 140	Leg	Max Tension	15	274.089	5.090	-0.152
			Max. Compression	2	-301.163	1.042	-0.026
			Max. Mx	2	-249.318	8.268	-0.232
			Max. My	16	-10.418	-0.046	3.404
			Max. Vy	2	-15.100	1.042	-0.026
			Max. Vx	16	-5.775	-0.006	0.462
		Diagonal	Max Tension	24	10.673	0.000	0.000
			Max. Compression	24	-10.901	0.000	0.000
			Max. Mx	28	0.549	0.097	0.009
			Max. My	2	-10.870	-0.007	-0.016
			Max. Vy	28	0.068	0.097	0.009
			Max. Vx	2	0.003	0.000	0.000
T7	140 - 120	Leg	Max Tension	15	317.743	5.318	-0.169
			Max. Compression	2	-350.632	1.306	-0.052
			Max. Mx	2	-301.190	8.570	-0.268
			Max. My	16	-12.401	-0.027	3.354
			Max. Vy	2	-16.149	1.306	-0.052
			Max. Vx	16	-6.111	-0.003	0.778
		Diagonal	Max Tension	2	11.084	0.000	0.000
			Max. Compression	2	-11.169	0.000	0.000
			Max. Mx	28	0.549	0.123	0.012
			Max. My	2	-11.158	-0.007	-0.017
			Max. Vy	28	0.079	0.123	0.012
			Max. Vx	30	0.003	0.000	0.000
T8	120 - 100	Leg	Max Tension	15	359.440	5.834	-0.185

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	Client	Vertical Bridge	Designed by	christopher.guidry

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft
T9	100 - 80	Diagonal	Max. Compression	2	-399.027	0.938	-0.075
			Max. Mx	2	-350.662	9.352	-0.333
			Max. My	16	-14.459	-0.008	3.838
			Max. Vy	2	-16.745	0.938	-0.075
			Max. Vx	16	-6.980	-0.027	1.310
			Max Tension	2	12.004	0.000	0.000
			Max. Compression	2	-11.955	0.000	0.000
			Max. Mx	31	1.190	0.157	0.014
			Max. My	14	-11.250	0.048	0.023
			Max. Vy	28	0.092	0.152	0.014
			Max. Vx	30	0.004	0.000	0.000
			Max Tension	15	399.373	7.529	-0.261
		Leg	Max. Compression	2	-446.060	-0.709	-0.013
			Max. Mx	2	-446.030	-9.453	0.335
			Max. My	16	-16.883	-0.000	4.804
			Max. Vy	2	-17.474	-0.709	-0.013
			Max. Vx	16	-7.060	-0.026	0.606
			Max Tension	3	13.543	0.000	0.000
			Max. Compression	2	-14.277	0.000	0.000
			Max. Mx	28	1.641	0.227	0.000
			Max. My	27	-0.199	0.000	-0.006
			Max. Vy	28	-0.089	0.000	0.000
			Max. Vx	27	0.002	0.000	0.000
			Max Tension	2	2.115	-0.050	0.000
		Horizontal	Max. Compression	15	-2.047	-0.037	0.002
			Max. Mx	29	0.215	-0.156	0.003
			Max. My	14	0.717	-0.041	0.006
			Max. Vy	29	0.089	-0.156	0.003
			Max. Vx	27	-0.002	-0.156	0.004
			Max Tension	5	0.000	0.000	0.000
			Max. Compression	29	-0.009	0.000	0.000
			Max. Mx	26	-0.008	-0.106	0.000
			Max. My	2	-0.005	0.000	-0.000
			Max. Vy	26	0.048	0.000	0.000
			Max. Vx	2	0.000	0.000	0.000
			Max Tension	15	437.076	7.214	-0.257
T10	80 - 60	Leg	Max. Compression	2	-490.911	0.117	-0.047
			Max. Mx	2	-490.881	-9.153	0.335
			Max. My	16	-19.509	-0.014	4.141
			Max. Vy	2	-18.524	0.117	-0.047
			Max. Vx	16	-7.200	-0.022	1.012
			Max Tension	3	13.570	0.000	0.000
		Diagonal	Max. Compression	2	-14.074	0.000	0.000
			Max. Mx	28	1.636	0.279	0.000
			Max. My	27	-0.153	0.000	-0.007
			Max. Vy	28	-0.103	0.000	0.000
			Max. Vx	27	0.003	0.000	0.000
			Max Tension	2	2.039	-0.067	0.000
		Horizontal	Max. Compression	15	-2.014	-0.050	0.002
			Max. Mx	35	0.026	-0.197	0.004
			Max. My	14	0.662	-0.056	0.006
			Max. Vy	35	-0.105	-0.197	0.004
			Max. Vx	27	-0.002	-0.197	0.004
			Max Tension	15	0.000	0.000	0.000
		Inner Bracing	Max. Compression	29	-0.010	0.000	0.000
			Max. Mx	26	-0.010	-0.121	0.000
			Max. My	2	-0.004	0.000	-0.000
			Max. Vy	26	-0.051	0.000	0.000
			Max. Vx	2	0.000	0.000	0.000
			Max Tension	15	473.160	7.448	-0.260
T11	60 - 40	Leg	Max. Compression	2	-534.534	0.281	-0.076

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	Client	Vertical Bridge	Designed by	christopher.guidry

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft
T12	40 - 20	Diagonal	Max. Mx	2	-490.944	9.397	-0.428
			Max. My	16	-22.184	-0.007	4.616
			Max. Vy	2	-19.206	0.281	-0.076
			Max. Vx	16	-7.356	-0.016	1.333
			Max Tension	3	13.723	0.000	0.000
			Max. Compression	3	-14.398	0.000	0.000
			Max. Mx	28	1.743	0.311	0.000
			Max. My	27	-0.013	0.000	-0.007
			Max. Vy	28	-0.108	0.000	0.000
			Max. Vx	27	0.003	0.000	0.000
			Max Tension	2	2.109	-0.078	0.001
			Max. Compression	15	-2.031	-0.058	0.002
		Horizontal	Max. Mx	35	0.017	-0.221	0.005
			Max. My	14	0.635	-0.068	0.006
			Max. Vy	35	-0.110	-0.221	0.005
			Max. Vx	27	-0.002	-0.221	0.005
			Max Tension	1	0.000	0.000	0.000
			Max. Compression	29	-0.011	0.000	0.000
			Max. Mx	26	-0.010	-0.136	0.000
			Max. My	2	-0.004	0.000	-0.000
			Max. Vy	26	0.053	0.000	0.000
			Max. Vx	2	0.000	0.000	0.000
		Leg	Max Tension	15	507.566	8.707	-0.338
			Max. Compression	2	-577.383	-0.903	0.000
			Max. Mx	2	-577.345	-10.944	0.422
			Max. My	16	-25.040	0.026	5.015
			Max. Vy	2	-20.066	-0.903	0.000
			Max. Vx	16	-7.370	-0.025	0.531
		Diagonal	Max Tension	3	14.193	0.000	0.000
			Max. Compression	3	-14.762	0.000	0.000
			Max. Mx	28	2.098	0.380	0.000
			Max. My	27	0.352	0.000	-0.009
			Max. Vy	28	-0.125	0.000	0.000
			Max. Vx	27	0.003	0.000	0.000
		Horizontal	Max Tension	2	2.501	-0.118	0.001
			Max. Compression	15	-2.316	-0.088	0.003
			Max. Mx	35	-0.083	-0.272	0.006
			Max. My	14	0.751	-0.105	0.007
			Max. Vy	35	-0.125	-0.266	0.005
			Max. Vx	33	0.003	-0.272	0.007
		Inner Bracing	Max Tension	1	0.000	0.000	0.000
			Max. Compression	29	-0.012	0.000	0.000
			Max. Mx	26	-0.011	-0.149	0.000
			Max. My	2	-0.006	0.000	-0.000
			Max. Vy	26	0.054	0.000	0.000
			Max. Vx	2	0.000	0.000	0.000
T13	20 - 0	Leg	Max Tension	15	540.294	8.269	-0.332
			Max. Compression	2	-617.986	0.000	0.000
			Max. Mx	2	-617.950	-10.510	0.422
			Max. My	16	-28.401	0.043	4.221
			Max. Vy	2	-21.003	0.000	0.000
			Max. Vx	16	-7.375	0.043	4.221
		Diagonal	Max Tension	3	13.947	0.000	0.000
			Max. Compression	2	-14.842	0.000	0.000
			Max. Mx	27	2.665	0.414	0.000
			Max. My	35	1.187	0.000	-0.010
			Max. Vy	27	-0.128	0.000	0.000
			Max. Vx	35	0.003	0.000	0.000
		Horizontal	Max Tension	2	2.412	-0.131	0.002
			Max. Compression	15	-2.218	-0.093	0.003
			Max. Mx	27	-0.120	-0.325	0.007

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	Client	Vertical Bridge	Designed by	christopher.guidry

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft
		Inner Bracing	Max. My	14	0.745	-0.110	0.009
			Max. Vy	27	0.133	-0.325	0.007
			Max. Vx	33	0.003	-0.323	0.008
			Max Tension	1	0.000	0.000	0.000
			Max. Compression	33	-0.012	0.000	0.000
			Max. Mx	31	-0.011	-0.152	0.000
			Max. My	31	-0.011	0.000	-0.000
			Max. Vy	31	0.051	0.000	0.000
			Max. Vx	31	0.000	0.000	0.000

Maximum Reactions

Location	Condition	Gov. Load Comb.	Vertical K	Horizontal, X K	Horizontal, Z K
Leg C	Max. Vert	18	611.696	38.997	-22.754
	Max. H _x	18	611.696	38.997	-22.754
	Max. H _z	7	-535.330	-35.670	20.873
	Min. Vert	7	-535.330	-35.670	20.873
	Min. H _x	7	-535.330	-35.670	20.873
	Min. H _z	18	611.696	38.997	-22.754
Leg B	Max. Vert	10	592.821	-37.426	-21.883
	Max. H _x	23	-514.391	33.972	19.911
	Max. H _z	25	-455.623	28.964	20.100
	Min. Vert	23	-514.391	33.972	19.911
	Min. H _x	10	592.821	-37.426	-21.883
	Min. H _z	10	592.821	-37.426	-21.883
Leg A	Max. Vert	2	616.675	0.695	45.389
	Max. H _x	21	23.188	6.475	0.998
	Max. H _z	2	616.675	0.695	45.389
	Min. Vert	15	-538.919	-0.772	-41.565
	Min. H _x	9	23.187	-6.461	0.997
	Min. H _z	15	-538.919	-0.772	-41.565

Tower Mast Reaction Summary

Load Combination	Vertical K	Shear _x K	Shear _z K	Overturning Moment, M _x kip-ft	Overturning Moment, M _z kip-ft	Torque kip-ft
Dead Only	76.949	0.000	-0.000	-2.192	-11.908	0.000
1.2 Dead+1.0 Wind 0 deg - No Ice	92.339	-0.000	-75.858	-12177.611	-14.519	30.593
0.9 Dead+1.0 Wind 0 deg - No Ice	69.254	-0.000	-75.859	-12153.555	-10.906	30.561
1.2 Dead+1.0 Wind 30 deg - No Ice	92.339	36.939	-63.979	-10341.672	-5983.842	37.647
0.9 Dead+1.0 Wind 30 deg - No Ice	69.254	36.939	-63.980	-10321.092	-5968.743	37.621
1.2 Dead+1.0 Wind 60 deg - No Ice	92.339	61.895	-35.735	-5811.937	-10076.340	-9.358
0.9 Dead+1.0 Wind 60 deg - No Ice	69.254	61.896	-35.736	-5800.059	-10053.294	-9.373
1.2 Dead+1.0 Wind 90 deg - No	92.339	70.156	-0.000	-2.781	-11447.726	-36.761

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<i>Load Combination</i>	<i>Vertical K</i>	<i>Shear_x K</i>	<i>Shear_z K</i>	<i>Overturning Moment, M_x kip-ft</i>	<i>Overturning Moment, M_z kip-ft</i>	<i>Torque kip-ft</i>
Ice						
0.9 Dead+1.0 Wind 90 deg - No Ice	69.254	70.158	-0.000	-2.136	-11421.973	-36.760
1.2 Dead+1.0 Wind 120 deg - No Ice	92.339	62.476	36.071	5832.677	-10121.505	-10.339
0.9 Dead+1.0 Wind 120 deg - No Ice	69.254	62.477	36.071	5822.065	-10098.368	-10.323
1.2 Dead+1.0 Wind 150 deg - No Ice	92.339	35.267	61.086	9974.771	-5774.810	1.764
0.9 Dead+1.0 Wind 150 deg - No Ice	69.254	35.268	61.086	9956.111	-5760.027	1.796
1.2 Dead+1.0 Wind 180 deg - No Ice	92.339	-0.000	71.847	11703.009	-14.517	-30.591
0.9 Dead+1.0 Wind 180 deg - No Ice	69.254	-0.000	71.848	11681.034	-10.903	-30.559
1.2 Dead+1.0 Wind 210 deg - No Ice	92.339	-36.938	63.980	10336.593	5954.742	-37.647
0.9 Dead+1.0 Wind 210 deg - No Ice	69.254	-36.939	63.981	10317.345	5946.851	-37.621
1.2 Dead+1.0 Wind 240 deg - No Ice	92.339	-65.369	37.741	6041.284	10454.056	9.355
0.9 Dead+1.0 Wind 240 deg - No Ice	69.254	-65.370	37.741	6030.345	10437.579	9.370
1.2 Dead+1.0 Wind 270 deg - No Ice	92.339	-70.156	-0.000	-2.808	11418.959	36.761
0.9 Dead+1.0 Wind 270 deg - No Ice	69.254	-70.158	-0.000	-2.156	11400.434	36.760
1.2 Dead+1.0 Wind 300 deg - No Ice	92.339	-59.003	-34.065	-5603.340	9686.244	10.339
0.9 Dead+1.0 Wind 300 deg - No Ice	69.254	-59.003	-34.066	-5591.788	9670.994	10.323
1.2 Dead+1.0 Wind 330 deg - No Ice	92.339	-35.268	-61.085	-9980.014	5746.092	-1.764
0.9 Dead+1.0 Wind 330 deg - No Ice	69.254	-35.268	-61.086	-9960.022	5738.559	-1.796
1.2 Dead+1.0 Ice+1.0 Temp	244.795	-0.003	0.000	-16.729	-60.478	0.002
1.2 Dead+1.0 Wind 0 deg+1.0 Ice+1.0 Temp	244.795	-0.000	-10.006	-1724.524	-61.714	2.402
1.2 Dead+1.0 Wind 30 deg+1.0 Ice+1.0 Temp	244.795	4.943	-8.561	-1483.550	-908.460	2.722
1.2 Dead+1.0 Wind 60 deg+1.0 Ice+1.0 Temp	244.795	8.411	-4.856	-851.981	-1508.058	-1.150
1.2 Dead+1.0 Wind 90 deg+1.0 Ice+1.0 Temp	244.795	9.593	0.000	-16.929	-1714.886	-3.392
1.2 Dead+1.0 Wind 120 deg+1.0 Ice+1.0 Temp	244.795	8.412	4.857	816.694	-1505.602	-1.260
1.2 Dead+1.0 Wind 150 deg+1.0 Ice+1.0 Temp	244.795	4.811	8.334	1420.839	-891.817	-0.115
1.2 Dead+1.0 Wind 180 deg+1.0 Ice+1.0 Temp	244.795	-0.000	9.742	1660.188	-61.716	-2.400
1.2 Dead+1.0 Wind 210 deg+1.0 Ice+1.0 Temp	244.795	-4.943	8.561	1449.679	785.033	-2.722
1.2 Dead+1.0 Wind 240 deg+1.0 Ice+1.0 Temp	244.795	-8.639	4.988	833.304	1410.953	1.150
1.2 Dead+1.0 Wind 270 deg+1.0 Ice+1.0 Temp	244.795	-9.593	0.000	-16.941	1591.457	3.391
1.2 Dead+1.0 Wind 300 deg+1.0 Ice+1.0 Temp	244.795	-8.184	-4.725	-835.335	1355.792	1.260
1.2 Dead+1.0 Wind 330 deg+1.0 Ice+1.0 Temp	244.795	-4.811	-8.334	-1454.713	768.385	0.115
Dead+Wind 0 deg - Service	76.949	-0.000	-23.866	-3826.667	-11.989	9.613

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	Client	Vertical Bridge	Designed by	christopher.guidry

Load Combination	Vertical K	Shear _x K	Shear _z K	Overturning Moment, M _x kip-ft	Overturning Moment, M _z kip-ft	Torque kip-ft
Dead+Wind 30 deg - Service	76.949	11.621	-20.129	-3249.964	-1887.091	11.853
Dead+Wind 60 deg - Service	76.949	19.473	-11.243	-1827.034	-3172.682	-2.946
Dead+Wind 90 deg - Service	76.949	22.073	-0.000	-2.205	-3603.474	-11.577
Dead+Wind 120 deg - Service	76.949	19.656	11.349	1830.830	-3186.873	-3.247
Dead+Wind 150 deg - Service	76.949	11.096	19.219	3131.948	-1821.474	0.579
Dead+Wind 180 deg - Service	76.949	-0.000	22.604	3674.825	-11.989	-9.613
Dead+Wind 210 deg - Service	76.949	-11.621	20.129	3245.590	1863.113	-11.853
Dead+Wind 240 deg - Service	76.949	-20.566	11.874	1896.363	3276.433	2.944
Dead+Wind 270 deg - Service	76.949	-22.073	-0.000	-2.212	3579.524	11.577
Dead+Wind 300 deg - Service	76.949	-18.564	-10.718	-1761.501	3035.224	3.248
Dead+Wind 330 deg - Service	76.949	-11.096	-19.219	-3136.340	1797.525	-0.579

Solution Summary

Load Comb.	Sum of Applied Forces			Sum of Reactions			% Error
	PX K	PY K	PZ K	PX K	PY K	PZ K	
1	0.000	-76.949	0.000	-0.000	76.949	0.000	0.000%
2	0.000	-92.339	-75.863	0.000	92.339	75.858	0.004%
3	0.000	-69.254	-75.863	0.000	69.254	75.859	0.003%
4	36.941	-92.339	-63.983	-36.939	92.339	63.979	0.004%
5	36.941	-69.254	-63.983	-36.939	69.254	63.980	0.003%
6	61.898	-92.339	-35.737	-61.895	92.339	35.735	0.003%
7	61.898	-69.254	-35.737	-61.896	69.254	35.736	0.003%
8	70.160	-92.339	-0.000	-70.156	92.339	0.000	0.003%
9	70.160	-69.254	-0.000	-70.158	69.254	0.000	0.003%
10	62.480	-92.339	36.073	-62.476	92.339	-36.071	0.004%
11	62.480	-69.254	36.073	-62.477	69.254	-36.071	0.003%
12	35.270	-92.339	61.089	-35.267	92.339	-61.086	0.004%
13	35.270	-69.254	61.089	-35.268	69.254	-61.086	0.003%
14	-0.000	-92.339	71.851	0.000	92.339	-71.847	0.003%
15	-0.000	-69.254	71.851	0.000	69.254	-71.848	0.003%
16	-36.941	-92.339	63.983	36.938	92.339	-63.980	0.004%
17	-36.941	-69.254	63.983	36.939	69.254	-63.981	0.003%
18	-65.373	-92.339	37.743	65.369	92.339	-37.741	0.004%
19	-65.373	-69.254	37.743	65.370	69.254	-37.741	0.003%
20	-70.160	-92.339	-0.000	70.156	92.339	0.000	0.003%
21	-70.160	-69.254	-0.000	70.158	69.254	0.000	0.003%
22	-59.006	-92.339	-34.067	59.003	92.339	34.065	0.003%
23	-59.006	-69.254	-34.067	59.003	69.254	34.066	0.003%
24	-35.270	-92.339	-61.089	35.268	92.339	61.085	0.004%
25	-35.270	-69.254	-61.089	35.268	69.254	61.086	0.003%
26	0.000	-244.795	0.000	0.003	244.795	-0.000	0.001%
27	0.000	-244.795	-10.006	0.000	244.795	10.006	0.000%
28	4.943	-244.795	-8.562	-4.943	244.795	8.561	0.000%
29	8.412	-244.795	-4.857	-8.411	244.795	4.856	0.000%
30	9.594	-244.795	0.000	-9.593	244.795	-0.000	0.000%
31	8.413	-244.795	4.857	-8.412	244.795	-4.857	0.000%
32	4.812	-244.795	8.334	-4.811	244.795	-8.334	0.000%
33	0.000	-244.795	9.743	0.000	244.795	-9.742	0.000%
34	-4.943	-244.795	8.562	4.943	244.795	-8.561	0.000%
35	-8.640	-244.795	4.988	8.639	244.795	-4.988	0.000%
36	-9.594	-244.795	0.000	9.593	244.795	-0.000	0.000%
37	-8.184	-244.795	-4.725	8.184	244.795	4.725	0.000%
38	-4.812	-244.795	-8.334	4.811	244.795	8.334	0.000%
39	0.000	-76.949	-23.867	0.000	76.949	23.866	0.001%
40	11.622	-76.949	-20.130	-11.621	76.949	20.129	0.001%
41	19.474	-76.949	-11.243	-19.473	76.949	11.243	0.001%

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Load Comb.	Sum of Applied Forces			Sum of Reactions			% Error
	PX K	PY K	PZ K	PX K	PY K	PZ K	
42	22.074	-76.949	0.000	-22.073	76.949	0.000	0.001%
43	19.657	-76.949	11.349	-19.656	76.949	-11.349	0.001%
44	11.097	-76.949	19.220	-11.096	76.949	-19.219	0.001%
45	0.000	-76.949	22.606	0.000	76.949	-22.604	0.001%
46	-11.622	-76.949	20.130	11.621	76.949	-20.129	0.001%
47	-20.567	-76.949	11.874	20.566	76.949	-11.874	0.001%
48	-22.074	-76.949	0.000	22.073	76.949	0.000	0.001%
49	-18.565	-76.949	-10.718	18.564	76.949	10.718	0.001%
50	-11.097	-76.949	-19.220	11.096	76.949	19.219	0.001%

Non-Linear Convergence Results

Load Combination	Converged?	Number of Cycles	Displacement Tolerance	Force Tolerance
1	Yes	6	0.00000001	0.00000001
2	Yes	12	0.00004880	0.00011708
3	Yes	12	0.00003669	0.00008847
4	Yes	12	0.00004626	0.00011125
5	Yes	12	0.00003427	0.00008283
6	Yes	12	0.00004373	0.00010546
7	Yes	12	0.00003181	0.00007712
8	Yes	12	0.00004627	0.00011139
9	Yes	12	0.00003427	0.00008292
10	Yes	12	0.00004871	0.00011700
11	Yes	12	0.00003659	0.00008835
12	Yes	12	0.00004631	0.00011152
13	Yes	12	0.00003430	0.00008302
14	Yes	12	0.00004373	0.00010551
15	Yes	12	0.00003181	0.00007715
16	Yes	12	0.00004626	0.00011128
17	Yes	12	0.00003427	0.00008284
18	Yes	12	0.00004875	0.00011696
19	Yes	12	0.00003664	0.00008836
20	Yes	12	0.00004627	0.00011142
21	Yes	12	0.00003427	0.00008293
22	Yes	12	0.00004383	0.00010587
23	Yes	12	0.00003190	0.00007745
24	Yes	12	0.00004630	0.00011151
25	Yes	12	0.00003430	0.00008301
26	Yes	6	0.00000001	0.00008691
27	Yes	13	0.00000001	0.00010973
28	Yes	13	0.00000001	0.00010997
29	Yes	13	0.00000001	0.00010965
30	Yes	13	0.00000001	0.00010959
31	Yes	13	0.00000001	0.00011060
32	Yes	13	0.00000001	0.00010870
33	Yes	13	0.00000001	0.00010780
34	Yes	13	0.00000001	0.00010739
35	Yes	13	0.00000001	0.00010694
36	Yes	13	0.00000001	0.00010513
37	Yes	13	0.00000001	0.00010490
38	Yes	13	0.00000001	0.00010691
39	Yes	12	0.00000001	0.00009144
40	Yes	12	0.00000001	0.00008971
41	Yes	12	0.00000001	0.00008803
42	Yes	12	0.00000001	0.00008981

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43	Yes	12	0.00000001	0.00009148
44	Yes	12	0.00000001	0.00008991
45	Yes	12	0.00000001	0.00008813
46	Yes	12	0.00000001	0.00008976
47	Yes	12	0.00000001	0.00009139
48	Yes	12	0.00000001	0.00008984
49	Yes	12	0.00000001	0.00008827
50	Yes	12	0.00000001	0.00008989

Maximum Tower Deflections - Service Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
T1	255 - 240	12.824	39	0.430	0.053
T2	240 - 220	11.441	39	0.427	0.051
T3	220 - 200	9.578	39	0.405	0.048
T4	200 - 180	7.838	39	0.369	0.045
T5	180 - 160	6.269	39	0.325	0.039
T6	160 - 140	4.891	39	0.279	0.033
T7	140 - 120	3.720	39	0.236	0.027
T8	120 - 100	2.712	39	0.196	0.021
T9	100 - 80	1.879	39	0.159	0.015
T10	80 - 60	1.228	39	0.124	0.012
T11	60 - 40	0.720	39	0.089	0.009
T12	40 - 20	0.350	39	0.057	0.005
T13	20 - 0	0.117	39	0.029	0.003

Critical Deflections and Radius of Curvature - Service Wind

Elevation ft	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
255.000	Lightning Rod 1"x10'	39	12.824	0.430	0.053	179105
250.000	Sector1(CaAa=13333.33 Sq.in)No Ice	39	12.365	0.430	0.052	179105
240.000	Sector1(CaAa=10000 Sq.in)No Ice	39	11.441	0.427	0.051	72991
230.000	Sector1(CaAa=13333.33 Sq.in)No Ice	39	10.504	0.418	0.050	109268
220.000	Sector1(CaAa=10000 Sq.in)No Ice	39	9.578	0.405	0.048	31038
210.000	Sector1(CaAa=10000 Sq.in)No Ice	39	8.687	0.389	0.047	29086

Maximum Tower Deflections - Design Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
T1	255 - 240	40.877	2	1.371	0.168
T2	240 - 220	36.464	2	1.362	0.163
T3	220 - 200	30.521	2	1.291	0.154
T4	200 - 180	24.976	2	1.177	0.142

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Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
T5	180 - 160	19.971	2	1.035	0.125
T6	160 - 140	15.582	2	0.890	0.105
T7	140 - 120	11.848	2	0.751	0.087
T8	120 - 100	8.637	2	0.623	0.066
T9	100 - 80	5.984	2	0.505	0.049
T10	80 - 60	3.912	2	0.395	0.038
T11	60 - 40	2.294	2	0.283	0.028
T12	40 - 20	1.115	2	0.183	0.017
T13	20 - 0	0.374	2	0.092	0.009

Critical Deflections and Radius of Curvature - Design Wind

Elevation ft	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
255.000	Lightning Rod 1"x10'	2	40.877	1.371	0.168	56992
250.000	Sector1(CaAa=13333.33 Sq.in)No Ice	2	39.413	1.371	0.167	56992
240.000	Sector1(CaAa=10000 Sq.in)No Ice	2	36.464	1.362	0.163	23211
230.000	Sector1(CaAa=13333.33 Sq.in)No Ice	2	33.475	1.334	0.159	34858
220.000	Sector1(CaAa=10000 Sq.in)No Ice	2	30.521	1.291	0.154	9713
210.000	Sector1(CaAa=10000 Sq.in)No Ice	2	27.682	1.238	0.149	9110

Bolt Design Data

Section No.	Elevation ft	Component Type	Bolt Grade	Bolt Size in	Number Of Bolts	Maximum Load per Bolt K	Allowable Load per Bolt K	Ratio Load Allowable	Allowable Ratio	Criteria
T1	255	Diagonal	A325X	0.625	1	3.200	9.598	0.333 ✓	1	Member Block Shear
		Top Girt	A325X	0.625	1	0.803	9.598	0.084 ✓	1	Member Block Shear
T2	240	Leg	A325N	0.750	6	2.155	30.101	0.072 ✓	1	Bolt Tension
		Diagonal	A325X	0.625	1	7.410	9.598	0.772 ✓	1	Member Block Shear
T3	220	Leg	A325N	0.750	6	9.606	30.101	0.319 ✓	1	Bolt Tension
		Diagonal	A325X	0.625	1	10.676	14.320	0.745 ✓	1	Member Block Shear
T4	200	Leg	A325N	1.000	6	19.847	54.517	0.364 ✓	1	Bolt Tension
		Diagonal	A325X	0.625	1	10.349	13.025	0.795 ✓	1	Member Block Shear
T5	180	Leg	A325N	1.000	6	29.448	54.517	0.540 ✓	1	Bolt Tension
		Diagonal	A325X	0.625	1	10.327	13.025	0.793 ✓	1	Member Block Shear
T6	160	Leg	A325N	1.000	6	37.929	54.517	0.696 ✓	1	Bolt Tension
		Diagonal	A325X	0.625	1	10.901	17.257	0.632 ✓	1	Bolt Shear
T7	140	Leg	A325N	1.250	6	45.679	87.220	0.524 ✓	1	Bolt Tension

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Section No.	Elevation ft	Component Type	Bolt Grade	Bolt Size in	Number Of Bolts	Maximum Load per Bolt K	Allowable Load per Bolt K	Ratio Load Allowable	Allowable Ratio	Criteria
T8	120	Diagonal	A325X	0.625	1	11.084	14.168	0.782 ✓	1	Member Block Shear
		Leg	A325N	1.250	6	52.954	87.220	0.607 ✓	1	Bolt Tension
T9	100	Diagonal	A325X	0.625	1	12.004	17.257	0.696 ✓	1	Bolt Shear
		Leg	A325N	1.250	6	59.903	87.220	0.687 ✓	1	Bolt Tension
T10	80	Diagonal	A325X	0.625	1	14.277	29.250	0.488 ✓	1	Gusset Bearing
		Horizontal	A325X	0.625	1	7.731	19.195	0.403 ✓	1	Member Block Shear
T11	60	Leg	A325N	1.250	6	66.559	87.220	0.763 ✓	1	Bolt Tension
		Diagonal	A325X	0.625	1	13.570	26.051	0.521 ✓	1	Member Block Shear
T12	40	Horizontal	A325X	0.625	1	8.509	21.480	0.396 ✓	1	Member Block Shear
		Leg	A325N	1.500	6	72.842	126.472	0.576 ✓	1	Bolt Tension
T13	20	Diagonal	A325X	0.625	1	13.724	26.051	0.527 ✓	1	Member Block Shear
		Horizontal	A325X	0.625	1	9.265	21.480	0.431 ✓	1	Member Block Shear
		Leg	A325N	1.500	6	78.856	126.472	0.624 ✓	1	Bolt Tension
		Diagonal	A325X	0.625	1	14.762	29.250	0.505 ✓	1	Gusset Bearing
		Horizontal	A325X	0.625	1	10.008	28.641	0.349 ✓	1	Member Block Shear
		Leg	A325N	1.500	6	84.590	126.472	0.669 ✓	1	Bolt Tension
		Diagonal	A325X	0.625	1	14.842	29.250	0.507 ✓	1	Member Bearing
		Horizontal	A325X	0.625	1	10.711	26.051	0.411 ✓	1	Member Block Shear

Compression Checks

Leg Design Data (Compression)

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
T1	255 - 240	1 3/4	15.014	4.671	128.1 K=1.00	2.405	-11.703	33.103	0.354 ¹ ✓
T2	240 - 220	2 1/4	20.019	4.754	101.4 K=1.00	3.976	-58.152	84.331	0.690 ¹ ✓
T3	220 - 200	2 3/4	20.019	4.754	83.0 K=1.00	5.940	-123.886	161.540	0.767 ¹ ✓
T4	200 - 180	3	20.019	4.754	76.1 K=1.00	7.069	-186.259	208.347	0.894 ¹ ✓
T5	180 - 160	3 1/4	20.019	4.754	70.2 K=1.00	8.296	-242.242	260.312	0.931 ¹ ✓
T6	160 - 140	3 1/2	20.019	4.754	65.2	9.621	-294.356	317.273	0.928 ¹ ✓

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Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
T7	140 - 120	3 3/4	20.019	4.754	K=1.00 60.9	11.045	-343.912	379.106	0.907 ¹ ✓
T8	120 - 100	4	20.019	4.754	K=1.00 57.1	12.566	-392.507	445.717	0.881 ¹ ✓
T9	100 - 80	4 1/4	20.019	4.754	K=1.00 53.7	14.186	-433.826	517.034	0.839 ¹ ✓
T10	80 - 60	4 1/4	20.019	4.754	K=1.00 53.7	14.186	-479.030	517.034	0.926 ¹ ✓
T11	60 - 40	4 1/2	20.019	4.754	K=1.00 50.7	15.904	-522.856	593.004	0.882 ¹ ✓
T12	40 - 20	4 3/4	20.019	4.754	K=1.00 48.0	17.721	-565.690	673.582	0.840 ¹ ✓
T13	20 - 0	4 3/4	20.019	4.754	K=1.00 48.0	17.721	-606.623	673.582	0.901 ¹ ✓

¹ P_u / φP_n controls

Diagonal Design Data (Compression)

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
T1	255 - 240	L1 3/4x1 3/4x3/16	7.435	3.736	130.5 K=1.00	0.621	-2.875	10.431	0.276 ¹ ✓
T2	240 - 220	L1 3/4x1 3/4x3/16	8.697	4.343	151.7 K=1.00	0.621	-6.843	7.721	0.886 ¹ ✓
T3	220 - 200	L2x2x1/4	9.987	4.964	152.4 K=1.00	0.938	-9.933	11.565	0.859 ¹ ✓
T4	200 - 180	L2 1/2x2 1/2x3/16	11.329	5.625	136.4 K=1.00	0.902	-9.703	13.885	0.699 ¹ ✓
T5	180 - 160	L2 1/2x2 1/2x3/16	12.706	6.303	152.8 K=1.00	0.902	-9.851	11.057	0.891 ¹ ✓
T6	160 - 140	L2 1/2x2 1/2x1/4	14.108	6.994	170.9 K=1.00	1.190	-10.225	11.657	0.877 ¹ ✓
T7	140 - 120	L3x3x3/16	15.529	7.694	154.9 K=1.00	1.090	-10.792	13.000	0.830 ¹ ✓
T8	120 - 100	L3x3x1/4	16.963	8.401	170.3 K=1.00	1.440	-11.444	14.213	0.805 ¹ ✓
T9	100 - 80	2L2x2x1/4x3/8	10.161	9.960	196.3 K=1.00	1.880	-13.174	13.970	0.943 ¹ ✓
T10	80 - 60	2L 'a' > 57.553 in - 222 2L2 1/2x2 1/2x3/16x3/8	10.829	10.632	168.2 K=1.00	1.800	-13.383	17.635	0.759 ¹ ✓
T11	60 - 40	2L 'a' > 60.882 in - 261 2L2 1/2x2 1/2x3/16x3/8	11.508	11.302	178.8 K=1.00	1.800	-13.740	15.672	0.877 ¹ ✓
T12	40 - 20	2L 'a' > 64.717 in - 300 2L2 1/2x2 1/2x1/4x3/8	12.195	11.980	189.8 K=1.00	2.380	-14.462	18.671	0.775 ¹ ✓

tnxTower B+T Group 1717 S Boulder Ave, Suite 300 Tulsa, OK 74119 Phone: (918) 587-4630 FAX: (918) 295-0265	Job	ATS 9832 - Gillsville (Site# US-GA-5321)	Page	29 of 33
	Project	255' SST/34.305869, -83.649236	Date	15:51:53 12/19/22
	Client	Vertical Bridge	Designed by	christopher.guidry

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
T13	20 - 0	2L 'a' > 68.842 in - 339 2L3x3x3/16x3/8 2L 'a' > 72.411 in - 378	12.889	12.676	168.6 K=1.00	2.180	-14.842	20.884	0.711 ¹ ✓

¹ P_u / φP_n controls

Horizontal Design Data (Compression)

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
T9	100 - 80	2L1 3/4x1 3/4x3/16x3/8	17.606	8.626	192.8 K=1.00	1.242	-7.731	9.567	0.808 ¹ ✓
T10	80 - 60	2L 'a' > 49.658 in - 220 2L2x2x3/16x3/8	19.106	9.376	183.4 K=1.00	1.430	-8.509	11.971	0.711 ¹ ✓
T11	60 - 40	2L 'a' > 53.886 in - 259 2L2x2x3/16x3/8	20.606	10.116	197.9 K=1.00	1.430	-9.265	10.310	0.899 ¹ ✓
T12	40 - 20	2L 'a' > 58.136 in - 298 2L2x2x1/4x3/8	22.106	10.855	213.9 K=1.00	1.880	-10.008	11.761	0.851 ¹ ✓
T13	20 - 0	2L 'a' > 62.725 in - 337 2L2 1/2x2 1/2x3/16x3/8 2L 'a' > 66.454 in - 376	23.606	11.605	183.6 K=1.00	1.800	-10.711	14.887	0.720 ¹ ✓

¹ P_u / φP_n controls

Top Girt Design Data (Compression)

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
T1	255 - 240	L1 3/4x1 3/4x3/16	4.913	4.767	166.5 K=1.00	0.621	-0.693	6.409	0.108 ¹ ✓

¹ P_u / φP_n controls

Inner Bracing Design Data (Compression)

tnxTower B+T Group 1717 S Boulder Ave, Suite 300 Tulsa, OK 74119 Phone: (918) 587-4630 FAX: (918) 295-0265	Job	ATS 9832 - Gillsville (Site# US-GA-5321)	Page	30 of 33
	Project	255' SST/34.305869, -83.649236	Date	15:51:53 12/19/22
	Client	Vertical Bridge	Designed by	christopher.guidry

Section No.	Elevation ft	Size	L ft	L _u ft	KL/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
T9	100 - 80	L1 3/4x1 3/4x3/16	8.803	8.803	307.6 K=1.00	0.621	-0.009	1.879	0.005 ¹ ✓
T10	80 - 60	KL/R > 250 (C) - 228 L1 3/4x1 3/4x3/16	9.553	9.553	333.8 K=1.00	0.621	-0.010	1.596	0.006 ¹ ✓
T11	60 - 40	KL/R > 250 (C) - 267 L1 3/4x1 3/4x3/16	10.303	10.303	360.0 K=1.00	0.621	-0.011	1.372	0.008 ¹ ✓
T12	40 - 20	KL/R > 250 (C) - 306 L1 3/4x1 3/4x3/16	11.053	11.053	386.2 K=1.00	0.621	-0.012	1.192	0.010 ¹ ✓
T13	20 - 0	KL/R > 250 (C) - 345 L1 3/4x1 3/4x3/16	11.803	11.803	412.4 K=1.00	0.621	-0.012	1.045	0.011 ¹ ✓
		KL/R > 250 (C) - 383							

¹ P_u / φP_n controls

Tension Checks

Leg Design Data (Tension)

Section No.	Elevation ft	Size	L ft	L _u ft	KL/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
T1	255 - 240	1 3/4	15.014	0.500	13.7	2.405	12.934	108.238	0.119 ¹ ✓
T2	240 - 220	2 1/4	20.019	0.500	10.7	3.976	57.649	178.924	0.322 ¹ ✓
T3	220 - 200	2 3/4	20.019	0.500	8.7	5.940	119.097	267.281	0.446 ¹ ✓
T4	200 - 180	3	20.019	0.500	8.0	7.069	176.702	318.086	0.556 ¹ ✓
T5	180 - 160	3 1/4	20.019	0.500	7.4	8.296	227.591	373.310	0.610 ¹ ✓
T6	160 - 140	3 1/2	20.019	0.500	6.9	9.621	274.089	432.951	0.633 ¹ ✓
T7	140 - 120	3 3/4	20.019	0.500	6.4	11.045	317.743	497.010	0.639 ¹ ✓
T8	120 - 100	4	20.019	0.500	6.0	12.566	359.440	565.487	0.636 ¹ ✓
T9	100 - 80	4 1/4	20.019	0.500	5.7	14.186	399.373	638.381	0.626 ¹ ✓
T10	80 - 60	4 1/4	20.019	0.500	5.7	14.186	437.076	638.381	0.685 ¹ ✓
T11	60 - 40	4 1/2	20.019	0.500	5.3	15.904	473.160	715.694	0.661 ¹ ✓
T12	40 - 20	4 3/4	20.019	0.500	5.1	17.721	507.566	797.425	0.637 ¹ ✓

tnxTower B+T Group 1717 S Boulder Ave, Suite 300 Tulsa, OK 74119 Phone: (918) 587-4630 FAX: (918) 295-0265	Job	ATS 9832 - Gillsville (Site# US-GA-5321)	Page	31 of 33
	Project	255' SST/34.305869, -83.649236	Date	15:51:53 12/19/22
	Client	Vertical Bridge	Designed by	christopher.guidry

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
T13	20 - 0	4 3/4	20.019	0.500	5.1	17.721	540.295	797.425	0.678 ¹

¹ P_u / φP_n controls

Diagonal Design Data (Tension)

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
T1	255 - 240	L1 3/4x1 3/4x3/16	7.435	3.736	83.5	0.360	3.200	17.567	0.182 ¹
T2	240 - 220	L1 3/4x1 3/4x3/16	8.697	4.343	97.1	0.360	7.410	17.567	0.422 ¹
T3	220 - 200	L2x2x1/4	9.987	4.964	97.8	0.563	10.676	27.440	0.389 ¹
T4	200 - 180	L2 1/2x2 1/2x3/16	11.329	5.625	86.8	0.571	10.349	27.838	0.372 ¹
T5	180 - 160	L2 1/2x2 1/2x3/16	12.706	6.303	97.2	0.571	10.327	27.838	0.371 ¹
T6	160 - 140	L2 1/2x2 1/2x1/4	14.108	6.994	109.1	0.752	10.673	36.654	0.291 ¹
T7	140 - 120	L3x3x3/16	15.529	7.694	98.3	0.712	11.084	34.712	0.319 ¹
T8	120 - 100	L3x3x1/4	16.963	8.401	108.4	0.939	12.004	45.794	0.262 ¹
T9	100 - 80	2L2x2x1/4x3/8	10.161	9.960	196.3	1.129	13.543	55.027	0.246 ¹
T10	80 - 60	2L 'a' > 57.553 in - 221 2L2 1/2x2 1/2x3/16x3/8	10.829	10.632	164.0	1.139	13.570	55.529	0.244 ¹
T11	60 - 40	2L 'a' > 60.882 in - 260 2L2 1/2x2 1/2x3/16x3/8	11.508	11.302	174.3	1.139	13.724	55.529	0.247 ¹
T12	40 - 20	2L 'a' > 64.717 in - 299 2L2 1/2x2 1/2x1/4x3/8	12.195	11.980	186.9	1.504	14.193	73.308	0.194 ¹
T13	20 - 0	2L 'a' > 68.842 in - 338 2L3x3x3/16x3/8	12.889	12.676	162.0	1.424	13.947	69.423	0.201 ¹
		2L 'a' > 72.411 in - 377							

¹ P_u / φP_n controls

Horizontal Design Data (Tension)

tnxTower B+T Group 1717 S Boulder Ave, Suite 300 Tulsa, OK 74119 Phone: (918) 587-4630 FAX: (918) 295-0265	Job	ATS 9832 - Gillsville (Site# US-GA-5321)	Page	32 of 33
	Project	255' SST/34.305869, -83.649236	Date	15:51:53 12/19/22
	Client	Vertical Bridge	Designed by	christopher.guidry

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
T9	100 - 80	2L1 3/4x1 3/4x3/16x3/8	16.894	8.270	184.8	0.721	7.731	35.134	0.220 ¹ ✓
T10	80 - 60	2L 'a' > 47.607 in - 238 2L2x2x3/16x3/8	19.106	9.376	182.4	0.862	8.509	42.001	0.203 ¹ ✓
T11	60 - 40	2L 'a' > 53.886 in - 259 2L2x2x3/16x3/8	20.606	10.116	196.7	0.862	9.265	42.001	0.221 ¹ ✓
T12	40 - 20	2L 'a' > 58.136 in - 298 2L2x2x1/4x3/8	21.394	10.499	206.9	1.129	10.008	55.027	0.182 ¹ ✓
T13	20 - 0	2L 'a' > 60.666 in - 355 2L2 1/2x2 1/2x3/16x3/8	23.606	11.605	179.0	1.139	10.711	55.529	0.193 ¹ ✓
		2L 'a' > 66.454 in - 376							✓

¹ P_u / φP_n controls

Top Girt Design Data (Tension)

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
T1	255 - 240	L1 3/4x1 3/4x3/16	4.913	4.767	106.5	0.360	0.803	17.567	0.046 ¹ ✓

¹ P_u / φP_n controls

Inner Bracing Design Data (Tension)

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
T9	100 - 80	L1 3/4x1 3/4x3/16	8.803	8.803	196.7	0.621	0.000	27.949	0.000 ¹ ✓
T10	80 - 60	L1 3/4x1 3/4x3/16	9.553	9.553	213.5	0.621	0.000	27.949	0.000 ¹ ✓

¹ P_u / φP_n controls

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	φP _{allow} K	% Capacity	Pass Fail
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tnxTower B+T Group 1717 S Boulder Ave, Suite 300 Tulsa, OK 74119 Phone: (918) 587-4630 FAX: (918) 295-0265	Job	ATS 9832 - Gillsville (Site# US-GA-5321)	Page	33 of 33
	Project	255' SST/34.305869, -83.649236	Date	15:51:53 12/19/22
	Client	Vertical Bridge	Designed by	christopher.guidry

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	ϕP_{allow} K	% Capacity	Pass Fail
T1	255 - 240	Leg	1 3/4	3	-11.703	33.103	35.4	Pass
T2	240 - 220	Leg	2 1/4	27	-58.152	84.331	69.0	Pass
T3	220 - 200	Leg	2 3/4	54	-123.886	161.540	76.7	Pass
T4	200 - 180	Leg	3	81	-186.259	208.347	89.4	Pass
T5	180 - 160	Leg	3 1/4	108	-242.242	260.312	93.1	Pass
T6	160 - 140	Leg	3 1/2	135	-294.356	317.273	92.8	Pass
T7	140 - 120	Leg	3 3/4	162	-343.912	379.106	90.7	Pass
T8	120 - 100	Leg	4	189	-392.507	445.717	88.1	Pass
T9	100 - 80	Leg	4 1/4	216	-433.826	517.034	83.9	Pass
T10	80 - 60	Leg	4 1/4	255	-479.030	517.034	92.6	Pass
T11	60 - 40	Leg	4 1/2	294	-522.856	593.004	88.2	Pass
T12	40 - 20	Leg	4 3/4	333	-565.690	673.582	84.0	Pass
T13	20 - 0	Leg	4 3/4	372	-606.623	673.582	90.1	Pass
T1	255 - 240	Diagonal	L1 3/4x1 3/4x3/16	8	-2.875	10.431	27.6	Pass
							33.3 (b)	
T2	240 - 220	Diagonal	L1 3/4x1 3/4x3/16	32	-6.843	7.721	88.6	Pass
T3	220 - 200	Diagonal	L2x2x1/4	58	-9.933	11.565	85.9	Pass
T4	200 - 180	Diagonal	L2 1/2x2 1/2x3/16	85	-9.703	13.885	69.9	Pass
							79.5 (b)	
T5	180 - 160	Diagonal	L2 1/2x2 1/2x3/16	112	-9.851	11.057	89.1	Pass
T6	160 - 140	Diagonal	L2 1/2x2 1/2x1/4	139	-10.225	11.657	87.7	Pass
T7	140 - 120	Diagonal	L3x3x3/16	166	-10.792	13.000	83.0	Pass
T8	120 - 100	Diagonal	L3x3x1/4	193	-11.444	14.213	80.5	Pass
T9	100 - 80	Diagonal	2L2x2x1/4x3/8	222	-13.174	13.970	94.3	Pass
T10	80 - 60	Diagonal	2L2 1/2x2 1/2x3/16x3/8	261	-13.383	17.635	75.9	Pass
T11	60 - 40	Diagonal	2L2 1/2x2 1/2x3/16x3/8	300	-13.740	15.672	87.7	Pass
T12	40 - 20	Diagonal	2L2 1/2x2 1/2x1/4x3/8	339	-14.462	18.671	77.5	Pass
T13	20 - 0	Diagonal	2L3x3x3/16x3/8	378	-14.842	20.884	71.1	Pass
T9	100 - 80	Horizontal	2L1 3/4x1 3/4x3/16x3/8	220	-7.731	9.567	80.8	Pass
T10	80 - 60	Horizontal	2L2x2x3/16x3/8	259	-8.509	11.971	71.1	Pass
T11	60 - 40	Horizontal	2L2x2x3/16x3/8	298	-9.265	10.310	89.9	Pass
T12	40 - 20	Horizontal	2L2x2x1/4x3/8	337	-10.008	11.761	85.1	Pass
T13	20 - 0	Horizontal	2L2 1/2x2 1/2x3/16x3/8	376	-10.711	14.887	72.0	Pass
T1	255 - 240	Top Girt	L1 3/4x1 3/4x3/16	6	-0.693	6.409	10.8	Pass
T9	100 - 80	Inner Bracing	L1 3/4x1 3/4x3/16	227	-0.009	1.879	0.5	Pass
T10	80 - 60	Inner Bracing	L1 3/4x1 3/4x3/16	267	-0.010	1.596	0.6	Pass
T11	60 - 40	Inner Bracing	L1 3/4x1 3/4x3/16	306	-0.011	1.372	0.8	Pass
T12	40 - 20	Inner Bracing	L1 3/4x1 3/4x3/16	345	-0.012	1.192	1.0	Pass
T13	20 - 0	Inner Bracing	L1 3/4x1 3/4x3/16	383	-0.012	1.045	1.1	Pass
							Summary	
							Leg (T5)	93.1
							Diagonal (T9)	94.3
							Horizontal (T11)	89.9
							Top Girt (T1)	10.8
							Inner Bracing (T13)	1.1
							Bolt Checks	79.5
							RATING =	94.3
								Pass

HALL COUNTY, Georgia

Real Estate Transfer Tax

613

WARRANTY DEED

Paid \$ -0-

Date October 18, 1978

H. GRADY WATSON

Clerk of Superior Court

By Margaret J. Jarrett

From:

Nellie M. Jarrett

Grantor

October 18, 1978

Date

To: Mary Alice J. Segars

Grantee

Natural Love & Affection

Consideration

GEORGIA, Hall COUNTY.

This WARRANTY DEED made on the above date between the above grantor and the above grantee.

WITNESSETH: That the grantor for and in consideration of the above sum in hand paid at and before the sealing and delivering of these presents, the receipt of which is hereby acknowledged, and other good and valuable considerations, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the grantee the tract of land hereinafter described.

TO HAVE AND TO HOLD the tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the grantee, his heirs and assigns, forever, in Fee Simple.

AND THE grantor for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the grantee, his heirs and assigns, against the claims of all persons whomsoever.

Where same is more appropriate herein, the singular denotes the plural in number and the masculine denotes the feminine and neuter in gender.

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

Signed, Sealed and Delivered
in the presence of:

Henry G. Chave
Notary Public

Nellie M. Jarrett (Seal)
(Seal)

THE TRACT OF LAND HEREBY CONVEYED IS DESCRIBED AS FOLLOWS

All that tract or parcel of land lying and being in said State and county, and being more fully described as follows: BEGINNING at a rock on the Gainesville to Gillsville Road and running along said road South 88 West 1250 feet to a stake and rock; thence South 16½ East 1143 feet to a rock; thence South 40½ West 970 feet to a rock on the creek; thence South 31½ East 266 feet; thence South 31 West 191 feet; thence South 7½ East 214 feet; thence South 64½ East 220 feet to a rock; thence North 57 3/4 East 189 feet to a rock; thence South 78½ East 162 feet to a rock; thence North 65 East 398 feet to a rock; thence South 81½ East 439 feet to a rock; thence North 4½ East 2400 feet to the beginning corner, and containing 65½ acres, and known as Lot no. 1 of the subdivision of the A. Bryan Estate, as shown by a plat dated December 3, 1937, and made by C. L. Newton, C. E.

Being the same property as described in deed from Frank Bryan, Exr. of the Estate of A. Bryan, Dec. to W. I. Martin and J. Hurst Jarrett, as shown recorded in Book 77, page 397, Clerk's Office, Hall Superior Court.

Grantor and grantee are the only heirs at law of J. Hurst Jarrett who died intestate on October 3, 1957 and that no administration was administered on the estate.

Excluded from this tract is approximately three (3) acres deeded to grantee by grantor previously. Reference is hereby made to a Warranty Deed from W. I. Martin to J. Hurst Jarrett as shown recorded in Deed Book 93, page 471, Clerk's Office, Hall Superior Court, on October 23, 1943.

Clerk's Office, Hall Superior Court.

Filed for record at 4:00 clock P. M.,

October 18, 1978

Recorded in Deed Book 672 Page 613

October 19, 1978

H. Grady Watson, Clerk

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LEASE AREA
Vertical Bridge
"Gillsville"
GA-5321

All that tract or parcel of land lying and being in G.M.D. 1557, Hall County, Georgia, and being more particularly described as follows:

To find the Point of Beginning, COMMENCE at a point located at the intersection of the western right of way of Short Road and the southern right of way of State Highway 52; Thence running along said southern right of way of State Highway 52, North 89°31'00" East, 10.03 feet to a point;

Thence leaving said right of way and running, South 04°30'32" West, 150.36 feet to a point;

Thence, South 19°52'18" West, 18.87 feet to a point;

Thence, South 04°30'32" West, 74.79 feet to a point;

Thence, 153.68 feet along a curve to the right, having a radius of 175.00 feet and being scribed by a chord bearing South 29°39'57" West, 148.79 feet to a point;

Thence, South 45°20'14" West, 244.26 feet to a point;

Thence, South 45°20'14" West, 32.34 feet to a point;

Thence, 114.30 feet along a curve to the right, having a radius of 300.00 feet and being scribed by a chord bearing South 56°15'07" West, 113.61 feet to a point;

Thence, South 67°09'59" West, 42.89 feet to a point;

Thence, 93.79 feet along a curve to the left, having a radius of 250.00 feet and being scribed by a chord bearing South 56°25'08" West, 93.24 feet to a point;

Thence, South 45°40'17" West, 78.17 feet to a point;

Thence, South 49°01'06" West, 63.83 feet to a point;

Thence, South 46°01'19" West, 93.41 feet to a point;

Thence, South 45°09'36" West, 133.78 feet to a point;

Thence, 254.86 feet along a curve to the left, having a radius of 235.00 feet and being scribed by a chord bearing South 14°05'28" West, 242.55 feet to a point;

Thence, South 16°58'40" East, 91.66 feet to a point;

Thence, 75.10 feet along a curve to the right, having a radius of 250.00 feet and being scribed by a chord bearing South 08°22'19" East, 74.82 feet to a point;

Thence, South 00°14'02" West, 83.49 feet to a point;

Thence, 60.66 feet along a curve to the right, having a radius of 100.00 feet and being scribed by a chord bearing South 17°36'46" West, 59.74 feet to a point;

Thence, South 34°59'31" West, 14.22 feet to a point;

Thence, 53.62 feet along a curve to the left, having a radius of 100.00 feet and being scribed by a chord bearing South 19°37'57" West, 52.98 feet to a point;

Thence, South 04°16'22" West, 49.38 feet to a point;

Thence, 91.79 feet along a curve to the right, having a radius of 175.00 feet and being scribed by a chord bearing South 19°17'57" West, 90.74 feet to a point;

Thence, South 34°19'33" West, 74.59 feet to a point;

Thence, 35.35 feet along a curve to the left, having a radius of 150.00 feet and being scribed by a chord bearing South 27°34'31" West, 35.26 feet to a point;

Thence, South 20°49'29" West, 63.91 feet to a point;

Thence, 66.75 feet along a curve to the left, having a radius of 50.00 feet and being scribed by a chord bearing South 17°25'08" East, 61.90 feet to a point;

Thence, South 55°39'45" East, 76.04 feet to a point;
Thence, 25.50 feet along a curve to the right, having a radius of 35.00 feet and being scribed by a chord bearing South 34°47'27" East, 24.94 feet to a point;
Thence, North 76°04'51" East, 40.00 feet to a point and the true POINT OF BEGINNING;

Thence running, South 13°55'09" East, 80.00 feet to a point;
Thence, South 76°04'51" West, 80.00 feet to a point;
Thence, North 13°55'09" West, 80.00 feet to a point;
Thence, North 76°04'51" East, 80.00 feet to a point and the true POINT OF BEGINNING.

Said tract contains 0.1469 acres (6,400 square feet), more or less.

30' INGRESS-EGRESS & UTILITY/FIBER EASEMENT

Vertical Bridge

"Gillsville"

GA-5321

Together with a 30' Ingress-Egress & Utility/Fiber Easement lying and being in G.M.D. 1557, Hall County, Georgia, and being more particularly described by the following centerline data:

To find the Point of Beginning, COMMENCE at a point located at the intersection of the western right of way of Short Road and the southern right of way of State Highway 52; Thence running along said southern right of way of State Highway 52, North 89°31'00" East, 10.03 feet to a point;

Thence leaving said right of way and running, South 04°30'32" West, 150.36 feet to a point;

Thence, South 19°52'18" West, 18.87 feet to a point and the true POINT OF BEGINNING;

Thence running, South 04°30'32" West, 74.79 feet to a point;

Thence, 153.68 feet along a curve to the right, having a radius of 175.00 feet and being scribed by a chord bearing South 29°39'57" West, 148.79 feet to a point;

Thence, South 45°20'14" West, 244.26 feet to a point;

Thence, South 45°20'14" West, 32.34 feet to a point;

Thence, 114.30 feet along a curve to the right, having a radius of 300.00 feet and being scribed by a chord bearing South 56°15'07" West, 113.61 feet to a point;

Thence, South 67°09'59" West, 42.89 feet to a point;

Thence, 93.79 feet along a curve to the left, having a radius of 250.00 feet and being scribed by a chord bearing South 56°25'08" West, 93.24 feet to a point;

Thence, South 45°40'17" West, 78.17 feet to a point;

Thence, South 49°01'06" West, 63.83 feet to a point;

Thence, South 46°01'19" West, 93.41 feet to a point;

Thence, South 45°09'36" West, 133.78 feet to a point;

Thence, 254.86 feet along a curve to the left, having a radius of 235.00 feet and being scribed by a chord bearing South 14°05'28" West, 242.55 feet to a point;

Thence, South 16°58'40" East, 91.66 feet to a point;

Thence, 75.10 feet along a curve to the right, having a radius of 250.00 feet and being scribed by a chord bearing South 08°22'19" East, 74.82 feet to a point;

Thence, South 00°14'02" West, 83.49 feet to a point;

Thence, 60.66 feet along a curve to the right, having a radius of 100.00 feet and being scribed by a chord bearing South 17°36'46" West, 59.74 feet to a point;

Thence, South 34°59'31" West, 14.22 feet to a point;

Thence, 53.62 feet along a curve to the left, having a radius of 100.00 feet and being scribed by a chord bearing South 19°37'57" West, 52.98 feet to a point;

Thence, South 04°16'22" West, 49.38 feet to a point;

Thence, 91.79 feet along a curve to the right, having a radius of 175.00 feet and being scribed by a chord bearing South 19°17'57" West, 90.74 feet to a point;

Thence, South 34°19'33" West, 74.59 feet to a point;

Thence, 35.35 feet along a curve to the left, having a radius of 150.00 feet and being scribed by a chord bearing South 27°34'31" West, 35.26 feet to a point;

Thence, South 20°49'29" West, 63.91 feet to a point;

Thence, 66.75 feet along a curve to the left, having a radius of 50.00 feet and being scribed by a chord bearing South 17°25'08" East, 61.90 feet to a point;

Thence, South 55°39'45" East, 76.04 feet to a point;

Thence, 25.50 feet along a curve to the right, having a radius of 35.00 feet and being scribed by a chord bearing South 34°47'27" East, 24.94 feet to the ENDING at a point.

20' INGRESS-EGRESS & UTILITY/FIBER EASEMENT (Short Road)
Vertical Bridge
"Gillsville"
GA-5321

Together with a 20' Ingress-Egress & Utility/Fiber Easement lying and being in G.M.D. 1557, Hall County, Georgia, and being more particularly described by the following centerline data:

To find the Point of Beginning, COMMENCE at a point located at the intersection of the western right of way of Short Road and the southern right of way of State Highway 52; Thence running along said southern right of way of State Highway 52, North $89^{\circ}31'00''$ East, 10.03 feet to a point and the true POINT OF BEGINNING;

Thence leaving said right of way and running, South $04^{\circ}30'32''$ West, 150.36 feet to a point;

Thence, South $19^{\circ}52'18''$ West, 18.87 feet to the ENDING at a point.



May 8, 2023

Allen Russell
Project Manager - Development
Vertical Bridge REIT, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, FL 33487

Re: US-GA-5321 Gillsville Site
Gould Digital Imaging 255' Balloon Test Report

My name is Michael Gould, and I am owner and operator of Gould Digital Imaging. Vertical Bridge REIT, LLC hired Gould Digital Imaging to perform various aspects of photographic imaging work in connection with the development of T-Mobile's telecommunications services network in the Gillsville, GA area.

I have over twenty-five years' experience working specifically with telecommunications companies including T-Mobile, Inc., AT&T Wireless, Verizon Wireless, Nextel, Alltel, Cricket, Sprint PCS, COMPASS Technology Services, Inc., Crown Castle International, Vertical Bridge, and American Tower Corporation in preparing photographic simulations of telecommunications towers. I have a Bachelors Degree in Art from St. Mary's College of Maryland; over twenty years of professional experience in the field of digital photographic enhancement and I have produced approximately 6,000 photographic simulations for Verizon Wireless, AT&T, T-Mobile, Inc., American Tower Corp., and other telecommunications services companies.

Vertical Bridge REIT, LLC hired Gould Digital Imaging to perform a "255 foot Balloon Test" at their US-GA-5321 Gillsville site on Georgia Highway 52, in Gillsville, GA. A balloon test is a visual reference of how tall a proposed structure would appear if constructed.

A ten foot red blimp shaped helium balloon was filled and raised above the proposed site on a measured line to the height of the proposed structure and anchored to the ground at the proposed site.

This balloon test was conducted on Saturday, May 6th, 2023 from approximately 8:58am to 1:00pm.

The balloon was raised to a height of 255 feet to the bottom of the blimp and anchored approximately 60 feet west of the center of the leased area. This was due to the heavy tree canopy in the lease area.

Weather conditions were Ideal. The wind was less than two miles per hour throughout the test. The balloon was flying directly above the anchor throughout the entire test.

I drove around the surrounding "area of affect" and took photographs from several adjoining properties and other points of potential visual impact. I deployed the use of a hand held GPS unit that indicated the bearing and distance I was from the balloon as I canvassed the area for any possible views of the balloon.

Attached please find photographs of the 255 foot balloon test from various locations surrounding the proposed site and a map denoting the location of the site and all photos.

In my professional opinion, these photographs reflect to a reasonable certainty the anticipated projection of the height of the tower if constructed at the US-GA-5321 Gillsville site. If you need any additional information, please do not hesitate to call me at (770) 617-2958 or e-mail at michael@goulddigitalimaging.com.

Sincerely,



Michael Gould



885 Woodstock Road
Suite 430-309
ROSWELL, GA 30075
770-617-2958 mobile
michael@goulddigitalimaging.com

Sworn to and subscribed before me
this 9 day of MAY, 2023



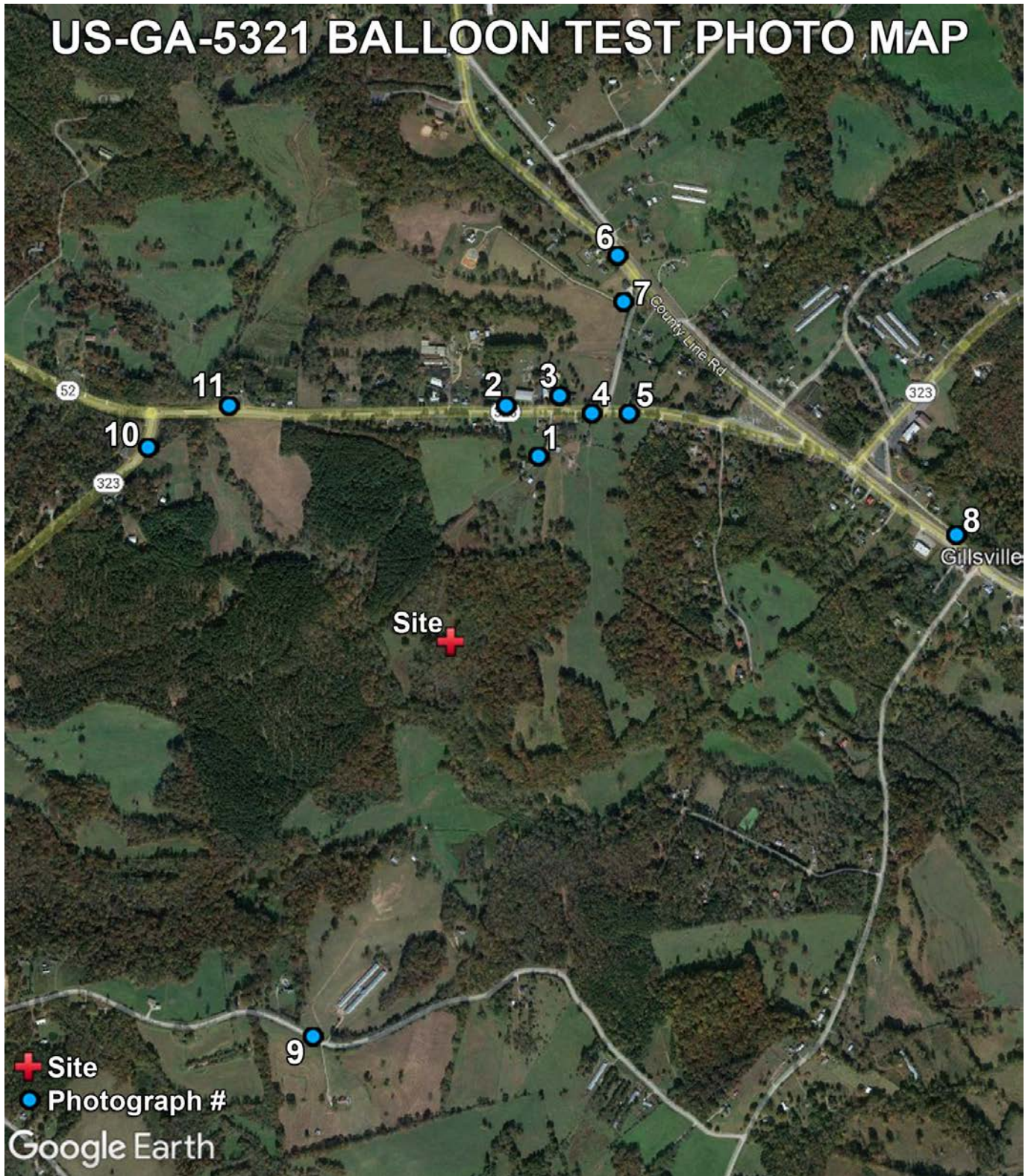
Notary Public

My Commission expires:

JANUARY 10, 2026



US-GA-5321 BALLOON TEST PHOTO MAP



1



2



Balloon Not Visible

3



4



5



6



7



8



9



10



11

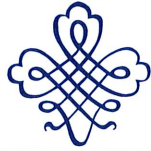




Balloon Test Beginning Time: 9:00am



Balloon Test Ending Time: 1:00pm



April 21, 2023

Dear Neighbor:

In order to improve wireless services for T-Mobile customers along GA Hwy 53 and in-building residential coverage for users in the City of Gillsville and surrounding areas, VB BTS II, LLC (Vertical Bridge) is proposing to construct a 255' AGL self-support lattice style communication tower and support facilities on 6084 Highway 52, Gillsville; parcel #15004 000034.

Vertical has submitted a Conditional Use and Variance application Record # HZCU23-0011 to the Hall County Planning and Development in order to be considered by the Planning Commission and Board of County Commissions. The Planning Commission date will be as follows:

**Monday, May 15, 2023 – 5:15pm
Hall County Government Center
2nd Floor Meeting Room
2875 Browns Bridge Road, Gainesville, Georgia**

To better inform residents in the area of the proposed tower and facility, a large balloon will be flown to simulate the approximate height and location of the proposed lattice and support facility. This balloon test will be conducted on:

**6084 Highway 52, Gillsville, GA 30543
Saturday, May 6, 2003
10:00am to 2:00pm**

In the event of inclement weather, a "make-up" balloon test will be conducted on Saturday, May 13 between the hours of 10:00am and 2:00pm.

The test is being conducted on private property, and public admittance onto the property is not allowed without prior written consent of the property owner. If you have any questions regarding the balloon test, please call our office at 727-773-2221.

Sincerely,

Mattaniah S. Jahn, Esq.

MSJ/mms

Enclosure



owner mailadr1
mailadr2
mailcity , mailstate, mailzip

IRVIN, JEANETTE H IRVIN JAMES L
6090 HIGHWAY 52
GILLSVILLE , GA, 30543

SEGARS, MARY ALICE
P. O. BOX 213
GILLSVILLE , GA, 30543

LONDON, BRENDA G
6022 HIGHWAY 52
GILLSVILLE , GA, 30543

HODGE, CURTIS W HODGE KADI JESSICA
7597 BILL WATSON ROAD
ALTO , GA, 30510

HODGE, CURTIS W HODGE KADI JESSICA
7597 BILL WATSON ROAD
ALTO , GA, 30510

HEWELL, NATHANIEL C
P O BOX 250
GILLSVILLE , GA, 30543

HEWELL FAMILY LEGACY,
P O BOX 75
GILLSVILLE , GA, 30543

BARRON, CAROLYN ROBERTS
3994 WILEY ROAD
GAINESVILLE , GA, 30506

HEWELL FAMILY LEGACY, LP, A GEORGIA LIM
P O BOX 75
GILLSVILLE , GA, 30543

PERDUE, KATHY L ET AL
PO BOX 7
GILLSVILLE , GA, 30543

PARSON, JEANETTE
6048 HWY. 52
GILLSVILLE , GA, 30543

MCQUARY, SANDRA C HOLCOMB CHRIS L
4610 HADLEY PLACE
SNELLVILLE , GA, 30039

BRYANT, KAREN LOUISE
6086 HIGHWAY 52
GILLSVILLE , GA, 30543

BOND, KATHY BOND DENVER
6054 HIGHWAY 52
GILLSVILLE , GA, 30543

CHEEK, DOUGLAS A
P.O. BOX 10
HOMER , GA, 30547

GRINDLE, FRED
6043 HWY. 52
GILLSVILLE , GA, 30543

SEGARS, MARY ALICE
P. O. BOX 213
GILLSVILLE , GA, 30543

LONDON, TERESA JULIE
6018 HIGHWAY 52
GILLSVILLE , GA, 30543

DELONG, MATTHEW S INGRAHAM JENNIFER L
6006 HIGHWAY 52
GILLSVILLE , GA, 30543

HEWELL, GRACE NELL
P O BOX 250
GILLSVILLE , GA, 30543

MELTON, JR., AUGUSTUS A. MELTON, E. LA'RHETT
8040 COUNTY LINE ROAD
GILLSVILLE , GA, 30543

SEGARS, MARY ALICE
P O BOX 213
GILLSVILLE , GA, 305430213

JC BROCK FAMILY ENTERPRISES, LLLP,
3880 JOE CHANDLER ROAD
GILLSVILLE , GA, 30543

HEWELL FAMILY LEGACY, LP, A GEORGIA LIM
P O BOX 75
GILLSVILLE , GA, 30543

WELBORN, TAYLOR C. WELLBORN, HEATHER
6104 WOODLAND DRIVE
GILLSVILLE , GA, 30543

JONES, JOHANNA R
6148 HIGHWAY 52
GILLSVILLE , GA, 305432401

HEWELL FAMILY LEGACY, LP, A GEORGIA LIM
P O BOX 75
GILLSVILLE , GA, 30543

SALYERS, DAVID C SALYERS SANDRA T
6122 WOODLAND ROAD
GILLSVILLE , GA, 30543

BARRON, CAROLYN ROBERTS
3994 WILEY RD
GAINESVILLE , GA, 305063279

POOLE, ANGELA MARIA
8056 COUNTY LINE ROAD
GILLSVILLE , GA, 30543

ROBERTS, MARY ANN
5053 CROMARTIE ROAD
GILLSVILLE , GA, 30543

SANCHEZ, ERASMO O SANCHEZ AMANDA N
6198 WOODLAND DRIVE
GILLSVILLE , GA, 30543

HEWELL, MATTHEW L HEWELL AMANDA D
P O BOX 212
GILLSVILLE , GA, 30543

RYLEE, JERRY
8016 COUNTY LINE ROAD
GILLSVILLE , GA, 305439998

SEGARS, MARY ALICE
P O BOX 213
GILLSVILLE , GA, 305430213

MERCK, KEVIN EUGENE
4481 BOGAN GATES TRAIL
BUFORD , GA, 30519

IRVIN, JAMES STEVEN IRVIN LADONNA M
6090 HWY 52
GILLSVILLE , GA, 30543

PINE GROVE BAPTIST CHURCH, 6079 HIGHWAY 52
GILLSVILLE , GA, 30543

IRVIN, JAMES STEVEN
6090 HIGHWAY 52
GILLSVILLE , GA, 30543

STAIGER, ERIK CHASE STAIGER, AIMEE ELIZABETH
6200 WOODLAND DRIVE
GILLSVILLE , GA, 30543

HEWELL, NATHANIEL C
P. O. BOX 250
GILLSVILLE , GA, 30543

BRYANT, MARY A
6184 WOODLAND DRIVE
GILLSVILLE , GA, 30543

HEWELL FAMILY LEGACY, LP,
P O BOX 75
GILLSVILLE , GA, 30543

HEWELL, MATTHEW L
P. O. BOX 212
GILLSVILLE , GA, 30543

A & M FARMS LLLP, C/o D. MICHAEL BUFFINGTON
5090 CROMERTIE RD
GILLSVILLE , GA, 30543

HEWELL, CURTIS RICHARD HEWELL SHIRLENE S
6152 WOODLAND DRIVE
GILLSVILLE , GA, 30543



0000

U.S. POSTAGE PAID
SAFETY HARBOR, FL
34695
APR 21, 23
AMOUNT

\$25.38
R2304M111613-06



Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Tuesday, May 2, 2023 8:53 AM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 5.15.23

Please find Environmental Health comments below:

Item 1, 3621 Reece Circle, Whitlow: Must meet all Environmental Health residential septic system permitting requirements.

Item 2, 3432/0 Cleveland Hwy, 3572 Casper Drive, Carter: No comment.

Item 3, 4601 Old Cornelia Hwy, Jones: Any proposed additions must meet all residential permitting requirements. All proposed structures must meet required setbacks to existing septic system. Further determination will be made at time of application.

Item 4, 5860 Gailey Drive, Oswald: No comment.

Item 5, 5351 Lanier Islands Pkwy, Bell: A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items such as a 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. ON-SITE SEWAGE MANAGEMENT SYSTEMS RULES 511-3-1-.03 General Requirements for On-Site Sewage Management Systems. (1) If public or community sewage treatment systems are not available, the owner of a building, residence, or property that is designed or intended for human occupancy or congregation shall provide an approved on-site sewage management system sufficient for the number of persons normally expected to use or frequent the building, residence or other property for two hours or more. (2) No person may begin the physical development of a lot or structure where an on-site sewage management system will be utilized, nor install an on-site sewage management system or component thereof, without having first obtained from the County Health Department a construction permit for the installation of an onsite sewage management system. And (1)(a) Connection shall be made to a public or community sewage treatment system if such system is available within two hundred feet (200') of the property line, or available in a public right-of-way abutting the property.

Item 6, 3724 Roy Parks Road, Egan: No comment.

Item 7, 6084 Hwy 52, Jahn: No comment.

Item 8, 5182 Odum Smallwood, Verizon: No comment.

Items 9 & 10, 3675/3745 Friendship Road, Ossa: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review.

Items 11 & 12, 6034 Lanier Islands Pkwy, Over Under Storage: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

Items 13 & 14, 6515 New Bethany Road, Genuine Mapping: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

Item 15, 3271/3270 Buffington Farm Road, Arabella Capital: No comment, public sewer.

Item 16, 3293/3341 Buffington Farm Road, Arabella Capital: No comment, public sewer.

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 (CDI: Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Friday, April 28, 2023 4:27 PM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Cc: Peevy, Jonathan; Chavers, Veronica E
Subject: RE: Tentative Planning Agenda for May 15, 2023
Attachments: 6034-Lanier-Islands-RZ---Over-Under---Tentative.pdf; 23010 - Carter Road Tract - GIS Exhibit 03.24.23_Comments.pdf

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

WARNING: This communication has been detected as containing an attachment - Proceed with caution

2. John Carter – coordinate with GDOT Area Office if new or upgraded residential drive is needed.
3. Kenneth Alexander Jones – coordinate with GDOT Area Office if new or upgraded residential drive is needed
5. Keith D and Chad Bell – Applicant is in the process of coordinating with GDOT, please see attached concept review comments.
7. Mattaniah S. Jahn P.A. obo VB BTS II, LLC – Coordinate with GDOT Area Office if any special construction access requirements
- 9 & 10. Yelitza Ossa-OSAS Concrete – Applicant has corresponded with D1 Traffic Ops. D1 Traffic Ops responded “Looking at these addresses, it doesn’t appear that the existing driveways are commercial driveways, but residential drives. For commercial drives, we required radius drives with asphalt at least to the R/W line. We also have requirements on commercial driveway/side road spacing. Both of these requirements are safety driven.” Additionally, I would recommend a right turn lane for this driveway.
- 11 & 12. Over Under Storage, LLC, - GDOT coordination required. See attached comments.

Let us know if you have any questions

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 (CDI: Planning) <adominguez@hallcounty.org>

Sent: Wednesday, April 26, 2023 2:36 PM

To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Bill Nash (CDI: Public Works) <bnash@hallcounty.org>; Bill Schmid <weschmid@rochester-assoc.com>; Brandi Smith (CDI: Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Dan Barnes <Daniel.C.Barnes@usace.army.mil>; Ellis Still (CDI: Planning) <estill@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (CDI: Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (CDI: Engineering) <jskarda@hallcounty.org>; Jeremy Wills (jeremy.wills@gainesvillega.gov) <jeremy.wills@gainesvillega.gov>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Karen Martinez (CDI: Public Works - Sewer) <kmartinez@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; Pam Cravero <Pam.Cravero@hallco.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett <spuckett@hallcounty.org>; Srikanth Yamala (CDI) <syamala@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (CDI: Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Wanda Sutton (CDI: Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>

Subject: Tentative Planning Agenda for May 15, 2023

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, May 15th, 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 the end of the day **Friday, April 28th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org). **The deadline for comments is a bit shorter since there was an unexpected delay. If you are unable to provide comments by the deadline please reach out and let me know.**

Thank you!

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – May 1, 2023

NEW BUSINESS

1. [3621 Reece Circle | Annual Review of the previously approved hardship mobile home on a 1.01± acre tract located on the south side of Reece Circle at its intersection with A L Mangum Road | Zoned R-II; Tax Parcel 15014 000056A | Proposed use: hardship mobile home | * Commission District 3 | Henry Whitlow, applicant.](#)
2. [3432 & 0 Cleveland Highway & 3572 Casper Drive | Variance | for a left side yard setback variance from 15 feet to 13 feet on a 8.16± acre tract located on the east side of Cleveland Highway at approximately 297 feet from](#)

its intersection with Casper Drive | Zoned AR-III; Tax Parcel 10144 000032, 000007, & 000009A | **Proposed use: to bring an existing shed into compliance** | * Commission District 3 | **John Carter, applicant.**

3. **4601 Old Cornelia Highway | Variance** | for a right side yard setback variance from 15 feet to 4 feet on a 1.15± acre tract located on the north side of Old Cornelia Highway at its intersection with Highway 52 | Zoned AR-III; Tax Parcel 15007 000009K | **Proposed use: construct a garage** | * Commission District 3 | **Kenneth Alexander Jones, applicant.**
4. **5860 Gailey Drive | Use Subject to Planning Commission Approval** | on a 2.66± acre tract located on the south side of Gailey Drive approximately 1,220 feet from its intersection with Cleveland Highway | Zoned AR-IV; Tax Parcel 12056 000023 | **Proposed use: rural business** | * Commission District 3 | **R. Mike Oswald, applicant.**
5. **5351 Lanier Islands Parkway | Use Subject to County Commission Approval** | on a 17.14± acre tract located on the north side of Lanier Islands Parkway approximately 568 feet from its intersection with Carter Road | Zoned AR-III; Tax Parcel 08169 003011 (pt.) | **Proposed use: agri-entertainment** | ** Commission District 1 | **Keith D. & Chad Bell, applicant.**
6. **3724 Roy Parks Road | Use Subject to County Commission Approval** | on an 87.38± acre tract located on the north side of Roy Parks Road approximately 829 feet from its intersection with Talmo Road | Zoned AR-IV; Tax Parcel 15024 000019 | **Proposed use: equestrian center** | ** Commission District 3 | **Patricia M. Egan, applicant.**
7. **6084 Highway 52 | Use Subject to County Commission Approval** | on a 53.96± acre tract located on the south side of Highway 52 approximately 456 feet from its intersection with Hooper Road | Zoned AR-IV; Tax Parcel 15004 000034 | **Proposed use: telecommunications facility** | ** Commission District 3 | **Mattaniah S. Jahn P.A. obo VB BTS II, LLC, applicant.**
8. **5182 Odum Smallwood Road | Use Subject to County Commission Approval** | on a 27.40± acre tract located on the east side of Odum Smallwood Road approximately 480 feet from its intersection with Jess Helton Road | Zoned AR-IV; Tax Parcel 12004 000019 | **Proposed use: telecommunications facility** | ** Commission District 3 | **Verizon Wireless, applicant.**
9. **3675 & 3745 Friendship Road | Rezone** | from Agricultural-Residential-III (AR-III) & Highway-Business (H-B) to Light Industrial (I-I) on a 2.11± acre tract located on the east side of Friendship Road approximately 628 feet from its intersection with Swansey Road | Zoned H-B & AR-III; Tax Parcel 15048 000025D & 000025B | **Proposed use: landscape supply business** | ** Commission District 1 | **Yelitza Ossa-OSAS Concrete, applicant.**
10. **3675 & 3745 Friendship Road | Use Subject to County Commission Approval** | on a 2.11± acre tract located on the east side of Friendship Road approximately 628 feet from its intersection with Swansey Road | Zoned H-B & AR-III; Tax Parcel 15048 000025D & 000025B | **Proposed use: outdoor storage within Gateway Corridors Overlay District** | ** Commission District 1 | **Yelitza Ossa-OSAS Concrete, applicant.**
11. **6034 Lanier Islands Parkway | Rezone** | from Agricultural-Residential-III (AR-III) to Light Industrial (I-I) on a 7.67± acre tract located on the west side of Lanier Islands Parkway approximately 592 feet from its intersection with North Waterworks Road | Zoned AR-III; Tax Parcel 07330 001005 | **Proposed use: enclosed boat & RV storage** | ** Commission District 2 | **Over Under Storage, LLC, applicant.**
12. **6034 Lanier Islands Parkway | Use Subject to County Commission Approval** | on a 7.67± acre tract located on the west side of Lanier Islands Parkway approximately 592 feet from its intersection with North Waterworks Road | Zoned AR-III; Tax Parcel 07330 001005 | **Proposed use: self-storage warehouse within Gateway Corridors Overlay District** | ** Commission District 2 | **Over Under Storage, LLC, applicant.**
13. **6515 New Bethany Road | Rezone** | from Highway-Business (H-B) to Light-Industrial (I-I) on a 1.86± acre tract located on the east side of New Bethany at its intersection with Old Lanier Islands Drive | Zoned H-B; Tax Parcel 07330 001006B | **Proposed use: Light Industrial** | ** Commission District 2 | **Genuine Mapping & Design, LLC, applicant.**

14. **6515 New Bethany Road | Use Subject to County Commission Approval | on a 1.86± acre tract located on the east side of New Bethany Road at its intersection with Old Lanier Islands Drive | Zoned H-B; Tax Parcel 07330 001006B | Proposed use: Boat RV outdoor Storage and Boat Sales & Repairs | ** Commission District 2 | Genuine Mapping & Design, LLC, applicant.**
15. **3271 & 3270 Buffington Farm Road | Rezone | from Agricultural-Residential-III (AR-III) and Vacation-Cottage (V-C) to Planned Residential Development (PRD) on a 55.54± acre tract located on the north side of Buffington Farm Road at its intersection with Cagle Road | Zoned AR-III & V-C; Tax Parcels 09106 000001A & 000005 (pt.) | Proposed use: 216-lot subdivision | ** Commission District 3 | Arabella Capital, LLC, applicant.**
16. **3293 & 3341 Buffington Farm Road & Haselton On Lanier Subdivision, Phase 1 | Amend Conditions of PRD | on a 108.13± acre tract located on the west side of Buffington Farm Road at its intersection with Cagle Road | Zoned PRD; Tax Parcels 09105 000001, 09108 000107 - 000109, & 09106 000003, 000003A, 000007, 000013-000025 | Proposed use: 121-lot subdivision | ** Commission District 3 | Arabella Capital, 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, June 22, 2023** 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, June 22, 2023. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Ana Dominguez
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 | www.hallcounty.org



Human trafficking touches every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.



POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Srikanth Yamala

PUBLIC WORKS AND
UTILITIES DIRECTOR
Bill Nash, P.E.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Randi Doveton, Director of Planning and Development
From: Bill Nash, Director of Public Works and Utilities
Date: May 1, 2023
Subject: May 15, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 15, 2023 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [3621 Reece Circle | Annual Review of the previously approved hardship mobile home on a 1.01± acre tract located on the south side of Reece Circle at its intersection with A L Mangum Road | Zoned R-II; Tax Parcel 15014 000056A | Proposed use: hardship mobile home | * Commission District 3 | Henry Whitlow, applicant.](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment
2. [3432 & 0 Cleveland Highway & 3572 Casper Drive | Variance | for a left side yard setback variance from 15 feet to 13 feet on a 8.16± acre tract located on the east side of Cleveland Highway at approximately 297 feet from its intersection with Casper Drive | Zoned AR-III; Tax Parcel 10144 000032, 000007, & 000009A | Proposed use: to bring an existing shed into compliance | * Commission District 3 | John Carter, applicant.](#)
 - a. **Engineering:** No comment
 - b. **Traffic:** No comment
 - c. **Utilities:** No Comment
3. [4601 Old Cornelia Highway | Variance | for a right side yard setback variance from 15 feet to 4 feet on a 1.15± acre tract located on the north side of Old Cornelia Highway at its intersection with Highway 52 | Zoned AR-III; Tax Parcel 15007 000009K | Proposed use: construct a garage | * Commission District 3 | Kenneth Alexander Jones, applicant.](#)
 - a. **Engineering:** No comment
 - b. **Traffic:** No comment
 - c. **Utilities:** No comment

4. [5860 Gailey Drive | Use Subject to Planning Commission Approval | on a 2.66± acre tract located on the south side of Gailey Drive approximately 1,220 feet from its intersection with Cleveland Highway | Zoned AR-IV; Tax Parcel 12056 000023 | Proposed use: rural business | * Commission District 3 | R. Mike Oswald, 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 FEMA and Hall County studied Flood plains present on site. Show stream buffer and impervious setback from wrested vegetation not center line of stream
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

5. [5351 Lanier Islands Parkway | Use Subject to County Commission Approval | on a 17.14± acre tract located on the north side of Lanier Islands Parkway approximately 568 feet from its intersection with Carter Road | Zoned AR-III; Tax Parcel 08169 003011 \(pt.\) | Proposed use: agri-entertainment | ** Commission District 1 | Keith D. & Chad Bell, 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 buffer and impervious setback from wrested vegetation not center line of stream
 - b. **Traffic:** Driveway must be permitted/approved by GDOT
 - c. **Utilities:** No Hall County sewer

6. [3724 Roy Parks Road | Use Subject to County Commission Approval | on an 87.38± acre tract located on the north side of Roy Parks Road approximately 829 feet from its intersection with Talmo Road | Zoned AR-IV; Tax Parcel 15024 000019 | Proposed use: equestrian center | ** Commission District 3 | Patricia M. Egan, 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 FEMA and Hall County studied Flood plains present on site. Show stream buffer and impervious setback from wrested vegetation not center line of stream
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment.

7. [6084 Highway 52 | Use Subject to County Commission Approval | on a 53.96± acre tract located on the south side of Highway 52 approximately 456 feet from its intersection with Hooper Road | Zoned AR-IV; Tax Parcel 15004 000034 | Proposed use: telecommunications facility | ** Commission District 3 | Mattaniah S. Jahn P.A. obo VB BTS II, 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 FEMA and Hall County studied Flood plains present on site.
Show stream buffer and impervious setback from wretched vegetation not center line of stream
- b. **Traffic:** No comment
- c. **Utilities:** No Comment

8. [5182 Odum Smallwood Road | Use Subject to County Commission Approval | on a 27.40± acre tract located on the east side of Odum Smallwood Road approximately 480 feet from its intersection with Jess Helton Road | Zoned AR-IV; Tax Parcel 12004 000019 | Proposed use: telecommunications facility | ** Commission District 3 | Verizon Wireless, 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 FEMA and Hall County studied Flood plains present on site.
Show stream buffer and impervious setback from wretched vegetation not center line of stream
- b. **Traffic:** No comment
- c. **Utilities:** No Comment

9. [3675 & 3745 Friendship Road | Rezone | from Agricultural-Residential-III \(AR-III\) & Highway-Business \(H-B\) to Light Industrial \(I-I\) on a 2.11± acre tract located on the east side of Friendship Road approximately 628 feet from its intersection with Swansey Road | Zoned H-B & AR-III; Tax Parcel 15048 000025D & 000025B | Proposed use: landscape supply business | ** Commission District 1 | Yelitza Ossa-OSAS Concrete, 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
- a. **Traffic:** Driveway must be permitted/approved by GDOT.
- b. **Utilities:** No Hall County sanitary sewer

10. [3675 & 3745 Friendship Road | Use Subject to County Commission Approval | on a 2.11± acre tract located on the east side of Friendship Road approximately 628 feet from its intersection with Swansey Road | Zoned H-B & AR-III; Tax Parcel 15048 000025D & 000025B | Proposed use: outdoor storage within Gateway Corridors Overlay District | ** Commission District 1 | Yelitza Ossa-OSAS Concrete, 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 buffer and impervious setback from wretched vegetation
not center line of stream

- b. **Traffic:** Driveway must be permitted/approved by GDOT.
- c. **Utilities:** No Hall County sanitary sewer

11. [6034 Lanier Islands Parkway | Rezone | from Agricultural-Residential-III \(AR-III\) to Light Industrial \(I-I\) on a 7.67± acre tract located on the west side of Lanier Islands Parkway approximately 592 feet from its intersection with North Waterworks Road | Zoned AR-III; Tax Parcel 07330 001005 | Proposed use: enclosed boat & RV storage | ** Commission District 2 | Over Under Storage, 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 buffer and impervious setback from wretched vegetation
not center line of stream
- b. **Traffic:** Driveway must be permitted/approved by GDOT
- c. **Utilities:** No Hall County sanitary sewer
Health dept. approval; required for septic

12. [6034 Lanier Islands Parkway | Use Subject to County Commission Approval | on a 7.67± acre tract located on the west side of Lanier Islands Parkway approximately 592 feet from its intersection with North Waterworks Road | Zoned AR-III; Tax Parcel 07330 001005 | Proposed use: self-storage warehouse within Gateway Corridors Overlay District | ** Commission District 2 | Over Under Storage, 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 buffer and impervious setback from wretched vegetation
not center line of stream
- b. **Traffic:** Driveway must be permitted/approved by GDOT
- c. **Utilities:** No Hall County sanitary sewer required
Health dept. approval; required for septic

13. [6515 New Bethany Road | Rezone | from Highway-Business \(H-B\) to Light-Industrial \(I-I\) on a 1.86± acre tract located on the east side of New Bethany at its intersection with Old Lanier Islands Drive | Zoned H-B; Tax Parcel 07330 001006B | Proposed use: Light Industrial | ** Commission District 2 | Genuine Mapping & 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
Show stream buffer and impervious setback from wretched vegetation
not center line of stream
- b. **Traffic:** Driveway must meet Hall County commercial standards.
- c. **Utilities:** No Comment

14. [6515 New Bethany Road | Use Subject to County Commission Approval | on a 1.86± acre tract located on the east side of New Bethany Road at its intersection with Old Lanier Islands Drive | Zoned H-B; Tax Parcel 07330 001006B | Proposed use: Boat RV outdoor Storage and Boat Sales & Repairs | ** Commission District 2 | Genuine Mapping & 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 Show stream buffer and impervious setback from wretched vegetation not center line of stream
 - b. **Traffic:** Driveway must meet Hall County commercial standards.
 - c. **Utilities:** No Comment
15. [3271 & 3270 Buffington Farm Road | Rezone | from Agricultural-Residential-III \(AR-III\) and Vacation-Cottage \(V-C\) to Planned Residential Development \(PRD\) on a 55.54± acre tract located on the north side of Buffington Farm Road at its intersection with Cagle Road | Zoned AR-III & V-C; Tax Parcels 09106 000001A & 000005 \(pt.\) | Proposed use: 216-lot subdivision | ** Commission District 3 | Arabella Capital, 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 FEMA and Hall County studied Flood plains present on site. Show stream buffer and impervious setback from wretched vegetation not center line of stream

Buffington Farm Rezoning

Reviewed by Franklin P. Miller, P.E. 5/2/2023

Traffic Study on file dated 2/2022 "Buffington Farm Road Phase 3 Tract" is not sufficient and does not address the number of lots in Phase 3. It is recommended that a new comprehensive traffic study be performed and submitted to determine the impact of all phases of the development. This would include ADT on Cagle Road and and Buffington Road as well as the impact to the intersection at Buffington and Cagle. Also, the study should address the new roadway projects and intersections created with the White Sulphur and Cagle Road projects which is now underway.

A sanitary sewer study should also be including illustrating how the effluent from the entire development will be pumped from each of the phases to the existing Hall County sewer system and the impact it will have on the receiving lift station.

- b. **Traffic:** Traffic Study
Bring Buffington Farm Road up to County standards including a cul-de-sac at the end.
All lots will have internal access only.

- c. **Utilities:** Review and approved sanitary sewer prior to LDP submittal.

16. [3293 & 3341 Buffington Farm Road & Haselton On Lanier Subdivision, Phase 1 | Amend Conditions of PRD | on a 108.13± acre tract located on the west side of Buffington Farm Road at its intersection with Cagle Road | Zoned PRD; Tax Parcels 09105 000001, 09108 000107 - 000109, & 09106 000003, 000003A, 000007, 000013-000025 | Proposed use: 121-lot subdivision | ** Commission District 3 | Arabella Capital, 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 FEMA and Hall County studied Flood plains present on site.
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Buffington Farm Rezoning

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A sanitary sewer study should also be including illustrating how the effluent from the entire development will be pumped from each of the phases to the existing Hall County sewer system and the impact it will have on the receiving lift station.

- b. **Traffic:** Traffic Study
Bring Buffington Farm Road up to County standards including a cul-de-sac at the end.
All lots will have internal access only.
- c. **Utilities:** Review and approved sanitary sewer prior to LDP submittal.

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Friday, April 28, 2023 11:39 AM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comments

Monday, May 15th, 2023 Hall County Planning Commission Meeting.

1. [6084 Highway 52 | Use Subject to County Commission Approval | on a 53.96± acre tract located on the south side of Highway 52 approximately 456 feet from its intersection with Hooper Road | Zoned AR-IV; Tax Parcel 15004 000034 | Proposed use: telecommunications facility | ** Commission District 3 | Mattaniah S. Jahn P.A. obo VB BTS II, LLC, applicant.](#)
Hall County Fire Rescue Comment: Engineered site plans required for review and approval

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



ZONING NOTICE

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

APPLICANT:
MATTANIAH S. JAHN P.A. OBO VB BTS II, LLC

REQUEST:
USE SUBJECT TO COUNTY COMMISSION APPROVAL
FOR A TELECOMMUNICATIONS FACILITY

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION	COUNTY COMMISSION
Date: May 15, 2023	Date: June 21, 2023
Time: 5:15 p.m.	Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

May 11, 2023 11:49:38
6079 Georgia 52
Gillsville
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: MATTANIAH S. JAHN PA. OBO VB BTS II, LLC

REQUEST: USE SUBJECT TO COUNTY COMMISSION APPROVAL
FOR A TELECOMMUNICATIONS FACILITY

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: May 15, 2023

AND

COUNTY COMMISSION

Date: July 27, 2023

Time: 5:15 p.m.

Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809

Jun 22, 2023 13:35:12
6078 Georgia 52
Gillsville
Hall County
Georgia



AGENDA ITEM

Planning and Development

REPORT TO: Work Session (07/24/23)

REPORT TO: Voting Meeting (07/27/23)

ITEM NO: 397/2023

SUBJECT: **1590 & 0 Monroe Drive | Use Subject to County Commission Approval |** on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcels 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD) |** Commission District 4 | **Westwood Sheds, applicant.**

Meetings:

Work Session Date: 07/24/23

Voting Meeting Date: 07/27/23

Executive Summary:

Presenter:

RD

Recommendation:

Approval, with conditions: 1. The property shall be approved for the outdoor storage use, subject to all conditions herein and development standards enforced at the time of site plan approval. No variances are approved as part of this request.

2. Development is approved as generally shown on the concept plan and described in the project narrative modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.

3. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.

4. The applicant shall be required to submit a combination plat for the two parcels, combining the tracts as one overall property. The plat shall be subject to the review and approval of the Hall County Plat Review process prior to recording.

5. Per, Section 17.380.130. – effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.

6. All conditions of zoning shall be made part of any plats created for the property.

Purpose of Request:

History:

1590 & 0 Monroe Drive | Use Subject to County Commission Approval | on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcels 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD)** | Commission District 4 | Westwood Sheds, applicant.

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	Attorney	Administration
AD	RD	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
 Recommendation Report
 Application
 Narrative
 Narrative - Additional
 Site Plan
 Maps
 Rendering
 Environmental Health Comments
 GDOT Comments
 Public Works Comments
 Fire Comments
 Notice Sign Photos



POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Srikanth Yamala

PLANNING AND DEVELOPMENT
DIRECTOR
Randi Doveton

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PLANNING AND DEVELOPMENT

To: Richard Higgins, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: July 10, 2023

Subject: **1590 & 0 Monroe Drive | Use Subject to County Commission Approval | on a 2.2± acre tract | Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD) | Westwood Sheds, applicant.**

The request before you is the request of Westwood Sheds for a Use Subject to County Commission Approval with accompanying variance requests to allow outdoor storage of inventory items. The property has a zoning designation of Light Industrial (I-I) and is within the Gateway Corridors Overlay District (GCOD). This item is located within Commission District 4.

At their June 19, 2023 meeting, the Hall County Planning Commission voted to recommend approval of the use but to deny the variance requests from GCOD standards and setbacks from the rights-of-way.

The conditional use was approved with six (6) conditions **(4-0, Pilcher absent). The variance denials were also decided in a vote of 4-0, Pilcher Absent. Since the variance for a setback was not appealed, the Planning Commission action was the final action and the items before you are the use and variance from Gateway (GCOD).**

There were **no public 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 Conditional Use Approval Conditions:

1. The property shall be approved for the outdoor storage use, subject to all conditions herein and development standards enforced at the time of site plan approval. No variances are approved as part of this request.
2. Development is approved as generally shown on the concept plan and described in the project narrative modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.

3. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
4. The applicant shall be required to submit a combination plat for the two parcels, combining the tracts as one overall property. The plat shall be subject to the review and approval of the Hall County Plat Review process prior to recording.
5. Per, Section 17.380.130. – effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.
6. All conditions of zoning shall be made part of any plats created for the property.

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Westwood Sheds

Request (A) Use Subject to County Commission Approval |
for outdoor storage of inventory items within
the Gateway Corridors Overlay District (GCOD,
[17.420](#)), - **BOC Final Decision**
(B) Variance | from the non-residential
development standards in the Gateway
Corridors Overlay District (GCOD, [17.420](#)) –
BOC Final Decision
(C) Variance | front yard setback variance from 50
feet to 35 feet and from 50 feet to 15 feet- **PC
ONLY**

Proposed Use (A), (B), and (C) Outdoor storage of inventory
items within the Gateway Corridors Overlay
District (GCOD, [17.420](#))

Size 2.20± acres

Zoning Light Industrial (I-I, [17.160](#)) and Gateway Corridors
Overlay District (GCOD, [17.420](#))

Location **1590 & 0 Monroe Drive** | Tax Parcels 00140
000001D and 000001C

Commission District Four

Planning Commission Date June 19, 2023

Staff Recommendation (A) Approval with conditions of the request for
outdoor storage within the Gateway Corridors
Overlay District (GCOD, [17.420](#)) as the proposed
use is consistent with the intent of the Mixed Use
Corridor future land use classification in the
[Comprehensive Plan](#), - **BOC Final Decision**
(B) Denial of the requested variances from the
non-residential development standards in the
Gateway Corridors Overlay District (GCOD,
[17.420](#)) as the applicant has failed to

demonstrate that hardship exists pursuant to the criteria of [2.60.030](#), and - **BOC Final Decision**
(C) Denial of the front yard setback variance from 50 feet to 35 feet and from 50 feet to 15 feet as the applicant has failed to demonstrate that hardship exists pursuant to the criteria of [2.60.030](#). - **PC ONLY**

Planning Commission Recommendation.....(A) Approval, with conditions

Vote: 4-0 (Pilcher absent)

(B) Denial

Vote: 4-0 (Pilcher absent)

Planning Commission Conditional Use Conditions:

1. The property shall be approved for the outdoor storage use, subject to all conditions herein and development standards enforced at the time of site plan approval. No variances are approved as part of this request.
2. Development is approved as generally shown on the concept plan and described in the project narrative modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.
3. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
4. The applicant shall be required to submit a combination plat for the two parcels, combining the tracts as one overall property. The plat shall be subject to the review and approval of the Hall County Plat Review process prior to recording.
5. Per, Section 17.380.130. – effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.
6. All conditions of zoning shall be made part of any plats created for the property.

Public Forum:

There were no comments in support or opposition.

Summary Analysis

The applicant is requesting (A) Use Subject to County Commission Approval for outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD, [17.420](#)). Concurrent to the rezoning request, the applicant is requesting (B) relief from the non-residential development standards in the Gateway Corridors Overlay District (GCOD, [17.420](#)), and (C) to vary the front yard setback from 50 feet to 35 feet and from 50 feet to 15 feet, as required by the development standards for the Light Industrial (I-L, [17.160](#)) zoning district.

The applicant is proposing to locate an outdoor product business on the subject property. The applicant proposes to use the property as a retail sales location for outdoor products including portable sheds, gazebos, playhouses, and carports. The property falls within the Gateway Corridors Overlay District (GCOD, [17.420](#)) which requires conditional use approval for outdoor storage of inventory items, resulting in this request.

The applicant is also requesting relief from the following non-residential development standards in the Gateway Corridors Overlay District (GCOD, [17.420](#)). The GCOD was adopted in 2007 to establish consistent and harmonious design standards for public improvements and private property development within the Overlay District so as to unify the distinctive visual quality of the Gateway Corridors. The code does not include thresholds at which properties must be brought into compliance with the GCOD for properties that were developed prior to the adoption of the GCOD. As such, the applicant is requesting relief from the following non-residential property development standard ([17.420.050](#)):

1. [§17.420.050.D.1. Building perimeter walls.](#) Shrubs shall be planted within ten feet of the foundation of the primary structure along each building facade at the rate of at least 20 shrubs per 100 linear feet of building facade except for sides or rear of building used for loading or service areas. Foundation plantings may be clustered to provide visual interest.
 - a. The applicant is requesting relief as the building is existing and no site modifications are proposed.
2. [§17.420.050.D.2.a. Street frontage.](#) Along each street frontage there shall be a ten-foot wide landscape strip, continuous along the frontage except for perpendicular crossings for driveways and utilities. The landscape strip shall be planted with shade trees (six feet tall, two inches caliper, dbh, at time of planting, and not less than 35 feet tall at maturity) planted not less than 40 feet on center, and shrubbery forming an intermittent hedge not less than three feet in height designed to provide an adequate screen.
 - a. The applicant is requesting relief from this requirement as the site is paved and no site modifications are proposed.
3. [§17.420.050.D.4.d. Screening of storage and accessory equipment. Outdoor storage.](#) Outdoor storage or sales displays shall be prohibited from front yards except when permitted in the underlying zoning district and further authorized by a conditional use permit pursuant to the procedures of the Hall County Zoning Ordinance. Outdoor storage or sales displays shall be screened from view from public streets and adjacent property by a permanent opaque enclosure consisting of a minimum eight-foot high solid fence or wall.
 - a. The applicant is proposing to locate the inventory of outdoor products in the area of the property designated as the front yard, adjacent to both Monroe Drive and E E Butler Parkway.
 - b. The applicant is requesting to both locate the inventory in the front yard area and be exempt from screening requirements.
4. [§17.420.050.F.1. Streetlights.](#) a. Streetlights shall be provided on all public street; b. The spacing of street lights shall be staggered, 300 feet on-center, along both sides of the roadway; and c. All street lighting shall be subject to review and approval of the Hall County Public Works Department.
 - a. The applicant is not proposing any site improvements and as such is requesting relief from installing streetlights along the frontages of Monroe Drive and E E Butler Parkway.

Finally, the applicant is proposing to locate the outdoor products in the front yard area of both Monroe Drive and E E Butler Parkway. The applicant's site plan includes a series of boxes (36 in total) around the exterior of the existing paved area to indicate the location of the inventory items. The Gateway Corridors Overlay District (GCOD, [17.420](#)) does not provide a setback standard for inventory items. Because the inventory items are classified as structures, the setback requirements for the Light Industrial (I-I, [17.160](#)) zoning district shall apply. As such, the applicant is requesting the front yard setback requirement be reduced from 50 feet to 35 feet where adjacent to Monroe Drive and from 50 feet to 15 feet where adjacent to E E Butler Parkway.

Based on the future land-use plan, staff finds the requested use consistent with the future land use classification of the Mixed Use Corridor in the [Comprehensive Plan](#). The primary future land uses within this corridor are anticipated to include retail activities, office-based employment, civic uses, single-family Residential.

Zoning Analysis

(A) Use Subject to County Commission Approval | for outdoor storage of inventory items 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 and development of adjacent and nearby property; **Yes, the proposed use is suitable in view of the use and development of adjacent and nearby property. Monroe Drive is developed with a number of non-residential uses and contains a mixture of zoning classifications including Hall County Light Industrial (I-I, [17.160](#)), City of Gainesville Light Industrial, and City of Gainesville General Business.**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties.**
3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The subject property is Light Industrial (I-I, [17.160](#)) and is developed with a 1,888 square foot office building, constructed in 1979, per Hall County [Property Tax records](#).**
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; **No, the proposed use should not cause an excessive or burdensome use of existing streets, transportation facilities, or utilities.**
5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **Yes, the requested zoning designation is consistent with the future land use classification of Mixed Use Corridor in the [Comprehensive Plan](#).**
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 site has been developed with a commercial building since at least 1979.**
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; **There are no known changing conditions affecting the use or development of the property.**
11. Whether the change would create an isolated district unrelated to the surrounding districts; **The subject property is surrounded by City of Gainesville property to the north and west, zoned Light Industrial, and bordered by E E Butler Parkway to the south and Monroe Drive to the east. Across both streets are properties within City of Gainesville jurisdiction.**
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. Retail businesses play an important role in a community.**
14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There may be other appropriately zoned properties in the county where the proposed use would be permitted without zoning action.**
15. Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]; **No, the request could not be handled alternatively as a variance as the requested use requires conditional use approval in the Gateway Corridors Overlay District (GCOD, [17.420](#)).**
16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **There are no significant changes proposed to the site that should have an ecological or pollution impact.**
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 evidence to indicate a mistake was made in the original zoning of the property.**

(B) Variance from the non-residential development standards in the Gateway Corridors Overlay District (GCOD, [17.420](#))

Section [17.420.070](#), appeals and modifications states that “if substantial modifications or changes are necessary, any person, firm, group or organization may apply for relief from the requirements set forth in this chapter to the Hall County Planning Commission, unless otherwise specified in this chapter.”

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); **There does not appear to be extraordinary or exceptional conditions pertaining to the subject property. Instead, the need for a variance is necessitated by the thresholds that would trigger compliance with the site development standards for non-residential property ([17.420.050](#)).** There are no physical characteristics of the property that would prevent the applicant from bringing the property into compliance with the landscaping requirements of the Gateway Corridors Overlay District (GCOD, [17.420](#)).
2. The application of the requirements of this [Title 17](#) to this particular piece of property would create an unusual hardship; **The applicant would have to bring the property into compliance with the Gateway Corridors Overlay District (GCOD, [17.420](#)) non-residential property development standards but no unusual hardship would be created.**
3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **No, the conditions are not peculiar to the subject parcel but the result of the proposed use of the property.**
4. Such conditions are not the result of any actions of the property owner; **The applicant is not proposing any significant site modification to the property. The site was developed in 1979, prior to the adoption of the Gateway Corridors Overlay District (GCOD, [17.420](#)) standards.**
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](#).**

(C) Front yard setback variance from 50 feet to 35 feet and from 50 feet to 15 feet, as required by the development standards for the Light Industrial (I-I, [17.160](#)) district:

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](#).

6. 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); **There does not appear to be extraordinary or**

exceptional conditions pertaining to the subject property. Instead, the need for a variance is necessitated by the proposed location of the applicant's inventory items, which are also classified as structures, and encroach into the front setback on both Monroe Drive and E E Butler Parkway.

7. The application of the requirements of this [Title 17](#) to this particular piece of property would create an unusual hardship; **The applicant would not be able to locate the inventory as presented, and would instead need to revise the proposed site layout to meet the setback requirements.**
8. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **No, the conditions are not peculiar to the subject parcel but the result of the proposed use of the property.**
9. Such conditions are not the result of any actions of the property owner; **The site development has been proposed by the applicant.**
10. 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](#).**

[17.380.050](#) - Submission requirements for a rezoning request

- 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]. **The applicant has submitted a narrative and site plan but did not specifically address the criteria listed in [17.380.060.C](#).**
 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. **The submitted site plan is an aerial image from the Hall County GIS website, with boxes added to show the proposed location of the inventory items.**

- C. For any application for a slow rate land treatment system (see [chapter 17.20](#)), the following additional requirements apply. **This standard is not applicable as the site will be served by municipal sewer.**
- D. 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. **As there are not 100 or more residential dwelling units proposed this question is not applicable.**

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health

In an email dated May 26, 2023, Emily McGahee stated “No comment. Public sewer.”

Hall County Fire Marshal

In an email dated June 1, 2023, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated “The Hall County Fire Marshal’s Office has no comments as proposed.”

Hall County Public Works and Utilities

In a memo dated May 18, 2023, Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:

The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage

Traffic:

Permit from City of Gainesville required for access to Monroe Drive.

Utilities

No Hall County sewer.

Georgia Department of Transportation

In an email dated May 25, 2023, Parker Niebauer, D1TO Traffic Operations Supervisor provided the following comment: “GDOT Coordination required; however, no further action may be required as applicant does not appear to be seeking access to the state route nor doing any work within GDOT R/W. Note: have not confirmed, but frontage along SR 11 is expected to be limited access and if so, no access could be granted along SR 11.”

➤ Excerpts from the minutes of the June 19, 2023 meeting

Applicant's Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Mike Toder, 1590 Monroe Drive, Gainesville, presented the request. The applicant stated there are not many places in the community that offer their product. The applicant addressed that the variances for outdoor storage will provided them with a retail display to make their sheds attractive and draw customers in.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell stated that Gateway Corridor is established to avoid variances like this. Mr. Varner questioned if the applicants have assessed the community. The applicant stated they have done research for the community and the demographic fits their client profile. Mr. Varner addressed that Gateway prohibits the display of retail goods in parking areas.

Motion: A motion to approve, with conditions was made by Mr. Varner and seconded by Mr. Hunt. Vote: 4-0 (Pilcher absent)

Conditions:

1. The property shall be approved for the outdoor storage use, subject to all conditions herein and development standards enforced at the time of site plan approval. No variances are approved as part of this request.
2. Development is approved as generally shown on the concept plan and described in the project narrative modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.
3. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
4. The applicant shall be required to submit a combination plat for the two parcels, combining the tracts as one overall property. The plat shall be subject to the review and approval of the Hall County Plat Review process prior to recording.
5. Per, Section 17.380.130. – effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.
6. All conditions of zoning shall be made part of any plats created for the property.

CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Westwood Sheds
2491 Hwy 184 W
Due West SC 29639

Phone 864-379-3333

Email Address mike@westwoodtribe.com

Proposed Use Retail sales location for outdoor products such as sheds, gazebos, playhouses, etc.

Property Owner (Name & Mailing Address)

Wine Hundred No Nine, LLC
305 A Equipment Ct.
Lawrenceville, GA 30046

Phone 770-338-2620

Email Address

Contact Person (Name & Mailing Address)

Lloyd Martin
2491 Hwy 184 W
Due West SC 29639

Phone 864-379-3333

Email Address manager.sales@westwoodsheds.com

Tax Parcel Number 00140 000001D & 0014000001C

Location Address 1590 Monroe Dr Gainseville GA

Status of Applicant

☐ Owner

☐ Option to Purchase

☐ Area Resident

☒ Other

Zoning: I-1

Acreage 2.2

Requested Action

Permissive Use:

☐ HCPC ☒ HCC

Fee:\$

Receipt #:

Check #:

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

Sign

Date:

4-14-27

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: _____

Date: 4-14-23

Applicant's/Owner's Name (Printed): Mike Yoder

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

I have** _____ I have not ☒

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: Scott Moon

Date: 04 / 27 / 2023

Applicant's/Owner's Name (Printed): Nine Hundred No
Nine LLC

Scott Moon

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: Robert C Sule

Date: 04 / 25 / 2023

Applicant's/Owner's Name (Printed): Robert C Sule

Majors Management

Proposed Use for 1590 Monroe Dr

Our proposed plan for this property, in question, is to use it as a retail sales location for outdoor products including portable storage sheds, gazebos, playhouses and carports.

Currently the property is zoned as I-1 and is classed as C3-Commercial.

Our unit displays will be set up in neat rows on the developed areas (paved) as shown in the display drawing.

We will not be installing any new lighting fixtures, poles. All current signage and lighting will be sufficient for our intended use.

We plan on mowing and trimming the lawn and bushes to upgrade the appearance of the property.

The office will be updated with a new computer, desk and other office furniture.

The Utilities will be taken care of by the City of Gainesville. See Meter Reading provided by Gainesville City Utilities.

Regarding property boundaries and buffers between neighboring properties. We will not be disturbing any property lines. Our inventory units will stay on the paved hard top areas and all grass around the property will be maintained by a professional lawn care company from the Gainesville area. We will not be developing the wooded area.

Katie L. Greenway (CDI: Planning)

From: Lloyd Martin <manager.sales@westwoodsheds.com>
Sent: Tuesday, May 2, 2023 10:15 AM
To: Katie L. Greenway (CDI: Planning)
Cc: Beth Garmon (CDI: Planning)
Subject: Re: 1590 Monroe - Outdoor Storage

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.

Hi Katie,

As we are no planning to make any changes to the current the property We would like to ask for a Varience on a few of these points

- **17.420.050.D.1. We request a variance on this point as the existing structure does not have an area adequate for planting shrubs. The entire area around the existing structure is either concrete or paved area.**
 - *Building perimeter walls.* Shrubs shall be planted within ten feet of the foundation of the primary structure along each building facade at the rate of at least 20 shrubs per 100 lineal feet of building facade except for sides or rear of building used for loading or service areas. Foundation plantings may be clustered to provide visual interest.
- **17.420.050.D.2.a. We request a variance on this as this is an existing structure and the entire area we are using is paved or has concrete.**
 - *Along each street frontage there shall be a ten-foot wide landscape strip, continuous along the frontage except for perpendicular crossings for driveways and utilities. The landscape strip shall be planted with shade trees (six feet tall, two inches caliper, dbh, at time of planting, and not less than 35 feet tall at maturity) planted not less than 40 feet on center, and shrubbery forming an intermittent hedge not less than three feet in height designed to provide an adequate screen.*
- **17.420.050.D.4.d. We request a variance on this point. We are not planning to install permanent displays. These are portable sheds that are available for immediate purchase and delivery, We keep the retail units in orderly lines (See Photos Provided) .**
 - *Outdoor storage.* ... Outdoor storage or sales displays shall be screened from view from public streets and adjacent property by a permanent opaque enclosure consisting of a minimum eight-foot high solid fence or wall
- **17.420.050.F. We request a variance on a,b and c as the property is already developed, No new lighting will need to be installed.**
 - 1. *Streetlights.*
 - a. Streetlights shall be provided on all public streets.
 - b. The spacing of street lights shall be staggered, 300 feet on-center, along both sides of the roadway.
 - c. All street lighting shall be subject to review and approval of the Hall County Public Works Department.
 - d. All outdoor lighting, shall be the semi-cutoff type. – **This will have to be met for any new lighting proposed**
 - **If you do not intend on providing new street lighting, please request a variance from this section a ,b, and c. Please note that any new lighting proposed on site will need to meet the**

other standards listed in this section which you can read through here: https://library.municode.com/ga/hall_county/codes/code_of_ordinances?nodeId=PTI OFCO TIT17ZORE CH17.420GACOOVDIGC 17.420.050NSIPRDEST

- **17.420.030. – Signs**

- Please visit this section of code (hyperlinked). If signage is proposed that does not meet these standards, you will need to include a sign variance in your application.

On Tue, May 2, 2023 at 9:44 AM Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org> wrote:

Good morning Lloyd,

Per our phone call this morning, you will have to meet the following code sections if you do not request a variance. If you wish to request a variance from any of these standards, please update your narrative and list each section you wish to request a variance from and summarize your reasoning at the bottom.

- **17.420.050.D.1.**

- *Building perimeter walls.* Shrubs shall be planted within ten feet of the foundation of the primary structure along each building facade at the rate of at least 20 shrubs per 100 lineal feet of building facade except for sides or rear of building used for loading or service areas. Foundation plantings may be clustered to provide visual interest.

- **17.420.050.D.2.a**

- *Along each street frontage there shall be a ten-foot wide landscape strip, continuous along the frontage except for perpendicular crossings for driveways and utilities. The landscape strip shall be planted with shade trees (six feet tall, two inches caliper, dbh, at time of planting, and not less than 35 feet tall at maturity) planted not less than 40 feet on center, and shrubbery forming an intermittent hedge not less than three feet in height designed to provide an adequate screen.*

- **17.420.050.D.4.d.**

- *Outdoor storage.* ... Outdoor storage or sales displays shall be screened from view from public streets and adjacent property by a permanent opaque enclosure consisting of a minimum eight-foot high solid fence or wall

- **17.420.050.F.**

- *1. Streetlights.*
 - a. Streetlights shall be provided on all public streets.
 - b. The spacing of street lights shall be staggered, 300 feet on-center, along both sides of the roadway.

▪ c. All street lighting shall be subject to review and approval of the Hall County Public Works Department.

▪ d. All outdoor lighting, shall be the semi-cutoff type. – **This will have to be met for any new lighting proposed**

○ If you do not intend on providing new street lighting, please request a variance from this section a ,b, and c. Please note that any new lighting proposed on site will need to meet the other standards listed in this section which you can read through here:

https://library.municode.com/ga/hall_county/codes/code_of_ordinances?nodeId=PTIOFCO_TIT17ZORE_CH17.420GACOOVDIGC_17.420.050NSIPRDEST

- **17.420.030. – Signs**

○ Please visit this section of code (hyperlinked). If signage is proposed that does not meet these standards, you will need to include a sign variance in your application.

Call me if you would like to talk through this before finalizing your narrative. Please have your updated narrative over to me no later than 12pm Friday 5/5/2023.

Thank you!

Katie Greenway

Principal Planner

Hall County Community Development and Infrastructure

770-531-6800 | www.hallcounty.org



--

Regards,

Lloyd Martin, Sales Manager

Office 864-379-3002

Cell 864-344-2098

Email: manager.sales@westwoodsheds.com

www.westwoodsheds.com

Have a wonderful day!

Notes:

1. Paving to remain as shown
2. Shed displays to be placed as shown.
3. Setbacks
Distance from side property lines to sheds: 15'
Distance from front property lines: 35'
5. Buffer zone from display area to property lines to be a minimum of 15' on all sides.
4. Wooded area on back portion of property to remain undisturbed.

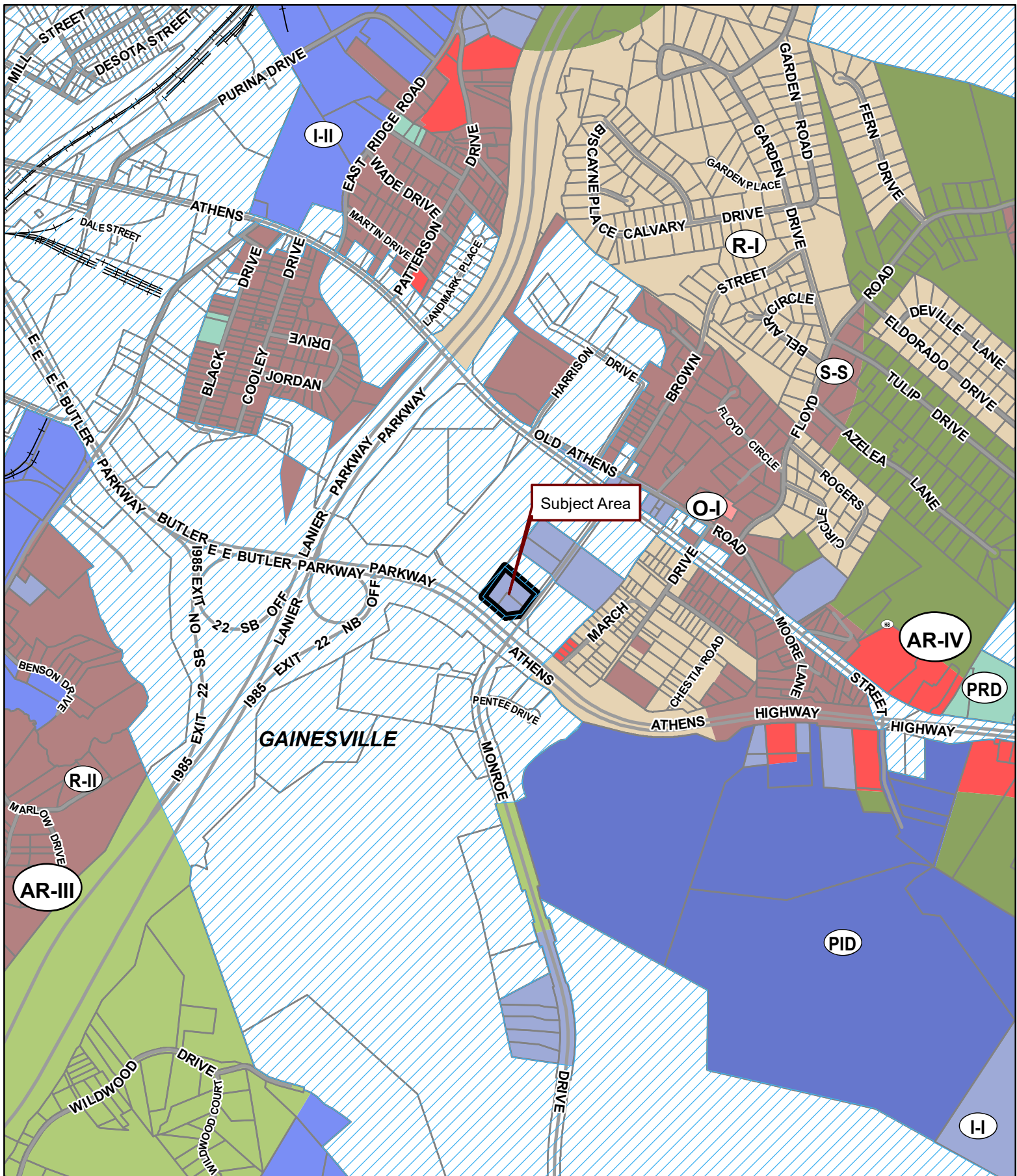
Legend:

Office: Building straight in from driveway

Parking spots: 11 parking spots on left and front of office as shown. Including Handicap parking spot.

Scale: 3/16": 10'





Applicant: WESTWOOD SHEDS

Tax Parcel #: 00140 000001D & 000001C

Location: 1590 & 0 MONROE DRIVE GAINESVILLE, GA 30501

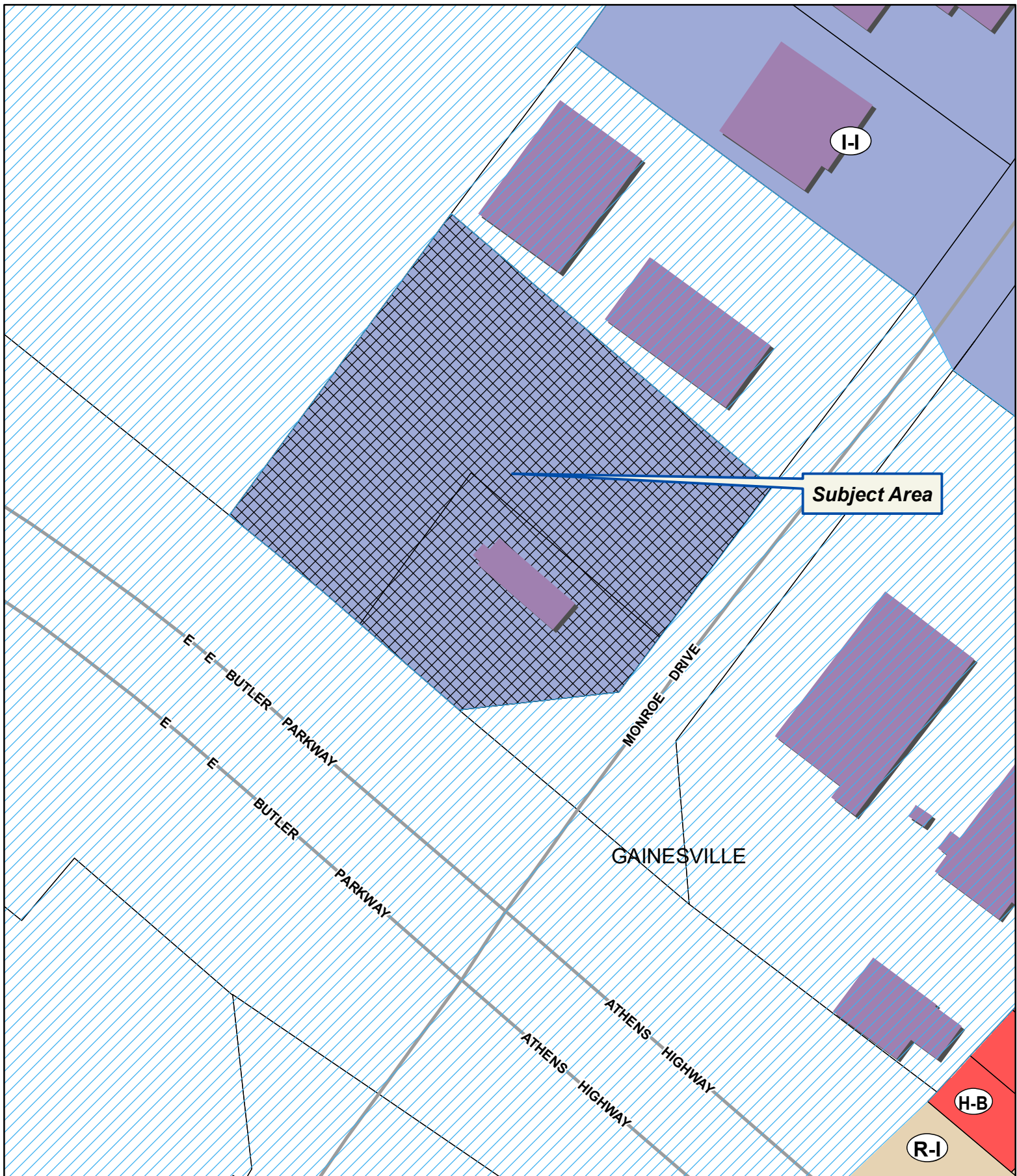
Commission District 4

PC Mtg. Date: 06/19/2023

0 300 600 1,200
Feet

- Zoning Boundary
- City Limits
- Subject Area
- Structure





Applicant: WESTWOOD SHEDS

Tax Parcel #: 00140 000001D & 000001C

Location: 1590 & 0 MONROE DRIVE GAINESVILLE, GA 30501

Commission District 4

PC Mtg. Date: 06/19/2023

0 25 50 100
Feet

- Zoning Boundary
- City Limits
- Subject Area
- Structure





Applicant: WESTWOOD SHEDS

Tax Parcel #: 00140 000001D & 000001C

Location: 1590 & 0 MONROE DRIVE GAINESVILLE, GA 30501

Commission District 4

PC Mtg. Date: 06/19/2023

0 25 50 100
Feet

— Zoning Boundary

City Limits

Subject Area





WESTWOOD SHEDS
864-605-7003 | westwoodsheds.com
UNDER NEW MANAGEMENT

BUILT FOR LIFE.

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Friday, May 26, 2023 11:06 AM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning); Beth Garmon (CDI: Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 6.19.23

Please find Environmental Health comments below:

Item 1, 5351 Lanier Islands Pkwy, Bell: A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items such as a 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. ON-SITE SEWAGE MANAGEMENT SYSTEMS RULES 511-3-1-.03 General Requirements for On-Site Sewage Management Systems. (1) If public or community sewage treatment systems are not available, the owner of a building, residence, or property that is designed or intended for human occupancy or congregation shall provide an approved on-site sewage management system sufficient for the number of persons normally expected to use or frequent the building, residence or other property for two hours or more. (2) No person may begin the physical development of a lot or structure where an on-site sewage management system will be utilized, nor install an on-site sewage management system or component thereof, without having first obtained from the County Health Department a construction permit for the installation of an onsite sewage management system. And (1)(a) Connection shall be made to a public or community sewage treatment system if such system is available within two hundred feet (200') of the property line, or available in a public right-of-way abutting the property.

Item 2, 4312 Cherokee Trail, Crawford: All proposed structures must meet required setbacks to existing septic system.

Item 3, 3041/3042 W. S. Cain Road, Newberry: This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the subdivision plat.

Item 4, 6060 Old Federal Road, Abouhamdan: This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the subdivision plat.

Item 5A-C, 1590/0 Monroe Drive, Westwood Sheds: No comment. Public sewer.

Item 6, 5201 Browns Bridge Road, Nguyen: Base of Operations and Mobile Food Unit permits have been issued.

Item 7A-C, 6814 Cleveland Hwy, McIntyre: No comment.

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 (CDI: Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, May 25, 2023 7:13 PM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Cc: Chavers, Veronica E; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for June 19, 20223

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 (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, May 25, 2023 10:34 AM
Subject: Tentative Planning Agenda for June 19, 20223

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, June 19, 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, June 1st**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – June 5, 2023

OLD BUSINESS

1. **5351 Lanier Islands Parkway | Use Subject to County Commission Approval** | on a 17.14± acre tract located on the north side of Lanier Islands Parkway approximately 568 feet from its intersection with Carter Road | Zoned AR-III; Tax Parcel 08169 003011 (pt.) | **Proposed use: agri-entertainment** | ** Commission District 1 | **Keith D. & Chad Bell, applicant.** NOTE: This application was tabled at the May 15th Planning Commission meeting to this date.

NEW BUSINESS

2. **4312 Cherokee Trail | Variance** | front yard setback variance from 55 feet from the centerline of the road to 48 feet from the centerline of the road on a 0.65± acre tract located on the south side of Cherokee Trail approximately 660 feet from its intersection with Cherokee Trail | Zoned R-I; Tax Parcel 08038 001018 | **Proposed use: storage building** | *Commission District 2 | **Camille A. Crawford, applicant.**
3. **3041 & 3042 W S Cain Road | Variance** | from the requirements of 16.100.110, flag lots, and 17.240.150, flag lot width and frontage standards on a 3.96± acre parcel located at the terminus of W S Cain Road | Zoned AR-IV; Tax Parcel 15021 000001H & 000144 | **Proposed use: 3-lot subdivision** | * Commission District 3 | **Wes Newberry, applicant.**
4. **6060 Old Federal Road | Use Subject to County Commission Approval** | on a 2.942± acre tract located on the north side of Old Federal Road, at its intersection with Jim Crow Road | Zoned V-C; Tax Parcel 08102 001018 | **Proposed use: 3-lot subdivision** | ** Commission District 2 | **ABE Consulting Inc. / Abe Abouhamdan, PE FASCE, applicant.**
5. (A) **1590 & 0 Monroe Drive | Use Subject to County Commission Approval** | on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcels 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD)** | ** Commission District 4 | **Westwood Sheds, applicant.**
GDOT Coordination required; however, no further action may be required as applicant does not appear to be seeking access to the state route nor doing any work within GDOT R/W. Note: have not confirmed, but frontage along SR 11 is expected to be limited access and if so, no access could be granted along SR 11.

(B) **1590 & 0 Monroe Drive | Variance** | from the non-residential development standards in the Gateway Corridors Overlay District (GCOD) on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcel 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD)** | ** Commission District 4 | **Westwood Sheds, applicant.**

(C) **1590 & 0 Monroe Drive | Variance** | for a front yard setback variance from 50 feet to 35 feet and from 50 feet to 15 feet on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcel 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items** | * Commission District 4 | **Westwood Sheds, applicant.**
6. **5201 Browns Bridge Road | Rezone** | to amend existing conditions of a Planned Commercial Development (PCD) on a 1.47± acre tract located on the south side of Browns Bridge Road at its intersection with Ash Circle | Zoned PCD; Tax Parcel 08080 001001 | **Proposed use: food truck** | ** Commission District 2 | **Nhan Nguyen, applicant.**
GDOT Coordination required.
7. (A) **6814 Cleveland Highway | Rezone** | from Agricultural Residential-IV and Highway Business (H-B) to Light Industrial (I-I) on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 | **Proposed use: truck terminal** | ** Commission District 3 | **Ronald McIntyre, LLC, applicant.**
GDOT Coordination required

(B) **6814 Cleveland Highway | Use Subject to County Commission Approval** | on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 | **Proposed use: outdoor storage within the Gateway Corridors Overlay District (GCOD)** | ** Commission District 3 | **Ronald McIntyre, LLC, applicant.**

(C) 6814 Cleveland Highway | Variance | from the non-residential development standards in the Gateway Corridors Overlay District (GCOD) | on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 | Proposed use: truck terminal | ** Commission District 3 | Ronald McIntyre, 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, July 27, 2023** at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, July 27, 2023. 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 Community Development and Infrastructure
(770) 531-6810 | www.hallcounty.org



Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Randi Doveton, Director of Planning and Development

From: Bill Nash, Director of Public Works and Utilities

Date: May 31, 2023

Subject: June 19, 2023 - Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Srikanth Yamala

PUBLIC WORKS AND
UTILITIES DIRECTOR
Bill Nash, P.E.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 19, 2023 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. **5351 Lanier Islands Parkway | Use Subject to County Commission Approval | on a 17.14± acre tract located on the north side of Lanier Islands Parkway approximately 568 feet from its intersection with Carter Road | Zoned AR-III; Tax Parcel 08169 003011 (pt.) | Proposed use: agri-entertainment | ** Commission District 1 | Keith D. & Chad Bell, applicant. NOTE: This application was tabled at the May 15th Planning Commission meeting to this date.**
 - 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:** Permit from GDOT for access from Lanier Islands Parkway
 - c) **Utilities:** Approval from Environmental Health may be required for portable bathrooms
No sanitary sewer in area.
2. **4312 Cherokee Trail | Variance | front yard setback variance from 55 feet from the centerline of the road to 48 feet from the centerline of the road on a 0.65± acre tract located on the south side of Cherokee Trail approximately 660 feet from its intersection with Cherokee Trail | Zoned R-I; Tax Parcel 08038 001018 | Proposed use: storage building | *Commission District 2 | Camille A. Crawford, applicant.**
 - a) **Engineering:** No Comment
 - b) **Traffic:** No Comment
 - c) **Utilities:** No Comment
3. **3041 & 3042 W S Cain Road | Variance | from the requirements of 16.100.110, flag lots, and 17.240.150, flag lot width and frontage standards on a 3.96± acre parcel located at the terminus of W S Cain Road | Zoned AR-IV; Tax Parcel 15021 000001H & 000144 | Proposed**

use: 3-lot subdivision | * Commission District 3 | Wes Newberry, applicant.

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** No comment

4. 6060 Old Federal Road | Use Subject to County Commission Approval | on a 2.942± acre tract located on the north side of Old Federal Road, at its intersection with Jim Crow Road | Zoned V-C; Tax Parcel 08102 001018 | Proposed use: 3-lot subdivision | ** Commission District 2 | ABE Consulting Inc. / Abe Abouhamdan, PE FASCE, applicant.

- a. **Engineering:** Old Federal is a minor collector road. Lot #2 must increase its road frontage to 90 feet.
The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
- b. **Traffic:** No Comment
- c. **Utilities:** No sanitary sewer in area

5. (A) 1590 & 0 Monroe Drive | Use Subject to County Commission Approval | on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcels 00140 000001D and 000001C | Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD) | ** Commission District 4 | Westwood Sheds, 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:** Permit from City of Gainesville required for access to Monroe Drive
- c. **Utilities:** No hall county sewer

6. 5201 Browns Bridge Road | Rezone | to amend existing conditions of a Planned Commercial Development (PCD) on a 1.47± acre tract located on the south side of Browns Bridge Road at its intersection with Ash Circle | Zoned PCD; Tax Parcel 08080 001001 | Proposed use: food truck | ** Commission District 2 | Nhan Nguyen, applicant.

- a. **Engineering:** This parcel has never provided an as-built stormwater report and survey of the existing stormwater system. Engineering will required as as-built survey and hydrology report. Detention does not work for this site.
- b. **Traffic:** No Comment
- c. **Utilities:** No Comment.

7. (A) 6814 Cleveland Highway | Rezone | from Agricultural Residential-IV and Highway Business (H-B) to Light Industrial (I-I) on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 | Proposed use: truck terminal | ** Commission District 3 | Ronald McIntyre, 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 approval required for access to Cleveland Highway.
 - c. **Utilities:** No Comment

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Thursday, June 1, 2023 2:16 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comments

Monday, June 19, 2023 Hall County Planning Commission Meeting.

1. (A) 1590 & 0 Monroe Drive | Use Subject to County Commission Approval | on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcels 00140 000001D and 000001C | Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD) | ** Commission District 4 | Westwood Sheds, applicant.
The Hall County Fire Marshal's Office has no comments as proposed.

(B) 1590 & 0 Monroe Drive | Variance | from the non-residential development standards in the Gateway Corridors Overlay District (GCOD) on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcel 00140 000001D and 000001C | Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD) | ** Commission District 4 | Westwood Sheds, applicant.
The Hall County Fire Marshal's Office has no comments as proposed.

(C) 1590 & 0 Monroe Drive | Variance | for a front yard setback variance from 50 feet to 35 feet and from 50 feet to 15 feet on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcel 00140 000001D and 000001C | Proposed use: outdoor storage of inventory items | * Commission District 4 | Westwood Sheds, 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





JESUS IS LORD
REPENT

ZONING NOTICE
NO USES OR SIGNS ARE ALLOWED ON THIS PROPERTY THAT ARE IN VIOLATION OF THE ZONING ORDINANCE OF THE TOWN OF WESTWOOD, MASSACHUSETTS.
WESTWOOD, MASSACHUSETTS
OUTDOOR STORAGE OF MATERIALS OR EQUIPMENT IS PROHIBITED.
NO USES OR SIGNS ARE ALLOWED ON THIS PROPERTY THAT ARE IN VIOLATION OF THE ZONING ORDINANCE OF THE TOWN OF WESTWOOD, MASSACHUSETTS.
JAMES P. LEE
TOWN CLERK
JAMES P. LEE
TOWN CLERK



AGENDA ITEM

Planning and Development

REPORT TO: Work Session (07/24/23)

REPORT TO: Voting Meeting (07/27/23)

ITEM NO: 398/2023

SUBJECT: **1590 & 0 Monroe Drive | Variance** | from the non-residential development standards in the Gateway Corridors Overlay District (GCOD) on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcel 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD)** | Commission District 4 | Westwood Sheds, applicant.

Meetings:

Work Session Date: 07/24/23

Voting Meeting Date: 07/27/23

Executive Summary:

Presenter: RD
Recommendation: Denial.

Purpose of Request:

1590 & 0 Monroe Drive | Variance | from the non-residential development standards in the Gateway Corridors Overlay District (GCOD) on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcel 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD)** | Commission District 4 | Westwood Sheds, 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	Attorney	Administration
AD	RD	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Narrative - Additional
Site Plan
Maps
Rendering
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign Photos



POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Srikanth Yamala

PLANNING AND DEVELOPMENT
DIRECTOR
Randi Doveton

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PLANNING AND DEVELOPMENT

To: Richard Higgins, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: July 10, 2023

Subject: **1590 & 0 Monroe Drive | Use Subject to County Commission Approval | on a 2.2± acre tract | Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD) | Westwood Sheds, applicant.**

The request before you is the request of Westwood Sheds for a Use Subject to County Commission Approval with accompanying variance requests to allow outdoor storage of inventory items. The property has a zoning designation of Light Industrial (I-I) and is within the Gateway Corridors Overlay District (GCOD). This item is located within Commission District 4.

At their June 19, 2023 meeting, the Hall County Planning Commission voted to recommend approval of the use but to deny the variance requests from GCOD standards and setbacks from the rights-of-way.

The conditional use was approved with six (6) conditions **(4-0, Pilcher absent). The variance denials were also decided in a vote of 4-0, Pilcher Absent. Since the variance for a setback was not appealed, the Planning Commission action was the final action and the items before you are the use and variance from Gateway (GCOD).**

There were **no public 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 Conditional Use Approval Conditions:

1. The property shall be approved for the outdoor storage use, subject to all conditions herein and development standards enforced at the time of site plan approval. No variances are approved as part of this request.
2. Development is approved as generally shown on the concept plan and described in the project narrative modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.

3. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
4. The applicant shall be required to submit a combination plat for the two parcels, combining the tracts as one overall property. The plat shall be subject to the review and approval of the Hall County Plat Review process prior to recording.
5. Per, Section 17.380.130. – effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.
6. All conditions of zoning shall be made part of any plats created for the property.

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

ApplicantWestwood Sheds

Request(A) Use Subject to County Commission Approval |
for outdoor storage of inventory items within
the Gateway Corridors Overlay District (GCOD,
[17.420](#)), - **BOC Final Decision**
(B) Variance | from the non-residential
development standards in the Gateway
Corridors Overlay District (GCOD, [17.420](#)) –
BOC Final Decision
(C) Variance | front yard setback variance from 50
feet to 35 feet and from 50 feet to 15 feet- **PC**
ONLY

Proposed Use(A), (B), and (C) Outdoor storage of inventory
items within the Gateway Corridors Overlay
District (GCOD, [17.420](#))

Size 2.20± acres

ZoningLight Industrial (I-I, [17.160](#)) and Gateway Corridors
Overlay District (GCOD, [17.420](#))

Location **1590 & 0 Monroe Drive** | Tax Parcels 00140
000001D and 000001C

Commission DistrictFour

Planning Commission DateJune 19, 2023

Staff Recommendation (A) Approval with conditions of the request for
outdoor storage within the Gateway Corridors
Overlay District (GCOD, [17.420](#)) as the proposed
use is consistent with the intent of the Mixed Use
Corridor future land use classification in the
[Comprehensive Plan](#), - **BOC Final Decision**
(B) Denial of the requested variances from the
non-residential development standards in the
Gateway Corridors Overlay District (GCOD,
[17.420](#)) as the applicant has failed to

demonstrate that hardship exists pursuant to the criteria of [2.60.030](#), and - **BOC Final Decision**
(C) Denial of the front yard setback variance from 50 feet to 35 feet and from 50 feet to 15 feet as the applicant has failed to demonstrate that hardship exists pursuant to the criteria of [2.60.030](#). - **PC ONLY**

Planning Commission Recommendation.....(A) Approval, with conditions

Vote: 4-0 (Pilcher absent)

(B) Denial

Vote: 4-0 (Pilcher absent)

Planning Commission Conditional Use Conditions:

1. The property shall be approved for the outdoor storage use, subject to all conditions herein and development standards enforced at the time of site plan approval. No variances are approved as part of this request.
2. Development is approved as generally shown on the concept plan and described in the project narrative modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.
3. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
4. The applicant shall be required to submit a combination plat for the two parcels, combining the tracts as one overall property. The plat shall be subject to the review and approval of the Hall County Plat Review process prior to recording.
5. Per, Section 17.380.130. – effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.
6. All conditions of zoning shall be made part of any plats created for the property.

Public Forum:

There were no comments in support or opposition.

Summary Analysis

The applicant is requesting (A) Use Subject to County Commission Approval for outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD, [17.420](#)). Concurrent to the rezoning request, the applicant is requesting (B) relief from the non-residential development standards in the Gateway Corridors Overlay District (GCOD, [17.420](#)), and (C) to vary the front yard setback from 50 feet to 35 feet and from 50 feet to 15 feet, as required by the development standards for the Light Industrial (I-L, [17.160](#)) zoning district.

The applicant is proposing to locate an outdoor product business on the subject property. The applicant proposes to use the property as a retail sales location for outdoor products including portable sheds, gazebos, playhouses, and carports. The property falls within the Gateway Corridors Overlay District (GCOD, [17.420](#)) which requires conditional use approval for outdoor storage of inventory items, resulting in this request.

The applicant is also requesting relief from the following non-residential development standards in the Gateway Corridors Overlay District (GCOD, [17.420](#)). The GCOD was adopted in 2007 to establish consistent and harmonious design standards for public improvements and private property development within the Overlay District so as to unify the distinctive visual quality of the Gateway Corridors. The code does not include thresholds at which properties must be brought into compliance with the GCOD for properties that were developed prior to the adoption of the GCOD. As such, the applicant is requesting relief from the following non-residential property development standard ([17.420.050](#)):

1. [§17.420.050.D.1. Building perimeter walls.](#) Shrubs shall be planted within ten feet of the foundation of the primary structure along each building facade at the rate of at least 20 shrubs per 100 linear feet of building facade except for sides or rear of building used for loading or service areas. Foundation plantings may be clustered to provide visual interest.
 - a. The applicant is requesting relief as the building is existing and no site modifications are proposed.
2. [§17.420.050.D.2.a. Street frontage.](#) Along each street frontage there shall be a ten-foot wide landscape strip, continuous along the frontage except for perpendicular crossings for driveways and utilities. The landscape strip shall be planted with shade trees (six feet tall, two inches caliper, dbh, at time of planting, and not less than 35 feet tall at maturity) planted not less than 40 feet on center, and shrubbery forming an intermittent hedge not less than three feet in height designed to provide an adequate screen.
 - a. The applicant is requesting relief from this requirement as the site is paved and no site modifications are proposed.
3. [§17.420.050.D.4.d. Screening of storage and accessory equipment. Outdoor storage.](#) Outdoor storage or sales displays shall be prohibited from front yards except when permitted in the underlying zoning district and further authorized by a conditional use permit pursuant to the procedures of the Hall County Zoning Ordinance. Outdoor storage or sales displays shall be screened from view from public streets and adjacent property by a permanent opaque enclosure consisting of a minimum eight-foot high solid fence or wall.
 - a. The applicant is proposing to locate the inventory of outdoor products in the area of the property designated as the front yard, adjacent to both Monroe Drive and E E Butler Parkway.
 - b. The applicant is requesting to both locate the inventory in the front yard area and be exempt from screening requirements.
4. [§17.420.050.F.1. Streetlights.](#) a. Streetlights shall be provided on all public street; b. The spacing of street lights shall be staggered, 300 feet on-center, along both sides of the roadway; and c. All street lighting shall be subject to review and approval of the Hall County Public Works Department.
 - a. The applicant is not proposing any site improvements and as such is requesting relief from installing streetlights along the frontages of Monroe Drive and E E Butler Parkway.

Finally, the applicant is proposing to locate the outdoor products in the front yard area of both Monroe Drive and E E Butler Parkway. The applicant's site plan includes a series of boxes (36 in total) around the exterior of the existing paved area to indicate the location of the inventory items. The Gateway Corridors Overlay District (GCOD, [17.420](#)) does not provide a setback standard for inventory items. Because the inventory items are classified as structures, the setback requirements for the Light Industrial (I-I, [17.160](#)) zoning district shall apply. As such, the applicant is requesting the front yard setback requirement be reduced from 50 feet to 35 feet where adjacent to Monroe Drive and from 50 feet to 15 feet where adjacent to E E Butler Parkway.

Based on the future land-use plan, staff finds the requested use consistent with the future land use classification of the Mixed Use Corridor in the [Comprehensive Plan](#). The primary future land uses within this corridor are anticipated to include retail activities, office-based employment, civic uses, single-family Residential.

Zoning Analysis

(A) Use Subject to County Commission Approval | for outdoor storage of inventory items 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 and development of adjacent and nearby property; **Yes, the proposed use is suitable in view of the use and development of adjacent and nearby property. Monroe Drive is developed with a number of non-residential uses and contains a mixture of zoning classifications including Hall County Light Industrial (I-I, [17.160](#)), City of Gainesville Light Industrial, and City of Gainesville General Business.**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties.**
3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The subject property is Light Industrial (I-I, [17.160](#)) and is developed with a 1,888 square foot office building, constructed in 1979, per Hall County [Property Tax records](#).**
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; **No, the proposed use should not cause an excessive or burdensome use of existing streets, transportation facilities, or utilities.**
5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **Yes, the requested zoning designation is consistent with the future land use classification of Mixed Use Corridor in the [Comprehensive Plan](#).**
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 site has been developed with a commercial building since at least 1979.**
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; **There are no known changing conditions affecting the use or development of the property.**
11. Whether the change would create an isolated district unrelated to the surrounding districts; **The subject property is surrounded by City of Gainesville property to the north and west, zoned Light Industrial, and bordered by E E Butler Parkway to the south and Monroe Drive to the east. Across both streets are properties within City of Gainesville jurisdiction.**
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. Retail businesses play an important role in a community.**
14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There may be other appropriately zoned properties in the county where the proposed use would be permitted without zoning action.**
15. Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]; **No, the request could not be handled alternatively as a variance as the requested use requires conditional use approval in the Gateway Corridors Overlay District (GCOD, [17.420](#)).**
16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **There are no significant changes proposed to the site that should have an ecological or pollution impact.**
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 evidence to indicate a mistake was made in the original zoning of the property.**

(B) Variance from the non-residential development standards in the Gateway Corridors Overlay District (GCOD, [17.420](#))

Section [17.420.070](#), appeals and modifications states that “if substantial modifications or changes are necessary, any person, firm, group or organization may apply for relief from the requirements set forth in this chapter to the Hall County Planning Commission, unless otherwise specified in this chapter.”

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); **There does not appear to be extraordinary or exceptional conditions pertaining to the subject property. Instead, the need for a variance is necessitated by the thresholds that would trigger compliance with the site development standards for non-residential property ([17.420.050](#)).** There are no physical characteristics of the property that would prevent the applicant from bringing the property into compliance with the landscaping requirements of the Gateway Corridors Overlay District (GCOD, [17.420](#)).
2. The application of the requirements of this [Title 17](#) to this particular piece of property would create an unusual hardship; **The applicant would have to bring the property into compliance with the Gateway Corridors Overlay District (GCOD, [17.420](#)) non-residential property development standards but no unusual hardship would be created.**
3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **No, the conditions are not peculiar to the subject parcel but the result of the proposed use of the property.**
4. Such conditions are not the result of any actions of the property owner; **The applicant is not proposing any significant site modification to the property. The site was developed in 1979, prior to the adoption of the Gateway Corridors Overlay District (GCOD, [17.420](#)) standards.**
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](#).**

(C) Front yard setback variance from 50 feet to 35 feet and from 50 feet to 15 feet, as required by the development standards for the Light Industrial (I-I, [17.160](#)) district:

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](#).

6. 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); **There does not appear to be extraordinary or**

exceptional conditions pertaining to the subject property. Instead, the need for a variance is necessitated by the proposed location of the applicant's inventory items, which are also classified as structures, and encroach into the front setback on both Monroe Drive and E E Butler Parkway.

7. The application of the requirements of this [Title 17](#) to this particular piece of property would create an unusual hardship; **The applicant would not be able to locate the inventory as presented, and would instead need to revise the proposed site layout to meet the setback requirements.**
8. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **No, the conditions are not peculiar to the subject parcel but the result of the proposed use of the property.**
9. Such conditions are not the result of any actions of the property owner; **The site development has been proposed by the applicant.**
10. 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](#).**

[17.380.050](#) - Submission requirements for a rezoning request

- 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]. **The applicant has submitted a narrative and site plan but did not specifically address the criteria listed in [17.380.060.C](#).**
 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. **The submitted site plan is an aerial image from the Hall County GIS website, with boxes added to show the proposed location of the inventory items.**

- C. For any application for a slow rate land treatment system (see [chapter 17.20](#)), the following additional requirements apply. **This standard is not applicable as the site will be served by municipal sewer.**
- D. 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. **As there are not 100 or more residential dwelling units proposed this question is not applicable.**

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health

In an email dated May 26, 2023, Emily McGahee stated “No comment. Public sewer.”

Hall County Fire Marshal

In an email dated June 1, 2023, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated “The Hall County Fire Marshal’s Office has no comments as proposed.”

Hall County Public Works and Utilities

In a memo dated May 18, 2023, Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:

The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage

Traffic:

Permit from City of Gainesville required for access to Monroe Drive.

Utilities

No Hall County sewer.

Georgia Department of Transportation

In an email dated May 25, 2023, Parker Niebauer, D1TO Traffic Operations Supervisor provided the following comment: “GDOT Coordination required; however, no further action may be required as applicant does not appear to be seeking access to the state route nor doing any work within GDOT R/W. Note: have not confirmed, but frontage along SR 11 is expected to be limited access and if so, no access could be granted along SR 11.”

➤ Excerpts from the minutes of the June 19, 2023 meeting

Applicant's Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Mike Toder, 1590 Monroe Drive, Gainesville, presented the request. The applicant stated there are not many places in the community that offer their product. The applicant addressed that the variances for outdoor storage will provided them with a retail display to make their sheds attractive and draw customers in.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell stated that Gateway Corridor is established to avoid variances like this. Mr. Varner questioned if the applicants have assessed the community. The applicant stated they have done research for the community and the demographic fits their client profile. Mr. Varner addressed that Gateway prohibits the display of retail goods in parking areas.

Motion: A motion to approve, with conditions was made by Mr. Varner and seconded by Mr. Hunt. Vote: 4-0 (Pilcher absent)

Conditions:

1. The property shall be approved for the outdoor storage use, subject to all conditions herein and development standards enforced at the time of site plan approval. No variances are approved as part of this request.
2. Development is approved as generally shown on the concept plan and described in the project narrative modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.
3. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
4. The applicant shall be required to submit a combination plat for the two parcels, combining the tracts as one overall property. The plat shall be subject to the review and approval of the Hall County Plat Review process prior to recording.
5. Per, Section 17.380.130. – effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.
6. All conditions of zoning shall be made part of any plats created for the property.

CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Westwood Sheds
2491 Hwy 184 W
Due West SC 29639

Phone 864-379-3333

Email Address mike@westwoodtribe.com

Proposed Use Retail sales location for outdoor products such as sheds, gazebos, playhouses, etc.

Property Owner (Name & Mailing Address)

Wine Hundred No Nine, LLC
305 A Equipment Ct.
Lawrenceville, GA 30046

Phone 770-338-2620

Email Address

Contact Person (Name & Mailing Address)

Lloyd Martin
2491 Hwy 184 W
Due West SC 29639

Phone 864-379-3333

Email Address manager.sales@westwoodsheds.com

Tax Parcel Number 00140 000001D & 0014000001C

Location Address 1590 Monroe Dr Gainseville GA

Status of Applicant

☐ Owner

☐ Option to Purchase

☐ Area Resident

☒ Other

Zoning: I-1

Acreage 2.2

Requested Action

Permissive Use:

☐ HCPC ☒ HCC

Fee:\$

Receipt #:

Check #:

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

Sign

Date:

4-14-27

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

Application Withdrawal: I hereby withdraw the application.

Sign

Date:

Staff Use Only

Application Date:

Taken by:

Tentative Planning Commission Date:

Tentative County Commission Date:

County Commission District:

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

I have** _____

I have not ☒

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

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

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: _____

Date: 4-14-23

Applicant's/Owner's Name (Printed): Mike Yoder

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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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: Scott Moon

Date: 04 / 27 / 2023

Applicant's/Owner's Name (Printed): Nine Hundred No
Nine LLC

Scott Moon

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: Robert C Sule

Date: 04 / 25 / 2023

Applicant's/Owner's Name (Printed): Robert C Sule

Majors Management

Proposed Use for 1590 Monroe Dr

Our proposed plan for this property, in question, is to use it as a retail sales location for outdoor products including portable storage sheds, gazebos, playhouses and carports.

Currently the property is zoned as I-1 and is classed as C3-Commercial.

Our unit displays will be set up in neat rows on the developed areas (paved) as shown in the display drawing.

We will not be installing any new lighting fixtures, poles. All current signage and lighting will be sufficient for our intended use.

We plan on mowing and trimming the lawn and bushes to upgrade the appearance of the property.

The office will be updated with a new computer, desk and other office furniture.

The Utilities will be taken care of by the City of Gainesville. See Meter Reading provided by Gainesville City Utilities.

Regarding property boundaries and buffers between neighboring properties. We will not be disturbing any property lines. Our inventory units will stay on the paved hard top areas and all grass around the property will be maintained by a professional lawn care company from the Gainesville area. We will not be developing the wooded area.

Katie L. Greenway (CDI: Planning)

From: Lloyd Martin <manager.sales@westwoodsheds.com>
Sent: Tuesday, May 2, 2023 10:15 AM
To: Katie L. Greenway (CDI: Planning)
Cc: Beth Garmon (CDI: Planning)
Subject: Re: 1590 Monroe - Outdoor Storage

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.

Hi Katie,

As we are no planning to make any changes to the current the property We would like to ask for a Varience on a few of these points

- **17.420.050.D.1. We request a variance on this point as the existing structure does not have an area adequate for planting shrubs. The entire area around the existing structure is either concrete or paved area.**
 - *Building perimeter walls.* Shrubs shall be planted within ten feet of the foundation of the primary structure along each building facade at the rate of at least 20 shrubs per 100 lineal feet of building facade except for sides or rear of building used for loading or service areas. Foundation plantings may be clustered to provide visual interest.
- **17.420.050.D.2.a. We request a variance on this as this is an existing structure and the entire area we are using is paved or has concrete.**
 - *Along each street frontage there shall be a ten-foot wide landscape strip, continuous along the frontage except for perpendicular crossings for driveways and utilities. The landscape strip shall be planted with shade trees (six feet tall, two inches caliper, dbh, at time of planting, and not less than 35 feet tall at maturity) planted not less than 40 feet on center, and shrubbery forming an intermittent hedge not less than three feet in height designed to provide an adequate screen.*
- **17.420.050.D.4.d. We request a variance on this point. We are not planning to install permanent displays. These are portable sheds that are available for immediate purchase and delivery, We keep the retail units in orderly lines (See Photos Provided) .**
 - *Outdoor storage.* ... Outdoor storage or sales displays shall be screened from view from public streets and adjacent property by a permanent opaque enclosure consisting of a minimum eight-foot high solid fence or wall
- **17.420.050.F. We request a variance on a,b and c as the property is already developed, No new lighting will need to be installed.**
 - 1. *Streetlights.*
 - a. Streetlights shall be provided on all public streets.
 - b. The spacing of street lights shall be staggered, 300 feet on-center, along both sides of the roadway.
 - c. All street lighting shall be subject to review and approval of the Hall County Public Works Department.
 - d. All outdoor lighting, shall be the semi-cutoff type. – **This will have to be met for any new lighting proposed**
 - **If you do not intend on providing new street lighting, please request a variance from this section a ,b, and c. Please note that any new lighting proposed on site will need to meet the**

other standards listed in this section which you can read through here: https://library.municode.com/ga/hall_county/codes/code_of_ordinances?nodeId=PTI OFCO TIT17ZORE CH17.420GACOOVDIGC 17.420.050NSIPRDEST

- **17.420.030. – Signs**

- Please visit this section of code (hyperlinked). If signage is proposed that does not meet these standards, you will need to include a sign variance in your application.

On Tue, May 2, 2023 at 9:44 AM Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org> wrote:

Good morning Lloyd,

Per our phone call this morning, you will have to meet the following code sections if you do not request a variance. If you wish to request a variance from any of these standards, please update your narrative and list each section you wish to request a variance from and summarize your reasoning at the bottom.

- **17.420.050.D.1.**

- *Building perimeter walls.* Shrubs shall be planted within ten feet of the foundation of the primary structure along each building facade at the rate of at least 20 shrubs per 100 lineal feet of building facade except for sides or rear of building used for loading or service areas. Foundation plantings may be clustered to provide visual interest.

- **17.420.050.D.2.a**

- *Along each street frontage there shall be a ten-foot wide landscape strip, continuous along the frontage except for perpendicular crossings for driveways and utilities. The landscape strip shall be planted with shade trees (six feet tall, two inches caliper, dbh, at time of planting, and not less than 35 feet tall at maturity) planted not less than 40 feet on center, and shrubbery forming an intermittent hedge not less than three feet in height designed to provide an adequate screen.*

- **17.420.050.D.4.d.**

- *Outdoor storage.* ... Outdoor storage or sales displays shall be screened from view from public streets and adjacent property by a permanent opaque enclosure consisting of a minimum eight-foot high solid fence or wall

- **17.420.050.F.**

- *1. Streetlights.*
 - a. Streetlights shall be provided on all public streets.
 - b. The spacing of street lights shall be staggered, 300 feet on-center, along both sides of the roadway.

▪ c. All street lighting shall be subject to review and approval of the Hall County Public Works Department.

▪ d. All outdoor lighting, shall be the semi-cutoff type. – **This will have to be met for any new lighting proposed**

○ If you do not intend on providing new street lighting, please request a variance from this section a ,b, and c. Please note that any new lighting proposed on site will need to meet the other standards listed in this section which you can read through here:

https://library.municode.com/ga/hall_county/codes/code_of_ordinances?nodeId=PTIOFCO_TIT17ZORE_CH17.420GACOOVDIGC_17.420.050NSIPRDEST

- **17.420.030. – Signs**

○ Please visit this section of code (hyperlinked). If signage is proposed that does not meet these standards, you will need to include a sign variance in your application.

Call me if you would like to talk through this before finalizing your narrative. Please have your updated narrative over to me no later than 12pm Friday 5/5/2023.

Thank you!

Katie Greenway

Principal Planner

Hall County Community Development and Infrastructure

770-531-6800 | www.hallcounty.org



--

Regards,

Lloyd Martin, Sales Manager

Office 864-379-3002

Cell 864-344-2098

Email: manager.sales@westwoodsheds.com

www.westwoodsheds.com

Have a wonderful day!

Notes:

1. Paving to remain as shown
2. Shed displays to be placed as shown.
3. Setbacks
Distance from side property lines to sheds: 15'
Distance from front property lines: 35'
5. Buffer zone from display area to property lines to be a minimum of 15' on all sides.
4. Wooded area on back portion of property to remain undisturbed.

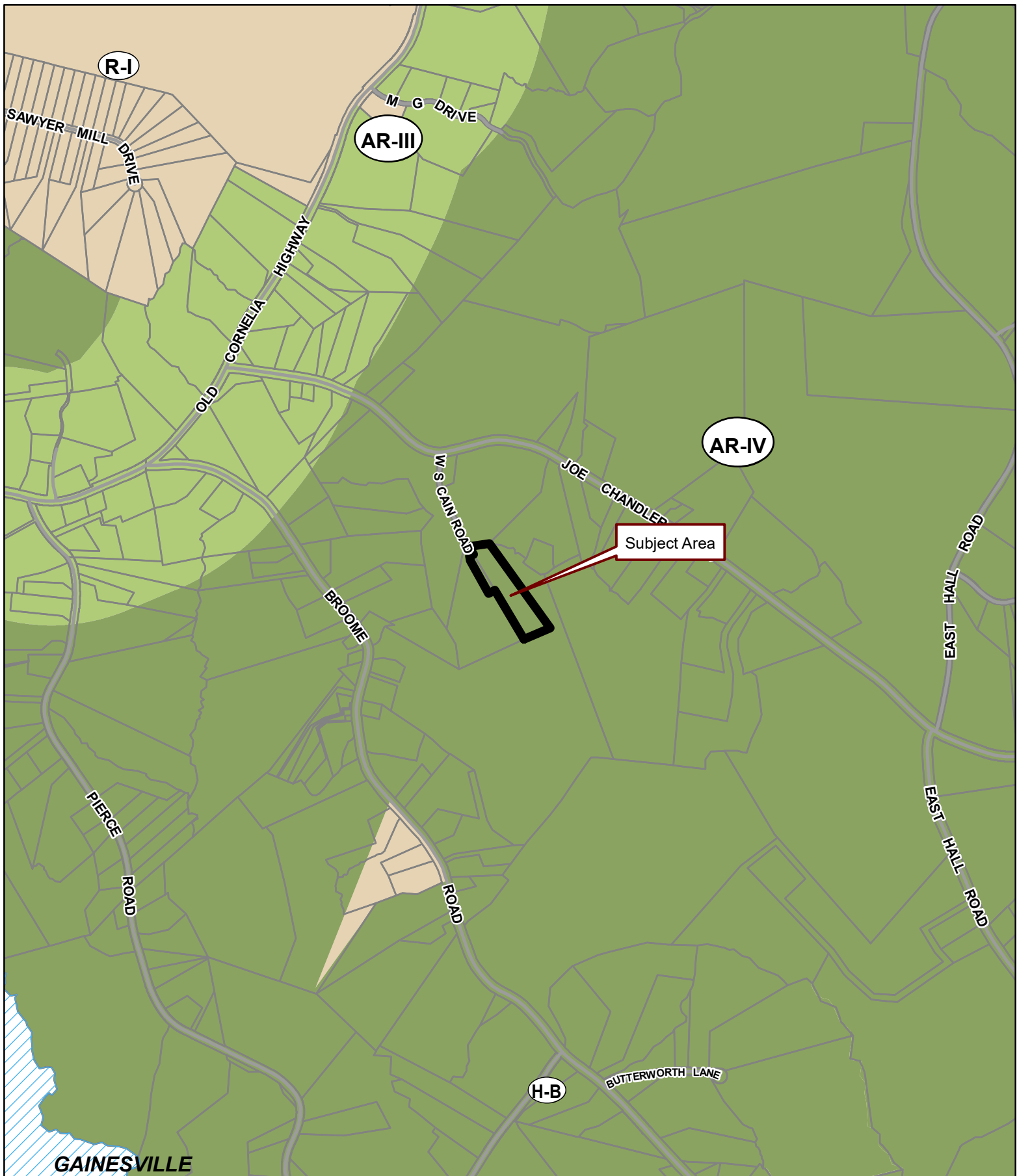
Legend:

Office: Building straight in from driveway

Parking spots: 11 parking spots on left and front of office as shown. Including Handicap parking spot.

Scale: 3/16": 10'





Applicant: WES NEWBERRY

Tax Parcel #: 15021 000001H & 000144 (PT.)

Location: 3041 & 3042 W S CAIN ROAD, GAINESVILLE, GA 30507

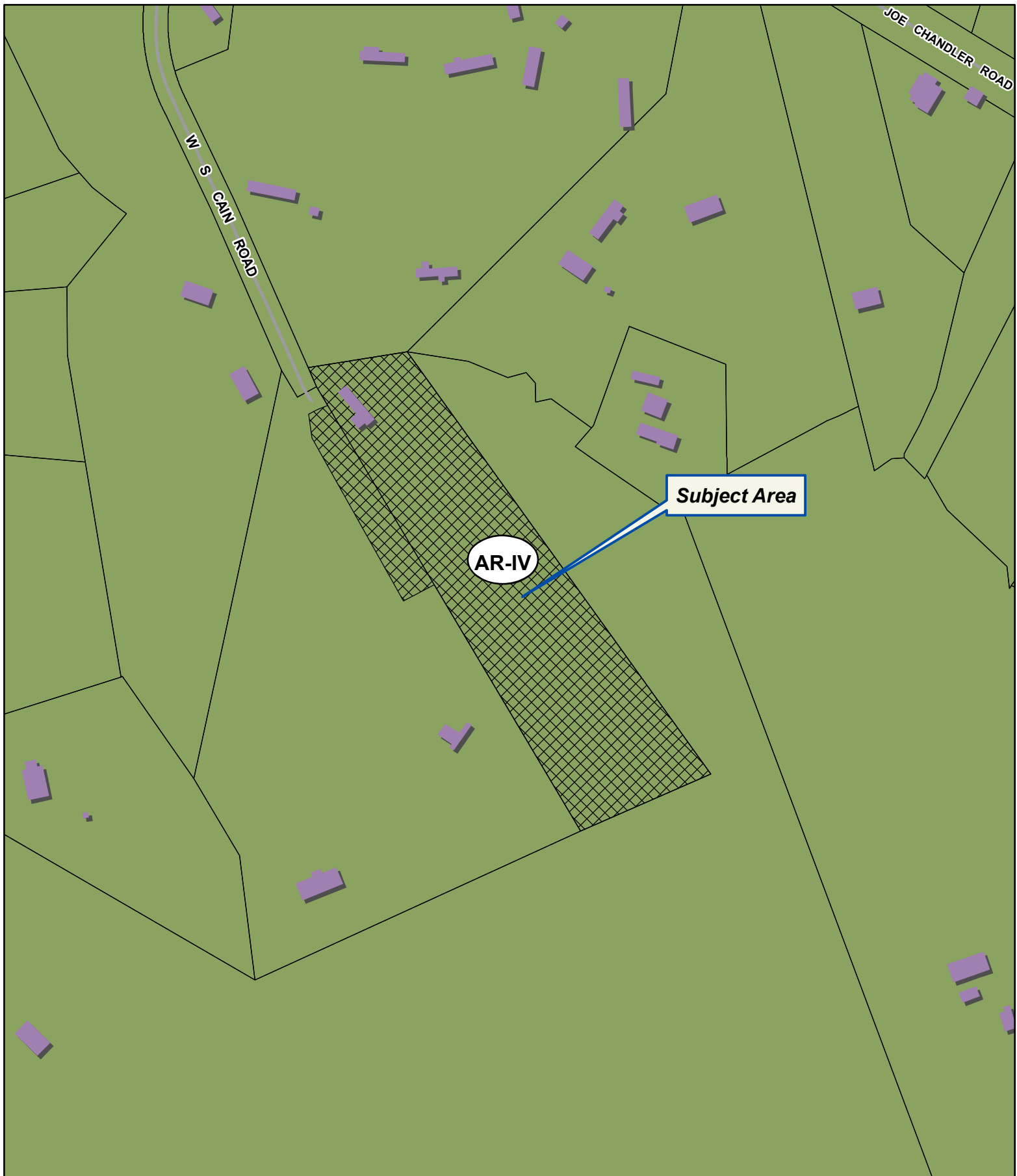
Commission District 3

PC Mtg. Date: 06/19/2023

0 300 600 1,200
Feet

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





Applicant: WES NEWBERRY

Tax Parcel #: 15021 000001H & 000144 (PT.)

Location: 3041 & 3042 W S CAIN ROAD, GAINESVILLE, GA 30507

Commission District 3

PC Mtg. Date: 06/19/2023

0 50 100 200
Feet

- Zoning Boundary
- City Limits
- Subject Area
- Structure





Applicant: WES NEWBERRY

Tax Parcel #: 15021 000001H & 000144 (PT.)

Location: 3041 & 3042 W S CAIN ROAD, GAINESVILLE, GA 30507

Commission District 3

PC Mtg. Date: 06/19/2023

0 50 100 200
Feet

— Zoning Boundary

City Limits

Subject Area





**WESTWOOD
SHEDS**
864-605-7003 | westwoodsheds.com
**UNDER NEW
MANAGEMENT**

BUILT FOR LIFE.

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Friday, May 26, 2023 11:06 AM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning); Beth Garmon (CDI: Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 6.19.23

Please find Environmental Health comments below:

Item 1, 5351 Lanier Islands Pkwy, Bell: A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items such as a 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. ON-SITE SEWAGE MANAGEMENT SYSTEMS RULES 511-3-1-.03 General Requirements for On-Site Sewage Management Systems. (1) If public or community sewage treatment systems are not available, the owner of a building, residence, or property that is designed or intended for human occupancy or congregation shall provide an approved on-site sewage management system sufficient for the number of persons normally expected to use or frequent the building, residence or other property for two hours or more. (2) No person may begin the physical development of a lot or structure where an on-site sewage management system will be utilized, nor install an on-site sewage management system or component thereof, without having first obtained from the County Health Department a construction permit for the installation of an onsite sewage management system. And (1)(a) Connection shall be made to a public or community sewage treatment system if such system is available within two hundred feet (200') of the property line, or available in a public right-of-way abutting the property.

Item 2, 4312 Cherokee Trail, Crawford: All proposed structures must meet required setbacks to existing septic system.

Item 3, 3041/3042 W. S. Cain Road, Newberry: This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the subdivision plat.

Item 4, 6060 Old Federal Road, Abouhamdan: This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the subdivision plat.

Item 5A-C, 1590/0 Monroe Drive, Westwood Sheds: No comment. Public sewer.

Item 6, 5201 Browns Bridge Road, Nguyen: Base of Operations and Mobile Food Unit permits have been issued.

Item 7A-C, 6814 Cleveland Hwy, McIntyre: No comment.

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 (CDI: Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, May 25, 2023 7:13 PM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Cc: Chavers, Veronica E; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for June 19, 20223

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 (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, May 25, 2023 10:34 AM
Subject: Tentative Planning Agenda for June 19, 20223

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, June 19, 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, June 1st**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – June 5, 2023

OLD BUSINESS

1. **5351 Lanier Islands Parkway | Use Subject to County Commission Approval** | on a 17.14± acre tract located on the north side of Lanier Islands Parkway approximately 568 feet from its intersection with Carter Road | Zoned AR-III; Tax Parcel 08169 003011 (pt.) | **Proposed use: agri-entertainment** | ** Commission District 1 | **Keith D. & Chad Bell, applicant.** NOTE: This application was tabled at the May 15th Planning Commission meeting to this date.

NEW BUSINESS

2. **4312 Cherokee Trail | Variance** | front yard setback variance from 55 feet from the centerline of the road to 48 feet from the centerline of the road on a 0.65± acre tract located on the south side of Cherokee Trail approximately 660 feet from its intersection with Cherokee Trail | Zoned R-I; Tax Parcel 08038 001018 | **Proposed use: storage building** | *Commission District 2 | **Camille A. Crawford, applicant.**
3. **3041 & 3042 W S Cain Road | Variance** | from the requirements of 16.100.110, flag lots, and 17.240.150, flag lot width and frontage standards on a 3.96± acre parcel located at the terminus of W S Cain Road | Zoned AR-IV; Tax Parcel 15021 000001H & 000144 | **Proposed use: 3-lot subdivision** | * Commission District 3 | **Wes Newberry, applicant.**
4. **6060 Old Federal Road | Use Subject to County Commission Approval** | on a 2.942± acre tract located on the north side of Old Federal Road, at its intersection with Jim Crow Road | Zoned V-C; Tax Parcel 08102 001018 | **Proposed use: 3-lot subdivision** | ** Commission District 2 | **ABE Consulting Inc. / Abe Abouhamdan, PE FASCE, applicant.**
5. (A) **1590 & 0 Monroe Drive | Use Subject to County Commission Approval** | on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcels 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD)** | ** Commission District 4 | **Westwood Sheds, applicant.**
GDOT Coordination required; however, no further action may be required as applicant does not appear to be seeking access to the state route nor doing any work within GDOT R/W. Note: have not confirmed, but frontage along SR 11 is expected to be limited access and if so, no access could be granted along SR 11.

(B) **1590 & 0 Monroe Drive | Variance** | from the non-residential development standards in the Gateway Corridors Overlay District (GCOD) on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcel 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD)** | ** Commission District 4 | **Westwood Sheds, applicant.**

(C) **1590 & 0 Monroe Drive | Variance** | for a front yard setback variance from 50 feet to 35 feet and from 50 feet to 15 feet on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcel 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items** | * Commission District 4 | **Westwood Sheds, applicant.**
6. **5201 Browns Bridge Road | Rezone** | to amend existing conditions of a Planned Commercial Development (PCD) on a 1.47± acre tract located on the south side of Browns Bridge Road at its intersection with Ash Circle | Zoned PCD; Tax Parcel 08080 001001 | **Proposed use: food truck** | ** Commission District 2 | **Nhan Nguyen, applicant.**
GDOT Coordination required.
7. (A) **6814 Cleveland Highway | Rezone** | from Agricultural Residential-IV and Highway Business (H-B) to Light Industrial (I-I) on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 | **Proposed use: truck terminal** | ** Commission District 3 | **Ronald McIntyre, LLC, applicant.**
GDOT Coordination required

(B) **6814 Cleveland Highway | Use Subject to County Commission Approval** | on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 | **Proposed use: outdoor storage within the Gateway Corridors Overlay District (GCOD)** | ** Commission District 3 | **Ronald McIntyre, LLC, applicant.**

(C) 6814 Cleveland Highway | Variance | from the non-residential development standards in the Gateway Corridors Overlay District (GCOD) | on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 | Proposed use: truck terminal | ** Commission District 3 | Ronald McIntyre, 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, July 27, 2023** at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, July 27, 2023. 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 Community Development and Infrastructure
(770) 531-6810 | www.hallcounty.org



Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Randi Doveton, Director of Planning and Development

From: Bill Nash, Director of Public Works and Utilities

Date: May 31, 2023

Subject: June 19, 2023 - Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Srikanth Yamala

PUBLIC WORKS AND
UTILITIES DIRECTOR
Bill Nash, P.E.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 19, 2023 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. **5351 Lanier Islands Parkway | Use Subject to County Commission Approval | on a 17.14± acre tract located on the north side of Lanier Islands Parkway approximately 568 feet from its intersection with Carter Road | Zoned AR-III; Tax Parcel 08169 003011 (pt.) | Proposed use: agri-entertainment | ** Commission District 1 | Keith D. & Chad Bell, applicant. NOTE: This application was tabled at the May 15th Planning Commission meeting to this date.**
 - 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:** Permit from GDOT for access from Lanier Islands Parkway
 - c) **Utilities:** Approval from Environmental Health may be required for portable bathrooms
No sanitary sewer in area.

2. **4312 Cherokee Trail | Variance | front yard setback variance from 55 feet from the centerline of the road to 48 feet from the centerline of the road on a 0.65± acre tract located on the south side of Cherokee Trail approximately 660 feet from its intersection with Cherokee Trail | Zoned R-I; Tax Parcel 08038 001018 | Proposed use: storage building | *Commission District 2 | Camille A. Crawford, applicant.**
 - a) **Engineering:** No Comment
 - b) **Traffic:** No Comment
 - c) **Utilities:** No Comment

3. **3041 & 3042 W S Cain Road | Variance | from the requirements of 16.100.110, flag lots, and 17.240.150, flag lot width and frontage standards on a 3.96± acre parcel located at the terminus of W S Cain Road | Zoned AR-IV; Tax Parcel 15021 000001H & 000144 | Proposed**

use: 3-lot subdivision | * Commission District 3 | **Wes Newberry, applicant.**

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** No comment

4. **6060 Old Federal Road | Use Subject to County Commission Approval |** on a 2.942± acre tract located on the north side of Old Federal Road, at its intersection with Jim Crow Road | Zoned V-C; Tax Parcel 08102 001018 | **Proposed use: 3-lot subdivision | ** Commission District 2 | **ABE Consulting Inc. / Abe Abouhamdan, PE FASCE, applicant.****

- a. **Engineering:** Old Federal is a minor collector road. Lot #2 must increase its road frontage to 90 feet.
The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
- b. **Traffic:** No Comment
- c. **Utilities:** No sanitary sewer in area

5. **(A) 1590 & 0 Monroe Drive | Use Subject to County Commission Approval |** on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcels 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD) | ** Commission District 4 | **Westwood Sheds, 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:** Permit from City of Gainesville required for access to Monroe Drive
- c. **Utilities:** No hall county sewer

6. **5201 Browns Bridge Road | Rezone |** to amend existing conditions of a Planned Commercial Development (PCD) on a 1.47± acre tract located on the south side of Browns Bridge Road at its intersection with Ash Circle | Zoned PCD; Tax Parcel 08080 001001 | **Proposed use: food truck | ** Commission District 2 | **Nhan Nguyen, applicant.****

- a. **Engineering:** This parcel has never provided an as-built stormwater report and survey of the existing stormwater system. Engineering will required as as-built survey and hydrology report. Detention does not work for this site.
- b. **Traffic:** No Comment
- c. **Utilities:** No Comment.

7. (A) 6814 Cleveland Highway | Rezone | from Agricultural Residential-IV and Highway Business (H-B) to Light Industrial (I-I) on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 | Proposed use: truck terminal | ** Commission District 3 | Ronald McIntyre, 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 approval required for access to Cleveland Highway.
 - c. **Utilities:** No Comment

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Thursday, June 1, 2023 2:16 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comments

Monday, June 19, 2023 Hall County Planning Commission Meeting.

1. (A) 1590 & 0 Monroe Drive | Use Subject to County Commission Approval | on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcels 00140 000001D and 000001C | Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD) | ** Commission District 4 | Westwood Sheds, applicant.
The Hall County Fire Marshal's Office has no comments as proposed.

(B) 1590 & 0 Monroe Drive | Variance | from the non-residential development standards in the Gateway Corridors Overlay District (GCOD) on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcel 00140 000001D and 000001C | Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD) | ** Commission District 4 | Westwood Sheds, applicant.
The Hall County Fire Marshal's Office has no comments as proposed.

(C) 1590 & 0 Monroe Drive | Variance | for a front yard setback variance from 50 feet to 35 feet and from 50 feet to 15 feet on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcel 00140 000001D and 000001C | Proposed use: outdoor storage of inventory items | * Commission District 4 | Westwood Sheds, 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





JESUS IS LORD
REPENT

ZONING NOTICE
NOTICE OF A PROPOSED ZONING CHANGE FOR THE PROPERTY AT 11001 S. 11TH ST., WESTWOOD, SOUTH CAROLINA. THE PROPOSED ZONING CHANGE IS FROM RESIDENTIAL SINGLE-FAMILY (RS) TO COMMERCIAL (C). THE PROPOSED ZONING CHANGE IS BEING CONSIDERED BY THE ZONING COMMISSION. A PUBLIC HEARING WILL BE HELD ON JULY 11, 2024, AT 7:00 PM. THE PUBLIC HEARING WILL BE HELD AT THE TOWN HALL, 11001 S. 11TH ST., WESTWOOD, SOUTH CAROLINA. FOR MORE INFORMATION, CONTACT THE TOWN ENGINEER AT (803) 781-1234.



AGENDA ITEM

Planning and Development

REPORT TO: Work Session (07/24/23)

REPORT TO: Voting Meeting (07/27/23)

ITEM NO: 395/2023

SUBJECT: **6060 Old Federal Road | Use Subject to County Commission Approval |** on a 2.942± acre tract located on the north side of Old Federal Road, at its intersection with Jim Crow Road | Zoned V-C; Tax Parcel 08102 001018 | **Proposed use: 3-lot subdivision | Commission District 2 | ABE Consulting Inc. / Abe Abouhamdan, PE FASCE, applicant.**

Meetings:

Work Session Date: 07/24/23

Voting Meeting Date: 07/27/23

Executive Summary:

Presenter: RD

Recommendation:

Approval, with conditions: 1. The property shall be subdivided into a maximum of 3 building lots in accordance with the requirements of the Vacation Cottage (V-C, Section [17.50](#)) zoning district as detailed in Section [17.240](#), area and setback requirements.

2. A subdivision plat shall be reviewed for compliance with all applicable standards found in the Official Code of Hall County as part of the Hall County Plat Review process.

3. All conditions of zoning shall be made part of any plats created for the property.

4. Per Section 17.380.130, the approval of any application for a use subject to approval of the county commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business.

Purpose of Request:

6060 Old Federal Road | Use Subject to County Commission Approval | on a 2.942± acre tract located on the north side of Old Federal Road, at its intersection with Jim Crow Road | Zoned V-C; Tax Parcel 08102 001018 | **Proposed use: 3-lot subdivision | Commission District 2 | ABE Consulting Inc. / Abe Abouhamdan, PE FASCE, 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	Attorney	Administration
AD	RD	WLI	CR
Clerk			
JR			

Attachments:

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



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PLANNING AND DEVELOPMENT

POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Srikanth Yamala

PLANNING AND DEVELOPMENT
DIRECTOR
Randi Doveton

To: Richard Higgins, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: July 10, 2023

Subject: **6060 Old Federal Road | Use Subject to County Commission Approval | on a 2.942± acre tract | Proposed use: 3-lot subdivision | ABE Consulting Inc. / Abe Abouhamdan, PE FASCE, applicant.**

The request before you is the request of ABE Consulting Inc. / Abe Abouhamdan, PE FASCE for a Use Subject to County Commission Approval to allow a 3-lot subdivision in Vacation Cottage (V-C) district. This item is located within Commission District 2.

At their June 19, 2023 meeting, the Hall County Planning Commission voted to recommend approval with four (4) conditions **(4-0, Pilcher absent)**.

There were **no public comments submitted** in advance of the Planning Commission meeting and **two people 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 property shall be subdivided into a maximum of 3 building lots in accordance with the requirements of the Vacation Cottage (V-C, Section 17.50) zoning district as detailed in Section 17.240, area and setback requirements.
2. A subdivision plat shall be reviewed for compliance with all applicable standards found in the Official Code of Hall County as part of the Hall County Plat Review process.
3. All conditions of zoning shall be made part of any plats created for the property.
4. Per Section 17.380.130, the approval of any application for a use subject to approval of the county commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business.

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant ABE Consulting Inc. Abe Abouhamdan, PE FASCE

Request Conditional Use for a 3-lot subdivision

Proposed Use 3-lot subdivision

Size 2.942± acres

Zoning Vacation Cottage (V-C, [17.50](#))

Location **6060 Old Federal Road** | Tax Parcel 08102 001018

Commission District Two

Planning Commission Date June 19, 2023

Staff Recommendation **Approval as the proposed subdivision is consistent with the Lake Area Residential future land use classification of the [Comprehensive Plan](#).**

Planning Commission Recommendation.....**Approval, with conditions**
Vote: 4-0 (Pilcher absent)

Planning Commission Conditions:

1. The property shall be subdivided into a maximum of 3 building lots in accordance with the requirements of the Vacation Cottage (V-C, Section [17.50](#)) zoning district as detailed in Section [17.240](#), area and setback requirements.
2. A subdivision plat shall be reviewed for compliance with all applicable standards found in the Official Code of Hall County as part of the Hall County Plat Review process.
3. All conditions of zoning shall be made part of any plats created for the property.
4. Per Section 17.380.130, the approval of any application for a use subject to approval of the county commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business.

Public Forum:

Tom Hesketh, 6421 Cannon Drive, Flowery Branch, spoke in opposition. Concerns were house placements, buffers and traffic.

Pete Smith, 6416 Canon Drive, Flowery Branch, spoke in opposition. Concerns were traffic.

Summary Analysis

The applicant is requesting approval to subdivide a 2.942± acre parcel into 3-building lots. Per the requirements of [17.60.040](#), uses permitted subject to approval of the county commission, within the Vacation Cottage (V-C, [17.50](#)) zoning district, subdivisions require Board of Commissioner approval. The submitted narrative explains that the applicant intends to subdivide the property into 3 building lots.

The property is currently developed with a barn, which will need to be removed as it does not meet the setback requirements for the Vacation Cottage (V-C, [17.50](#)) district.

Within the Vacation Cottage District (V-C, [17.50](#)) the following development standards are required:

Vacation Cottage (V-C, 17.50) Standard	Required	Proposed
Lot Area	35,000 square feet	Lot 1: 41,553 square feet Lot 2: 41,604 square feet Lot 3: 44, 987 square feet.
Lot Frontage	Collector Road: 90 feet	Lot 1: 149 feet Lot 2: 84 feet* Lot 3: 230 feet.
Lot Width at Building Line	75 feet	None Listed
Front Yard Setback	55 feet from centerline of road or 30 feet from property line	55 feet from centerline of road
Side Yard Setback	10 feet	10 feet
Rear Yard Setback	20 feet	20 feet
*Note: Lot 2 requires 90 feet of frontage as Old Federal Road is classified as a collector road. This will need to be resolved during the plat review process and prior to recording with the Clerk of Court.		

No variances were requested as part of this application. Staff has identified that Lot 2 is substandard to the road frontage requirements and this will need to be corrected prior to the plat being approved. Lot 3 has 120 feet of frontage and the internal lot line between the two tracts should be able to be adjusted to meet the road frontage requirement.

Zoning Analysis

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 and development of adjacent and nearby property; **The proposed use of 3 residential lots is compatible with the development of nearby and adjacent property. Adjacent and nearby properties are found in a range of sizes, with some being smaller in size than what is proposed by the applicant while others are larger.**

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed use of a 3 lot subdivision will not adversely affect the existing use or usability of adjacent or nearby properties.**
3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **Yes, the property has reasonable economic use as currently zoned, Vacation Cottage (V-C, [17.50](#)), but the applicant cannot subdivide the property into 3-lots without approval of the County Commission.**
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; **If approved, the development of 3 building lots should not cause an excessive or burdensome use of the existing streets, transportation facilities, etc.**
5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **The proposed use of a 3-lot subdivision is consistent with the [Comprehensive Plan's](#) future land use classification of Lake Area Residential. In this land use classification, the recommended density is 1 dwelling unit per acre; the current proposal is 1.02 units per acre.**
6. The extent to which property values are diminished by the existing zoning restrictions; **Unless the conditional use request is approved, the applicant will not be able to subdivide the property into 3-lots.**
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 an old barn, which has been on the property prior to the early 2000's.**
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; **There are no known changing conditions affecting the use or development of the property**
11. Whether the change would create an isolated district unrelated to the surrounding districts; **This question is not applicable as there are not proposed changes to the zoning classification.**
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; **No, the request is not out of scale with the needs of the county as a whole**

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The subdivision of land within the Vacation Cottage zoning district (V-C, [17.50](#)) requires County Commission approval.**
15. Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]; **This question is not applicable as there are not proposed changes to the zoning classification.**
16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **No, there should not be an ecological or pollution impact resulting from major modifications 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.**

Within the Vacation Cottage (V-C, [17.50](#)) zoning district, subdivisions require conditional use approval from the Board of Commissioners.

[17.380.050](#). - Submission requirements for a rezoning request

- 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]. **The applicant has submitted a narrative and site plan but did not specifically address the criteria listed in [17.380.060.C](#).**
 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 this requirement.**
- C. For any application for a slow rate land treatment system (see [chapter 17.20](#)), the following additional requirements apply. **This is not applicable as the property will utilize an onsite septic or municipal sewer system.**

- D. 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. **This is not applicable as the property is less than 100 lots.**

Development Support and Constraints / Departmental Comments

Hall County Environmental Health

In an email dated May 26, 2023, Emily McGahee stated “This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the subdivision plat.”

Hall County Fire Marshal

In an email dated February 16, 2023, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated “The Hall County Fire Marshal’s Office has no comments as proposed.”

Hall County Public Works and Utilities

In a memo dated May 31, 2023, Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:

Old Federal is a minor collector road. Lot #2 must increase its road frontage to 90 feet.

The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage

Traffic:

No comment.

Utilities

No comment.

Georgia Department of Transportation

In an email dated May 25, 2023 from Parker Niebauer, D1TO Traffic Operations Supervisor, confirmed this project will not require GDOT coordination.

➤ **Excerpts from the minutes of the June 19, 2023 meeting**

Applicant’s Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Abe Abouhamdan, 2410 Watkinsville, Georgia, presented the request. The applicant stated that each lot will be approximately one acre. The applicant stated that they have made sure they are in compliance with county requirements.

Rebuttal

The applicant stated that they will be working with traffic engineers and staff to make sure traffic and safety is addressed. The applicant stated that they are building upscale homes as the owner also lives below the property.

Public Forum:

Tom Hesketh, 6421 Cannon Drive, Flowery Branch, spoke in opposition. Concerns were home placements, buffers and traffic.

Pete Smith, 6416 Canon Drive, Flowery Branch, spoke in opposition. Concerns were traffic.

Planning Commission Comments:

Mr. Braswell addressed that the homes will be addressed during the development review process and driveway placements will be discussed with the county traffic engineers.

Motion: A motion to approve, with conditions was made by Mr. Hunt and seconded by r. Sosebee. Vote: 4-0 (Pilcher absent)

Conditions:

1. The property shall be subdivided into a maximum of 3 building lots in accordance with the requirements of the Vacation Cottage (V-C, Section [17.50](#)) zoning district as detailed in Section [17.240](#), area and setback requirements.
2. A subdivision plat shall be reviewed for compliance with all applicable standards found in the Official Code of Hall County as part of the Hall County Plat Review process.
3. All conditions of zoning shall be made part of any plats created for the property.
4. Per Section 17.380.130, the approval of any application for a use subject to approval of the county commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business.

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



CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

ABE Consulting Inc./Abe Abouhamdan, PE FASCE
2410 Hog Mountain Road, Suite 103
Watkinsville, GA 30677

Phone 706-613-8900

Email Address Abe@ABEConsultingInc.Com

Proposed Use 3- Single Family Residences

Property Owner (Name & Mailing Address)

Stonewall Investments, LLC. / C.O. Mark Jennings
2300 Pete Dickens Road
Bogart, GA 30622

Phone 706-207-0031

Email Address MJennings@AthensCG.Com

Contact Person (Name & Mailing Address)

ABE Consulting Inc. / Abe Abouhamdan, PE FASCE
2410 Hog Mountain Road, Suite 103
Watkinsville, GA 30677

Phone 706-613-8900

Email Address Abe@ABEConsultingInc.Com

Tax Parcel Number 08102 001018

Location Address 6060 Old Federal Road, Flowery Branch, GA

Status of Applicant

☒ Owner

☐ Option to Purchase

☐ Area Resident

☐ Other

Zoning: V-C

Acreage 2.942

Requested Action

Permissive Use:

☐ HCPC ☐ HCC

Fee: \$ \$300

Receipt #: _____

Check #: _____

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

Sign Abe Abouhamdan Date: 5/1/23

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: _____

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Stonewall Investments, LLC. / C.O. Mark Jennings

Address 2300 Pete Dickens Road
Bogart, GA 30622

Phone Number 706-207-0031

Name of applicant(s) ABE Consulting Inc./Abe Abouhamdan, PE FASCE

Address 2410 Hog Mountain Road, Suite 103
Watkinsville, GA 30677

Phone Number 706-613-8900

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.

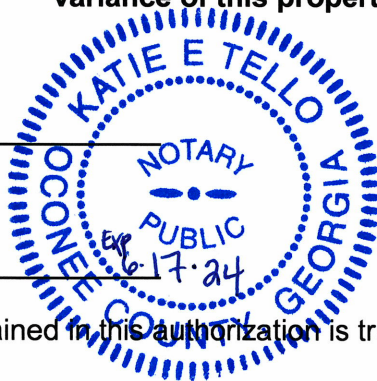
I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

[Signature]

Personally appeared before me

Katie Tello



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

5/1/23
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: Mark Jennings

Date: 5/1/23

Applicant's/Owner's Name (Printed): Stonewall Investments, LLC. / C.O. Mark Jennings

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

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

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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: *Abe Abouhamdan*

Date: 5/1/23

Applicant's/Owner's Name (Printed): Abe Abouhamdan, PE FASCE

CONDITIONAL USE NARRATIVE FOR

STONEWALL INVESTMENTS, LLC.

6060 OLD FEDERAL ROAD, FLOWERY BRANCH, GA 30542

Zoning: V-C (Vacation Cottage)

May 1, 2023

Introduction:

ABE Consulting, Inc. is the Authorized Agent for the Owners of the subject property. ABE is submitting a request for a Conditional Use to allow a minor residential subdivision of 3 lots total. The request is being made as required in Hall Code of Ordinances, Section 17.50.040 which requires a Conditional Use approval prior to subdividing the property in the V-C (Vacation Cottage) zoning classification.

Conditional Use Requested:

Property Address: 6060 Old Federal Road, Flowery Branch, GA 30542

TP#: 08102 001018, Approx. 2.942 Acres Total

Current Zoning District: V-C (Vacation Cottage) – No overlay district is found or applicable

Current Use District of the property: Vacant Land - (1 small old barn)

Description of the Proposed Use:

The Conditional Use request is being made to allow a minor subdivision of 3 residential lots total. The lots will be used for upscale single-family residences and associated accessory buildings. The requested use is currently allowed in the current zoning district. All lot sizes, frontages, setbacks and other required code standards are being met and exceeded. Please refer to the attached Conditional Use Plan for overall layout and additional details.

Proposed Standards for Development:

Restrictions on use of property: Single-family residences and associated accessory uses

Density (lot size): 1 lot per 0.98 acres density, minimum lot size is 0.954 acres (41,553 SF) &
Largest lot size is 1.033 acres (44,987 SF)

Number of Lots Proposed: 3 total residential lots

Lot Frontages: All lots will have frontages larger than 90'

Setback requirements:

Front: 55' (from centerline of road)

Side: 10'

Rear: 20'

Provisions for Water & Waste Water Disposal:

- All lots will be served with County or public water which is available within the existing rights-of-way of Old Federal Road and Jim Crow Road.
- All lots will be served with a private on-site individual septic system as required by the Hall County Environmental Health. A Level III Soil Survey has been completed for the entire site which shows adequate and good useable soils area for each proposed lot.

Adjacent Properties:

The proposed Conditional Use request complements the existing zoning & uses of adjacent properties. The subject property is bordered by roadways on 2 sides and V-C and R-1 on the other 2 sides. Please refer to the Conditional Use Plan for additional information. The following represent adjacent property zoning and uses:

To the North: Right-of-way and V-C (Vacation Cottage) / Single Family Residences

To the East: Right-of-way and V-C (Vacation Cottage) / Single Family Residences

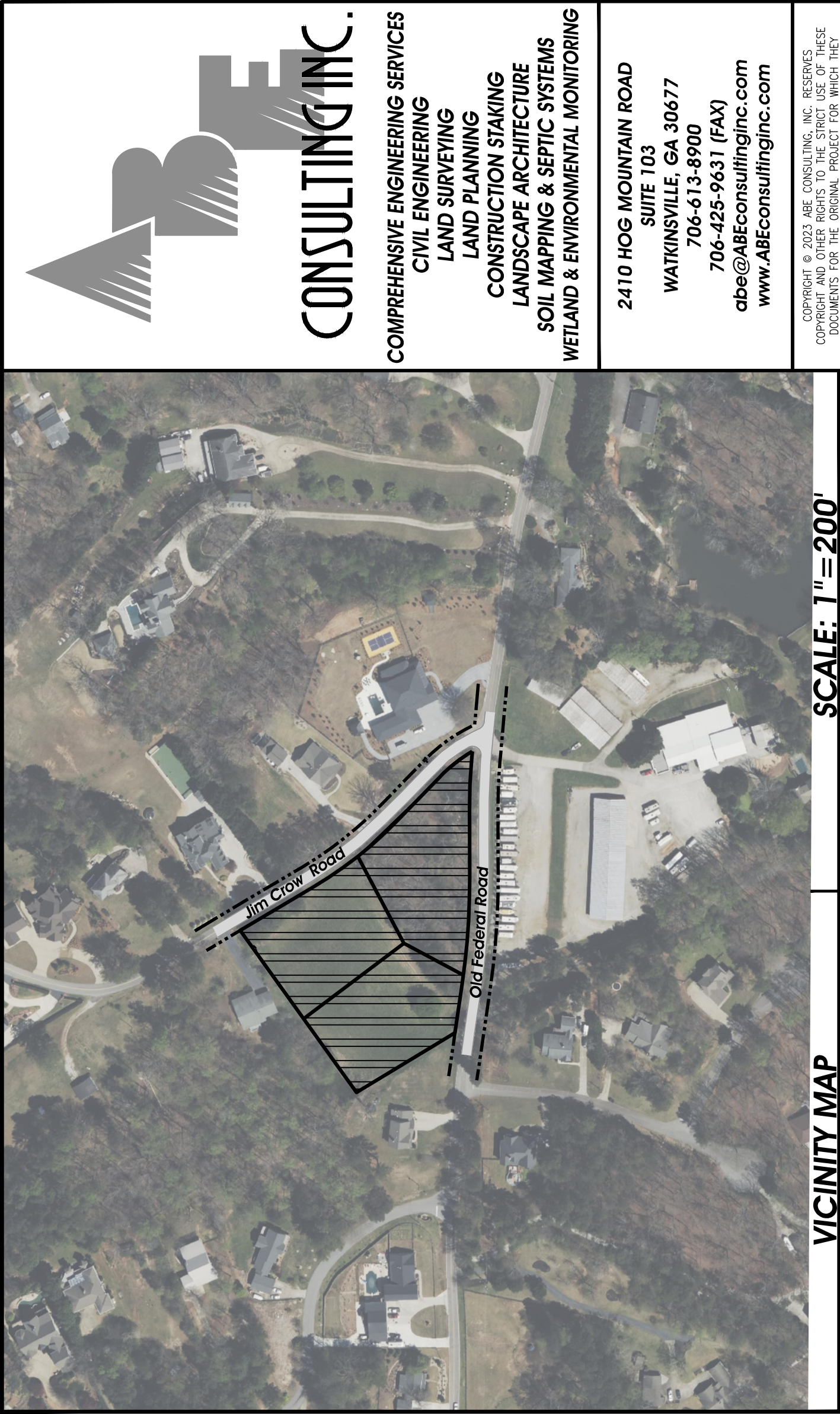
**To the South: AR- III Agricultural -Residential / Single Family Residential and
PCD / AR-III – Planned Commercial Development - Agricultural-
Residential-III) / Boat & RV Storage**

To the West: R-1 – Residential / Single Family Residences

Based on the adjacent zoning and current land uses, buffers will not be required.

Overall Summary:

All required lot standards will be met or exceeded as stipulated in V-C zoning classification. The overall request fits-in and complements the existing residential area with proposed upscale homes. The owner of the subject property also owns the 2 existing lots to the north, which is another reason to maintain quality residential lots for the subject property. Based on the proposed minor residential subdivision for 3 total lots as allowed under the V-C zoning district, we sincerely appreciate your consideration for a positive response.



VICINITY MAP

SCALE: 1"=200'

PROJECT DATA

Owner: Stonewall Investments, LLC
6300 Hog Mountain Road
Suite 103
Watkinsville, Georgia 30677
Contact: Mr. Mark Jennings
Phone: (706)850-6477
Email: Mjennings@stheinc.com

Authorized Agent: ABE Consulting, Inc.
2410 Hog Mountain Road, Ste. 103
Watkinsville, Georgia 30677 PE, FASCE
Contact: ABE Acoultamdan,
Phone: (706)850-6477
Email: abe@abeconsultinginc.com

Physical address: 6060 Old Federal Road, Flowery Branch, Ga. 30542
Tax Parcel #: 08102 001018
Total Acreage: 2.942 Acres
Existing Zoning: V-C – Vacation Cottage
Lots are to be served by Hall County water and individual septic systems.

Hall County Engineering Plot Notes:

Any stream or state water located on this property may be subject to a 50 foot undisturbed natural vegetation buffer and a 75 foot impervious surface setback. (Hall County Code §8.170.070)

If property is located in the North Oconee 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 a Flood Hazard Area as shown on Flood Insurance Rate Map# 13190C 02086, Hall county Georgia, Dated 04-04-2018.

This property or a portion thereof is 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 §8.180.120)

All Driveways must meet hall county driveway regulations per code §12.40.

All land disturbances over one acre shall require an erosion sedimentation pollution control plan.

Peter S. & Cheryl E. Smith
TP# 08108 000058
DB 1312 pg 128
Zoned: R1

Stonewall Investments, LLC
TP# 08102 001008A
DB 8916 pg 376
PB 880 pg 47
Zoned: V-C

Victor Felix & Susan Bailey Espinosa
TP# 08102 001019
DB 8248 pg 115
PB 141 pg 115
Zoned: V-C
Current Use: Residential

Gary Osteen
TP# 08102 001021
DB 2466 pg 78
Zoned: V-C
Current Use: Vacant Land

Arc: 94.53' Radius: 711.47'
Chord: S 34°28'49"E 94.46'

Mark J. Miller
TP# 08102 001016
PB 7335 pg 456
PB 7335 pg 186A
Zoned: V-C
Current Use: Residential

Arc: 93.22' Radius: 711.47'
Chord: S 42°02'24"E 93.15'

Christopher Kelly Sr. & Monique Tubre Daigle
TP# 08102 001008
PB 6667 pg 452
PB 6667 pg 452A
Zoned: V-C
Current Use: Residential

LOT 3
1.033 Acres
44,987 Sq.Ft.

LOT 1
0.954 Acres
41,553 Sq.Ft.

LOT 2
0.955 Acres
41,604 Sq.Ft.

Ryan & Brandi Humphrey
TP# 08108 000103
DB 7389 pg 162
Zoned: R1

Darryl Crow
TP# 08102 001023
DB 8326 pg 717
Zoned: PCO/AR-III
Current Use: Commercial

Gary & Sandra Crow
TP# 08102 001022
DB 8211 pg 20
PB 107 pg 108
Zoned: AR-III
Current Use: Residential

P.O.C.
PKF C & C
N:1,535,507.18
E:2,365,437.46

Arc: 86.65' Radius: 940.52'
Chord: N 87°33'08"W 86.62'

Arc: 171.83' Radius: 1272.90'
Chord: N 86°19'28"W 171.70'

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

- C CENTERLINE FOUND
- DB DEED BOOK
- FB FOUND
- IPS 1/2" CAPTED REBAR SET (STAMPED LSF 1010)
- PROPERTY LINE
- PLAT BOOK BEGINNING
- PCO POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- REBAR FOUND
- 1/2" CAPTED REBAR SET (STAMPED LSF 1010)
- (UNLESS OTHERWISE NOTED) (AS DESCRIBED)
- COMPUTED POINT (NO PIN)
- CONCRETE MONUMENT FOUND
- OVERHEAD UTILITIES



SHEET #
1
7

Georgia West Zone
(PB: 883 PC: 250)

Georgia 811
www.Georgia811.com
Contact 811 before you dig.

LEVEL III SOIL SURVEY

NKCS SERIES	Depth to ROCK (inches)	TRENCH DEPTH (inches)	PERC RATE (inplgds)	DPH CODE
Pacoleit	>72	24-36	45	A
Pacoleit Stony Shallow	>72	18-24	75	K
Saw	30-42	N/A	NR	F

Note: - Rock is defined as material impenetrable by auger
- Depth to water is defined as the depth to first indication of saturation

SUITABILITY CODES:

- A. Soils should have ability to function as an absorption field with proper design, installation, and maintenance.
F. Unsuitable for any system.
K. Tank in first - ATU Pretreatment.

BASE DRAWING INFORMATION:

- Test Holes (TH # 1-13) were performed by ABE on 1-17-23
- Boundary by ABE Consulting, Inc. Plat Book: 883 Page 250. Dated 8-12-22.
- Topographic shown hereon from NOAA Lidar Data.

General Notes:
1. No wells were found within 100' of the soils areas.

PROJECT DATA:
OWNER:

STONEWALL INVESTMENTS, LLC.
2300 PETE DICKENS ROAD
BOGART, GA 30622
PHONE: 770-616-2359
EMAIL: TLEICHT@ATHENSCG.COM

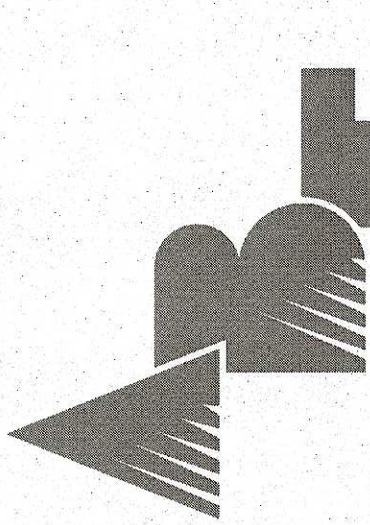
CONTRACTOR:

ATHENS CONSTRUCTION GROUP
2300 PETE DICKENS ROAD
BOGART, GA 30622
CONTACT: TODD LEICHT
PHONE: 770-616-2359
EMAIL: TLEICHT@ATHENSCG.COM

ENGINEER &
AUTHORIZED AGENT:

ABE CONSULTING, INC.
2410 HOG MOUNTAIN, SUITE 103
WATKINSVILLE, GA 30677
CONTACT: ABE ABOUHAMDIAN, PE, FASCE
PHONE: 706-613-8900
EMAIL: ABE@ABECONSULTINGINC.COM

1. WATER SUPPLY: COUNTY WATER RESOURCES.
2. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEM.
3. THERE ARE NO KNOWN ENVIRONMENTAL AREAS ON THIS SITE.



CONSULTING INC.

COMPREHENSIVE ENGINEERING SERVICES
CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
CONSTRUCTION STAKING
LANDSCAPE ARCHITECTURE
SOIL MAPPING & SEPTIC SYSTEMS
WETLAND & ENVIRONMENTAL MONITORING

2410 HOG MOUNTAIN ROAD
SUITE 103
WATKINSVILLE, GA 30677
706-613-8900
706-425-9631 (FAX)
abe@abeconsultinginc.com
www.abeconsultinginc.com

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LEVEL III SOIL SURVEY FOR:

STONEWALL
INVESTMENTS, LLC.

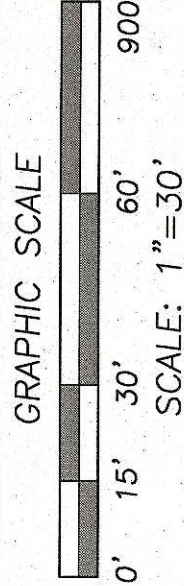
TAX PARCEL#-08102 001018
HALL COUNTY, GA

6060 OLD FEDERAL RD.
FLOWERY BRANCH,
GA 30542



REVISIONS	DATE

DATE: 2-1-23
PROJECT #: 21-027-74



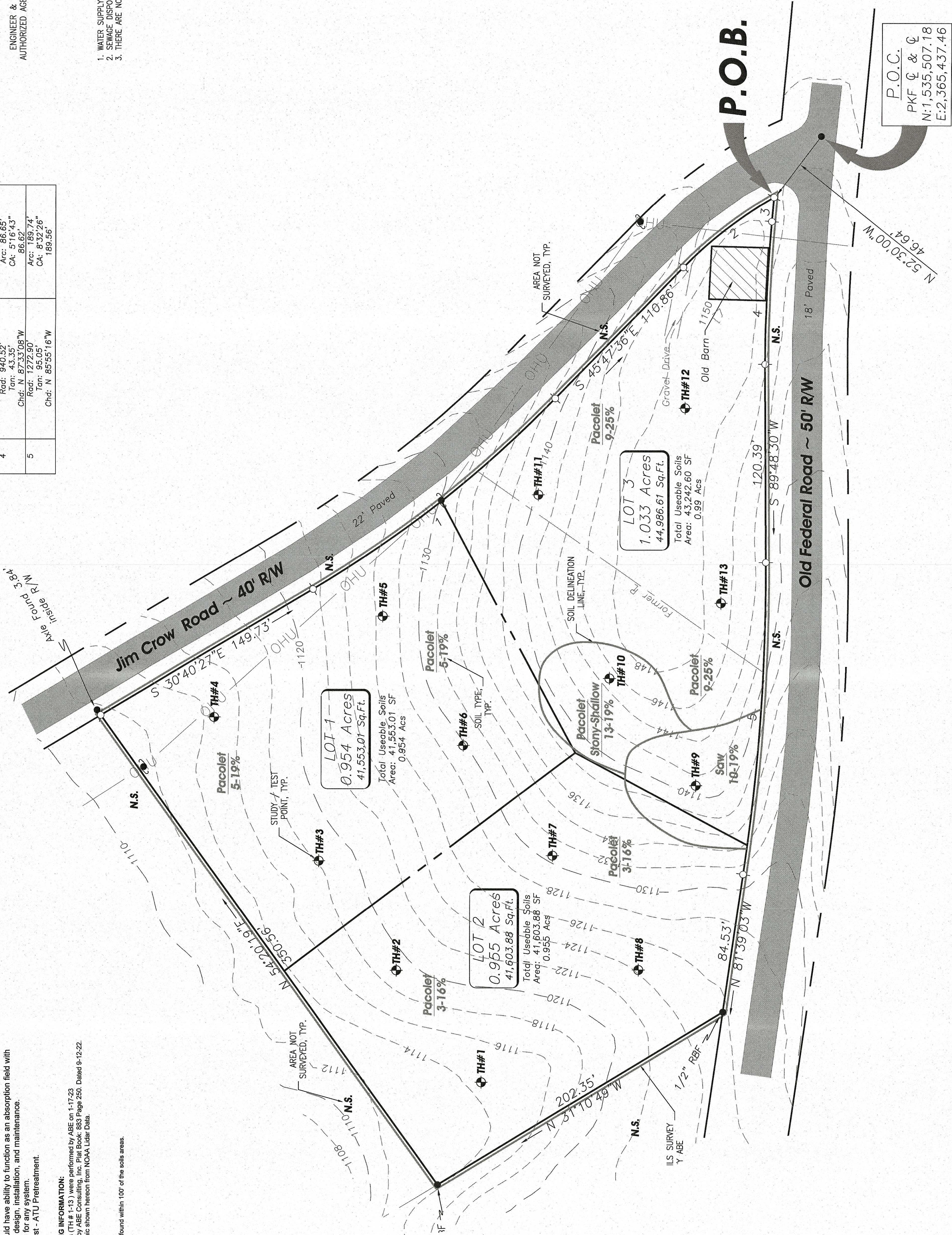
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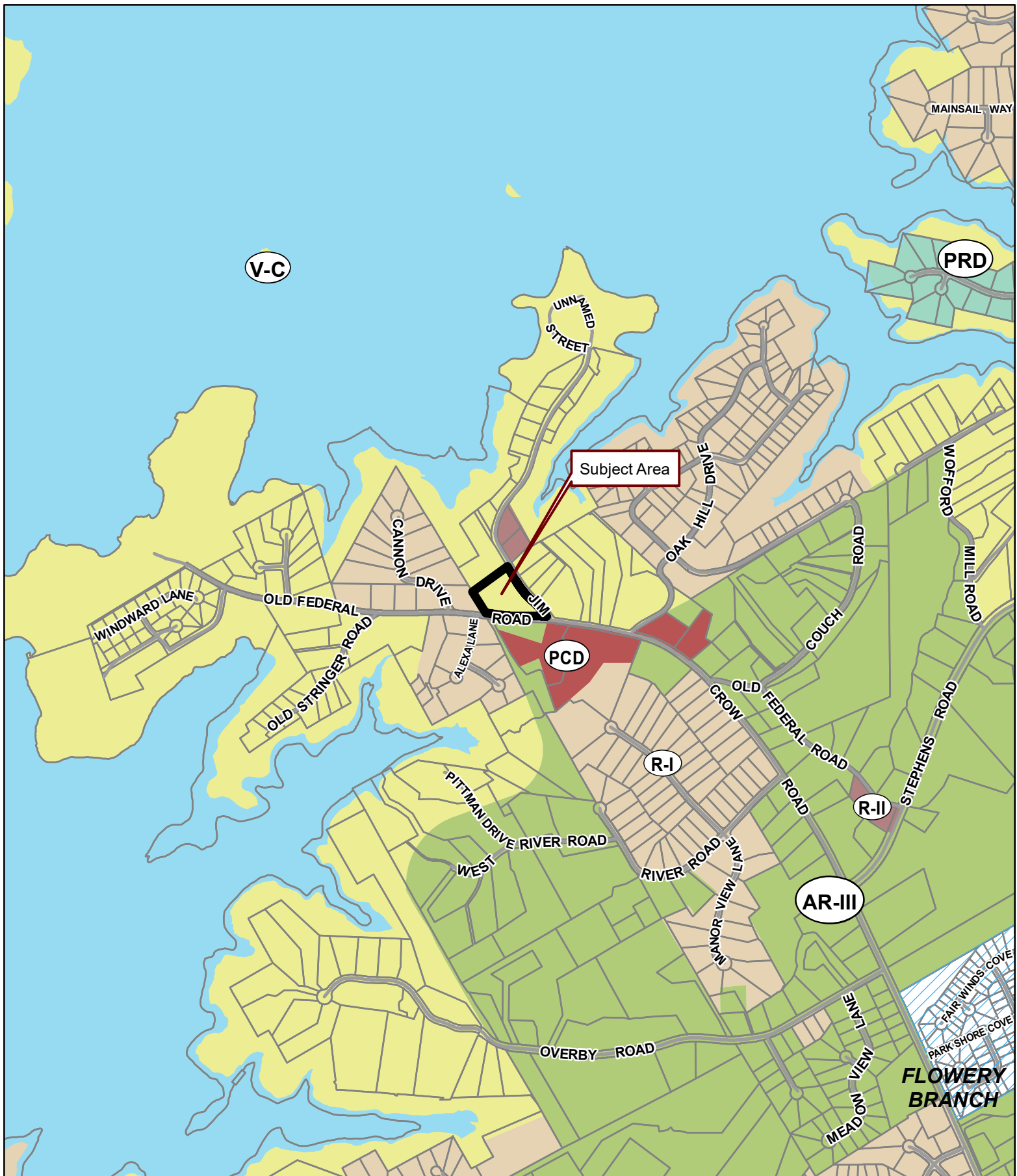
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7



Course	Bearing	Distance
1	Rad: 711.47' Tan: 94.42' Chd: S 38°14'02"E 187.20'	Arc: 187.74' Ca: 15°07'09" 187.20'
2	Rad: 251.56' Tan: 35.00' Chd: S 37°52'18"E 69.34'	Arc: 69.56" Ca: 15°50'36" 69.34'
3	N 84°54'47"W 14.74'	
4	Rad: 940.52' Tan: 43.35' Chd: N 87°33'08"W 1272.90'	Arc: 86.65" Ca: 5°16'43" 86.62'
5	Rad: 1272.90' Tan: 95.05' Chd: N 85°55'16"W 189.56'	Arc: 189.74' Ca: 8°32'26" 189.56'





Applicant: ABE CONSULTING, INC / ABE ABOUHAMDMAN, PE FASCE

Tax Parcel #: 08102 001018

Location: 6060 OLD FEDERAL ROAD, FLOWERY BRANCH, GA 30542

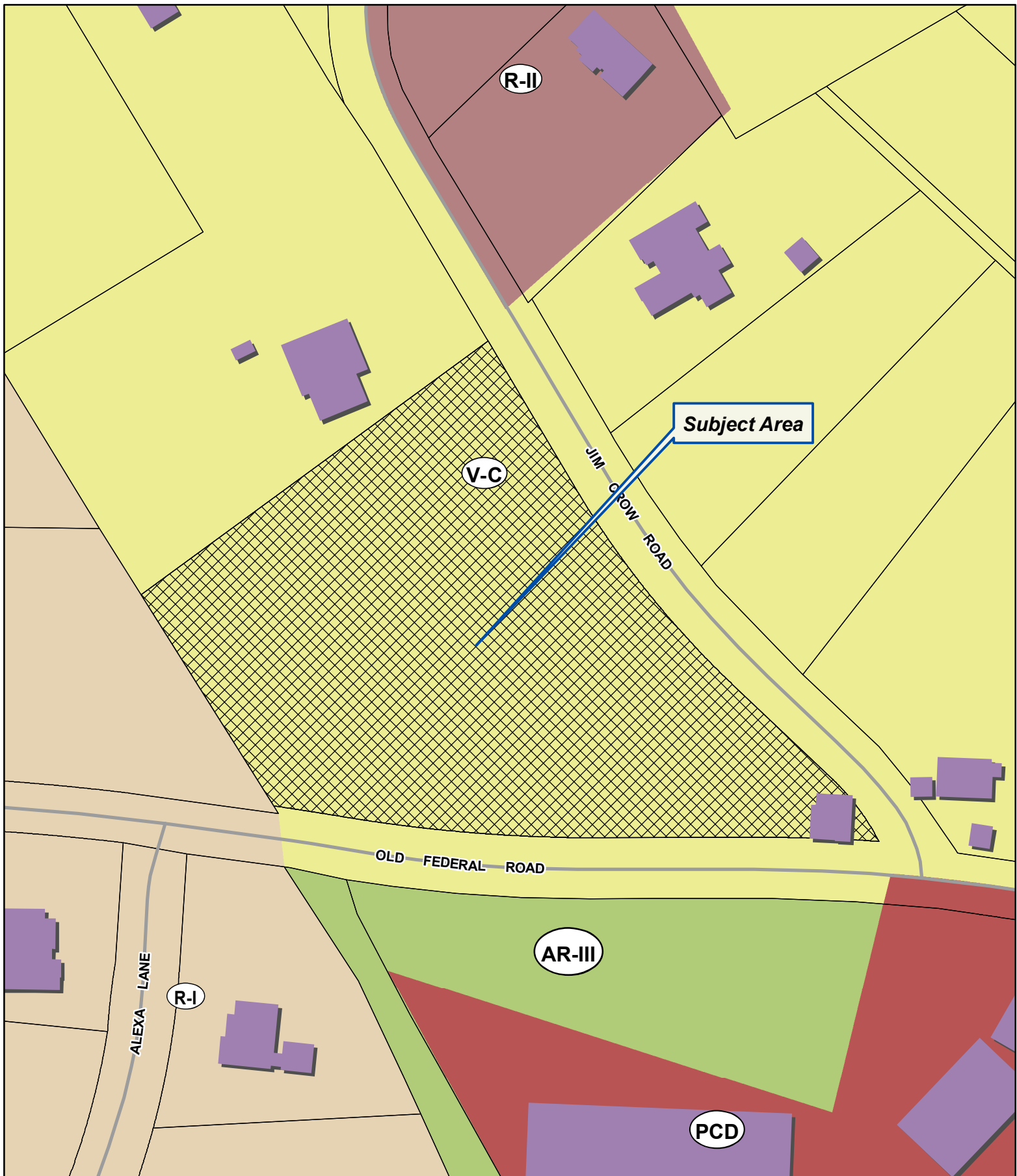
Commission District 2

PC Mtg. Date: 06/19/2023

0 300 600 1,200
Feet

- Zoning Boundary
- City Limits
- Subject Area
- Structure





Applicant: ABE CONSULTING, INC / ABE ABOUHAMDAN, PE FASCE

Tax Parcel #: 08102 001018

Location: 6060 OLD FEDERAL ROAD, FLOWERY BRANCH, GA 30542

Commission District 2

PC Mtg. Date: 06/19/2023

0 25 50 100
Feet

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





Applicant: ABE CONSULTING, INC / ABE ABOUHAMDAN, PE FASCE

Tax Parcel #: 08102 001018

Location: 6060 OLD FEDERAL ROAD, FLOWERY BRANCH, GA 30542

Commission District 2

PC Mtg. Date: 06/19/2023

0 25 50 100
Feet

— Zoning Boundary

City Limits

Subject Area



Legal Description

All that Tract or Parcel of land lying and being in Land Lot 102 of the 8th Land District, Hall County Georgia, being depicted on a Retracement Survey for Stonewall Investments, LLC dated September 12, 2020, prepared by ABE Consulting, Inc. and certified by Stacy C. Carroll, Ga. PLS #2729, recorded in Plat Book 883 page 250 Hall County Records and being more particularly described as follows:

Commencing at a PK nail found at the centerline intersection of Old Federal Road and Jim Crow Road (Said PK nail having a Georgia West Zone State Plane Coordinate value of N:1,535,507.18' E:2,365,437.46'; Thence North 52 Degrees 30 Minutes 00 Seconds West a distance of 46.64 feet to a point at the intersection of the Northern right of way of Old Federal Road(50' R/W) and the Western right of way of Jim Crow Road(40' R/W), the Point of Beginning;

Thence North 84 Degrees 54 Minutes 47 Seconds West a distance of 14.74 feet with the Northern right of way of Old Federal Road to a point;

Thence continuing with said Northern right of way, along the arc of a curve to the left (said curve having a radius of 940.52 feet, an arc length of 86.65 feet, a chord bearing of North 87 Degrees 33 Minutes 08 Seconds West and a chord length of 86.62 feet) to a point;

Thence continuing with said Northern right of way, South 89 Degrees 48 Minutes 30 Seconds West a distance of 120.39 feet to a point;

Thence continuing with said Northern right of way, along the arc of a curve to the right (said curve having a radius of 1272.90 feet, an arc length of 189.74 feet, a chord bearing of North 85 Degrees 55 Minutes 16 Seconds West and a chord length of 189.56 feet) to a point;

Thence continuing with said Northern right of way, North 81 Degrees 39 Minutes 03 Seconds West a distance of 84.53 feet to a one-half inch rebar found at a common corner with lands of Ryan and Brandi Humphrey;

Thence North 31 Degrees 10 Minutes 49 Seconds West a distance of 202.35 feet along the common line with Ryan and Brandi Humphrey to a one-half inch rebar found at a common corner with other lands of Stonewall Investments, LLC;

Thence North 54 Degrees 20 Minutes 19 Seconds East a distance of 350.56 feet along the common line with Stonewall Investments, LLC to a point on the Western right of way of Jim Crow Road. Said point bears South 54 Degrees 20 Minutes 19 Seconds West 3.84 feet from an axle found;

Thence with the Western right of way of Jim Crow Road South 30 Degrees 40 Minutes 27 Seconds East a distance of 149.73 feet to a point;

Thence continuing with said Western right of way along the arc of a curve to the left (said curve having a radius of 711.47 feet, an arc length of 187.74 feet, a chord bearing of South 38 Degrees 14 Minutes 02 Seconds East and a chord length of 187.20 feet) to a point;

Thence continuing with said Western right of way South 45 Degrees 47 Minutes 36 Seconds East a distance of 110.86 feet to a point;

Thence continuing with said Western right of way along the arc of a curve to the right (said curve having a radius of 251.56 feet, an arc length of 69.56 feet, a chord bearing of South 37 Degrees 52 Minutes 18 Seconds East and a chord length of 69.34 feet) to the Point of Beginning,

Said Parcel having an area of 128142 Square Feet or 2.942 Acres, more or less.

Subject to any easements and/or rights of way heretofore granted.

Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Friday, May 26, 2023 11:06 AM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning); Beth Garmon (CDI: Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 6.19.23

Please find Environmental Health comments below:

Item 1, 5351 Lanier Islands Pkwy, Bell: A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items such as a 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. ON-SITE SEWAGE MANAGEMENT SYSTEMS RULES 511-3-1-.03 General Requirements for On-Site Sewage Management Systems. (1) If public or community sewage treatment systems are not available, the owner of a building, residence, or property that is designed or intended for human occupancy or congregation shall provide an approved on-site sewage management system sufficient for the number of persons normally expected to use or frequent the building, residence or other property for two hours or more. (2) No person may begin the physical development of a lot or structure where an on-site sewage management system will be utilized, nor install an on-site sewage management system or component thereof, without having first obtained from the County Health Department a construction permit for the installation of an onsite sewage management system. And (1)(a) Connection shall be made to a public or community sewage treatment system if such system is available within two hundred feet (200') of the property line, or available in a public right-of-way abutting the property.

Item 2, 4312 Cherokee Trail, Crawford: All proposed structures must meet required setbacks to existing septic system.

Item 3, 3041/3042 W. S. Cain Road, Newberry: This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the subdivision plat.

Item 4, 6060 Old Federal Road, Abouhamdan: This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the subdivision plat.

Item 5A-C, 1590/0 Monroe Drive, Westwood Sheds: No comment. Public sewer.

Item 6, 5201 Browns Bridge Road, Nguyen: Base of Operations and Mobile Food Unit permits have been issued.

Item 7A-C, 6814 Cleveland Hwy, McIntyre: No comment.

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 (CDI: Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, May 25, 2023 7:13 PM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Cc: Chavers, Veronica E; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for June 19, 20223

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 (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, May 25, 2023 10:34 AM
Subject: Tentative Planning Agenda for June 19, 20223

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, June 19, 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, June 1st**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – June 5, 2023

OLD BUSINESS

1. **5351 Lanier Islands Parkway | Use Subject to County Commission Approval** | on a 17.14± acre tract located on the north side of Lanier Islands Parkway approximately 568 feet from its intersection with Carter Road | Zoned AR-III; Tax Parcel 08169 003011 (pt.) | **Proposed use: agri-entertainment** | ** Commission District 1 | **Keith D. & Chad Bell, applicant.** NOTE: This application was tabled at the May 15th Planning Commission meeting to this date.

NEW BUSINESS

2. **4312 Cherokee Trail | Variance** | front yard setback variance from 55 feet from the centerline of the road to 48 feet from the centerline of the road on a 0.65± acre tract located on the south side of Cherokee Trail approximately 660 feet from its intersection with Cherokee Trail | Zoned R-I; Tax Parcel 08038 001018 | **Proposed use: storage building** | *Commission District 2 | **Camille A. Crawford, applicant.**
3. **3041 & 3042 W S Cain Road | Variance** | from the requirements of 16.100.110, flag lots, and 17.240.150, flag lot width and frontage standards on a 3.96± acre parcel located at the terminus of W S Cain Road | Zoned AR-IV; Tax Parcel 15021 000001H & 000144 | **Proposed use: 3-lot subdivision** | * Commission District 3 | **Wes Newberry, applicant.**
4. **6060 Old Federal Road | Use Subject to County Commission Approval** | on a 2.942± acre tract located on the north side of Old Federal Road, at its intersection with Jim Crow Road | Zoned V-C; Tax Parcel 08102 001018 | **Proposed use: 3-lot subdivision** | ** Commission District 2 | **ABE Consulting Inc. / Abe Abouhamdan, PE FASCE, applicant.**
5. (A) **1590 & 0 Monroe Drive | Use Subject to County Commission Approval** | on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcels 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD)** | ** Commission District 4 | **Westwood Sheds, applicant.**
GDOT Coordination required; however, no further action may be required as applicant does not appear to be seeking access to the state route nor doing any work within GDOT R/W. Note: have not confirmed, but frontage along SR 11 is expected to be limited access and if so, no access could be granted along SR 11.

(B) **1590 & 0 Monroe Drive | Variance** | from the non-residential development standards in the Gateway Corridors Overlay District (GCOD) on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcel 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD)** | ** Commission District 4 | **Westwood Sheds, applicant.**

(C) **1590 & 0 Monroe Drive | Variance** | for a front yard setback variance from 50 feet to 35 feet and from 50 feet to 15 feet on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcel 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items** | * Commission District 4 | **Westwood Sheds, applicant.**
6. **5201 Browns Bridge Road | Rezone** | to amend existing conditions of a Planned Commercial Development (PCD) on a 1.47± acre tract located on the south side of Browns Bridge Road at its intersection with Ash Circle | Zoned PCD; Tax Parcel 08080 001001 | **Proposed use: food truck** | ** Commission District 2 | **Nhan Nguyen, applicant.**
GDOT Coordination required.
7. (A) **6814 Cleveland Highway | Rezone** | from Agricultural Residential-IV and Highway Business (H-B) to Light Industrial (I-I) on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 | **Proposed use: truck terminal** | ** Commission District 3 | **Ronald McIntyre, LLC, applicant.**
GDOT Coordination required

(B) **6814 Cleveland Highway | Use Subject to County Commission Approval** | on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 | **Proposed use: outdoor storage within the Gateway Corridors Overlay District (GCOD)** | ** Commission District 3 | **Ronald McIntyre, LLC, applicant.**

(C) 6814 Cleveland Highway | Variance | from the non-residential development standards in the Gateway Corridors Overlay District (GCOD) | on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 | Proposed use: truck terminal | ** Commission District 3 | Ronald McIntyre, 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, July 27, 2023** at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, July 27, 2023. 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 Community Development and Infrastructure
(770) 531-6810 | www.hallcounty.org



Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Randi Doveton, Director of Planning and Development

From: Bill Nash, Director of Public Works and Utilities

Date: May 31, 2023

Subject: June 19, 2023 - Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Srikanth Yamala

PUBLIC WORKS AND
UTILITIES DIRECTOR
Bill Nash, P.E.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 19, 2023 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. **5351 Lanier Islands Parkway | Use Subject to County Commission Approval | on a 17.14± acre tract located on the north side of Lanier Islands Parkway approximately 568 feet from its intersection with Carter Road | Zoned AR-III; Tax Parcel 08169 003011 (pt.) | Proposed use: agri-entertainment | ** Commission District 1 | Keith D. & Chad Bell, applicant. NOTE: This application was tabled at the May 15th Planning Commission meeting to this date.**
 - 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:** Permit from GDOT for access from Lanier Islands Parkway
 - c) **Utilities:** Approval from Environmental Health may be required for portable bathrooms
No sanitary sewer in area.
2. **4312 Cherokee Trail | Variance | front yard setback variance from 55 feet from the centerline of the road to 48 feet from the centerline of the road on a 0.65± acre tract located on the south side of Cherokee Trail approximately 660 feet from its intersection with Cherokee Trail | Zoned R-I; Tax Parcel 08038 001018 | Proposed use: storage building | *Commission District 2 | Camille A. Crawford, applicant.**
 - a) **Engineering:** No Comment
 - b) **Traffic:** No Comment
 - c) **Utilities:** No Comment
3. **3041 & 3042 W S Cain Road | Variance | from the requirements of 16.100.110, flag lots, and 17.240.150, flag lot width and frontage standards on a 3.96± acre parcel located at the terminus of W S Cain Road | Zoned AR-IV; Tax Parcel 15021 000001H & 000144 | Proposed**

use: 3-lot subdivision | * Commission District 3 | **Wes Newberry, applicant.**

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** No comment

4. **6060 Old Federal Road | Use Subject to County Commission Approval |** on a 2.942± acre tract located on the north side of Old Federal Road, at its intersection with Jim Crow Road | Zoned V-C; Tax Parcel 08102 001018 | **Proposed use: 3-lot subdivision | ** Commission District 2 | **ABE Consulting Inc. / Abe Abouhamdan, PE FASCE, applicant.****

- a. **Engineering:** Old Federal is a minor collector road. Lot #2 must increase its road frontage to 90 feet.
The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
- b. **Traffic:** No Comment
- c. **Utilities:** No sanitary sewer in area

5. **(A) 1590 & 0 Monroe Drive | Use Subject to County Commission Approval |** on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcels 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD) | ** Commission District 4 | **Westwood Sheds, 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:** Permit from City of Gainesville required for access to Monroe Drive
- c. **Utilities:** No hall county sewer

6. **5201 Browns Bridge Road | Rezone |** to amend existing conditions of a Planned Commercial Development (PCD) on a 1.47± acre tract located on the south side of Browns Bridge Road at its intersection with Ash Circle | Zoned PCD; Tax Parcel 08080 001001 | **Proposed use: food truck | ** Commission District 2 | **Nhan Nguyen, applicant.****

- a. **Engineering:** This parcel has never provided an as-built stormwater report and survey of the existing stormwater system. Engineering will required as as-built survey and hydrology report. Detention does not work for this site.
- b. **Traffic:** No Comment
- c. **Utilities:** No Comment.

7. (A) 6814 Cleveland Highway | Rezone | from Agricultural Residential-IV and Highway Business (H-B) to Light Industrial (I-I) on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 | Proposed use: truck terminal | ** Commission District 3 | Ronald McIntyre, 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 approval required for access to Cleveland Highway.
 - c. **Utilities:** No Comment

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Thursday, June 1, 2023 2:06 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comments

Monday, June 19, 2023 Hall County Planning Commission Meeting.

1. [6060 Old Federal Road | Use Subject to County Commission Approval | on a 2.942± acre tract located on the north side of Old Federal Road, at its intersection with Jim Crow Road | Zoned V-C; Tax Parcel 08102 001018 | Proposed use: 3-lot subdivision | ** Commission District 2 | ABE Consulting Inc. / Abe Abouhamdan, PE FASCE, 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



ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.
APPLICANT: **AGE CONSULTING INC / AGE AGGREGATION FE FENCE**
REQUEST: **USE SUBJECT TO COUNTY COMMISSION**
Approval For A 3-LOT SUBDIVISION.
PLANNING COMMISSION PUBLIC HEARINGS WILL BE HELD:
Date: **JUNE 14 2023** & Date: **JULY 07 2023**
Time: **5:00 P.M.** Time: **6:00 P.M.**
HALL COUNTY GOVERNMENT CENTER, 289 BROWN'S BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL (770) 531-6809

ZONING NOTICE

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

APPLICANT: **ABE CONSULTING INC. / ABE ABQUHAMDIN, FISCCE**

REQUEST: **USE SUBJECT TO COUNTY COMMISSION APPROVAL**

FOR A 3-LOT SUBDIVISION.

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: **JUNE 19, 2023**

Time: **5:15 p.m.**

&

COUNTY COMMISSION

Date: **JULY 17, 2023**

Time: **6:00 p.m.**

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 (07/24/23)

REPORT TO: Voting Meeting (07/27/23)

ITEM NO: 396/2023

SUBJECT: **5201 Browns Bridge Road | Rezone (Amend Conditions)** | to amend existing conditions of a Planned Commercial Development (PCD) on a 1.47± acre tract located on the south side of Browns Bridge Road at its intersection with Ash Circle | Zoned PCD; Tax Parcel 08080 001001 | **Proposed use: food truck** | Commission District 2 | **Nhan Nguyen, applicant.**

Meetings:

Work Session Date: 07/24/23

Voting Meeting Date: 07/27/23

Executive Summary:

Presenter: RD

Recommendation:

Approval, with conditions:

1. Development is approved as generally shown on the concept plan and described in the project narrative modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.
2. The approval of the use of a food truck in the Planned Commercial development is in addition to the self-storage warehouse and no conditions herein shall negate or replace those conditions approved by the Board of Commissioners on September 10, 2020 and listed below:
 - A. 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 at time of development.
 - B. The facility shall be limited to 16,400 square feet, and the storage building shall be limited to 1,200 square feet.
 - C. The proposed commercial development shall conform to Section 17.420 Gateway Corridor Overlay District (GCOD) standards in its entirety, with the exception of the following variances:
 - i. The development shall be permitted to have two internally illuminated signs which shall only be illuminated during business hours, between 6:00am and 10:00pm.
 - ii. The façade of the self-storage warehouses shall be comprised of metal siding, except for the portions of the building facing Browns Bridge Road and the 2nd story façade where the building faces Ash Circle, where masonry material shall be required.
 - D. All conditions of zoning shall be made part of any plats created for the property.
 - E. The fencing along Ash Circle shall be opaque and shall be a minimum of 8 feet in height.
 - F. The hours of operation for the self-storage warehouse shall be 6:00am to 12:00am, seven days a week.
 - G. All outdoor lighting shall be non-spill type lighting fixtures.
 - H. The applicant shall work with the Exxon to bring the existing signage into compliance subject to approval of the Planning Director.
3. The proposed business may only offer delivery and take-away meals. No food shall be consumed on premises or furniture set up to accommodate dining on the subject property.

Purpose of Request:

5201 Browns Bridge Road | Rezone (Amend Conditions) | to amend existing conditions of a Planned Commercial Development (PCD) on a 1.47± acre tract located on the south side of Browns Bridge Road at its intersection with Ash Circle | Zoned PCD; Tax Parcel 08080 001001 | **Proposed use: food truck** | Commission District 2 | **Nhan Nguyen, 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	Attorney	Administration
AD	RD	WLI	CR
Clerk			
JR			

Attachments:

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



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PLANNING AND DEVELOPMENT

POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Srikanth Yamala

PLANNING AND DEVELOPMENT
DIRECTOR
Randi Doveton

To: Richard Higgins, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: July 10, 2023

Subject: **5201 Browns Bridge Road | Rezone** | to amend existing conditions of a Planned Commercial Development (PCD) on a 1.47± acre tract | **Proposed use: food truck** | Nhan Nguyen, applicant.

The request before you is the request of Nhan Nguyen to amend existing conditions of a Planned Commercial Development (PCD) to allow a food truck. This item is located within Commission District 2.

At their June 19, 2023 meeting, the Hall County Planning Commission voted to recommend approval with three (3) conditions **(4-0, Pilcher absent)**.

There were **no public 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. Development is approved as generally shown on the concept plan and described in the project narrative modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.
2. The approval of the use of a food truck in the Planned Commercial development is in addition to the self-storage warehouse and no conditions herein shall negate or replace those conditions approved by the Board of Commissioners on September 10, 2020 and listed below:
 - A. 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 at time of development.
 - B. The facility shall be limited to 16,400 square feet, and the storage building shall be limited to 1,200 square feet.

- C. The proposed commercial development shall conform to Section 17.420 Gateway Corridor Overlay District (GCOD) standards in its entirety, with the exception of the following variances:
 - i. The development shall be permitted to have two internally illuminated signs which shall only be illuminated during business hours, between 6:00am and 10:00pm.
 - ii. The façade of the self-storage warehouses shall be comprised of metal siding, except for the portions of the building facing Browns Bridge Road and the 2nd story façade where the building faces Ash Circle, where masonry material shall be required.
- D. All conditions of zoning shall be made part of any plats created for the property.
- E. The fencing along Ash Circle shall be opaque and shall be a minimum of 8 feet in height.
- F. The hours of operation for the self-storage warehouse shall be 6:00am to 12:00am, seven days a week.
- G. All outdoor lighting shall be non-spill type lighting fixtures.
- H. The applicant shall work with the Exxon to bring the existing signage into compliance subject to approval of the Planning Director.
- 3. The proposed business may only offer delivery and take-away meals. No food shall be consumed on premises or furniture set up to accommodate dining on the subject property.

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Nhan Nguyen

Request Rezone | Amend existing conditions of Planned Commercial Development Conditional (PCD, [17.180.080](#))

Proposed Use Food truck

Size 1.47± acres

Zoning Current Planned Commercial Development Conditional (PCD, [17.180.080](#)) | Proposed Planned Commercial Development Conditional (PCD, [17.180.080](#))

Location **5201 Browns Bridge Road** | Tax Parcel 08080 001001

Commission District Two

Planning Commission Date June 19, 2023

Staff Recommendation **Approval with conditions as the proposed use is consistent with the [Comprehensive Plan](#) future land use classification of Lake Supportive Corridor.**

Planning Commission Recommendation.....**Approval, with conditions**

Vote: 4-0 (Pilcher absent)

Planning Commission Conditions:

1. Development is approved as generally shown on the concept plan and described in the project narrative modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.
2. The approval of the use of a food truck in the Planned Commercial development is in addition to the self-storage warehouse and no conditions herein shall negate or replace those conditions approved by the Board of Commissioners on September 10, 2020 and listed below:
 - A. 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 at time of development.

- B. The facility shall be limited to 16,400 square feet, and the storage building shall be limited to 1,200 square feet.
 - C. The proposed commercial development shall conform to Section 17.420 Gateway Corridor Overlay District (GCOD) standards in its entirety, with the exception of the following variances:
 - i. The development shall be permitted to have two internally illuminated signs which shall only be illuminated during business hours, between 6:00am and 10:00pm.
 - ii. The façade of the self-storage warehouses shall be comprised of metal siding, except for the portions of the building facing Browns Bridge Road and the 2nd story façade where the building faces Ash Circle, where masonry material shall be required.
 - D. All conditions of zoning shall be made part of any plats created for the property.
 - E. The fencing along Ash Circle shall be opaque and shall be a minimum of 8 feet in height.
 - F. The hours of operation for the self-storage warehouse shall be 6:00am to 12:00am, seven days a week.
 - G. All outdoor lighting shall be non-spill type lighting fixtures.
 - H. The applicant shall work with the Exxon to bring the existing signage into compliance subject to approval of the Planning Director.
3. The proposed business may only offer delivery and take-away meals. No food shall be consumed on premises or furniture set up to accommodate dining on the subject property.

Public Forum:

There were no comments in support or opposition.

Summary Analysis

The applicant is requesting to amend conditions of the original Planned Commercial Development (PCD, [17.180.080](#)) to permit the use of a mobile food trailer in a parking space on the subject parcel. The submitted narrative states that the food truck will provide delivery and take-away service, but no food will be consumed at the subject property. In addition to selling food from the subject parcel, the food trailer will be mobile and will travel to off-site events in the area.

The narrative states that the base of operation for the business will be Unit 5 in the shopping center; a base of operations is required by Environmental Health for mobile food businesses. The applicant has worked with Hall County Building Inspections and Environmental Health to renovate Unit 5 in order to accommodate the food service use. The base of operation will be used for cleaning and the disposal of wastewater, per Environmental Health requirements. The trailer will be stored in an identified parking spot when not in operation. No signage plan was submitted as part of the application and will be reviewed separately, if approved.

On September 10, 2020, the Board of Commissioners approved, with conditions, a request to rezone the subject property to Planned Commercial Development (PCD, [17.180.080](#)) for the purpose of developing self-storage warehouses on the subject property. The application proposed three (3) self-storage warehouse buildings totaling 16,400 square feet in self-storage space in addition to the existing shopping center and gas station. A 1,200 square foot storage building was also approved for use by the shopping center. The approval was subject to the following conditions:

- 1. The development shall generally occur as depicted on the site plan and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations at time of development.

2. The facility shall be limited to 16,400 square feet, and the storage building shall be limited to 1,200 square feet.
3. The proposed commercial development shall conform to §17.420 Gateway Corridor Overlay District (GCOD) standards in its entirety, with the exception of the following variances:
 - 3.1. The development shall be permitted to have two internally illuminated signs which shall only be illuminated during business hours, between 6:00am and 10:00pm.
 - 3.2. The façade of the self-storage warehouses shall be comprised of metal siding, except for the portions of the building facing Browns Bridge Road and the 2nd story façade where the building faces Ash Circle, where masonry material shall be required.
4. All conditions of zoning shall be made part of any plats created for the property.
5. The fencing along Ash Circle shall be opaque and shall be a minimum of 8 feet in height.
6. The hours of operation for the self-storage warehouse shall be 6:00am to 12:00am, seven days a week.
7. All outdoor lighting shall be non-spill type lighting fixtures.
8. The applicant shall work with the Exxon to bring the existing signage into compliance subject to approval of the Planning Director.

The following development standards are required for Planned Development (PCD, [17.180.080](#)) applications, some of which are unaddressed by the application materials:

1. The site plan shall indicate the proposed size, location and number of stories of each commercial structure. **The concept plan illustrates the as-built conditions of a portion of the property, including the parking lot, along with additional site characteristics related to the proposed use.**
2. The entrances, exits and number and location of all parking spaces shall be shown in detail, together with all loading and no parking zones. **These features are identified on the concept plan.**
3. The proposed methods and location of all buffers shall be described. **No buffers have been identified on the concept plan or detailed in the narrative.**
4. The proposed exterior lighting shall be shown. **No exterior lighting is identified on the concept plan or detailed in the narrative.**
5. All proposed signs, advertising or identification graphics shall be indicated, showing their number, size, height and location. **No signage has been identified on the concept plan or detailed in the narrative.**
6. The type and number of uses proposed for the commercial development shall be indicated. **The proposed use has been articulated in the project narrative.**
7. The development controls for the district shall be stated (lot coverage, setbacks, building heights, lot sizes, etc.). If standards are not specifically proposed, then the applicable standards in the suburban shopping district (S-S) shall apply. **There have not been any alternative bulk standards proposed as a function of the application.**
8. If residential uses are proposed in conjunction with the planned commercial development, then the applicable requirements of the planned residential development shall be provided. **There are no residential uses proposed in conjunction with this request.**

All other standards are either proposed to be met or will be required to demonstrate compliance during the permitting process.

Based on the future land-use plan, staff finds the requested zoning designation is consistent with the Hall County [Comprehensive Plan](#). The [Comprehensive Plan's](#) future land use designation for the subject parcel is "Lake Supportive Corridor." The intent of this land use category is to enhance and maintain well-functioning, attractive corridors that facilitate vehicular traffic flow and pedestrian/bicycle connectivity, serve local needs, and coordinate land use patterns without encroaching on adjacent neighborhoods. Future land uses include commercial uses that are boat related (boat sales, storage and equipment sales) or compliment recreational use of Lake Lanier (such as locally-owned restaurants).

Zoning Analysis

When considering a zoning amendment to the zoning maps, the following items must be considered by Planning commission and the Hall County Commission pursuant to [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 use is consistent with the adjacent commercial development of the surrounding area.**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed use will adversely affect adjacent properties, but it is inconsistent with the vision established for the area.**
3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **Yes, the property has economic use as currently zoned, Planned Development Conditional (PCD, [17.180.080](#)). There are multiple active business licenses on the subject property, including a barber shop, a gas station and convenience store, a tattoo parlor, and a vape shop.**
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; **Staff does not find that the proposed development will cause an excessive or burdensome use of existing streets, transportation facilities, or utilities.**
5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **The proposed use is consistent with the Comprehensive Plan and the "Lake Supportive Corridor" land use designation. The Comprehensive Plan identifies "commercial uses that are boat related (boat sales, storage and equipment sales)" or uses that compliment recreational use of Lake Lanier "such as locally-owned restaurants" are envisioned for the Lake Supportive Corridor designation.**
6. The extent to which property values are diminished by the existing zoning restrictions; **Absent a market study, staff is unable to determine whether property values are diminished by the existing zoning restrictions.**
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.**

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; **County records show active business licenses for multiple uses on the property including a gas station and convenience store, vape shop, tattoo parlor, and barber shop.**
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 underlying zoning classification of Planned Commercial Development (PCD, [17.180](#)) has already been established on the subject parcel. The requested use is an amendment to the rezoning, which was approved, with conditions in 2020 to add three (3) self-storage buildings to the subject property.**
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; **In general, the use does not appear to be out of scale with the needs of the County as a whole.**
14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **A food truck is not typically permitted to occupy and vend from a permanent location, as such the proposal would require Commission approval elsewhere in the county.**
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; **There is no proposed land disturbance activities in relation to the proposed use. The site is already developed and the proposed food trailer location is in an existing parking lot.**
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.**

A Planned Commercial Development (PCD, [17.180.080](#)) allows for more flexibility in the design and development of the property. This provides for a mixture of lake supportive commercial uses and encourages maximum use of natural features through proper site planning measures. The development should conform to the existing character and development pattern of the surrounding area. Based on the intended use and prior approvals, the requested use is appropriate.

[17.380.050](#) - Submission requirements for a rezoning request

- 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 provide a narrative outlining the intent of the change; however, the applicant has not prepared a response to each of the criteria listed in [17.380.060.C](#).**
 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 does meet the requirement.**
- C. For any application for a slow rate land treatment system (see [chapter 17.20](#)), the following additional requirements apply. **The proposed development does not propose the use of a slow rate land treatment system.**
- D. 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. **Proposal does not trigger this requirement.**

Development Support and Constraints

Hall County Environmental Health

In an email dated May 26, 2023, Emily McGahee stated “Base of Operations and Mobile Food Unit permits have been issued.”

Hall County Fire Marshal

In an email dated June 1, 2023 John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated, “The Hall County Fire Marshal’s Office has no comments as proposed.”

Hall County Public Works and Utilities

In a memorandum from Public Works and Utilities dated May 31, 2023, Bill Nash, Director, stated the following:

Engineering:

This parcel has never provided an as-built stormwater report and survey of the existing stormwater system. Engineering will require an as-built survey and hydrology report.
Detention does not work for this site

Traffic:

No comment.

Utilities:

No comment.

Georgia Department of Transportation

In an email dated May 25, 2023, Parker Niebauer, D1TO Traffic Operations Supervisor, indicated coordination would be required.

➤ **Excerpts from the minutes of the June 19, 2023 meeting**

Applicant's Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Nhan Nguyen, 5142 County Drive, Gainesville, presented the request.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell questioned if the applicant has already obtained the necessary permitting from environmental health. The applicant stated he has.

Motion: A motion to approve, with conditions was made by _Mr. Hunt and seconded by Mr. Varner. Vote: 4-0 (Pilcher absent)

Conditions:

1. Development is approved as generally shown on the concept plan and described in the project narrative modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.
2. The approval of the use of a food truck in the Planned Commercial development is in addition to the self-storage warehouse and no conditions herein shall negate or replace those conditions approved by the Board of Commissioners on September 10, 2020 and listed below:
 - 2.1. 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 at time of development.

- 2.2. The facility shall be limited to 16,400 square feet, and the storage building shall be limited to 1,200 square feet.
- 2.3. The proposed commercial development shall conform to Section 17.420 Gateway Corridor Overlay District (GCOD) standards in its entirety, with the exception of the following variances:
 - 2.3.1. The development shall be permitted to have two internally illuminated signs which shall only be illuminated during business hours, between 6:00am and 10:00pm.
 - 2.3.2. The façade of the self-storage warehouses shall be comprised of metal siding, except for the portions of the building facing Browns Bridge Road and the 2nd story façade where the building faces Ash Circle, where masonry material shall be required.
- 2.4. All conditions of zoning shall be made part of any plats created for the property.
- 2.5. The fencing along Ash Circle shall be opaque and shall be a minimum of 8 feet in height.
- 2.6. The hours of operation for the self-storage warehouse shall be 6:00am to 12:00am, seven days a week.
- 2.7. All outdoor lighting shall be non-spill type lighting fixtures.
- 2.8. The applicant shall work with the Exxon to bring the existing signage into compliance subject to approval of the Planning Director.
3. The proposed business may only offer delivery and take-away meals. No food shall be consumed on premises or furniture set up to accommodate dining on the subject property.

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)

Nhan Nguyen
5142 Fourth Colony Dr
Gainesville GA 30504
Phone 678 617 5214
Email Address Zaxtaiga@gmail.com
Proposed Use Food Trailer

Property Owner (Name & Mailing Address)

Chhadva LLC
5201 Browns Bridge Rd Ste 1
Gainesville GA 30504
Phone 770 534 4200
Email Address bhc-30504@hotmail.com

Contact Person (Name & Mailing Address)

SAME

Phone _____
Email Address _____
Tax Parcel Number 08080 001001
Location Address 5201 BROWNS BRIDGE RD

Status of Applicant

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

Requested Action

Existing Zoning: PCD (c)
Rezone to: PCD (c)
Fee: \$ 450.00
Receipt #: _____
Check #: 112

Acreage 1.47 acres

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

Sign [Signature] Date: 4-28-2023

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: L

Staff Use Only

Application Date: 4.28.23 Taken by: Katu [Signature]
Tentative Planning Commission Date: 6.19.23 Tentative County Commission Date: 7.28.23
County Commission District: 2

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



AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Chhadva LLC - Lalit Chhadva
Address 5201 Browns Bridge Rd, Ste 1
Gainesville, GA 30504
Phone Number 770-534-4200

Name of applicant(s) Nhan Nguyen
Address 5142 Fourth Colony dr
Gainesville GA 30504
Phone Number 6786175214

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)

X *Golo 2122*

☒ Personally appeared before me

Pamela Guitron

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

Pamela Guitron
Notary Public



4/28/23
Date

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



CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have** ____ I have not ✓

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

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

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: [Signature]

Date: 4-27-2023

Applicant's/Owner's Name (Printed): Nhan Nguyen

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: X [Signature]

Date: 4-28-23

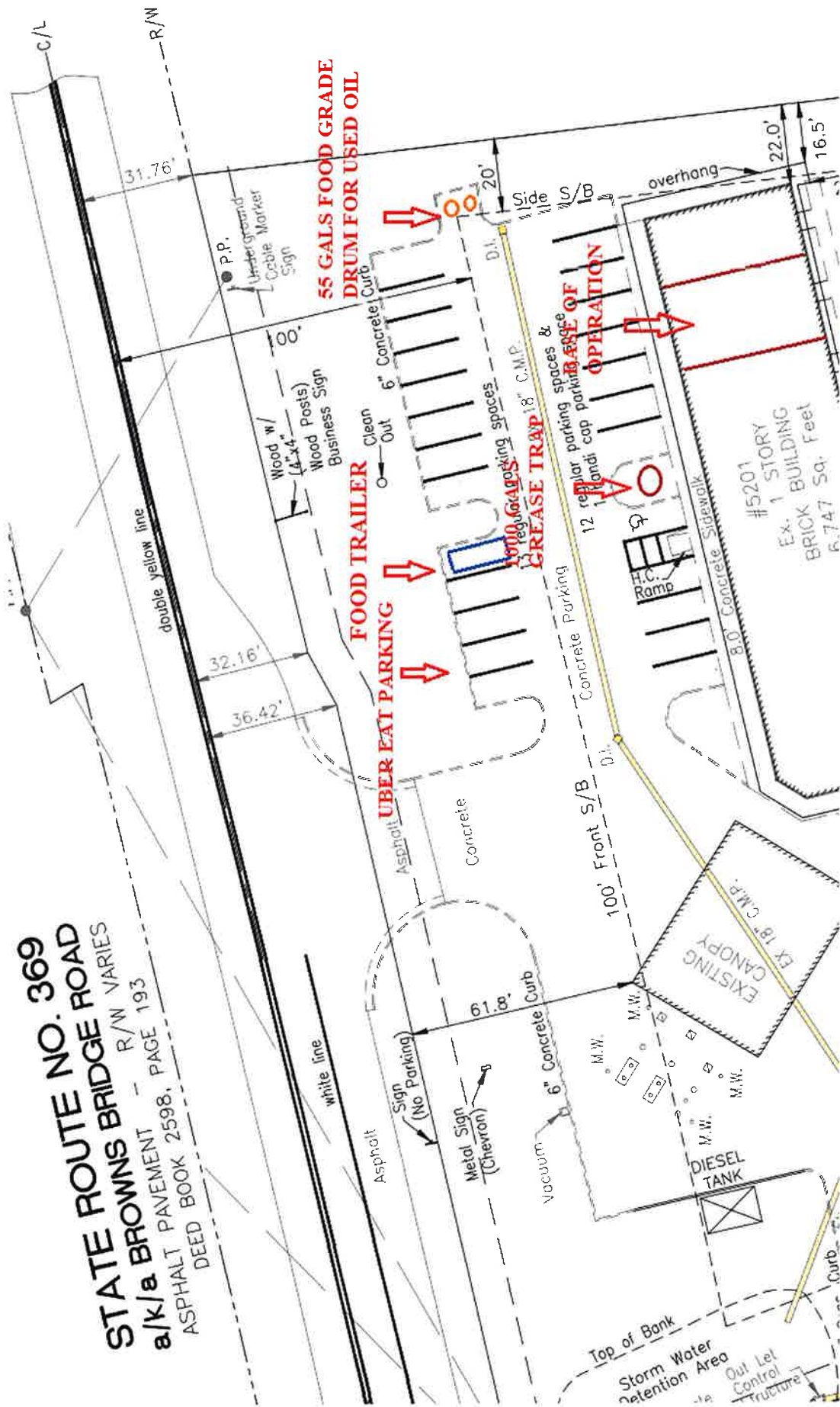
Applicant's/Owner's Name (Printed): Lalit Chhabra

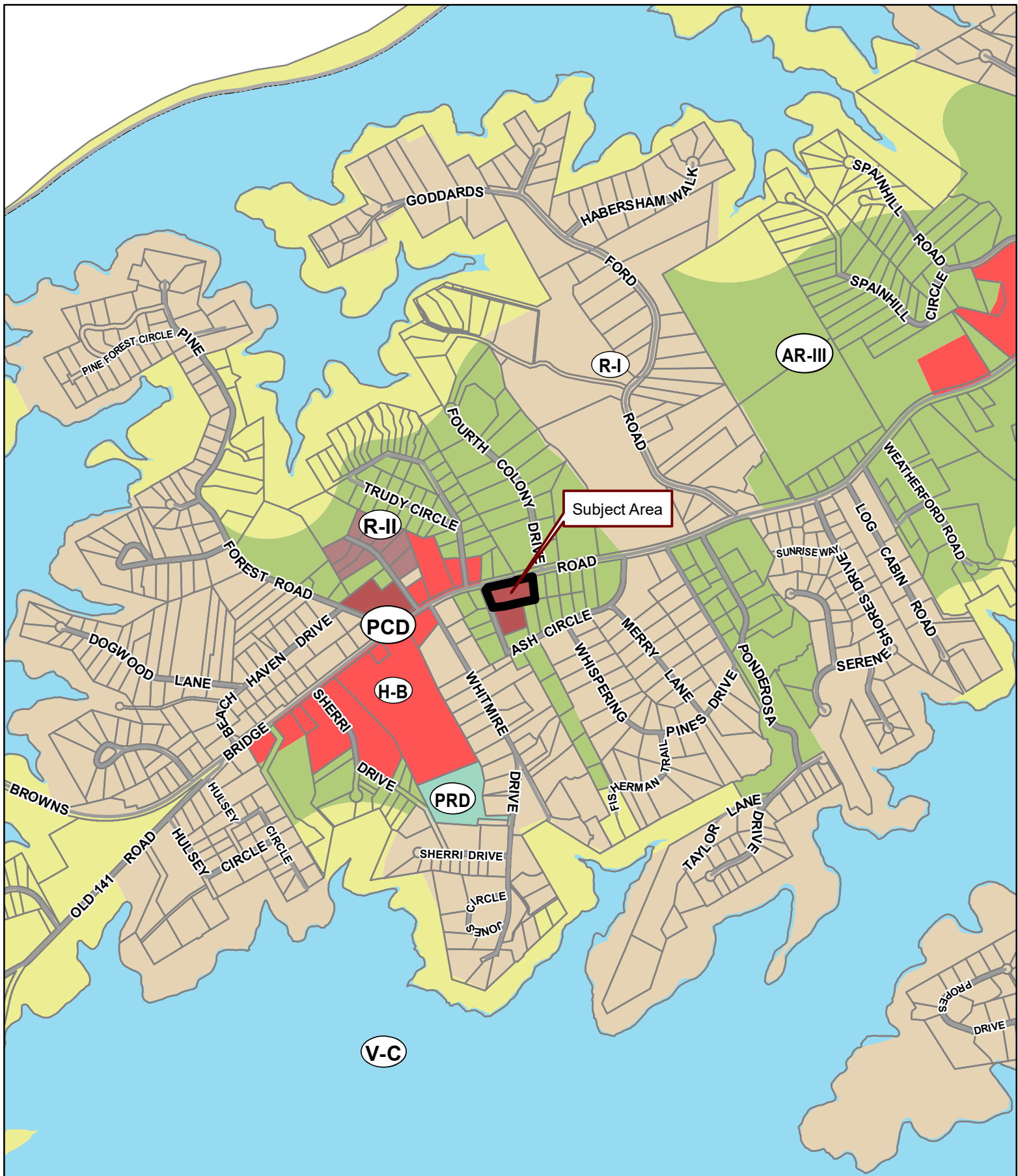
Zaxtai food truck and base of operation proposal

Daily operation

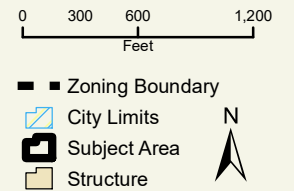
- Three site inspections were done prior to purchase by Hall County officials.
- 4 permits were applied for submitted and approved after compliance.
- Site plans, general, plumbing, electrical, septic tanks floor plans submit and approved.
- The size of the base of operation (unit 5) is 800sft, the size of the food trailer is 16ft by 8ft (one parking space).
- The septic tank and grease trap is 1000gal each and was inspected and service in March 2023.
- Unit 5 was renovated with 3-compartment sink, tankless water heater, floor epoxied, storage to serve as base of operation for food trailer.
- Environmental health requires a base of operation for food trailer.
- Location for food trailer, base of operation, grease trap and drum were submit to planning and zoning to David Webb with Planning and zoning.
- Base of operation, food truck, site plan, grease disposals plan and daily operation plan submitted and approved by environmental health department.
- Base of operation building and plumbing renovations was permitted, final inspection completed and approved.
- No tables or seating for dinners.
- only online and phone order for curbside pick up are preformed and deliver to uber-eat parking spot. All orders are to-go via uber-eat and curbside pick-up.
- Only disposable utensils are used and will not be washed on site.
- Propose business hour are 11am-9pm
- ^{Trailer}~~Truck~~ will be conducting business via online order, uber eat, catering, and other event locations when not on site (Gainesville festival, Buford Fun-run, and other events in the surrounding counties.
- The ^{Trailer}~~truck~~ will return to base of operation for wastewater disposal and other operations at end of every day and be parked in parking spot per location on map.

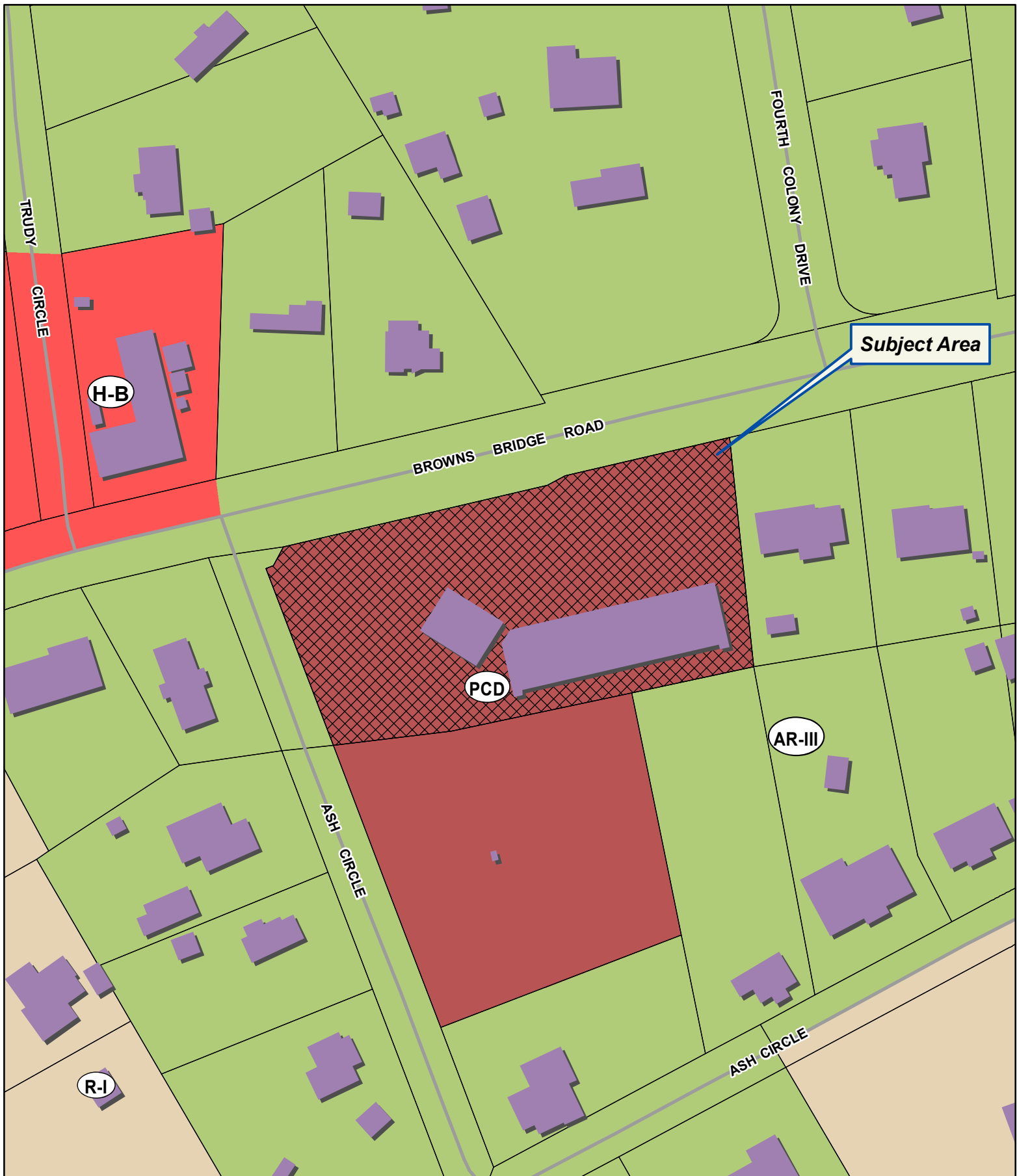
STATE ROUTE NO. 369
a/k/a BROWNS BRIDGE ROAD
 ASPHALT PAVEMENT - R/W VARIES
 DEED BOOK 2598, PAGE 193





Applicant: NHAN NGUYEN
Tax Parcel #: 08080 001001
Location: 5201 BROWNS BRIDGE RD, GAINESVILLE, GA 30504
Commission District 2 **PC Mtg. Date:** 06/19/2023





Applicant: NHAN NGUYEN

Tax Parcel #: 08080 001001

Location: 5201 BROWNS BRIDGE RD, GAINESVILLE, GA 30504

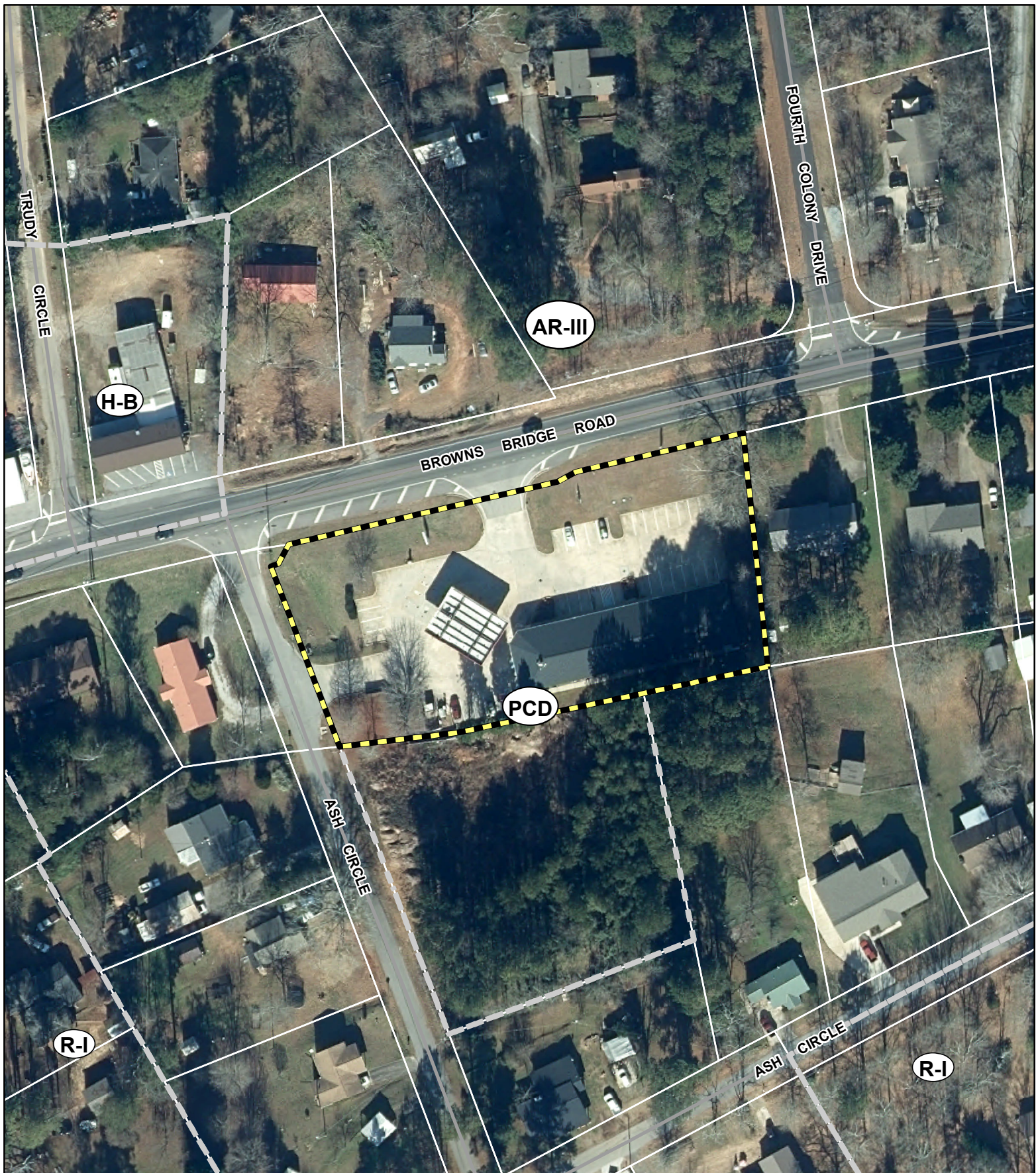
Commission District 2

PC Mtg. Date: 06/19/2023

0 25 50 100
Feet

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





Applicant: NHAN NGUYEN

Tax Parcel #: 08080 001001

Location: 5201 BROWNS BRIDGE RD, GAINESVILLE, GA 30504

Commission District 2

PC Mtg. Date: 06/19/2023

0 25 50 100
Feet

— Zoning Boundary

City Limits

Subject Area



Anael Dominguez (CDI: Planning)

From: Emily McGahee (Environmental Health)
Sent: Friday, May 26, 2023 11:06 AM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning); Beth Garmon (CDI: Planning)
Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)
Subject: HCPC Tentative Agenda 6.19.23

Please find Environmental Health comments below:

Item 1, 5351 Lanier Islands Pkwy, Bell: A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items such as a 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. ON-SITE SEWAGE MANAGEMENT SYSTEMS RULES 511-3-1-.03 General Requirements for On-Site Sewage Management Systems. (1) If public or community sewage treatment systems are not available, the owner of a building, residence, or property that is designed or intended for human occupancy or congregation shall provide an approved on-site sewage management system sufficient for the number of persons normally expected to use or frequent the building, residence or other property for two hours or more. (2) No person may begin the physical development of a lot or structure where an on-site sewage management system will be utilized, nor install an on-site sewage management system or component thereof, without having first obtained from the County Health Department a construction permit for the installation of an onsite sewage management system. And (1)(a) Connection shall be made to a public or community sewage treatment system if such system is available within two hundred feet (200') of the property line, or available in a public right-of-way abutting the property.

Item 2, 4312 Cherokee Trail, Crawford: All proposed structures must meet required setbacks to existing septic system.

Item 3, 3041/3042 W. S. Cain Road, Newberry: This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the subdivision plat.

Item 4, 6060 Old Federal Road, Abouhamdan: This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the subdivision plat.

Item 5A-C, 1590/0 Monroe Drive, Westwood Sheds: No comment. Public sewer.

Item 6, 5201 Browns Bridge Road, Nguyen: Base of Operations and Mobile Food Unit permits have been issued.

Item 7A-C, 6814 Cleveland Hwy, McIntyre: No comment.

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 (CDI: Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, May 25, 2023 7:13 PM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Cc: Chavers, Veronica E; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for June 19, 20223

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 (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, May 25, 2023 10:34 AM
Subject: Tentative Planning Agenda for June 19, 20223

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, June 19, 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, June 1st**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – June 5, 2023

OLD BUSINESS

1. **5351 Lanier Islands Parkway | Use Subject to County Commission Approval** | on a 17.14± acre tract located on the north side of Lanier Islands Parkway approximately 568 feet from its intersection with Carter Road | Zoned AR-III; Tax Parcel 08169 003011 (pt.) | **Proposed use: agri-entertainment** | ** Commission District 1 | **Keith D. & Chad Bell, applicant.** NOTE: This application was tabled at the May 15th Planning Commission meeting to this date.

NEW BUSINESS

2. **4312 Cherokee Trail | Variance** | front yard setback variance from 55 feet from the centerline of the road to 48 feet from the centerline of the road on a 0.65± acre tract located on the south side of Cherokee Trail approximately 660 feet from its intersection with Cherokee Trail | Zoned R-I; Tax Parcel 08038 001018 | **Proposed use: storage building** | *Commission District 2 | **Camille A. Crawford, applicant.**
3. **3041 & 3042 W S Cain Road | Variance** | from the requirements of 16.100.110, flag lots, and 17.240.150, flag lot width and frontage standards on a 3.96± acre parcel located at the terminus of W S Cain Road | Zoned AR-IV; Tax Parcel 15021 000001H & 000144 | **Proposed use: 3-lot subdivision** | * Commission District 3 | **Wes Newberry, applicant.**
4. **6060 Old Federal Road | Use Subject to County Commission Approval** | on a 2.942± acre tract located on the north side of Old Federal Road, at its intersection with Jim Crow Road | Zoned V-C; Tax Parcel 08102 001018 | **Proposed use: 3-lot subdivision** | ** Commission District 2 | **ABE Consulting Inc. / Abe Abouhamdan, PE FASCE, applicant.**
5. (A) **1590 & 0 Monroe Drive | Use Subject to County Commission Approval** | on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcels 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD)** | ** Commission District 4 | **Westwood Sheds, applicant.**
GDOT Coordination required; however, no further action may be required as applicant does not appear to be seeking access to the state route nor doing any work within GDOT R/W. Note: have not confirmed, but frontage along SR 11 is expected to be limited access and if so, no access could be granted along SR 11.

(B) **1590 & 0 Monroe Drive | Variance** | from the non-residential development standards in the Gateway Corridors Overlay District (GCOD) on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcel 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD)** | ** Commission District 4 | **Westwood Sheds, applicant.**

(C) **1590 & 0 Monroe Drive | Variance** | for a front yard setback variance from 50 feet to 35 feet and from 50 feet to 15 feet on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcel 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items** | * Commission District 4 | **Westwood Sheds, applicant.**
6. **5201 Browns Bridge Road | Rezone** | to amend existing conditions of a Planned Commercial Development (PCD) on a 1.47± acre tract located on the south side of Browns Bridge Road at its intersection with Ash Circle | Zoned PCD; Tax Parcel 08080 001001 | **Proposed use: food truck** | ** Commission District 2 | **Nhan Nguyen, applicant.**
GDOT Coordination required.
7. (A) **6814 Cleveland Highway | Rezone** | from Agricultural Residential-IV and Highway Business (H-B) to Light Industrial (I-I) on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 | **Proposed use: truck terminal** | ** Commission District 3 | **Ronald McIntyre, LLC, applicant.**
GDOT Coordination required

(B) **6814 Cleveland Highway | Use Subject to County Commission Approval** | on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 | **Proposed use: outdoor storage within the Gateway Corridors Overlay District (GCOD)** | ** Commission District 3 | **Ronald McIntyre, LLC, applicant.**

(C) 6814 Cleveland Highway | Variance | from the non-residential development standards in the Gateway Corridors Overlay District (GCOD) | on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 | Proposed use: truck terminal | ** Commission District 3 | Ronald McIntyre, 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, July 27, 2023** at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, July 27, 2023. 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 Community Development and Infrastructure
(770) 531-6810 | www.hallcounty.org



Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Randi Doveton, Director of Planning and Development

From: Bill Nash, Director of Public Works and Utilities

Date: May 31, 2023

Subject: June 19, 2023 - Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Srikanth Yamala

PUBLIC WORKS AND
UTILITIES DIRECTOR
Bill Nash, P.E.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 19, 2023 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. **5351 Lanier Islands Parkway | Use Subject to County Commission Approval | on a 17.14± acre tract located on the north side of Lanier Islands Parkway approximately 568 feet from its intersection with Carter Road | Zoned AR-III; Tax Parcel 08169 003011 (pt.) | Proposed use: agri-entertainment | ** Commission District 1 | Keith D. & Chad Bell, applicant. NOTE: This application was tabled at the May 15th Planning Commission meeting to this date.**

- 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:** Permit from GDOT for access from Lanier Islands Parkway
- c) **Utilities:** Approval from Environmental Health may be required for portable bathrooms
No sanitary sewer in area.

2. **4312 Cherokee Trail | Variance | front yard setback variance from 55 feet from the centerline of the road to 48 feet from the centerline of the road on a 0.65± acre tract located on the south side of Cherokee Trail approximately 660 feet from its intersection with Cherokee Trail | Zoned R-I; Tax Parcel 08038 001018 | Proposed use: storage building | *Commission District 2 | Camille A. Crawford, applicant.**

- a) **Engineering:** No Comment
- b) **Traffic:** No Comment
- c) **Utilities:** No Comment

3. **3041 & 3042 W S Cain Road | Variance | from the requirements of 16.100.110, flag lots, and 17.240.150, flag lot width and frontage standards on a 3.96± acre parcel located at the terminus of W S Cain Road | Zoned AR-IV; Tax Parcel 15021 000001H & 000144 | Proposed**

use: 3-lot subdivision | * Commission District 3 | **Wes Newberry, applicant.**

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** No comment

4. **6060 Old Federal Road | Use Subject to County Commission Approval |** on a 2.942± acre tract located on the north side of Old Federal Road, at its intersection with Jim Crow Road | Zoned V-C; Tax Parcel 08102 001018 | **Proposed use: 3-lot subdivision | ** Commission District 2 | **ABE Consulting Inc. / Abe Abouhamdan, PE FASCE, applicant.****

- a. **Engineering:** Old Federal is a minor collector road. Lot #2 must increase its road frontage to 90 feet.
The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
- b. **Traffic:** No Comment
- c. **Utilities:** No sanitary sewer in area

5. **(A) 1590 & 0 Monroe Drive | Use Subject to County Commission Approval |** on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcels 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD) | ** Commission District 4 | **Westwood Sheds, 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:** Permit from City of Gainesville required for access to Monroe Drive
- c. **Utilities:** No hall county sewer

6. **5201 Browns Bridge Road | Rezone |** to amend existing conditions of a Planned Commercial Development (PCD) on a 1.47± acre tract located on the south side of Browns Bridge Road at its intersection with Ash Circle | Zoned PCD; Tax Parcel 08080 001001 | **Proposed use: food truck | ** Commission District 2 | **Nhan Nguyen, applicant.****

- a. **Engineering:** This parcel has never provided an as-built stormwater report and survey of the existing stormwater system. Engineering will required as as-built survey and hydrology report. Detention does not work for this site.
- b. **Traffic:** No Comment
- c. **Utilities:** No Comment.

7. (A) 6814 Cleveland Highway | Rezone | from Agricultural Residential-IV and Highway Business (H-B) to Light Industrial (I-I) on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 | Proposed use: truck terminal | ** Commission District 3 | Ronald McIntyre, 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 approval required for access to Cleveland Highway.
 - c. **Utilities:** No Comment

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Thursday, June 1, 2023 2:33 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Fire Comment

Monday, June 19, 2023 Hall County Planning Commission Meeting.

1. [5201 Browns Bridge Road | Rezone | to amend existing conditions of a Planned Commercial Development \(PCD\) on a 1.47± acre tract located on the south side of Browns Bridge Road at its intersection with Ash Circle | Zoned PCD; Tax Parcel 08080 001001 | Proposed use: food truck | ** Commission District 2 | Nhan Nguyen, 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



ZONING NOTICE

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

APPLICANT:

NHAN NGUYEN

REQUEST:

**AMEND CONDITIONS OF AN EXISTING
PCD FOR A FOOD TRUCK.**

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: JUNE 19, 2023

Time: 5:15 p.m.

COUNTY COMMISSION

Date: JULY 27, 2023

Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809



ZONING NOTICE

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

APPLICANT: **NHAN NGUYEN**

REQUEST: **AMEND CONDITIONS OF AN EXISTING PCD FOR A FOOD TRUCK.**

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION	&	COUNTY COMMISSION
Date: JUNE 19, 2023		Date: JULY 27, 2023
Time: 5:15 p.m.		Time: 6:00 p.m.

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

FOR MORE INFORMATION CALL: (770) 531-6809



Walmart
21062132

ZONING NOTICE
NHAN NGUYEN
AMEND ZONING OF AN EXISTING
PLOT FOR A FLEX TRUCK
Date: JUNE 2024
Time: 10:00 AM
Date: JULY 2024
Time: 5:00 PM

Walmart
Walmart members
save 10¢/gal



AGENDA ITEM

Public Works and Utilities

REPORT TO: Work Session (07/24/23)

REPORT TO: Voting Meeting (07/27/23)

ITEM NO: 375/2023

SUBJECT: Approve the award of RFQ #44-005 On-Call Right-of-Way Services for Public Works & Utilities to BM&K, PC of Braselton, GA, Johnson, Mirmiran & Thompson, Inc. of Kennesaw, GA, Atlas Technical Consultants, LLC of Duluth, GA, THC, Inc. of Duluth, GA and Croy Engineering, Inc. of Marietta, GA. The estimated annual cost is \$315,000.00.

Meetings:

Work Session Date: 07/24/23

Voting Meeting Date: 07/27/23

Executive Summary:

Presenter: BN

Recommendation:

Approve

Purpose of Request:

Approve the award of RFQ #44-005 On-Call Right-of-Way Services for Public Works & Utilities to BM&K, PC of Braselton, GA, Johnson, Mirmiran & Thompson, Inc. of Kennesaw, GA, Atlas Technical Consultants, LLC of Duluth, GA, THC, Inc. of Duluth, GA and Croy Engineering, Inc. of Marietta, GA. The estimated annual cost is \$315,000.00.

History:

The previous bid had only two (2) vendors listed, Atlas Technical Consultants, LLC and Croy Engineerings, LLC. Both vendors were used and both vendors are in good standing within the County. This year, five (5) vendors responded to the RFQ and Public Works and Utilities desires to have all five (5) vendors in the vendor pool.

Facts and Issues:

This will be year one (1) with four (4) annual renewals.

Due to the growth within the County, Public Works & Utilities selected all five (5) vendors to have a broader vendor pool base to share the workload.

Options:

Funding Requested

\$ 315,000.00

Are funds within current budget?

Yes

Source of Funds

Capital / SPLOST

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

Has it been reviewed by the County Attorney? Yes

Is there a deadline for this item?

Approvals:

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

Attachments:

Financial Supplement

Contracts



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

AGENDA ITEM 375/2023

Funds Requested: \$ 315,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

Capital / SPLOST

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2024	TBD	TBD	521000- PROFESSIONAL SERVICES	\$315,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BN

Phone: 770-531-6800



Hall County Government

FINANCIAL SERVICES

CONTRACT EXECUTION SIGNATURE REQUEST

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wes Geddings

Date: 06/21/2023

To: Richard Higgins, Commission Chairman

From: Debra Howington, Buyer

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

Bid/Contract No: 44-005

Bid/Contract Name: On-Call Right-of-Way Services

Department(s) Requesting Contract: Public Works & Utilities

Award Recipient Name: (1) BM&K, PC, Braselton, GA, (2) Johnson, Mirmiran & Thompson, Inc., Kennesaw, GA, (3) Atlas Technical Consultants, LLC, Duluth, GA, (4) T.H.C., Inc., Duluth, GA, (5) Croy Engineering, LLC, Marietta, GA.

Date of BOC Approval: 07/27/2023

Contract Description: Right-of-way services for various road projects within the County

☒ Annual Contract ☒ New ☐ Renewal

Prior Year's Spend: \$ 314,918.73 YTD – (1) Atlas Technical Consultants, LLC - \$829.06, (2) Croy Engineering, LLC - \$314,089.67

☐ Price Increase Requested Increase Percentage: 0%

☒ Project/Service Contract Awarded Amount: OPEN

☐ Product Contract Awarded Amount: \$0

Comments: This is a new bid. This will be year one (1) with four (4) annual renewals. Public Works and Utilities asked that all five (5) vendors be awarded this bid and placed in the bid pool.

**CONTRACT EXECUTION SIGNATURE REQUEST
PRICE INCREASE DETAILS**

Bid/Contract No: 44-005

Bid/Contract Name: On-Call Right-of-Way Services – New Contract.



Hall County Government FINANCIAL SERVICES

May 31, 2023

Croy Engineering, LLC
200 Cobb Parkway, North
Building 400, Suite 413
Marietta, GA 30062
Attn: Gregory D. Teague, PE, CEO

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

Notice of Intent to Award

RFQ/P #44-005 – ON-CALL RIGHT-OF-WAY SERVICES

Dear Greg,

I am pleased to inform you that Hall County, Georgia, intends to award Croy Engineering, Inc. a contract for On-Call Right-of-Way Services. Your company will be one (1) of five (5) companies that will be in our vendor pool for this bid.

If possible, you are requested to sign, notarize and return to me the attached Contract document no later than noon Friday, June 2, 2023. Electronic receipts are acceptable.

Once approved, the County will then execute the contract and return a signed copy to you with a Notice of Award to follow.

Sincerely,

Debra Howington
Buyer
Hall County, Georgia

Cc: Contract

STATE OF GEORGIA
COUNTY OF HALL

CONTRACT RFQ/P #: 44-005

ON-CALL RIGHT-OF-WAY SERVICES

This agreement, made and entered into this date _____, by and between the Board of Commissioners of Hall County, Georgia (Hereinafter referred to as "County") and Croy Engineering, Inc., 200 Cobb Parkway, North, Building 400, Suite 413, Marietta, GA 30062 (Hereafter referred to as "Contractor").

Witnessed:

Whereas, the County intends to contract to provide for **ON-CALL RIGHT-OF-WAY SERVICES**, per all the requirements, terms and provisions in RFQ/P #: 44-005, herein referred to as the "Contract" and has entered into an agreement for the necessary services provided by the contract and whereas, the Contractor desires to perform the services for the contract costs as detailed in the bidder's response.

Hall County's RFQ/P #: 44-005 issued on April 24, 2023, the Bidder's response (All originals are on file in the Hall County Purchasing Department, 2875 Browns Bridge Rd 4th Floor - Purchasing, Gainesville, Georgia 30504), and this contract are all incorporated into and made a part of this agreement by reference.

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

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

CROY ENGINEERING, INC.

By: [Signature]

Title: COO

Print Name: Eddie Wade

HALL COUNTY, GEORGIA

By: _____

Richard Higgins,
Commission Chairman

Attestment: _____
County Clerk, Deputy County Clerk

Sworn to and subscribed before me this

1 Day of June, 2023

Notary Public: [Signature]

Notary commission expires: 7.15.2024



Sworn to and subscribed before me this

_____ Day of _____, 2023

Notary Public: _____

Notary commission expires: _____

[Signature]
APPROVED AS TO FORM
William J. Linkous, III
Deputy County Attorney



Hall County Government

FINANCIAL SERVICES

May 31, 2023

THC, Inc.
3300 Breckinridge Blvd., Suite 200
Duluth, GA 30096
Attn: Joe A. Carroll, President

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

Notice of Intent to Award

RFQ/P #44-005 – ON-CALL RIGHT-OF-WAY SERVICES

Dear Joe,

I am pleased to inform you that Hall County, Georgia, intends to award THC, Inc. a contract for On-Call Right-of-Way Services. Your company will be one (1) of five (5) companies that will be in our vendor pool for this bid.

If possible, you are requested to sign, notarize and return to me the attached Contract document no later than noon Friday, June 2, 2023. Electronic receipts are acceptable.

Once approved, the County will then execute the contract and return a signed copy to you with a Notice of Award to follow.

Sincerely,

Debra Howington
Buyer
Hall County, Georgia

Cc: Contract

STATE OF GEORGIA
COUNTY OF HALL

CONTRACT RFQ/P #: 44-005

ON-CALL RIGHT-OF-WAY SERVICES

This agreement, made and entered into this date May 31, 2023, by and between the Board of Commissioners of Hall County, Georgia (Hereinafter referred to as "County") and THC, Inc., 3300 Breckinridge Blvd., Suite 200, Duluth, GA 30096 (Hereafter referred to as "Contractor").

Witnessed:

Whereas, the County intends to contract to provide for **ON-CALL RIGHT-OF-WAY SERVICES**, per all the requirements, terms and provisions in RFQ/P #: 44-005, herein referred to as the "Contract" and has entered into an agreement for the necessary services provided by the contract and whereas, the Contractor desires to perform the services for the contract costs as detailed in the bidder's response.

Hall County's RFQ/P #: 44-005 issued on April 24, 2023, the Bidder's response (All originals are on file in the Hall County Purchasing Department, 2875 Browns Bridge Rd 4th Floor - Purchasing, Gainesville, Georgia 30504), and this contract are all incorporated into and made a part of this agreement by reference.

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

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

THC, Inc.

By: Joe A. Carroll

Title: President

Print Name: Joe A. Carroll

Sworn to and subscribed before me this

31st Day of May, 2023

Notary Public: Keri L. Miller

Notary commission expires: 4/5/25



HALL COUNTY, GEORGIA

By: _____

Richard Higgins,
Commission Chairman

Attestment: _____

County Clerk, Deputy County Clerk

Sworn to and subscribed before me this

_____ Day of _____, 2023

Notary Public: _____

Notary commission expires: _____

William J. Linkous III
APPROVED AS TO FORM
William J. Linkous, III
Deputy County Attorney



Hall County Government
FINANCIAL SERVICES

May 31, 2023

Atlas Technical Consultants, LLC
2450 Commerce Avenue
Suite 100
Duluth, GA 300963
Attn: Todd I. Long, PE, PTOE, Atlanta Hub Leader

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

Notice of Intent to Award

RFQ/P #44-005 – ON-CALL RIGHT-OF-WAY SERVICES

Dear Todd,

I am pleased to inform you that Hall County, Georgia, intends to award Atlas Technical Consultants, LLC a contract for On-Call Right-of-Way Services. Your company will be one (1) of five (5) companies that will be in our vendor pool for this bid.

If possible, you are requested to sign, notarize and return to me the attached Contract document no later than noon Friday, June 2, 2023. Electronic receipts are acceptable.

Once approved, the County will then execute the contract and return a signed copy to you with a Notice of Award to follow.

Sincerely,

Debra Howington
Buyer
Hall County, Georgia

Cc: Contract

STATE OF GEORGIA
COUNTY OF HALL

CONTRACT RFQ/P #: 44-005

ON-CALL RIGHT-OF-WAY SERVICES

This agreement, made and entered into this date _____, by and between the Board of Commissioners of Hall County, Georgia (Hereinafter referred to as "County") and Atlas Technical Consultants, LLC, 2450 Commerce Avenue, Suite 100, Duluth, GA 30096 (Hereafter referred to as "Contractor").

Witnessed:

Whereas, the County intends to contract to provide for **ON-CALL RIGHT-OF-WAY SERVICES**, per all the requirements, terms and provisions in RFQ/P #: 44-005, herein referred to as the "Contract" and has entered into an agreement for the necessary services provided by the contract and whereas, the Contractor desires to perform the services for the contract costs as detailed in the bidder's response.

Hall County's RFQ/P #: 44-005 issued on April 24, 2023, the Bidder's response (All originals are on file in the Hall County Purchasing Department, 2875 Browns Bridge Rd 4th Floor - Purchasing, Gainesville, Georgia 30504), and this contract are all incorporated into and made a part of this agreement by reference.

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

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

ATLAS TECHNICAL CONSULTANTS, LLC

By: _____

Title: _____

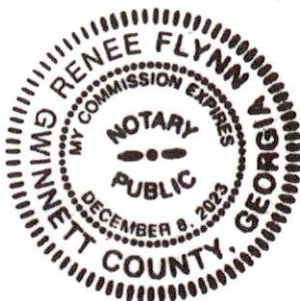
Print Name: TODD LONG, PE, PTOE

Sworn to and subscribed before me this

1 Day of June, 2023

Notary Public: _____

Notary commission expires: 12/8/23



HALL COUNTY, GEORGIA

By: _____

Richard Higgins,
Commission Chairman

Attestment: _____

County Clerk, Deputy County Clerk

Sworn to and subscribed before me this

_____ Day of _____, 2023

Notary Public: _____

Notary commission expires: _____

William J. Linkous III
APPROVED AS TO FORM
William J. Linkous, III
Deputy County Attorney



POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

Hall County Government FINANCIAL SERVICES

May 31, 2023

Johnson, Mirmiran & Thompson, Inc.
300 Chastain Center Blvd.
Kennesaw, GA 30144
Attn: Wrenn Barrett, Vice President

Notice of Intent to Award

RFQ/P #44-005 – ON-CALL RIGHT-OF-WAY SERVICES

Dear Wrenn,

I am pleased to inform you that Hall County, Georgia, intends to award Johnson, Mirmiran & Thompson, Inc. a contract for On-Call Right-of-Way Services. Your company will be one (1) of five (5) companies that will be in our vendor pool for this bid.

If possible, you are requested to sign, notarize and return to me the attached Contract document no later than noon Friday, June 2, 2023. Electronic receipts are acceptable.

Once approved, the County will then execute the contract and return a signed copy to you with a Notice of Award to follow.

Sincerely,

Debra Howington
Buyer
Hall County, Georgia

Cc: Contract

STATE OF GEORGIA
COUNTY OF HALL

CONTRACT RFQ/P #: 44-005

ON-CALL RIGHT-OF-WAY SERVICES

This agreement, made and entered into this date _____, by and between the Board of Commissioners of Hall County, Georgia (Hereinafter referred to as "County") and Johnson, Mirmiran & Thompson, Inc., 300 Chastain Center Blvd., Kennesaw, GA 30144 (Hereafter referred to as "Contractor").

Witnessed:

Whereas, the County intends to contract to provide for **ON-CALL RIGHT-OF-WAY SERVICES**, per all the requirements, terms and provisions in RFQ/P #: 44-005, herein referred to as the "Contract" and has entered into an agreement for the necessary services provided by the contract and whereas, the Contractor desires to perform the services for the contract costs as detailed in the bidder's response.

Hall County's RFQ/P #: 44-005 issued on April 24, 2023, the Bidder's response (All originals are on file in the Hall County Purchasing Department, 2875 Browns Bridge Rd 4th Floor - Purchasing, Gainesville, Georgia 30504), and this contract are all incorporated into and made a part of this agreement by reference.

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

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

JOHNSON, MIRMIRAN & THOMPSON, INC.

By: E. Wrenn Barrett

Title: Vice President

Print Name: E. Wrenn Barrett

Sworn to and subscribed before me this

1st Day of June, 2023

Notary Public: Constance Williams

Notary commission expires: October 13, 2027

HALL COUNTY, GEORGIA

By: _____

Richard Higgins,
Commission Chairman

Attestment: _____

County Clerk, Deputy County Clerk

Sworn to and subscribed before me this

_____ Day of _____, 2023

Notary Public: _____

Notary commission expires: _____

William J. Linkous III
APPROVED AS TO FORM
William J. Linkous, III
Deputy County Attorney



POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

Hall County Government FINANCIAL SERVICES

May 31, 2023

BM&K, PC
6700 Hwy. 53
Braselton, GA 30517
Attn: Mickie McJunkin, Vice President

Notice of Intent to Award

RFQ/P #44-005 – ON-CALL RIGHT-OF-WAY SERVICES

Dear Mickie,

I am pleased to inform you that Hall County, Georgia, intends to award BM&K, PC a contract for On-Call Right-of-Way Services. Your company will be one (1) of five (5) companies that will be in our vendor pool for this bid.

If possible, you are requested to sign, notarize and return to me the attached Contract document no later than noon Friday, June 2, 2023. Electronic receipts are acceptable.

Once approved, the County will then execute the contract and return a signed copy to you with a Notice of Award to follow.

Sincerely,

Debra Howington
Buyer
Hall County, Georgia

Cc: Contract

STATE OF GEORGIA
COUNTY OF HALL

CONTRACT RFQ/P #: 44-005

ON-CALL RIGHT-OF-WAY SERVICES

This agreement, made and entered into this date 6-21-23, by and between the Board of Commissioners of Hall County, Georgia (Hereinafter referred to as "County") and BM&K, PC, 6700 Hwy. 53, Braselton, GA 30517 (Hereafter referred to as "Contractor").

Witnessed:

Whereas, the County intends to contract to provide for **ON-CALL RIGHT-OF-WAY SERVICES**, per all the requirements, terms and provisions in RFQ/P #: 44-005, herein referred to as the "Contract" and has entered into an agreement for the necessary services provided by the contract and whereas, the Contractor desires to perform the services for the contract costs as detailed in the bidder's response.

Hall County's RFQ/P #: 44-005 issued on April 24, 2023, the Bidder's response (All originals are on file in the Hall County Purchasing Department, 2875 Browns Bridge Rd 4th Floor - Purchasing, Gainesville, Georgia 30504), and this contract are all incorporated into and made a part of this agreement by reference.

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

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

BM&K, PC

By: Mickie M'Junkin
Title: Vice President
Print Name: Mickie M'Junkin

Sworn to and subscribed before me this

21 Day of June, 2023

Notary Public: Sharon L. Anderson

Notary commission expires: 5-23-26



HALL COUNTY, GEORGIA

By: _____
Richard Higgins,
Commission Chairman

Attestment: _____
County Clerk, Deputy County Clerk

Sworn to and subscribed before me this

_____ Day of _____, 2023

Notary Public: _____

Notary commission expires: _____

William J. Linkous III
APPROVED AS TO FORM
William J. Linkous, III
Deputy County Attorney



AGENDA ITEM

Public Works and Utilities

REPORT TO: Work Session (07/24/23)

REPORT TO: Voting Meeting (07/27/23)

ITEM NO: 387/2023

SUBJECT: Approval and authorization for the Chairman to execute a Memorandum of Agreement (MOA) between the Georgia Department of Transportation (GDOT) and Hall County for Preliminary Engineering Oversight for the Spout Springs Phase 2 road-widening project, subject to the review and approval by the County Attorney. The estimated annual cost is \$40,000.00.

Meetings:

Work Session Date: 07/24/23

Voting Meeting Date: 07/27/23

Executive Summary:

Presenter: BN

Recommendation:

Approve

Purpose of Request:

Approval and authorization for the Chairman to execute a memorandum of agreement (MOA) between Georgia Department of Transportation and Hall County for Preliminary Engineering Oversight for the Spout Springs Phase 2 road-widening project, subject to the review and approval by the County Attorney. The estimated annual amount for the Preliminary Engineering Oversight is \$40,000.

History:

Facts and Issues:

Oversight funds will fund GDOT staff hours and other associated expenses related to the Spout Springs Phase 2 widening project .

Options:

Funding Requested

\$ 40,000.00

Are funds within current budget?

Yes

Source of Funds

SPLOST

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

Yes

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

Approvals:

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

Attachments:

Financial Supplement
Memorandum of Agreement



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

AGENDA ITEM 387/2023

Funds Requested: \$ 40,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

SPLOST

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2024	324-SPLOST VIII	4971-ENGINEERING	521000- PROFESSIONAL SERVICES	\$40,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BN

Phone: 770-531-6800



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

4/28/2023

PI No. 0015280, Hall County
Spout Springs Road from Union Circle to S of SR 347-Phase II

Richard Higgins, Chairman
Hall County Board of Commissioners
2875 Browns Bridge Road
Gainesville, GA 30504
Attention: Jorge Gomez

Dear Mr. Higgins:

Attached is the Memorandum of Agreement (MOA) detailing Preliminary Engineering (PE) oversight commitments for Hall County for the above referenced project.

Please review the attached agreement and if satisfactory, execute the agreement within the Contract Authorization Tracking System (CATS) using the DocuSign® electronic signature system. Once the agreement has been fully executed by the Georgia Department of Transportation, Hall County will receive a notification from CATS that an electronic copy of the executed agreement is available and can be downloaded for your project file. Any additional Specific Activity Agreements for Right of Way, Utility Relocation, and Construction will be sent at the appropriate time, if required.

If you have any questions about items contained in this agreement, please contact the Project Manager, Katyna Knapton, at (404) 631-1373.

Sincerely,

Kimberly W. Nesbitt
State Program Delivery Administrator


KWN:CAR:MRC:kk
Attachment(s)

cc: Albert V. Shelby III, Director of Program Delivery
Kelvin H. Mullins, District 1 Engineer
Sue Anne Decker, District 1 Preconstruction Engineer
Attn: Shelley Ramey, District Planning & Programming Liaison

**MEMORANDUM OF AGREEMENT
BY AND BETWEEN
GEORGIA DEPARTMENT OF TRANSPORTATION
AND
HALL COUNTY
FOR
PRELIMINARY ENGINEERING**

This Memorandum of Agreement is made and entered into this _____ (the “Effective Date”) by and between the GEORGIA DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia (hereinafter called the "DEPARTMENT" or “GDOT”), and Hall County, Georgia, acting by and through its Board of Commissioners (hereinafter called the "LOCAL GOVERNMENT").

WHEREAS, PI No. 0015280, *Spout Springs Road from Union Circle to S of SR 347-Phase II* (hereinafter called “PROJECT”) has been added to the Statewide Transportation Improvement Plan; and

WHEREAS, the DEPARTMENT policy requires, and the LOCAL GOVERNMENT has agreed, that the LOCAL GOVERNMENT shall fund the DEPARTMENT expenses associated with Preliminary Engineering Oversight (hereinafter called “PE Oversight”) for the PROJECT; and

WHEREAS, PE Oversight funds will be used to fund staff hours and any other associated expenses incurred by any DEPARTMENT employee working on the PROJECT; and

WHEREAS, the estimated amount for the Preliminary Engineering Oversight is **\$40,000 and 00/100 (Forty Thousand Dollars and Zero Cents)**; and

WHEREAS, the LOCAL GOVERNMENT has agreed to pay the amount of **\$40,000 and 00/100 (Forty Thousand Dollars and Zero Cents)** to the DEPARTMENT within thirty (30) days of the effective date of this Agreement for Preliminary Engineering Oversight and

WHEREAS, the Constitution authorizes intergovernmental agreements whereby state and local entities may contract with one another “for joint services, for the provision of services, or for the joint or separate use of facilities or equipment; but such contracts must deal with activities, services or facilities which the parties are authorized by law to undertake or provide.” Ga. Constitution Article IX, §III, ¶I(a).

NOW THEREFORE, in consideration of the mutual promises made and of the benefits to flow from one to the other, the DEPARTMENT and the LOCAL GOVERNMENT hereby agree each with the other as follows:

1. The LOCAL GOVERNMENT has applied for and received “LAP Certification” to administer federal-aid projects. The GDOT Local Administered Project (LAP) Certification Committee has reviewed, confirmed and approved the certification for the LOCAL GOVERNMENT to develop this PROJECT within the scope of its certification using the DEPARTMENT’S Local Administered Project Manual procedures.
2. In accordance with the DEPARTMENT’s Policy 3150-1 - Preliminary Engineering (PE) Oversight Funding Structure for Non-GDOT Sponsored Projects, the LOCAL GOVERNMENT shall contribute to the PROJECT by funding all portions of the PROJECT costs for the preconstruction engineering (design) activities, hereinafter referred to as “PE”. This includes but is not limited to PE Oversight. The DEPARTMENT shall not contribute any funding for PE or PE Oversight.
3. PAYMENT BY THE LOCAL GOVERNMENT TO THE DEPARTMENT

- a. Subject to the provisions of this section, the LOCAL GOVERNMENT will be responsible for providing payment of **\$40,000 and 00/100 (Forty Thousand Dollars and Zero Cents)** to the DEPARTMENT within thirty (30) days after the effective date of this Agreement.
- b. **All payments by the LOCAL GOVERNMENT to the DEPARTMENT shall be sent as follows:**

**For payments made by check:
Georgia Department of Transportation
P.O. Box 932764
Atlanta, GA 31193-2764**

**For payments made by ACH:
Bank Routing (ABA) # 121000248
Account # 297948400000000007**

- c. The DEPARTMENT reserves the right to request additional funds from the LOCAL GOVERNMENT for PE Oversight, such additional funds to be determined by the DEPARTMENT. If, as determined by the DEPARTMENT, at any time the PE Oversight funds are depleted within \$5,000 of the remaining PE Oversight balance and PROJECT activities and tasks are still outstanding, the LOCAL GOVERNMENT shall, upon request, make additional payment to the DEPARTMENT. The payment shall be determined by prorating the percentage complete and calculating the balance required to complete stated activities. Until such time as applicable requested additional PE Oversight is received, the DEPARTMENT shall not conduct further project activities.

- d. If there is an unused balance after completion of all tasks and phases of the PROJECT, then pending a final audit by the DEPARTMENT, the remainder will be refunded to the LOCAL GOVERNMENT.
4. The DEPARTMENT will prepare Specific Activity Agreements for funding applicable to other PROJECT activities, such as right of way, utilities and construction phases, when appropriate.
5. Both the LOCAL GOVERNMENT and the DEPARTMENT hereby acknowledge that Time is of the Essence. It is agreed that both parties shall adhere to the schedule of activities currently established in the approved Transportation Improvement Program/State Transportation Improvement Program. Furthermore, all parties shall adhere to the detailed PROJECT schedule as approved by the DEPARTMENT. In the completion of respective commitments contained herein, if a change in the schedule is needed, the LOCAL GOVERNMENT shall notify the DEPARTMENT in writing of the proposed schedule change and the DEPARTMENT shall acknowledge the change through written response letter; provided that the DEPARTMENT shall have final authority for approving any change.
6. If, for any reason, the LOCAL GOVERNMENT does not produce acceptable deliverables in accordance with the approved schedule, the DEPARTMENT reserves the right, where applicable, to delay the PROJECT's implementation until funds can be re-identified for PE, right of way, utility, or construction phases, as applicable.
7. The LOCAL GOVERNMENT shall accomplish the PE activities in accordance and pursuant to with the LAP Manual, the PDP, the applicable guidelines of the American Association of State Highway and Transportation Officials, hereinafter referred to as "AASHTO", the DEPARTMENT's Standard Specifications Construction of Transportation Systems, and all applicable design guidelines and policies of the DEPARTMENT, in order to, among other goals, produce a cost effective PROJECT. Failure to follow the PDP and all applicable guidelines and policies will jeopardize the use of federal funds in some or all categories outlined in this Agreement, and it shall be the responsibility of the LOCAL GOVERNMENT to make up the loss of that funding.
8. COMPLIANCE WITH APPLICABLE LAWS
 - a. The undersigned, on behalf of the LOCAL GOVERNMENT, certifies that the provisions of Section 45-10-20 through 45-10-28 of the Official Code of Georgia Annotated relating to Conflict of Interest and State employees and officials trading with the State have been complied with in full.
 - b. The provisions of Section 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated relating to the "Drug-Free Workplace Act" have been complied with in full, as stated in Appendix A of this Agreement.

- c. The LOCAL GOVERNMENT has read and understands the regulations for STATE AUDIT REQUIREMENT as stated in Appendix B of this Agreement and will comply in full with said provisions of O.C.G.A. § 36-81-7.
- d. By execution of this Agreement, I, on behalf of the LOCAL GOVERNMENT, certify under penalty of law that the LOCAL GOVERNMENT is in compliance with the service delivery strategy law (O.C.G.A. Sec. 36-701 et seq.) and is not debarred from receiving financial assistance from the State of Georgia.
- e. The LOCAL GOVERNMENT hereby agrees that it shall comply, and shall require its subcontractors to comply, with all applicable requirements of the American with Disabilities Act of 1990 (ADA), 42 U.S.C. 12101, *et seq.* and 49 U.S.C. 322; Section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 791; and regulations and amendments thereto.
- f. The LOCAL GOVERNMENT hereby agrees that it shall, and shall require its contractors and subcontractors to, comply with Official Code of Georgia Annotated Title 25, Section 9, Georgia Utility Facility Protection Act, CALL BEFORE YOU DIG 1-800-282-7411.
- g. Pursuant to O.C.G.A. § 13-10-91, the LOCAL GOVERNMENT and all contractors and subcontractors performing work under this Agreement are, and shall be at all times, in compliance with the Federal Work Authorization Program. Prime contractors and subcontractors may participate in any of the electronic verification work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United State Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (“IRCA”), Appendix C.
- h. The LOCAL GOVERNMENT hereby agrees that neither it nor its subcontractors shall discriminate on the basis of age, race, color, sex, national origin, religion or disability and that it and its subcontractors shall comply, at a minimum, with the following Georgia laws: the Georgia Age Discrimination Act (O.C.G.A. § 34-1-2 et seq.); the Georgia Equal Employment for Persons with Disabilities Code (O.C.G.A. 34-6A-1 et seq.); and the Sex Discrimination in Employment (O.C.G.A. 34-5-1 et seq.). The LOCAL GOVERNMENT further agrees that it and its subcontractors will comply with any and all state and federal laws not specifically stated herein addressing discrimination to the extent that such is applicable.
- i. LOCAL GOVERNMENT acknowledges and agrees that failure to complete appropriate certifications or the submission of a false certification shall result in the termination of this Agreement.

9. The Parties acknowledge that the following Appendices to this Agreement are hereby incorporated into and made a part of this Agreement as though expressly written herein:

Appendix A - Certification of Local Government Drug Free Workplace

Appendix B - Certification of Compliances

Appendix C – Certification of The Georgia Department of Transportation

Appendix D – Certification of The Local Government

Appendix E – Georgia Security and Immigration Compliance Act (E-verify)

Attachment A – RESERVED

10. This Agreement is made and entered into in FULTON COUNTY, GEORGIA, and shall be governed and construed under the laws of the State of Georgia.
11. The covenants herein contained shall, except as otherwise provided, accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.
12. If any provision of this amendment is determined to be invalid or unenforceable, the remaining provisions shall remain in force and unaffected to the fullest extent permitted by law and regulation.
13. Nothing contained herein shall be construed as conferring upon or giving to any person, other than the parties hereto, any rights or benefits under or by reason of this Agreement.
14. This Agreement supersedes all prior negotiations, discussion, statements and agreements between the parties and constitutes the full, complete and entire agreement between the Parties with respect hereto; no member, officer, employee or agent of either party has authority to make, or has made, any statement, agreement, representation or contemporaneous agreement, oral or written, in connection herewith, amending, supplementing, modifying, adding to, deleting from, or changing the terms and conditions of this Agreement. No modification of or amendment to this Agreement will be binding on either Party hereto unless such modification or amendment will be properly authorized, in writing, properly signed by both Parties and incorporated in and by reference made a part hereof.

IN WITNESS WHEREOF, the DEPARTMENT and the LOCAL GOVERNMENT have caused these presents to be executed under seal by their duly authorized representatives.

GEORGIA DEPARTMENT OF
TRANSPORTATION

HALL COUNTY, Georgia

BY: _____
Commissioner

BY: _____(Seal)
Richard Higgins, Chairman

Attest:

Treasurer

Signed, sealed and delivered
This _____,
in the presence of:

Witness

Notary Public

This Agreement, approved by
Hall County, the _____

Attest

Name and Title

FEIN: _____58-6000836_____

APPENDIX A
CERTIFICATION OF LOCAL GOVERNMENT
DRUG-FREE WORKPLACE

I hereby certify that I am a principal and duly authorized representative of _____ whose address is _____ and it is also certified that:

1. The provisions of Section 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the "Drug-Free Workplace Act" have been complied with in full; and
2. A drug-free workplace will be provided for the LOCAL GOVERNMENT's employees during the performance of the contract; and
3. Each subcontractor hired by the LOCAL GOVERNMENT shall be required to ensure that the subcontractor's employees are provided a drug-free workplace. The LOCAL GOVERNMENT shall secure from that subcontractor the following written certification: "As part of the subcontracting agreement with _____, _____ certifies to the LOCAL GOVERNMENT that a drug-free workplace will be provided for the subcontractor's employees during the performance of this contract pursuant to paragraph (7) of subsection (b) of the Official Code of Georgia Annotated Section 50-24-3"; and
4. It is certified that the undersigned will not engage in unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the contract.

Date

Signature

APPENDIX B

CERTIFICATION OF COMPLIANCES

I hereby certify that I am a principal and duly authorized representative of _____ whose address is _____ and it is also certified that:

I. PROCUREMENT REQUIREMENTS

The below listed provisions of State Procurement requirements shall be complied with throughout the contract period:

- (a) Provisions of Chapters 2 and Chapters 4 of the Title 32 of the Official Code of Georgia Annotated. Specifically as to the County the provisions of O.C.G.A. § 32-4-40 *et seq.* and as to the Municipality the provisions of O.C.G.A. § 32-4-92 *et seq.*

II. STATE AUDIT REQUIREMENT

The provisions of Section 36-81-7 of the Official Code of Georgia Annotated, relating to the “Requirement of Audits” shall be complied with throughout the contract period in full, including but not limited to the following provisions:

- (a) Each unit of local government having a population in excess of 1,500 persons or expenditures of \$550,000.00 or more shall provide for and cause to be made an annual audit of the financial affairs and transactions of all funds and activities of the local government for each fiscal year of the local government.
- (b) The governing authority of each local unit of government not included above shall provide for and cause to be made the audit required not less often than once every two fiscal years.
- (c) The governing authority of each local unit of government having expenditures of less than \$550,000.00 in that government’s most recently ended fiscal year may elect to provide for and cause to be made, in lieu of the biennial audit, an annual report of agreed upon procedures for that fiscal year.
- (d) A copy of the report and any comments made by the state auditor shall be maintained as a public record for public inspection during the regular working hours at the principal office of the local government. Those units of local government not having a principal office shall provide a notification to the public as to the location of and times during which the public may inspect the report.
- (e) The audits of each local government shall be conducted in accordance with generally accepted government auditing standards.

III. SERVICE DELIVERY STRATEGY REQUIREMENT

The provisions of Section 36-70-20 et seq. of the Official Code of Georgia, relating to the “Coordinated And Comprehensive Planning And Service Delivery By Counties And Municipalities”, as amended, have been complied with throughout the contract period.

Date

Signature

APPENDIX C

CERTIFICATION OF THE GEORGIA DEPARTMENT OF TRANSPORTATION

I hereby certify that I am the Commissioner of the Department of Transportation of the State of Georgia, and that the above consulting firm or his representative has not been required, directly or indirectly as an express or implied condition in connection with obtaining or carrying out this Agreement to:

- a. employ or retain, or agree to employ or , any firm or person, or
- b. pay, or agree to pay, to any firm, person, or organization, any fee, contribution, donation, or consideration of any kind; except as here expressly stated, (if any):

I acknowledge that this certificate is to be furnished to the Federal Highway Administration, U.S. Department of Transportation, in connection with this Agreement involving participation of Federal-aid Highway Funds, and is subject to applicable State and Federal Laws, both criminal and civil.

Date

Commissioner

APPENDIX D

CERTIFICATION OF HALL COUNTY

STATE OF GEORGIA

I hereby certify that I am the Chairperson of HALL COUNTY in the State of Georgia, and that the above consulting firm or their representative has not been required, directly or indirectly as an express or implied condition in connection with obtaining or carrying out this Agreement to:

- a. employ or retain, or agree to employ or retain, any firm or person, or
- b. pay, or agree to pay, to any firm, person, or organization, any fee, contribution, donation, or consideration of any kind; except as here expressly stated, (if any):

I acknowledge that this certificate is to be furnished to the Federal Highway Administration, U.S. Department of Transportation, in connection with this Agreement involving participation of Federal - aid Highway Funds, and is subject to applicable State and Federal Laws, both criminal and civil.

Date

HALL COUNTY Chairperson

Name: Richard Higgins

Title: Board of Commissioners Chairperson

APPENDIX E



GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

P.I.# and Project Description:	0015280 Spout Springs Road from Union Circle to S of SR 347-Phase II
Sponsor's Name:	Hall County
Sponsor's Address:	2875 Browns Bridge Road, Gainesville, GA 30504

SPONSOR AFFIDAVIT

By executing this affidavit, the undersigned person or entity verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, entity or corporation which is engaged in the physical performance of services on behalf of the Georgia Department of Transportation has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

Furthermore, the undersigned person or entity will continue to use the federal work authorization program throughout the contract period and the undersigned person or entity will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). The undersigned person or entity hereby attests that its federal work authorization user identification number and date of authorization are as follows:

46833

Federal Work Authorization User Identification Number
Authorization (EEV/E-Verify Company Identification Number)

Date of

Hall County

I hereby declare under penalty of perjury that the foregoing is true and correct

Printed Name (of Authorized Officer or Agent)

Title (of Authorized Officer or Agent)

Signature (of Authorized Officer or Agent)

Date

Signed SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

____ DAY OF _____, 20____

[NOTARY SEAL]

Notary Public

My Commission Expires: _____

ATTACHMENT A

RESERVED